

#### PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington Wednesday, September 20, 2023 at 5:30 PM

#### **AGENDA**

#### **CALL TO ORDER**

#### **MINUTES**

#### 1. Consider Approval of Minutes for August 30, 2023

#### **PUBLIC HEARING**

#### 2. Case No.: PD2023-002

Applicant Ben Sanchez with Parkhill, representing Stephenville ISD is requesting a rezone of a property located at Wolfe Nursery Rd, Parcel R64240, being BLOCK 156; LOT 7 (PT OF) of the Acres 42.930, S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (CTS) City, Tarleton, School to (PD) Planned Development. The applicant will present the Development Plan.

#### 3. Case No.: SV2023-001

Applicant Emanuel Glockzin, representing Retirement Living for Seniors, is requesting a Subdivision Waiver from Section 155.6.11 – Sidewalk Requirements, to be constructed at W Lingleville Rd, Parcel R77868, being Acres 7.664, A0520 Menefee Jarrett of the City of Stephenville, Erath County, Texas.

#### 4. Case No.: SV2023 - 002

Applicant Emanuel Glockzin, representing Retirement Living for Seniors, is requesting a Subdivision Waiver from Section 155.6.04 – Curb & Gutter Requirements, to be constructed at W Lingleville Rd, Parcel R77868, being Acres 7.664, A0520 Menefee Jarrett of the City of Stephenville, Erath County, Texas.

#### 5. Case No.: FP2023-003

Applicant Emanuel Glockzin, representing Retirement Living for Seniors LTD, is requesting approval of a Final Plat of the property located at 0 W Lingleville Rd, Parcel R77868 of Acres 7.664, A0520 Menefee Jarrett of the City of Stephenville, Erath County, Texas.

#### 6. Case No.: FP2023-002

Applicant Taylor Kanute, representing Harbin Street, LLC, is requesting approval of a Final Plat of the property located at 0 Harbin, Parcel R73763 of S6200 South Side Addition, Block 19, Lot 15 of the City of Stephenville, Erath County, Texas.

#### **7.** Case No.: FP2023-004

Applicant Marc Pace, representing Brown Pace Development Company LLC is requesting approval of a Final Plat for property known as Garrett CT, Parcel R33513, S6200 South Side Addition, Block 7; Lots 7 & 8; of the City of Stephenville, Erath County, Texas.

#### **ADJOURN**

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.



#### SPECIALLY CALLED PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers, 298 W. Washington Wednesday, August 30, 2023 at 5:30 PM

#### **MINUTES**

The Planning and Zoning Commission of the City of Stephenville, Texas, convened on Wednesday, August 30, 2023 at 5:30 PM, in the Council Chambers at City Hall, 298 West Washington Street, for the purpose of a Specially Called Business Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

**COMMISSIONERS PRESENT:** Lisa LaTouche, Chairperson

Brian Lesley, Vice Chair

Nick Robinson

Justin Allison Paul Ashby

Tyler Wright, Alternate 1

**COMMISSIONERS ABSENT:** Mary Beach-McGuire

**OTHERS ATTENDING:** Steve Killen, Director of Development Services

Tina Cox, Commission Secretary

#### **CALL TO ORDER**

Chairperson LaTouche called the meeting to order at 5:30 PM.

#### **MINUTES**

#### 1. Consider Approval of Minutes – August 16, 2023

MOTION by Nick Robinson, second by Brian Lesley to approve the minutes for August 16, 2023. MOTION CARRIED by unanimous vote.

#### **PUBLIC HEARING**

2. Case No.: RZ2023-006

Applicant Paxton Wooley, representing JPW Consulting Company and Triple W Remodeling, is requesting a rezone of property located at 980 Stephen, Parcel R77402, being S5000 CITY ADDITION;, BLOCK 99;, LOT 18 of the City of Stephenville, Erath County, Texas from (R-1) Single-Family Residential to (R-2) One and Two-Family Residential District.

Development Services Director, Steve Killen, briefed the commissioners on the rezone request. The applicant is requesting a rezone to One and Two-Family Residential District (R-2) which will allow him

to build a duplex. Mr. Killen informed the commission that the current and future land use of the property is Single-Family Residential District (R-1) and a ¾" water line and a 6" sewer line available to the property.

Mr. Wooley was present to answer the Commissioners questions.

Chairperson LaTouche opened a public hearing at 5:35 PM.

No one spoke in favor or against the of the rezone update.

The public hearing was closed at 5:35 PM.

MOTION by Paul Ashby, second by Brian Lesley, to deny the rezone request and forward a negative recommendation to Council for the property located at 980 Stephen, Parcel R77402, being S5000 CITY ADDITION;, BLOCK 99;, LOT 18 of the City of Stephenville, Erath County, Texas. MOTION CARRIED with a 5-1 vote.

AYES: Tyler Wright, Lisa LaTouche, Brian Lesley, Nick Robinson, Paul Ashby

**NOES: Justin Allison** 

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APPROVED:	ATTEST:
The meeting was adjourned at 5:39 PM.	

#### **STAFF REPORT**



SUBJECT: Case No.: PD2023-002

Applicant Ben Sanchez with Parkhill, representing Stephenville ISD is requesting a rezone of a property located at Wolfe Nursery Rd, Parcel R64240, being BLOCK 156; LOT 7 (PT OF) of the Acres 42.930, S2600 CITY ADDITION of the City of Stephenville, Erath County, Texas from (CTS) City, Tarleton, School to (PD) Planned Development. The applicant will present the Planned

Development.

**DEPARTMENT:** Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

#### **RECOMMENDATION:**

On August 16, 2023, a Conceptual Plan was presented to the Planning and Zoning Commission. The applicant is now requesting approval of the rezone and Development Plan.

#### **BACKGROUND:**

#### **PROPERTY PROFILE:**







#### **STAFF COMMENTS:**

Parkhill has listed the following as requested deviations:

#### CODE DEVIATIONS

- USE OF JUNIOR HIGH OFFSITE PARKING (468 SPACES). TWO SIGNALIZED PEDESTRIAN CROSSINGS WILL BE PROVIDED ACROSS WEST FREY STREET.
- PHASE TWO PAVED PARKING LOT (239 SPACES) SHALL BE CONSTRUCTED AT FUTURE TIME WHEN STADIUM DEMAND REACHES FULL CAPACITY.
- TREES TO BE PLACED OUTSIDE OF PARKING AREAS INSTEAD OF EVERY 12 PARKING SPACES PER LANDSCAPE ORDINANCE. REQUIRED SITE TREE COUNTS WILL BE PROVIDED OUTSIDE OF PARKING AREAS, PROPOSED TREE QUANTITY WILL BE CONTINGENT UPON THE QUANTITY OF EXISTING TREES KEPT (TREE CREDITS). TREE SURVEY WILL BE PROVIDED.

#### **Staff Comments:**

- 1. The PD will require deviations from the 35' height limitations as presented in the PD.
- 2. All parking will be concrete as stated during the conceptual presentation.
- 3. Certain development reviews are pending. The Developer has indicated full compliance with all requirements with exception to the specific deviations stated above.

#### Sec. 154.08. Planned development district (PD).

#### 8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than in possible under standard district regulations. It is recognized that it is desirable for certain areas of the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.
- (2) Improvements in a "PD" District are subject to conformance with a development plan approved by the City Council on Planning and Zoning Commission recommendation and after public hearing thereon. No development plan may increase gross density in excess of that allowed by the base district.
- **8.B Permitted Uses.** In a PD Development District, no land shall be used, and no building shall be installed, erected for/or converted to any use other than a hereinafter provided.

NON-RESIDENTIAL PLANNED DEVELOPMENTS. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Non-residential uses are situated such that an appreciable amount of land is available for open space or joint use as parking space and is integrated throughout the planned development;
- (3) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (4) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional non-residential projects; and

(5) The project provides a compatible transition between adjacent existing single-family residential projects and provides a compatible transition for the extension of future single-family projects into adjacent undeveloped areas.

RESIDENTIAL PLANNED DEVELOPMENT. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Dwelling units are situated such that an appreciable amount of land for open space is available and is integrated throughout the planned development;
- (3) The project utilizes an innovative approach in lot configuration and mixture of single-family housing types;
- (4) Higher densities than conventional single-family projects of the same acreage is achievable with appropriate buffering between existing conventional single-family developments and increased open space;
- (5) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (6) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional single-family projects; and
- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

#### 8.C Prohibited Uses.

- (1) Any building erected or land used for other than the use shown on the Planned Development Site Plan, as approved by the City Council.
- (2) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width, or exceeds the maximum height, building coverage or density per gross acreage as shown in the development's recorded Planned Development Site Plan, as approved by City Council.
- (3) Any use deemed by the City Council as being detrimental to the health, safety or general welfare of the citizens of Stephenville.
- 8.D Ownership. An application for approval of a Planned Development Plan under the Planned Development District regulations may be filed by a person having legal ownership of the property to be included in the Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in form satisfactory to the City Attorney, prior to final approval of the Development Plan, that the property is held in single ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust or a joint venture. The Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application.

#### 8.E Development Schedule.

(1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns of successors in interest.

- (2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.
- (3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.
- **8.F Plat Requirements.** No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all requirement of the City of Stephenville has been approved by the City Council and recorded in the official records of Erath County.
- **8.G Concept Plan.** The applicant for any PD Planned Development shall submit a concept plan to the Planning and Zoning Commission for review prior to submitting a Development Plan. The concept plan shall contain appropriate information to describe the general land use configuration, proposed densities or lot sizes, proposed amenities and proposed regulation.
- **8.H Development Plan Approval Required.** No building permit or certificate of occupancy shall be issued, and no use of land, buildings or structures shall be made in the "PD" District until the same has been approved as part of a development plan in compliance with the procedures, terms and conditions of this section of the ordinance.

#### 8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
  - (a) A change in the character of the development;
  - (b) An increase in the gross floor areas in structures;
  - (c) An increase in the intensity of use;
  - (d) A reduction in the originally approved separations between buildings;
  - (e) Any adverse changes in traffic circulation, safety, drainage and utilities;
  - (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;

- (g) A reduction in the originally approved setbacks from property lines;
- (h) An increase in ground coverage by structures;
- (i) A reduction in the ratio of off-street parking and loading space; and
- (j) A change in the size, height, lighting or orientation of originally approved signs.
- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.
- **8.J Development Plan Requirements.** The development plan submitted in support of a request for development plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. The development plan shall show at least the following items of information:
  - (1) The location of all existing and planned non-single-family structures on the subject property;
  - (2) Landscaping lighting and/or fencing and/or screening of common areas;
  - (3) General locations of existing tree clusters, providing average size and number and indication of species;
  - (4) Location and detail of perimeter fencing if applicable;
  - (5) General description/location of ingress and egress with description of special pavement treatment if proposed;
  - (6) Off-street parking and loading facilities, and calculations showing how the quantities were obtained for all non single-family purposes;
  - (7) Height of all non-single-family structures;
  - (8) Proposed uses;
  - (9) Location and description of subdivision signage and landscaping at entrance areas;
  - (10) Street names on proposed streets;
  - (11) Proposed minimum area regulations including, set-backs, lot-sizes, widths, depths, side-yards, square footage or residential structures;
  - (12) Indication of all development phasing and platting limits; and
  - (13) Such additional terms and conditions, including design standards, as the Planning and Zoning Commission and the City Council deem necessary.

#### 8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
  - (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;
  - (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;
  - (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;

- (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
- (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
- (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.
- **8.L Additional Conditions.** Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance applicable to the property involved. In an approved Planned Development District, the City Council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the Planned Development District; and such condition shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be constructed as conditions precedent to the granting of a certificate of occupancy.

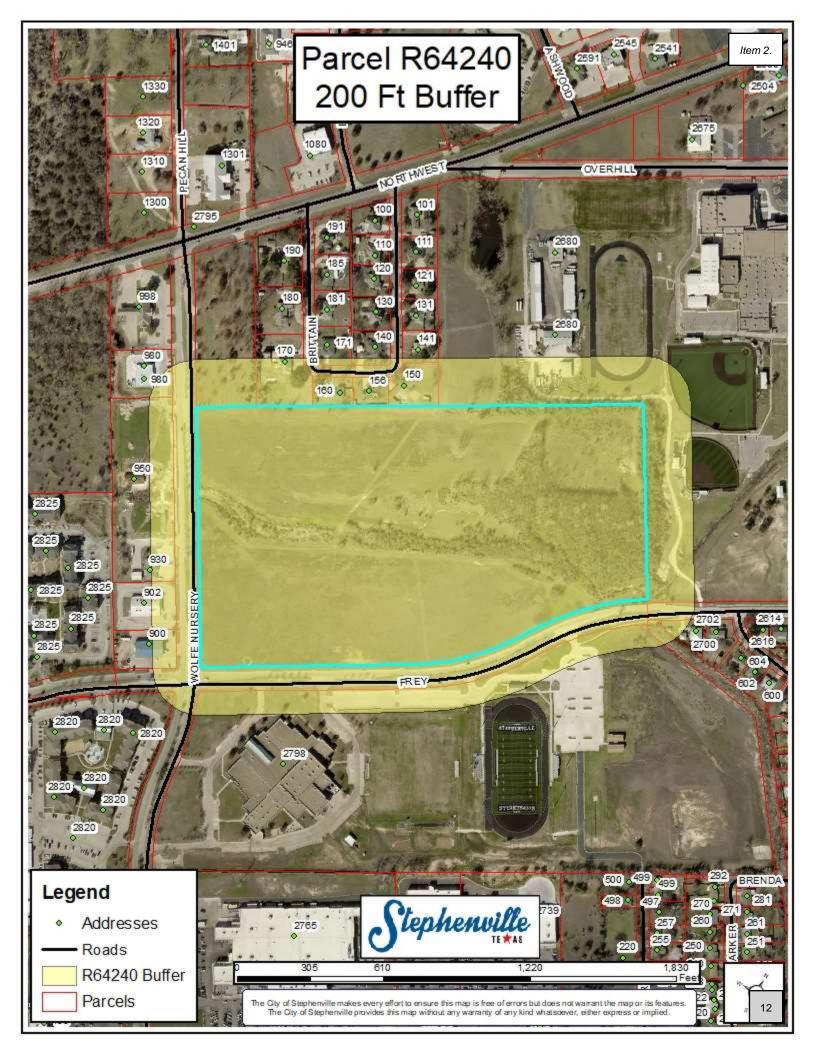
#### 8.M Revocation.

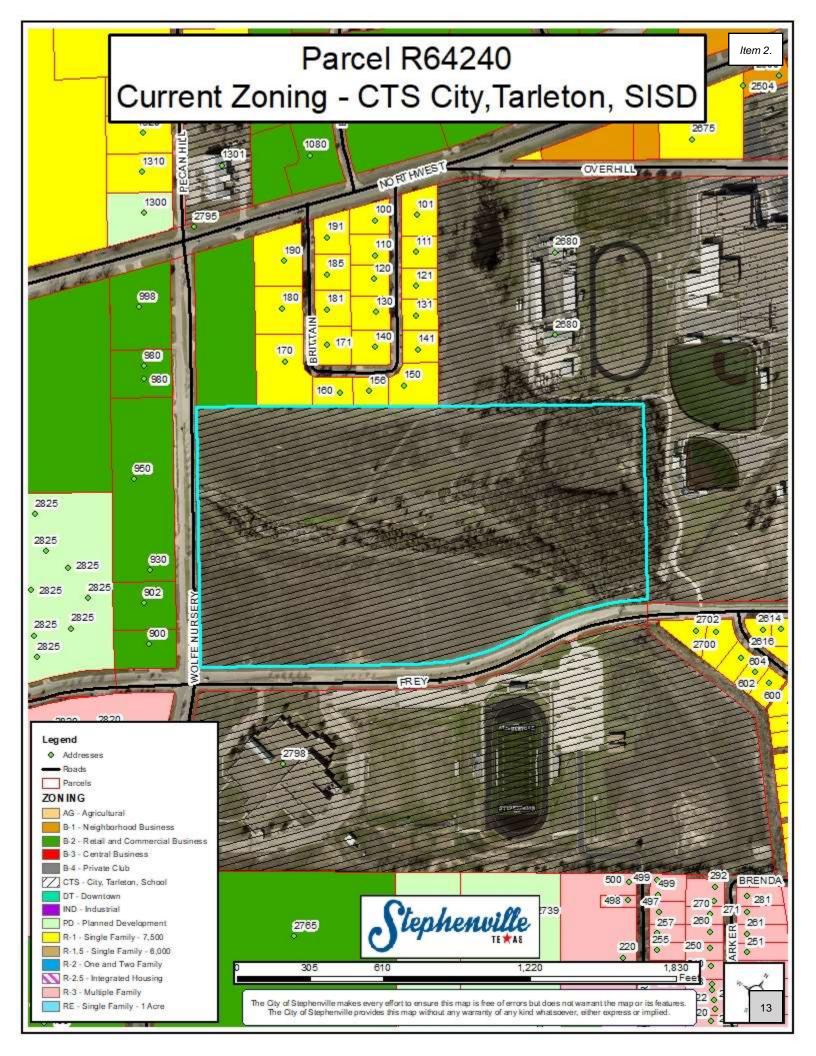
- (1) Approval of a development plan may be revoked or modified, after notice and hearing, for either of the following reasons:
  - (a) Approval was obtained or extended by fraud or deception; or
  - (b) That one or more of the conditions imposed by the City Council on the development plan has not been met or has been violated.
- (2) Development controls:
  - (a) The City Council may impose more restrictive requirements than those proposed in the development plan in order to minimize incompatibilities;
  - (b) A "PD" District shall have a minimum lot area of not less than one acre under unified control;
  - (c) The parking requirements of the Zoning Ordinance shall apply to all uses in the "PD" District unless otherwise specified on the development plan; and
  - (d) "PD" provisions may vary setbacks with approval.

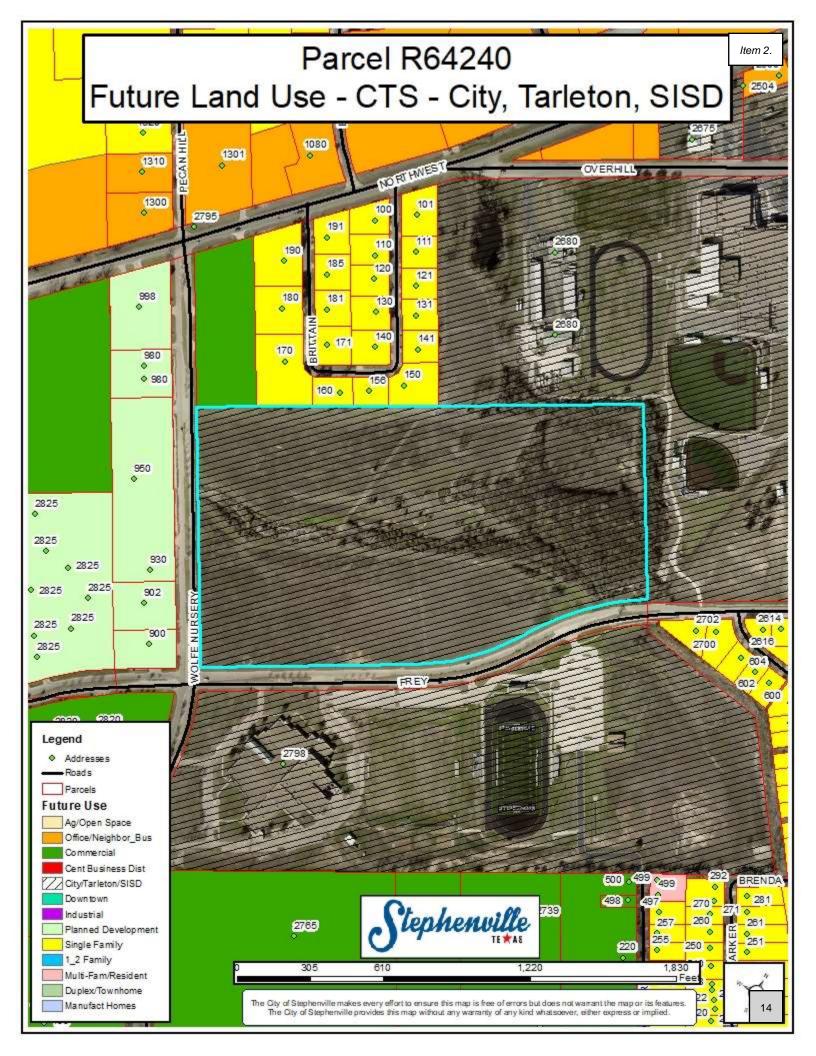
#### **FACTORS TO CONSIDER:**

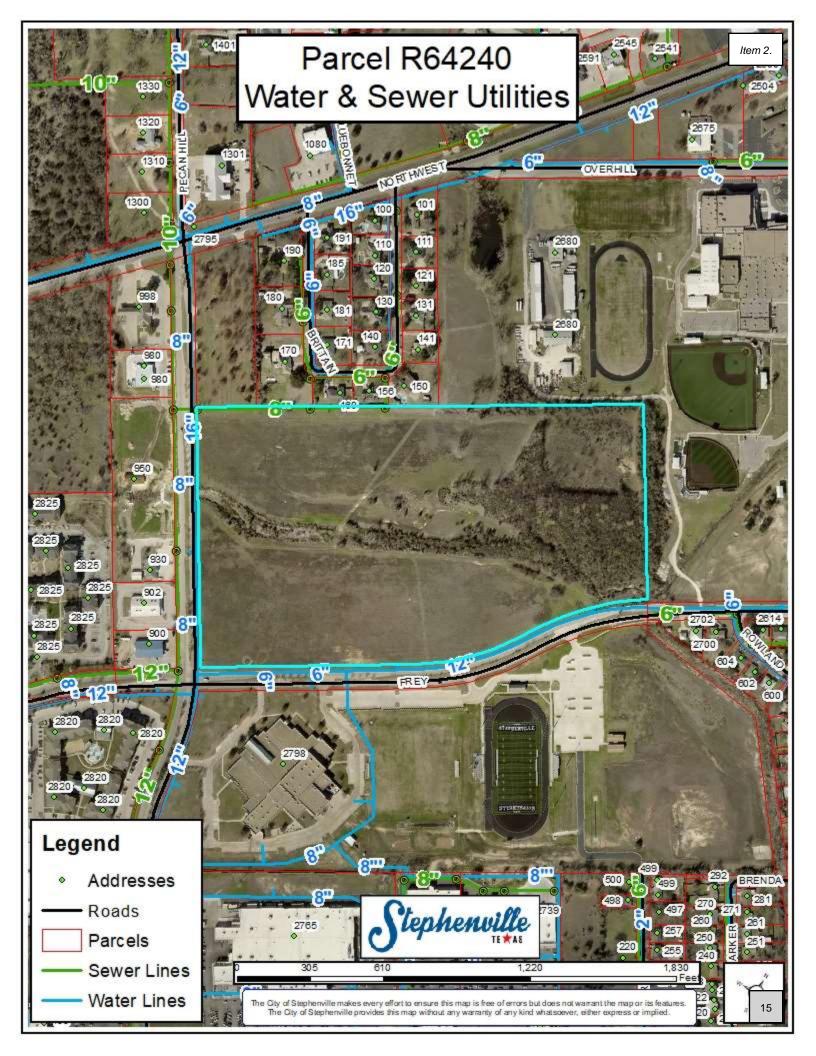
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel is land large enough and in property location for proposed use?
- Reasonable Use of Property does proposed change provide reasonable use of property?
- Zoning has great discretion deny if applicant has not proven it is in the best interest of City to approve

- 1) Recommend the City Council approve the Development Plan and rezone request.
- 2) Recommend the City Council deny the Development Plan and rezone request.









### Parcel R64240 200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000064345	991 WOLFE NURSERY RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000065805	0 FREY TO BRENDA	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401
R000055502	0 BRITTAIN CIRCLE	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000059541	0 WOLFE NURSEY RD & W FREY	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000067011	900 WOLFE NURSERY RD	FEEMSTER ROLAND D & TINA LYNN	900 N WOLFE NURSERY RD	STEPHENVILLE	TX	76401
R000040839	170 BRITTAIN CIRCLE	FITZPATRICK SEAN & DANA FITZPATRICK	170 BRITTAIN CIRCLE	STEPHENVILLE	TX	76401
R000040841	160 BRITTAIN CIRCLE	GORDEY JORDAN & LAURA	160 BRITTAIN CIRCLE	STEPHENVILLE	TX	76401
R000022334	2820 W FREY	GPI MUSTANG LLC	4622 RIVERSTONE BLVD	MISSOURI CITY	TX	77459
R000052963	140 BRITTAIN CIRCLE	HILL RICHARD D & LINDA G	140 BRITTAIN CR	STEPHENVILLE	TX	76401
R000044250	156 BRITTAIN CIRCLE	JENKINS AMY MICHELE	156 BRITTAIN CIRCLE	STEPHENVILLE	TX	76401
R000040864	171 BRITTAIN CIRCLE	MCPHERSON GARY	171 BRITTAIN CIR	STEPHENVILLE	TX	76401
R000068878	930 WOLFE NURSERY RD	MIDDLE TRINITY GROUNDWATER CONSERVATION DISTRICT	930 WOLFE NURSERY RD	STEPHENVILLE	TX	76401
R000074087	980 WOLFE NURSERY RD	PARPRO LLC	1325 TIMBERCREEK DR	STEPHENVILLE	TX	76401
R000034239	2702 W FREY	SCHWERTNER THOMAS WAYNE JR	2702 W FREY	STEPHENVILLE	TX	76401
R000072994	902 WOLFE NURSERY RD	STEPHENVILLE DOCTORS REAL ESTATE, LLC	150 RIVER NORTH BLVD	STEPHENVILLE	TX	76401
R000064240	0 WOLFE NURSERY RD	STEPHENVILLE ISD	2655 W OVERHILL DR	STEPHENVILLE	TX	76401-0000
R000064350	2798 W FREY	STEPHENVILLE ISD	2655 W OVERHILL DR	STEPHENVILLE	TX	76401-0000
R000022339	2850 OVERHILL DR	STEPHENVILLE ISD	2655 W OVERHILL DR	STEPHENVILLE	TX	76401-0000
R000022416	150 BRITTAIN CIRCLE	THOMPSON JOE B & SHELLEY T	150 BRITTAIN CIRCLE	STEPHENVILLE	TX	76401-1931
R000055496	141 BRITTAIN CIRCLE	WILSON J B & DIANNE	141 BRITTAIN CIRCLE	STEPHENVILLE	TX	76401-0000

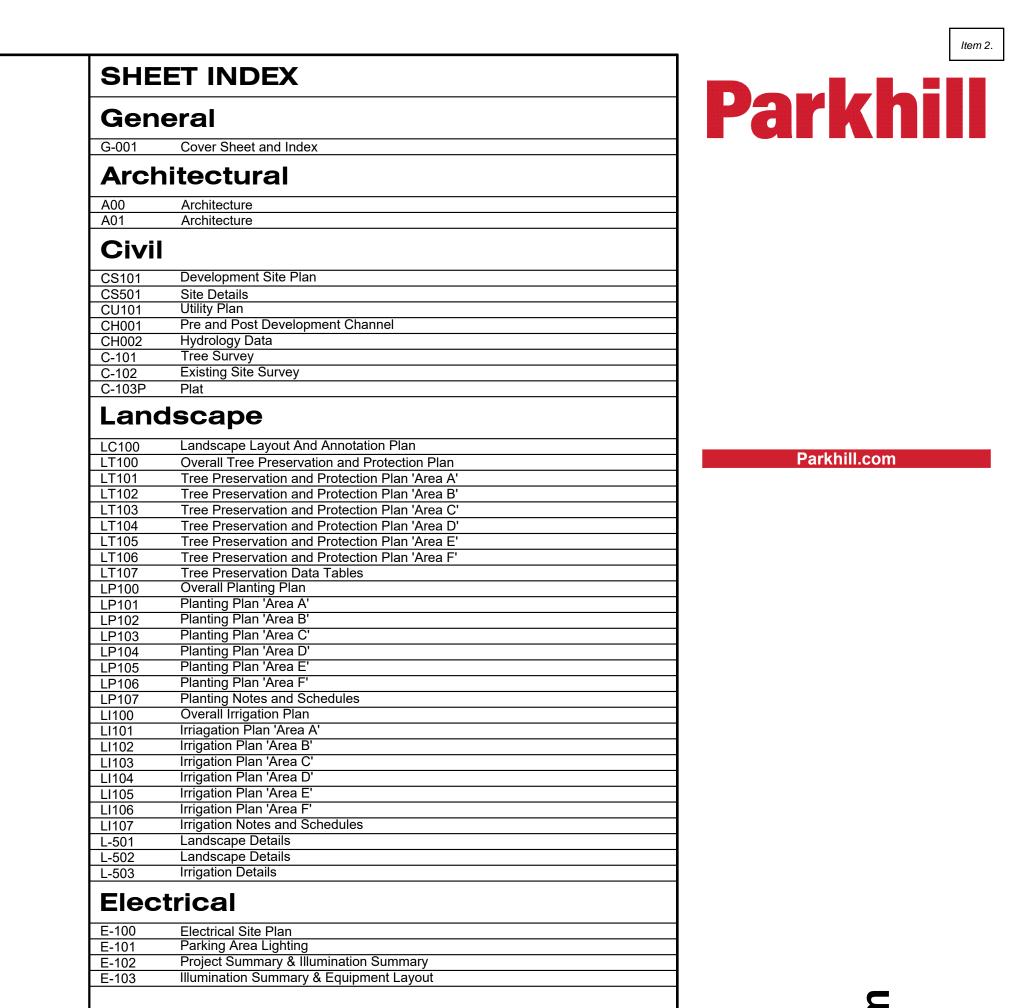
# Stephenville ISD

# Stephenville ISD Stadium

# Development Plan

N West Frey & N Wolfe Nursery Rd. Stephenville, TX 76401

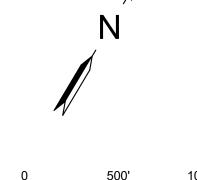






CROSSLAND + Parkhill

Stephenville ISD N Frey & N Wolfe Nursery Rd. Stephenville, TX 76401

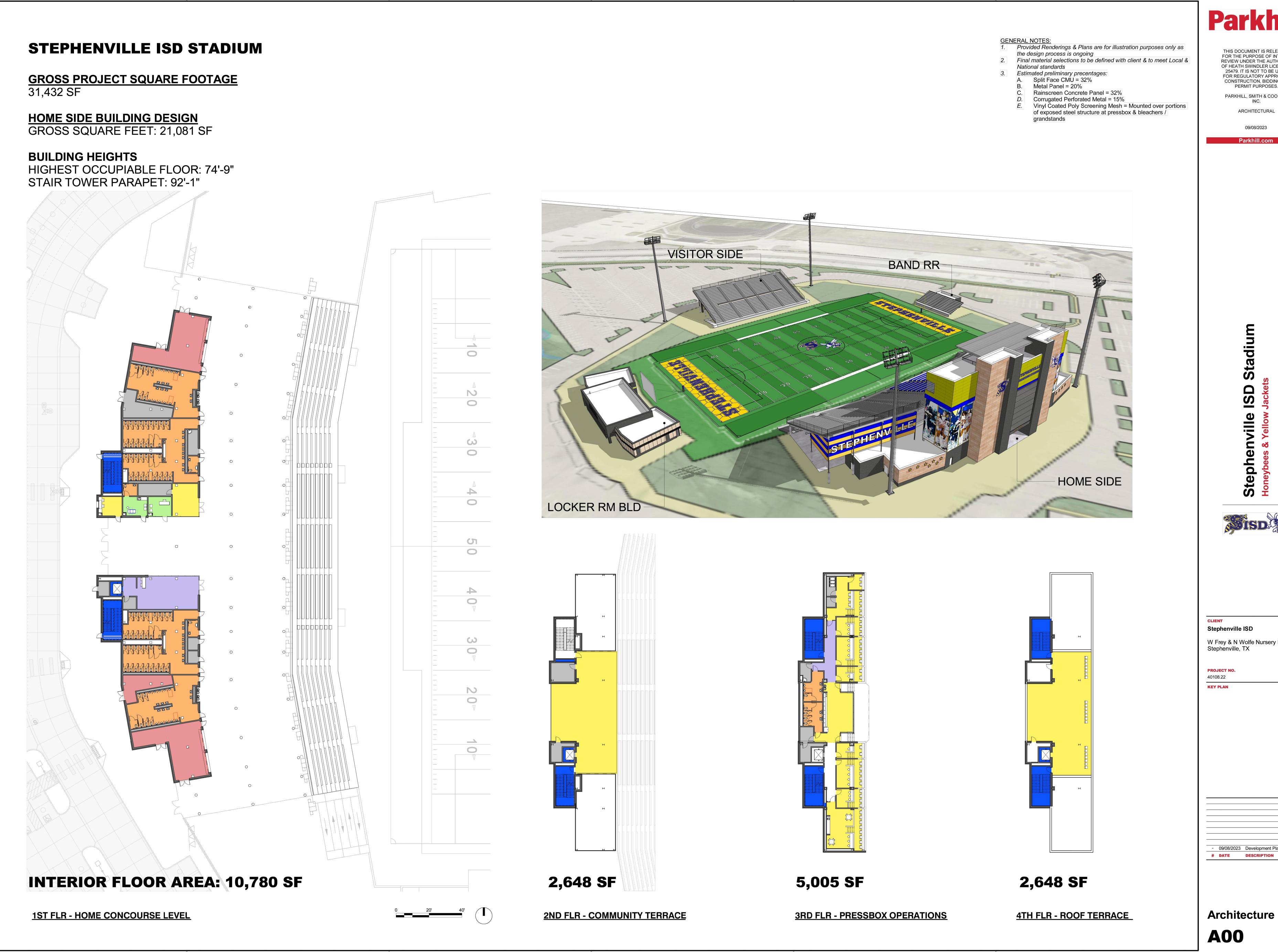


1 08/25/2023 Development Plan Submittal

**Cover Sheet** G001

**Parkhill** 

3000 Internet Blvd. Suite 550 Frisco, TX 75034



Parkhill

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PERMIT PURPOSES. PARKHILL, SMITH & COOPER, INC.

09/08/2023

Stephenville ISD W Frey & N Wolfe Nursery Rd. Stephenville, TX

**Architecture** 

**A00** 

# STEPHENVILLE ISD STADIUM

GROSS PROJECT SQUARE FOOTAGE 31,432 SF

BUILDING SQUARE FOOTAGE 5,967 SF //

**BUILDING SQUARE FOOTAGE** 447 SF

BUILDING HEIGHT
TOP OF PARAPET: 16'-8"

LOCKER ROOM BLD PLAN

BUILDING HEIGHT
TOP OF PARAPET: 18'-8"

- GENERAL NOTES:
  1. Provided Renderings & Plans are for illustration purposes only as
- the design process is ongoing

  2. Final material selections to be defined with client & to meet Local & National standards
- Estimated preliminary precentages:
- Split Face CMU = 32% Metal Panel = 20%
- C. Rainscreen Concrete Panel = 32%

  D. Corrugated Perforated Metal = 15%

  Vinyl Coated Poly Screening Mesh = Mounted over portions of exposed steel structure at pressbox & bleachers / grandstands

PERMIT PURPOSES. PARKHILL, SMITH & COOPER, INC. ARCHITECTURAL

Parkhill.com



ISD.

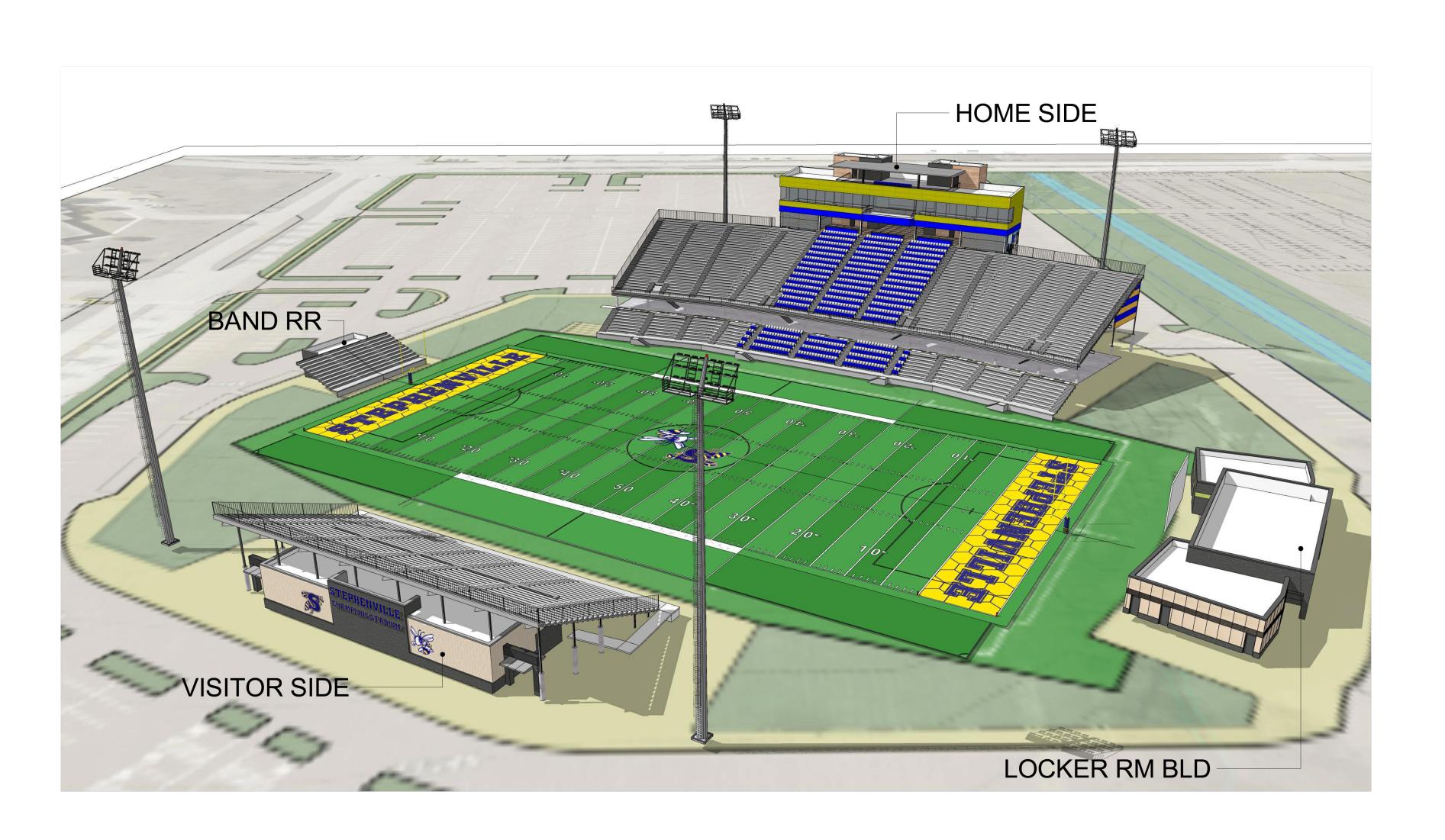
Stephenville ISD W Frey & N Wolfe Nursery Rd. Stephenville, TX

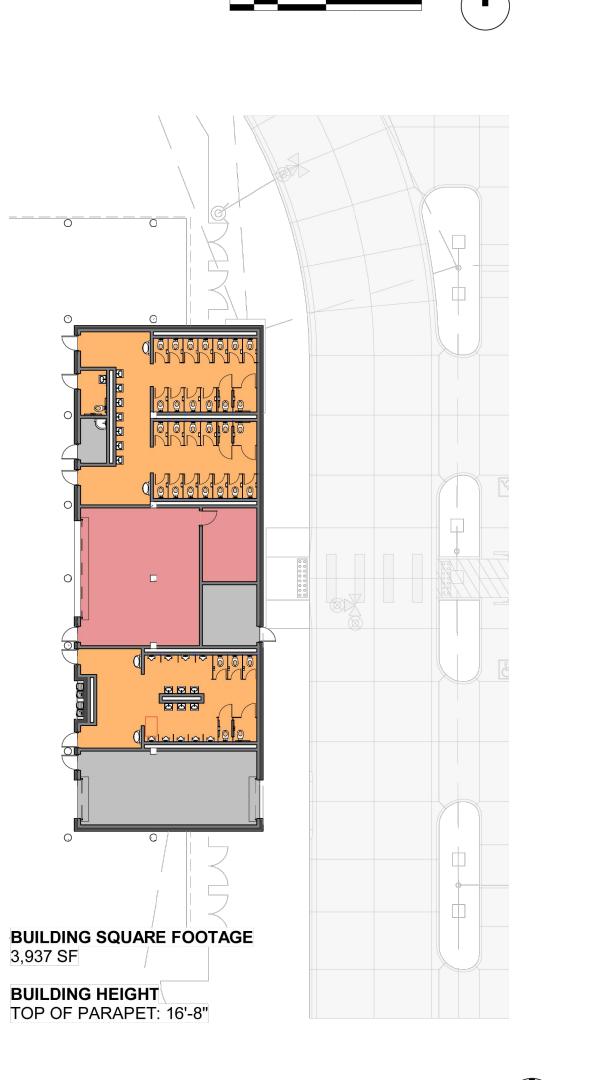
PROJECT NO.

09/08/2023 Development Plan Submittal

**Architecture** 

**A01** 

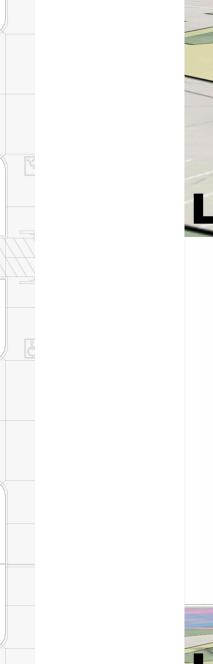












BUILDING HEIGHT TOP OF PARAPET: 16'-8" 

**Parkhill** 

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25479. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR

09/08/2023

CODE DEVIATIONS

1. USE OF JUNIOR HIGH OFFSITE PARKING (468 SPACES). TWO SIGNALIZED PEDESTRIAN CROSSINGS WILL BE PROVIDED ACROSS WEST FREY STREET. 2. PHASE TWO PAVED PARKING LOT (239 SPACES) SHALL BE

CONSTRUCTED AT FUTURE TIME WHEN STADIUM DEMAND REACHES FULL CAPACITY. 3. TREES TO BE PLACED OUTSIDE OF PARKING AREAS INSTEAD OF EVERY 12 PARKING SPACES PER LANDSCAPE ORDINANCE. REQUIRED SITE TREE COUNTS WILL BE PROVIDED OUTSIDE OF PARKING AREAS, PROPOSED TREE QUANTITY WILL BE CONTINGENT UPON THE QUANTITY OF EXISTING TREES KEPT

(TREE CREDITS). TREE SURVEY WILL BE PROVIDED. 4. BUILDING HEIGHTS: PRESS BOX: 74'-9" HOME SIDE STAIR TOWERS: 92'-1"

5. STREET LIGHTING NOT PROVIDED DUE TO LIGHTING ALREADY EXISTING ALONG STREET.

**KEY NOTES** 

AS INDICATED BY: (00)

12. STADIUM LIGHTS

1. BUS PARKING

2. DUAL USE BUS/AUTO PARKING 3. PAVED PARKING LOT - 9.5' X 18' STANDARD PARKING STALL SIZE

4. ADA PARKING STALLS 5. NEW ENTRY/EXIT DRIVE SIGNALIZED PEDESTRIAN CROSSING

DETENTION POND HOME DROP-OFF ZONE 9. PUBLISHED FEMA FLOODWAY AND FLOODPLAIN

11. POTENTIAL WATER OF THE UNITED STATES, NO LETTER OF DETERMINATION FROM USACE

10. MEDIAN IMPROVEMENTS

**GENERAL NOTES** 

A. UNLESS SPECIFIED OTHERWISE, ALL DEVELOPMENT TO BE DONE IN

PHASE 1. B. ALL BUILDING HEIGHTS ARE GIVEN FROM CONCOURSE/FIELD LEVEL

C. ALL PARKING AREAS TO BE PAVED WITH CONCRETE D. PHASE TWO DEVELOPMENT WILL BEGIN WHEN THE AVERAGE TICKET SALES OF THE SEASON ARE GREATER THAN OR EQUAL TO 5,395, OR WHEN THE AVERAGE OF 3 CONSECUTIVE YEARS HIGHEST TICKET SALES EXCEEDS 6,407.

CONTACTS & PROPERTY INFORMATION LEGEND — -- PROPERTY LINE

——×—— 8' TALL ORNAMENTAL STEEL STADIUM FENCING - SEE LANDSCAPE PLANS

— XX — EXISTING GUARD RAIL

---- SETBACK LINE

FIRE LANE MARKING

— — FUTURE PHASE 2 DEVELOPMENT

SIDEWALK - 4"

□ → □ PROPOSED 25' LIGHT POLE + 2.5' BASE

STANDARD DUTY CONCRETE PAVEMENT - 6"

HEAVY DUTY CONCRETE PAVEMENT - 8"

SURVEYOR: PRICE SURVEYING MATTHEW PRICE (254)-965-5489 matthew@pricesurveying.com

> PROPERTY INFORMATION: S2600 CITY ADDITION, BLOCK 156, LOT 7 (PT OF) 42.93 AC

CITY OF STEPHENVILLE

STEPHENVILLE ISD

(254)-968-7990

**BEN SANCHEZ** 

(972)-987-1670

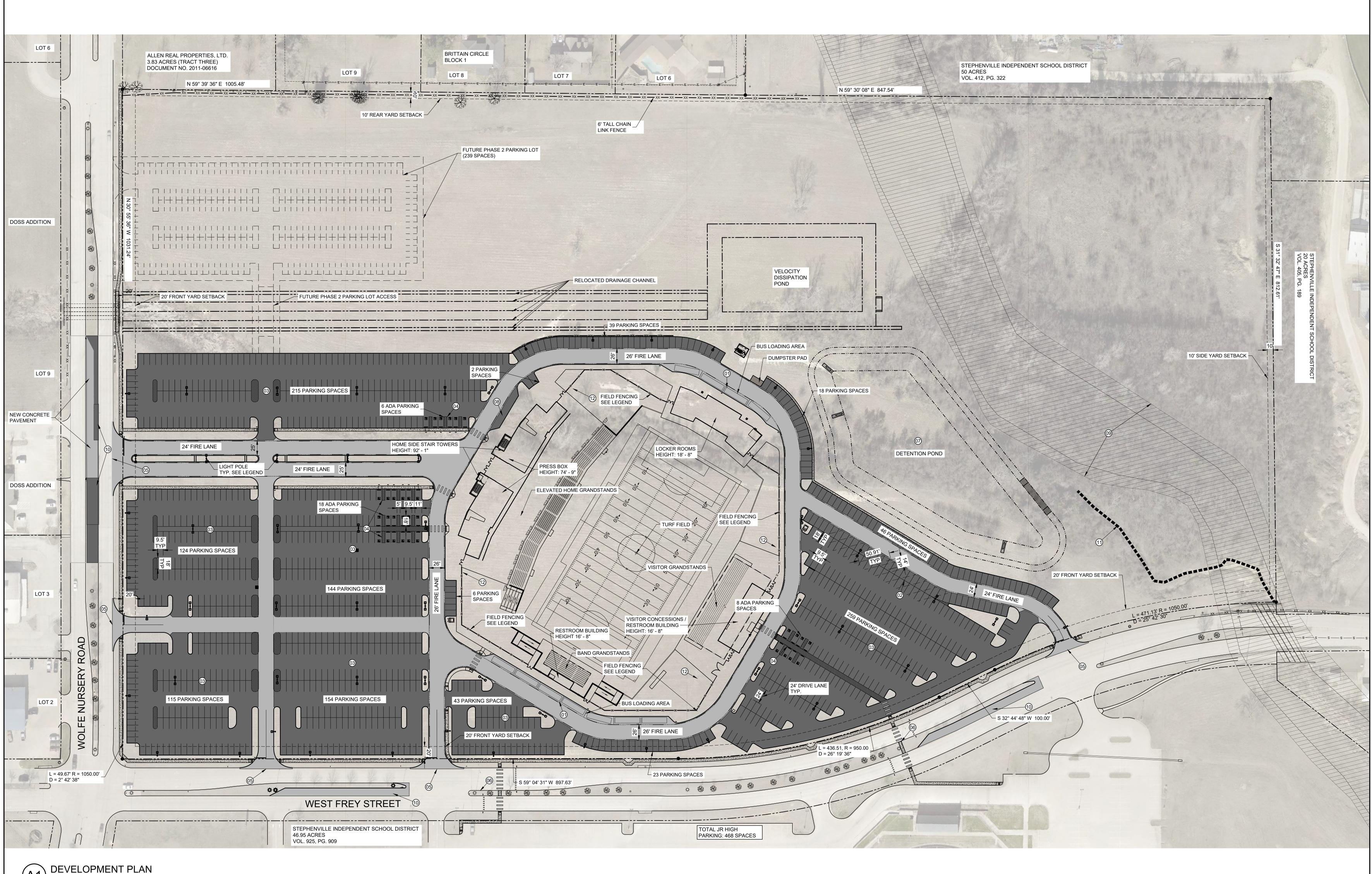
bsanchez@parkhill.com

**ENGINEER:** 

PARKHILL

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Stephenville ISD

N Frey & N Wolfe Nursery Rd.

Stephenville, TX 76401

PROJECT NO. 40108.22

**KEY PLAN** 

3 09/15/2023 Development Plan Re-Submitta 09/08/2023 Development Plan Re-Submitta 1 08/25/2023 Development Plan Submittal

**Development Site** Plan

**CS101** 

# DATE DESCRIPTION

**KEY PLAN** 

# DATE DESCRIPTION

**Site Details CS501** 



## PEDESTRIAN CROSSING SYSTEMS

ELTEC's Pedestrian Crossing System is designed to alert approaching motorists that a crosswalk is occupied.

ELTEC's Pedestrian Crossing System may be integrated for AC or solar power. All ELTEC solar powered systems never dim any signal during the day, maintaining the beacon's effectiveness and the warning system's integrity.

**APPLICATIONS** 

- Jogging/Running Paths
- Horse Trails

Hiking Trails

- Cyclist Crossings
- Golf Cart Crossings Middle-of-the-Block Crosswalks

ELTEC manufactures three mid-block pedestrian crossings: Standard: single or dual round amber signals per pole RRFB: Rectangular Rapid Flashing Beacon

Every ELTEC pedestrian crossing system is designed and manufactured to individual project specifications. Each solar powered system takes into consideration geographic location and system loads. On solar powered systems, ELTEC does not agree with the "one size fits all" philosophy.

HAWK (hybrid): High Intensity Activated CrossWalK

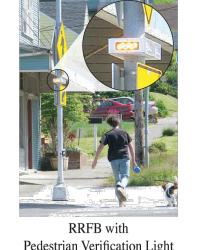
Activation of the flashing signal(s) is initiated with a pedestrian push button, motion sensor, or camera. Our wireless radio communication eliminates the need to run conduit for hard-wiring. Once activated, the signals remain ON for an adjustable pre-set time period as determined by the signal technician.

ELTEC's wireless system can turn ON multiple signals from one activation point including medians or advance warnings. Each programmable transceiver is linked to one or more poles creating an isolated network with no 'cross talk'.

All ELTEC systems meet the Federal Highway Administration's MUTCD (Manual on Uniform Traffic Control Devices) and ITE (Institute of Transportation Engineers) standards.



Standard and Hawk Mid-block Pedestrian Crossings



Pedestrian Verification Light

A typical system includes two or more poles with mounted beacon(s), RRFB light bar, or the HAWK crossing hybrid beacon face. Each pole supports a small cabinet housing the electronics with pre-assembled wiring for easy installation. If the unit is solar powered, a charge controller and battery are included, and a solar panel with a rack is mounted on each pole.

## STANDARD FEATURES

- AC or Solar Powered Activation Options: pedestrian push button, motion sensor, camera
- System Flexibility: tailored to meet project requirements Programmable Timed Crossing
- No Trenching or Boring Cable with Wireless System 8" or 12" Amber Signal Heads: 1 or 2 per pole
- RRFB Light Bar Hybrid Beacon with Mikros EIC DC Controller
- Optional Night Dimming
- AC: optional battery back-up Meets MUTCD and ITE Standards

When AC power is not available or practical, solar power is the solution. ELTEC's solar powered pedestrian crossings are sized for geographic location including average weather conditions, number of crossings (activation time), and electrical load for optimal effectiveness guaranteeing sufficient power for the flashing beacons throughout the year. As specified by the FHWA, "it is not acceptable to dim signal indications or flashing beacons during daytime conditions...."

#### ADDITIONAL FEATURES for SOLAR POWERED SYSTEMS No Electrical Bills: self-contained

- No Power Interruption
- Electrical Contractors Not Required for Installation Solar Panel Mounting Rack Options: side or top-of-pole
- Self Cleaning Solar Panels Warranted for 20 Years No Maintenance AGM Sealed Batteries
- Controller with Display Showing Battery Voltage, Solar Amps, and Load Amps Solid State Flasher (FS-2 or FS-2B) or Mikros EIC for Hybrid Flash Pattern • Sized by Computer Program: ensures power generated exceeds
- 12 Month Solar Sizing Report Supplied (no charge) with Each Project • Flash Rate is Constant at Selected Rate: does not vary as a function of battery voltage

For more information or a quotation, contact ELTEC or your local ELTEC Dealer

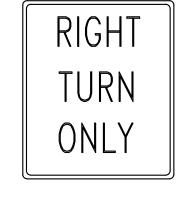


Mid-block Crossing with Island

Wrap-around RRFB Light Bar

with Required Signage

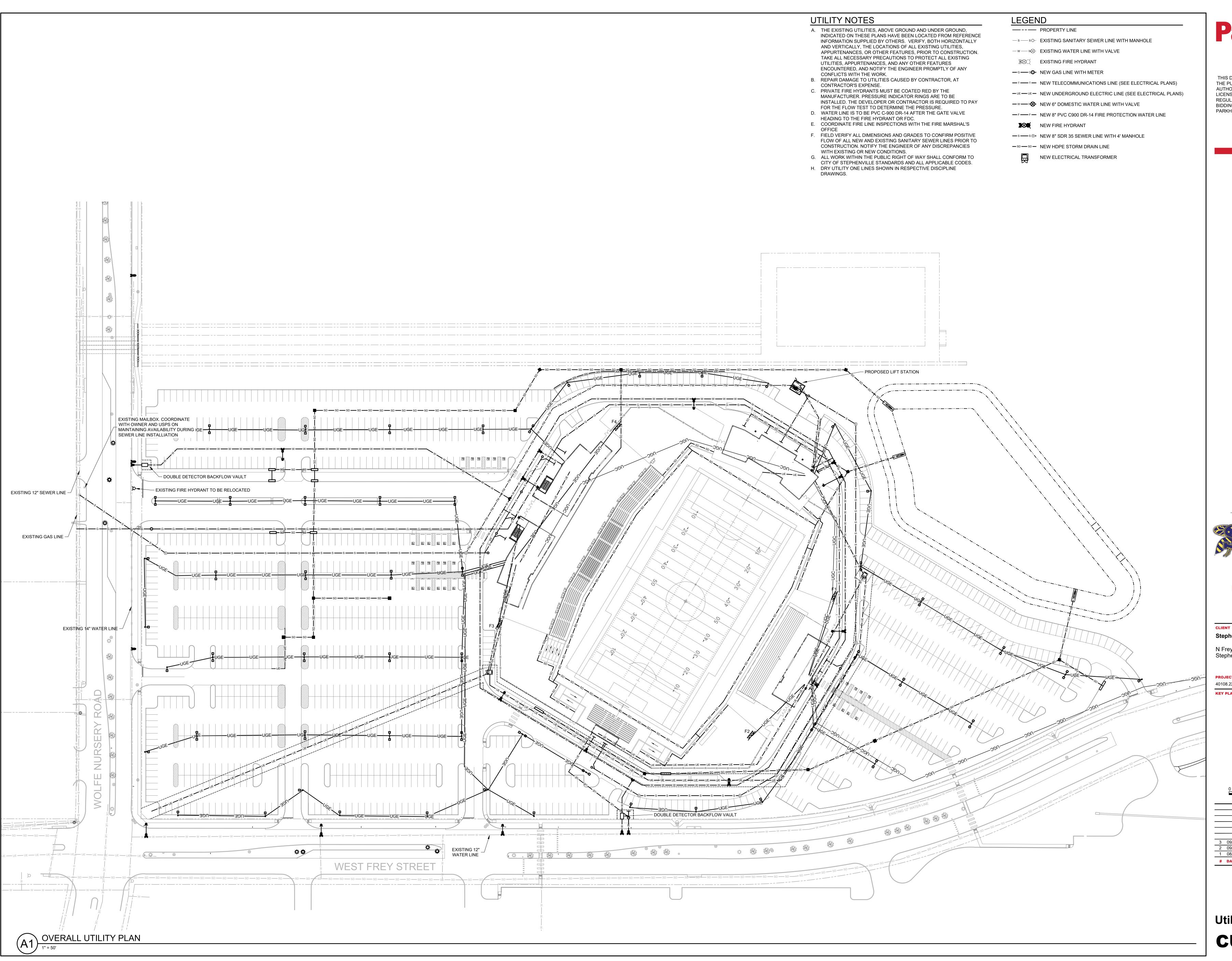




24"X30"

INGRESS/EGRESS SIGNAGE (A4) INGRESS NOT TO SCALE

www.ELTECCORP.com



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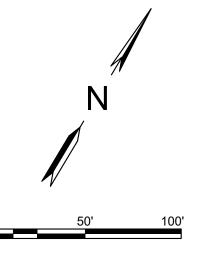
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Stephenville ISD

N Frey & N Wolfe Nursery Rd. Stephenville, TX 76401

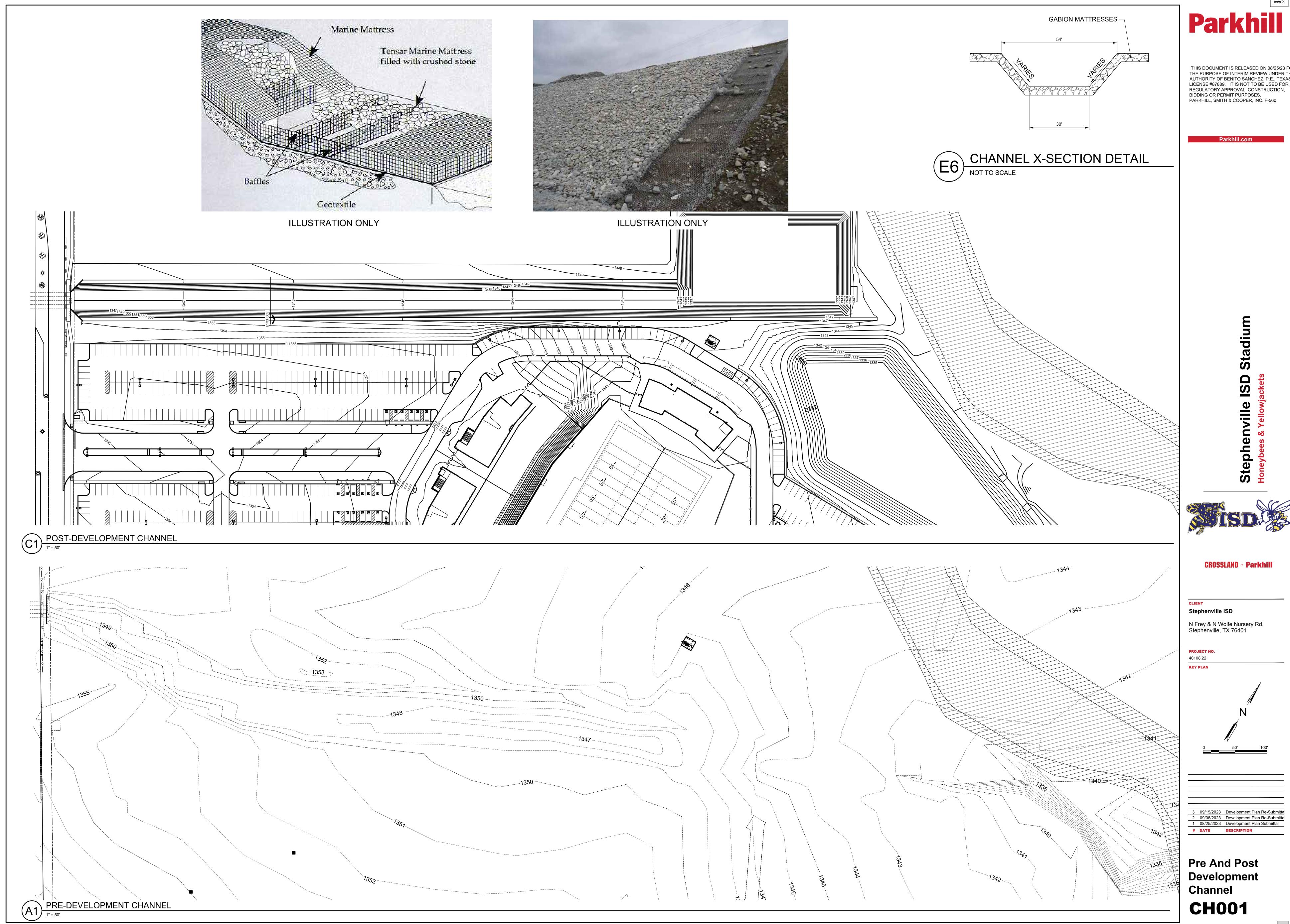
40108.22 **KEY PLAN** 



3 09/15/2023 Development Plan Re-Submittal 2 09/08/2023 Development Plan Re-Submittal 1 08/25/2023 Development Plan Submittal # DATE DESCRIPTION

**Utility Plan** 

**CU101** 



**Parkhill** 

FLOW COMPARISON 100 YR

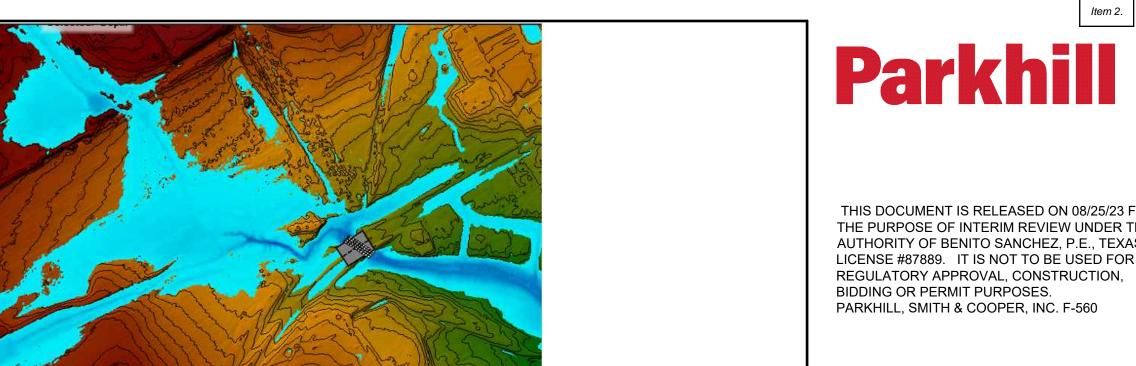
Time (6/6/2023)

06Jun2023 1600

06Jun2023 0800

DEPTH OF FLOODING - PROPOSED CONDITION 1FT DEPTH

DEPTH OF FLOODING - EXISTING CONDITION 1FT DEPTH





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CLIENT
Stephenville ISD

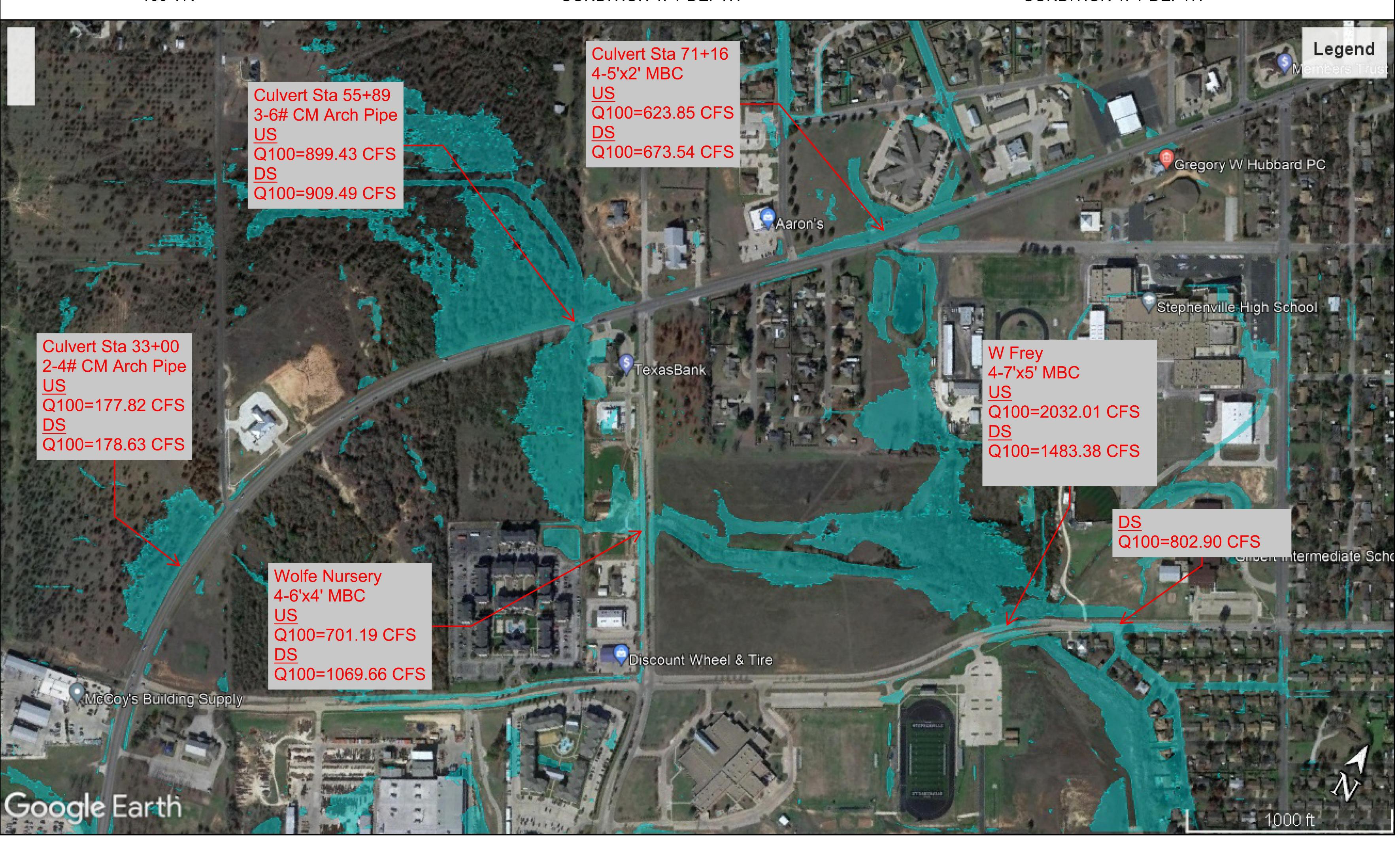
N Frey & N Wolfe Nursery Rd. Stephenville, TX 76401

PROJECT NO.

**PROJECT NO.**40108.22 **KEY PLAN** 

3 09/15/2023 Development Plan Re-Submittal
2 09/08/2023 Development Plan Re-Submittal
1 08/25/2023 Development Plan Submittal

Hydrology Data
CH002



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Stadium vets

CROSSLAND + Parkhill

Stephenville ISD

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PROJECT NO. 40108.22 **KEY PLAN** 

3 09/15/2023 Development Plan Re-Submittal
2 09/08/2023 Development Plan Re-Submittal
1 08/25/2023 Development Plan Submittal # DATE DESCRIPTION

Tree Survey
C-101

STEPHENVILLE INDEPENDENT SCHOOL DISTRICT 50 ACRES VOL. 412, PG. 322

CONSTRUCTION DRAWING SET.

N Frey & N Wolfe Nursery Rd. Stephenville, TX 76401

PROJECT NO. 40108.22

**KEY PLAN** 

3 09/15/2023 Development Plan Re-Submittal

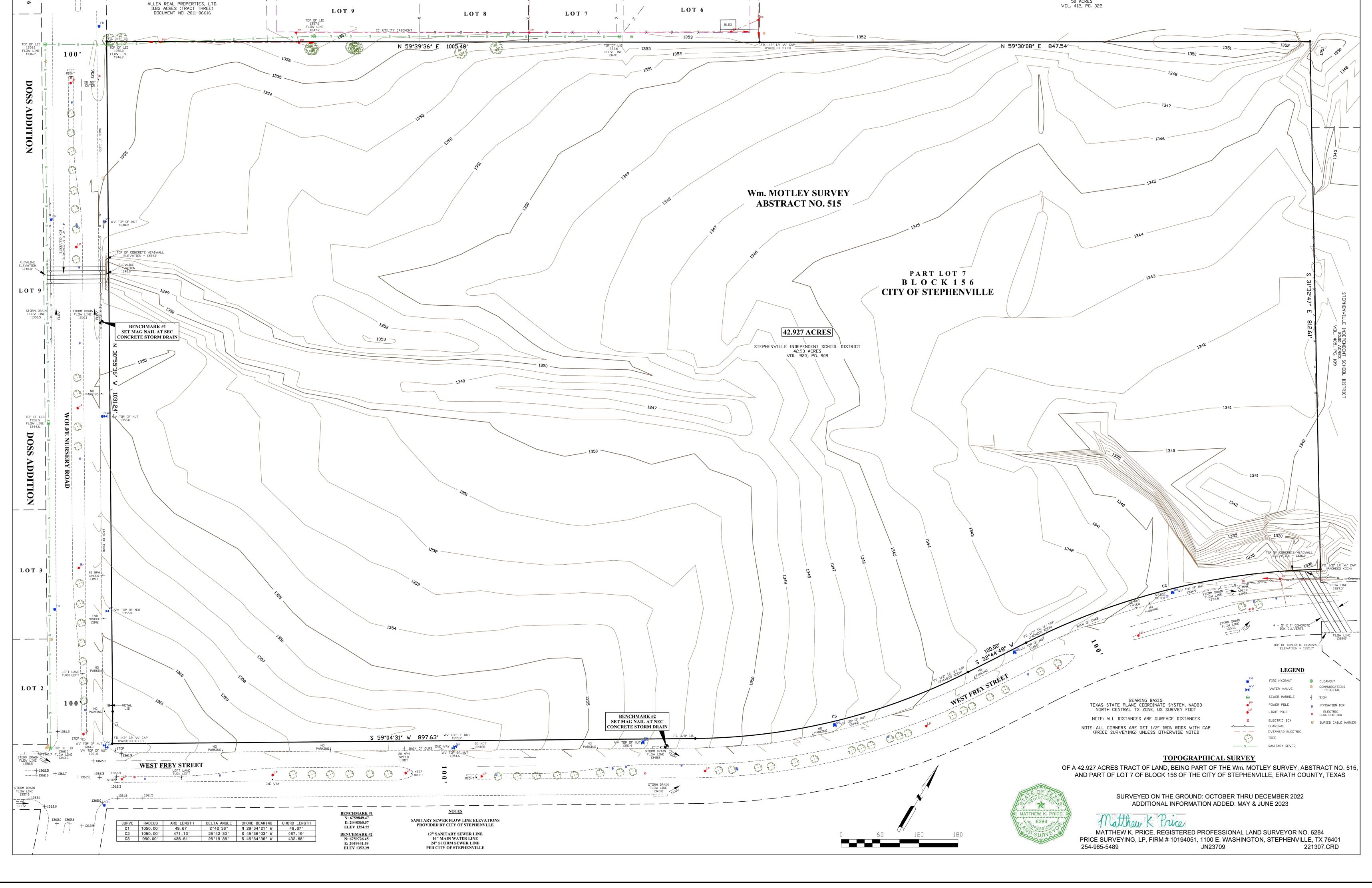
2 09/08/2023 Development Plan Re-Submittal

1 08/25/2023 Development Plan Submittal

# DATE DESCRIPTION

**Existing Site** Survey

**C-102** 

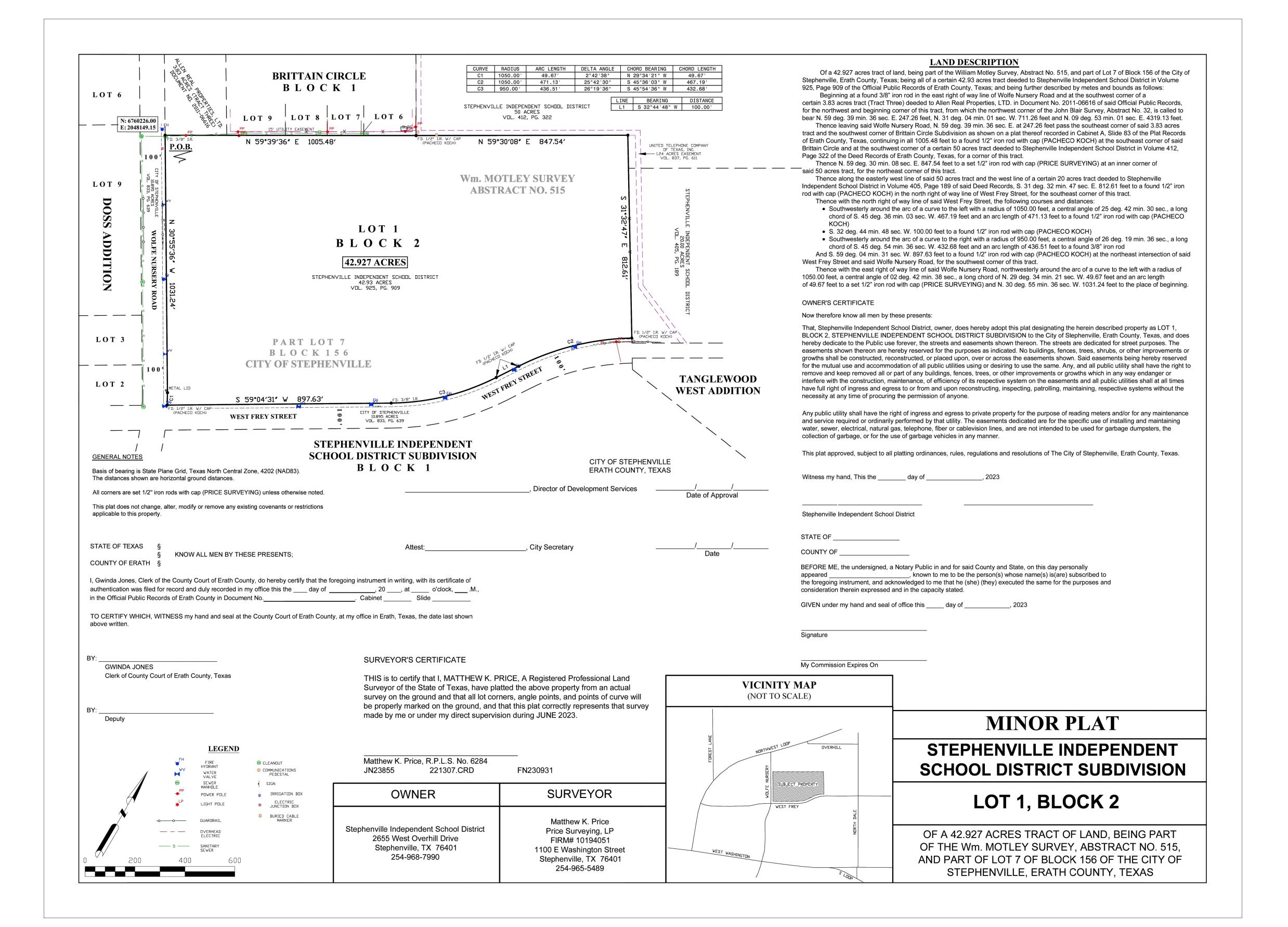


LOT 6

BRITTAIN CIRCLE BLOCK 1

LOT 9

THE PLAT INCLUDED ON THIS SHEET IS INCLUDED FOR REFERENCE PURPOSES ONLY. THE SEALING PROFESSIONAL FOR THIS CONSTRUCTION DRAWING SET TAKES NO OWNERSHIP OF THIS SHEET OR THE INFORMATION PROVIDED THEREON, BUT DOES AUTHORIZE IT TO BE PART OF THIS CONSTRUCTION DRAWING SET.



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Stephenville ISD Stadium



CROSSLAND + Parkhill

**CLIENT**Stephenville ISD

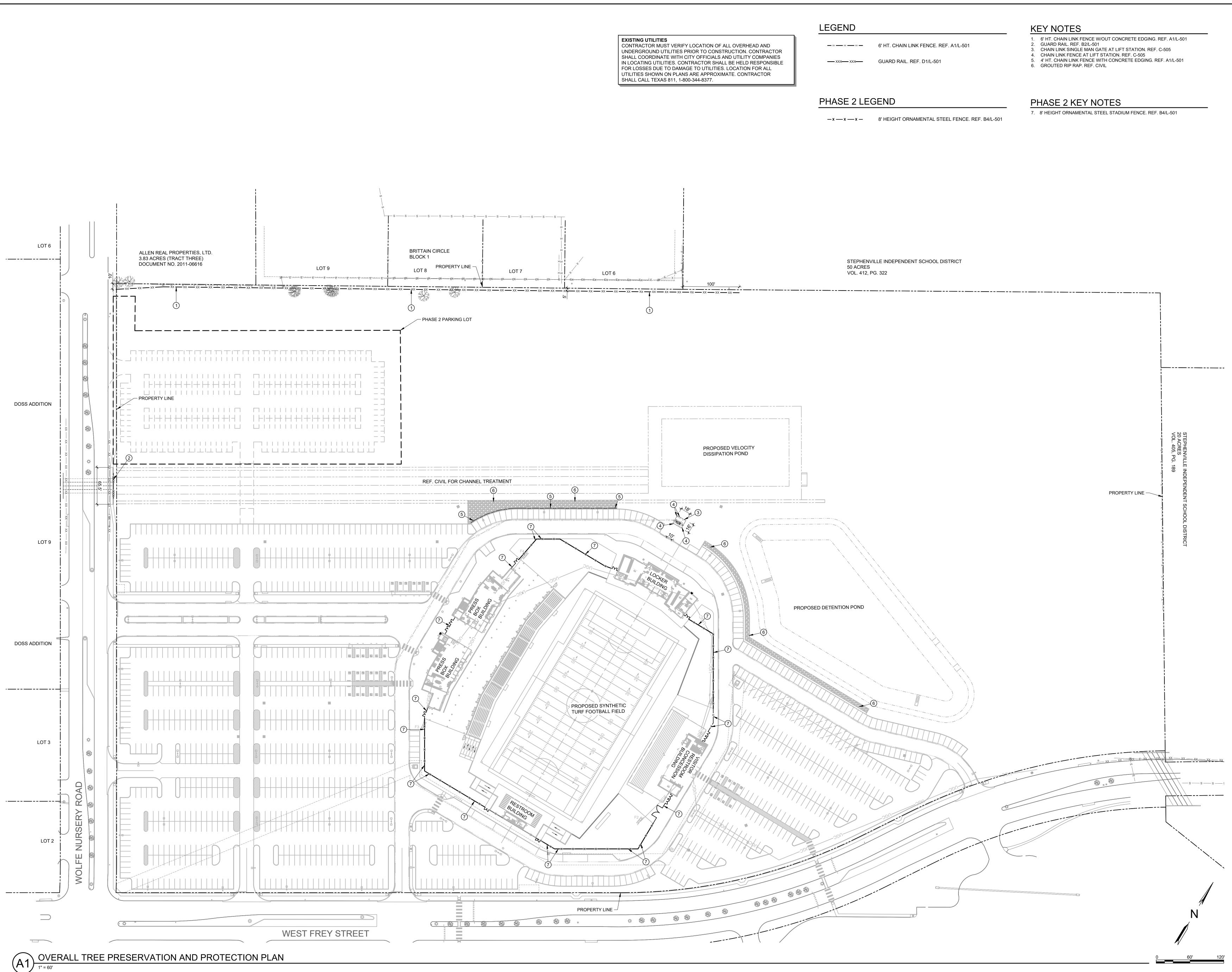
N Frey & N Wolfe Nursery Rd. Stephenville, TX 76401

**PROJECT NO.** 40108.22

KEY PLAN

3 09/15/2023 Development Plan Re-Submittal
2 09/08/2023 Development Plan Re-Submittal
1 08/25/2023 Development Plan Submittal
# DATE DESCRIPTION

Plat **C-103** 





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tephenville ISD Stadium oneybees & Yellowjackets

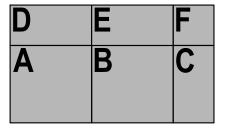


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3 09/15/2023 Development Plan Re-Submittal
2 09/08/2023 Development Plan Re-Submittal
1 08/25/2023 Development Plan Submittal
# DATE DESCRIPTION

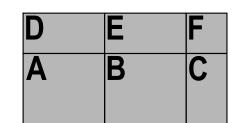
Landscape Layout And Annotation Plan

LC100

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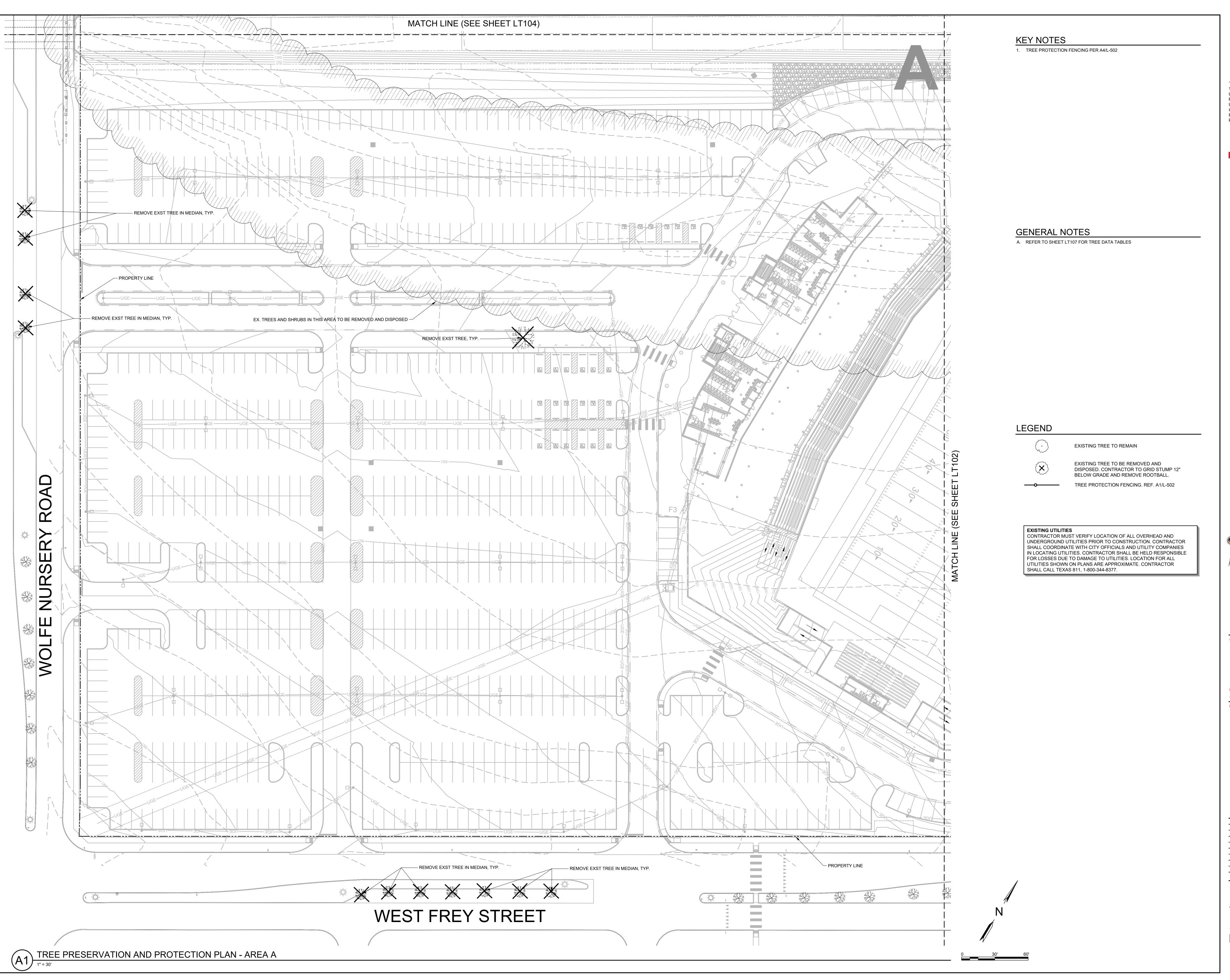
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2 09/08/2023 Development Plan Re-Submittal 1 08/25/2023 Development Plan Submittal # DATE DESCRIPTION

**Overall Tree** Preservation And **Protection Plan** 

LT100



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Stephenville ISD

N Frey & N Wolfe Nursery Rd. Stephenville, TX 76401

**PROJECT NO.** 40108.22

KEY PLAN

D E F
A B C

3 09/15/2023 Development Plan Re-Submitt
2 09/08/2023 Development Plan Re-Submitt
1 08/25/2023 Development Plan Submittal
# DATE DESCRIPTION

Tree Preservation And Protection Plan 'Area A'

LT101

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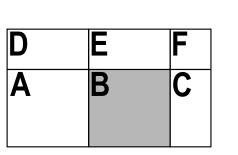
Stephenville ISD

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Stephenville, TX 76401

PROJECT NO.

40108.22

**KEY PLAN** 



3 09/15/2023 Development Plan Re-Submittal
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1 08/25/2023 Development Plan Submittal
# DATE DESCRIPTION

Tree Preservation
And Protection
Plan 'Area B'
LT102



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PURPOSES.
PARKHILL, SMITH & COOPER, INC.

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EXISTING TREE TO BE REMOVED AND DISPOSED. CONTRACTOR TO GRID STUMP 12" BELOW GRADE AND REMOVE ROOTBALL.

CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR

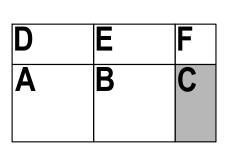
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PROJECT NO.

40108.22 **KEY PLAN** 



3 09/15/2023 Development Plan Re-Submittal
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# DATE DESCRIPTION

**Tree Preservation And Protection** Plan 'Area C' **LT103** 

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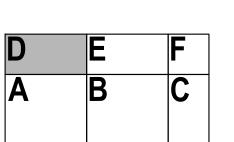
CLIENT

Stephenville ISD

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Stephenville, TX 76401

**PROJECT NO.** 40108.22

**KEY PLAN** 



3 09/15/2023 Development Plan Re-Submittal
2 09/08/2023 Development Plan Re-Submittal

2 09/08/2023 Development Plan Re-Submittal
1 08/25/2023 Development Plan Submittal
# DATE DESCRIPTION

Tree Preservation
And Protection
Plan 'Area D'

LT104

MATCH LINE (SEE SHEET LT102)

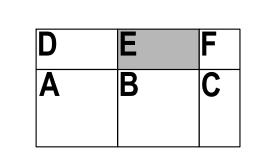
TREE PRESERVATION AND PROTECTION PLAN - AREA E

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PROJECT NO. 40108.22



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**Tree Preservation And Protection** Plan 'Area E' LT105

KEY NOTES

1. TREE PROTECTION FENCING PER A4/L-502

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**GENERAL NOTES** 

A. REFER TO SHEET LT107 FOR TREE DATA TABLES

LEGEND



EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED AND DISPOSED. CONTRACTOR TO GRID STUMP 12" BELOW GRADE AND REMOVE ROOTBALL.

TREE PROTECTION FENCING. REF. A1/L-502

EXISTING UTILITIES

CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.

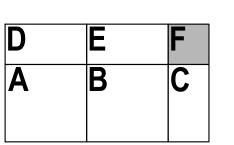
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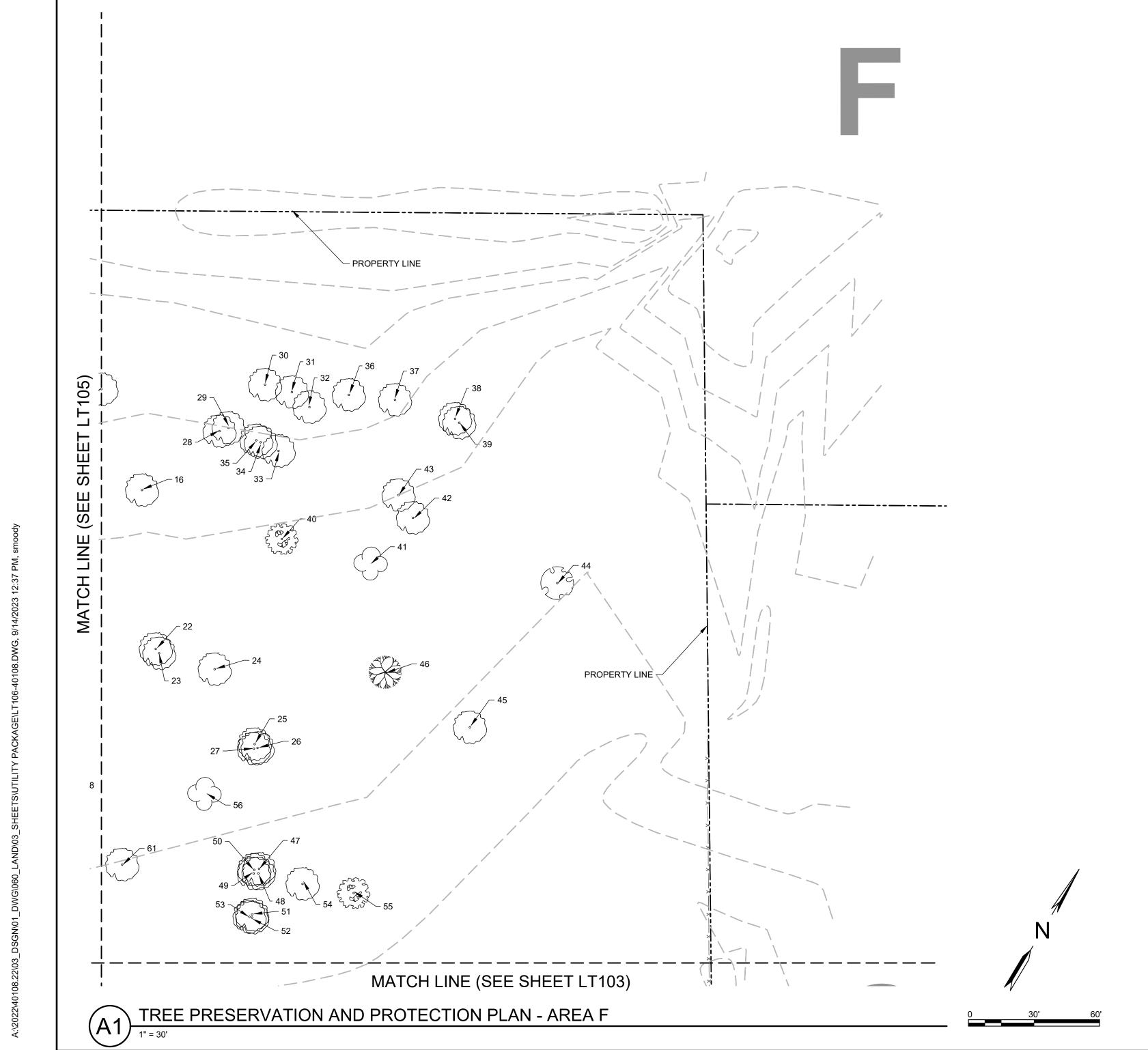
**PROJECT NO.** 40108.22

**KEY PLAN** 



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2 09/08/2023 Development Plan Re-Submittal
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Tree Preservation
And Protection
Plan 'Area F'
LT106



1		

	_			
	TREE SURVEY DATA			
OVE	TREE#	SPECIES	DIA. (IN)	PRESERVE / REMOVE
	401	POST OAK	10	REMOVE
	402	HACKBERRY	12	PRESERVE
	403	HACKBERRY	12	PRESERVE
	404	HACKBERRY	12	PRESERVE
	405	HACKBERRY	12	PRESERVE
	406	HACKBERRY	12	PRESERVE
	407	HACKBERRY	12	PRESERVE
	408	HACKBERRY	12	PRESERVE

SITE LANDSCAPE CRED

TOTAL TREES TO BE REMOVED 3"-5" CALIPER TREES PRESERVED 6"+ CALIPER TREES PRESERVED TOTAL LANDSCAPE CREDITS

48 TREES (370 CALIPER INCHES) 115 TREES ( 23,000 SF LANDSCAPE CREDITS) 244 TREES (195,200 SF LANDSCAPE CREDITS) 359 TREES (218,200 SF LANDSCAPE CREDITS)

\*\*\*NOTE\*\*\* ONLY TREES WITHIN LOT LISTED ABOVE



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Stephenville ISD

N Frey & N Wolfe Nursery Rd.

Stephenville, TX 76401

PROJECT NO. 40108.22

**KEY PLAN** 

3 09/15/2023 Development Plan Re-Submittal 2 09/08/2023 Development Plan Re-Submitta 1 08/25/2023 Development Plan Submittal # DATE DESCRIPTION

**Tree Preservation Data Tables LT107** 

TREE SURVEY DATA

DIA. (IN)

6

10

4

4

12

10

l 6

4

4

6

16

16

18

6

5 |

14

6

8

8

12

10

8

6

6

8

4

4

1 4

4

PRESERVE / REMOVE

PRESERVE

PRESERVE

PRESERVE

PRESERVE

PRESERVE

**PRFSFRVF** 

**PRESERVE** 

PRESERVE

PRESERVE

**PRFSFRVF** 

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PRFSFRVF

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**PRESERVE** 

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**PRFSFRVF** 

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**PRFSFRVF** 

PRESERVE

PRESERVE

**PRFSFRVF** 

PRESERVE

PRESERVE

PRESERVE

REMOVE

PRESERVE

**PRESERVE** 

TREE #

103

104

105

106

109

113

118

119

121

123

129

132

135

138

139

144

147

150

151

153

156

159

162

163

173

174

176

179

188

191

194

197

200

SPECIES

CALLERY PEAR

CALLERY PEAR

COTTONWOOD

CALLERY PEAR

HACKBERRY

CALLERY PEAR

CALLERY PEAR

CALLERY PEAR

COTTONWOOD

COTTONWOOD

CALLERY PEAR

CALLERY PEAR

COTTONWOOD

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HACKBERRY

CEDAR

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CEDAR

PFCAN

COTTONWOOD

CALLERY PEAR

PECAN

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**CALLERY PEAR** 

HACKBERRY

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COTTONWOOD

HACKBERRY

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HACKBERRY

**HACKBERRY** 

COTTONWOOD

CALLERY PEAR

HACKBERRY

**HACKBERRY** 

**HACKBERRY** 

CALLERY PEAR

**HACKBERRY** 

**CALLERY PEAR** 

CALLERY PEAR

**BLACK JACK** 

CALLERY PEAR

CALLERY PEAR

**CALLERY PEAR** 

**CALLERY PEAR** 

CALLERY PEAR

**CALLERY PEAR** 

**HACKBERRY** 

CEDAR

CALLERY PEAR

CALLERY PEAR

131 CALLERY PEAR

133 | CALLERY PEAR

COTTONWOOD

101 COTTONWOOD

SPECIES

RED OAK

PECAN

PECAN

PECAN

RED OAK

RED OAK

PERSIMMON

PECAN

PECAN

PECAN

PECAN

PECAN

PECAN

PECAN

PECAN

PECAN PECAN

PECAN

PFCAN

PECAN

PECAN

PECAN

PECAN

PECAN

PFCAN

**PECAN** 

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PECAN

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PECAN

PECAN

LIVE OAK

PECAN

PECAN

COTTONWOOD

PECAN

PECAN

PECAN

PECAN

PFCAN

PECAN

PECAN

PECAN

PECAN

LIVE OAK

SWEET CHESTNUT

PECAN

PECAN

CALLERY PEAR

COTTONWOOD

CALLERY PEAR

ELM

CALLERY PEAR

CALLERY PEAR

CALLERY PEAR

CALLERY PEAR

CALLERY PEAR

COTTONWOOD

CALLERY PEAR

CALLERY PEAR

CALLERY PEAR

HACKBERRY

CALLERY PEAR

CALLERY PEAR 4

CALLERY PEAR 6

CALLERY PEAR 4

CALLERY PEAR 4

CALLERY PEAR 10

CALLERY PEAR 4

CALLERY PEAR 4

CALLERY PEAR 8

SWEET CHESTNUT

19

43

44

47

60

63

66

75

78

88

CALLERY PEAR 4

TREE SURVEY DATA

DIA. (IN)

PRESERVE / REMOVE

PRESERVE

PRESERVE

PRESERVE

**PRESERVE** 

**PRESERVE** 

**PRESERVE** 

PRESERVE

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TREE # SPECIES

203 PECAN

204

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216

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222

219

201 | CALLERY PEAR | 4 |

205 DOUBLE PECAN 8

PECAN

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227 CALLERY PEAR 5

230 | CALLERY PEAR | 7

231 CALLERY PEAR 4

233 BLACK JACK 4

235 | CALLERY PEAR | 6

236 OUBLE CALLERY PEA 4

237 PECAN 3

239 CALLERY PEAR 5

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245 CALLERY PEAR 5

248 CALLERY PEAR 8

249 CALLERY PEAR 4

250 CALLERY PEAR 4

251 | CALLERY PEAR | 5 |

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259 COTTONWOOD 13

260 | COTTONWOOD | 14

261 PECAN 3

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263 CALLERY PEAR 6

RED OAK

265 | RED OAK | 4

267 CALLERY PEAR 6

269 CALLERY PEAR 5

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272 | CALLERY PEAR | 4

274 CALLERY PEAR 5

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277 CALLERY PEAR 4

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288 DOUBLE PECAN 12

289 | CALLERY PEAR | 5

291 CALLERY PEAR 7

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293 | PECAN | 8 |

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299 | COTTONWOOD | 14

290 CALLERY PEAR

294 CALLERY PEAR

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234 CALLERY PEAR

238 CALLERY PEAR

243 COTTONWOOD

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273 | CALLERY PEAR |

276 CALLERY PEAR

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214 CALLERY PEAR

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363 DOUBLE CALLERY PEAR 4

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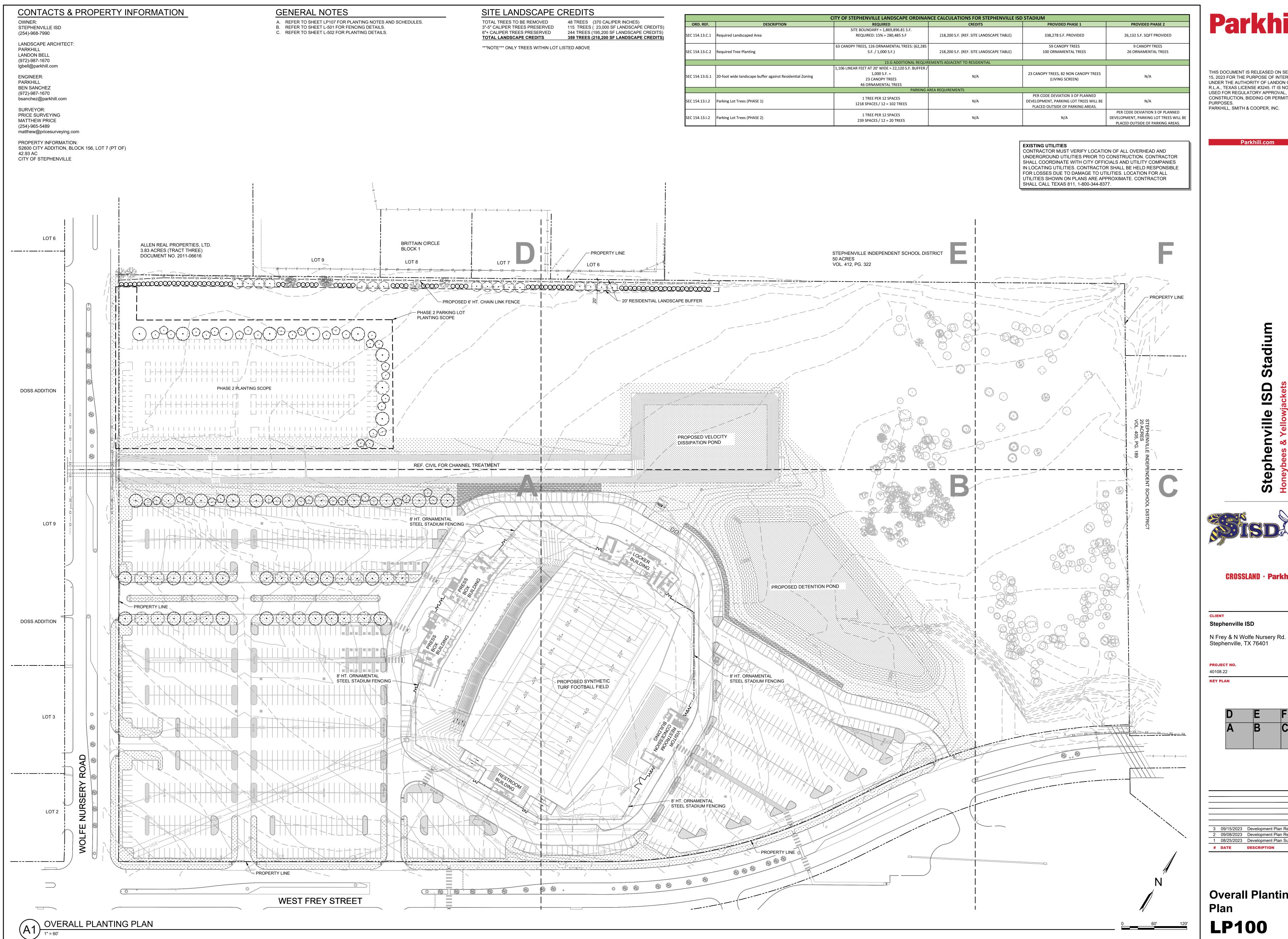
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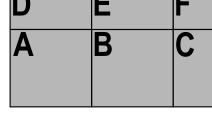
CLUMP CALLERY PEAR 0

DOUBLE CALLERY PEAR

CALLERY PEAR

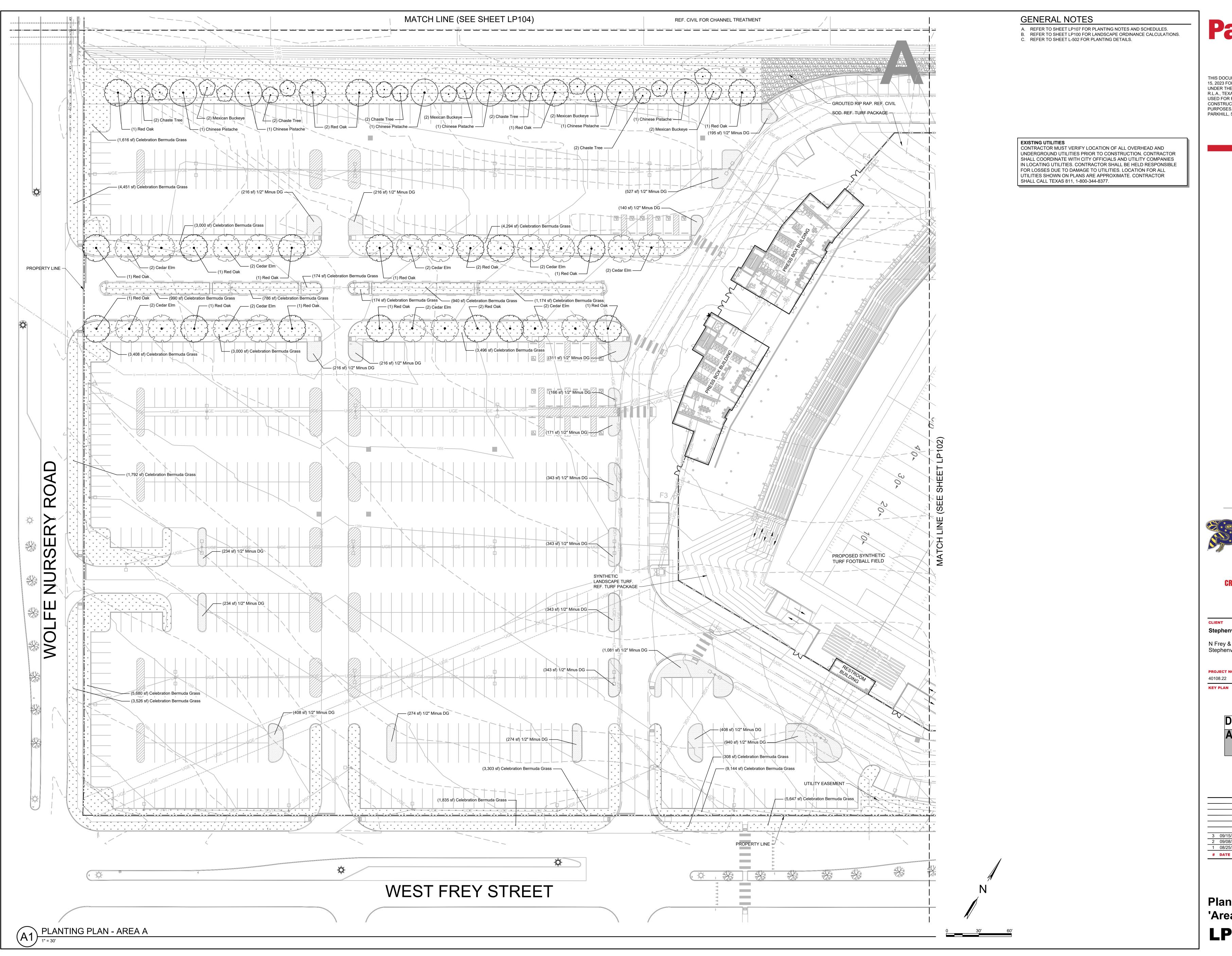


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**Overall Planting** 



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CROSSLAND + Parkhill

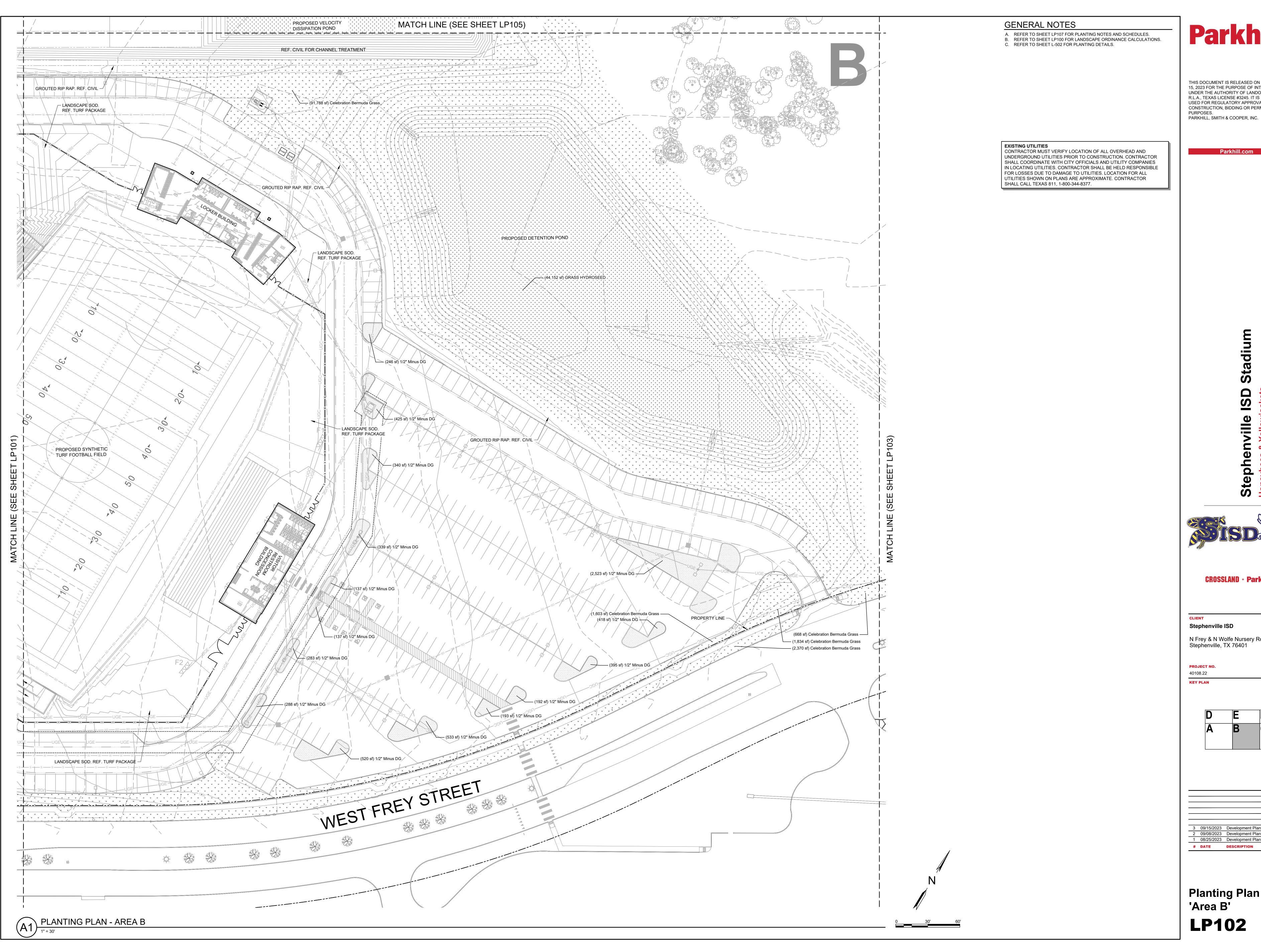
Stephenville ISD

N Frey & N Wolfe Nursery Rd. Stephenville, TX 76401

PROJECT NO. 40108.22

3 09/15/2023 Development Plan Re-Submittal 2 09/08/2023 Development Plan Re-Submittal 1 08/25/2023 Development Plan Submittal # DATE DESCRIPTION

Planting Plan 'Area A' **LP101** 



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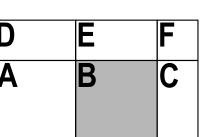


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PROJECT NO. 40108.22



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Planting Plan 'Area B' **LP102** 

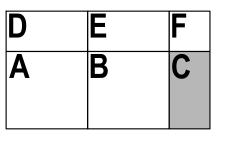
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1 08/25/2023 Development Plan Submittal # DATE DESCRIPTION

Planting Plan 'Area C'

**LP103** 

**EXISTING UTILITIES** 

A. REFER TO SHEET LP107 FOR PLANTING NOTES AND SCHEDULES. B. REFER TO SHEET LP100 FOR LANDSCAPE ORDINANCE CALCULATIONS.C. REFER TO SHEET L-502 FOR PLANTING DETAILS.

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CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.

Stephenville ISD

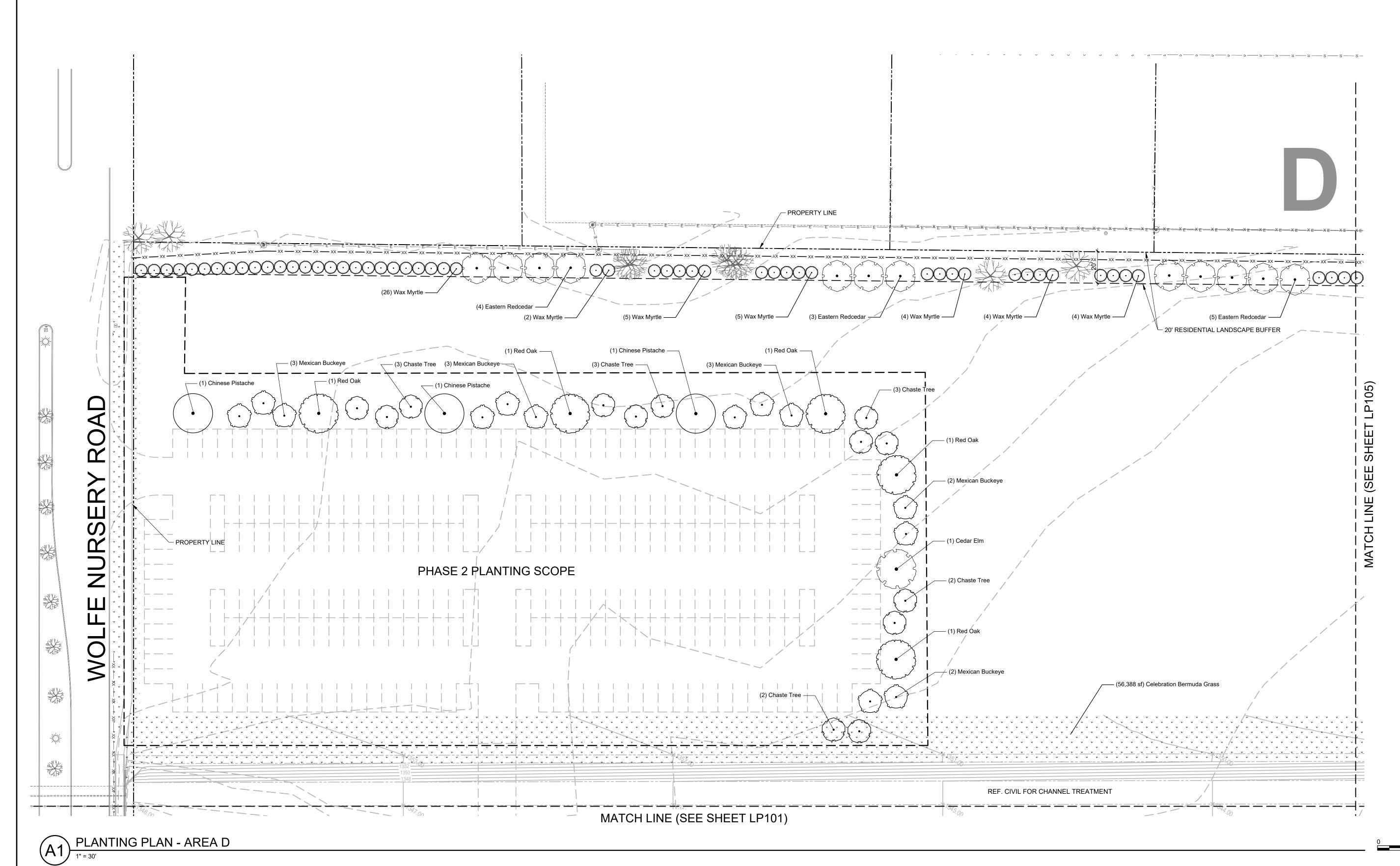
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PROJECT NO.

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Planting Plan 'Area D' **LP104** 

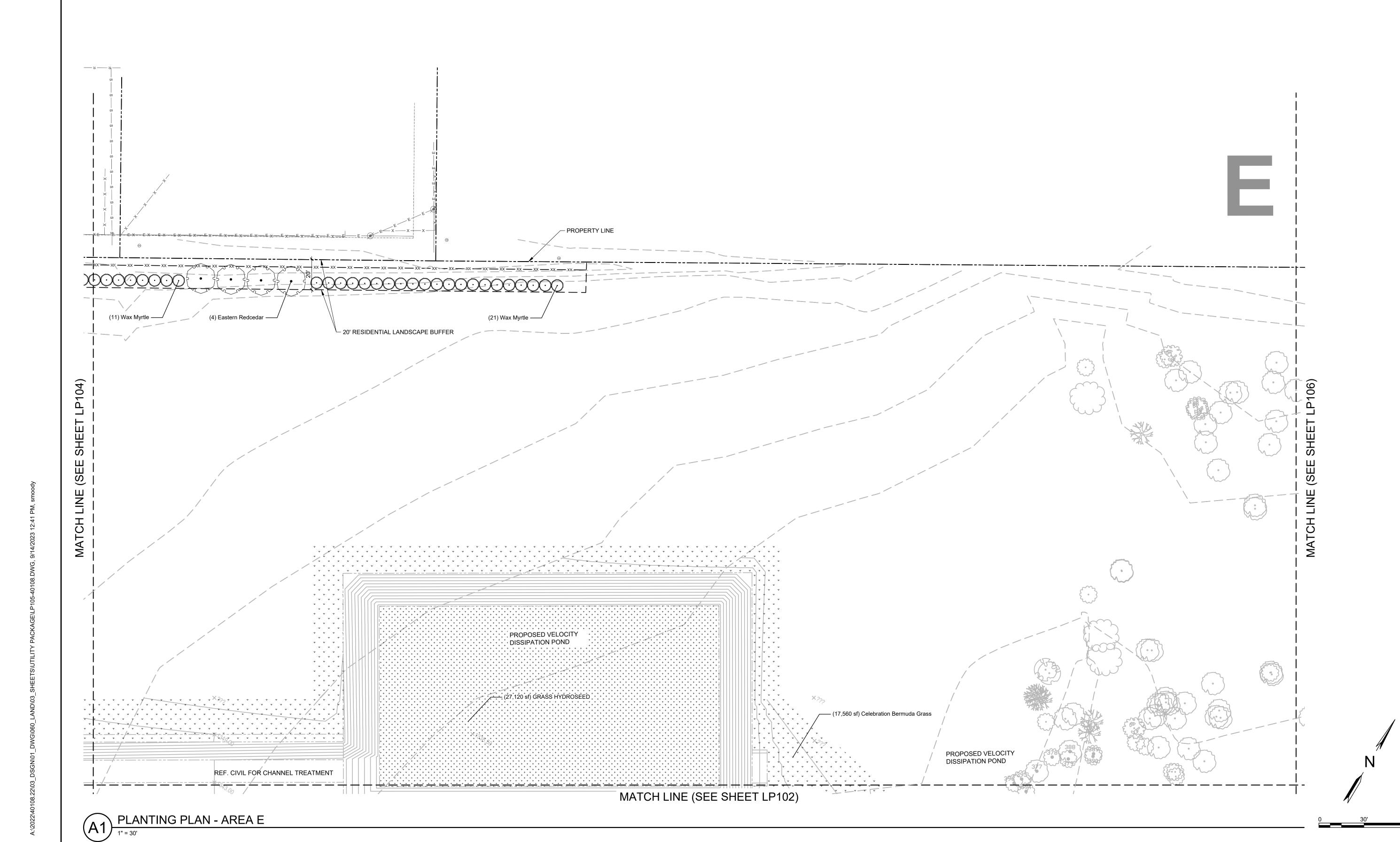


A. REFER TO SHEET LP107 FOR PLANTING NOTES AND SCHEDULES.
B. REFER TO SHEET LP100 FOR LANDSCAPE ORDINANCE CALCULATIONS.
C. REFER TO SHEET L-502 FOR PLANTING DETAILS.

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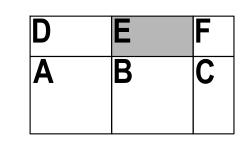
**EXISTING UTILITIES** CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.





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Planting Plan 'Area E'

**LP105** 

**EXISTING UTILITIES** 

A. REFER TO SHEET LP107 FOR PLANTING NOTES AND SCHEDULES.
B. REFER TO SHEET LP100 FOR LANDSCAPE ORDINANCE CALCULATIONS.
C. REFER TO SHEET L-502 FOR PLANTING DETAILS.

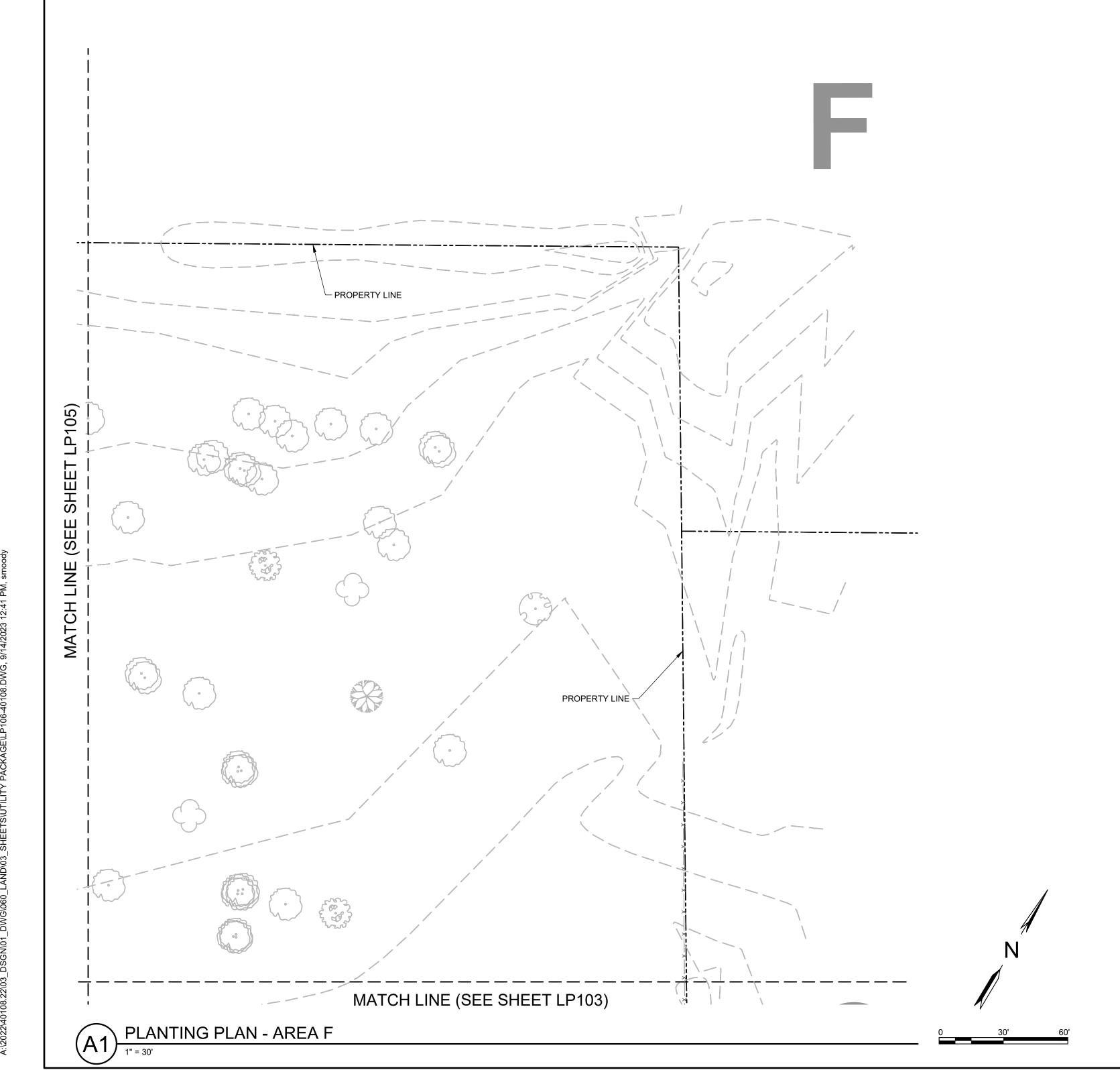


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CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES

IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.



Stephenville ISD

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1 08/25/2023 Development Plan Submittal # DATE DESCRIPTION

Planting Plan 'Area F'

**LP106** 

PLANTING GEN	ERAL NOTES	
, ., ., .,		

- A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF STEPHENVILLE STANDARDS.
- B. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT AND SPECIFICATIONS FOR REQUIREMENTS NOT LISTED HEREIN.
- C. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.D. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES
- SUFFICIENT TO COMPLETE THE PLANTING PLAN SHOWN ON ALL DRAWINGS. PLANT COUNTS AND SQUARE FOOTAGES ARE PROVIDED AS A COURTESY ONLY.

  E. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE
- AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.

  F. IN THE CASE OF A DISCREPANCY BETWEEN THE CONTAINER SIZE CALLED OUT IN PLANT LIST AND THE CALIPER AND HEIGHT OF PLANT MATERIAL, THE SPECIFIED TREE MUST MEET THE CALIPER AND HEIGHT REQUIREMENTS SPECIFIED, EVEN IF THE LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS AT NO ADDITIONAL COST TO THE OWNER.
- G. ALL PLANTS TO BE GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND.
- H. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE PLANT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.

  I. LANDSCAPE CONTRACTOR SHALL LOCATE THE SOURCE OF AND SELECT ALL
- PLANTS FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.

  J. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO DELIVERY AT THE
- NURSERIES OR SUPPLIERS BY THE PROJECT LANDSCAPE ARCHITECT.

  K. AT THE OPTION OF THE LANDSCAPE ARCHITECT, PHOTOS OF ALL PLANT MATERIAL SHOWING CONTAINER SIZE, HEIGHT AND CALIPER CAN BE SUBMITTED FOR
- L. ALL PLANTS TAGGED AS APPROVED AT NURSERY OR SUPPLIER SHALL BEAR THE SAME TAG WHEN DELIVERED ON SITE.
   M. THE RIGHT TO REJECT PLANT MATERIALS DELIVERED TO THE SITE THAT DO NOT
- BEAR APPROVAL TAGS IS RESERVED BY THE PROJECT LANDSCAPE ARCHITECT.

  N. IN AREAS WHERE PAVING SUBGRADES AND BUILDING PADS EXTEND INTO PLANT
  BED AREAS, 6 INCH HOLES SHALL BE DRILLED EVERY 3 FEET AND FILLED WITH 1

INCH DIAMETER GRAVEL TO PROVIDE PERCOLATION AND DRAINAGE FOR THE

- PLANTING BED. HOLES SHALL BE DRILLED THROUGH IMPROVED SUBGRADES INTO EXISTING SITE SOILS BUT NO DEEPER THAN FOUR FEET.

  O. ALL PLANTING BEDS TO RECEIVE 2 INCHES OF BACK TO EARTH COMPOST PER SQUARE FOOT AND 1 POUND OF A 4(N):1(P):2(K) RATIO FERTILIZER PER 100 SQUARE
- FEET. BOTH MATERIALS SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 12 INCHES.

  P. ALL FINAL PLANTING BED GRADES IN AREAS WHERE ORGANIC AND/OR INORGANIC
- MULCH IS BEING APPLIED SHOULD BE 3 OR 4 INCHES BELOW ADJACENT HARD SURFACES ACCORDING TO MULCH DEPTH INDICATED ON PLANS.

  Q. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS
- COMPLETE AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.

  R. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE
- PLANT'S ORIGINAL GRADE BEFORE DIGGING OR AS ESTABLISHED IN CONTAINER.

  S. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS.
- T. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS.

  T. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR
- MORE OFTEN AS NEEDED DURING THE FIRST GROWING SEASON.

  U. ALL PLANTING BEDS SHALL RECEIVE ORGANIC AND/OR INORGANIC MULCH
- MATERIALS AS NOTED ON PLANS.

  V. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL

  BE STAKED FOR APPROVAL BY THE LANDSCAPE APCHITECT.
- BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
  W. THE CONTRACTOR SHALL PRUNE ALL BRANCHES 6 FEET ABOVE FINISH GRADE ON ALL DECIDUOUS TREES 12 FEET OR TALLER.
- X. AREAS TO BE FILLED WITH INORGANIC MULCHES WITH A DIAMETER LESS THAN 1/4 INCH IN SIZE SHALL BE COMPACTED TO 85% PROCTOR DENSITY BEFORE MULCH IS PLACED.
- Y. THE SITE SHALL BE FINE GRADED PRIOR TO ANY PLANT INSTILLATION. ANY AREAS DISTURBED BY PLANTING SHALL BE REGRADED AND SMOOTHED PRIOR TO GRASS PLANTING.
- Z. SOD SHALL BE USED AROUND DRAIN INLETS (5' BUFFER) AND IN AREAS WHERE THE SLOPE EXCEEDS 20% (1:5) UNLESS THE AREA IS A PLANTING BED.

# PLANT SCHEDULE PHASE 1

PLANT SCHE	DULE PHASE 1				
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	<u>HEIGHT</u>	CALIPER
	16	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	-	10-12 FT	3"
	6	PISTACIA CHINENSIS CHINESE PISTACHE	-	12-14 FT	3"
	19	QUERCUS RUBRA RED OAK	-	12-14 FT	3"
	18	ULMUS CRASSIFOLIA CEDAR ELM	-	12-14 FT	3"
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	<u>HEIGHT</u>	CALIPER
( · )	82	MYRICA CERIFERA WAX MYRTLE	15 GAL.	4-6 FT	
	8	UNGNADIA SPECIOSA MEXICAN BUCKEYE	15 GAL.	4-6 FT	
3 m	10	VITEX AGNUS-CASTUS CHASTE TREE	15 GAL.	4-6 FT	
GROUND COVERS	BOTANICAL / COMMON NAME	CONTAINER	<u>HEIGHT</u>	CALIPER	SPACING
+ + + + + + + + + + + + + + + + + + +	COMMON BERMUDA - AS SPECIFIED GRASS HYDROSEED	HYDROSEED			
	DECOMPOSED GRANITE 1/2" MINUS DG	4" DEPTH			
SOD/SEED	BOTANICAL / COMMON NAME	CONTAINER	<u>HEIGHT</u>	CALIPER	SPACING
* * * * * * * * * * * * * * * * * * *	CYNODON DACTYLON `CELEBRATION` CELEBRATION BERMUDA GRASS	SOLID SOD			

# PLANT SCHEDULE PHASE 2

	PLANT SCHE	EDULE PHASE 2				
	CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	<u>HEIGHT</u>	CALIPER
-	·	3	PISTACIA CHINENSIS CHINESE PISTACHE	-	12-14 FT	3"
		5	QUERCUS RUBRA RED OAK	-	12-14 FT	3"
		1	ULMUS CRASSIFOLIA CEDAR ELM	-	12-14 FT	3"
	ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	<u>HEIGHT</u>	CALIPER
		13	UNGNADIA SPECIOSA MEXICAN BUCKEYE	15 GAL.	4-6 FT	
A VOTO	n e	13	VITEX AGNUS-CASTUS CHASTE TREE	15 GAL.	4-6 FT	
	SOD/SEED	BOTANICAL / COMMON NAME	CONTAINER	<u>HEIGHT</u>	CALIPER	SPACING
	*	CYNODON DACTYLON `CELEBRATION` CELEBRATION BERMUDA GRASS	SOLID SOD			



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Honeybees & Yellowjackets

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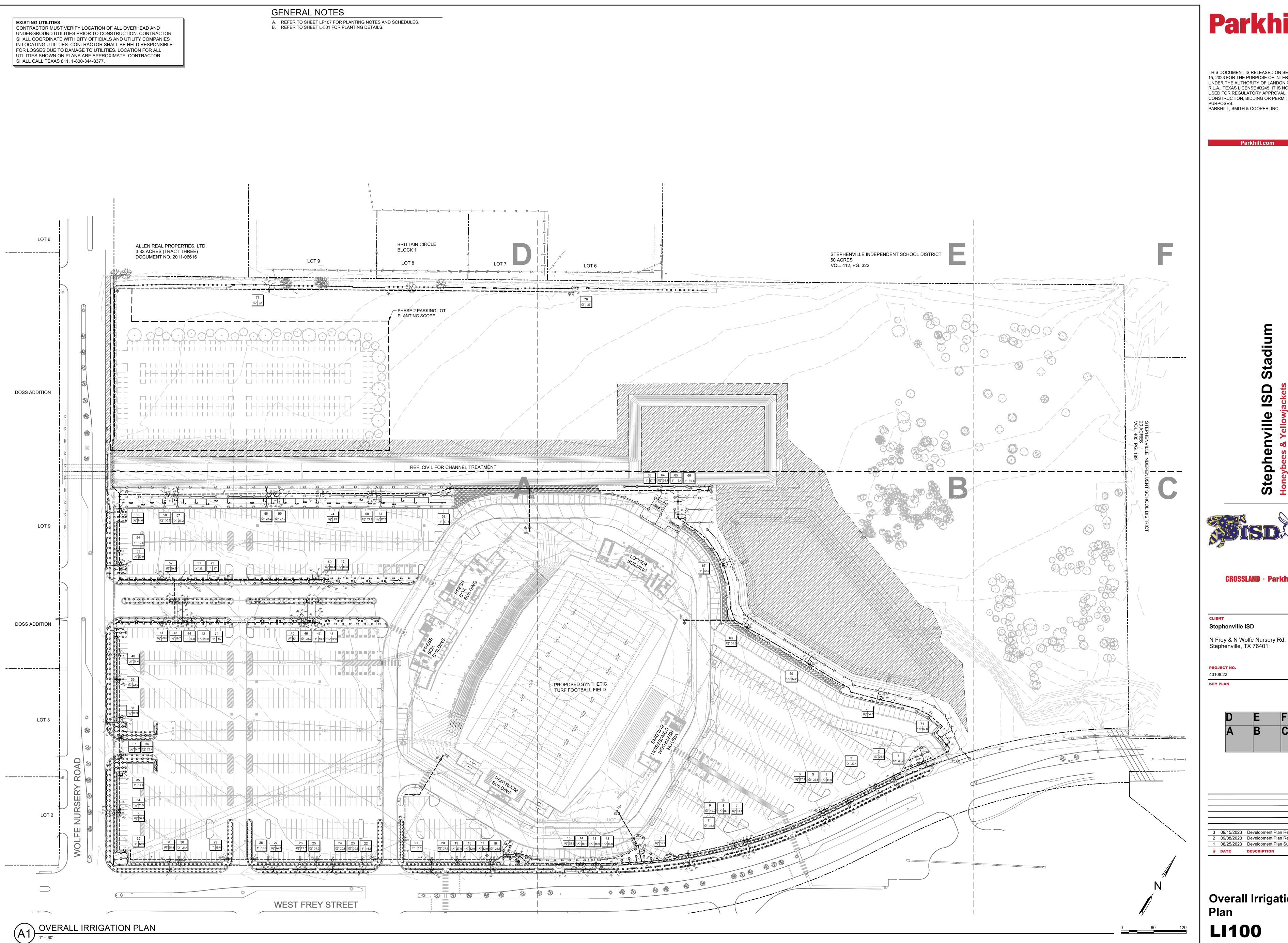
**PROJECT NO.** 40108.22

**KEY PLAN** 

3 09/15/2023 Development Plan Re-Submittal
2 09/08/2023 Development Plan Re-Submittal
1 08/25/2023 Development Plan Submittal

Planting Notes
And Schedules
LP107

# DATE DESCRIPTION



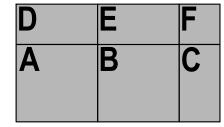
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**Overall Irrigation** Plan

**LI100** 

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N Frey & N Wolfe Nursery Rd. Stephenville, TX 76401

**PROJECT NO.** 40108.22

**KEY PLAN** 

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A B C

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1 08/25/2023 Development Plan Submittal
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Irrigation Plan 'Area A' LI101

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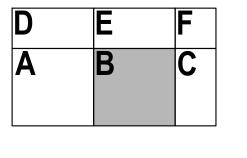
Stephenville ISD Stadiur Honeybees & Yellowjackets

CLIENT
Stephenville ISD

**CROSSLAND + Parkhill** 

N Frey & N Wolfe Nursery Rd. Stephenville, TX 76401

PROJECT NO. 40108.22 KEY PLAN



3 09/15/2023 Development Plan Re-Submittal
2 09/08/2023 Development Plan Re-Submittal
1 08/25/2023 Development Plan Submittal
# DATE DESCRIPTION

Irrigation Plan 'Area B' LI102

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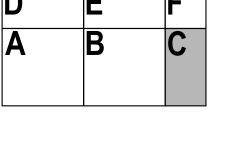
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N Frey & N Wolfe Nursery Rd. Stephenville, TX 76401

**KEY PLAN** 



3 09/15/2023 Development Plan Re-Submittal
2 09/08/2023 Development Plan Re-Submittal
1 08/25/2023 Development Plan Submittal # DATE DESCRIPTION

Irrigation Plan 'Area C'

48

- A. REFER TO SHEET LP107 FOR PLANTING NOTES AND SCHEDULES. B. REFER TO SHEET LP100 FOR LANDSCAPE ORDINANCE CALCULATIONS.
- C. REFER TO SHEET L-501 FOR PLANTING DETAILS.

# **KEY NOTES**

- AS INDICATED BY: (00) 1. COORDINATE SLEEVE INSTALLATION WITH PAVING POURS. SLEEVES SHALL BE TWO TIMES THE COMBINED DIAMETER OF THE LATERALS AND MAINLINES TO BE SLEEVED. LATERAL LINES SHALL BE SLEEVED SEPARATELY FROM MAINLINE. SLEEVES SHALL BE A MINIMUM OF 18" BELOW FINISH GRADE IN PARKING/DRIVE AREAS. SLEEVES SHALL EXTEND 18" PAST HARDSCAPE AND CURB EDGES.
- SLEEVE FOR CONTROL WIRE ONLY. 3. CONTROLLER IN PEDESTAL. PROVIDE ALL CONDUIT AND POWER REQUIRED FOR CONTROLLER OPERATION. REF. C1/L-503. 4. RAIN/FREEZE SENSOR MOUNTED TO CONTROLLER PEDESTAL. REF.
- B2/L-503. 5. 3" IRRIGATION METER. REF. CIVIL. SYSTEM DESIGN PRESSURE AT METER = 76.7 PSI.
- 6. TEMPORARY IRRIGATION AREA. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION FOR SOD OR HYDROSEED AREAS NOT RECEIVING PERMANENT IRRIGATION. TEMPORARY IRRIGATION SHALL REMAIN UNTIL
- FULL ESTABLISHMENT OF SOD/HYDROSEED IS OBTAINED AS SPECIFIED. 7. EXTEND MAINLINE ACROSS DRIVE AND CAP FOR FUTURE USE. EXTEND 2 WIRE IN SEPARATE CONDUIT ACROSS DRIVE AND INSTALL GROUNDING AT END OF WIRE RUN.

# **EXISTING UTILITIES**

CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.

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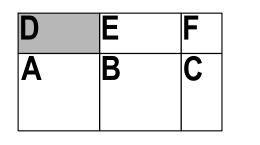
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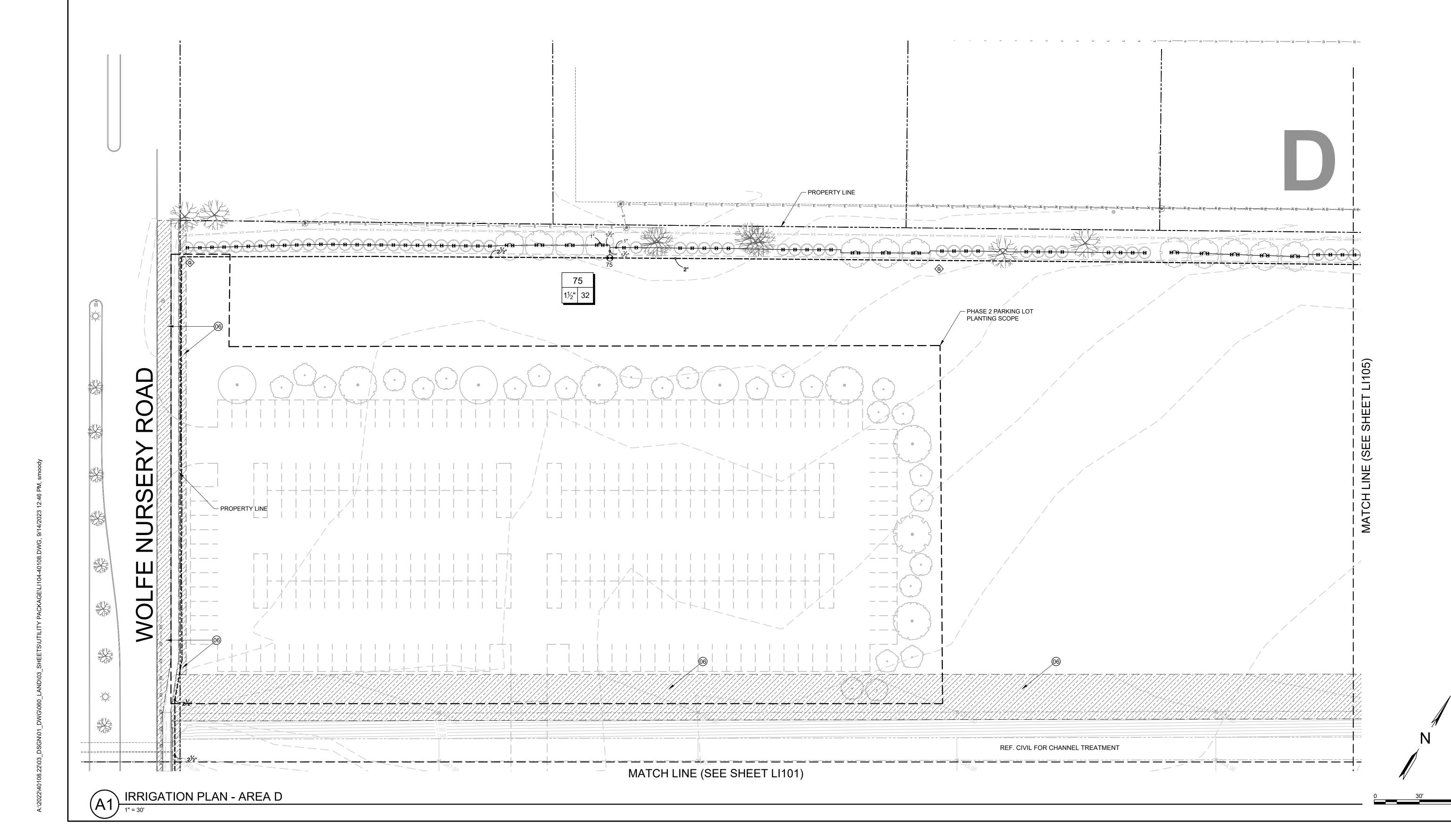
PROJECT NO.



1 08/25/2023 Development Plan Submittal # DATE DESCRIPTION

**Irrigation Plan** 'Area D'

LI104



1. COORDINATE SLEEVE INSTALLATION WITH PAVING POURS. SLEEVES SHALL

SEPARATELY FROM MAINLINE. SLEEVES SHALL BE A MINIMUM OF 18"

BELOW FINISH GRADE IN PARKING/DRIVE AREAS. SLEEVES SHALL EXTEND

3. CONTROLLER IN PEDESTAL. PROVIDE ALL CONDUIT AND POWER REQUIRED

5. 3" IRRIGATION METER. REF. CIVIL. SYSTEM DESIGN PRESSURE AT METER =

TEMPORARY IRRIGATION FOR SOD OR HYDROSEED AREAS NOT RECEIVING PERMANENT IRRIGATION. TEMPORARY IRRIGATION SHALL REMAIN UNTIL FULL ESTABLISHMENT OF SOD/HYDROSEED IS OBTAINED AS SPECIFIED. 7. EXTEND MAINLINE ACROSS DRIVE AND CAP FOR FUTURE USE. EXTEND 2 WIRE IN SEPARATE CONDUIT ACROSS DRIVE AND INSTALL GROUNDING AT

BE TWO TIMES THE COMBINED DIAMETER OF THE LATERALS AND

MAINLINES TO BE SLEEVED. LATERAL LINES SHALL BE SLEEVED

4. RAIN/FREEZE SENSOR MOUNTED TO CONTROLLER PEDESTAL. REF.

6. TEMPORARY IRRIGATION AREA. CONTRACTOR SHALL PROVIDE

CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR

18" PAST HARDSCAPE AND CURB EDGES.

FOR CONTROLLER OPERATION. REF. C1/L-503.

2. SLEEVE FOR CONTROL WIRE ONLY.

**KEY NOTES** 

AS INDICATED BY: (00)

B2/L-503.

76.7 PSI.

END OF WIRE RUN.

SHALL CALL TEXAS 811, 1-800-344-8377.

**EXISTING UTILITIES** 

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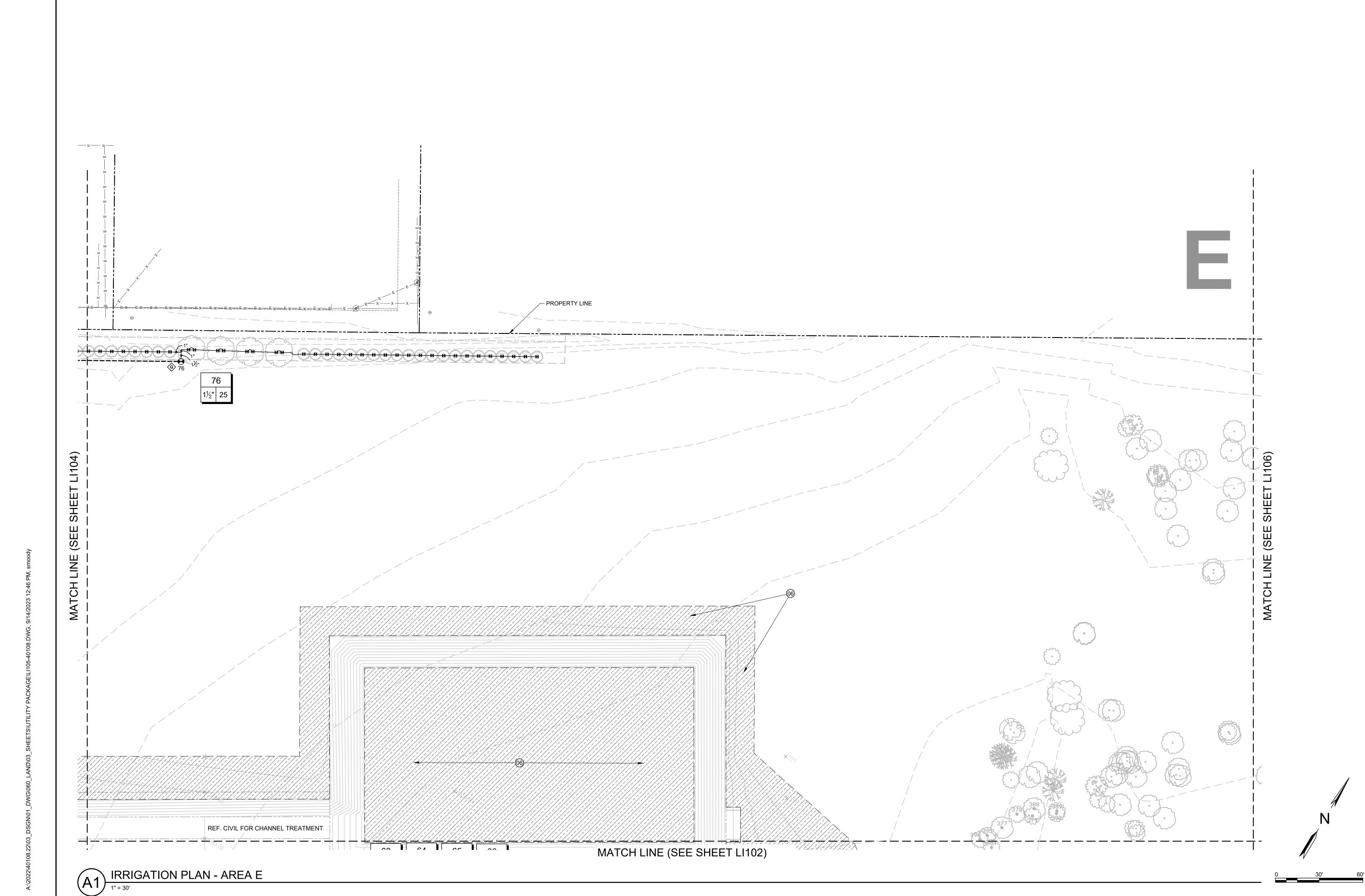
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1 08/25/2023 Development Plan Submittal

**Irrigation Plan** 'Area E'

# DATE DESCRIPTION LI105



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- B. REFER TO SHEET LP100 FOR LANDSCAPE ORDINANCE CALCULATIONS.C. REFER TO SHEET L-501 FOR PLANTING DETAILS.

# **KEY NOTES**

- AS INDICATED BY: (00) 1. COORDINATE SLEEVE INSTALLATION WITH PAVING POURS. SLEEVES SHALL BE TWO TIMES THE COMBINED DIAMETER OF THE LATERALS AND MAINLINES TO BE SLEEVED. LATERAL LINES SHALL BE SLEEVED SEPARATELY FROM MAINLINE. SLEEVES SHALL BE A MINIMUM OF 18" BELOW FINISH GRADE IN PARKING/DRIVE AREAS. SLEEVES SHALL EXTEND 18" PAST HARDSCAPE AND CURB EDGES.
  - 2. SLEEVE FOR CONTROL WIRE ONLY. 3. CONTROLLER IN PEDESTAL. PROVIDE ALL CONDUIT AND POWER REQUIRED FOR CONTROLLER OPERATION. REF. C1/L-503. 4. RAIN/FREEZE SENSOR MOUNTED TO CONTROLLER PEDESTAL. REF.
  - B2/L-503. 5. 3" IRRIGATION METER. REF. CIVIL. SYSTEM DESIGN PRESSURE AT METER =
  - 76.7 PSI. 6. TEMPORARY IRRIGATION AREA. CONTRACTOR SHALL PROVIDE
- TEMPORARY IRRIGATION FOR SOD OR HYDROSEED AREAS NOT RECEIVING PERMANENT IRRIGATION. TEMPORARY IRRIGATION SHALL REMAIN UNTIL FULL ESTABLISHMENT OF SOD/HYDROSEED IS OBTAINED AS SPECIFIED. 7. EXTEND MAINLINE ACROSS DRIVE AND CAP FOR FUTURE USE. EXTEND 2 WIRE IN SEPARATE CONDUIT ACROSS DRIVE AND INSTALL GROUNDING AT

# **EXISTING UTILITIES**

END OF WIRE RUN.

CONTRACTOR MUST VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH CITY OFFICIALS AND UTILITY COMPANIES IN LOCATING UTILITIES. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOSSES DUE TO DAMAGE TO UTILITIES. LOCATION FOR ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL TEXAS 811, 1-800-344-8377.

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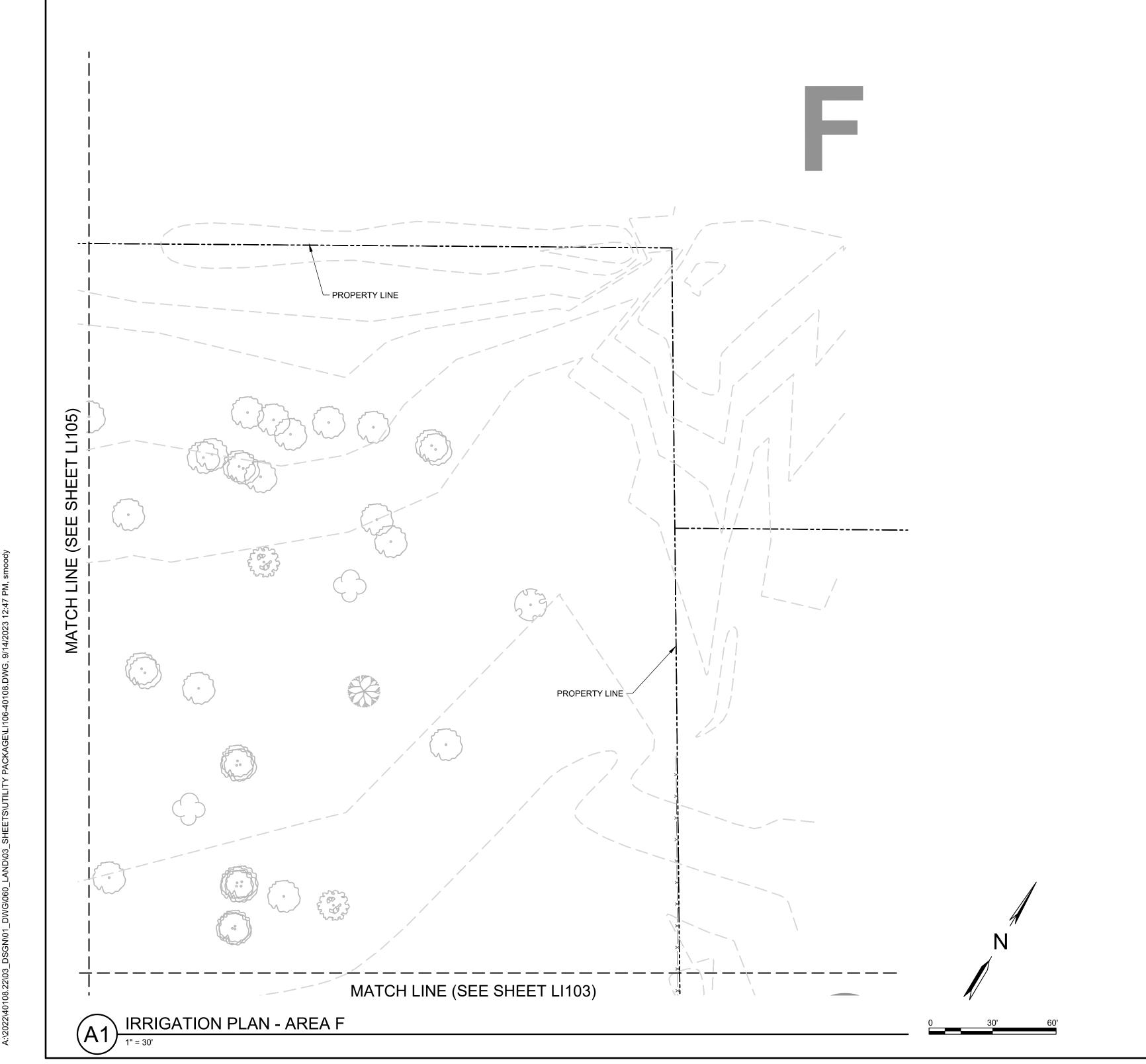
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**Irrigation Plan** 'Area F'

**LI106** 



CRITICAL ANALYSIS

Flow Available 225 GPM PRESSURE AVAILABLE 80 PSI Static Pressure at POC: 5.00 ft Elevation Change: Service Line Size: Length of Service Line: Pressure Available:

Water Meter Size:

**DESIGN ANALYSIS** Maximum Multi-valve Flow: 180 GPM 225 GPM 45 GPM Flow Available at POC: Residual Flow Available: **Critical Station:** Design Pressure: 30 PSI 2.92 PSI Friction Loss: 0.29 PSI

Fittings Loss: 0 PSI Elevation Loss: 3.75 PSI Loss through Valve: Pressure Req. at Critical Station: Loss for Fittings: Loss for Main Line: Loss for POC to Valve Elevation: 0 PSI Loss for Backflow: Loss for Master Valve: 2.2 PSI 7.23 PSI Loss for Water Meter:

Critical Station Pressure at POC: 76.7 PSI

Pressure Available:

Residual Pressure Available:

VALVE SCHEDULE

SIZE TYPE NUMBER MODEL GPM DESIGN PSI FRICTION LOSS VALVE LOSS PSI PSI POC PRECIP RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 38.23 1.72 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 34.6 63.3 29.41 0.96 3.62 3.64 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 29.41 0.81 3.62 34.4 63.1 3.54 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 3.55 34.93 0.9 34.4 62.8 1.86 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" 0.64 3.83 TURF SPRAY 22.49 34.5 62.6 3 62 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 27.68 1.06 3.67 34.7 62.9 3.85 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 31.14 1.58 3.59 35.2 62.6 3.84 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 38.06 1.61 3.52 35.1 62.5 3.54 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 1.32 1 87 in/h 40.19 34.8 62.1 RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 35.15 1.47 35.0 61.3 1.58 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 1.56 35.1 61.9 3.83 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 0.66 34.2 60.1 3.86 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" 2.12 3 53 35.7 61.3 36 59 TURF SPRAY 0.98 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 38.06 1.18 3.31 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 25.15 1.39 3.75 35.1 60.5 0.9 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 24.76 0.44 34.2 1.66 in/h 59.3 RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 32.87 1 48 35.1 60.3 3.9 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 32.87 1.56 35.1 60.5 3.87 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 27.04 0.49 34.2 60.0 1.92 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 27.68 0.59 3.67 34.3 60.4 3.61 in/h 0.22 RAIN BIRD PEB W/FD-101 DECODER TURF SPRAY 16.24 2.15 in/h 34.1 60.7 RAIN BIRD PEB W/FD-101 DECODER TURF SPRAY 15.78 0.43 34.3 61.1 1.66 in/h 0.29 3.39 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 20.76 3.88 34.2 61.1 RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 20.76 0.31 3.11 33.4 60.6 3.61 in/h TURF SPRAY 0.74 3.59 34.3 61.7 RAIN BIRD PEB W/FD-101 DECODER 1-1/2" 31.2 1.63 in/h RAIN BIRD PER W/FD-101 DECODER 1-1/2" TURF SPRAY 0.46 34.3 61.9 22.49 3 66 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 24.22 34.2 62.1 3.52 in/h RAIN BIRD PEB W/FD-101 DECODER TURF SPRAY 15.83 0.42 2.44 32.9 60.8 1.68 in/h TURF SPRAY 15.83 0.4 2.44 RAIN BIRD PEB W/FD-101 DECODER 32.8 61.1 1.68 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" 24.44 0.38 34.1 62.7 TURF SPRAY 1 62 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" 28.82 34.4 63.0 1.62 in/h RAIN BIRD PEB W/FD-101 DECODER 1" TURF SPRAY 12.94 0.45 2.12 32.6 61.6 1.72 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 36.77 0.78 3.53 34.3 63.6 1.74 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 20.54 0.26 3 88 34.2 63.4 1 66 in/h RAIN BIRD PEB W/FD-101 DECODER 1" 19.94 1.05 33.9 63.4 1.36 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 23.39 0.92 34.7 64.3 1.5 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 0.97 3.76 34.7 64.3 1.48 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" 1.34 3.53 37.32 34.9 64.6 1.53 in/h TURF SPRAY RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 22.88 0.32 3.81 34.1 1.7 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 24.45 0.93 3.77 34.7 64.6 1.52 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 29.57 1.8 35.4 65.5 0.95 in/h 35.8 65.9 TURF SPRAY 3.63 RAIN BIRD PEB W/FD-101 DECODER 1-1/2" 28.89 2.12 0.93 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 18.67 34.7 64.8 1.81 in/h TURF SPRAY 17.79 0.91 33.6 63.7 RAIN BIRD PEB W/FD-101 DECODER 1.75 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 33.14 2.3 35.9 66.5 0.92 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" 3.55 TURF SPRAY 34.96 1.99 35.5 66.2 0.96 in/h RAIN BIRD PEB W/FD-101 DECODER TURF SPRAY 19.66 1.39 35.3 66.0 1.69 in/h 1.82 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 22.05 1.14 35.0 65.9 RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 40.25 2.34 35.8 67.3 0.9 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 40.37 35.7 67.1 0.92 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 35.8 66.1 29.13 0 94 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" 29.46 35.4 65.5 0.95 in/h 0.91 RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF SPRAY 20.89 3.87 34.8 64.9 1.58 in/h 0.22 2.07 RAIN BIRD PEB W/FD-101 DECODER 1" TURF SPRAY 12.48 32.3 62.5 1.69 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" 24.62 0.74 3.76 34.5 64.6 TURF SPRAY 1 43 in/h 1.11 RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF ROTOR 30.69 3.59 39.7 69.8 0.72 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF ROTOR 27.2 0.78 3.68 39.5 69.5 0.67 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF ROTOR 0.78 3.68 39.5 69.3 0.65 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF ROTOR 27.2 0.8 3 68 39.5 69.3 0 64 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" 27.2 39.5 69.0 0.64 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF ROTOR 27.2 0.79 3.68 39.5 69.0 0.64 in/h RAIN BIRD PEB W/FD-101 DECODER TURF ROTOR 17.09 0.34 2.58 37.9 67.7 0.69 in/h 0.84 RAIN BIRD PEB W/FD-101 DECODER TURF ROTOR 17.69 2.65 38.5 68.6 0.69 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF ROTOR 26.72 0.77 39.5 69.6 0.77 in/h RAIN BIRD PEB W/FD-101 DECODER TURF ROTOR 13.36 0.75 39.7 69.8 0.64 in/h RAIN BIRD PEB W/FD-101 DECODER TURE ROTOR 13.84 1.61 40.5 71.0 0.63 in/h TURF ROTOR RAIN BIRD PEB W/FD-101 DECODER 1" 32.15 1.06 6.55 42.6 72.8 0.68 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF ROTOR 31.63 35 3.58 39.3 69.4 0.68 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF ROTOR RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF ROTOR 34.64 1.11 3.55 39.7 69.3 0.67 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" TURF ROTOR 32.84 1.54 3.57 40.1 69.3 0.62 in/h 1.51 RAIN BIRD PEB W/FD-101 DECODER 1" BUBBLER 3.9 35.4 65.7 1.9 in/h RAIN BIRD PEB W/FD-101 DECODER BUBBLER 2.45 3.9 36.4 66.7 1.96 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" BUBBLER 29 5.15 3.63 38.8 68.5 2.07 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" BUBBLER 4.62 3.58 38.2 75.1 1.92 in/h RAIN BIRD PEB W/FD-101 DECODER 1-1/2" 3.75 BUBBLER 3.21 37.0 76.7 1.95 in/h CAP FOR FUTURE USE CAP (AS INDICATED FOR FUTURE USE) 73.1 Unknown Unknown CAP FOR FUTURE USE CAP (AS INDICATED FOR FUTURE USE) 75.8 Unknown Unknown CAP FOR FUTURE USE CAP (AS INDICATED FOR FUTURE USE) 75.6 Unknown Unknown CAP FOR FUTURE USE CAP (AS INDICATED FOR FUTURE USE) 72.0 Unknown IRRIGATION - TCEQ GENERAL NOTES 1. THIS IRRIGATION SYSTEM HAS BEEN DESIGNED AND SHALL BE INSTALLED ACCORDING TO TEXAS ADMINISTRATIVE CODE, TITLE 30 - ENVIRONMENTAL

(TCEQ), CHAPTER 344 - LANDSCAPE IRRIGATION; THE FOLLOWING INFORMATION IS PROVIDED AS A COURTESY AND IS NOT A COMPLETE LIST OF TCEQ REQUIREMENTS. 2. THE MAXIMUM SPACING BETWEEN EMISSION DEVICES MUST NOT EXCEED

THE MANUFACTURER'S PUBLISHED RADIUS OR SPACING OF THE DEVICE. 3. NEW IRRIGATION SYSTEMS SHALL NOT UTILIZE ABOVE-GROUND SPRAY EMISSION DEVICES IN LANDSCAPES THAT ARE LESS THAN 48 INCHES NOT

QUALITY, PART 1 - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

INCLUDING THE IMPERVIOUS SURFACES IN EITHER LENGTH OR WIDTH AND WHICH CONTAIN IMPERVIOUS PEDESTRIAN OR VEHICULAR TRAFFIC SURFACES ALONG TWO OR MORE PERIMETERS. 4. EMISSION DEVICES MUST BE INSTALLED TO OPERATE AT THE MINIMUM AND

NOT ABOVE THE MAXIMUM SPRINKLER HEAD PRESSURE AS PUBLISHED BY THE MANUFACTURER FOR THE NOZZLE AND HEAD SPACING THAT IS USED. 5. IRRIGATION SYSTEMS SHALL NOT SPRAY WATER OVER SURFACES MADE OF CONCRETE, ASPHALT, BRICK, WOOD, STONES SET WITH MORTAR, OR

ANY OTHER IMPERVIOUS MATERIAL, SUCH AS, BUT NOT LIMITED TO, WALLS, FENCES, SIDEWALKS, STREETS, ETC. 6. ALL NEW IRRIGATION SYSTEMS THAT ARE INSTALLED USING PVC PIPE AND FITTINGS SHALL BE PRIMED WITH A COLORED PRIMER PRIOR TO APPLYING

THE PVC CEMENT. THE IRRIGATION SYSTEM MUST INCLUDE AN ISOLATION VALVE BETWEEN THE WATER METER AND THE BACKFLOW PREVENTION DEVICE.

WATER CONTAINED WITHIN THE PIPING OF AN IRRIGATION SYSTEM IS DEEMED TO BE NON-POTABLE. NO DRINKING OR DOMESTIC WATER USAGE, SUCH AS, BUT NOT LIMITED TO, FILLING SWIMMING POOLS OR DECORATIVE FOUNTAINS, SHALL BE CONNECTED TO AN IRRIGATION SYSTEM. 9. HOSE BIBS MUST BE INSTALLED USING A QUICK COUPLER KEY ON A QUICK

COUPLER INSTALLED IN A COVERED PURPLE VALVE BOX AND THE HOSE BIB AND ANY HOSES CONNECTED TO THE BIB MUST BE LABELED "NON-POTABLE, NOT SAFE FOR DRINKING." AN ISOLATION VALVE MUST BE INSTALLED UPSTREAM OF A QUICK COUPLER CONNECTING A HOSE BIB TO

10. A LICENSED IRRIGATOR OR A LICENSED IRRIGATION TECHNICIAN SHALL BE ON-SITE AT ALL TIMES WHILE THE LANDSCAPE IRRIGATION SYSTEM IS BEING INSTALLED. 11. UPON COMPLETION OF THE IRRIGATION SYSTEM, THE IRRIGATOR OR IRRIGATION TECHNICIAN WHO PROVIDED SUPERVISION FOR THE ON-SITE INSTALLATION SHALL BE REQUIRED TO COMPLETE FOUR ITEMS: (1) A FINAL "WALK THROUGH" WITH THE IRRIGATION SYSTEM'S OWNER OR THE OWNER'S REPRESENTATIVE TO EXPLAIN THE OPERATION OF THE SYSTEM;

(2) THE MAINTENANCE CHECKLIST ON WHICH THE IRRIGATOR OR IRRIGATION TECHNICIAN SHALL OBTAIN THE SIGNATURE OF THE IRRIGATION SYSTEM'S OWNER OR OWNER'S REPRESENTATIVE AND SHALL SIGN, DATE, AND SEAL THE CHECKLIST. (3) A PERMANENT STICKER WHICH CONTAINS THE IRRIGATOR'S NAME, LICENSE NUMBER, COMPANY NAME, TELEPHONE NUMBER AND THE DATES OF THE WARRANTY PERIOD SHALL BE AFFIXED TO EACH AUTOMATIC CONTROLLER INSTALLED BY THE IRRIGATOR OR IRRIGATION TECHNICIAN. (4) THE IRRIGATION PLAN INDICATING THE ACTUAL INSTALLATION OF THE SYSTEM MUST BE PROVIDED TO THE IRRIGATION SYSTEM'S OWNER OR OWNER

12. THE ITEMS ON THE MAINTENANCE CHECKLIST SHALL INCLUDE BUT ARE NOT LIMITED TO: (A) THE MANUFACTURER'S MANUAL FOR THE AUTOMATIC CONTROLLER, IF THE SYSTEM IS AUTOMATIC; (B) A SEASONAL (SPRING, SUMMER, FALL, WINTER) WATERING SCHEDULE BASED ON EITHER CURRENT/REAL TIME EVAPOTRANSPIRATION OR MONTHLY HISTORICAL REFERENCE EVAPOTRANSPIRATION (HISTORICAL ET) DATA, MONTHLY EFFECTIVE RAINFALL ESTIMATES, PLANT LANDSCAPE COEFFICIENT FACTORS, AND SITE FACTORS; (C) A LIST OF COMPONENTS, SUCH AS THE NOZZLE, OR PUMP FILTERS, AND OTHER SUCH COMPONENTS; THAT REQUIRE MAINTENANCE AND THE RECOMMENDED FREQUENCY FOR THE SERVICE; AND (D) THE STATEMENT, "THIS IRRIGATION SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS. ORDINANCES. RULES, REGULATIONS OR ORDERS. I HAVE TESTED THE SYSTEM AND DETERMINED THAT IT HAS BEEN INSTALLED ACCORDING TO THE IRRIGATION PLAN AND IS PROPERLY ADJUSTED FOR THE MOST EFFICIENT APPLICATION OF WATER AT THIS TIME."

13. THE IRRIGATOR SHALL PRESENT THE IRRIGATION SYSTEM'S OWNER OR OWNER'S REPRESENTATIVE WITH A WRITTEN WARRANTY COVERING MATERIALS AND LABOR FURNISHED IN THE NEW INSTALLATION OF THE IRRIGATION SYSTEM. THE IRRIGATOR SHALL BE RESPONSIBLE FOR ADHERING TO TERMS OF THE WARRANTY. IF THE IRRIGATOR'S WARRANTY IS LESS THAN THE MANUFACTURER'S WARRANTY FOR THE SYSTEM COMPONENTS, THEN THE IRRIGATOR SHALL PROVIDE THE IRRIGATION SYSTEM'S OWNER OR THE OWNER'S REPRESENTATIVE WITH APPLICABLE INFORMATION REGARDING THE MANUFACTURER'S WARRANTY PERIOD. THE WARRANTY MUST INCLUDE THE IRRIGATOR'S SEAL, SIGNATURE, AND DATE. WRITTEN WARRANTY ON NEW IRRIGATION SYSTEMS MUST SPECIFY THE IRRIGATOR'S NAME, BUSINESS ADDRESS, AND BUSINESS TELEPHONE NUMBER(S), MUST CONTAIN THE SIGNATURE OF THE IRRIGATION SYSTEM'S OWNER OR OWNER'S REPRESENTATIVE CONFIRMING RECEIPT OF THE WARRANTY AND MUST INCLUDE THE STATEMENT: "IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), MC-178, P.O. BOX 130897, AUSTIN, TEXAS 78711-3087. TCEQ'S WEBSITE IS: WWW.TCEQ.STATE.TX.US.

14. ON ALL MAINTENANCE, ALTERATIONS, REPAIRS, OR SERVICE TO EXISTING IRRIGATION SYSTEMS, AN IRRIGATOR SHALL PRESENT THE IRRIGATION SYSTEM'S OWNER OR OWNER'S REPRESENTATIVE A WRITTEN DOCUMENT THAT IDENTIFIES THE MATERIALS FURNISHED IN THE MAINTENANCE, ALTERATION, REPAIR, OR SERVICE AND ALL APPLICABLE WARRANTIES.

**IRRIGATION - GENERAL NOTES** 

A. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO INITIATING WORK

B. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE OR INTERRUPTION IN SERVICE CAUSED BY HIS EXCAVATIONS AND/OR WORK.

C. IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCOMPLISHING FULL COVERAGE IN ALL AREAS WITH SPECIFIED EQUIPMENT. ANY DISCREPANCIES IN THE PLAN SHOULD BE BROUGHT

TO THE LANDSCAPE ARCHITECT'S ATTENTION BEFORE BID. D. WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION OF PIPING AND DRIP EMITTERS THE IRRIGATION SHALL BE ADJUSTED AND/OR RELOCATED AS

NECESSARY TO OBTAIN FULL COVERAGE WITH MINIMAL OVERSPRAY INTO NON-LANDSCAPE AREAS OR ONTO HARD CONSTRUCTION. . ALL FITTINGS AND NECESSARY EQUIPMENT REQUIRED TO MAKE THIS IRRIGATION SYSTEM OPERATE PROPERLY AND TO COMPLY WITH LOCAL AND STATE CODES ARE INCIDENTAL TO THESE PLANS AND ARE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO CONSTRUCT PROPOSED IRRIGATION SYSTEM IN

ACCORDANCE WITH PLANS, WRITTEN SPECIFICATIONS, AND DETAILS. THIS IRRIGATION SYSTEM WAS DESIGNED FOR A MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY ACTUAL PSI AND DELIVER RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. IN THE EVENT THE ACTUAL PSI IS LESS THAN WHAT IS SPECIFIED ON THE PLANS THE CONTRACTOR SHALL RECEIVE DIRECTION FROM THE LANDSCAPE ARCHITECT REGARDING DESIGN MODIFICATIONS IF NECESSARY.

G. CONTRACTOR WILL BE HELD LIABLE FOR GAINING ACCESS UNDER ALL PAVEMENTS. IF SLEEVES ARE INDICATED ON THE PLANS THEY SHOULD BE VERIFIED FOR ACCESSIBILITY AND PASSIBILITY BEFORE BID IS MADE, IF NOT, THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF SLEEVE PIPING WITH ALL TRADES TO INSURE THAT SLEEVES ARE INSTALLED PROPERLY PRIOR TO INSTALLATION OF CURB AND GUTTER, ASPHALT PAVING, SIDEWALKS, CONCRETE PADS, ETC.

H. THE CONTRACTOR SHALL LOCATE AND VERIFY WATER SUPPLY TO WHICH THE IRRIGATION SYSTEM WILL CONNECT. ALL EQUIPMENT AND INSTALLATION METHODS SHALL COMPLY WITH ALL LOCAL, REGIONAL, STATE, AND FEDERAL GUIDELINES.

THIS IRRIGATION SYSTEM HAS BEEN DESIGNED FOR THE USE OF WATER THAT IS POTABLE

J. CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS AND METERS REQUIRED FOR THE FULL IMPLEMENTATION OF THE SYSTEM. K. THE CONTRACTOR SHALL COORDINATE WATER "TAP-IN" LOCATIONS AND

CONTROLLER CONNECTIONS WITH THE OWNER'S AGENT PRIOR TO INSTALLATION.

L. ALL VALVES SHALL BE LOCATED IN PLANTING AREAS WHERE SHOWN AND ALL PIPING SHALL BE INSTALLED PRIOR TO LANDSCAPE PLANTING WORK.

M. NO TEES, ELLS, OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. N. CONTRACTOR SHALL SIZE VALVE BOXES TO HOUSE ENTIRE IRRIGATION ASSEMBLIES AS SHOWN. VALVE BOX EXTENSIONS AS MANUFACTURED BY THE VALVE BOX SUPPLIER SHALL BE INSTALLED TO MAINTAIN THE VALVE BOX COVER FLUSH WITH THE FINISHED GRADE AND THE VALVE BOX BASE A MINIMUM OF 2

INCHES BELOW THE BOTTOM OF ANY IRRIGATION ASSEMBLY. PIPE SIZES SHOWN AT POINTS OF CONNECTION AND WHERE CHANGES IN PIPE SIZE OCCUR. ALL PIPES SHALL BE THE SIZE OF THE LAST PRECEDING SIZE CALLED OUT UPSTREAM OF EACH SECTION OF PIPE UNLESS OTHERWISE NOTED. LATERAL LINES WITH FLOW OF 10 GPM OR LESS SHALL BE SIZE 3/4".

CONTROLLER & VALVE BOX FOR REMOTE CONTROL VALVE. WIRES MUST BE CONTINUOUS FROM CONTROLLER TO REMOTE CONTROL VALVE WITHOUT SPLICING. R. CONTRACTOR TO FLUSH ALL LINES PRIOR TO INSTALLING HEADS AND EMITTERS.

Q. SPLICING OF REMOTE CONTROL VALVE WIRES IS NOT ALLOWED BETWEEN

EACH CONTROLLER WILL HAVE AN INDEPENDENT COMMON WIRE.

S. ALL TRENCH BACKFILL SHALL BE CLEAN MATERIAL FROM EXCAVATION BACKFILL. TRENCH IS TO BE EVEN WITH EXISTING GRADES AFTER COMPACTION. T. TRENCH BACKFILL MATERIAL SHALL BE WATER SETTLED AND COMPACTED.

U. ALL REMOTE CONTROL VALVE WIRES NEED TO BE LABELED AT VALVE W/ WEATHER (WATER) PROOF LABELS AND AT CONTROLLER WITH CORRESPONDING

V. CONTRACTOR SHALL PLACE ALL SPRAY AND ROTARY HEADS AT LEAST 4" INSIDE FROM ANY CURBING, SIDEWALK, FENCING, OR BUILDING. W. COORDINATE BACKFLOW PREVENTION ASSEMBLY TEST AS PER LOCAL

REGULATIONS. X. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION FOR ALL PLANT MATERIAL AND TREES TO REMAIN DURING THE CONSTRUCTION DURATION WITHIN LIMITS OF CONSTRUCTION.

Y. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONES OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

THIS DOCUMENT IS RELEASED ON SEPTEMBER 15, 2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LANDON G. BELL, R.L.A., TEXAS LICENSE #3245. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT

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PARKHILL, SMITH & COOPER, INC.



CROSSLAND + Parkhill

CLIENT

Stephenville ISD N Frey & N Wolfe Nursery Rd. Stephenville, TX 76401

PROJECT NO. 40108.22

**KEY PLAN** 

3 09/15/2023 Development Plan Re-Submitta 2 09/08/2023 Development Plan Re-Submitta 1 08/25/2023 Development Plan Submittal # DATE DESCRIPTION

**Irrigation Notes And Schedules** 

**LI107** 

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**CROSSLAND + Parkhill** 

CLIENT Stephenville ISD

N Frey & N Wolfe Nursery Rd. Stephenville, TX 76401

PROJECT NO. 40108.22

**KEY PLAN** 

√ 1/8" W x 1 3/4"Ø FORMED SLOT AT EACH POST — FENCE POST — S = POST SPACING SEE CHART PLAN VIEW 1." \_ TOP OF CONC **EDGING** 

SECTION 'A'

8'\_ORNA\_FENC\_01.dwg

- COMPACTED SUBGRADE

Landscape

**Details** L-501

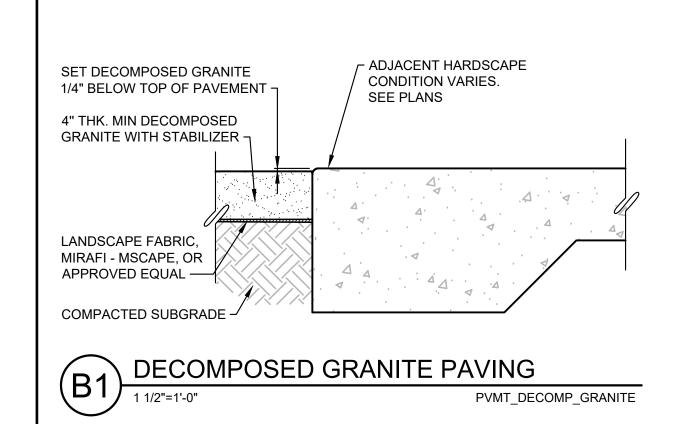
3 09/15/2023 Development Plan Re-Submittal 2 09/08/2023 Development Plan Re-Submittal 1 08/25/2023 Development Plan Submittal

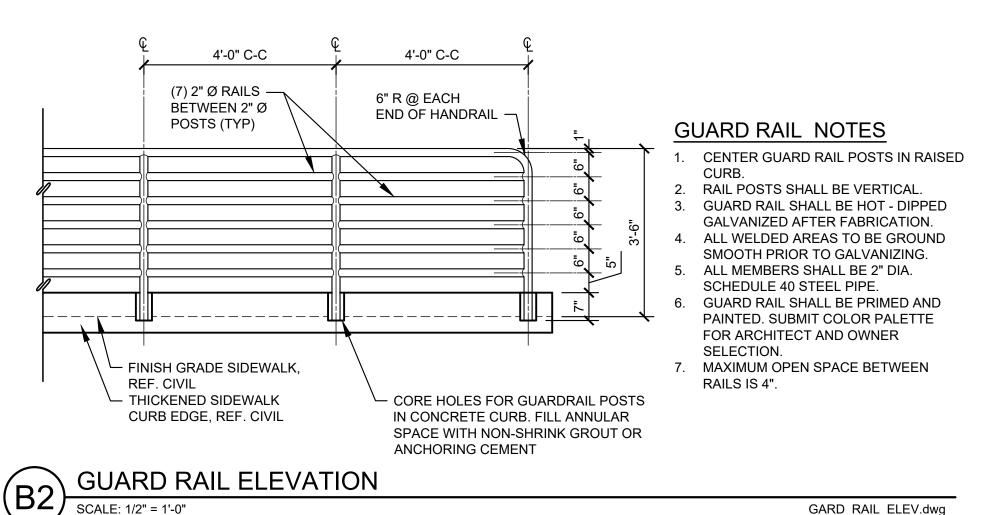
53

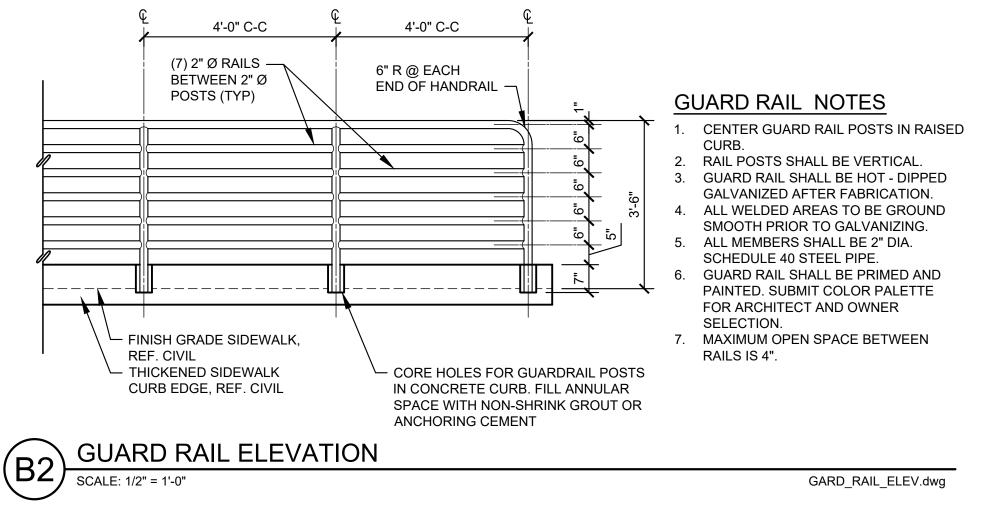
# DATE DESCRIPTION

 INSTALL 1/2" DOWELED EXP JT @ 50' OC
 12" OPENINGS CENTERED BETWEEN POSTS TO ALLOW DRAINAGE CONCRETE EDGING UNDER FENCE

3/4"=1'-0" AS SPEC'D **ELEVATION** L\_CONC\_EDGE\_UNDER\_FENCE FN\_CH\_LINK\_CHART







TERMINAL/ END POST —	TOP RAIL
- PLANS	LINE POST  TRUSS ROD  AT ALL END  POSTS
4' OR 6' REF.	MIDDLE RAIL ON 8' HT AND ABOVE
	FINISH GRADE
BOTTOM RAIL INSTALL MOW EDGE WHERE INDICATED ON PLANS S	
END POST	LINE POST

CHAIN LINK FENCE (TYP)

(A1) CHAIN

Ch	HAIN LINK F	FENCE DA	TA (TYPE I	- ASTM F1	083-06 REC	GRADE P	IPE)
H = FENCE HEIGHT	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	10'-0"	12'-0"
END/TERMINAL/GATE POST SIZE	2 3/8" OD SCH 40	2 3/8" OD SCH 40	2 3/8" OD SCH 40	2 7/8" OD SCH 40	4" OD SCH 40	4" OD SCH 40	4" OD SCH 40
LINE POST SIZE	1 7/8" OD SCH 40	1 7/8" OD SCH 40	1 7/8" OD SCH 40	2 3/8" OD SCH 40	2 7/8" OD SCH 40	2 7/8" OD SCH 40	4" OD SCH 40
TOP AND BOTTOM RAIL	1 5/8" OD SCH 40						
MIDDLE RAIL	N/A	N/A	N/A	N/A	1 5/8" OD SCH 40	1 5/8" OD SCH 40	1 5/8" OD SCH 40
GATE FRAME	2 3/8" OD SCH 40						
D = FOOTING DEPTH	3'-6"	3'-6"	3'-6"	4'-0"	5'-6"	5'-6"	5'-6"
F = FOOTING DIAMETER	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
S = POST SPACING	10'-0" MAX OR AS SPEC'D						
MESH SIZE	2"	2"	2"	2"	2"	1-3/4"	1-3/4"
FABRIC GAUGE	9	9	9	9	9	9	9

(A2) CHAIN LINK FENCE SIZING CHARTS

NOTE:
ORNAMENTAL IRON FENCE TO BE
8' MONTAGE II, MAJESTIC 3 RAIL
AS MANUFACTURED BY:

AMERISTAR ( www.ameristarfence.com )

2" x 3" x 3/16" TUBULAR STEEL RAIL

1" x 1" x 1/8" TUBULAR — STEEL BARS, @ 4" OC (TYP)

(4)~#3 HORIZ TIES, — @ 4" OC VERT, TOP

OF COLUMN (TYP)

POST (TYP)

**ELEVATION** 

(888) 333 - 3422, OR AN APPROVED EQUAL.

EQUAL SPACING MAXIMUM 10'-0"

4" x 4" x 1/4" TUBULAR STEEL POST W/ POST CAP (TYP)

6" CONCRETE MOW STRIP PER DET E4/L-501

ALL FENCE MEMBERS

PAINTED AS SPECIFIED.

1'-6"

**SECTION** 

8' ORNAMENTAL FENCE

1/2" = 1'-0"

1/4" PRE-MOLDED EXP JT

DRY BRUSH FINISH CONC

2 - #4 BARS CONT -

CONC FOOTING -

EDGING UNDER FENCING -

MAT'L OR WRAPPED 3 TIMES

w/ 15 LB ROOFING FELT ———

SHALL BE PRIMED AND

FENCE POST

/- PROVIDE TOOL JT

1" SLOPE FOR DRAINAGE AT FENCE POST, ALL SIDES

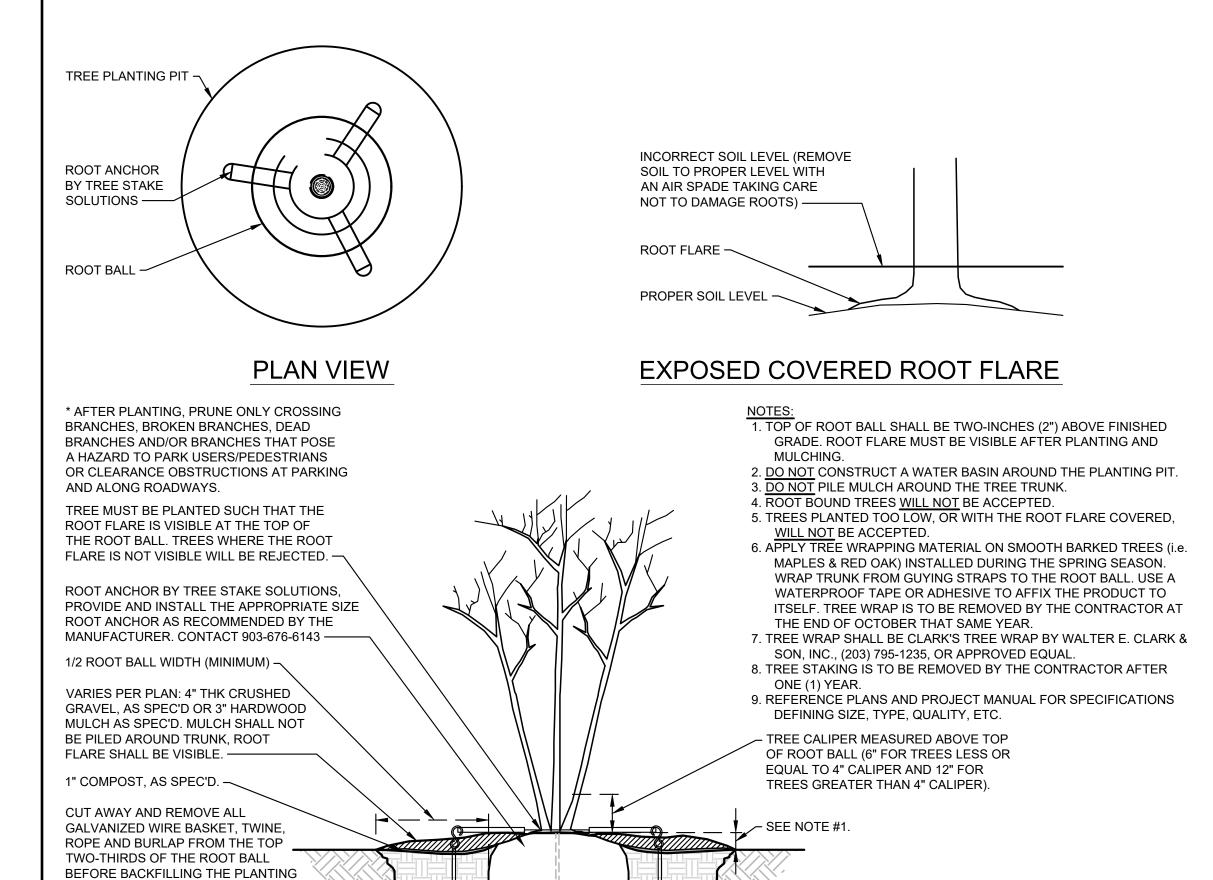
AT EACH POST

Stephenville, TX 76401

N Frey & N Wolfe Nursery Rd.

**KEY PLAN** 

Landscape **Details** L-502



PIT. ALL TWINE, ROPE AND BURLAP

MIX SOIL THOROUGHLY PRIOR TO

CONTACT WITH ROOT BALL. —

BACKFILL PLANTING PIT WITH NATIVE SOIL

BACKFILLING. SATURATE WITH WATER TO ELIMINATE VOIDS AND ENSURE FULL

SCARIFY BOTTOM AND SIDES OF PLANTING

THAN THE DEPTH OF THE ROOT BALL.

AND BURLAP FROM THE TOP TWO-THIRDS

OF THE ROOT BALL BEFORE BACKFILLING

AND BURLAP MUST BE BIODEGRADABLE. —

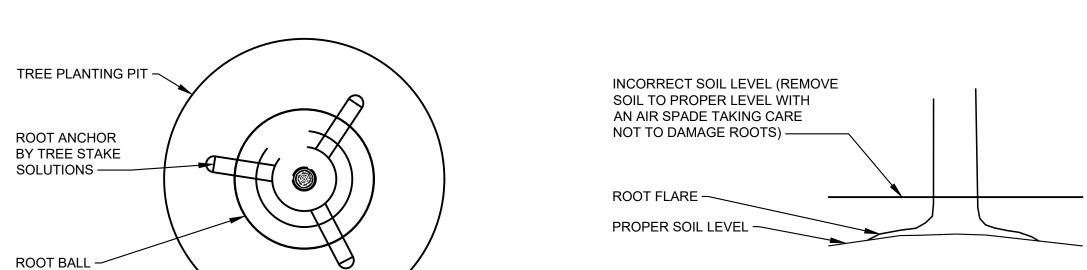
TREE PLANTING AND ANCHORING

THE PLANTING PIT. ALL TWINE, ROPE

MULTI-TRUNK TREE PLANTING AND STAKING

PIT. PLANTING PIT DEPTH TO BE 2" LESS

MUST BE BIODEGRADABLE.



- ROOT BALL TO BE PLACED ON UNDISTURBED SOIL. IF

ACHIEVE THE PROPER PLANTING DEPTH AND TAMP

THE SOIL TO COMPACT PRIOR TO PLANTING.

THE PLANTING PIT IS OVER-EXCAVATED, ADD FILL TO

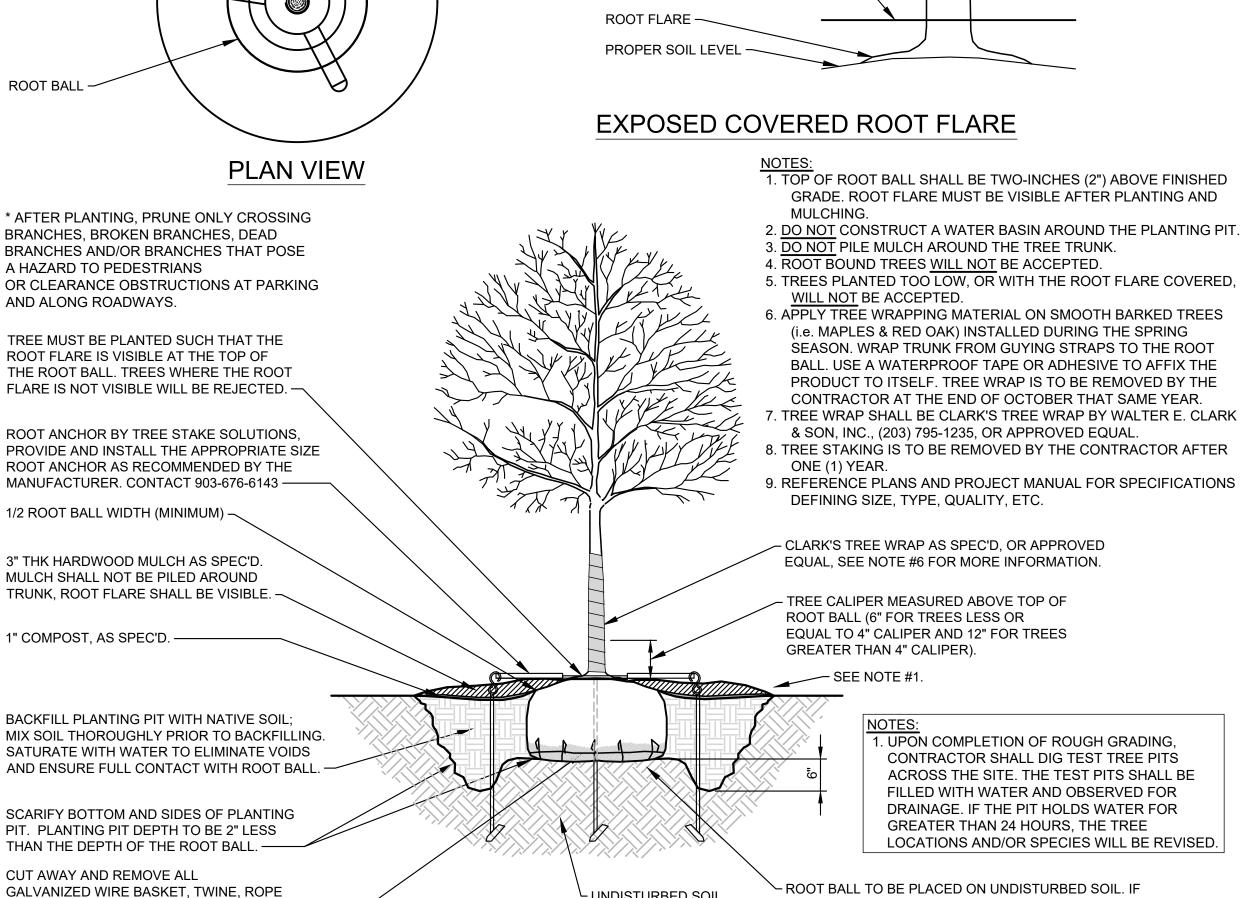
L PLANTING TREE MULTI-TRUNK 2

THE PLANTING PIT IS OVER-EXCAVATED, ADD FILL TO

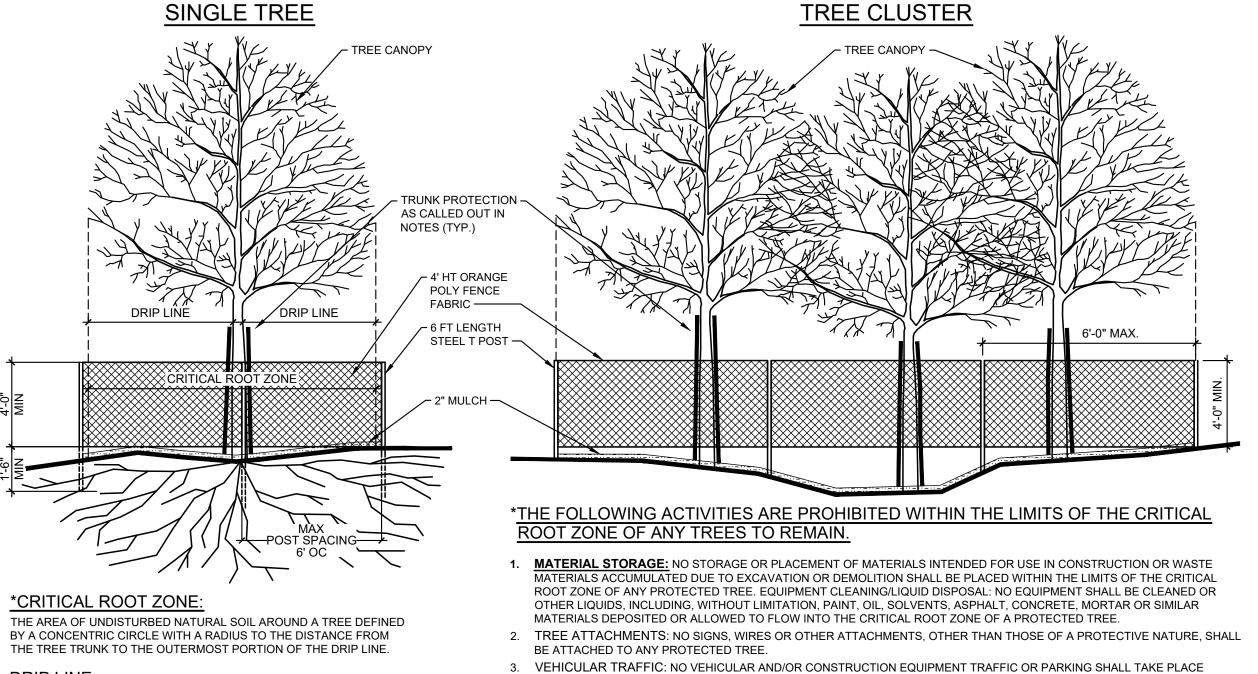
SOIL TO COMPACT PRIOR TO PLANTING.

ACHIEVE THE PROPER PLANTING DEPTH AND TAMP THE

L\_PLANTING\_TREE\_STANDARD



- UNDISTURBED SOIL



THE LIMITS OF THE CRITICAL ROOT ZONE.

COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

SUPERVISION OF AN ARBORIST.

A VERTICAL LINE RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF A TREE AND EXTENDING TO THE GROUND.

PROTECTIVE FENCING ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW

FENCING. OR OTHER SIMILAR FENCING AS SPECIFIED AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF SIX FOOT (6') INTERVALS BY APPROVED METHOD SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THIS FENCING SHALL BE OF A HIGHLY

COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND

REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION

B. THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND

INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT

PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE AREA FOR LUNCH OR ANY OTHER WORK BREAKS. PERMITTED ACTIVITY, IF ANY, WITHIN

THE TREE AND PLANT PROTECTION AREA MAYBE INDICATED ON THE DRAWINGS ALONG WITH ANY

PLANT PROTECTION ZONE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE

IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.

ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION

MATERIALS, DEBRIS, SILT, FUELS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S

TREE PROTECTION NOTES

A. THE CONTRACTOR SHALL PROTECT THE TREE AND PLANT PROTECTION ZONE AT ALL TIMES FROM C. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PART 8) AND BE PERFORMED UNDER

WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF

4. GRADE CHANGES: PAVING WITHIN THE DRIP LINE SHALL BE APPROVED PRIOR TO CONSTRUCTION BY THE OWNER'S

5. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED WITHIN

6. ROOT PRUNING: ALL ROOTS ONE INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR

OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING

MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY

TRUNK PROTECTION ONLY WHERE FENCE IS NOT CONSTRUCTIBLE: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A RING OF 8 FOOT LONG 2 INCH X 6 - INCH PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. REMOVE TRUNK PROTECTION UPON SUBSTANTIAL COMPLETION.

REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW. TREE TRENCHING AND TUNNELING RENCHING IN CRITICAL **ROOT ZONE IS NOT ALLOWED** LIMIT OF CRITICAL ROOT ZONE BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED TRUNK PROTECTION AS CALLED OUT IN NOTES IN THOSE CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF PROTECTED TREES. WHEN REQUIRED, THE LENGTH OF THE BORE SHALL BE HAND DIG, AIR SPADE, HYDRO THE WIDTH OF THE CRITICAL ROOT TRENCHING IS ALLOWED IN LIEU OF ZONE AT A MINIMUM AND SHALL BE A BORING UNDER THE DRIP LINE. MINIMUM DEPTH OF 48 INCHES. TUNNELING SAVES ROOTS TREE AND PLANT — PROTECTION ZONE ➤ 48" TO TOP OF PIPE

# TREE TRENCHING AND TUNNELING NOTES

A. IN THE EVENT THAT CONSTRUCTION ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA. NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING: IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNIFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.

B. WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN WOOD CHIPS AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITH OUT THE APPROVAL OF THE OWNERS REPRESENTATIVE. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOSE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.

TYPICAL TREE PROTECTION

PLANT DET 6 REV

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**CROSSLAND + Parkhill** 

Stephenville ISD

PROJECT NO.

40108.22

**KEY PLAN** 

Stephenville, TX 76401

N Frey & N Wolfe Nursery Rd.

# (4) BRICK (1 OF 4) (5) STANDARD VALVE BOX WITH COVER (6) FINISH GRADE 7) SEE FLOW SENSOR WIRING DETAIL FOR WIRING

1) RAIN BIRD UFS SERIES FLOW SENSOR

(2) 36" LENGTH OF COILED CONTROL WIRE

(3) 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

- (8) CONCENTRIC REDUCER
- (9) PVC CLOSE NIPPLE (1 OF 2) (1) PVC UNION (1 OF 2)
- MODEL SIZE K OFFSET FLOW RANGE UFS100 0.25 0.3 - 50 GPM| 1.70 | -0.316 | 0.5 - 110 GPM UFS200 | 2.849 | 0.1439 | 1.0 - 200 GPM

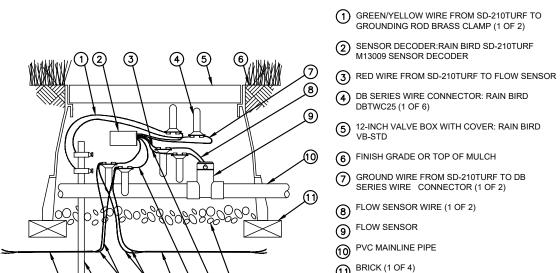
1. THE UFS CAN BE INSTALLED IN A VERTICAL POSITION WITH THE FLOW ARROW POINTING UPWARDS

2. THE UFS SIZE MUST BE EQUAL TO OR SMALLER THAN THE INCOMING PIPE SIZE.

3. THE UFS DOES NOT REQUIRE STRAIGHT PIPE BEFORE OR AFTER SENSOR PLACEMENT.

4. NO BRICKS REQUIRED FOR RAIN BIRD VB-SERIES VALVE BOXES ONLY.

**FLOW SENSOR** 



(7) GROUND WIRE FROM SD-210TURF TO DB SERIES WIRE CONNECTOR (1 OF 2)

FROM DECODER TO RELAY IS 450 FEET. (14 AWG) 2. PLACE 3-FEET OF EXTRA WIRE IN VALVE BOX FOR EASY SERVICING.

3. IN A SITE CONTROL DECODER SYSTEM A PULSE RANSMITTER (PT322) SHOULD BE INSTALLED BETWEEN
THE SENSOR DECODER AND THE FLOW SENSOR. THIS IS

(6) COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE 4. GROUNDING SHOULD BE TO 10 OHMS OR LESS.

> FLOW SENSOR WIRE (1 OF 2) FLOW SENSOR PVC MAINLINE PIPE (1) BRICK (1 OF 4) 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL BLACK WIRE FROM SD-210TURF TO FLOW SENSOR BLUE WIRE FROM SD-210TURF (1 OF 2) 15) TWO-WIRE CABLE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR ESP-LXD CONTROLLER)

(1) 30-INCH LINEAR LENGTH

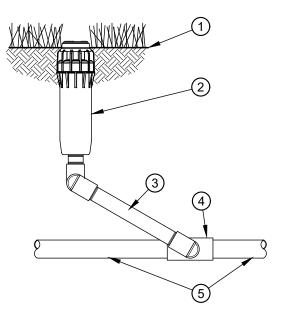
(2) WATER PROOF CONNECTION

OF WIRE, COILED

FLOW SENSOR DECODER

# 

(1) FINISH GRADE (2) SPRAY HEAD (3) SWING JOINT (4) PVC TEE (5) PVC LATERAL LINE

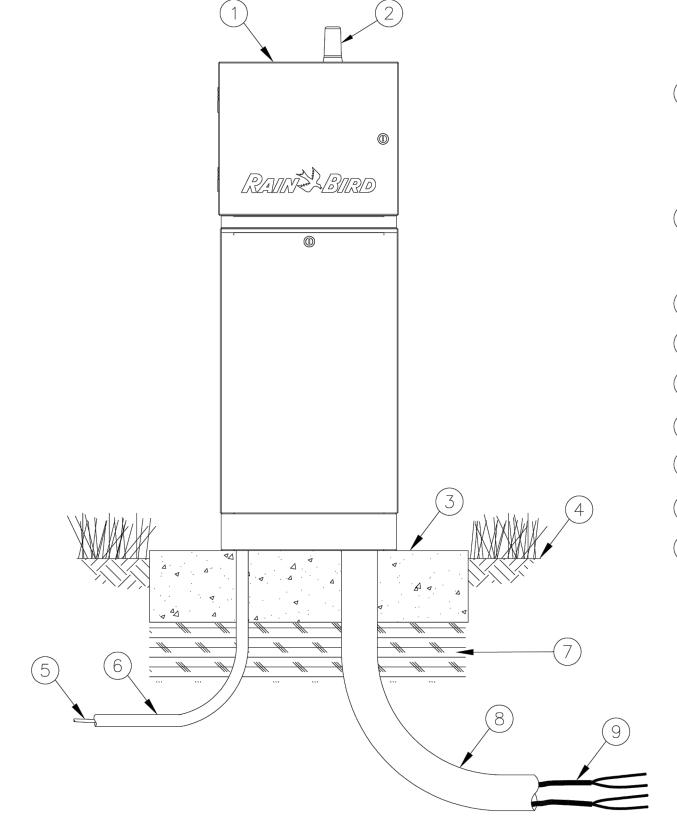


1) FINISH GRADE 2) ROTOR POP-UP HEAD (3) SWING JOINT 4) PVC SCH 40 TEE OR ELL 5 LATERAL PIPE

**Irrigation Details** 

**L-503** 

# DATE



(1) TWO-WIRE DECODER CONTROLLER: RAIN BIRD IQ ESP-LXD SATELLITE TWO-WIRE DECODER CONTROLLER WITH IQ NCC GPRS CARTRIDGE IN LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.

(2) CELLULAR ANTENNA: RAIN BIRD IQEXTANGP GPRS/CELLULAR EXTERNAL ANTENNA (FOR USE WITH LXMM METAL CABINET ONLY)

(3) CONCRETE PAD: 6-INCH MINIMUM THICKNESS

(4) FINISH GRADE

(5) POWER SUPPLY WIRE

(6) 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY

(7) COMPACTED SUBGRADE

(8) 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO WIRE CABLE

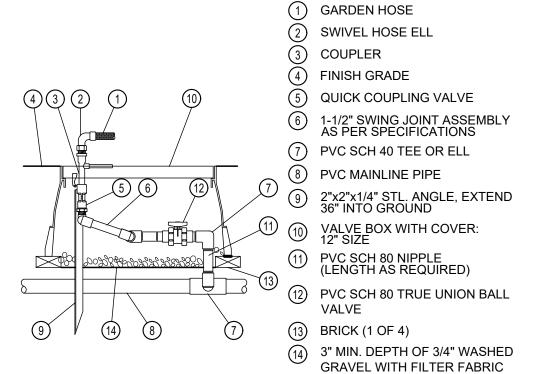
(9) MAXICABLE TWO-WIRE PATH TO DECODERS USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH

1. IQ ESP-LXD CONTROLLER COMES WITH 50 STATIONS AVAILABLE. TWO ADDITIONAL 75 STATION ESPLXD—SUM75 MODULES MAY BE ADDED TO EXPAND THE CONTROLLER UP TO 200 TOTAL STATIONS.

2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

3. OWNER IS RESPONSIBLE FOR PROVIDING CELLULAR SERVICE CAPABLE OF INTERFACING WITH NCC GPRS CARTRIDGE. INSTALL CONTROLLER IN A LOCATION TO MAXIMIZE ANTENNA RECEPTION. CONDUCT A SURVEY OF THE SITE TO ASSURE A VIABLE AND CONSISTENT CELLULAR CONNECTION BEFORE INSTALLING CONTROLLER.

PEDESTAL CONTROLLER



(1) HUBBELL HOT BOX,

FIBERGLASS, INSULATED. HEATED ENCLOSURE (INSTALL PER MFR'S

SPECIFICATIONS) ASSE

1060 CERTIFIED. SIZE

SHALL ACCOMODATE

② WILKINS 975XL REDUCED PRESSURE BACKFLOW

NIPPLE (LENGTH AS

(5) 4000 PSI CONCRETE PAD

W/ TOOLED EDGES

(3) FINISH GRADE

4) GALVANIZED

REQUIRED)

6 PVC PIPE SLEEVE

(7) SCH. 40 PVC MALE

9 MAINLINE

8 GALVANIZED ELBOW

SECTION

ASSEMBLY (INSTALL PER

MFR'S SPECIFICATIONS)

SPECIFIED BACKFLOW

(1) WALL MOUNTED WIRELESS RAIN/FREEZE SENSOR, SEE PLAN FOR LOCATION (2) ADJUSTABLE MOUNTING BRACKET MOUNTING (5) BUILDING

RAIN / FREEZE SENSOR

(3) STAINLESS STEEL SCREWS FOR (4) MOUNT TO BUILDING, MIN. 12' HEIGHT (6) ANTENNA MOUNT SENSOR VERTICALLY. AVOID PLACEMENT UNDER EVE

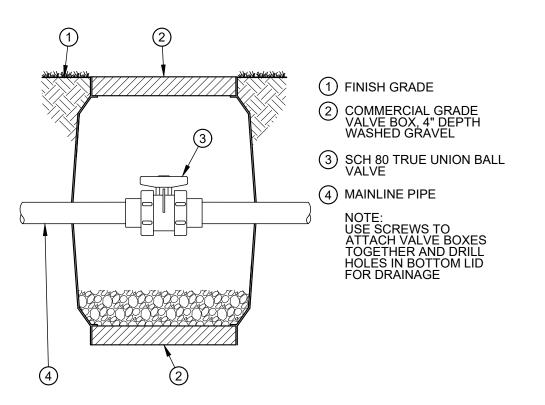
FOR LOCATIONS

OR TREE CANOPY, SEE PLAN

1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 450 FEET. 2. PLACE 3 FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR

TWO-WIRE CABLE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR ESP-LXD CONTROLLER)

**VALVE DECODER** 



\ ISO VALVE

 $(A2)^{\frac{150 \text{ VA}}{1-1/2"=1'-0"}}$ 

731261 9 2 5 8

 $(A3)^{\frac{1VIAS}{1''=1'-0''}}$ 

MASTER VALVE

TEFLON TAPE, TYP (3) SOLENOID 4) MANUAL BLEED LEVER (5) 3/4 INCH GRAVEL SUPPORT 6) 12" RECTANGULAR VALVE BOX WITH EXTENSIONS AS NECESSARY TO EXTEND BELOW VALVE ASSEMBLY A MIN. OF 3", TYP 7) EXPANSION COIL AND 3M DBY WATERPROOF CONNECTOR (8) LANDSCAPE FABRIC 9) BRICK SUPPORT (1 OF 4) (10) SCH. 80 TRUE UNION BALL (11) PVC MAINLINE PIPE (12) PVC LATERAL PIPE

1) REMOTE CONTROL VALVE

2) INSTALL THREADED

MALE ADAPTER WITH

1) BLUE WIRE FROM FIELD DECODER (1 OF 2)

RAIN BIRD FD-101TURF M13011 DECODER OR

WHITE WIRE FROM FIELD DECODER (1 OF 2)

RAIN BIRD DBTWC25 (1 OF 4)

12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD

(8) FINISH GRADE OR TOP OF MULCH

3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

9 BRICK (1 OF 4)

(10) PVC MAINLINE PIPE

(6) RAIN BIRD REMOTE CONTROL VALVE

SOLENOID WIRE (1 OF 2)

(2) FIELD DECODER:

(1 OF 2) REMOTE CONTROL VALVE VALVE BOX WITH COVER FINISH GRADE PVC SCH 80 NIPPLE (LENGTH AS REQUIRED) (8) BRICK (1 OF 4) PVC MAINLINE PIPE PVC SCH 40 TEE OR ELL ) SCH 80 NIPPLE (2 -INCH LENGTH, HIDDEN) AND SCH 40 ELL (12) PVC SCH 80 TRUE UNION BALL 13 16 15 14 12 11 10 9 13 PVC LATERAL PIPE (14) 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL (15) FILTER FABRIC FABRIC

(16) PVC SCH 80 TRUE UNION POP-UP SPRAY HEAD (A5) POP-UP SECTION

(A4) ZONE

YZONE VALVE

A6 ROTOR
3"=1'-0"

(A1) <sub>3/4"=1'-0"</sub>

3 09/15/2023 Development Plan Re-Submittal

1 08/25/2023 Development Plan Submittal

**DESCRIPTION** 

2 09/08/2023 Development Plan Re-Submittal

55

DELIVERING POWER AND COMMUNICATION SERVICE TO THE NEW BUILDING. B. REFER TO THE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES. PROVIDE THE

POLE EPA RATINGS SHALL BE FOR THE NUMBER OF FIXTURES SHOWN.

ANY EARTH WORK.

**KEY NOTES** 

- HANDHOLE

NUMBER OF FIXTURES AND ORIENTATION NOTED FOR POLE-MOUNTED FIXTURES.

C. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO

N. West Frey & N. Wolfe Nursery Rd. Stephenville, TX 76401

PROJECT NO.

- 09/13/2023 Permit and Bid Package # DATE DESCRIPTION

**Electrical Site** Plan E-100

SITE LIGHTING FIXTURE SCHEDULE MODEL MOUNTING INPUT WATTS VOLTAGE POLE TYPE DESCRIPTION DSX1 LED P7 40K 80CRI T5W OUBLE HEAD POLE MOUNTED PARKING LOT LUMINAIRE POLE 369 W RTS-25-5-9B MVOLT [FINISH]/ DM28AS WITH TYPE FIVE DISTRIBUTION WITH 25' POLE. DSX1 LED P6 40K 80CRI T5M DOUBLE HEAD POLE MOUNTED PARKING LOT LUMINAIRE d"series RTS-25-5-9B 331 W MVOLT [FINISH]/ DM28AS WITH TYPE FIVE DISTRIBUTION WITH 25' POLE. OSX1 LED P6 40K 80CRI T4M MVOL<sup>-</sup> SINGLE HEAD POLE MOUNTED PARKING LOT LUMINAIRE

RTS-25-5-9B

WITH TYPE FIVE DISTRIBUTION WITH 25' POLE.

208V

		SPORTS L	IGHT POLE FIX	TURE SCHEDULE	<u> </u>	
POLE ID	FIXTURE MANUFACTURER (SEE NOTE F)	LUMINAIRE TYPE	SOURCE	VOLTAGE/WATTAGE	MOUNTING HEIGHT	FIXTURE QTY.
F1-F2	MUSCO	TLC-LED-1500	LED 5700K 75 CRI	208V/1410W	120'	14
	MUSCO	TLC-LED-1500	LED 5700K 75 CRI	208V/1410W	120'	1
	MUSCO	TLC-RGBW	LED 5700K 75 CRI	208V/1410W	110'	3
F3-F4	MUSCO	TLC-LED-1500	LED 5700K 75 CRI	208V/1410W	130'	18
	MUSCO	TLC-LED-1500	LED 5700K 75 CRI	208V/1410W	130'	1
	MUSCO	TLC-RGBW	LED 5700K 75 CRI	208V/1410W	120'	3

POLE

165 W

A. REFER TO SPORTS LIGHTING MANUFACTURER FOR ADDITIONAL INFORMATION. CONFIRM ACTUAL LOADS BASED ON MANUFACTURERS SUBMITTED PRODUCT DATA, ADJUST

CIRCUITRY AS REQUIRED. B. COORDINATE EXACT CONTROL AND POWER REQUIREMENTS WITH SPORTS LIGHTING PROVIDER.

CONFIRM ACTUAL QUANTITY OF FIXTURES PER POLE, PER CONTROL ZONE WITH MANUFACTURERS SUBMITTED SHOP DRAWINGS.

D. REFER TO MANUFACTURER FOR POLE AND CONTROL BOX LOCATIONS. E. COORDINATE EXACT LOCATIONS WITH LIGHTING MANUFACTURER, ARCHITECT AND CIVIL UTILITIES.

F. SEE SPECIFICATIONS FOR OTHER APPROVED EQUALS AND MANUFACTURER APPROVED BY OWNER AND ENGINEER.

[FINISH]/ DM19AS

G. COORDINATE SPORTS LIGHTING POLE BASE REQUIREMENTS WITH SPORTS LIGHTING MANUFACTURER. H. CONTRACTOR TO COORDINATE WITH SPORTS LIGHTING PROVIDER TO PROVIDE ALL REQUIRED DEVICES AND ACCESSORIES (INCLUDING WIRELESS ANTENNA).

I. REFER TO SPORTS LIGHTING SPECIFICATIONS FOR MORE DETAILS.

MANUFACTURER

LITHONIA

LITHONIA

LITHONIA

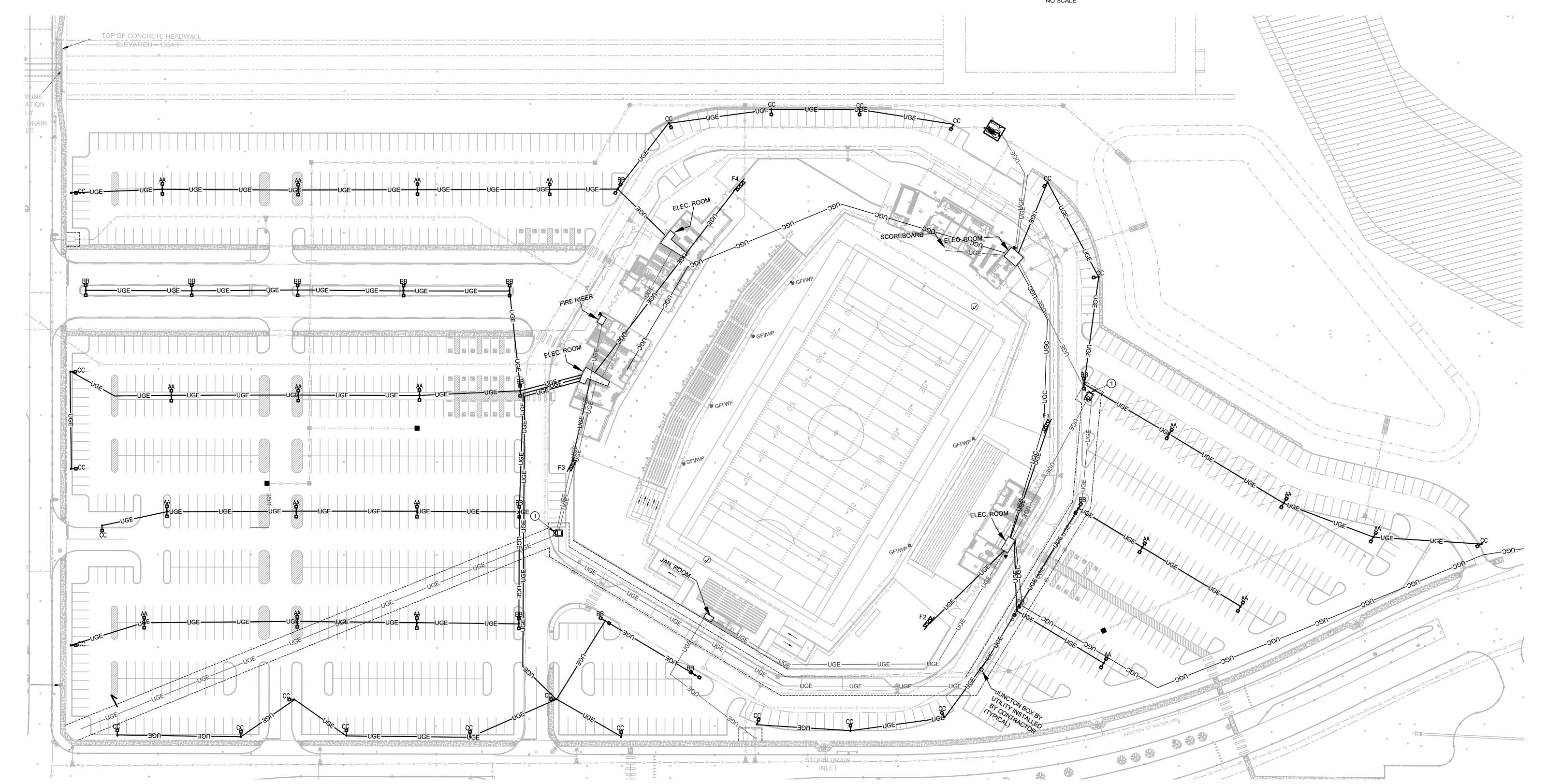
Number DSX1 LED Px 40K 80CRI T **D-Series Size 1** LED Area Luminaire Stephenville ISD Stadium DIC USTED NIGHTIME RIGHTIME RI Introduction The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life Width: The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstand-Height H2: ing photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours. **EXAMPLE:** DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD DSX1 LED P7/P6/P6 40K 80CRI T5W/T5M/T4M MVOLT xPA

1. NEW PAD MOUNT TRANSFORMER BY UTILITY PROVIDER (ONCOR). CONTRACTOR SHALL COORDINATE ASSOCIATED PAD REQUIREMENTS WITH UTILITY. - GROUND LUG METAL ANCHOR NUT COVER — 2. NEW UNDERGROUND SECONDARY SERVICE ENTRANCE. REFER TO RISER DIAGRAM FOR CONDUIT AND WIRE SIZES. LEVELING NUT AND WASHERS — /-- #8 BARE CU GROUND - ANCHOR BOLTS PVC CONDUIT - CONCRETE BASE - CONCRETE BASE 5/8" X 8' GROUND ROD — - ANCHOR BOLTS POLE BASE PLAN VIEW

> USE MANUFACTURER'S TEMPLATE TO POSITION ANCHOR BOLTS.

STUB CONDUIT 6" ABOVE FOOTING —

POLE BASE DETAIL NO SCALE



(A1) ELECTRICAL SITE PLAN

1"=30'-0"



THE INFORMATION INCLUDED ON THIS SHEET IS INCLUDED FOR REFERENCE PURPOSES ONLY. THE SEALING PROFESSIONAL FOR THIS CONSTRUCTION DRAWING SET TAKES NO OWNERSHIP OF THIS SHEET OR THE INFORMATION PROVIDED THEREON, BUT DOES AUTHORIZE IT TO BE PART OF THIS CONSTRUCTION DRAWING SET.

\$ 20 80 80 80 80 80 | Det to and as no but he has he had been as a second of the head of the he garan and a start by big to the tent \$1.50 by \$1. 62 MH: 627,75 16 17 15 15 15 16 16 17 17 17 17 18 15 16 17 18 18 18 01 01 01 01 02 04 06 08 13 18 22 162 20 18 26 16 16 16 8.1 8.1 8.1 8.2 8.5 8.8 10 12 15 10 20 20 19 27 15 14 2 81 85 81 82 82 83 86 89 14 14 14 15 17 18 18 12 b2 b2 b2 b2 SC b3 b4 b6 by 14 by 15 b5 b5 b5 15 1 12 1/2 to to to to to MiHi.27.516/20 10 10 10 10 15 /4 82 82 84 84 84 85 86 86 86 87 80 22 22 22 21 10 12/15 12 12 علم الما ولا ما ولا ولا ولا ما مل ولا وا وا وا ما ولا ولا وا وا ما ولا ولا ولا ولا ولا وا 61 b1 62 62 62 64 66 68 11 14 17 18 10 21 24 10 25 25 24 22 30 15 12 60 65 81 82 82 82 83 83 84 84 86 87 to 13 14 14 81 83 24 26 26 26 24 21 20 15 11 83 85 | 81 | 82 | 83 | 83 | 83 | 84 | 84 | 85 | 86 | 84 | 89 | 12 | 12 | 14 | 24 | 24 | 26 | 20 | 31 | 31 | 30 | 28 | 24 | 21 | 17 | 14 | 30 | 30 | 34 . The day the day day day day day day day day day tell the tell to the 20 24 26 28 day day the 20 2. Med: 27.5 20 1.6 12 1.5 \$\frac{1}{2}\$ \$\frac{1}{2} The has he had he The first tended of tended 12 14 14 14 14 14 14 14 13 13 13 12 11 16 16 16 16 16 16 17 16 16 17 17 18 18 18 18 14 13 12 11 13 16 16 16 16 27.5 is be to be t MAIN ENTRY DRIVE

\$\frac{\text{MAIN ENTRY DRIVE}}{\text{Driverson (Fe)}}\$\frac{\text{NE}}{27.5}\$\frac{\text{Driverson (Fe)}}{27.5}\$\frac{\text{Driverson (Fe \$\frac{1}{2}\$ \$\ to be to to be to to hi bi hi bi bi bo bo ho bo bo ho bo ho bo ho ho Manufacturer / Catalog Number to be be to be LITHONIA DSX1 LED P7 40K 80CRI T5W [VOLT] [MOUNT] [CONTROL to be the set as the set on the tot on the tot the the the the the the the the tot as the tot tot on the tot on LITHONIA DSX1 LED P6 40K 80CRI T5M [VOLT] [MOUNT] [CONTROL ba ka ki bi ki ki ki ki ki ki ki ki ka ka ka ka ka ka ka ka ba ba ba ba ba ba ka ba ka ka ka [FINISH]/ DM28AS @ 25FT LITHONIA DSX1 LED P6 40K 80CRI T4M [VOLT] [MOUNT] [CONTROL] HS [FINISH]/ DM19AS @ 25FT 

Calculation Summary

MAIN ENTRY DRIVE

PARKING

Calculation Grid Location

STADIUM FRONT DRIVE

2023-07-19

be to be to

0.0 0.0 0.0 0.0 0.0 0.0

Mounting heights are designated on drawing with "MH."
 Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
 Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer
 Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
 For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

Notes:

1. Surface reflectances: Vertical/Horizontal - 40/20.

2. Calculation values are at height indicated in summary table.

3. Mounting heights are designated on drawing with "MH."

4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.

PROJECT: STEPHENVILLE ISD STADIUM PARKING

FILE: 230719\_STEPHENVILLE ISD STADIUM PARKING\_V2

SALESPERSON: MARK SCHMULEN

SCALE: I" = 50'-0"

Architectural Lighting Alliance

101 Turtle Creek Blvd. Dallas TX 75207
O 214-658-9000 | F 214-658-9002

es & Yellowjackets



CROSSLAND + Parkhill

CLIENT
Stephenville ISD

N Frey & N Wolfe Nursery Ro Stephenville, TX 76401

**PROJECT NO** 40108.22

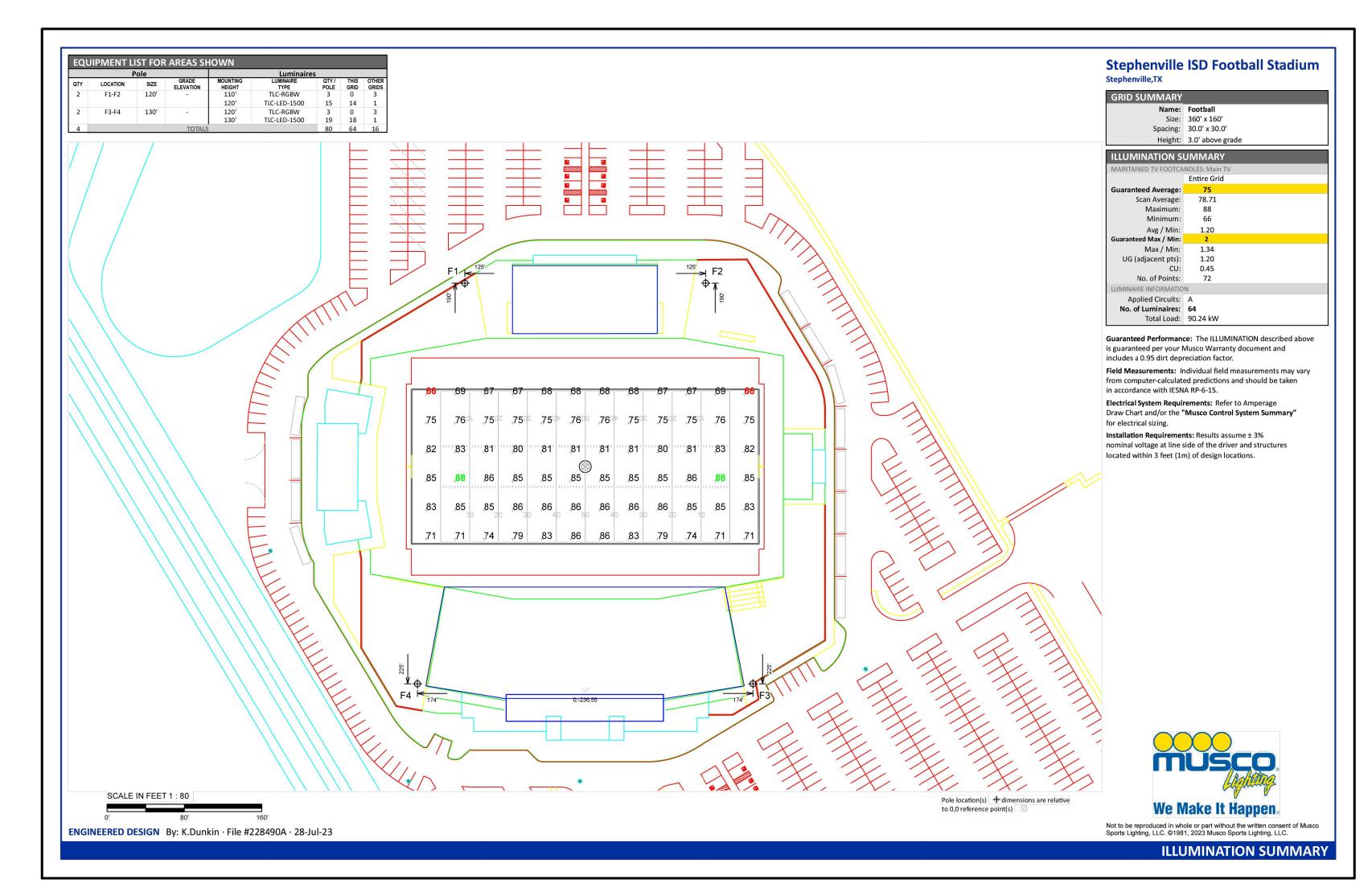
40108.22 KEY PLAN

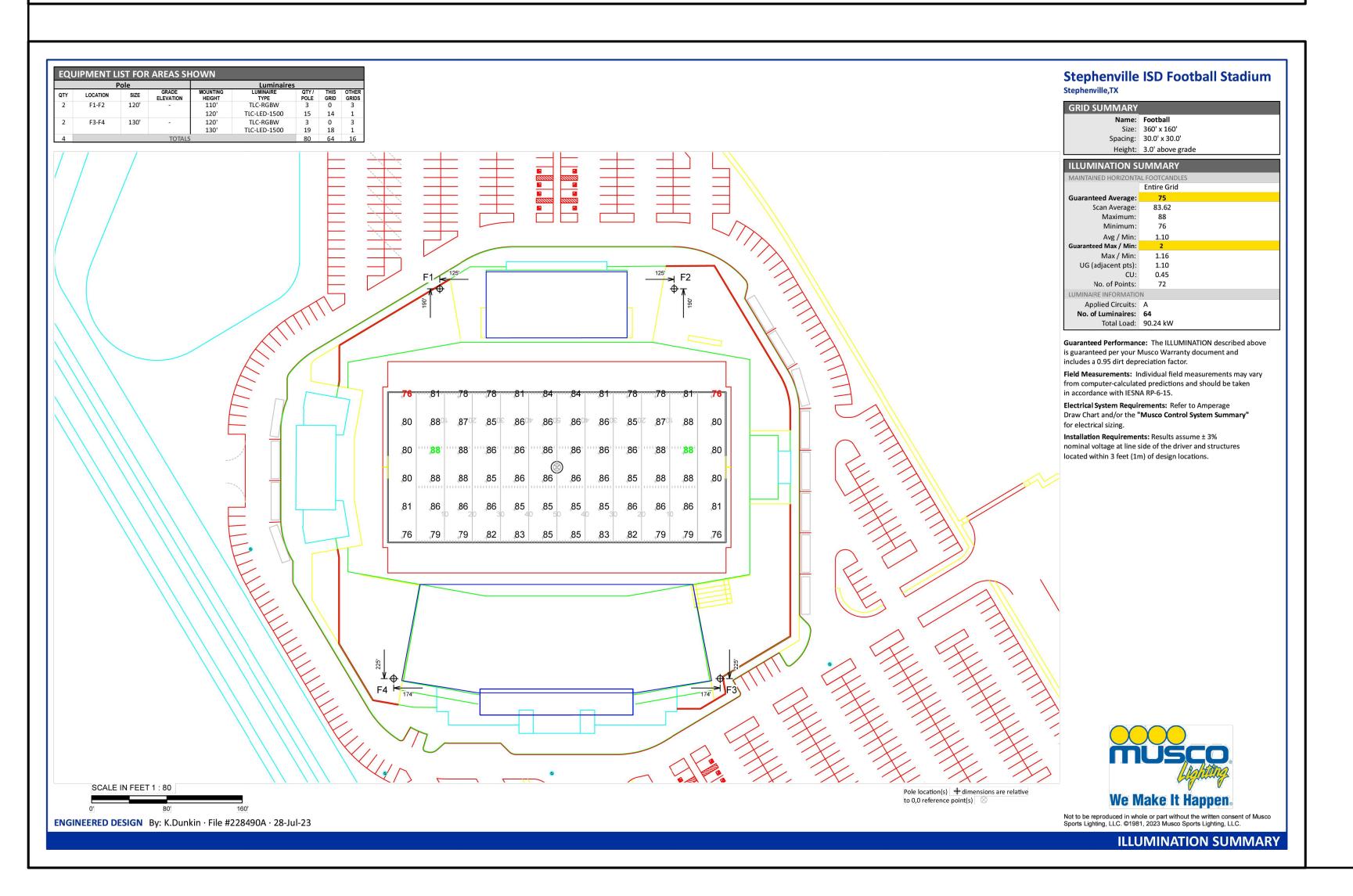
2 09/08/2023 Development Plan Re-Subm
1 08/25/2023 Development Plan Submittal
# DATE DESCRIPTION

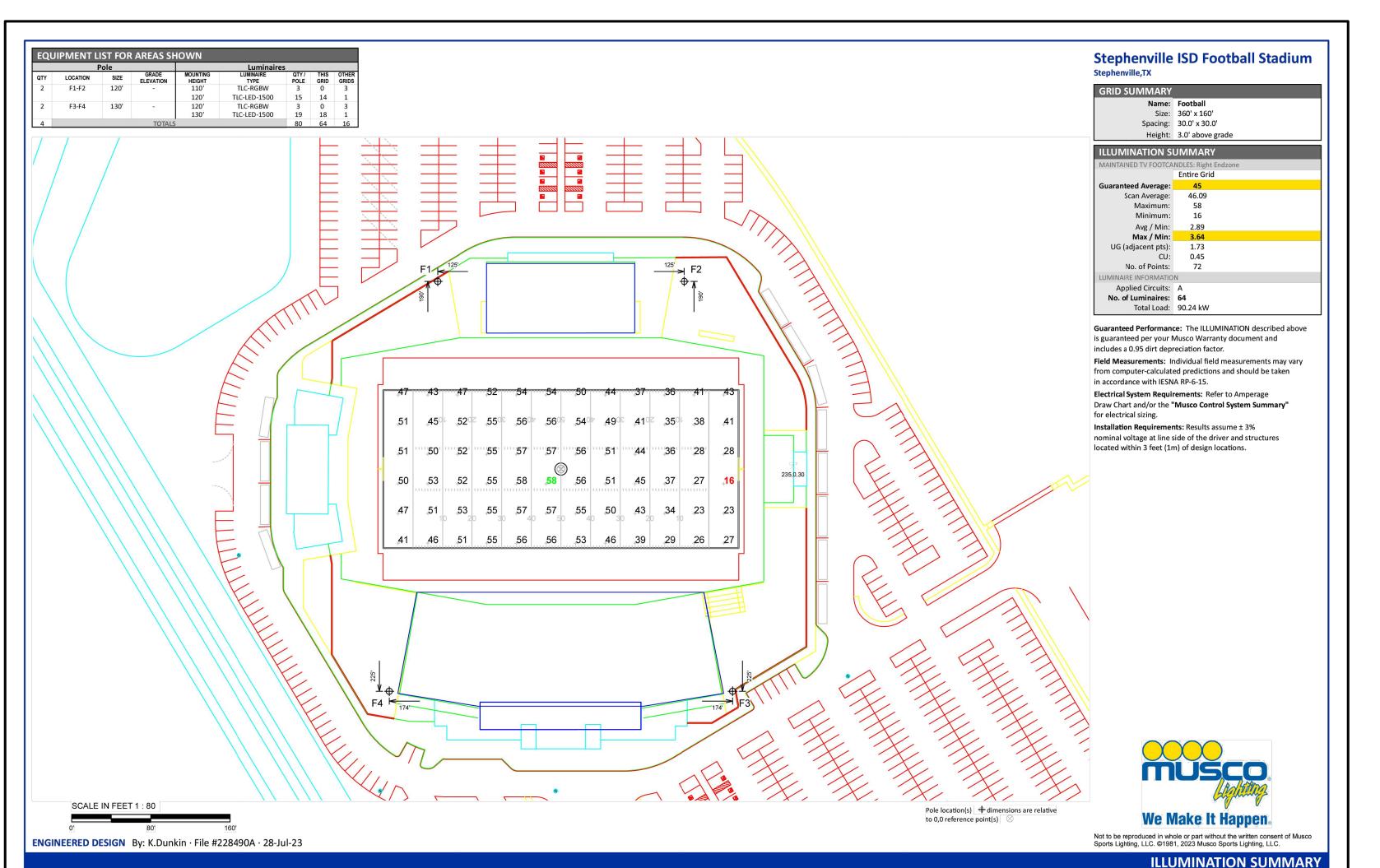
Parking Area Lighting

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and the second second					
Lighting System					
Pole / Fixture Summary Pole ID Pole Height	Mtg Height Fixture Qty	Luminaire Type		Load	Circuit
F1-F2 120'	120' 14	TLC-LED-1500	)	19.74 kW	Α
	120' 1 110' 3	TLC-LED-1500 TLC-RGBW	)	1.41 kW 1.92 kW	B C
F3-F4 130'	130' 18	TLC-LED-1500	)	25.38 kW	A
	130' 1	TLC-LED-1500		1.41 kW	В
4	120' 3 <b>80</b>	TLC-RGBW		1.92 kW 103.56 kW	С
4	80			103.56 KVV	
Circuit Summary	Description	Load Fixture C	ty		
A	Football	90.24 kW 64			
B C	Egress RGBW	5.64 kW 4 7.68 kW 12			
	NGBW	7.00 KVV 12			
Fixture Type Summary  Type	Source	Wattage Lumens	L90	L80	L70
TLC-LED-1500	LED 5700K - 75 CRI	1410W 181,000	>120,000	>120,000	>120,000
TLC-RGBW	LED 5700K - 75 CRI	640W 28,500	>120,000	>120,000	>120,000
Single Luminaire Amperage	e Draw Chart				
Driver (.90 min power factor)	Max Line Amperage Per Luminaire				
Single Phase Voltage	208 220 240 277 347 380 480 (60) (60) (60) (60) (60) (60)				
TLC-LED-1500	8.4 7.9 7.3 6.3 5.0 4.6 3.6				
TLC-RGBW	4.5   4.3   3.8   3.3   2.7   1.9   1.9				
Light Level Summary					
Calculation Grid Summary			lumination		
Grid Name Football	Calculation Metric Horizontal Illuminance	Ave Min 83.6 76	Max Max/ 88 1.1		Circuits
Football	Left Endzone	46.1 16	58 3.6		A
Football	Main TV	78.7 66	88 1.3		Α
Football	Right Endzone	46.1 16	58 3.6		Α
Home Bleachers	Horizontal	5.73 2 10.5 6	9 5.4		ВВ
Visitor Bleachers	Horizontal	10.5 6	14 2.3	33 1.76	В
ENGINEERED DESIGN By: K	C.Dunkin · File #228490A · 28-Jul-	.73			







Parkhill.com

tephenville ISD Stadium



CROSSLAND + Parkhill

Stephenville ISD

Stephenville, TX 76401

N Frey & N Wolfe Nursery Rd.

**PROJECT NO.** 40108.22

**KEY PLAN** 

2 09/08/2023 Development Plan Re-Submittal
1 08/25/2023 Development Plan Submittal
# DATE DESCRIPTION

Project Summary & Illumination Sumary

E-102

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ville ISD Stadium

CROSSLAND + Parkhill

Stephenville ISD

N Frey & N Wolfe Nursery Rd.

Stephenville, TX 76401

**PROJECT NO.** 40108.22

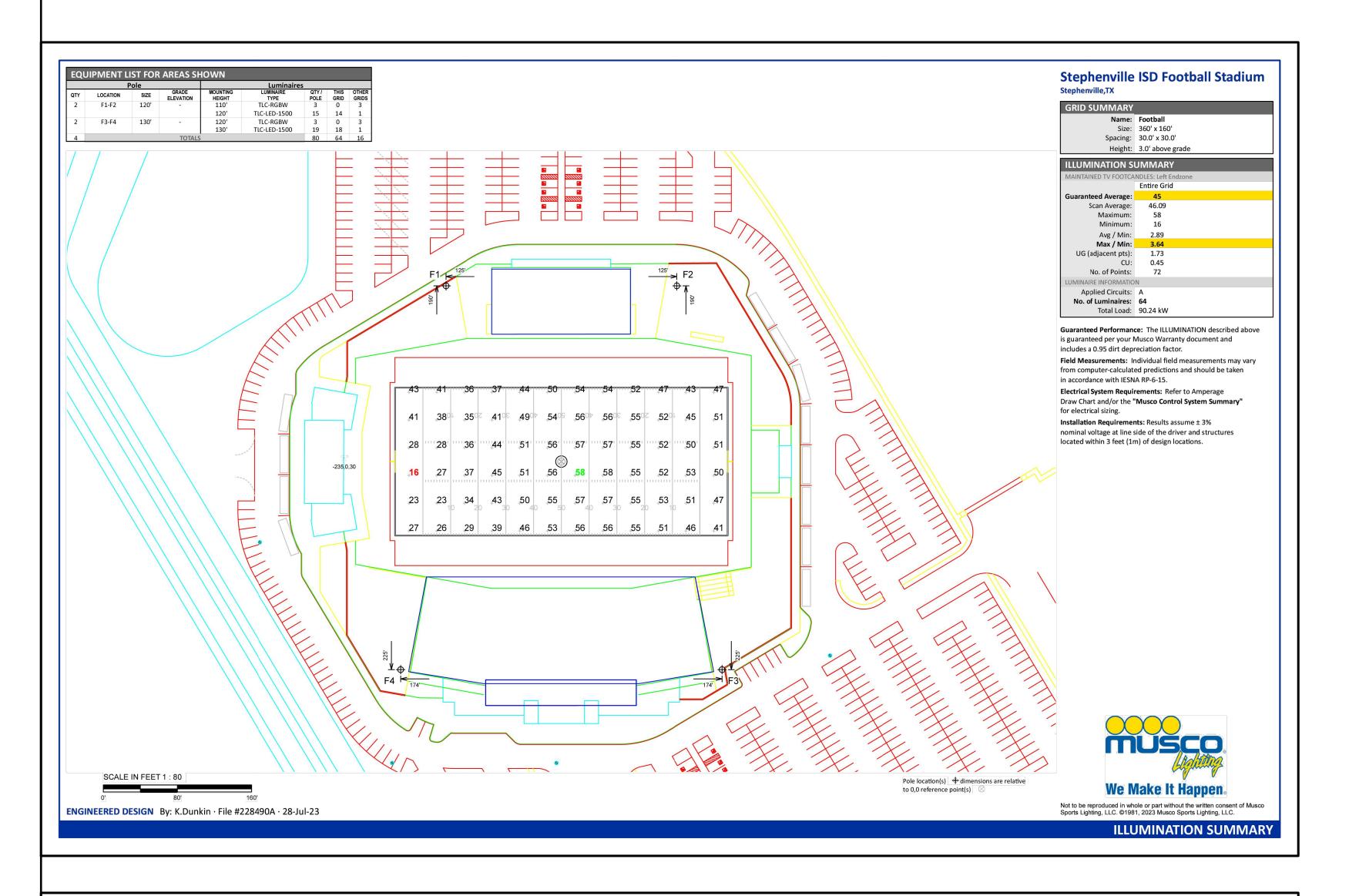
**KEY PLAN** 

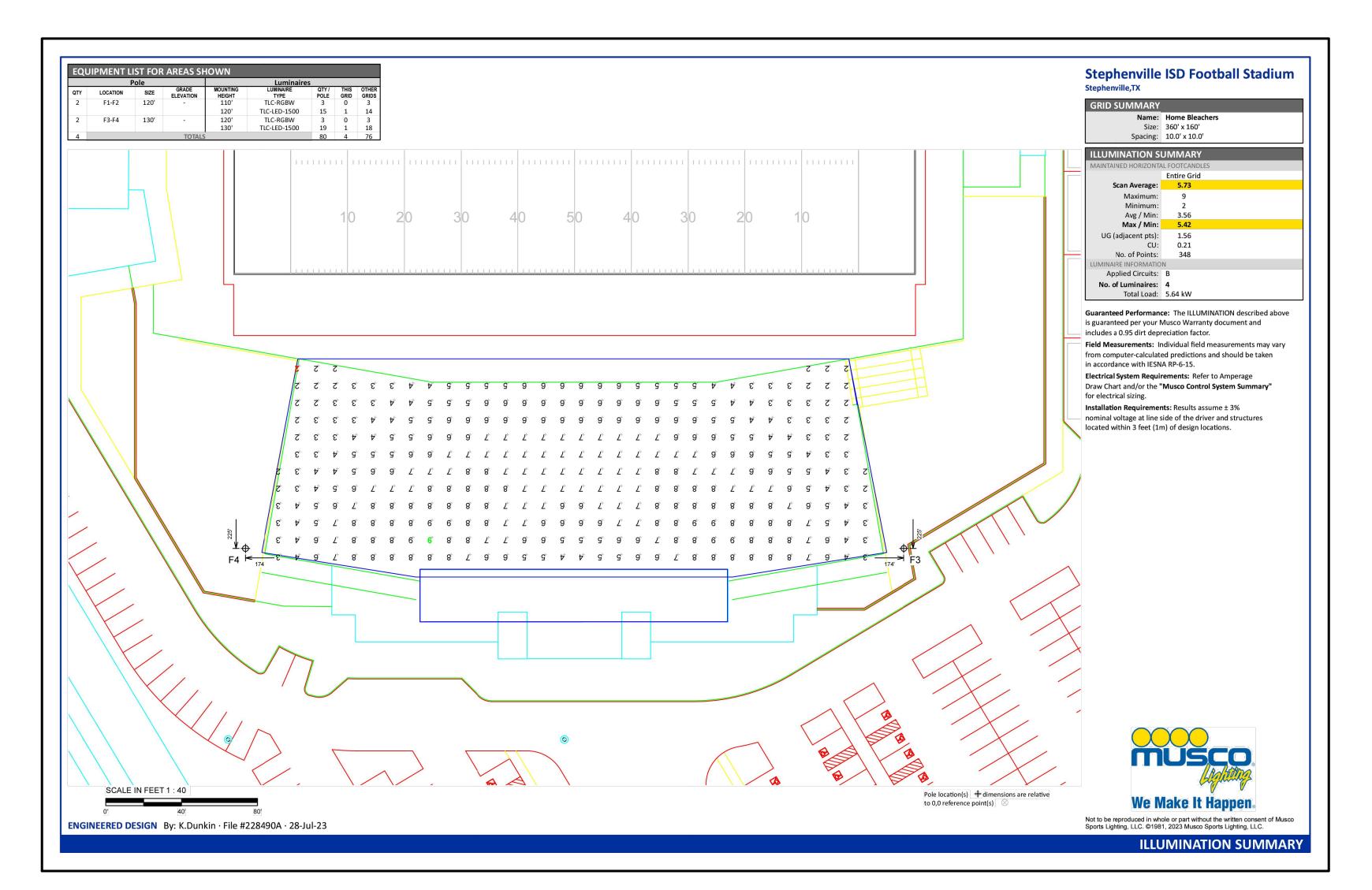
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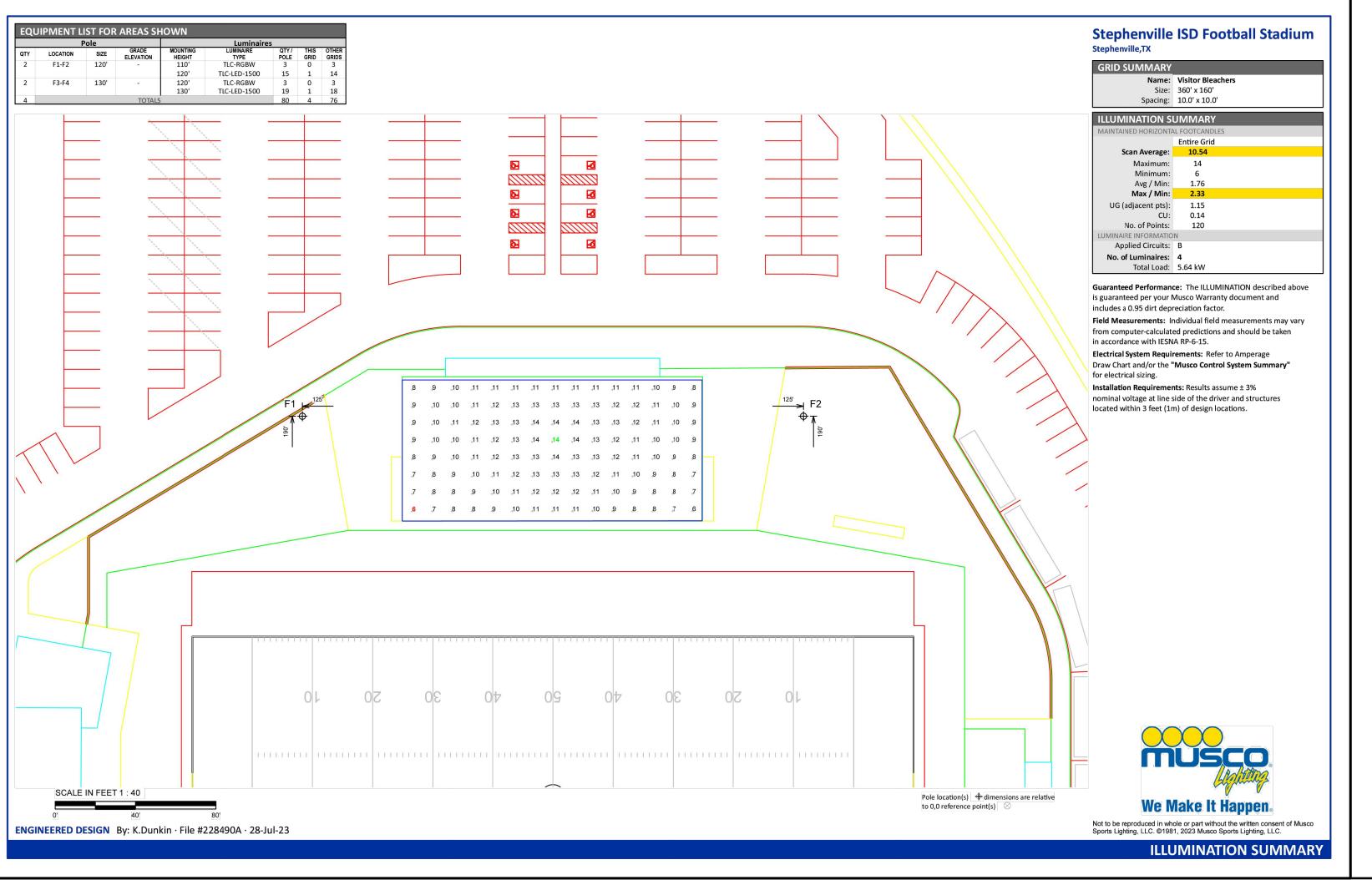
Illumination
Summary &
Equipment
Layout

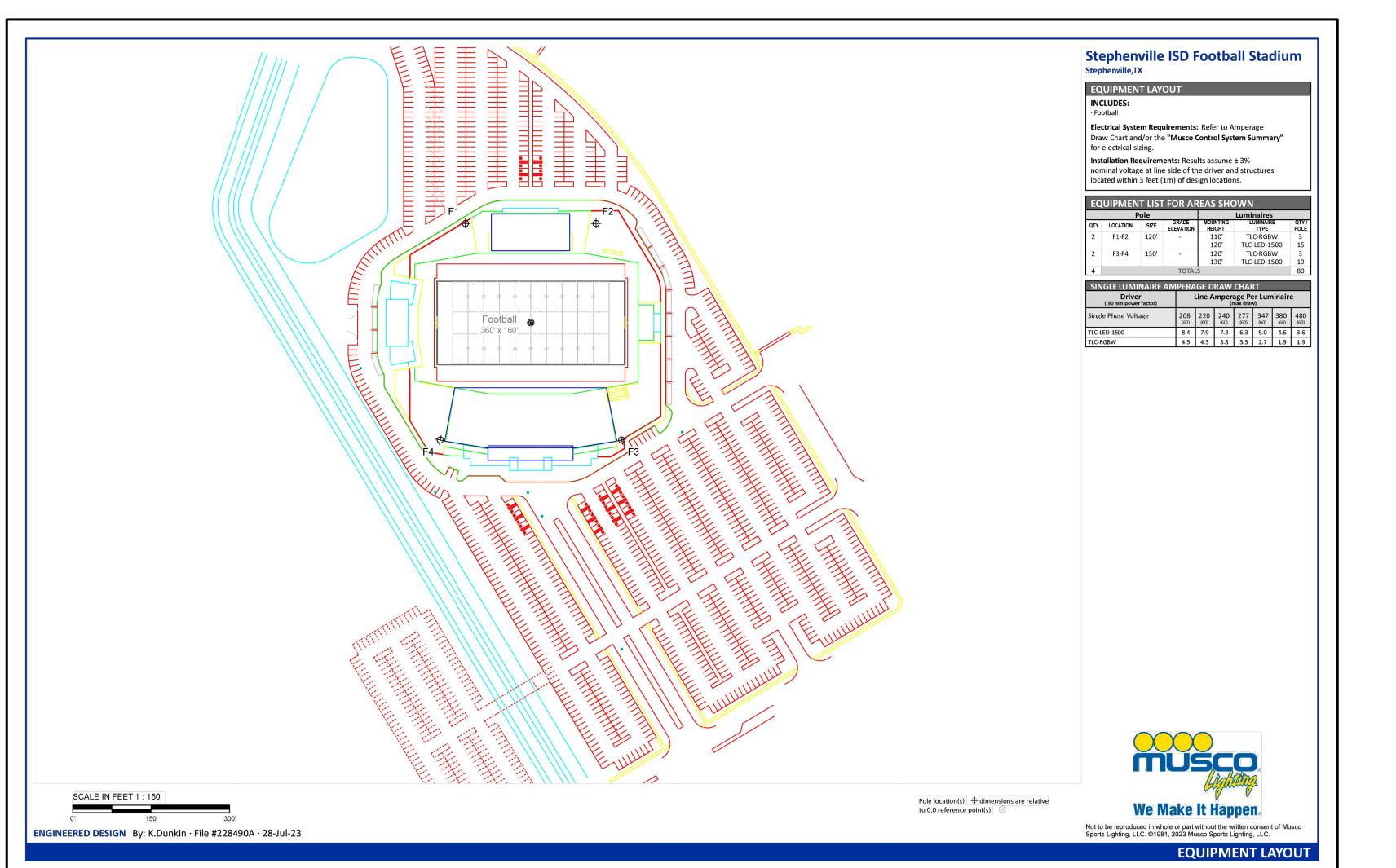
E-103

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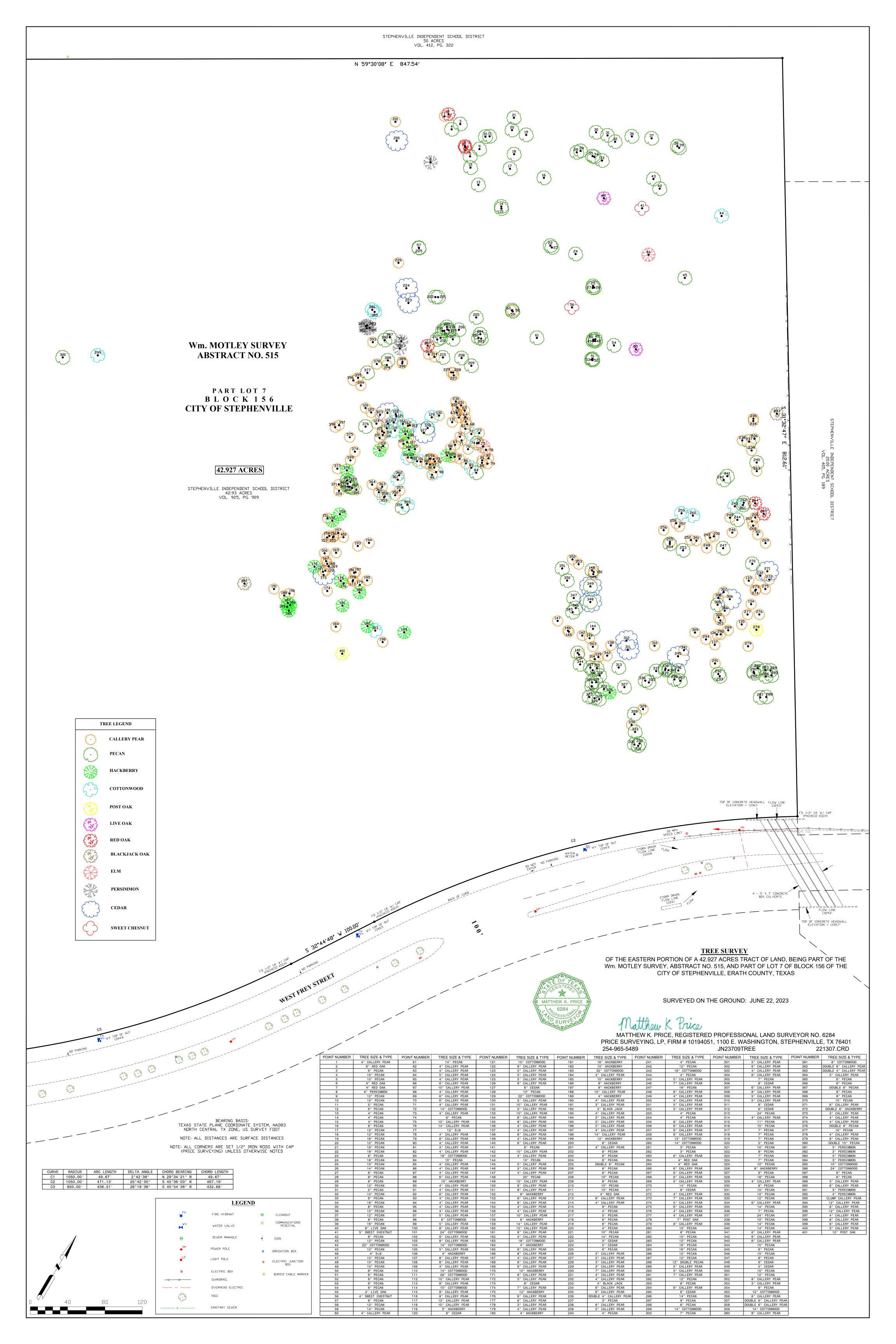


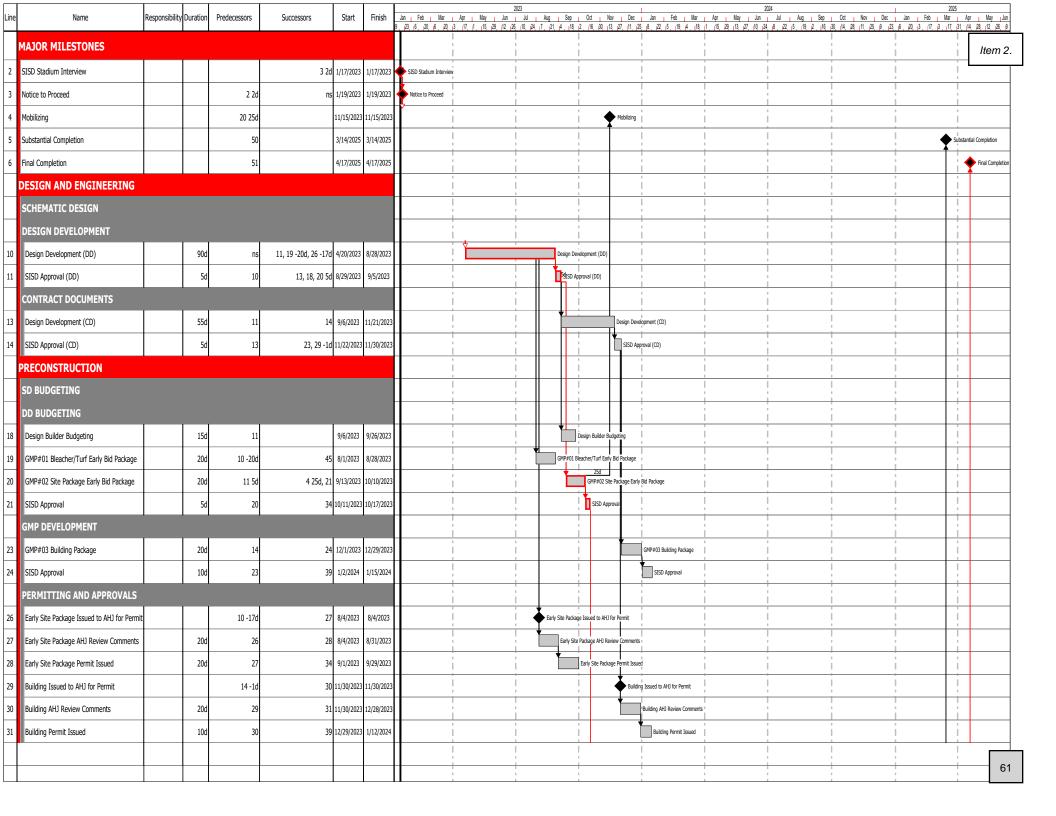


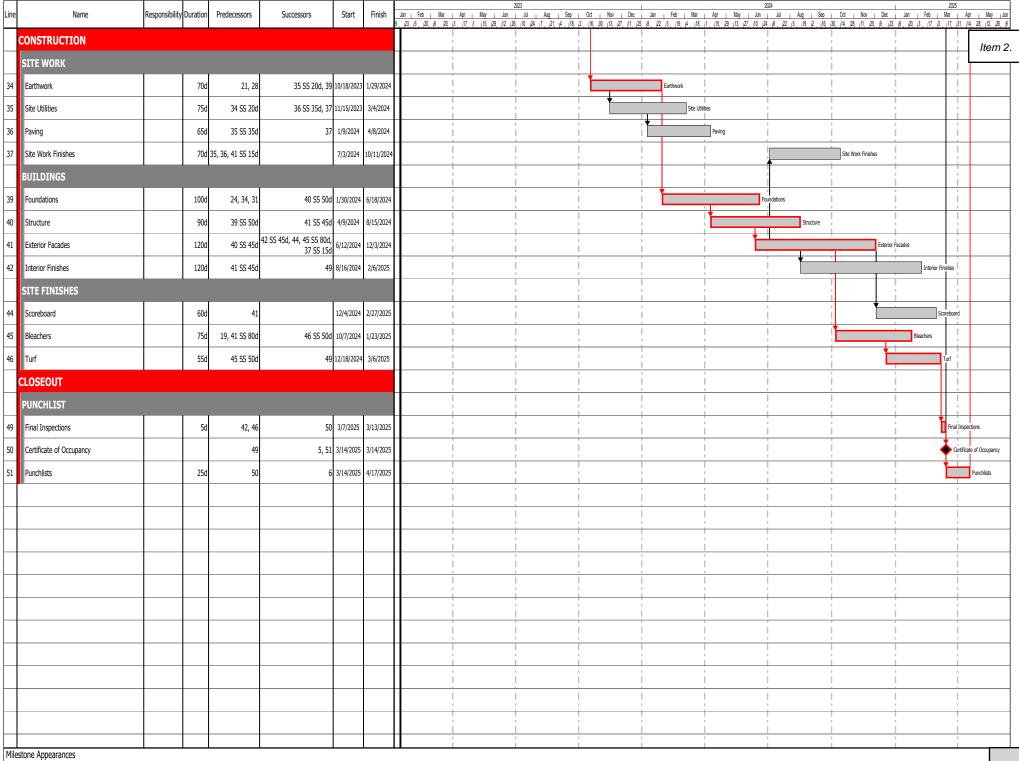




59







Diamond



Planning and Zoning Commission Meeting 9/20/2023



# **MISSION**

# BUILDING COMMUNITY by creating inventive, relevant built environments together

# **VISION**

# To **ENHANCE LIVES** and **INSPIRE PEOPLE** in the communities we build

### **COLLECTIVE VALUES**

- Real Innovation
- Engaging Collaboration
- Life Balance
- Enduring Relationships

## INDIVIDUAL VALUES

- I Personal Ownership
- I Deepening Credibility
- I Contagious Passion
- I Inspired Contribution
- I Unassuming Influence
- Informed Insight
- I Humble Leadership

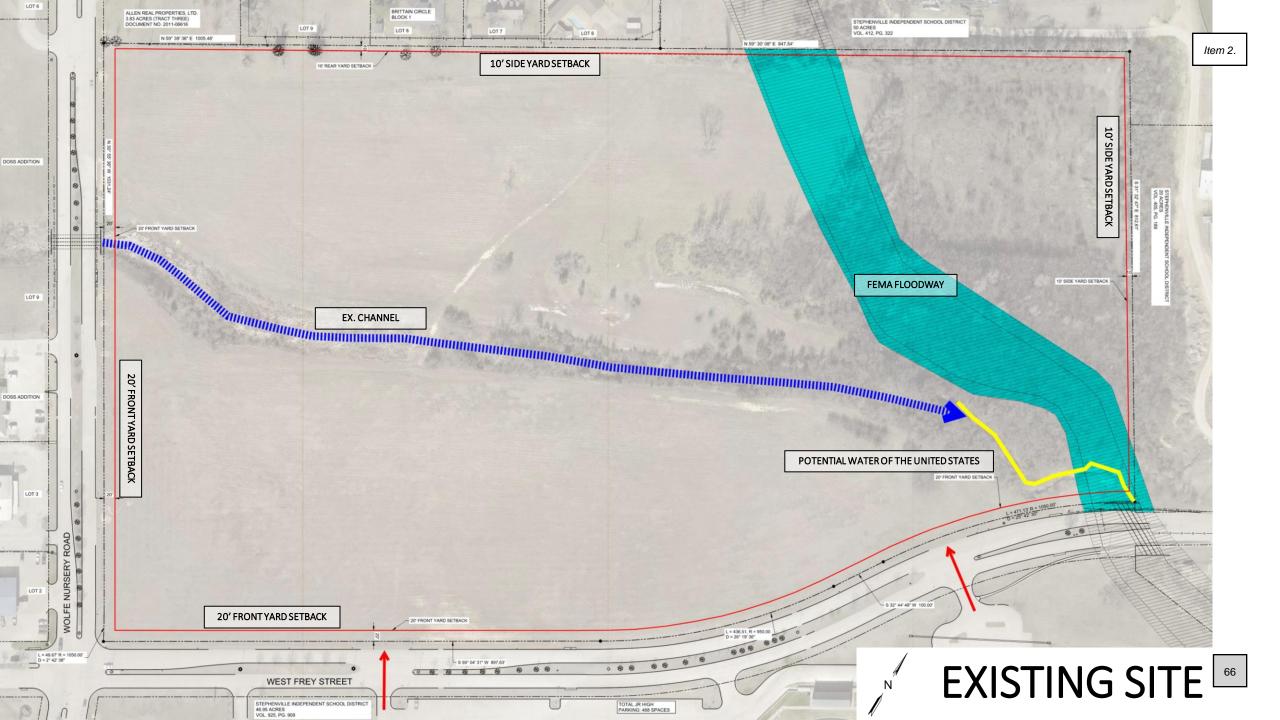


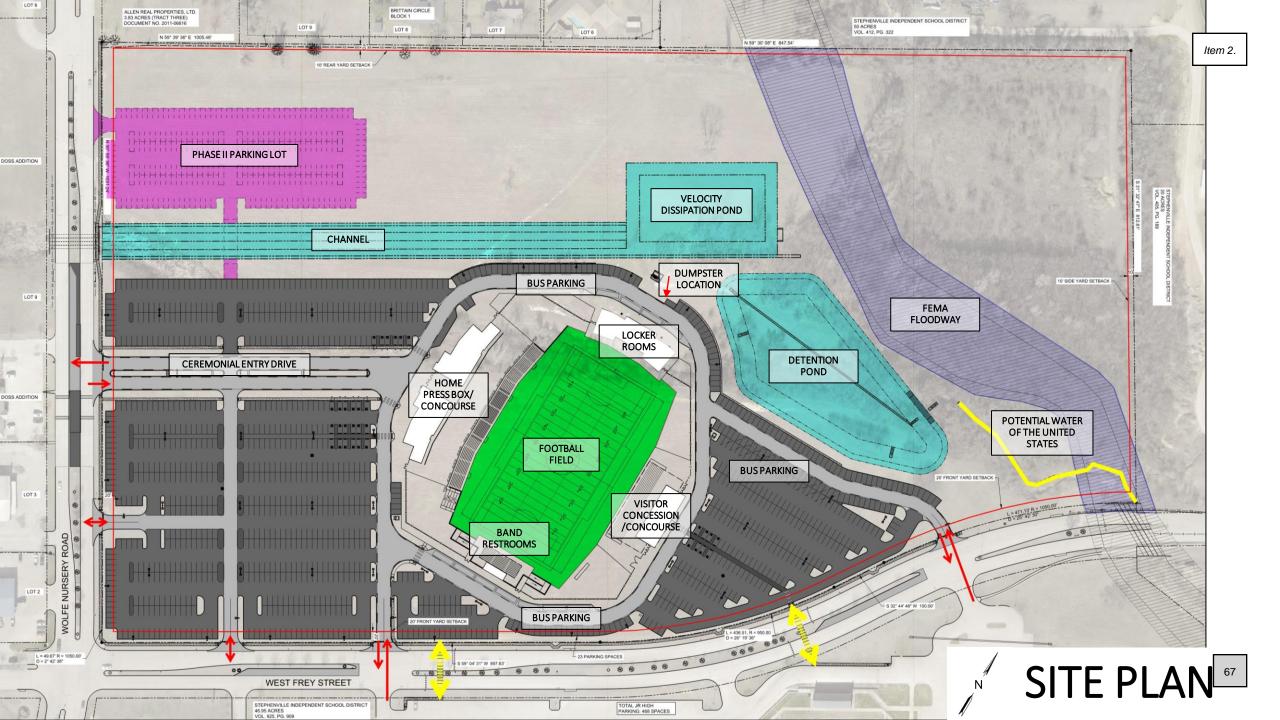


PROJECT OVERVIEW

REQUESTED CODE DEVIATIONS

SCHEDULE



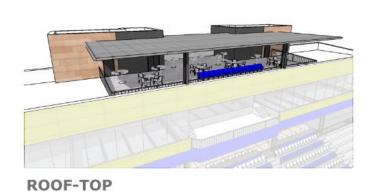


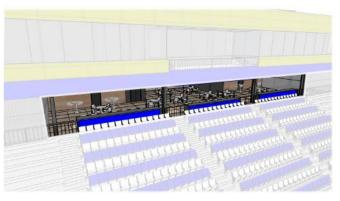


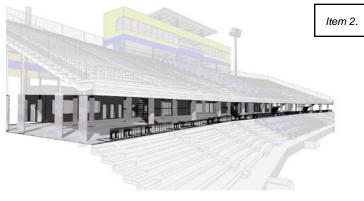
STADIUM PERSPECTIVE \*\*\*



STADIUM PERSPECTIVE ...

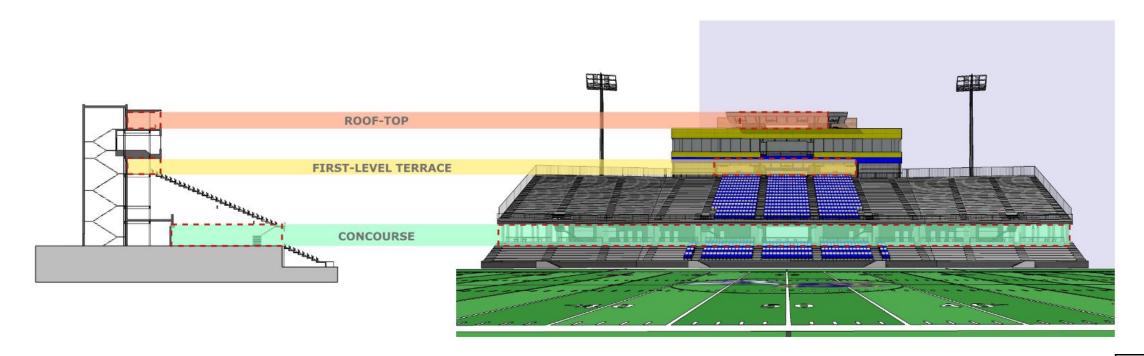






**FIRST-LEVEL TERRACE** 

CONCOURSE





HOME GRANDSTANDS 71





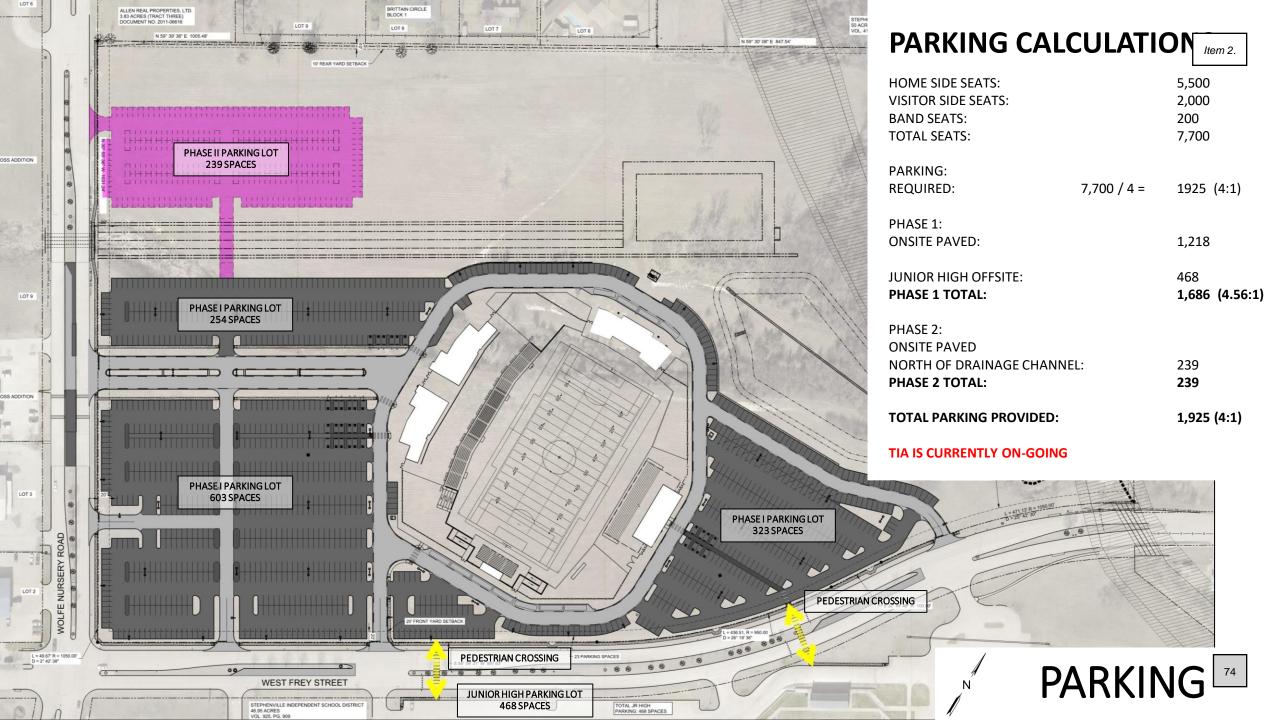
### **GENERAL NOTES:**

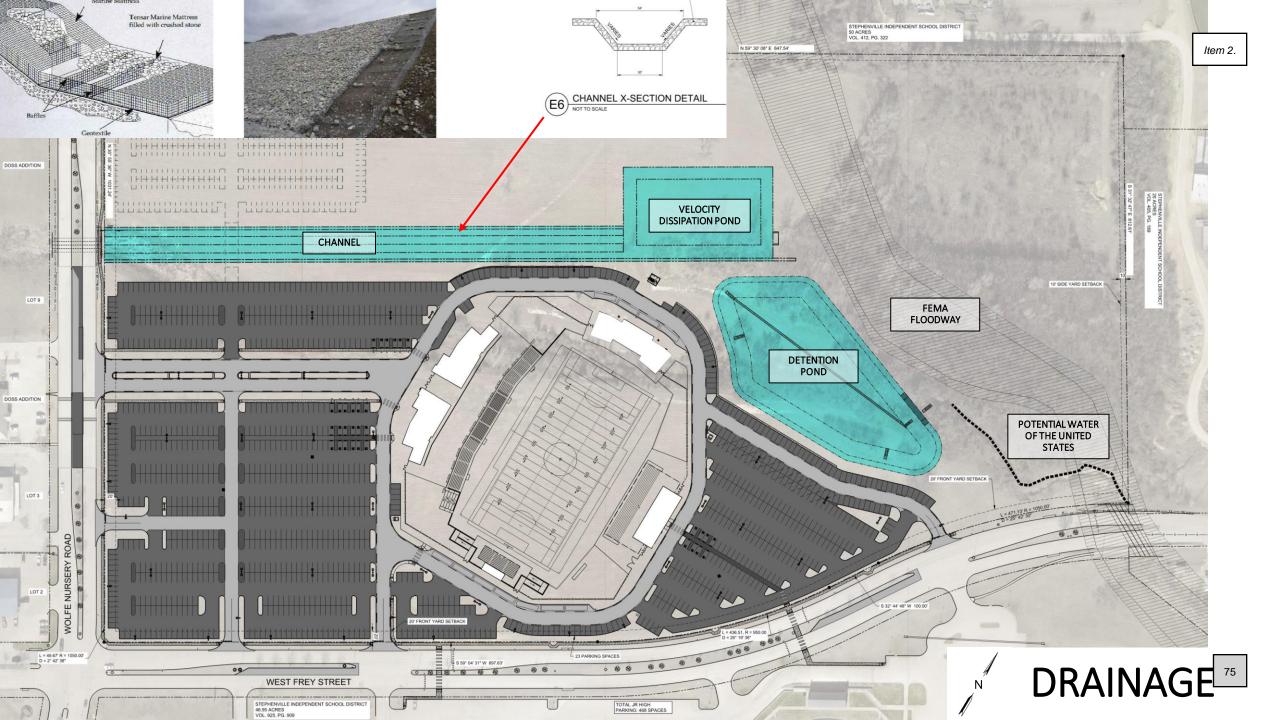
- 1. Provided Renderings & Plans are for illustration purposes only as the design process is ongoing
- P. Final material selections to be defined with client & to meet Local & National standards
- 3. Estimated preliminary precentages:
  - A. Split Face CMU = 32%
  - Metal Panel = 20%
  - C. Rainscreen Concrete Panel = 32%
  - D. Corrugated Perforated Metal = 15%
  - E. Vinyl Coated Poly Screening Mesh = Mounted over portions of exposed steel structure at pressbox & bleachers / grandstands

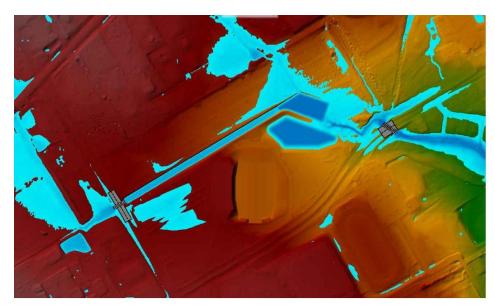


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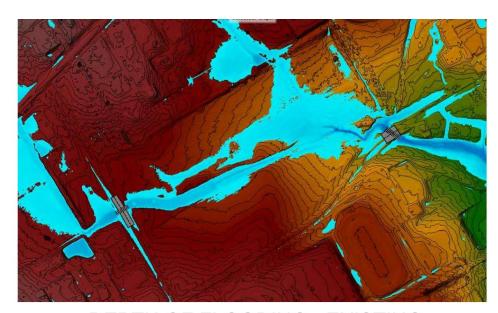




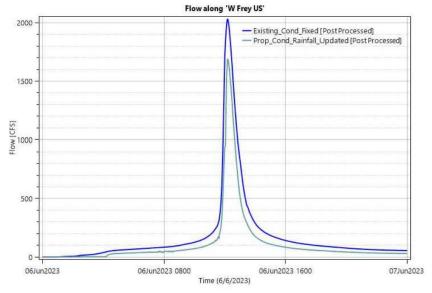




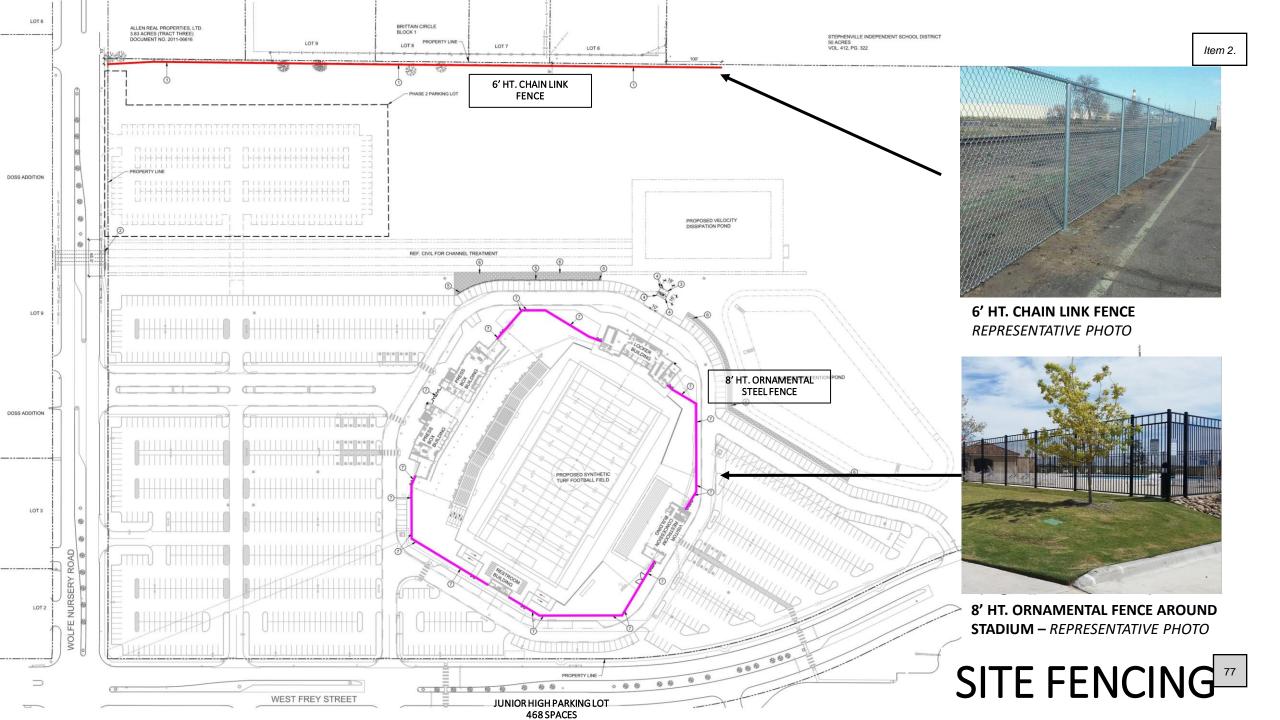
DEPTH OF FLOODING - PROPOSED **CONDITION 1FT DEPTH** 

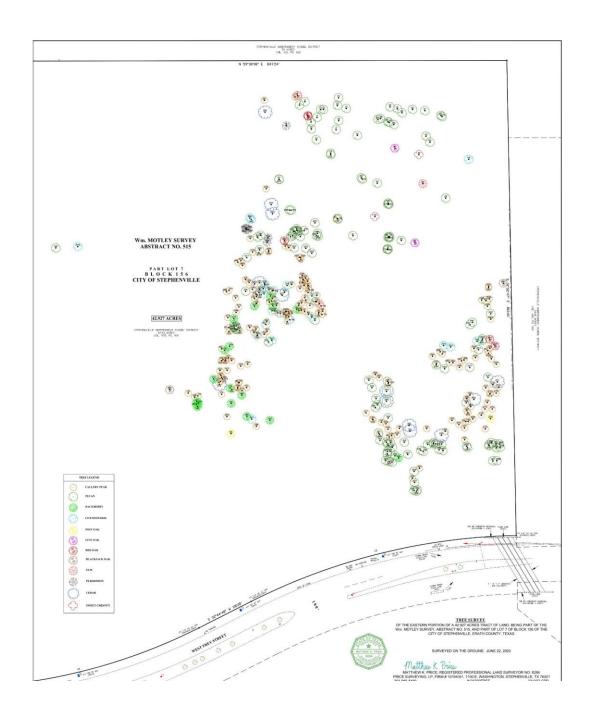


**DEPTH OF FLOODING - EXISTING CONDITION 1FT DEPTH** 



FLOW COMPARISON 100 YR



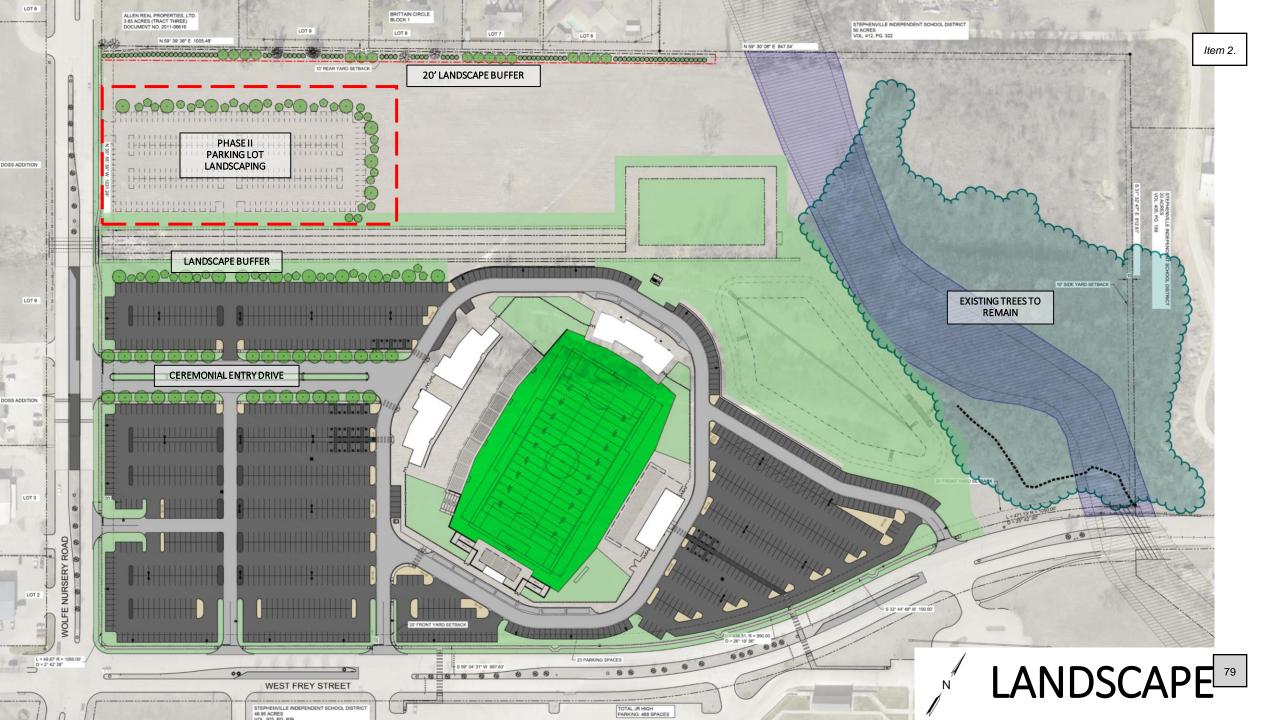


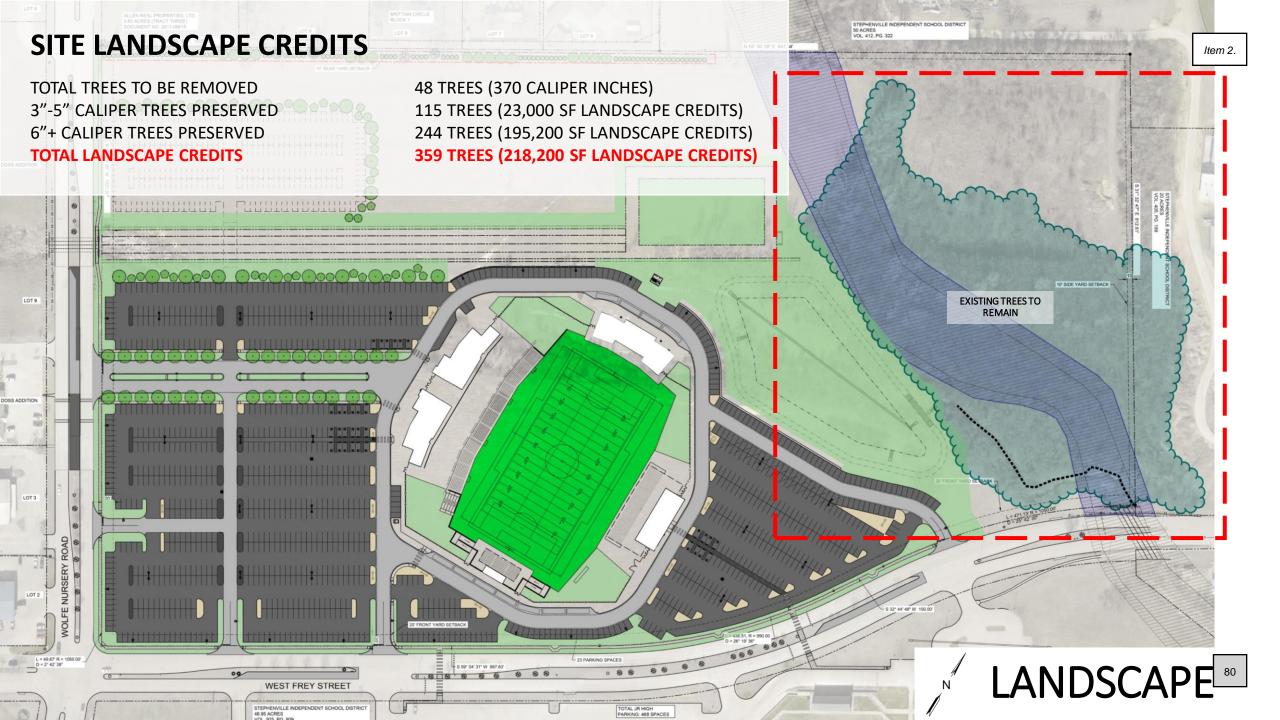
## TREE SURVEY:

Item 2.

- OVER 400 TREES SURVEYED ON EASTERN SIDE PROPERTY
- TREES TO BE PRESERVED WILL BE USED FOR LANDSCAPE CREDIT









## LANDSCAPE BUFFER AT BRITTAIN CIRCLE

**REQUIRED LANDSCAPE AREA:** 

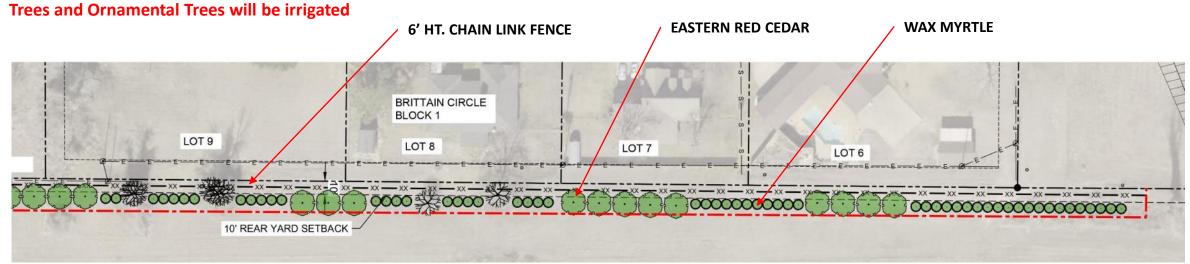
20' WIDE LANDSCAPE BUFFER AGAINST RESIDENTIAL ZONING 23 CANOPY TREES AND 46 ORNAMENTAL TREES REQUIRED

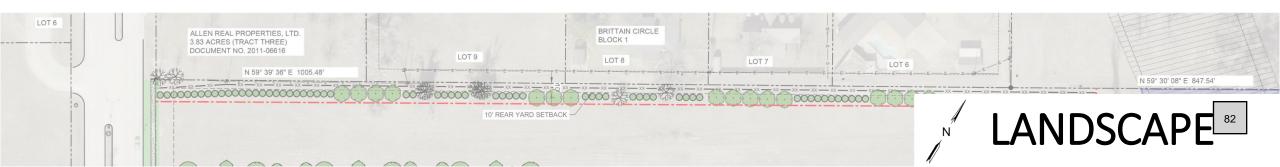
### PROVIDED:

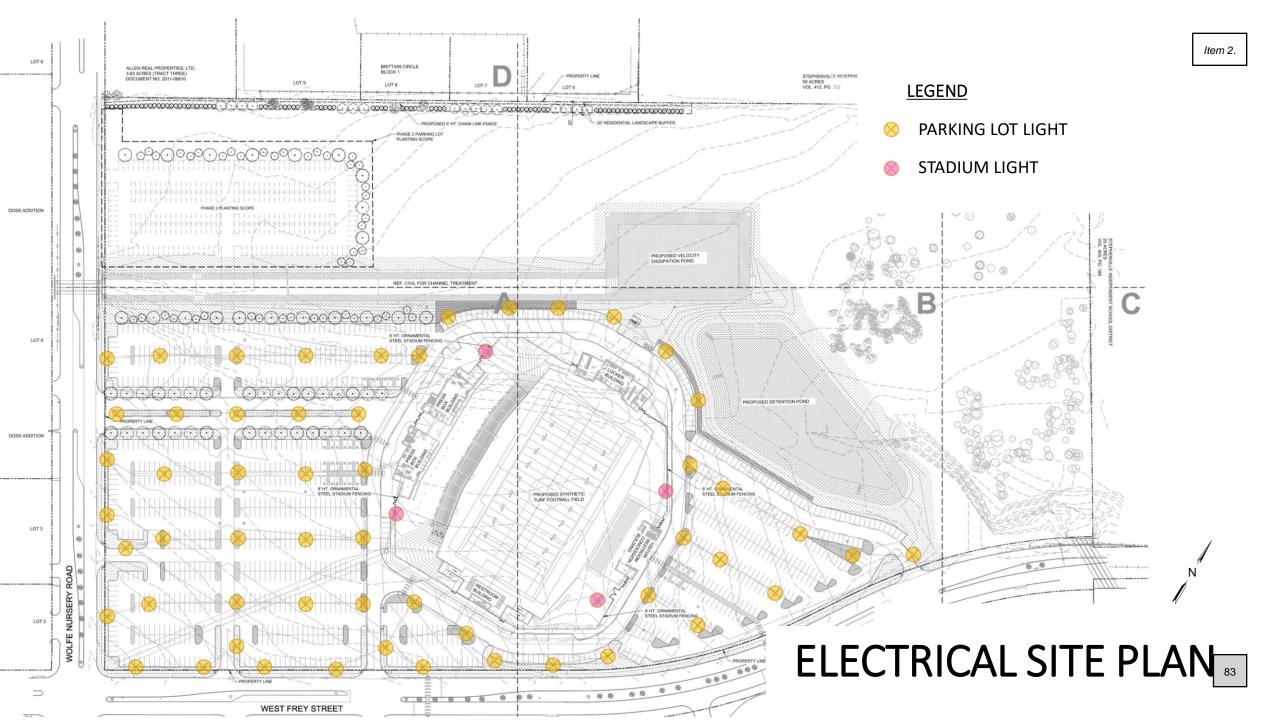
20' WIDE LANDSCAPE BUFFER W/ 23 CANOPY TREES AND 82 ORNAMENTAL TREES

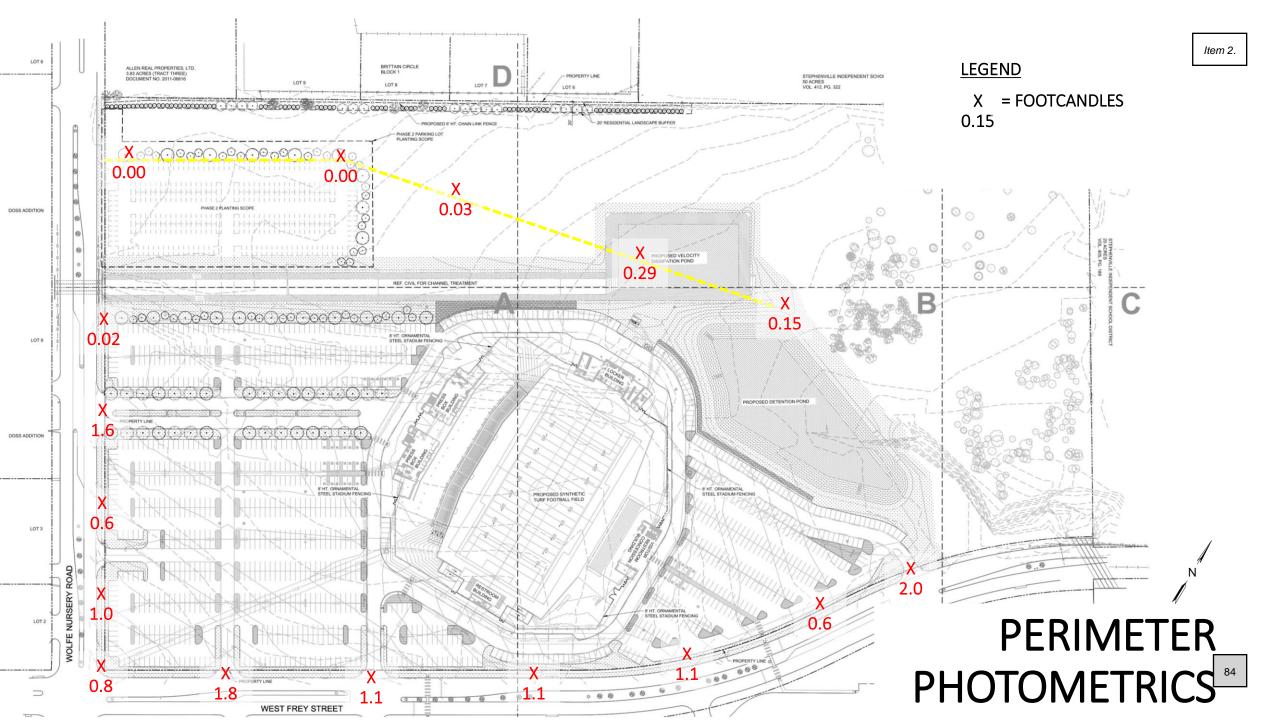


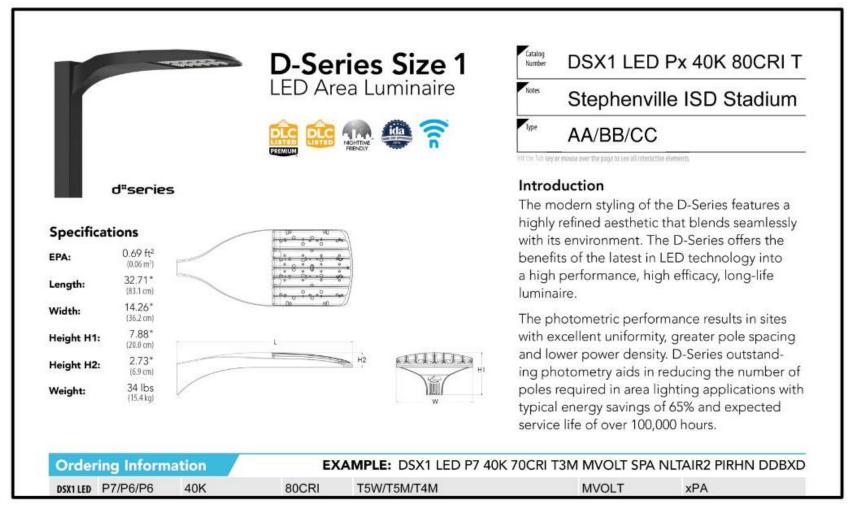




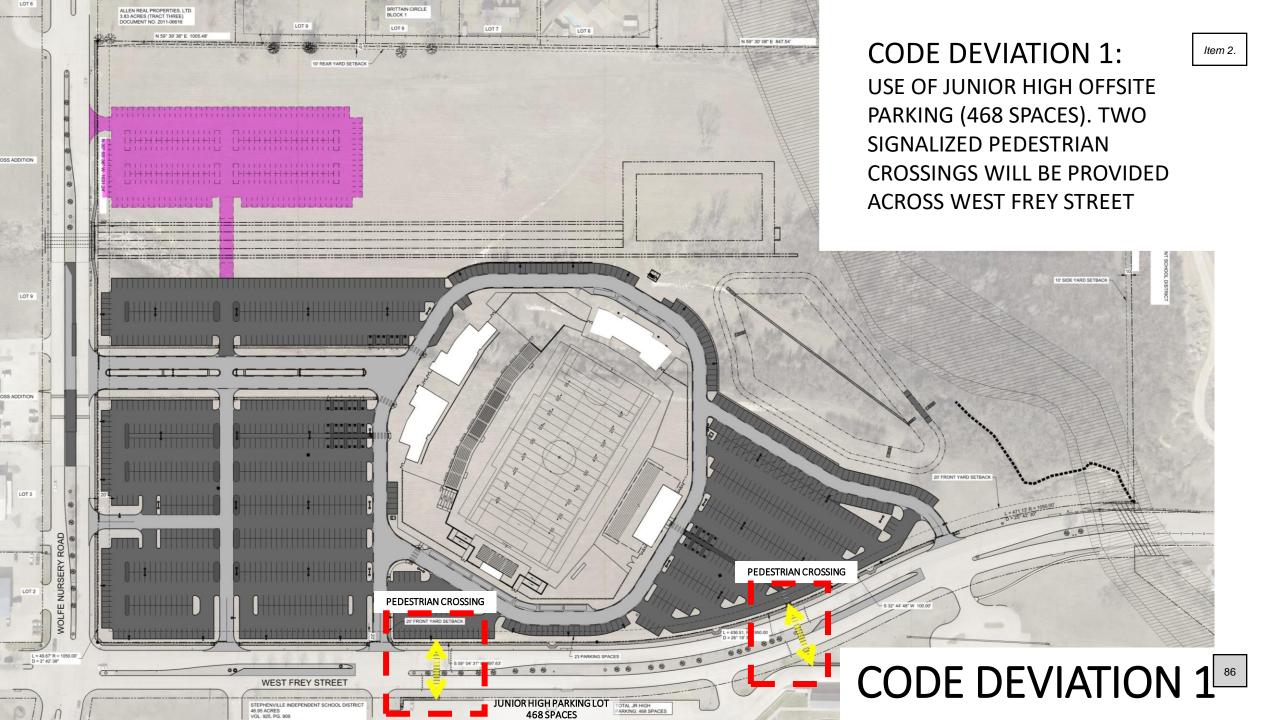






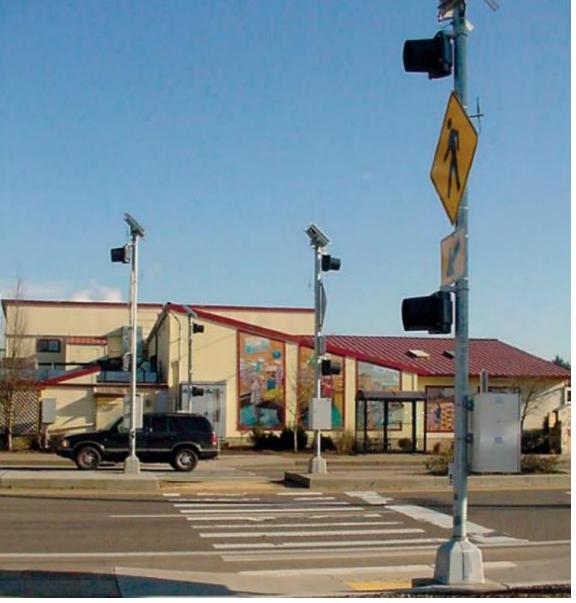


TYPICAL PARKING LOT LIGHT POLE FIXTURE - 25' HEIGHT





**PEDESTRIAN CROSSING** 



MID-BLOCK CROSSING WITH ISLAND

## **CODE DEVIATION 1: USE OF JUNIOR HIGH OFFSITE** PARKING (468 SPACES). TWO SIGNALIZED PEDESTRIAN **CROSSINGS WILL BE PROVIDED** ACROSS WEST FREY STREET.

## **CODE DEVIATION 2:**

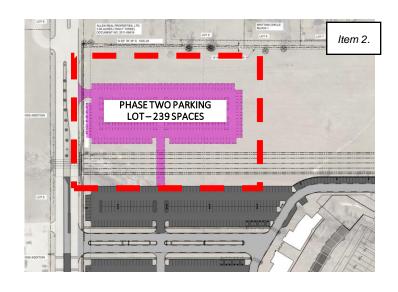
PHASE TWO PAVED PARKING LOT (239 SPACES)
SHALL BE CONSTRUCTED AT FUTURE TIME
WHEN STADIUM DEMAND REACHES FULL
CAPACITY.

## **SISD WILL CONSTRUCT PHASE TWO WHEN:**

PHASE TWO DEVELOPMENT WILL BEGIN WHEN THE AVERAGE TICKET SALES OF THE SEASON ARE GREATER THAN OR EQUAL TO 5,395

Logic: 80% of parking spaces provided in phase one would be occupied.

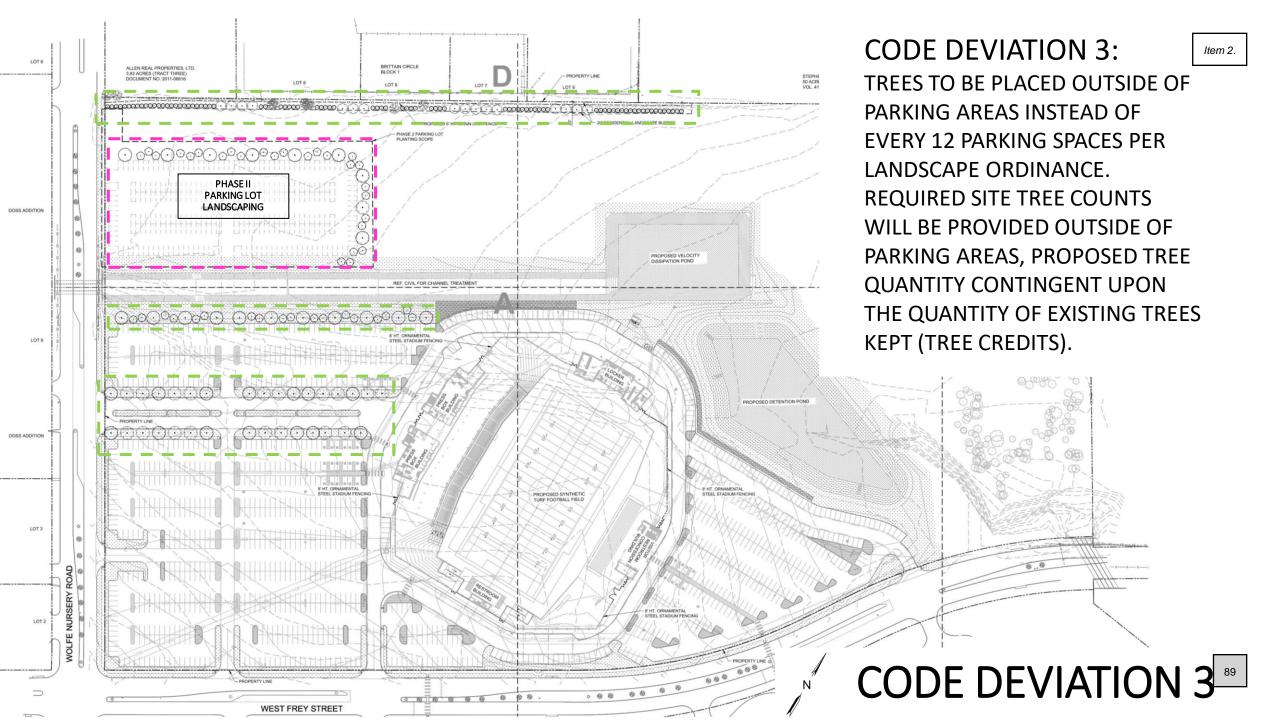
5,395 / 4 = 1,348 / 1,686 = 80%



OR

WHEN THE AVERAGE OF 3 CONSECUTIVE YEARS HIGHEST TICKET SALES EXCEEDS **6,407**Logic: 95% of phase one parking spaces would be occupied. Last years ticket sales were 5,468.

6,407 / 4 = 1,601 / 1,686 = 95%



**CODE DEVIATION 4:** 

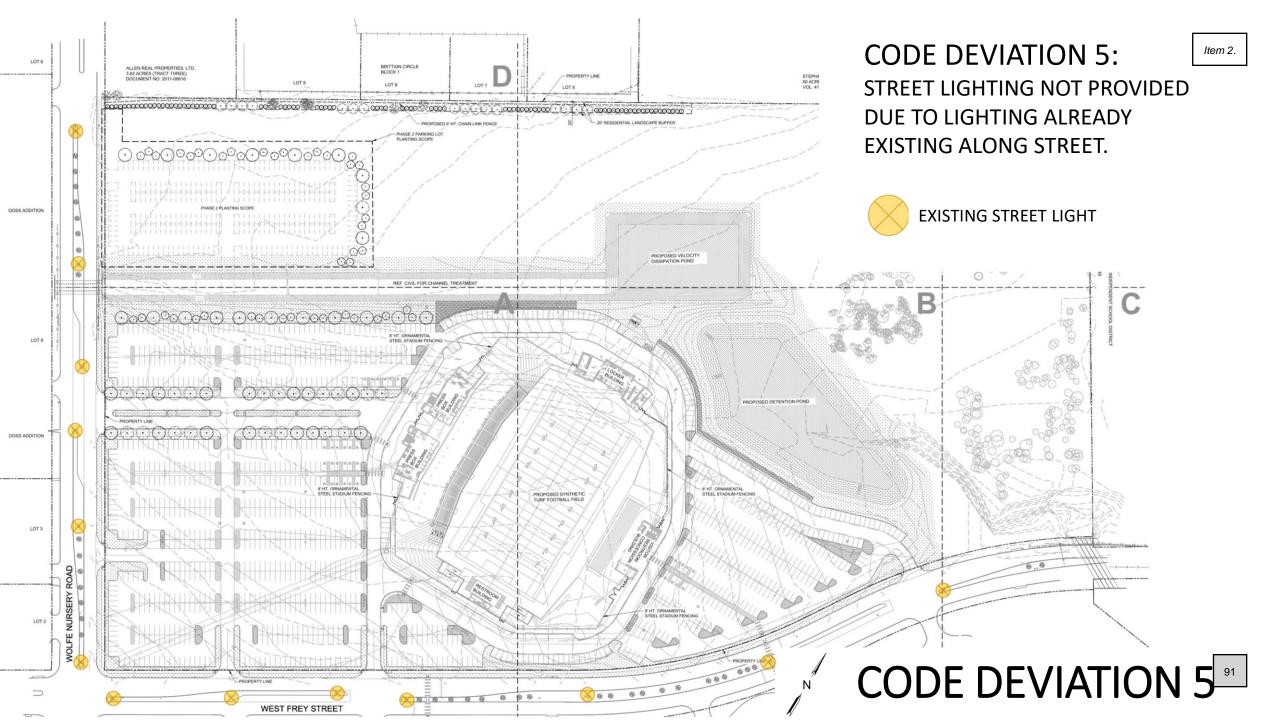
Item 2.

**BUILDING HEIGHTS:** 

PRESS BOX: 74'-9"

HOME SIDE STAIR TOWERS: 92'-1"





21		Stadium Substantial Completion	Crossland, Parkhill	4/18/2025	
20		Issue Building Permit	City, SISD, Parkhill, Crossland	????	
19		SISD Review	SISD, Parkhill, Crossland	12/16/2023	
18		Bids Received Stadium Package	Parkhill, Crossland	12/14-19/2023	
17		Stadium Package Issued for Bid	Parkhill	11/17/2023	
16		Ground Breaking	City, SISD, Parkhill, Crossland	10/14-21/2023	
15		Mobilization	Parkhill, Crossland	10/18/2023	
14		Issue Civil Permit	Parkhill, Crossland	????	
13		SISD Review	SISD, Parkhill, Crossland	10/16/2023	
12		Bid Received Site Utility Package	Parkhill, Crossland	10/12/2023	
11		City Council Meeting	SISD, Parkhill, Crossland	10/3/2023	100
10		P & Z Meeting	SISD, Parkhill, Crossland	9/20/2023	D
8		Site Utility Package Issue for Bid		9/18/2023	
9		Incorporate City Comments  Submit Final PD Package to P & Z	Parkhill Parkhill, Crossland	V	
6		Drainage Discussion Meeting		V	
5		Submittal 2 Development Plan	Parkhill	<b>V</b>	
4	8/25/2023	Submittal 1 Development Plan	Parkhill	<b>V</b>	
3	8/16/2023	Initial Planning and Zoning Meeting	City, SISD, Parkhill, Crossland	٧	
2	8/14/2023	Submission Planning & Zoning Package	City, SISD, Parkhill, Crossland	٧	
1	4/20/2023	Pre-Development Meeting Site Concept	City, SISD, Parkhill, Crossland	٧	
	Date	Task	Attendees	O Date Planned	
				ted	

# PROJECT SCHEDULE

92

## **STAFF REPORT**



SUBJECT: Case No.: SV2023-001

Applicant Emanuel Glockzin, representing Retirement Living for Seniors, is requesting a Subdivision Waiver from Section 155.6.11 – Sidewalk Requirements, to be constructed at W Lingleville Rd, Parcel R77868, being Acres 7.664, A0520 Menefee Jarrett of the City of

Stephenville, Erath County, Texas.

**DEPARTMENT:** Development Services

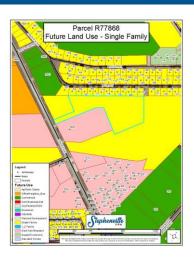
**STAFF CONTACT:** Steve Killen

#### **RECOMMENDATION:**

To deny the request based on the requirements set forth by the Subdivision Ordinance.

#### **BACKGROUND:**





#### **SUBDIVISION ORDINANCE/SIDEWALKS**

Sec. 155.6.11. - Sidewalks.

- A. Sidewalks and Pedestrian ways are required as a part of Subdivision Plat approval to help the City achieve the following:
  - 1. Promote the mobility, health, safety, and welfare of residents, property owners, and visitors to the City and to implement objectives and strategies of the Comprehensive Plan,
  - 2. Improve the safety of walking by providing separation from motorized transportation and improving travel surfaces for pedestrians,
  - 3. Improve public welfare by providing an alternate means of access to transportation and social interaction, especially for children, other citizens without personal vehicles, or those with disabilities, and
  - 4. Facilitate walking as a means of physical activity recognized as an important provider of health benefits.
- B. Sidewalk Location and Design.
  - 1. Sidewalks shall be constructed for both sides of all streets within the Subdivision.

- 2. Sidewalks shall be constructed along all lots adjoining dedicated streets, along Major Arterial/Thoroughfare Streets where lots do not adjoin the street, across power line easements and in other areas where pedestrian walkways are necessary.
- Routing to clear poles, trees or other obstacles shall be subject to City Administrator approval.
- 4. The Plat or Construction Plans shall show the location of all proposed sidewalks and shall state at what stage of the project they will be constructed.
- All sidewalks shall conform to Federal Americans with Disabilities Act (ADA) requirements and barrierfree ramps should be provided for access to the street.

#### C. Sidewalk General Construction.

- 1. Sidewalks shall be constructed by Class "A" concrete and shall have a width of not less than five (5) feet and a minimum thickness of four (4) inches.
- 2. Sidewalks along Major Arterial/Thoroughfare Streets shall be no less than six feet (6') in width.
- 3. Sidewalks adjacent to screening and retaining walls shall be five (5') feet in width and shall abut the wall, eliminating the landscape area found along the wall, thereby reducing maintenance.
- 4. Sidewalks shall be constructed one foot (1') from the property line within the street or Major Arterial/Thoroughfare Street Right-of-Way and shall extend along the full street frontage including both sides of corner lots and block ends.
- 5. Construction of sidewalks adjacent to curbs will be considered where driveway entrances are constructed from the rear of lots on each side of the street for the full length of the block or where mountable curbs are installed. In these instances, the sidewalks shall be a minimum of five feet (6') wide.
- 6. Sidewalk construction may be delayed until development of lots, but in locations not adjacent to lots and across bridges and culverts, the sidewalk shall be constructed with the other improvements to the Subdivision.
- D. Sidewalks in Nonresidential Areas. Sidewalks in nonresidential areas shall be a minimum width of five feet (6') or extend from the back of the curb to the building line as required by the City.

#### **SUBDIVISION ORDINANCE/WAIVER REQUESTS**

Sec. 155.7.01. - Petition for subdivision waiver.

- A. *Purpose.* The purpose of a petition for a Subdivision Waiver to a particular standard or requirement with these Subdivision Regulations, as such are applicable to Plats or Construction Plans, is to determine whether such particular standard or requirement should be applied to an Application.
- B. Definitions. Subdivision Waivers shall be classified as a Minor Subdivision Waiver or Major Subdivision Waiver.
- C. Decision-Maker.
  - 1. Minor Subdivision Waiver.
    - a. Decision-Maker Authority.
      - The City Administrator shall act upon a Minor Subdivision Waiver listed in Table 8.
    - b. Appeal of a Minor Subdivision Waiver Decision.
      - Appeal Review and Recommendation. An appeal of the Minor Subdivision Waiver decision may be considered by the Commission.
      - ii. Appeal Decision. If further appeal is made, the City Council shall then act on such an appeal. (See 7.01.J Minor Subdivision Waiver Appeal)

Table 8: Minor Subdivision Waiver				
Section	Standard	City Administrator		
3.01.B	Waiver of Application Information	Approve		
6.06.N	Dead-End Alleys	Approve		
6.10.D	Right Angles for Side Lot Lines	Approve		
6.05.D	Traffic Impact Analysis	Approve		
6.13.A.5	Water Lines Extended to Subdivision Borders	Approve		
6.14.A.5	Wastewater Lines Extended to Subdivision Borders	Approve		

#### 2. Major Subdivision Waiver.

- a. Decision Maker Authority. After review and recommendation from the Commission, the City Council shall decide a Major Subdivision Waiver.
- D. Subdivision Waiver Applicability.
  - Waiver of Standard or Requirement.
    - a. An Applicant may request a Subdivision Waiver of a particular standard or requirement applicable to a Preliminary Plat, to Construction Plans, or where no Preliminary Plat Application has been submitted for approval, to a Final Plat or a Replat.
    - b. A Subdivision Waiver petition shall be specific in nature, and shall only involve relief consideration for one particular standard or requirement.
    - c. An Applicant may, if desired, submit more than one Subdivision Waiver petition if there are several standards or requirements at issue.
    - d. For processing a Subdivision Waiver in relationship with a Plat Application, an Applicant shall submit a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.
  - Waiver Petition Acceptance.
    - a. A petition for a Subdivision Waiver shall not be accepted in lieu of:
      - i. A Subdivision Proportionality Appeal (7.02); or
      - ii. A Subdivision Vested Rights Petition (7.03).
    - b. If there is a question as to whether a Subdivision Proportionality Appeal or Subdivision Vested Rights Petition is required instead of a Subdivision Waiver petition, such determination shall be made by the City Administrator.
- E. Subdivision Waiver Submission Procedures.
  - 1. Written Waiver Request with Application.
    - a. A request for a Subdivision Waiver shall be submitted in writing by the Applicant with the filing of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
    - b. No Subdivision Waiver may be considered or granted unless the Applicant has made such written request.
  - 2. Grounds for Waiver.

- a. The Applicant's request shall state the grounds for the Subdivision Waiver request and all of the facts relied upon by the Applicant.
- b. Failure to do so, will result in denial of the Application unless the Applicant submits a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.

#### F. Subdivision Waiver Criteria.

- Undue Hardship Present. A Subdivision Waiver to regulations within this Subdivision Ordinance may be approved only when, in the Decision-Maker's opinion, undue hardship will result from strict compliance to the regulations.
- 2. Consideration Factors. The Decision-Maker shall take into account the following factors:
  - a. The nature of the proposed land use involved and existing uses of the land in the vicinity;
  - b. The number of persons who will reside or work in the proposed development; and
  - c. The effect such Subdivision Waiver might have upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.
- 3. Findings. No Subdivision Waiver shall be granted unless the Decision-Maker finds:
  - a. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of this Subdivision Ordinance would deprive the Applicant of the reasonable use of his or her land; and
  - b. That the Subdivision Waiver is necessary for the preservation and enjoyment of a substantial property right of the Applicant, and that the granting of the Subdivision Waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area; and
  - c. That the granting of the Subdivision Waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Subdivision Ordinance.
- 4. Intent of Subdivision Regulations.
  - a. A Subdivision Waiver may be granted only when in harmony with the general purpose and intent of the Subdivision Ordinance so that the public health, safety and welfare may be secured and substantial justice done.
  - b. Financial hardship to the Applicant shall not be deemed to constitute undue hardship.
- 5. *Minimum Degree of Variation.* No Subdivision Waiver shall be granted unless it represents the minimum degree of variation of requirements necessary to meet the needs of the Applicant.
- 6. Violations and Conflicts. The Decision-Maker shall not authorize a Subdivision Waiver that would constitute a violation of, or conflict with, any other valid ordinance, code, regulation, master plan or Comprehensive Plan of the City.
- 7. Falsification of Information.
  - Any falsification of information by the Applicant shall be cause for the Subdivision Waiver request to be denied.
  - b. If the Subdivision Waiver request is approved based upon false information, whether intentional or not, discovery of such false information shall nullify prior approval of the Subdivision Waiver, and shall be grounds for reconsideration of the Subdivision Waiver request.
- G. Burden of Proof. The Applicant bears the burden of proof to demonstrate that the requirement for which a Subdivision Waiver is requested, if uniformly applied, imposes an undue hardship or disproportionate burden on the Applicant. The Applicant shall submit the burden of proof with the original submittal.
- H. Subdivision Waiver Decision.
  - 1. The Decision-Maker shall consider the Subdivision Waiver petition and, based upon the criteria set forth in 7.01.F Subdivision Waiver Criteria, shall take one of the following actions:
    - Deny the petition, and impose the standard or requirement as it is stated in this Subdivision Ordinance; or

- b. Grant the petition, and waive in whole or in part the standard or requirement as it is stated in this Subdivision Ordinance.
- 2. Decision Process for a Minor Subdivision Waiver. The Decision-Maker shall deny of grant a request for a Minor Subdivision Waiver concurrently with the decision of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
- 3. Decision Process for a Major Subdivision Waiver.
  - Recommendation of the Planning and Zoning Commission.
    - The Commission shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the notice of Major Subdivision Waiver is submitted to the City Administrator.
    - ii. The Commission shall recommend to the City Council to approve or deny a request for a Major Subdivision Waiver by majority vote.
  - b. Decision by City Council.
    - i. After the recommendation from the Commission has been made, the City Council shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
    - ii. The City Council may or shall approve or deny a request for a Major Subdivision Waiver by a vote of all members.
    - iii. The decision of the City Council is final.
- I. Notification of Decision on Petition—14 Days. The Applicant shall be notified of the decision on the Subdivision Waiver by the applicable Decision-Maker (e.g., the City Administrator, Commission or City Council, as applicable), within fourteen (14) calendar days following the decision.
- J. Minor Subdivision Waiver Appeal.
  - 1. Initiation of an Appeal.
    - a. The Applicant may appeal a Minor Subdivision Waiver decision of the City Administrator, as allowed within the Subdivision Ordinance.
    - The written request to appeal shall be submitted to the City Administrator within thirty (30) calendar days following the denial decision.
  - 2. Recommendation of the Planning and Zoning Commission.
    - a. The Commission shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the notice of appeal is submitted to the City Administrator.
    - b. At this meeting, new information may be presented and considered, if available, that might alter the previous decision to deny the Minor Subdivision Waiver.
    - c. The Commission shall recommend to the City Council to affirm, modify or reverse the previous decision by simple majority vote.
  - 3. Appeal to City Council.
    - a. The Applicant may appeal the Commission's decision by submitting a written notice of appeal to the City Administrator within thirty (30) calendar days following the Commission's decision.
    - b. After the recommendation from the Commission has been made, the City Council shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
    - c. The City Council may affirm, modify or reverse the decision by simple majority vote.
    - d. The decision of the City Council is final.
- K. Effect of Approval.
  - 1. Submission and Processing. Following the granting of a Subdivision Waiver, the Applicant may submit or continue the processing of a Plat or Construction Plans, as applicable.

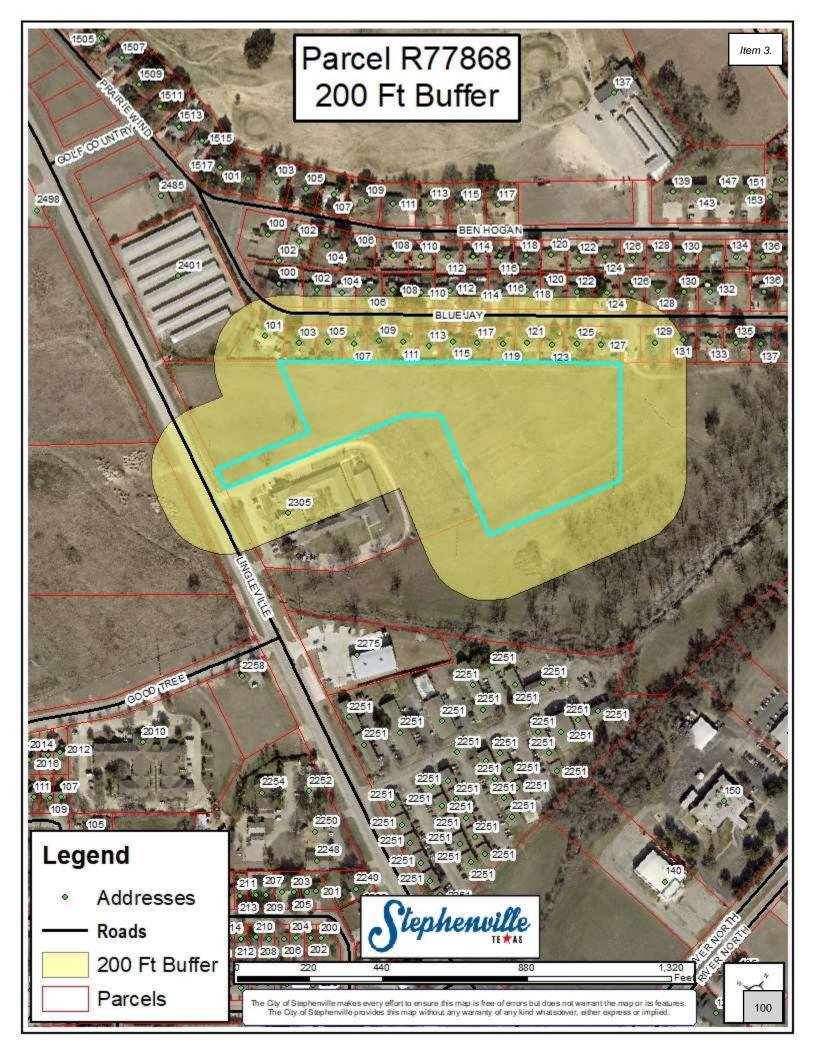
- 2. *Expirations.* The Subdivision Waiver granted shall remain in effect for the period the Plat or Construction Plans are in effect, and shall expire upon expiration of either or both of those Applications.
- 3. Extensions. Extension of those Applications shall also result in extension of the Subdivision Waiver.

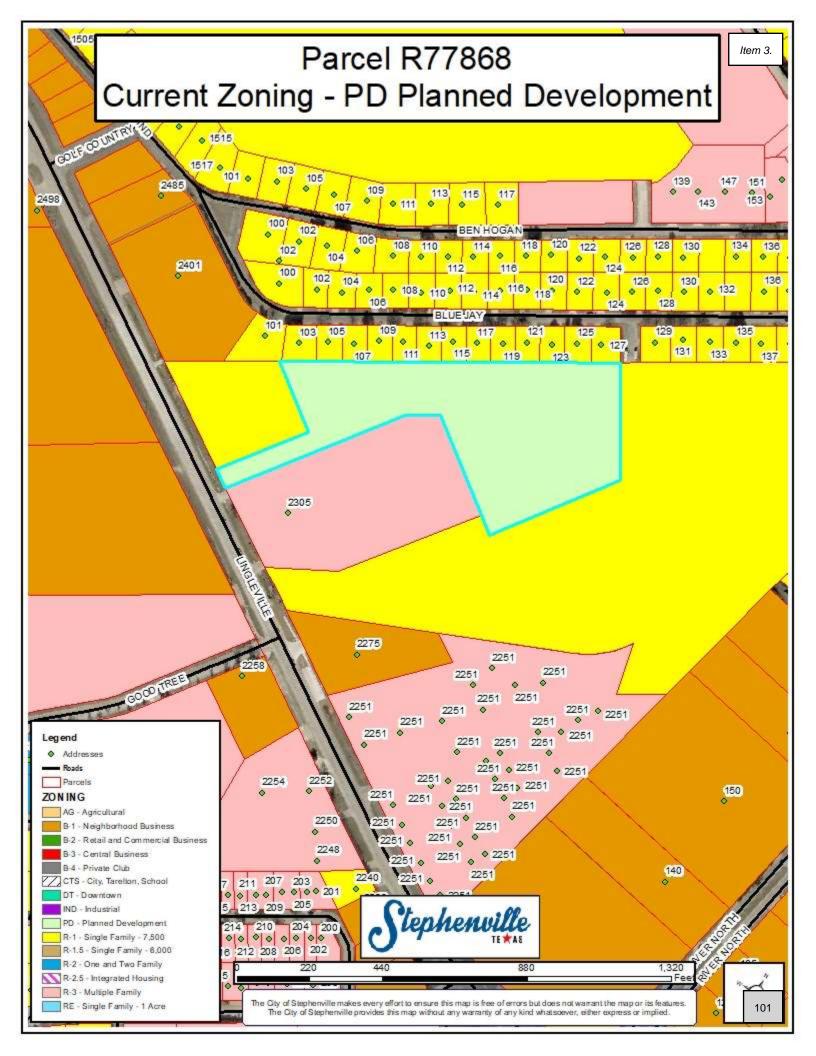
#### **FACTORS TO CONSIDER:**

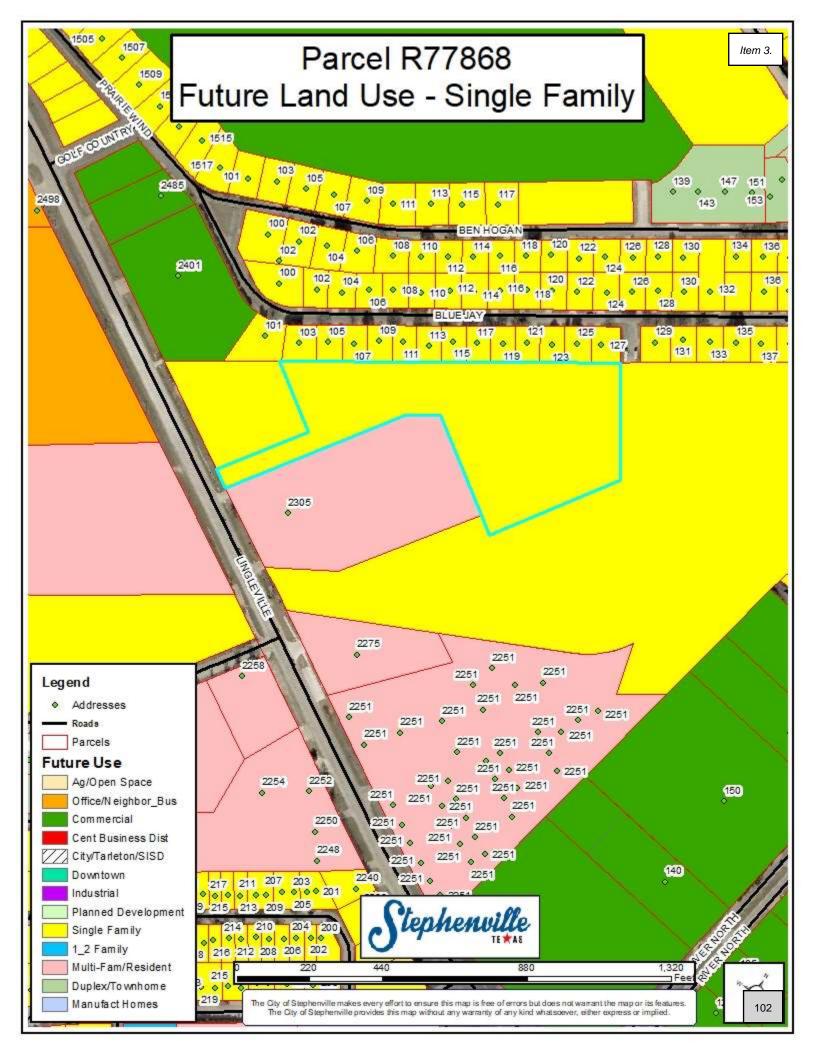
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel is land large enough and in proper location for proposed use?
- Reasonable Use of Property does proposed change provide reasonable use of property?

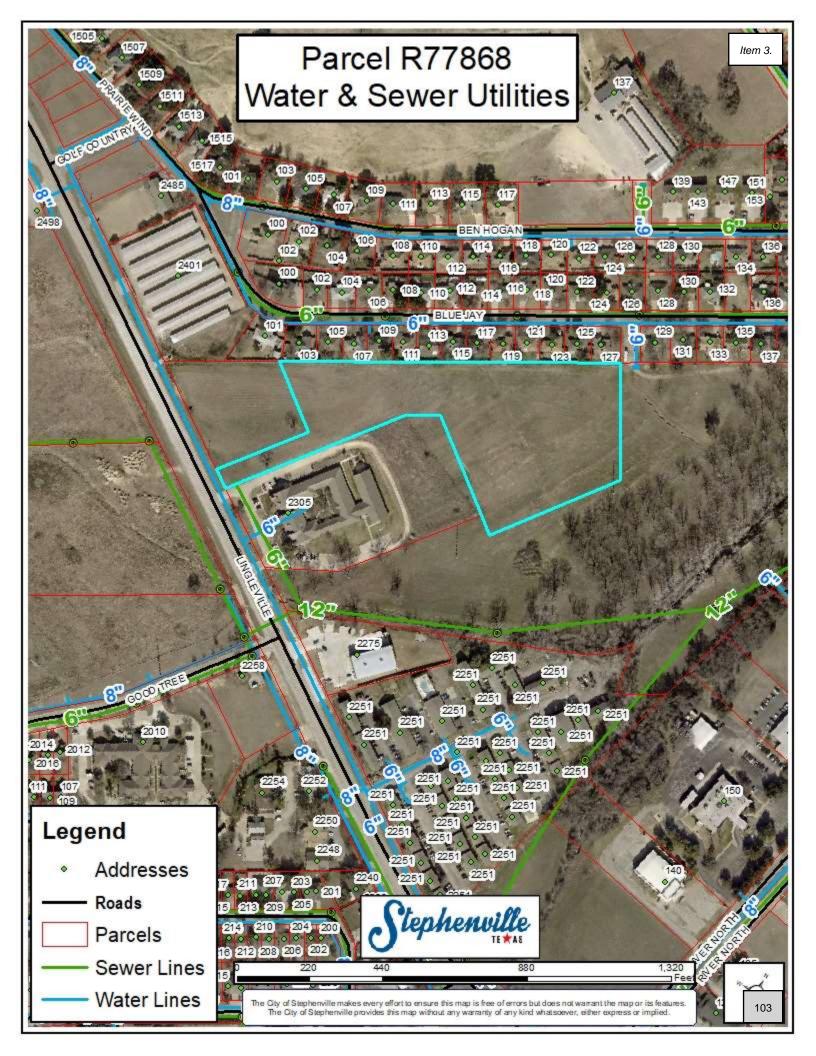
#### **ALTERNATIVES**

- 1) Recommend the City Council approve the waiver request.
- 2) Recommend the City Council deny the waiver request.









### Item 3.

## Parcel R77868 Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000042841	117 BLUE JAY	ALLEN CALEB VAN & KRISTY RAE	117 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000022557	0 W LINGLEVILLE RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000031773	2401 W LINGLEVILLE RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000042813	106 BLUE JAY	BOYLES PAMELA J	106 BLUE JAY	STEPHENVILLE	TX	76401
R000042835	101 BLUE JAY	BUCHER JAMES M & JANEE	101 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000042819	118 BLUE JAY	CARLSON NORMAN E & BEVERLY A	118 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000042824	128 BLUE JAY	CHESTER CAROLE S	128 BLUEJAY	STEPHENVILLE	TX	76401
R000042837	105 BLUE JAY	CORTA DOROTHY J & PETER J	105 BLUE JAY DR	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000042811	102 BLUE JAY	DAVIDSON DEL & JULIE	102 BLUE JAY	STEPHENVILLE	TX	76401
R000042822	124 BLUE JAY	DICKERSON SHERRY	124 BLUE JAY	STEPHENVILLE	TX	76401
R000042814	108 BLUE JAY	DREW VALERIE J	109 GREENVIEW DR	STEPHENVILLE	TX	76401
R000042847	129 BLUE JAY	EMMONS JOSH & ASHTON	129 BLUE JAY	STEPHENVILLE	TX	76401
R000042845	125 BLUE JAY	EVANS DONALD R LIVING TRUST	PO BOX 372	BLUFF DALE	TX	76433
R000063739	2305 W LINGLEVILLE RD	FRONTIER EXCHANGE LANDLORD GROUP LLC	4500 DORR ST	TOLEDO	он	43615
R000042836	103 BLUE JAY	GRIMMER AARON & NIKOLE	103 BLUE JAY	STEPHENVILLE	TX	76401
R000042821	122 BLUE JAY	HENDRICKS KATHRYN J	122 BLUE JAY	STEPHENVILLE	TX	76401
R000042817	114 BLUE JAY	HILL CHARLES A & SANDRA K	114 BLUE JAY	STEPHENVILLE	TX	76401
R000042842	119 BLUE JAY	HIVELY CHRISTOPHER J & KIMBERLEE M HIVELY	12454 DAPPLE DR	RANCHO CUCAMONGA	CA	91739
R000042812	104 BLUE JAY	HODGES BILLY BOB & DONNA & HOLLY HODGES	18402 SHALLOW OAK CT	TOMBALL	TX	77377
R000042816	112 BLUE JAY	HODGES TERRY GLEN & REBECCA	112 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000041981	107 BLUE JAY	HOLLOWAY LIVING TRUST	107 BLUE JAY ST	STEPHENVILLE	TX	76401
R000041982	109 BLUE JAY	HOWARD NETA FAYE (LIFE ESTATE)	109 BLUE JAY	STEPHENVILLE	TX	76401
R000022664	0 W LINGLEVILLE RD	IP KAM WOON	PO BOX 192	STEPHENVILLE	TX	76401-0000
R000042840	115 BLUE JAY	JAMES CAVIN & STACEY SHARON NOLAND (JAMES)	115 BLUE JAY	STEPHENVILLE	TX	76401
R000041983	111 BLUE JAY	KAISER MARK A & KIMBERLY	111 BLUE JAY DR	STEPHENVILLE	TX	76401-0000
R000041978	100 BLUE JAY	KOPLIN JEFFREY & LESLI KOPLIN	PO BOX 993	STEPHENVILLE	TX	76401
R000042838	113 BLUE JAY	MOSES COREY & KATHRYN	113 BLUE JAY	STEPHENVILLE	TX	76401
R000042844	123 BLUE JAY	PLANNERS EQUITY LP	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042823	126 BLUE JAY	PORTER KELVIN B & KIMBERLY K ILEY	126 BLUE JAY	STEPHENVILLE	TX	76401
R000077868	0 W LINGLEVILLE RD	RETIREMENT LIVING FOR SENIORS LTD	PO BOX 3189	BRYAN	тх	77805
R000042818	116 BLUE JAY	SMITH RANDY & KELLY	116 BLUE JAY	STEPHENVILLE	тх	76401-0000
R000042843	121 BLUE JAY	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042846	127 BLUE JAY	TRAINHAM SUSAN	PO BOX 139	LINGLEVILLE	тх	76461
R000042815	110 BLUE JAY	TROTTER MABEL L	126 BEN HOGAN DR	STEPHENVILLE	тх	76401-5915

## **STAFF REPORT**



SUBJECT: Case No.: SV2023-002

Applicant Emanuel Glockzin, representing Retirement Living for Seniors, is requesting a Subdivision Waiver from Section 155.6.04(M) — Curb & Gutter Requirements, to be constructed at W Lingleville Rd, Parcel R77868, being Acres 7.664, A0520 Menefee Jarrett of the City of Stephenville, Erath County, Texas.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

#### **RECOMMENDATION:**

To deny the request based on the requirements set forth by the Subdivision Ordinance

#### **BACKGROUND:**





#### **SUBDIVISION ORDINANCE/CURBS**

- M. Curb and Gutter Options.
  - A six (6) inch standard curb shall be constructed on both sides of all streets except as allowed in 2 and 3 below.
  - 2. On residential local streets and any subdivision where all lots are one (1) acre or large, a "lay down" or "roll down" curb shall be permitted if designed in accordance with Engineering Standards Manual.
  - 3. On subdivision where all lots are one acre or larger, a "ribbon curb" shall be permitted if designed in Engineering Standards Manual.

#### **SUBDIVISION ORDINANCE/WAIVER REQUESTS**

Sec. 155.7.01. - Petition for subdivision waiver.

A. Purpose. The purpose of a petition for a Subdivision Waiver to a particular standard or requirement with these Subdivision Regulations, as such are applicable to Plats or Construction Plans, is to determine whether such particular standard or requirement should be applied to an Application.

- B. Definitions. Subdivision Waivers shall be classified as a Minor Subdivision Waiver or Major Subdivision Waiver.
- C. Decision-Maker.
  - 1. Minor Subdivision Waiver.
    - a. Decision-Maker Authority.
      - The City Administrator shall act upon a Minor Subdivision Waiver listed in Table 8.
    - b. Appeal of a Minor Subdivision Waiver Decision.
      - Appeal Review and Recommendation. An appeal of the Minor Subdivision Waiver decision may be considered by the Commission.
      - ii. Appeal Decision. If further appeal is made, the City Council shall then act on such an appeal. (See 7.01.J Minor Subdivision Waiver Appeal)

Table 8: Minor Subdivision Waiver				
Section	Standard	City Administrator		
3.01.B	Waiver of Application Information	Approve		
6.06.N	Dead-End Alleys	Approve		
6.10.D	Right Angles for Side Lot Lines	Approve		
6.05.D	Traffic Impact Analysis	Approve		
6.13.A.5	Water Lines Extended to Subdivision Borders	Approve		
6.14.A.5	Wastewater Lines Extended to Subdivision Borders	Approve		

#### 2. Major Subdivision Waiver.

- a. Decision Maker Authority. After review and recommendation from the Commission, the City Council shall decide a Major Subdivision Waiver.
- D. Subdivision Waiver Applicability.
  - Waiver of Standard or Requirement.
    - a. An Applicant may request a Subdivision Waiver of a particular standard or requirement applicable to a Preliminary Plat, to Construction Plans, or where no Preliminary Plat Application has been submitted for approval, to a Final Plat or a Replat.
    - b. A Subdivision Waiver petition shall be specific in nature, and shall only involve relief consideration for one particular standard or requirement.
    - c. An Applicant may, if desired, submit more than one Subdivision Waiver petition if there are several standards or requirements at issue.
    - d. For processing a Subdivision Waiver in relationship with a Plat Application, an Applicant shall submit a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.
  - Waiver Petition Acceptance.
    - a. A petition for a Subdivision Waiver shall not be accepted in lieu of:
      - A Subdivision Proportionality Appeal (7.02); or

- ii. A Subdivision Vested Rights Petition (7.03).
- b. If there is a question as to whether a Subdivision Proportionality Appeal or Subdivision Vested Rights Petition is required instead of a Subdivision Waiver petition, such determination shall be made by the City Administrator.

#### E. Subdivision Waiver Submission Procedures.

- Written Waiver Request with Application.
  - a. A request for a Subdivision Waiver shall be submitted in writing by the Applicant with the filing of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
  - b. No Subdivision Waiver may be considered or granted unless the Applicant has made such written request.

#### 2. Grounds for Waiver.

- The Applicant's request shall state the grounds for the Subdivision Waiver request and all of the facts relied upon by the Applicant.
- b. Failure to do so, will result in denial of the Application unless the Applicant submits a Waiver of Right to 30-Day Action in accordance with 3.03.D Waiver of Right to 30-Day Action.

#### F. Subdivision Waiver Criteria.

- Undue Hardship Present. A Subdivision Waiver to regulations within this Subdivision Ordinance may be approved only when, in the Decision-Maker's opinion, undue hardship will result from strict compliance to the regulations.
- 2. Consideration Factors. The Decision-Maker shall take into account the following factors:
  - a. The nature of the proposed land use involved and existing uses of the land in the vicinity;
  - b. The number of persons who will reside or work in the proposed development; and
  - c. The effect such Subdivision Waiver might have upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.
- 3. Findings. No Subdivision Waiver shall be granted unless the Decision-Maker finds:
  - a. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of this Subdivision Ordinance would deprive the Applicant of the reasonable use of his or her land; and
  - b. That the Subdivision Waiver is necessary for the preservation and enjoyment of a substantial property right of the Applicant, and that the granting of the Subdivision Waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area; and
  - c. That the granting of the Subdivision Waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Subdivision Ordinance.
- 4. Intent of Subdivision Regulations.
  - a. A Subdivision Waiver may be granted only when in harmony with the general purpose and intent of the Subdivision Ordinance so that the public health, safety and welfare may be secured and substantial justice done.
  - b. Financial hardship to the Applicant shall not be deemed to constitute undue hardship.
- 5. *Minimum Degree of Variation.* No Subdivision Waiver shall be granted unless it represents the minimum degree of variation of requirements necessary to meet the needs of the Applicant.
- Violations and Conflicts. The Decision-Maker shall not authorize a Subdivision Waiver that would constitute a violation of, or conflict with, any other valid ordinance, code, regulation, master plan or Comprehensive Plan of the City.
- 7. Falsification of Information.
  - Any falsification of information by the Applicant shall be cause for the Subdivision Waiver request to be denied.

- b. If the Subdivision Waiver request is approved based upon false information, whether intentional or not, discovery of such false information shall nullify prior approval of the Subdivision Waiver, and shall be grounds for reconsideration of the Subdivision Waiver request.
- G. Burden of Proof. The Applicant bears the burden of proof to demonstrate that the requirement for which a Subdivision Waiver is requested, if uniformly applied, imposes an undue hardship or disproportionate burden on the Applicant. The Applicant shall submit the burden of proof with the original submittal.
- H. Subdivision Waiver Decision.
  - 1. The Decision-Maker shall consider the Subdivision Waiver petition and, based upon the criteria set forth in 7.01.F Subdivision Waiver Criteria, shall take one of the following actions:
    - Deny the petition, and impose the standard or requirement as it is stated in this Subdivision Ordinance; or
    - b. Grant the petition, and waive in whole or in part the standard or requirement as it is stated in this Subdivision Ordinance.
  - Decision Process for a Minor Subdivision Waiver. The Decision-Maker shall deny of grant a request for a Minor Subdivision Waiver concurrently with the decision of a Preliminary Plat, Construction Plans, Final Plat or Replat, as applicable.
  - 3. Decision Process for a Major Subdivision Waiver.
    - a. Recommendation of the Planning and Zoning Commission.
      - The Commission shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the notice of Major Subdivision Waiver is submitted to the City Administrator.
      - ii. The Commission shall recommend to the City Council to approve or deny a request for a Major Subdivision Waiver by majority vote.
    - b. Decision by City Council.
      - i. After the recommendation from the Commission has been made, the City Council shall consider the Major Subdivision Waiver request at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
      - ii. The City Council may or shall approve or deny a request for a Major Subdivision Waiver by a vote of all members.
      - iii. The decision of the City Council is final.
- I. Notification of Decision on Petition—14 Days. The Applicant shall be notified of the decision on the Subdivision Waiver by the applicable Decision-Maker (e.g., the City Administrator, Commission or City Council, as applicable), within fourteen (14) calendar days following the decision.
- J. Minor Subdivision Waiver Appeal.
  - 1. Initiation of an Appeal.
    - a. The Applicant may appeal a Minor Subdivision Waiver decision of the City Administrator, as allowed within the Subdivision Ordinance.
    - b. The written request to appeal shall be submitted to the City Administrator within thirty (30) calendar days following the denial decision.
  - 2. Recommendation of the Planning and Zoning Commission.
    - a. The Commission shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the notice of appeal is submitted to the City Administrator.
    - b. At this meeting, new information may be presented and considered, if available, that might alter the previous decision to deny the Minor Subdivision Waiver.
    - c. The Commission shall recommend to the City Council to affirm, modify or reverse the previous decision by simple majority vote.

#### 3. Appeal to City Council.

- a. The Applicant may appeal the Commission's decision by submitting a written notice of appeal to the City Administrator within thirty (30) calendar days following the Commission's decision.
- b. After the recommendation from the Commission has been made, the City Council shall consider the appeal at a public meeting no later than thirty (30) calendar days after the date on which the Commission's recommendation was made.
- c. The City Council may affirm, modify or reverse the decision by simple majority vote.
- d. The decision of the City Council is final.

#### K. Effect of Approval.

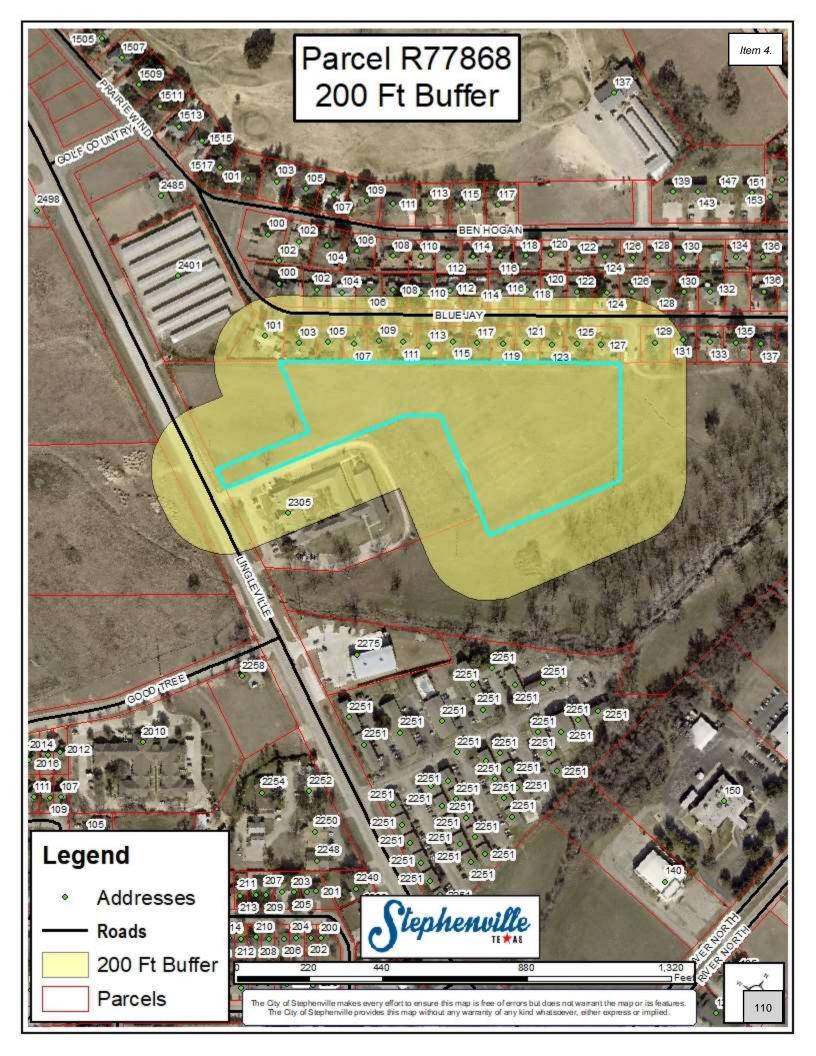
- 1. Submission and Processing. Following the granting of a Subdivision Waiver, the Applicant may submit or continue the processing of a Plat or Construction Plans, as applicable.
- 2. *Expirations*. The Subdivision Waiver granted shall remain in effect for the period the Plat or Construction Plans are in effect, and shall expire upon expiration of either or both of those Applications.
- 3. Extensions. Extension of those Applications shall also result in extension of the Subdivision Waiver.

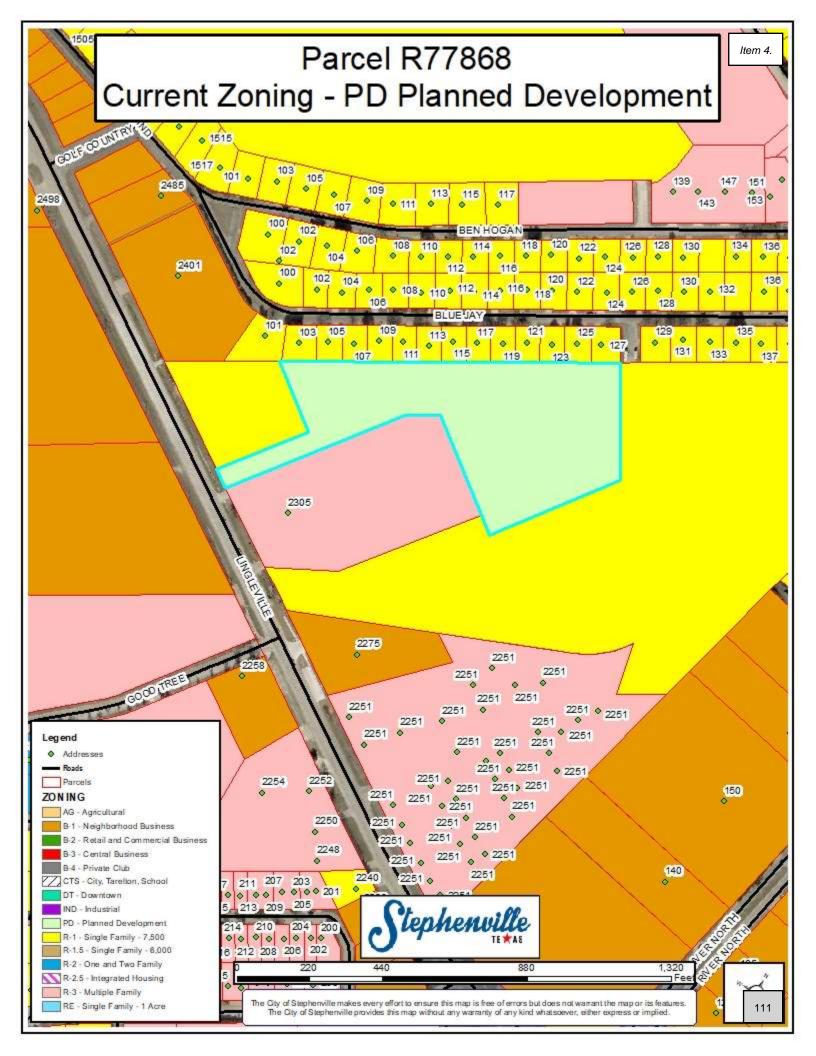
#### **FACTORS TO CONSIDER:**

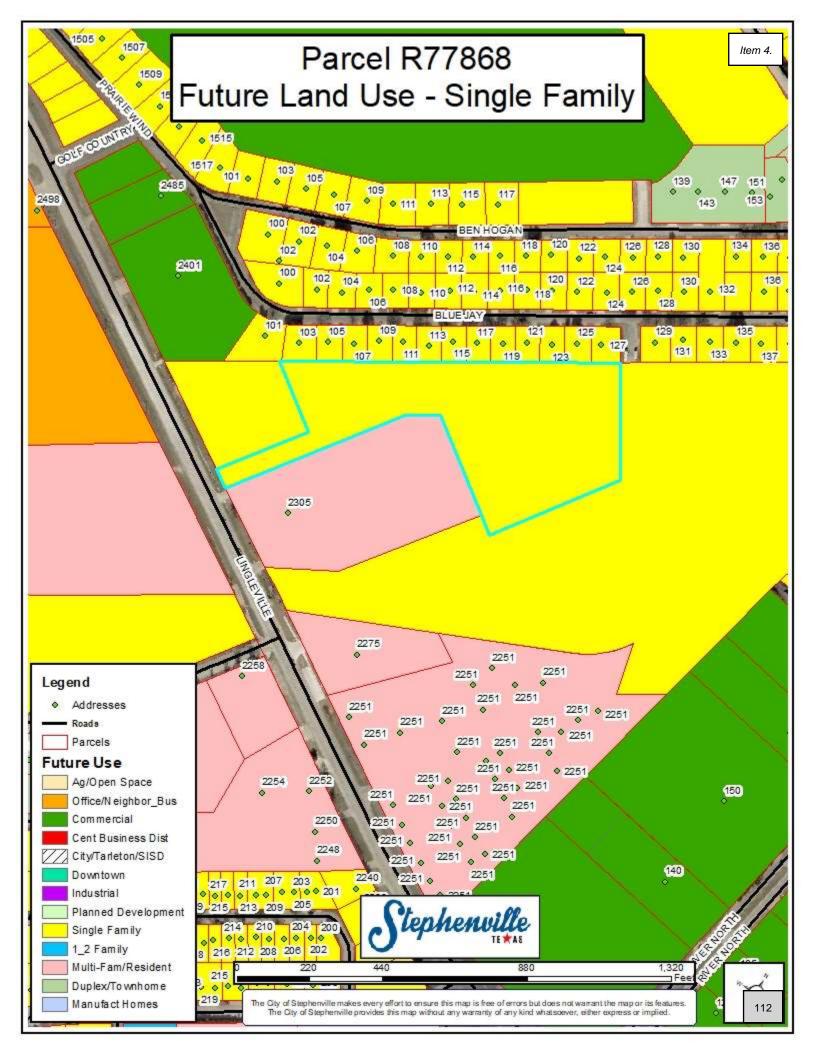
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel is land large enough and in proper location for proposed use?
- Reasonable Use of Property does proposed change provide reasonable use of property?

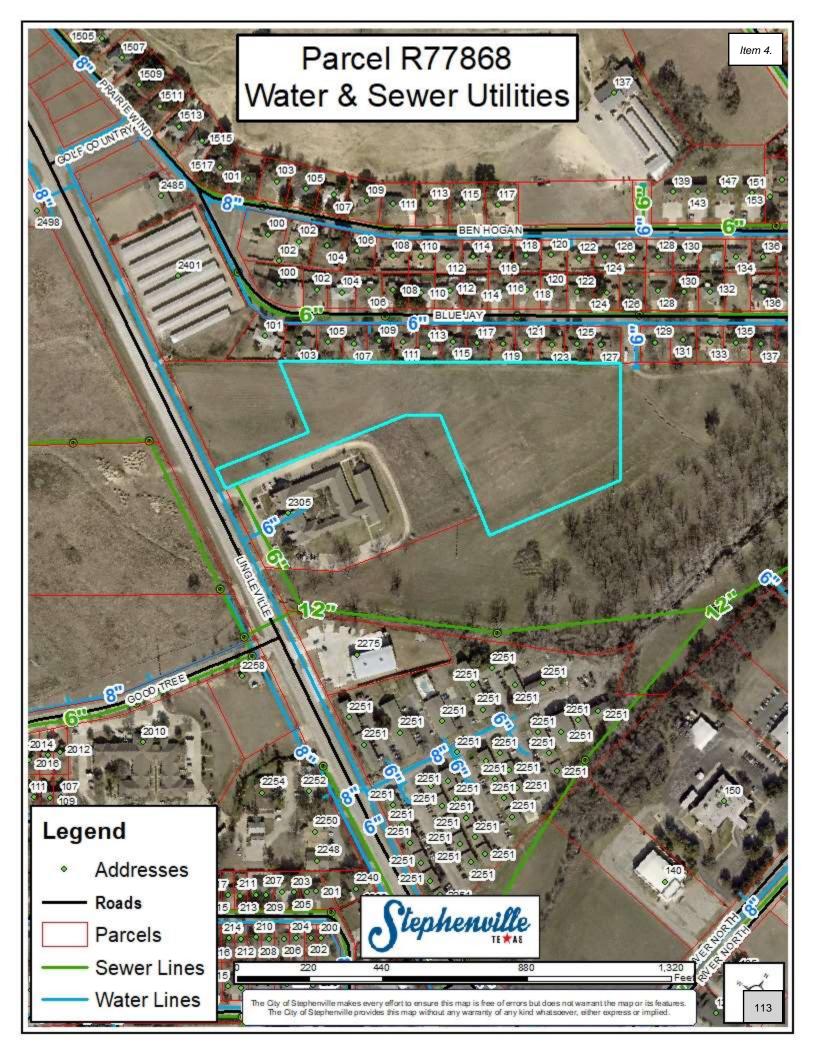
#### **ALTERNATIVES**

- 1) Recommend the City Council approve the waiver request.
- 2) Recommend the City Council deny the waiver request.









#### Item 4.

#### Parcel R77868 Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000042841	117 BLUE JAY	ALLEN CALEB VAN & KRISTY RAE	117 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000022557	0 W LINGLEVILLE RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000031773	2401 W LINGLEVILLE RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000042813	106 BLUE JAY	BOYLES PAMELA J	106 BLUE JAY	STEPHENVILLE	TX	76401
R000042835	101 BLUE JAY	BUCHER JAMES M & JANEE	101 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000042819	118 BLUE JAY	CARLSON NORMAN E & BEVERLY A	118 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000042824	128 BLUE JAY	CHESTER CAROLE S	128 BLUEJAY	STEPHENVILLE	TX	76401
R000042837	105 BLUE JAY	CORTA DOROTHY J & PETER J	105 BLUE JAY DR	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000042811	102 BLUE JAY	DAVIDSON DEL & JULIE	102 BLUE JAY	STEPHENVILLE	TX	76401
R000042822	124 BLUE JAY	DICKERSON SHERRY	124 BLUE JAY	STEPHENVILLE	TX	76401
R000042814	108 BLUE JAY	DREW VALERIE J	109 GREENVIEW DR	STEPHENVILLE	TX	76401
R000042847	129 BLUE JAY	EMMONS JOSH & ASHTON	129 BLUE JAY	STEPHENVILLE	TX	76401
R000042845	125 BLUE JAY	EVANS DONALD R LIVING TRUST	PO BOX 372	BLUFF DALE	TX	76433
R000063739	2305 W LINGLEVILLE RD	FRONTIER EXCHANGE LANDLORD GROUP LLC	4500 DORR ST	TOLEDO	ОН	43615
R000042836	103 BLUE JAY	GRIMMER AARON & NIKOLE	103 BLUE JAY	STEPHENVILLE	TX	76401
R000042821	122 BLUE JAY	HENDRICKS KATHRYN J	122 BLUE JAY	STEPHENVILLE	TX	76401
R000042817	114 BLUE JAY	HILL CHARLES A & SANDRA K	114 BLUE JAY	STEPHENVILLE	TX	76401
R000042842	119 BLUE JAY	HIVELY CHRISTOPHER J & KIMBERLEE M HIVELY	12454 DAPPLE DR	RANCHO CUCAMONGA	CA	91739
R000042812	104 BLUE JAY	HODGES BILLY BOB & DONNA & HOLLY HODGES	18402 SHALLOW OAK CT	TOMBALL	TX	77377
R000042816	112 BLUE JAY	HODGES TERRY GLEN & REBECCA	112 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000041981	107 BLUE JAY	HOLLOWAY LIVING TRUST	107 BLUE JAY ST	STEPHENVILLE	TX	76401
R000041982	109 BLUE JAY	HOWARD NETA FAYE (LIFE ESTATE)	109 BLUE JAY	STEPHENVILLE	TX	76401
R000022664	0 W LINGLEVILLE RD	IP KAM WOON	PO BOX 192	STEPHENVILLE	TX	76401-0000
R000042840	115 BLUE JAY	JAMES CAVIN & STACEY SHARON NOLAND (JAMES)	115 BLUE JAY	STEPHENVILLE	TX	76401
R000041983	111 BLUE JAY	KAISER MARK A & KIMBERLY	111 BLUE JAY DR	STEPHENVILLE	TX	76401-0000
R000041978	100 BLUE JAY	KOPLIN JEFFREY & LESLI KOPLIN	PO BOX 993	STEPHENVILLE	TX	76401
R000042838	113 BLUE JAY	MOSES COREY & KATHRYN	113 BLUE JAY	STEPHENVILLE	TX	76401
R000042844	123 BLUE JAY	PLANNERS EQUITY LP	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042823	126 BLUE JAY	PORTER KELVIN B & KIMBERLY K ILEY	126 BLUE JAY	STEPHENVILLE	TX	76401
R000077868	0 W LINGLEVILLE RD	RETIREMENT LIVING FOR SENIORS LTD	PO BOX 3189	BRYAN	TX	77805
R000042818	116 BLUE JAY	SMITH RANDY & KELLY	116 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000042843	121 BLUE JAY	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042846	127 BLUE JAY	TRAINHAM SUSAN	PO BOX 139	LINGLEVILLE	TX	76461
R000042815	110 BLUE JAY	TROTTER MABEL L	126 BEN HOGAN DR	STEPHENVILLE	TX	76401-5915

#### STAFF REPORT



SUBJECT: Case No.: FP2023-003

Applicant Emanuel Glockzin, representing Retirement Living for Seniors LTD, is requesting approval of a Final Plat of the property located at 0 W Lingleville Rd, Parcel R77868 of Acres

7.664, A0520 Menefee Jarrett of the City of Stephenville, Erath County, Texas.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen, Director of Development Services

#### **RECOMMENDATION:**

The applicant has submitted a Final Plat that has been reviewed by staff. Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

1. Execute an Escrow Agreement with the City as a surety of completion and acceptance of all public improvements.

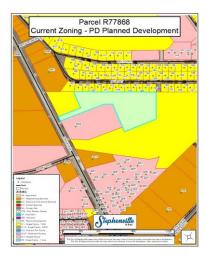
Upon completion, the Final Plat will be submitted to the County for recordation purposes.

#### **BACKGROUND:**

The Planning and Zoning Commission convened on June 15, 2022, and by a vote of 4/2, recommended the City Council approve the rezoning request. Subsequently, on June 28, 2022, the City Council approved Ordinance No. 2022-O-17, rezoning the property from Single Family District (R-1) to Planned Development District (PD).

City ordinance requires annual updates to the Commission. On August 16, 2023, the Planning and Zoning Commission received an update from Mr. Glockzin and by a unanimous vote of 7-0, recommended the City Council approve the updated Development Schedule which was subsequently approved September 5, 2023.

Mr. Glockzin is now requesting approval of the Final Plat to begin vertical construction in conjunction with the construction of the public improvements. An Escrow Account will be provided as a surety of completion.







#### **DESCRIPTION OF ZONING**

Sec. 154.08. Planned development district (PD).

#### 8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than in possible under standard district regulations. It is recognized that it is desirable for certain areas of the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.
- (2) Improvements in a "PD" District are subject to conformance with a development plan approved by the City Council on Planning and Zoning Commission recommendation and after public hearing thereon. No development plan may increase gross density in excess of that allowed by the base district.
- **8.B Permitted Uses.** In a PD Development District, no land shall be used, and no building shall be installed, erected for/or converted to any use other than a hereinafter provided.

*NON-RESIDENTIAL PLANNED DEVELOPMENTS.* Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Non-residential uses are situated such that an appreciable amount of land is available for open space or joint use as parking space and is integrated throughout the planned development;
- (3) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (4) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional non-residential projects; and
- (5) The project provides a compatible transition between adjacent existing single-family residential projects and provides a compatible transition for the extension of future single-family projects into adjacent undeveloped areas.

RESIDENTIAL PLANNED DEVELOPMENT. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Dwelling units are situated such that an appreciable amount of land for open space is available and is integrated throughout the planned development;
- (3) The project utilizes an innovative approach in lot configuration and mixture of single-family housing types;
- (4) Higher densities than conventional single-family projects of the same acreage is achievable with appropriate buffering between existing conventional single-family developments and increased open space;
- (5) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (6) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional single-family projects; and
- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

#### 8.C Prohibited Uses.

- (1) Any building erected or land used for other than the use shown on the Planned Development Site Plan, as approved by the City Council.
- (2) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width, or exceeds the maximum height, building coverage or density per gross acreage as shown in the development's recorded Planned Development Site Plan, as approved by City Council.
- (3) Any use deemed by the City Council as being detrimental to the health, safety or general welfare of the citizens of Stephenville.
- **8.D Ownership.** An application for approval of a Planned Development Plan under the Planned Development District regulations may be filed by a person having legal ownership of the property to be included in the Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in form satisfactory to the City Attorney, prior to final approval of the Development Plan, that the property is held in single ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust or a joint venture. The Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application.

#### 8.E Development Schedule.

- (1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns of successors in interest.
- (2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.
- (3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned

Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.

- **8.F Plat Requirements.** No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all requirement of the City of Stephenville has been approved by the City Council and recorded in the official records of Erath County.
- **8.G Concept Plan.** The applicant for any PD Planned Development shall submit a concept plan to the Planning and Zoning Commission for review prior to submitting a Development Plan. The concept plan shall contain appropriate information to describe the general land use configuration, proposed densities or lot sizes, proposed amenities and proposed regulation.
- **8.H Development Plan Approval Required.** No building permit or certificate of occupancy shall be issued and no use of land, buildings or structures shall be made in the "PD" District until the same has been approved as part of a development plan in compliance with the procedures, terms and conditions of this section of the ordinance.

#### 8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
  - (a) A change in the character of the development;
  - (b) An increase in the gross floor areas in structures;
  - (c) An increase in the intensity of use;
  - (d) A reduction in the originally approved separations between buildings;
  - (e) Any adverse changes in traffic circulation, safety, drainage and utilities;
  - (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;
  - (g) A reduction in the originally approved setbacks from property lines;
  - (h) An increase in ground coverage by structures;
  - (i) A reduction in the ratio of off-street parking and loading space; and
  - (j) A change in the size, height, lighting or orientation of originally approved signs.

- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.
- **8.J Development Plan Requirements.** The development plan submitted in support of a request for development plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. The development plan shall show at least the following items of information:
  - (1) The location of all existing and planned non-single-family structures on the subject property;
  - (2) Landscaping lighting and/or fencing and/or screening of common areas;
  - (3) General locations of existing tree clusters, providing average size and number and indication of species;
  - (4) Location and detail of perimeter fencing if applicable;
  - (5) General description/location of ingress and egress with description of special pavement treatment if proposed;
  - (6) Off-street parking and loading facilities, and calculations showing how the quantities were obtained for all non single-family purposes;
  - (7) Height of all non-single-family structures;
  - (8) Proposed uses;
  - (9) Location and description of subdivision signage and landscaping at entrance areas;
  - (10) Street names on proposed streets;
  - (11) Proposed minimum area regulations including, set-backs, lot-sizes, widths, depths, side-yards, square footage or residential structures;
  - (12) Indication of all development phasing and platting limits; and
  - (13) Such additional terms and conditions, including design standards, as the Planning and Zoning Commission and the City Council deem necessary.

#### 8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
  - (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;
  - (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;
  - (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
  - (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
  - (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;

- (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.
- **8.L Additional Conditions.** Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance applicable to the property involved. In an approved Planned Development District, the City Council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the Planned Development District; and such condition shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be constructed as conditions precedent to the granting of a certificate of occupancy.

#### 8.M Revocation.

- (1) Approval of a development plan may be revoked or modified, after notice and hearing, for either of the following reasons:
  - (a) Approval was obtained or extended by fraud or deception; or
  - (b) That one or more of the conditions imposed by the City Council on the development plan has not been met or has been violated.
- (2) Development controls:
  - (a) The City Council may impose more restrictive requirements than those proposed in the development plan in order to minimize incompatibilities;
  - (b) A "PD" District shall have a minimum lot area of not less than one acre under unified control;
  - (c) The parking requirements of the Zoning Ordinance shall apply to all uses in the "PD" District unless otherwise specified on the development plan; and
  - (d) "PD" provisions may vary setbacks with approval.

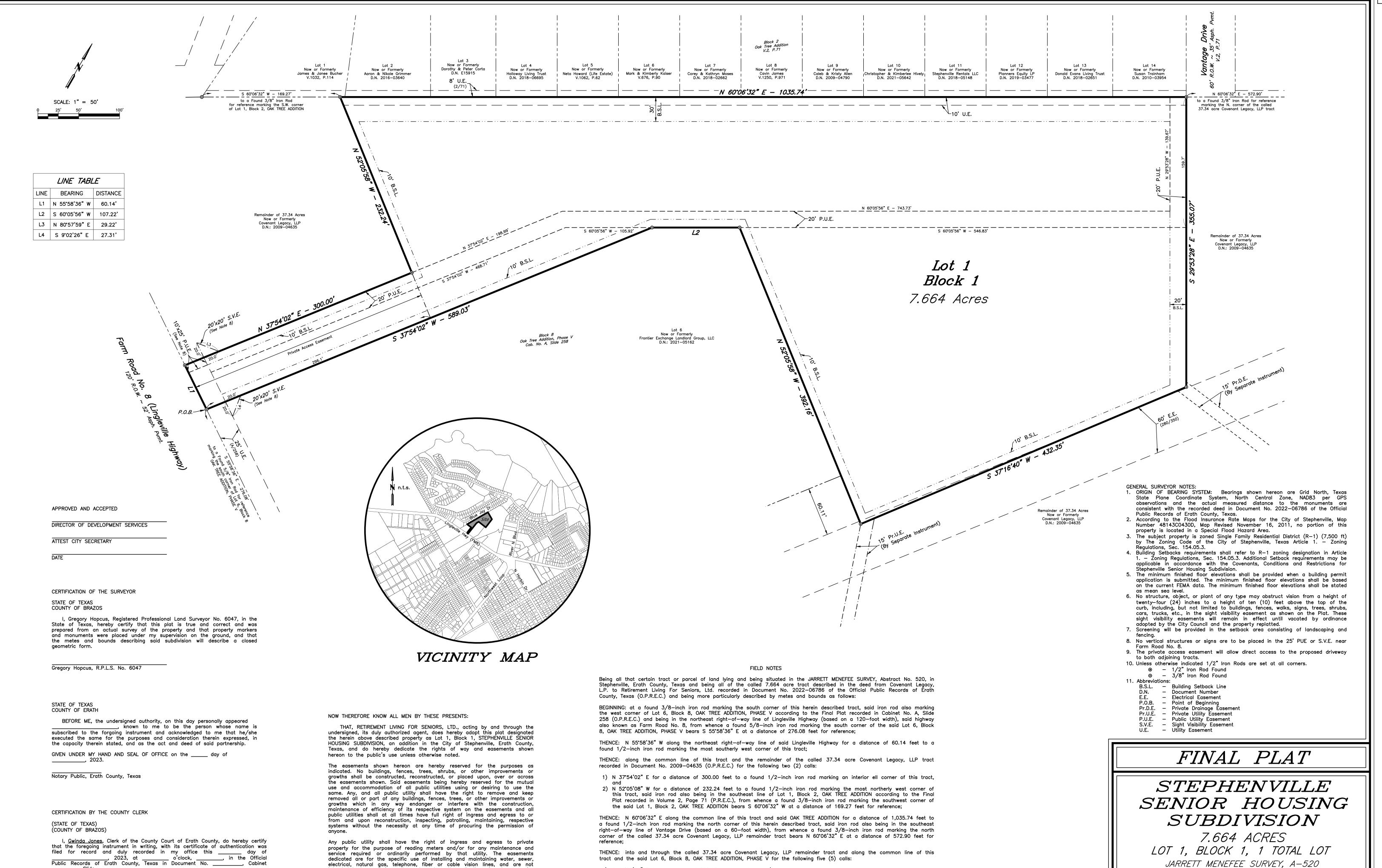
#### **FACTORS TO CONSIDER:**

- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel is land large enough and in proper location for proposed use?
- Reasonable Use of Property does proposed change provide reasonable use of property?
- Zoning has great discretion deny if applicant has not proven it is in the best interest of City to rezone

#### **ALTERNATIVES**

- Approve the Final Plat;
- 2. Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
- 3. Deny the Final Plat.





1) S 29°53'28" E for a distance of 355.07 feet to a found 1/2—inch iron rod marking the east corner of this tract,

5) S 37°54'02" W for a distance of 589.03 feet to the POINT OF BEGINNING and containing 7.664 acres of land.

2) S 37°16'40" W for a distance of 432.35 feet to a found 1/2-inch iron rod marking the most easterly south corner of

3) N 52°05'58" W for a distance of 392.16 feet to a found 3/8-inch iron rod marking an angle corner of this tract, said iron rod also marking the north corner of the said Lot 6, Block 8, OAK TREE ADDITION, PHASE V,

4) S 60°05'56" W for a distance of 107.22 feet to a found 3/8-inch iron rod marking an angle corner of this tract, and

intended to be used for garbage dumpsters, the collection of garbage, or for

the use of garbage vehicles in any manner.

Elaina D. Glockzin

Witness under my hand \_\_\_\_\_ day of \_\_\_\_, 2023. By: Retirement Living For Seniors, Ltd.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of Erath County, at my office in Erath County, Texas, the date last shown above written.

Gwinda Jones, Clerk County Court of Erath County, Texas

Texas Firm Registration No. 10103300

McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103

College Station, Texas 77845

(979) 693-3838

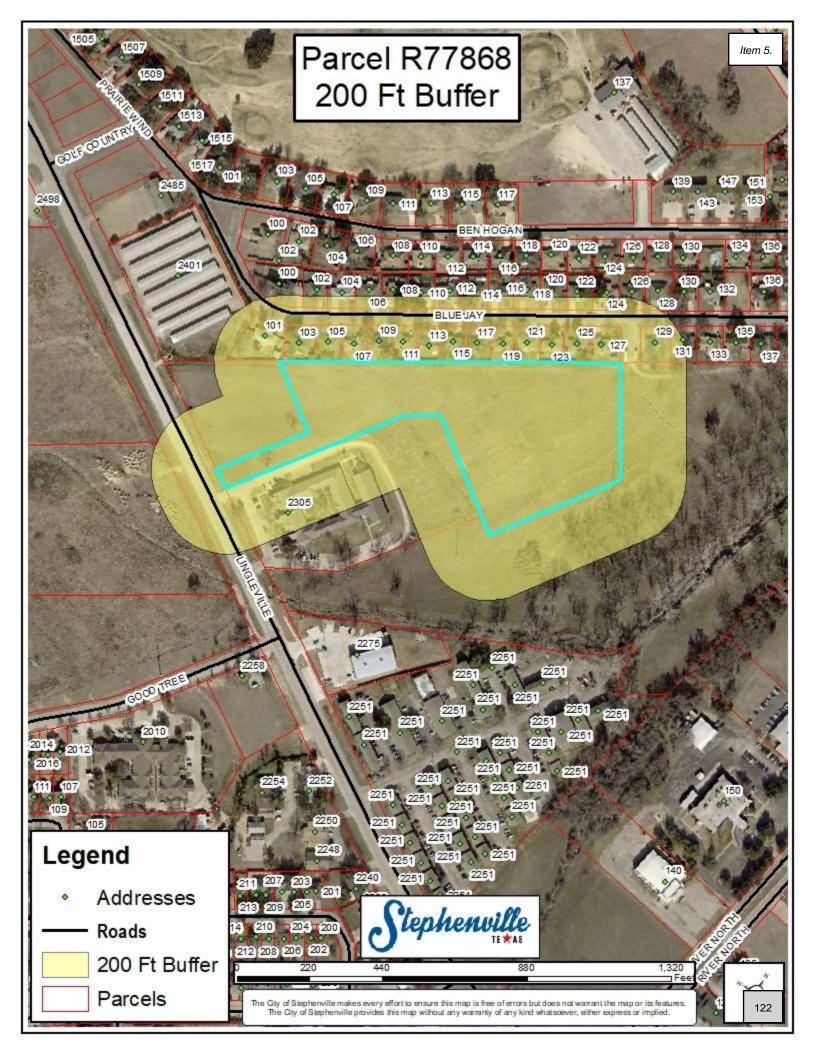
STEPHENVILLE, ERATH COUNTY, TEXAS

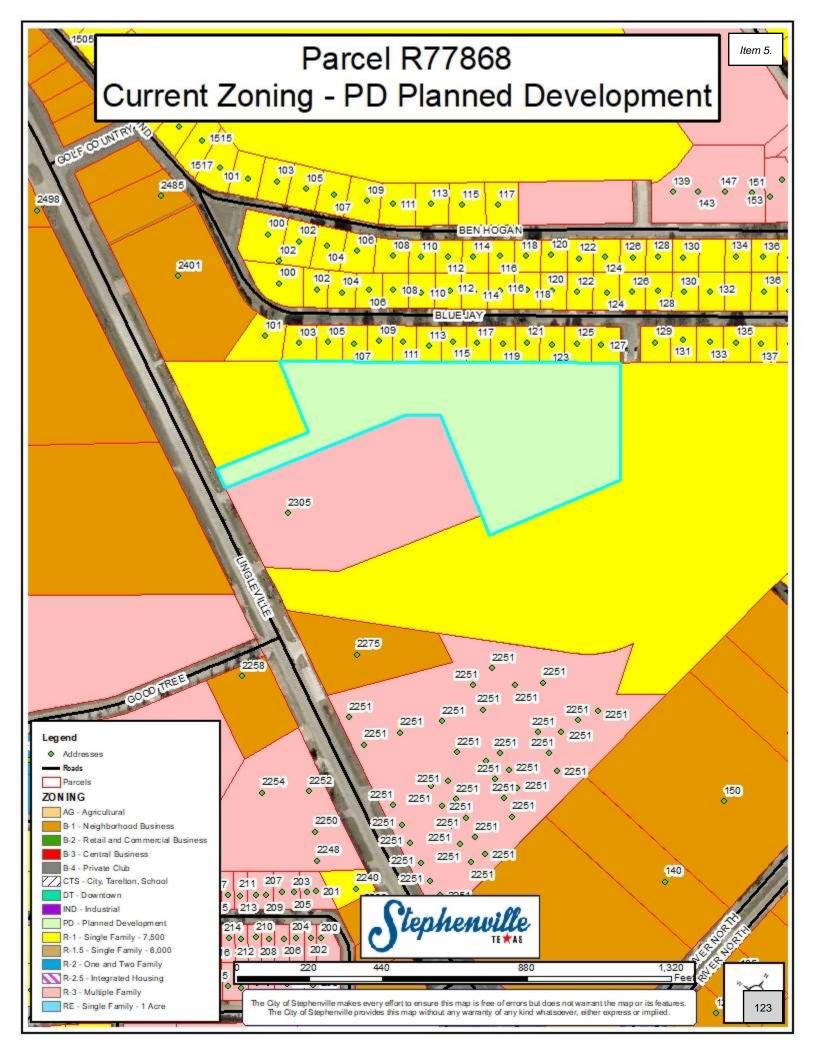
SEPTEMBER, 2022

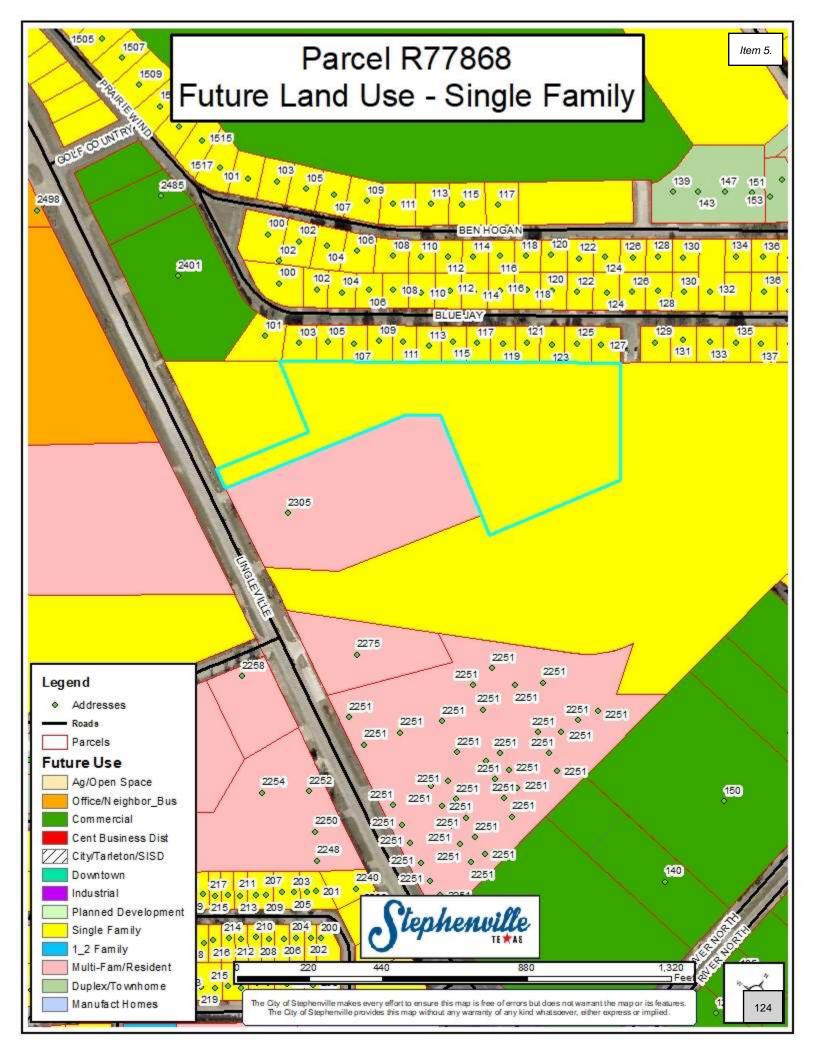
SCALE: 1" = 50'

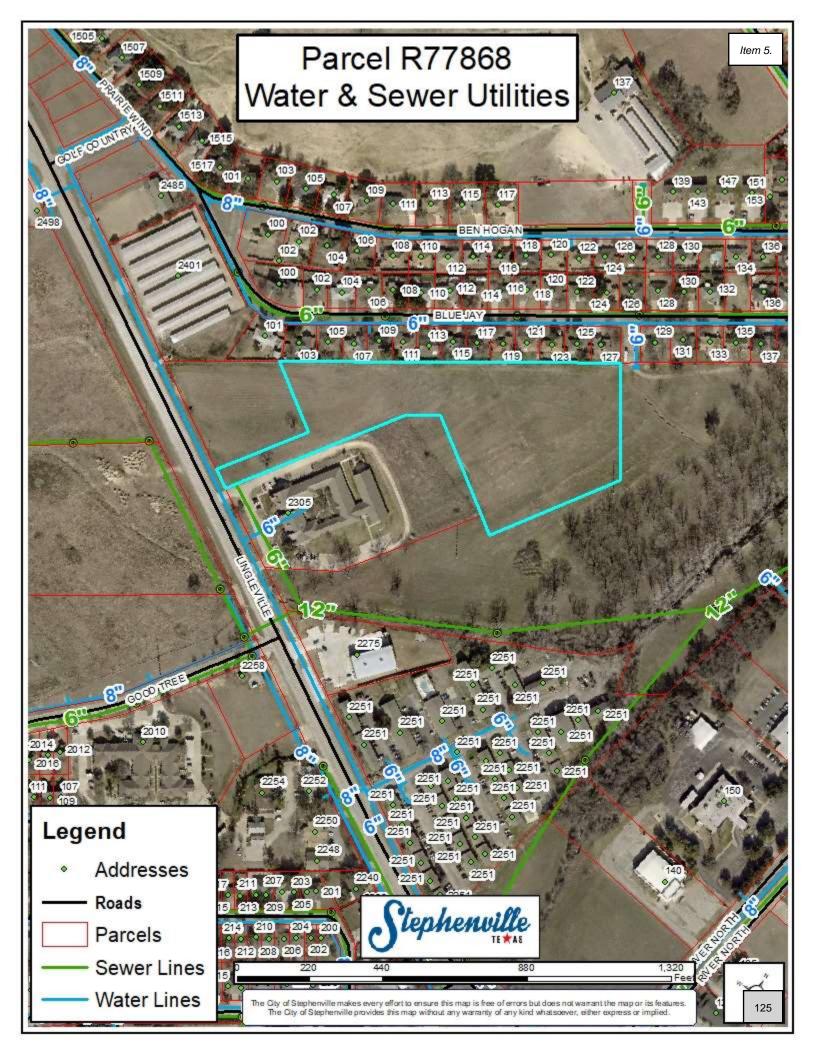
Owner:
Retirement Living For Seniors, Ltd.
P.O. Box 3189

Bryan, Texas 77805









#### Item 5.

#### Parcel R77868 Address List

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000042841	117 BLUE JAY	ALLEN CALEB VAN & KRISTY RAE	117 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000022557	0 W LINGLEVILLE RD	ALLEN REAL PROPERTIES LTD	PO BOX 953	STEPHENVILLE	TX	76401
R000031773	2401 W LINGLEVILLE RD	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000042813	106 BLUE JAY	BOYLES PAMELA J	106 BLUE JAY	STEPHENVILLE	TX	76401
R000042835	101 BLUE JAY	BUCHER JAMES M & JANEE	101 BLUE JAY	STEPHENVILLE	TX	76401-5922
R000042819	118 BLUE JAY	CARLSON NORMAN E & BEVERLY A	118 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000042824	128 BLUE JAY	CHESTER CAROLE S	128 BLUEJAY	STEPHENVILLE	TX	76401
R000042837	105 BLUE JAY	CORTA DOROTHY J & PETER J	105 BLUE JAY DR	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000022552	0 W LINGLEVILLE RD	COVENANT LEGACY LP	2915 W WASHINGTON	STEPHENVILLE	TX	76401
R000042811	102 BLUE JAY	DAVIDSON DEL & JULIE	102 BLUE JAY	STEPHENVILLE	TX	76401
R000042822	124 BLUE JAY	DICKERSON SHERRY	124 BLUE JAY	STEPHENVILLE	TX	76401
R000042814	108 BLUE JAY	DREW VALERIE J	109 GREENVIEW DR	STEPHENVILLE	TX	76401
R000042847	129 BLUE JAY	EMMONS JOSH & ASHTON	129 BLUE JAY	STEPHENVILLE	TX	76401
R000042845	125 BLUE JAY	EVANS DONALD R LIVING TRUST	PO BOX 372	BLUFF DALE	TX	76433
R000063739	2305 W LINGLEVILLE RD	FRONTIER EXCHANGE LANDLORD GROUP LLC	4500 DORR ST	TOLEDO	ОН	43615
R000042836	103 BLUE JAY	GRIMMER AARON & NIKOLE	103 BLUE JAY	STEPHENVILLE	TX	76401
R000042821	122 BLUE JAY	HENDRICKS KATHRYN J	122 BLUE JAY	STEPHENVILLE	TX	76401
R000042817	114 BLUE JAY	HILL CHARLES A & SANDRA K	114 BLUE JAY	STEPHENVILLE	TX	76401
R000042842	119 BLUE JAY	HIVELY CHRISTOPHER J & KIMBERLEE M HIVELY	12454 DAPPLE DR	RANCHO CUCAMONGA	CA	91739
R000042812	104 BLUE JAY	HODGES BILLY BOB & DONNA & HOLLY HODGES	18402 SHALLOW OAK CT	TOMBALL	TX	77377
R000042816	112 BLUE JAY	HODGES TERRY GLEN & REBECCA	112 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000041981	107 BLUE JAY	HOLLOWAY LIVING TRUST	107 BLUE JAY ST	STEPHENVILLE	TX	76401
R000041982	109 BLUE JAY	HOWARD NETA FAYE (LIFE ESTATE)	109 BLUE JAY	STEPHENVILLE	TX	76401
R000022664	0 W LINGLEVILLE RD	IP KAM WOON	PO BOX 192	STEPHENVILLE	TX	76401-0000
R000042840	115 BLUE JAY	JAMES CAVIN & STACEY SHARON NOLAND (JAMES)	115 BLUE JAY	STEPHENVILLE	TX	76401
R000041983	111 BLUE JAY	KAISER MARK A & KIMBERLY	111 BLUE JAY DR	STEPHENVILLE	TX	76401-0000
R000041978	100 BLUE JAY	KOPLIN JEFFREY & LESLI KOPLIN	PO BOX 993	STEPHENVILLE	TX	76401
R000042838	113 BLUE JAY	MOSES COREY & KATHRYN	113 BLUE JAY	STEPHENVILLE	TX	76401
R000042844	123 BLUE JAY	PLANNERS EQUITY LP	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042823	126 BLUE JAY	PORTER KELVIN B & KIMBERLY K ILEY	126 BLUE JAY	STEPHENVILLE	TX	76401
R000077868	0 W LINGLEVILLE RD	RETIREMENT LIVING FOR SENIORS LTD	PO BOX 3189	BRYAN	TX	77805
R000042818	116 BLUE JAY	SMITH RANDY & KELLY	116 BLUE JAY	STEPHENVILLE	TX	76401-0000
R000042843	121 BLUE JAY	STEPHENVILLE RENTALS LLC	181 S GRAHAM	STEPHENVILLE	TX	76401
R000042846	127 BLUE JAY	TRAINHAM SUSAN	PO BOX 139	LINGLEVILLE	TX	76461
R000042815	110 BLUE JAY	TROTTER MABEL L	126 BEN HOGAN DR	STEPHENVILLE	TX	76401-5915

#### STAFF REPORT



SUBJECT: FP2023-002

Applicant Taylor Kanute, representing Harbin Street, LLC, is requesting approval of a Final Plat of the property located at 0 Harbin, Parcel R73763 of S6200 South Side Addition, Block 19, Lot 15 of the City of Stephenville, Erath County, Texas.

**DEPARTMENT:** Development Services

STAFF CONTACT: Steve Killen

#### **RECOMMENDATION:**

The applicant has submitted a Final Plat that has been reviewed by staff. Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

- 1. All public improvements must be completed and accepted through the submission of an Engineers' Letter of Certification of Completed Record Drawings 155.5.06.D
- 2. A two-year maintenance bond for public improvements must be provided.
- 3. Tax Certificates must be obtained for Recordation with the County. 115.04.06.H.4.e
- 4. Alternatively, in relation to items 1-2 above, Execute an Escrow Agreement with the City as a surety of completion and acceptance of all public improvements.
- 5. Provide Proof of Ownership.
- 6. Provide Homeowner's Association Documents for review and approval by City Attorney.
- 7. Show Harbin at a 100' ROW dedicate additional ROW as needed.
- 8. Per review by Public Works, label Drainage Easements as Private.
- 9. Per review by Public Works, ensure Swan and Harbin SV clip is 45x45.
- 10. Per review by Public Works, ensure lot 13A labels the easements traversing the lot.
- 11. Pay all fees related to the project.

Upon completion, the Final Plat may be submitted to the County for recordation purposes.

#### **BACKGROUND:**

The Planning and Zoning Commission convened on May 19, 2021, and by a vote of 5/1, recommended the City Council approve the rezoning request. Subsequently, on June 1, 2021, the City Council approved Ordinance No. 2021-O-19, rezoning the property from Retail and Commercial Business (B-2) to Planned Development District.

Significant project delays occurred due to the developer having to obtain an easement from the railroad to extend the sewer line along Harbin Street. The easement was secured, and public improvements have started. An updated Development Schedule was approved in August 2023. Mr. Kanute is now requesting approval of the Final

Plat to begin vertical construction in conjunction with the construction of the public improvements.







#### **DESCRIPTION OF ZONING**

Sec. 154.08. Planned development district (PD).

#### 8.A Description.

- (1) Planned development districts are designed for greater flexibility and discretion in the application of residential and non-residential zoning and for increased compatibility and the more effective mitigation of potentially adverse impacts on adjacent land than in possible under standard district regulations. It is recognized that it is desirable for certain areas of the city to be developed in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development.
- (2) Improvements in a "PD" District are subject to conformance with a development plan approved by the City Council on Planning and Zoning Commission recommendation and after public hearing thereon. No development plan may increase gross density in excess of that allowed by the base district.
- **8.B Permitted Uses.** In a PD Development District, no land shall be used, and no building shall be installed, erected for/or converted to any use other than a hereinafter provided.

*NON-RESIDENTIAL PLANNED DEVELOPMENTS.* Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Non-residential uses are situated such that an appreciable amount of land is available for open space or joint use as parking space and is integrated throughout the planned development;
- (3) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (4) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional non-residential projects; and

(5) The project provides a compatible transition between adjacent existing single-family residential projects and provides a compatible transition for the extension of future single-family projects into adjacent undeveloped areas.

RESIDENTIAL PLANNED DEVELOPMENT. Considered appropriate where the following conditions prevail:

- (1) The project utilized innovative land development concepts and is consistent with the Comprehensive Land Use plan and the goals and objectives of the city;
- (2) Dwelling units are situated such that an appreciable amount of land for open space is available and is integrated throughout the planned development;
- (3) The project utilizes an innovative approach in lot configuration and mixture of single-family housing types;
- (4) Higher densities than conventional single-family projects of the same acreage is achievable with appropriate buffering between existing conventional single-family developments and increased open space;
- (5) The site exhibits environmentally natural features which should be considered for preservation and/or enhancement;
- (6) Aesthetic amenities may be provided in the planned development design which are not economically feasible to provide in conventional single-family projects; and
- (7) The project provides a compatible transition between adjacent existing conventional single-family residential projects and provides a compatible transition for the extension of future conventional single-family projects into adjacent undeveloped areas.

#### 8.C Prohibited Uses.

- (1) Any building erected or land used for other than the use shown on the Planned Development Site Plan, as approved by the City Council.
- (2) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width, or exceeds the maximum height, building coverage or density per gross acreage as shown in the development's recorded Planned Development Site Plan, as approved by City Council.
- (3) Any use deemed by the City Council as being detrimental to the health, safety or general welfare of the citizens of Stephenville.
- **8.D Ownership.** An application for approval of a Planned Development Plan under the Planned Development District regulations may be filed by a person having legal ownership of the property to be included in the Development Plan. In order to ensure unified planning and development of the property, the applicant shall provide evidence, in form satisfactory to the City Attorney, prior to final approval of the Development Plan, that the property is held in single ownership or is under single control. Land shall be deemed to be held in single ownership or under single control if it is in joint tenancy, tenancy in common, a partnership, a trust or a joint venture. The Development Plan shall be filed in the name(s) of the record owner(s) of the property, which shall be included in the application.

#### 8.E Development Schedule.

(1) An application for a Planned Development District shall be accompanied by a development schedule indicating the approximate date on which construction is expected to begin and the rate of anticipated development to completion. The development schedule, adopted and approved by the City Council, shall become part of the Planned Development Ordinance and shall be adhered to by the owner, developer and their assigns of successors in interest.

- (2) Annually, upon the anniversary date, or more frequently if required, the developer shall provide a written report to the Planning and Zoning Commission concerning the actual development accomplished as compared with the development schedule.
- (3) The Planning and Zoning Commission may, if in its opinion the owner or owners of the property are failing or have failed to meet the approved development schedule, initiate proceedings to amend the Official Zoning map or the Planned Development District by removing all or part of the Planned Development District from the Official Zoning Map and placing the area involved in another appropriate zoning district. After the recommendation of the Planning and Zoning commission and for good cause shown by the owner and developer, the City Council may extend the development schedule as may be indicated by the facts and conditions of the case.
- **8.F Plat Requirements.** No application for a building permit for the construction of a building or structure shall be approved unless a plat, meeting all requirement of the City of Stephenville has been approved by the City Council and recorded in the official records of Erath County.
- **8.G Concept Plan.** The applicant for any PD Planned Development shall submit a concept plan to the Planning and Zoning Commission for review prior to submitting a Development Plan. The concept plan shall contain appropriate information to describe the general land use configuration, proposed densities or lot sizes, proposed amenities and proposed regulation.
- **8.H Development Plan Approval Required.** No building permit or certificate of occupancy shall be issued and no use of land, buildings or structures shall be made in the "PD" District until the same has been approved as part of a development plan in compliance with the procedures, terms and conditions of this section of the ordinance.

#### 8.I Approval Procedures.

- (1) An application for development plan approval shall be filed with the Director of Community Development accompanied by a development plan.
- (2) The procedures for hearing a request for a zoning change to "PD" shall be the same as for a requested change to any other district as set forth Section 20 of the Zoning Ordinance.
- (3) Any substantive revision to a development plan between the public hearing before the Planning and Zoning Commission and the public hearing before the City Council shall necessitate the development plan being referred back to the Planning and Zoning Commission for review and evaluation unless the revision constitutes a minor change as provided below, or the change was condition of the approval.
- (4) Any revisions to the development plan after the public hearing before the City Council shall be submitted to the Director of Community Development for distribution, review and written evaluation by city staff prior to submission to and approved by the City Council.
- (5) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the Director of Community Development or his or her designee:
  - (a) A change in the character of the development;
  - (b) An increase in the gross floor areas in structures;
  - (c) An increase in the intensity of use;
  - (d) A reduction in the originally approved separations between buildings;
  - (e) Any adverse changes in traffic circulation, safety, drainage and utilities;

- (f) Any adverse changes in such external effects on adjacent property as noise, heat, light, glare, vibration, height scale or proximity;
- (g) A reduction in the originally approved setbacks from property lines;
- (h) An increase in ground coverage by structures;
- (i) A reduction in the ratio of off-street parking and loading space; and
- A change in the size, height, lighting or orientation of originally approved signs.
- (6) The decision of the Director of Community Development or his or her designee as to whether minor changes are being requested may be appealed to the Planning and Zoning Commission. Any change deemed not to be minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section and Section 20.1 of the Zoning Ordinance.
- **8.J Development Plan Requirements.** The development plan submitted in support of a request for development plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. The development plan shall show at least the following items of information:
  - (1) The location of all existing and planned non-single-family structures on the subject property;
  - (2) Landscaping lighting and/or fencing and/or screening of common areas;
  - (3) General locations of existing tree clusters, providing average size and number and indication of species;
  - (4) Location and detail of perimeter fencing if applicable;
  - (5) General description/location of ingress and egress with description of special pavement treatment if proposed;
  - (6) Off-street parking and loading facilities, and calculations showing how the quantities were obtained for all non single-family purposes;
  - (7) Height of all non-single-family structures;
  - (8) Proposed uses;
  - (9) Location and description of subdivision signage and landscaping at entrance areas;
  - (10) Street names on proposed streets;
  - (11) Proposed minimum area regulations including, set-backs, lot-sizes, widths, depths, side-yards, square footage or residential structures;
  - (12) Indication of all development phasing and platting limits; and
  - (13) Such additional terms and conditions, including design standards, as the Planning and Zoning Commission and the City Council deem necessary.

#### 8.K Conditions for Development Plan Approval.

- (1) A development plan shall be approved only if all of the following conditions have been found during the review and process:
  - (a) That the uses will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values with the immediate vicinity;

- (b) That the establishment of the use or uses will not impede the normal and orderly development and improvements of surrounding vacant property;
- (c) That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
- (d) That the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
- (e) That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
- (f) That directional lighting will be provided so as not to disturb or adversely affect neighboring properties.
- (2) In approving a development plan, the City Council may impose additional conditions necessary to protect the public interest and welfare of the community.
- **8.L Additional Conditions.** Every Planned Development District approved under the provisions of this Ordinance shall be considered as an amendment to the Ordinance applicable to the property involved. In an approved Planned Development District, the City Council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the Planned Development District; and such condition shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be constructed as conditions precedent to the granting of a certificate of occupancy.

#### 8.M Revocation.

- (1) Approval of a development plan may be revoked or modified, after notice and hearing, for either of the following reasons:
  - (a) Approval was obtained or extended by fraud or deception; or
  - (b) That one or more of the conditions imposed by the City Council on the development plan has not been met or has been violated.
- (2) Development controls:
  - (a) The City Council may impose more restrictive requirements than those proposed in the development plan in order to minimize incompatibilities;
  - (b) A "PD" District shall have a minimum lot area of not less than one acre under unified control;
  - (c) The parking requirements of the Zoning Ordinance shall apply to all uses in the "PD" District unless otherwise specified on the development plan; and
  - (d) "PD" provisions may vary setbacks with approval.

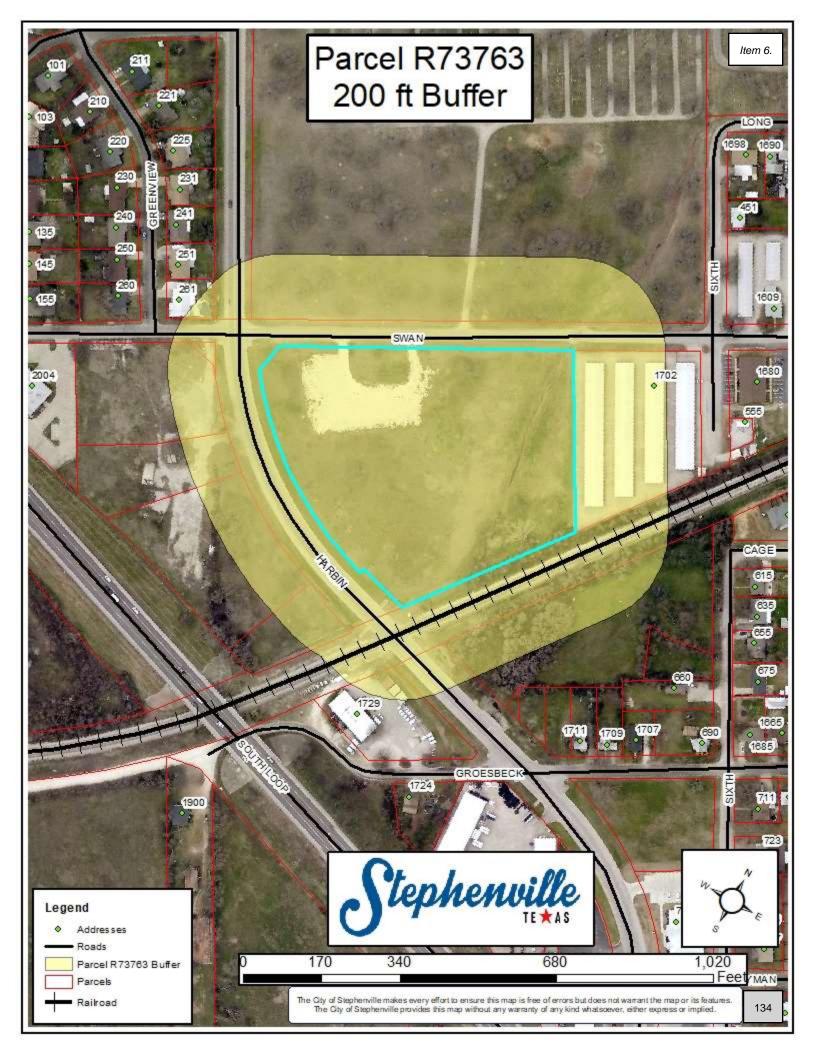
#### **FACTORS TO CONSIDER:**

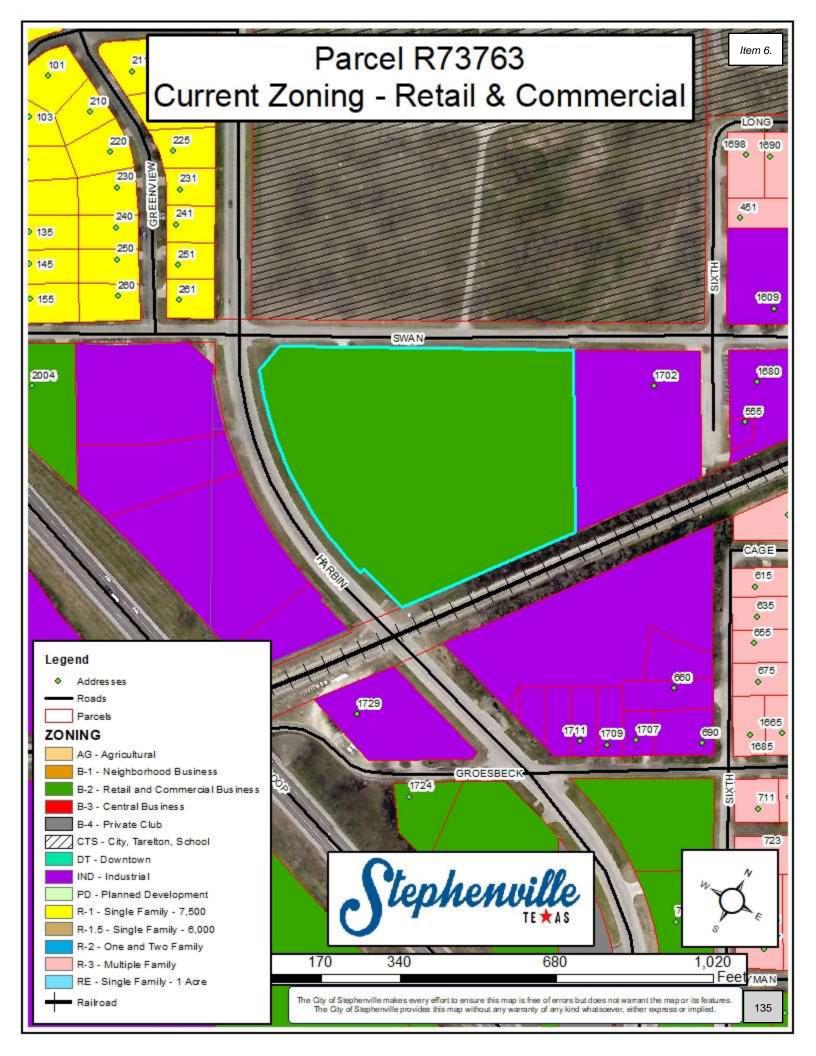
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts
- Size and Location of Parcel is land large enough and in proper location for proposed use?

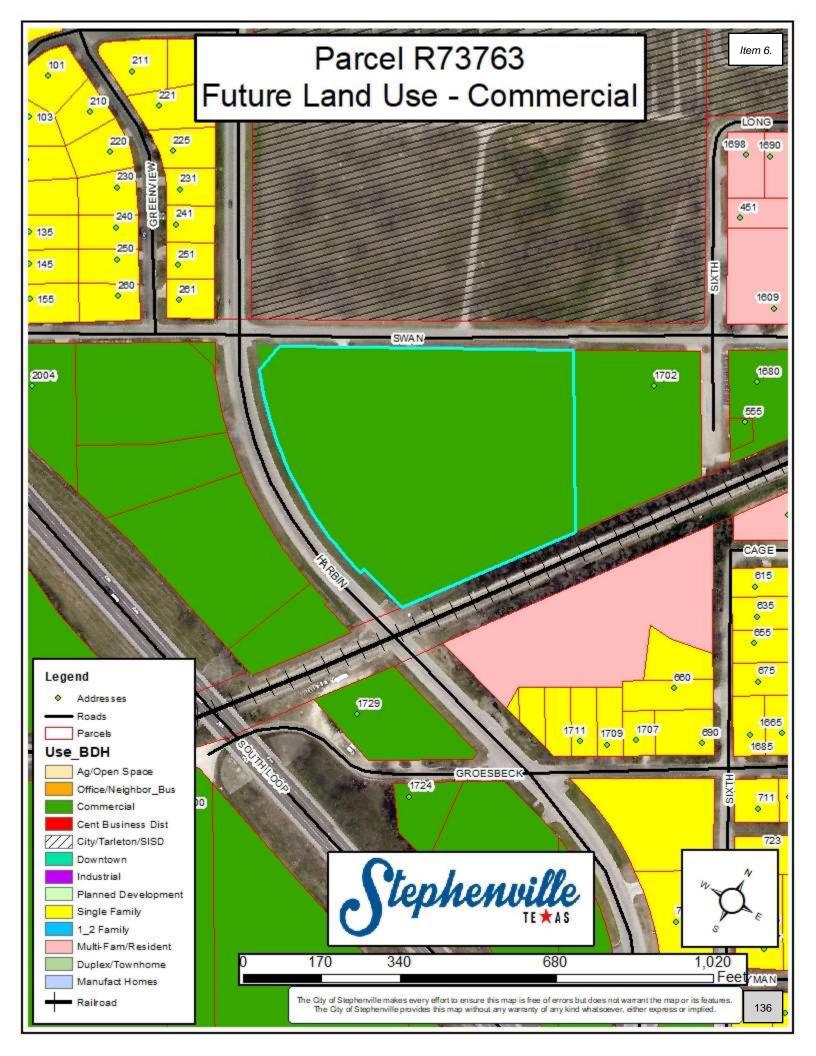
- Reasonable Use of Property does proposed change provide reasonable use of property?
- Zoning has great discretion deny if applicant has not proven it is in the best interest of City to rezone

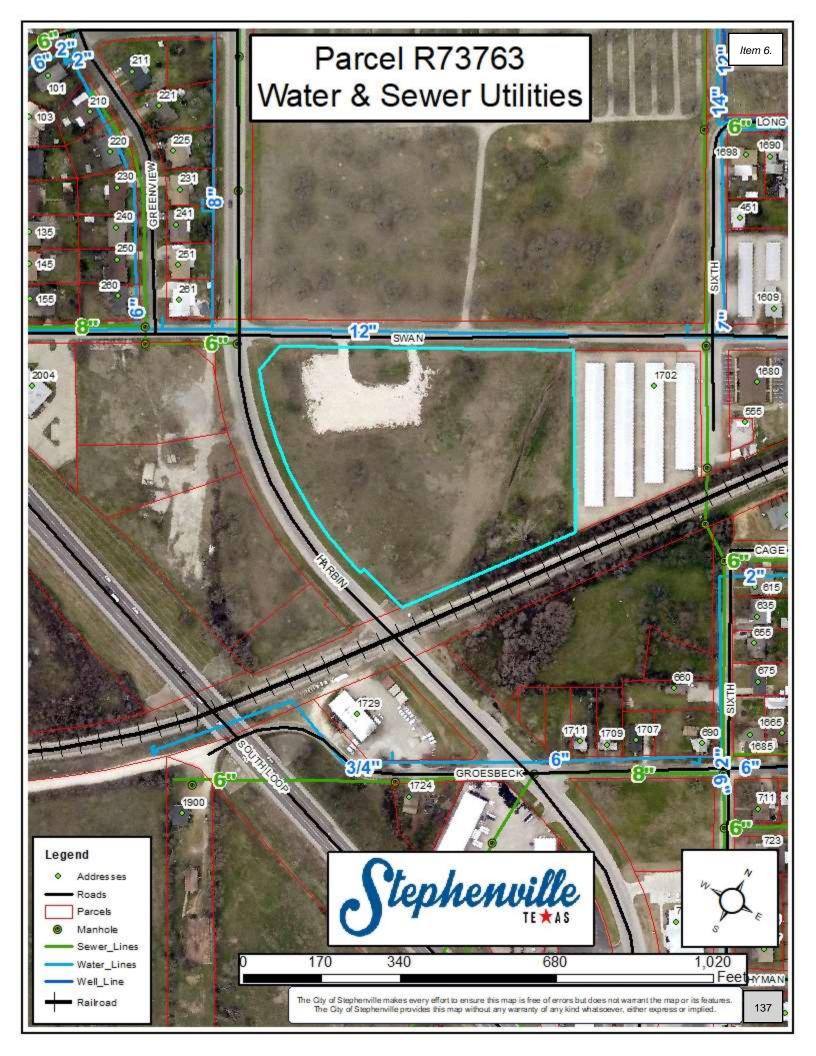
#### **ALTERNATIVES**

- 1. Approve the Final Plat;
- 2. Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
- 3. Deny the Final Plat.



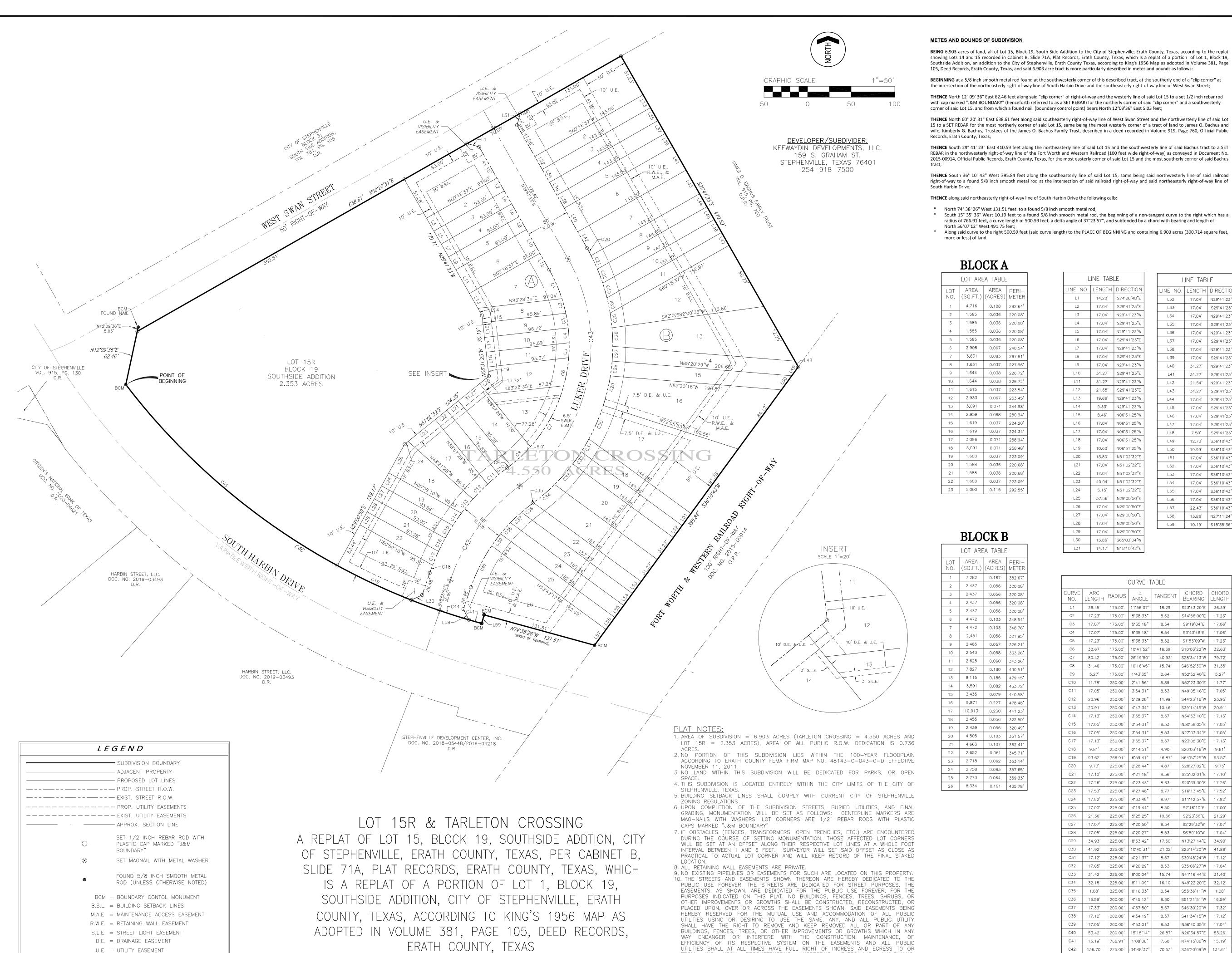






#### Parcel R73763 Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033593	1702 W SWAN ST	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033595	610 SIXTH	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000063891	0 S HARBIN DR	CITIZENS NATIONAL BANK OF TEXAS	PO BOX 117	WAXAHACHIE	TX	75168
R000033485	0 S LILLIAN	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000033483	0 S HARBIN DR	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000063892	0 W SWAN	CITY OF STEPHENVILLE	298 W WASHINGTON	STEPHENVILLE	TX	76401-4257
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	TX	76116-5738
R000031891	261 GREENVIEW DR	GIFFORD TOBY & ANGELA	261 GREENVIEW	STEPHENVILLE	TX	76401
R000073763	0 S HARBIN DR	HARBIN STREET LLC	PO BOX 936	GRANBURY	TX	76048
R000030481	0 S HARBIN DR	HARBIN STREET LLC	PO BOX 936	GRANBURY	TX	76048
R000033594	0 S HARBIN DR	HARBIN STREET LLC	PO BOX 936	GRANBURY	TX	76048
R000033602	1729 W GROESBECK	RED TO BLACK LLC	1484 FM205	STEPHENVILLE	TX	76401
R000076373	0 S HARBIN DR	STEPHENVILLE DEVELOPMENT CENTER INC	187 W WASHINGTON	STEPHENVILLE	TX	76401



BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON

GRID NORTH REFERENCING THE TEXAS STATE PLANE COORDINATE SYSTEM,

NORTH CENTRAL ZONE, AND NAD 83 AS DETERMINED FROM GPS SURVEY

DATA. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH

BY THE COMBINED SCALE FACTOR OF 1.00007836.

METES AND BOUNDS OF SUBDIVISION

BEING 6.903 acres of land, all of Lot 15, Block 19, South Side Addition to the City of Stephenville, Erath County, Texas, according to the replat showing Lots 14 and 15 recorded in Cabinet B, Slide 71A, Plat Records, Erath County, Texas, which is a replat of a portion of Lot 1, Block 19, Southside Addition, an addition to the City of Stephenville, Erath County Texas, according to King's 1956 Map as adopted in Volume 381, Page 105, Deed Records, Erath County, Texas, and said 6.903 acre tract is more particularly described in metes and bounds as follows:

BEGINNING at a 5/8 inch smooth metal rod found at the southwesterly corner of this described tract, at the southerly end of a "clip corner" at the intersection of the northeasterly right-of-way line of South Harbin Drive and the southeasterly right-of-way line of West Swan Street;

THENCE North 12° 09' 36" East 62.46 feet along said "clip corner" of right-of-way and the westerly line of said Lot 15 to a set 1/2 inch rebar rod with cap marked "J&M BOUNDARY" (henceforth referred to as a SET REBAR) for the northerly corner of said "clip corner" and a southwesterly corner of said Lot 15, and from which a found nail (boundary control point) bears North 12°09'36" East 5.03 feet;

THENCE North 60° 20' 31" East 638.61 feet along said southeasterly right-of-way line of West Swan Street and the northwesterly line of said Lot 15 to a SET REBAR for the most northerly corner of said Lot 15, same being the most westerly corner of a tract of land to James O. Bachus and wife, Kimberly G. Bachus, Trustees of the James O. Bachus Family Trust, described in a deed recorded in Volume 919, Page 760, Official Public Records, Erath County, Texas;

2015-00914, Official Public Records, Erath County, Texas, for the most easterly corner of said Lot 15 and the most southerly corner of said Bachus

THENCE South 36° 10' 43" West 395.84 feet along the southeasterly line of said Lot 15, same being said northwesterly line of said railroad right-of-way to a found 5/8 inch smooth metal rod at the intersection of said railroad right-of-way and said northeasterly right-of-way line of

**THENCE** along said northeasterly right-of-way line of South Harbin Drive the following calls:

- \* North 74° 38' 26" West 131.51 feet to a found 5/8 inch smooth metal rod;
- \* South 15° 35' 36" West 10.19 feet to a found 5/8 inch smooth metal rod, the beginning of a non-tangent curve to the right which has a radius of 766.91 feet, a curve length of 500.59 feet, a delta angle of 37°23'57", and subtended by a chord with bearing and length of
- \* Along said curve to the right 500.59 feet (said curve length) to the PLACE OF BEGINNING and containing 6.903 acres (300,714 square feet, more or less) of land.

#### RIOCK A

	<b>BLO</b>	UN A	<b>L</b>
	LOT ARE	EA TABLE	- -
	AREA (SQ.FT.)	AREA (ACRES)	PERI- METER
_	4,716	0.108	282.64
	1,585	0.036	220.08
	1,585	0.036	220.08
	1,585	0.036	220.08'
	1,585	0.036	220.08'
	2,908	0.067	248.54
	3,631	0.083	267.81
	1,631	0.037	227.96'
	1,644	0.038	226.72'
	1,644	0.038	226.72'
	1,615	0.037	223.54'
	2,933	0.067	253.45'
	3,091	0.071	244.98'
	2,959	0.068	250.94
	1,619	0.037	224.20'
	1,619	0.037	224.34'
	3,096	0.071	258.94'
	3,091	0.071	258.48'
	1,608	0.037	223.09'
	1,588	0.036	220.68'
	1,588	0.036	220.68'
	1,608	0.037	223.09'
	5,000	0.115	292.55'

### BLOCK B

LOT AREA TABLE

LOT NO.	AREA (SQ.FT.)	AREA (ACRES)	PERI- METER
1	7,282	0.167	382.67
2	2,437	0.056	320.08
3	2,437	0.056	320.08'
4	2,437	0.056	320.08'
5	2,437	0.056	320.08'
6	4,472	0.103	348.54
7	4,472	0.103	348.76
8	2,451	0.056	321.95'
9	2,485	0.057	326.21
10	2,543	0.058	333.26'
11	2,625	0.060	343.26'
12	7,827	0.180	430.51
13	8,115	0.186	479.15'
14	3,591	0.082	453.72
15	3,435	0.079	440.58'
16	9,871	0.227	478.48'
17	10,013	0.230	441.23'
18	2,455	0.056	322.50'
19	2,439	0.056	320.49
20	4,505	0.103	351.57
21	4,663	0.107	362.41
22	2,652	0.061	345.71
23	2,718	0.062	353.14
24	2,758	0.063	357.65'
25	2,773	0.064	359.33'
26	8,334	0.191	435.78'

FROM AND UPON RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING,

RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE

PROPERTY FOR THE PURPOSE OF READING METERS AND/OR FOR ANY MAINTENANCE

AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. THE

EASEMENTS DEDICATED ARE FOR THE SPECIFIC USE OF INSTALLING AND MAINTAINING

WATER, SEWER, ELECTRICAL, NATURAL GAS, TELEPHONE, FIBER OR CABLEVISION LINES, AND ARE NOT INTENDED TO BE USED FOR GARBAGE DUMPSTERS, THE COLLECTION

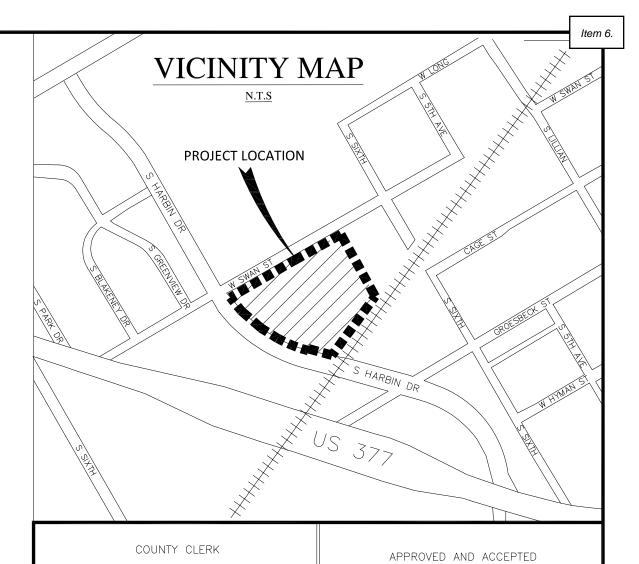
OF GARBAGE, OR FOR THE USE OF GARBAGE VEHICLES IN ANY MANNER.

11. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE

PERMISSION OF ANYONE.

L	INE TABI	LE
LINE NO.	LENGTH	DIRECTION
L1	14.20'	S74°26'48"E
L2	17.04	S29°41'23"E
L3	17.04'	N29'41'23"W
L4	17.04	S29°41'23"E
L5	17.04	N29'41'23"W
L6	17.04	S29°41'23"E
L7	17.04'	N29*41'23"W
L8	17.04'	S29*41'23"E
L9	17.04'	N29'41'23"W
L10	31.27'	S29*41'23"E
L11	31.27	N29'41'23"W
L12	21.65	S29*41'23"E
L13	19.66'	N29'41'23"W
L14	9.33'	N29°41'23"W
L15	8.46'	N06°31'25"W
L16	17.04'	N06'31'25"W
L17	17.04'	N06'31'25"W
L18	17.04	N06°31'25"W
L19	10.60'	N06'31'25"W
L20	13.80'	N51*02'32"E
L21	17.04	N51*02'32"E
L22	17.04	N51*02'32"E
L23	40.04	N51°02'32"E
L24	5.15'	N51*02'32"E
L25	37.56'	N29*00'50"E
L26	17.04'	N29*00'50"E
L27	17.04'	N29*00'50"E
L28	17.04'	N29*00'50"E
L29	17.04	N29*00'50"E
L30	13.86'	S65'03'04"W
L31	14.17'	N15*10'42"E

NO.   LENGTH   RADIUS   ANGLE   IANGEN   BEARING   LENGTH   C1   36.45'   175.00'   1156'07"   18.29'   \$23'43'20"E   36.39'   C2   17.23'   175.00'   5'38'33"   8.62'   \$14'56'00"E   17.23'   175.00'   5'35'18"   8.54'   \$9'19'04'E   17.06'   C4   17.07'   175.00'   5'35'18"   8.54'   \$9'19'04'E   17.06'   C5   17.23'   175.00'   10'41'52'   16.39'   \$10'03'22'W   32.63'   C6   32.67'   175.00'   10'16'45'   15.74'   \$46'52'30"W   31.35'   C9   5.27'   175.00'   10'16'45'   15.74'   \$46'52'30"W   31.35'   C9   5.27'   175.00'   24'15'6"   5.89'   N52'23'30"E   11.77'   11.705'   250.00'   3'54'31"   8.53'   N49'05'16"E   17.05'   23.96'   250.00'   3'54'31"   8.53'   N49'05'16"E   17.05'   23.96'   250.00'   3'54'31"   8.53'   N39'83'0"E   17.05'   17.05'   250.00'   3'54'31"   8.53'   N27'03'34"E   17.05'   17.13'   250.00'   3'54'31"   8.59'   N39'83'0"E   17.13'   17.05'   250.00'   3'54'31"   8.59'   N39'83'0"E   17.05'   17.05'   250.00'   4'24'48"   4.87'   N64'57'25'W   93.57'   17.05'   250.00'   4'24'48"   4.87'   N64'57'25'W   93.57'   17.05'	CURVE TABLE							
C2         17,23'         175,00'         5'38'33"         8,62'         S14'56'00"E         17,23'           C3         17,07'         175,00'         5'35'18"         8,54'         S9'19'04"E         17,06'           C4         17,07'         175,00'         5'35'18"         8,54'         S3'43'46"E         17,06'           C5         17,23'         175,00'         5'38'33"         8,62'         S1'53'09"W         17,23'           C6         32,67'         175,00'         10'16'45'         16,39'         S103'22"W         32,63'           C7         80,42'         175,00'         10'16'45'         15,74'         S46'52'30'W         31,35'           C9         5,27'         175,00'         1'43'35'         2,64'         N52'52'30'W         31,35'           C10         11,78'         25,000'         3'54'31"         8,53'         N49'65'16"E         17,05'           C11         17,05'         250,00'         3'55'37"         8,57'         N34'53'10"E         17,13'           C14         17,13'         250,00'         3'54'31"         8,53'         N30'58'05"E         17,05'           C15         17,05'         250,00'         3'55'37"         8,57'         N3'	JRVE 10.		RADIUS	_	TANGENT		CHORD LENGTH	
C3         17,07'         175,00'         5'35'18"         8.54'         \$9'19'04"E         17,06'           C4         17,07'         175,00'         5'35'18"         8.54'         \$3'43'46"E         17,06'           C5         17,23'         175,00'         5'38'33"         8.62'         \$1'53'09"W         17,23'           C6         32,67'         175,00'         10'41'52"         16,39'         \$10'03'22"W         32,63'           C7         80,42'         175,00'         10'16'45"         15,74'         \$4652'30"W         31,35'           C8         31,40'         175,00'         14'43'35"         2.64'         N52'52'30"E         5,27'           C10         11,78'         250,00'         3'54'31"         8,53'         N49'05'16"E         17,05'           C11         17,05'         250,00'         3'54'31"         8,53'         N49'05'16"E         17,05'           C12         25,66'         250,00'         3'55'37"         8,57'         N34'53'10"E         17,13'           C14         17,13'         250,00'         3'54'31"         8,53'         N2703'34"E         17,05'           C15         17,05'         250,00'         3'55'37"         8,57'         N	C1	36.45'	175.00'	11*56'07"	18.29'	S23°43'20"E	36.39'	
C4         17,07'         175,00'         5'35'18"         8.54'         \$3'43'46"E         17.06'           C5         17,23'         175,00'         5'38'33"         8.62'         \$1'53'09"W         17,23'           C6         32.67'         175,00'         10'41'52"         16.39'         \$10'03'22"W         32.63'           C7         80.42'         175,00'         10'16'45"         15.74'         \$46'52'30"W         31.35'           C8         31.40'         175,00'         10'16'45"         15.74'         \$46'52'30"W         31.35'           C9         5.27'         175,00'         1'43'35"         2.64'         \$82'23'30"E         11.77'           C10         11.78'         250.00'         3'54'31"         8.53'         \$42'23'16"W         23.95'           C11         17.05'         250.00'         3'54'31"         8.53'         \$39'14'45"W         23.95'           C12         23.96'         250.00'         3'54'31"         8.53'         \$30'55'E         17.05'           C13         17.05'         250.00'         3'54'31"         8.53'         \$30'55'E         17.05'           C12         23.90'         250.00'         3'54'31"         8.53'         \$30	C2	17.23'	175.00'	5*38'33"	8.62'	S14*56'00"E	17.23'	
17.23'   175.00'   5'38'33"   8.62'   S1'53'09"W   17.23'	С3	17.07'	175.00'	5°35'18"	8.54'	S9°19'04"E	17.06'	
C6         32.67'         175.00'         10'41'52"         16.39'         \$10'03'22"W         32.63'           C7         80.42'         175.00'         26'19'50'         40.93'         \$28'34'13"W         79.72'           C8         31.40'         175.00'         10'16'45'         15.74'         \$46'52'30"W         31.35'           C9         5.27'         175.00'         1'43'35'         2.64'         N52'52'40"E         5.27'           C10         11.78'         250.00'         3'54'31"         8.53'         N49'05'16"E         11.77'           C11         17.05'         250.00'         3'54'31"         8.53'         N49'05'16"E         17.05'           C12         23.96'         250.00'         3'55'37"         8.57'         N3453'10"E         17.13'           C13         20.91'         250.00'         3'54'31"         8.53'         N30'58'05'E         17.05'           C15         17.05'         250.00'         3'54'31"         8.53'         N30'58'05'E         17.05'           C16         17.05'         250.00'         3'54'31"         8.53'         N270'34"E         17.05'           C17         17.13'         250.00'         3'14'51"         4.90'         <	C4	17.07'	175.00'	5*35'18"	8.54	S3°43'46"E	17.06'	
CC7         80.42'         175.00'         26'19'50'         40.93'         \$28'34'13'W         79.72'           C8         31.40'         175.00'         10'16'45'         15.74'         \$46'52'30'W         31.35'           C9         5.27'         175.00'         1'43'35''         2.64'         N52'52'40'E         5.27'           C10         11.78'         250.00'         2'41'56''         5.89'         N52'23'30'E         11.77'           C11         17.05'         250.00'         3'54'31''         8.53'         N49'05'16'E         17.05'           C12         23.96'         250.00'         3'55'37''         8.57'         N34'53'0'E         17.13'           C13         20.91'         250.00'         3'55'37''         8.57'         N34'53'0E'         17.05'           C14         17.13'         250.00'         3'54'31''         8.53'         N30'58'30'E         17.05'           C15         17.05'         250.00'         3'55'37''         8.57'         N33'08'30'E         17.05'           C16         17.05'         250.00'         3'14'5''         4.90'         \$20'33'16''W         9.81'           C17         17.13'         250.00'         2'14'5''         4.90'	C5	17.23'	175.00'	5*38'33"	8.62'	S1°53'09"W	17.23'	
C8         31.40'         175.00'         1016'45"         15.74'         S46'52'30"W         31.35'           C9         5.27'         176.00'         1'43'35"         2.64'         N52'52'40"E         5.27'           C10         11.78'         250.00'         2'41'56"         5.89'         N52'23'30"E         11.77'           C11         17.05'         250.00'         3'54'31"         8.53'         N49'05'16"E         17.05'           C12         23.96'         250.00'         4'47'34"         10.46'         S39'14'45'W         20.91'           C14         17.13'         250.00'         3'54'31"         8.53'         N30'58'05"E         17.13'           C15         17.05'         250.00'         3'54'31"         8.53'         N30'58'05"E         17.05'           C16         17.05'         250.00'         3'55'37"         8.57'         N23'08'30"E         17.13'           C17         17.13'         250.00'         2'14'51"         4.90'         S20'03'16"W         9.81'           C19         93.62'         766.91'         6'59'41"         46.87'         N64'57'25"W         9.73'           C20         9.73'         225.00'         4'21'18"         8.56' <t< td=""><td>C6</td><td>32.67'</td><td>175.00'</td><td>10°41'52"</td><td>16.39'</td><td>S10°03'22"W</td><td>32.63'</td></t<>	C6	32.67'	175.00'	10°41'52"	16.39'	S10°03'22"W	32.63'	
CG         5.27'         175.00'         1'43'35"         2.64'         N52'52'40"E         5.27'           CD         11.78'         250.00'         2'41'56"         5.89'         N52'23'30"E         11.77'           CD         11.76'         250.00'         2'41'56"         5.89'         N52'23'30"E         11.77'           CD         23.96'         250.00'         3'54'31"         8.53'         N49'05'16"E         17.05'           CD         23.96'         250.00'         3'55'37"         8.57'         N34'53'10"E         17.13'           CD         17.05'         250.00'         3'54'31"         8.53'         N30'58'05"E         17.05'           CD         17.05'         250.00'         3'55'37"         8.57'         N23'08'30"E         17.13'           CD         17.13'         250.00'         3'55'37"         8.57'         N23'08'30"E         17.13'           CD         17.13'         250.00'         2'14'51"         4.90'         S20'03'16"W         9.81'           CD         9.31'         250.00'         2'128'44"         4.87'         S28'27'02"E         9.73'           CD         9.73'         225.00'         4'23'43"         8.66'         S25'02'01"	C7	80.42	175.00'	26°19'50"	40.93'	S28°34'13"W	79.72'	
11.78	C8	31.40'	175.00'	10°16'45"	15.74'	S46°52'30"W	31.35'	
17.05   250.00   3'54'31"   8.53'   N49'05'16"E   17.05'	C9	5.27'	175.00'	1°43'35"	2.64'	N52*52'40"E	5.27'	
2012         23.96'         250.00'         5'29'28"         11.99'         \$44'23'16"W         23.95'           2013         20.91'         250.00'         4'47'34"         10.46'         \$39'14'45"W         20.91'           2014         17.13'         250.00'         3'55'37"         8.57'         N34'53'10"E         17.13'           2016         17.05'         250.00'         3'54'31"         8.53'         N27'03'34"E         17.05'           2017         17.13'         250.00'         3'55'37"         8.57'         N23'08'30"E         17.13'           2018         9.81'         250.00'         2'14'51"         4.90'         \$20'03'16"W         9.81'           2019         9.73'         225.00'         2'28'44"         4.87'         \$28'27'02"E         9.73'           2021         17.10'         225.00'         4'23'43"         8.56'         \$25'02'01"E         17.10'           2022         17.26'         225.00'         4'23'43"         8.63'         \$20'39'30"E         17.26'           2021         17.02'         225.00'         4'23'43"         8.63'         \$21'33'6"E         17.02'           2022         17.02'         225.00'         4'27'48"         8.7'	C10	11.78'	250.00'	2*41'56"	5.89'	N52*23'30"E	11.77'	
2013         20.91'         250.00'         4'47'34"         10.46'         \$39'14'45"W         20.91'           2014         17.13'         250.00'         3'55'37"         8.57'         N34'53'10"E         17.13'           2015         17.05'         250.00'         3'54'31"         8.53'         N30'58'05"E         17.05'           2016         17.05'         250.00'         3'54'31"         8.53'         N27'03'34"E         17.05'           2017         17.13'         250.00'         3'55'37"         8.57'         N23'08'30"E         17.13'           218         9.81'         250.00'         2'14'51"         4.90'         \$20'03'16"W         9.81'           219         93.62'         766.91'         6'59'41"         46.87'         N64'57'25"W         93.57'           220         9.73'         225.00'         2'28'44"         4.87'         \$28'27'02"E         9.73'           221         17.10'         225.00'         4'21'18"         8.56'         \$25'02'93'30"E         17.26'           222         17.26'         225.00'         4'27'48"         8.77'         \$16'13'45"E         17.05'           222         17.00'         225.00'         4'20'50"         8.54'	C11	17.05'	250.00'	3*54'31"	8.53'	N49°05'16"E	17.05'	
17.13'   250.00'   3'55'37"   8.57'   N34'53'10"E   17.13'     17.05'   250.00'   3'54'31"   8.53'   N27'03'34"E   17.05'     17.05'   250.00'   3'55'37"   8.57'   N23'08'30"E   17.13'     17.13'   250.00'   3'55'37"   8.57'   N23'08'30"E   17.13'     17.13'   250.00'   2'14'51"   4.90'   S20'03'16"W   9.81'     18. 9.81'   250.00'   2'14'51"   4.90'   S20'03'16"W   9.81'     19. 93.62'   766.91'   6'59'41"   4.6.87'   N64'57'25"W   93.57'     19. 97.3'   225.00'   2'28'44"   4.87'   S28'27'02"E   9.73'     220   9.73'   225.00'   4'21'18"   8.56'   S25'02'01"E   17.10'     222   17.26'   225.00'   4'23'43"   8.63'   S20'39'30"E   17.26'     223   17.53'   225.00'   4'23'43"   8.97'   S16'13'45"E   17.52'     224   17.92'   225.00'   4'33'49"   8.97'   S11'42'57"E   17.92'     225   17.00'   225.00'   4'19'44"   8.50'   S7'16'10"E   17.00'     226   21.30'   225.00'   5'25'25"   10.66'   S2'23'36"E   21.29'     227   17.07'   225.00'   4'20'50"   8.54'   S2'29'32"W   17.07'     228   17.05'   225.00'   4'20'50"   8.54'   S2'29'32"W   17.07'     228   17.05'   225.00'   4'20'50"   8.54'   S2'29'32"W   17.07'     229   34.93'   225.00'   8'53'42"   17.50'   N13'27'14"E   34.90'     230   41.92'   225.00'   4'20'27"   8.53'   S6'50'10"W   17.04'     231   17.12'   225.00'   4'20'27"   8.53'   S35'06'27"W   17.04'     233   31.42'   225.00'   8'00'04"   15.74'   N41'16'44"E   31.40'     334   32.15'   225.00'   8'00'04"   15.74'   N41'16'44"E   31.40'     335   1.08'   225.00'   8'60'04"   15.74'   N41'16'44"E   31.40'     336   16.59'   200.00'   4'55'0"   8.67'   S46'30'20"W   17.32'     237   17.33'   200.00'   4'55'10"   8.57'   S41'34'15"W   17.12'     239   17.05'   225.00'   8'11'09"   16.10'   N49'22'20"E   32.12'     239   17.05'   225.00'   8'16'10"   8.57'   S41'34'15"W   17.12'     230   37   7.33'   200.00'   4'55'10"   8.57'   S46'30'20"W   17.32'     240   53.42'   200.00'   4'55'10"   8.57'   S46'30'20"W   17.32'     241   15.19'   766.91'   1'08'06"   7.60'   N74'15'08"W   15.19'     242   136.70	012	23.96'	250.00'	5'29'28"	11.99'	S44°23'16"W	23.95'	
17.05	013	20.91	250.00'	4.47,34,	10.46	S39*14'45"W	20.91	
17.05	014	17.13	250.00'	3.55,37,	8.57	N34*53'10"E	17.13	
17.13'   250.00'   3'55'37"   8.57'   N23'08'30"E   17.13'     9.81'   250.00'   2'14'51"   4.90'   S20'03'16"W   9.81'     93.62'   766.91'   6'59'41"   46.87'   N64'57'25"W   93.57'     200   9.73'   225.00'   2'28'44"   4.87'   S28'27'02"E   9.73'     221   17.10'   225.00'   4'21'18"   8.56'   S25'02'01"E   17.10'     222   17.26'   225.00'   4'23'43"   8.63'   S20'39'30"E   17.26'     223   17.53'   225.00'   4'27'48"   8.77'   S16'13'45"E   17.52'     224   17.92'   225.00'   4'33'49"   8.97'   S11'42'57"E   17.92'     225   17.00'   225.00'   4'19'44"   8.50'   S7'16'10"E   17.00'     226   21.30'   225.00'   4'20'50"   8.54'   S2'23'36"E   21.29'     227   17.07'   225.00'   4'20'27"   8.53'   S6'50'10"W   17.04'     229   34.93'   225.00'   4'20'27"   8.53'   S6'50'10"W   17.04'     229   34.93'   225.00'   4'20'27"   8.53'   S6'50'10"W   41.86'     231   17.12'   225.00'   4'20'29"   8.53'   S35'06'27"W   17.12'     232   17.05'   225.00'   4'20'29"   8.53'   S35'06'27"W   17.04'     233   31.42'   225.00'   4'20'29"   8.53'   S35'06'27"W   17.04'     234   32.15'   225.00'   4'10'31"   16.10'   N49'22'20"E   32.12'     235   1.08'   225.00'   4'10'3"   16.10'   N49'22'20"E   32.12'     236   16.59'   200.00'   4'45'12"   8.30'   S51'21'51"W   16.59'     237   17.33'   200.00'   4'54'19"   8.57'   S46'30'20"W   17.32'     238   17.12'   200.00'   4'54'19"   8.57'   S46'30'20"W   17.32'     239   17.05'   200.00'   4'53'01"   8.53'   N36'40'35"E   17.04'     240   53.42'   200.00'   4'53'01"   8.53'   N36'40'35"E   17.04'     241   15.19'   766.91'   1'08'06"   7.60'   N74'15'08"W   15.19'     242   136.70'   225.00'   34'48'37"   70.53'   S36'20'09"W   134.61'     243   291.23'   200.00'   8'325'51"   178.29'   N12'01'32"E   266.17'     244   70.01'   766.91'   5'13'49"   35.03'   S71'04'10"E   69.98'     245   321.77'   766.91'   24'02'21"   163.29'   N49'26'24"W   319.41'	C15	17.05'	250.00'	3*54'31"	8.53'	N30°58'05"E	17.05'	
218         9.81'         250.00'         2'14'51"         4.90'         \$20'03'16"W         9.81'           219         93.62'         766.91'         6'59'41"         46.87'         N64'57'25"W         93.57'           220         9.73'         225.00'         2'28'44"         4.87'         \$28'27'02"E         9.73'           221         17.10'         225.00'         4'21'18"         8.56'         \$25'02'01"E         17.10'           222         17.26'         225.00'         4'23'43"         8.63'         \$20'39'30"E         17.26'           223         17.53'         225.00'         4'27'48"         8.77'         \$16'13'45"E         17.52'           224         17.92'         225.00'         4'33'49"         8.97'         \$11'42'57"E         17.02'           225         17.00'         225.00'         4'19'44"         8.50'         \$7'16'10"E         17.00'           225         17.00'         225.00'         4'20'50"         8.54'         \$2'23'36"E         21.29'           227         17.07'         225.00'         4'20'50"         8.53'         \$6'50'10"W         17.04'           228         17.05'         225.00'         8'53'42"         17.50' <td< td=""><td>C16</td><td>17.05</td><td>250.00'</td><td>3*54'31"</td><td>8.53'</td><td>N27*03'34"E</td><td>17.05'</td></td<>	C16	17.05	250.00'	3*54'31"	8.53'	N27*03'34"E	17.05'	
219         93.62'         766.91'         6'59'41"         46.87'         N64'57'25"W         93.57'           220         9.73'         225.00'         2'28'44"         4.87'         \$28'27'02"E         9.73'           221         17.10'         225.00'         4'21'18"         8.56'         \$25'02'01"E         17.10'           222         17.26'         225.00'         4'23'43"         8.63'         \$20'39'30"E         17.26'           223         17.53'         225.00'         4'27'48"         8.77'         \$16'13'45"E         17.52'           224         17.92'         225.00'         4'33'49"         8.97'         \$11'42'57"E         17.92'           225         17.00'         225.00'         4'19'44"         8.50'         \$7'16'10"E         17.00'           226         21.30'         225.00'         4'20'50"         8.54'         \$2'29'32"W         17.07'           228         17.05'         225.00'         4'20'27"         8.53'         \$6'50'10"W         17.04'           229         34.93'         225.00'         8'53'42"         17.50'         N13'27'14"E         34.90'           230         41.92'         225.00'         10'40'31"         21.02'	C17	17.13'	250.00'	3*55'37"	8.57'	N23°08'30"E	17.13'	
220         9.73'         225.00'         2'28'44"         4.87'         \$28'27'02"E         9.73'           221         17.10'         225.00'         4'21'18"         8.56'         \$25'02'01"E         17.10'           222         17.26'         225.00'         4'23'43"         8.63'         \$20'39'30"E         17.26'           223         17.53'         225.00'         4'27'48"         8.77'         \$16'13'45"E         17.52'           224         17.92'         225.00'         4'33'49"         8.97'         \$11'42'57"E         17.02'           225         17.00'         225.00'         4'19'44"         8.50'         \$7'16'10"E         17.00'           226         21.30'         225.00'         4'20'50"         8.54'         \$2'29'32"W         17.07'           228         17.05'         225.00'         4'20'27"         8.53'         \$6'50'10"W         17.04'           229         34.93'         225.00'         8'53'42"         17.50'         N13'27'14"E         34.90'           230         41.92'         225.00'         4'20'27"         8.53'         \$30'45'24"W         17.12'           231         17.12'         225.00'         4'20'29"         8.53' <t< td=""><td>C18</td><td>9.81'</td><td>250.00'</td><td>2*14'51"</td><td>4.90'</td><td>S20*03'16"W</td><td>9.81'</td></t<>	C18	9.81'	250.00'	2*14'51"	4.90'	S20*03'16"W	9.81'	
C21         17.10'         225.00'         4'21'18"         8.56'         \$25'02'01"E         17.10'           C22         17.26'         225.00'         4'23'43"         8.63'         \$20'39'30"E         17.26'           C23         17.53'         225.00'         4'27'48"         8.77'         \$16'13'45"E         17.52'           C24         17.92'         225.00'         4'33'49"         8.97'         \$11'42'57"E         17.92'           C25         17.00'         225.00'         4'19'44"         8.50'         \$7'16'10"E         17.00'           C26         21.30'         225.00'         5'25'25"         10.66'         \$2'23'36"E         21.29'           C27         17.07'         225.00'         4'20'50"         8.54'         \$2'29'32"W         17.07'           C28         17.05'         225.00'         4'20'27"         8.53'         \$6'50'10"W         17.04'           C29         34.93'         225.00'         8'53'42"         17.50'         N13'27'14"E         34.90'           C30         41.92'         225.00'         10'40'31"         21.02'         \$23'14'20"W         41.86'           C31         17.12'         225.00'         10'40'31"         8.57'	C19	93.62'	766.91'	6*59'41"	46.87'	N64*57'25"W	93.57'	
222         17.26'         225.00'         4'23'43"         8.63'         \$20'39'30"E         17.26'           223         17.53'         225.00'         4'27'48"         8.77'         \$16'13'45"E         17.52'           224         17.92'         225.00'         4'33'49"         8.97'         \$11'42'57"E         17.92'           225         17.00'         225.00'         4'19'44"         8.50'         \$7'16'10"E         17.00'           226         21.30'         225.00'         5'25'25"         10.66'         \$2'23'36"E         21.29'           227         17.07'         225.00'         4'20'50"         8.54'         \$2'29'32"W         17.07'           228         17.05'         225.00'         4'20'27"         8.53'         \$6'50'10"W         17.04'           229         34.93'         225.00'         8'53'42"         17.50'         N13'27'14"E         34.90'           230         41.92'         225.00'         4'21'37"         8.57'         \$30'45'24"W         17.12'           231         17.12'         225.00'         4'20'29"         8.53'         \$35'06'27"W         17.04'           233         31.42'         225.00'         8'00'04"         15.74'	020	9.73'	225.00'	2*28'44"	4.87'	S28*27'02"E	9.73'	
223         17.53'         225.00'         4'27'48"         8.77'         \$16'13'45"E         17.52'           224         17.92'         225.00'         4'33'49"         8.97'         \$11'42'57"E         17.92'           225         17.00'         225.00'         4'19'44"         8.50'         \$7'16'10"E         17.00'           226         21.30'         225.00'         5'25'25"         10.66'         \$2'23'36"E         21.29'           227         17.07'         225.00'         4'20'50"         8.54'         \$2'29'32"W         17.07'           228         17.05'         225.00'         4'20'27"         8.53'         \$6'50'10"W         17.04'           229         34.93'         225.00'         8'53'42"         17.50'         N13'27'14"E         34.90'           230         41.92'         225.00'         4'20'29"         8.53'         \$30'45'24"W         41.86'           231         17.12'         225.00'         4'20'29"         8.53'         \$35'06'27"W         17.04'           233         31.42'         225.00'         8'00'04"         15.74'         N41'16'44"E         31.40'           234         32.15'         225.00'         8'11'09"         16.10'	C21	17.10'	225.00'	4*21'18"	8.56'	S25*02'01"E	17.10'	
C24         17.92'         225.00'         4'33'49"         8.97'         \$11'42'57"E         17.92'           C25         17.00'         225.00'         4'19'44"         8.50'         \$7'16'10"E         17.00'           C26         21.30'         225.00'         5'25'25"         10.66'         \$2'23'36"E         21.29'           C27         17.07'         225.00'         4'20'50"         8.54'         \$2'29'32"W         17.07'           C28         17.05'         225.00'         4'20'27"         8.53'         \$6'50'10"W         17.04'           C29         34.93'         225.00'         8'53'42"         17.50'         N13'27'14"E         34.90'           C30         41.92'         225.00'         10'40'31"         21.02'         \$23'14'20"W         41.86'           C31         17.12'         225.00'         4'20'29"         8.53'         \$35'06'27"W         17.04'           C32         17.05'         225.00'         4'20'29"         8.53'         \$35'06'27"W         17.04'           C33         31.42'         225.00'         8'00'04"         15.74'         N41'16'44"E         31.40'           C34         32.15'         225.00'         8'11'09"         16.10'	022	17.26	225.00'	4*23'43"	8.63'	S20*39'30"E	17.26'	
C25         17.00'         225.00'         4'19'44"         8.50'         \$7'16'10"E         17.00'           C26         21.30'         225.00'         5'25'25"         10.66'         \$2'23'36"E         21.29'           C27         17.07'         225.00'         4'20'27"         8.54'         \$2'29'32"W         17.07'           C28         17.05'         225.00'         4'20'27"         8.53'         \$6'50'10"W         17.04'           C29         34.93'         225.00'         8'53'42"         17.50'         N13'27'14"E         34.90'           C30         41.92'         225.00'         10'40'31"         21.02'         \$23'14'20"W         41.86'           C31         17.12'         225.00'         4'21'37"         8.57'         \$30'45'24"W         17.12'           C32         17.05'         225.00'         4'20'29"         8.53'         \$35'06'27"W         17.04'           C33         31.42'         225.00'         8'11'09"         16.10'         N49'22'20"E         32.12'           C35         1.08'         225.00'         0'16'33"         0.54'         \$53'36'11"W         1.08'           C35         1.08'         225.00'         0'16'33"         0.54'	023	17.53'	225.00'	4*27'48"	8.77'	S16*13'45"E	17.52'	
C26         21.30'         225.00'         5'25'25"         10.66'         \$2'23'36"E         21.29'           C27         17.07'         225.00'         4'20'50"         8.54'         \$2'29'32"W         17.07'           C28         17.05'         225.00'         4'20'27"         8.53'         \$6'50'10"W         17.04'           C29         34.93'         225.00'         8'53'42"         17.50'         N13'27'14"E         34.90'           C30         41.92'         225.00'         10'40'31"         21.02'         \$23'14'20"W         41.86'           C31         17.12'         225.00'         4'20'29"         8.53'         \$30'45'24"W         17.12'           C32         17.05'         225.00'         4'20'29"         8.53'         \$35'06'27"W         17.04'           C33         31.42'         225.00'         8'00'04"         15.74'         N41'16'44"E         31.40'           C34         32.15'         225.00'         8'11'09"         16.10'         N49'22'20"E         32.12'           C35         1.08'         225.00'         0'16'33"         0.54'         \$53'36'11"W         1.08'           C36         16.59'         200.00'         4'55'12"         8.30'	024	17.92'	225.00'	4*33'49"	8.97'	S11*42'57"E	17.92'	
C27         17.07'         225.00'         4'20'50"         8.54'         \$2'29'32"W         17.07'           C28         17.05'         225.00'         4'20'27"         8.53'         \$6'50'10"W         17.04'           C29         34.93'         225.00'         8'53'42"         17.50'         N13'27'14"E         34.90'           C30         41.92'         225.00'         10'40'31"         21.02'         \$23'14'20"W         41.86'           C31         17.12'         225.00'         4'21'37"         8.57'         \$30'45'24"W         17.12'           C32         17.05'         225.00'         4'20'29"         8.53'         \$35'06'27"W         17.04'           C33         31.42'         225.00'         8'00'04"         15.74'         N41'16'44"E         31.40'           C34         32.15'         225.00'         8'11'09"         16.10'         N49'22'20"E         32.12'           C35         1.08'         225.00'         0'16'33"         0.54'         \$53'36'11"W         1.08'           C36         16.59'         200.00'         4'57'50"         8.67'         \$46'30'20"W         17.32'           C37         17.33'         200.00'         4'54'19"         8.53'	025	17.00'	225.00'	4*19'44"	8.50'	S7°16'10"E	17.00'	
C28         17.05'         225.00'         4'20'27"         8.53'         \$6'50'10"W         17.04'           C29         34.93'         225.00'         8'53'42"         17.50'         N13'27'14"E         34.90'           C30         41.92'         225.00'         10'40'31"         21.02'         \$23'14'20"W         41.86'           C31         17.12'         225.00'         4'21'37"         8.57'         \$30'45'24"W         17.12'           C32         17.05'         225.00'         4'20'29"         8.53'         \$35'06'27"W         17.04'           C33         31.42'         225.00'         8'00'04"         15.74'         N41'16'44"E         31.40'           C34         32.15'         225.00'         8'11'09"         16.10'         N49'22'20"E         32.12'           C35         1.08'         225.00'         0'16'33"         0.54'         \$53'36'11"W         1.08'           C36         16.59'         200.00'         4'57'50"         8.67'         \$46'30'20"W         17.32'           C37         17.33'         200.00'         4'54'19"         8.57'         \$41'34'15"W         17.12'           C39         17.05'         200.00'         4'53'01"         8.53'	026	21.30'	225.00'	5*25'25"	10.66	S2*23'36"E	21.29'	
C29         34.93'         225.00'         8'53'42"         17.50'         N13'27'14"E         34.90'           C30         41.92'         225.00'         10'40'31"         21.02'         S23'14'20"W         41.86'           C31         17.12'         225.00'         4'21'37"         8.57'         S30'45'24"W         17.12'           C32         17.05'         225.00'         4'20'29"         8.53'         S35'06'27"W         17.04'           C33         31.42'         225.00'         8'00'04"         15.74'         N41'16'44"E         31.40'           C34         32.15'         225.00'         8'11'09"         16.10'         N49'22'20"E         32.12'           C35         1.08'         225.00'         0'16'33"         0.54'         S53'36'11"W         1.08'           C36         16.59'         200.00'         4'45'12"         8.30'         S51'21'51"W         16.59'           C37         17.33'         200.00'         4'57'50"         8.67'         S46'30'20"W         17.32'           C38         17.12'         200.00'         4'54'19"         8.57'         S41'34'15"W         17.12'           C39         17.05'         200.00'         4'53'01"         8.53'	027	17.07'	225.00'	4*20'50"	8.54'	S2°29'32"W	17.07'	
230         41.92'         225.00'         10'40'31"         21.02'         \$23'14'20"W         41.86'           231         17.12'         225.00'         4'21'37"         8.57'         \$30'45'24"W         17.12'           232         17.05'         225.00'         4'20'29"         8.53'         \$35'06'27"W         17.04'           233         31.42'         225.00'         8'00'04"         15.74'         N41'16'44"E         31.40'           234         32.15'         225.00'         8'11'09"         16.10'         N49'22'20"E         32.12'           235         1.08'         225.00'         0'16'33"         0.54'         \$53'36'11"W         1.08'           236         16.59'         200.00'         4'45'12"         8.30'         \$51'21'51"W         16.59'           237         17.33'         200.00'         4'57'50"         8.67'         \$46'30'20"W         17.32'           238         17.12'         200.00'         4'54'19"         8.57'         \$41'34'15"W         17.12'           239         17.05'         200.00'         4'53'01"         8.53'         N36'40'35"E         17.04'           240         53.42'         200.00'         15'18'14"         26.87'	028	17.05'	225.00'	4*20'27"	8.53'	S6°50'10"W	17.04'	
C31         17.12'         225.00'         4'21'37"         8.57'         \$30'45'24"W         17.12'           C32         17.05'         225.00'         4'20'29"         8.53'         \$35'06'27"W         17.04'           C33         31.42'         225.00'         8'00'04"         15.74'         N41'16'44"E         31.40'           C34         32.15'         225.00'         8'11'09"         16.10'         N49'22'20"E         32.12'           C35         1.08'         225.00'         0'16'33"         0.54'         \$53'36'11"W         1.08'           C36         16.59'         200.00'         4'45'12"         8.30'         \$51'21'51"W         16.59'           C37         17.33'         200.00'         4'57'50"         8.67'         \$46'30'20"W         17.32'           C38         17.12'         200.00'         4'54'19"         8.57'         \$41'34'15"W         17.12'           C39         17.05'         200.00'         4'53'01"         8.53'         N36'40'35"E         17.04'           C40         53.42'         200.00'         15'18'14"         26.87'         N26'34'57"E         53.26'           C41         15.19'         766.91'         1'08'06"         7.60'	C29	34.93'	225.00'	8*53'42"	17.50'	N13°27'14"E	34.90'	
C32         17.05'         225.00'         4'20'29"         8.53'         \$35'06'27"W         17.04'           C33         31.42'         225.00'         8'00'04"         15.74'         N41'16'44"E         31.40'           C34         32.15'         225.00'         8'11'09"         16.10'         N49'22'20"E         32.12'           C35         1.08'         225.00'         0'16'33"         0.54'         \$53'36'11"W         1.08'           C36         16.59'         200.00'         4'45'12"         8.30'         \$51'21'51"W         16.59'           C37         17.33'         200.00'         4'57'50"         8.67'         \$46'30'20"W         17.32'           C38         17.12'         200.00'         4'54'19"         8.57'         \$41'34'15"W         17.12'           C39         17.05'         200.00'         4'53'01"         8.53'         N36'40'35"E         17.04'           C40         53.42'         200.00'         15'18'14"         26.87'         N26'34'57"E         53.26'           C41         15.19'         766.91'         1'08'06"         7.60'         N74'15'08"W         15.19'           C42         136.70'         225.00'         34'48'37"         70.53'	030	41.92'	225.00'	10*40'31"	21.02'	S23*14'20"W	41.86'	
233         31.42'         225.00'         8'00'04"         15.74'         N41'16'44"E         31.40'           234         32.15'         225.00'         8'11'09"         16.10'         N49'22'20"E         32.12'           235         1.08'         225.00'         0'16'33"         0.54'         \$53'36'11"W         1.08'           236         16.59'         200.00'         4'45'12"         8.30'         \$51'21'51"W         16.59'           237         17.33'         200.00'         4'57'50"         8.67'         \$46'30'20"W         17.32'           238         17.12'         200.00'         4'54'19"         8.57'         \$41'34'15"W         17.12'           239         17.05'         200.00'         4'53'01"         8.53'         N36'40'35"E         17.04'           240         53.42'         200.00'         15'18'14"         26.87'         N26'34'57"E         53.26'           241         15.19'         766.91'         1'08'06"         7.60'         N74'15'08"W         15.19'           242         136.70'         225.00'         34'48'37"         70.53'         \$36'20'09"W         134.61'           243         291.23'         200.00'         83'25'51"         178.29' </td <td>C31</td> <td>17.12'</td> <td>225.00'</td> <td>4*21'37"</td> <td>8.57'</td> <td>S30*45'24"W</td> <td>17.12'</td>	C31	17.12'	225.00'	4*21'37"	8.57'	S30*45'24"W	17.12'	
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245 321.77' 766.91' 24'02'21" 163.29' N49'26'24"W 319.41'	C43	291.23'	200.00'	83°25'51"	178.29'	N12*01'32"E	266.17	
	C44	70.01	766.91	5'13'49"	35.03'	S71°04'10"E	69.98'	
046 500 59' 766 91' 37'23'57" 259 58' \$56'07'12"E 491 75'	045	321.77'	766.91	24.02,21,"	163.29'	N49*26'24"W	319.41	
5 1	046	500.59	766.91	37.23.57"	259.58'	S56'07'12"E	491.75'	



I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON FILE NUMBER DIRECTOR OF DEVELOPMENT SERVICES COUNTY CLERK COUNTY TEXAS ATTEST: CITY SECRETARY

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED MANAGING MEMBER OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF

LOT 15R & TARLETON CROSSING A REPLAT OF LOT 15, BLOCK 19, SOUTHSIDE ADDTION, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, PER CABINET B, SLIDE 71A, PLAT RECORDS, ERATH COUNTY, TEXAS, WHICH IS A REPLAT OF A PORTION OF LOT 1, BLOCK 19, SOUTHSIDE ADDITION, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO KING'S 1956 MAP AS ADOPTED IN VOLUME 381, PAGE 105, DEED RECORDS,

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS: SEE METES & BOUNDS DESCRIPTION SHOWN HEREON

TAYLOR KANUTE KEEYWAYDIN DEVELOPMENTS, LLC.

ACKNOWLEDGEMENT

THE STATE OF TEXAS:

COUNTY OF ERATH: BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE

ON THIS DAY PERSONALLY APPEARED TAYLOR KANUTE

KNOWN TO ME TO BE THE PERSON AND MANAGING MEMBER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

A LIMITED LIABILITY CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

KEEYWAYDIN DEVELOPMENTS, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_

DAY OF\_\_\_\_\_

GENERAL NOTES SCALE: 1" = 50' SMALLEST LOT: 0.036 ACRE LARGEST LOT: 2.353 ACRES LOT WIDTH: MIN. 77.28' MAX. 206.68' LOT DEPTH: MIN. 17.04' MAX. 91.78'

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREWITH REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF STEPHENVILLE.

LOT 15R & TARLETON CROSSING A REPLAT OF LOT 15, BLOCK 19, SOUTHSIDE ADDTION, CITY OF STEPHENVILLE, COUNTY, TEXAS, WHICH IS A REPLAT OF A PORTION OF LOT 1, BLOCK 19, SOUTHSIDE ADDITION, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING

TO KING'S 1956 MAP AS ADOPTED IN VOLUME 381, PAGE 105, DEED RECORDS,

MARK T. BROWN REGISTERED PROFESSIONAL LAND SURVEYOR SEPTEMBER 8, 2023

SIGNATURE



3465 CURRY LANE ABILENE, TX 79606 325-695-1070 1508 SANTA FE DR, STE 204 WEATHERFORD, TX 76086 817-594-9880

4920 S. LOOP 289, STE 104 LUBBOCK, TX 79414 TBPLS FIRM # 10194493 | **■** 806-368-6375

D.R. = DEED RECORDS, ERATH CO., TX.

P.R. = PLAT RECORDS, ERATH CO., TX.

O.P.R. = OFFICIAL PUBLIC RECORDS,

ERATH CO., TEXAS

#### **STAFF REPORT**



SUBJECT: Case No.: FP2023-004

Applicant Marc Pace, representing Brown Pace Development Company, LLC, is requesting approval of a Final Plat for property known as Garrett CT, Parcel R33513, S6200 South Side Addition, Block 7; Lots 7 & 8; of the City of Stephenville, Erath County, Texas.

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen, Director of Development Services

#### **RECOMMENDATION:**

The applicant has submitted a Final Plat that has been reviewed by staff. Staff is requesting the Planning and Zoning Commission grant Conditional Approval of the Final Plat pending completion, verified by city staff, of the following items required by the Subdivision Ordinance, Chapter 155:

- 1. Provide Proof of Ownership.
- 2. Provide Homeowner's Association Documents for review and approval by City Attorney.
- 3. Pay all fees related to Phase 1.

Upon completion, the Final Plat will be submitted to the County for recordation purposes.

#### **BACKGROUND:**

The Planning and Zoning Commission convened July 2021 and ultimately, the Preliminary Plat for the Development was approved. The Final Plat conforms to the Preliminary Plat. The current phase has received acceptance of improvements for the completed units and a maintenance bond has been provided. The remainder of the development will be completed in phases.

#### **PROPERTY PROFILE:**







#### Sec. 155.4.06. Final plat.

- A. *Purpose.* The purpose of a Final Plat is to ensure:
  - 1. That the proposed Subdivision and development of the land is consistent with all standards of this Subdivision Ordinance pertaining to the adequacy of public facilities,
  - That Public Improvements to serve the Subdivision or development have been installed and accepted by the City, or that provision for such installation has been made, and
  - That all other City requirements and conditions have been satisfied or provided for to allow the Final Plat to be recorded.
- B. Applicability. No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Final Plat.
- C. Exceptions. A Final Plat is not required when a Minor Plat is submitted (See Section 4.07).
- D. Ownership.
  - The Applicant shall furnish with the Application to the City a current title commitment issued by a title
    insurance company authorized to do business in Texas, a title opinion letter from an attorney licensed
    to practice in Texas, or some other acceptable proof of ownership, identifying all persons having an
    ownership interest in the property subject to the Final Plat.
  - The Final Plat shall be signed by each owner, or by the representative of the owners authorized to sign legal documents for the owners and lienholder, effectively denoting that they are consenting to the platting of the property and to the dedications and covenants that may be contained in the Final Plat.
- E. Accompanying Applications.
  - 1. An Application for a Final Plat may be accompanied by Construction Plans if also accompanied by a Development Agreement and appropriate surety in accordance with Section 5.05.
  - 2. Approval of each shall be separate and in accordance with Section 5.05.
- F. Prior Approved Preliminary Plat. The Final Plat and all accompanying data shall conform to the approved Preliminary Plat, or as the Preliminary Plat may have been amended subsequently, incorporating all conditions imposed or required, if applicable.
- G. Review by City Administrator. The City Administrator shall:
  - Initiate review of the plat and materials submitted,
  - 2. Make available Plats and reports to the Commission for review, and
  - 3. Upon determination that the Application is ready to be acted upon, schedule the Final Plat for consideration on the agenda of the next available meeting of the Commission.
- H. Action by Planning and Zoning Commission. The Commission shall:
  - Review the Final Plat Application, the findings of the City Administrator, and any other information available.
    - a. From all such information, the Commission shall determine whether the Final Plat conforms to the applicable regulations of this Subdivision Ordinance.
    - b. All Public Improvements have been installed (For exception, See Section 5.05)
  - 2. Act within thirty (30) calendar days following the Official Submission Date, unless the Applicant submits a Waiver of Right to 30-Day Action.
    - a. If no decision is rendered by the Commission within the thirty (30) day period described above or such longer period as may have been agreed upon, the Final Plat, as submitted, shall be deemed to be approved by the Commission.
  - 3. Take one of the following actions:
    - Approve the Final Plat;

- b. Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
- c. Deny the Final Plat.
- 4. A motion to approve a Final Plat shall be subject to the following conditions, whether or not stated in the motion to approve:
  - All required fees shall be paid.
  - b. All conditions required by ordinances have been reviewed and approved by the City.
  - c. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the proposed plat.
  - d. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
  - e. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.
- I. Final Plat Criteria for Approval. The following criteria shall be used by the Commission to determine whether the Application for a Final Plat shall be approved, approved with conditions, or denied.
  - 1. With Prior Approved Preliminary Plat.
    - The Final Plat conforms to the approved Preliminary Plat except for minor amendments that are authorized under Section 4.05.K.1 and that may be approved without the necessity of revising the approved Preliminary Plat;
    - All conditions imposed at the time of approval of the Preliminary Plat, as applicable, have been satisfied:
    - c. The Construction Plans conform to the requirements of Section 5 and have been approved by the City Administrator.
    - d. Where Public Improvements have been installed, the improvements conform to the approved Construction Plans and have been approved for acceptance by the City Administrator;
    - e. Where the City Administrator has authorized Public Improvements to be deferred, a Development Agreement has been executed and submitted by the property owner in conformity with Section 5.05:
    - f. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance;
    - g. The Plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual; and
    - h. A plat prepared by a registered public surveyor conforms to the City Administrator's subdivision Application checklists and Subdivision Ordinance regulations.
  - 2. Without Prior Approved Preliminary Plat.
    - The Final Plat conforms to all criteria for approval of a Preliminary Plat;
    - The Construction Plans conform to the requirements of Section 5 and have been approved by the City Administrator;
    - c. A Development Agreement with surety for installation of Public Improvements has been prepared and executed by the property owner in conformance with 5.05;
    - d. The final layout of the Subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance; and
    - e. The Final Plat conforms to the City's subdivision Application checklist and Subdivision Ordinance regulations.
- J. Procedures for Final Plat Recordation upon Approval. The Applicant shall supply to the City Administrator the required number of signed and executed copies of the Final Plat that will be needed to file the Plat, upon

approval, with the County (in the County's required format) at least seven (7) calendar days prior to the meeting at which it will be considered for approval.

- 1. General.
  - Signatures. After approval of the Final Plat, the City Administrator shall procure the appropriate City signatures on the Final Plat.
  - b. Recording upon Performance. The Final Plat shall be recorded after:
  - i. The Final Plat is approved by the City;
  - ii. All required Public Improvements have been completed and accepted by the City or a Development Agreement has been executed and appropriate surety provided in accordance with Section 5.05; and
  - iii. All County filing requirements are met.
- Submittal of Final Plat Where Improvements Installed. Where all required Public Improvements have been installed prior to recording of the Final Plat, the Applicant shall meet all requirements in accordance with Section 4.06.I.
- 3. Submittal of Final Plat Where Improvements Have Not Been Installed. Where some or all required Public Improvements are not yet completed in connection with an approved Final Plat, the Applicant shall submit the Final Plat as approved, revised to reflect any conditions imposed as part of approval.
- 4. Update of Proof of Ownership. If there has been any change in ownership since the time of the Proof of Ownership provided under 4.05.D, the Applicant shall submit a new consent agreement executed by each owner and lienholder consenting to the platting of the property and the dedications and covenants contained in the Plat.
- K. *Effect of Approval.* The approval of a Final Plat:
  - 1. Supersedes any prior approved Preliminary Plat for the same land.
  - If applicable, authorizes the Applicant to install any improvements in public Right-of-Way in conformance with approved Construction Plans and under a Development Agreement (refer to 5.05).
  - Authorizes the Applicant to seek Construction Release and/or issuance of a Building Permit.
- Revisions Following Recording/Recordation. Revisions may only be processed and approved as a Replat,
   Minor Replat, or Amending Plat, as applicable.
- M. Signature Blocks. Unless otherwise modified by the City Administrator, the following signature blocks shall be used in conjunction with the Final Plat.
  - 1. Certificate of Surveyor.
  - Owner's Statement for Fire Lane Easement.
  - 3. Owner's Acknowledgement and Dedication.
  - 4. Lienholder's Ratification of Plat Dedication.
  - 5. Certificate of Final Plat Approval.
  - 6. Certificate of Completion and Authorization to File.
  - 7. County Authorization (If Applicable).
- N. Expiration of Approved but not Filed Plat.
  - 1. Two-Year Validity.
    - a. The approval of a Final Plat shall remain in effect for a period of two (2) years following the date of approval, during which period the Applicant shall submit and receive approval for Construction Plans for the land area shown on the Final Plat.
    - b. If Construction Plans have not been approved within the two (2) year period, the Final Plat shall expire.
  - 2. Relationship to Construction Plans. A Final Plat shall remain valid for the period of time in which approved Construction Plans are valid (5.01.G Expiration Date for Construction Plans).

- 3. Void If Not Extended. If the Final Plat is not extended as provided in 4.06.O Final Plat Extension for Approved but not Filed Plat, it shall expire and shall become null and void.
- 4. Approved Final Plat that have been Filed (Recorded with the County). Approved plats that have been filed with the County shall not expire.
- O. Final Plat Extension for Approved but not Filed Plat. A Final Plat may be extended for a period not to exceed one (1) year beyond the Final Plat's initial expiration date. A request for extension shall be submitted to the City Administrator in writing at least thirty (30) calendar days prior to expiration of the Final Plat, and shall include reasons why the Final Plat should be extended.
  - 1. Decision by the City Administrator.
    - a. The City Administrator will review the extension request and shall approve or deny the extension request within thirty (30) calendar days following the date of the request.
    - b. Should the City Administrator fail to act on an extension request within thirty (30) calendar days, the extension shall be deemed to be approved.
  - 2. Considerations. In considering an extension, the City Administrator shall consider whether the following conditions exist:
    - Construction Plans have been submitted and/or approved for any portion of the property shown on the Final Plat;
    - b. Construction, including the installation of public improvements, is occurring on the property;
    - c. The Final Plat complies with new ordinances that impact the health, safety and general welfare of the community; and/or
    - d. If there is a need for a park, school or other public facility or improvement on the property.
  - Conditions.
    - a. In granting an extension, the City Administrator may impose such conditions as are needed to ensure that the land will be developed in a timely fashion and that the public interest is served.
    - b. Any extension may be predicated upon compliance with new development regulations and/or the Applicant waiving any vested rights.
  - 4. Appeal of the Denial of a Final Plat Approval Extension.
    - a. Appeal of the City Administrator's Decision on a Final Plat Extension.
    - i. The denial of an extension by the City Administrator may be appealed to the Commission.
    - ii. A written request for such appeal shall be received by the City Administrator within fourteen (14) calendar days following the denial.
    - iii. The Commission shall hear and consider such an appeal within thirty (30) calendar days following receipt of the appeal request by the City Administrator.
      - b. Appeal of the Commission's Decision on a Final Plat Extension.
    - The denial of an extension by the Commission may be appealed to the City Council.
    - ii. A written request for such appeal shall be received by the City Administrator within fourteen (14) calendar days following the denial.
    - iii. The City Council shall hear and consider such an appeal within thirty (30) calendar days following receipt of the appeal request by the City Administrator.
    - iv. The decision of the City Council is final.

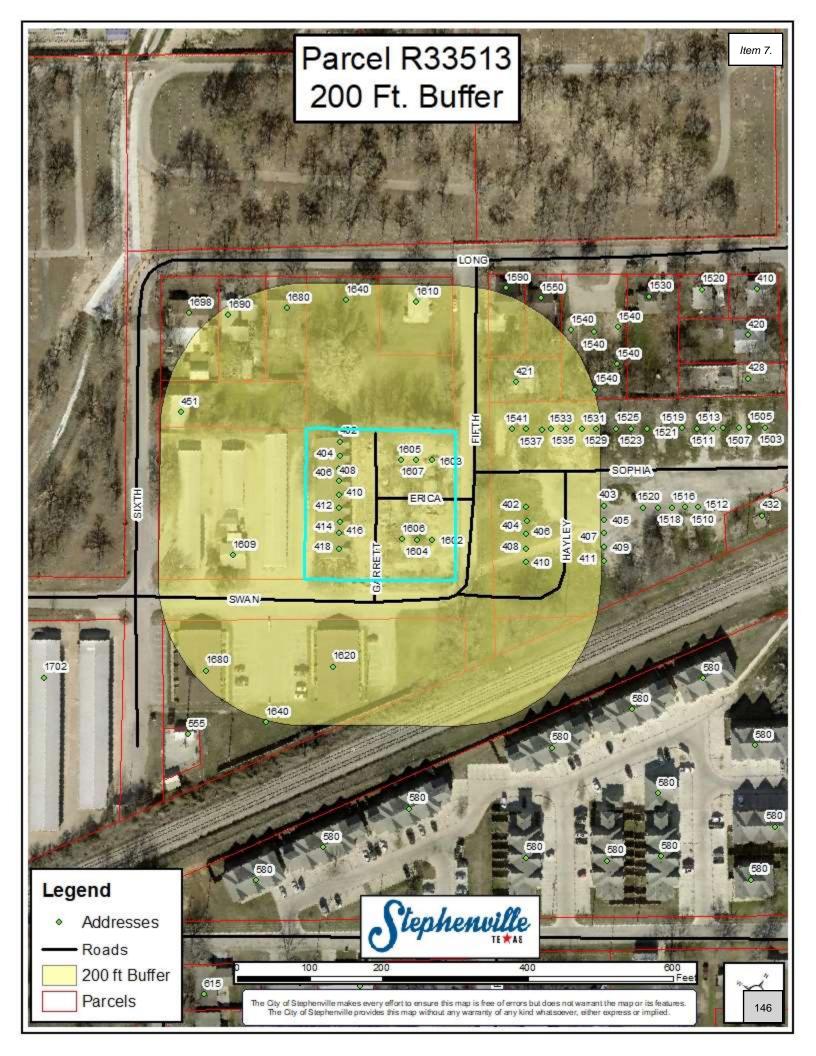
#### **FACTORS TO CONSIDER:**

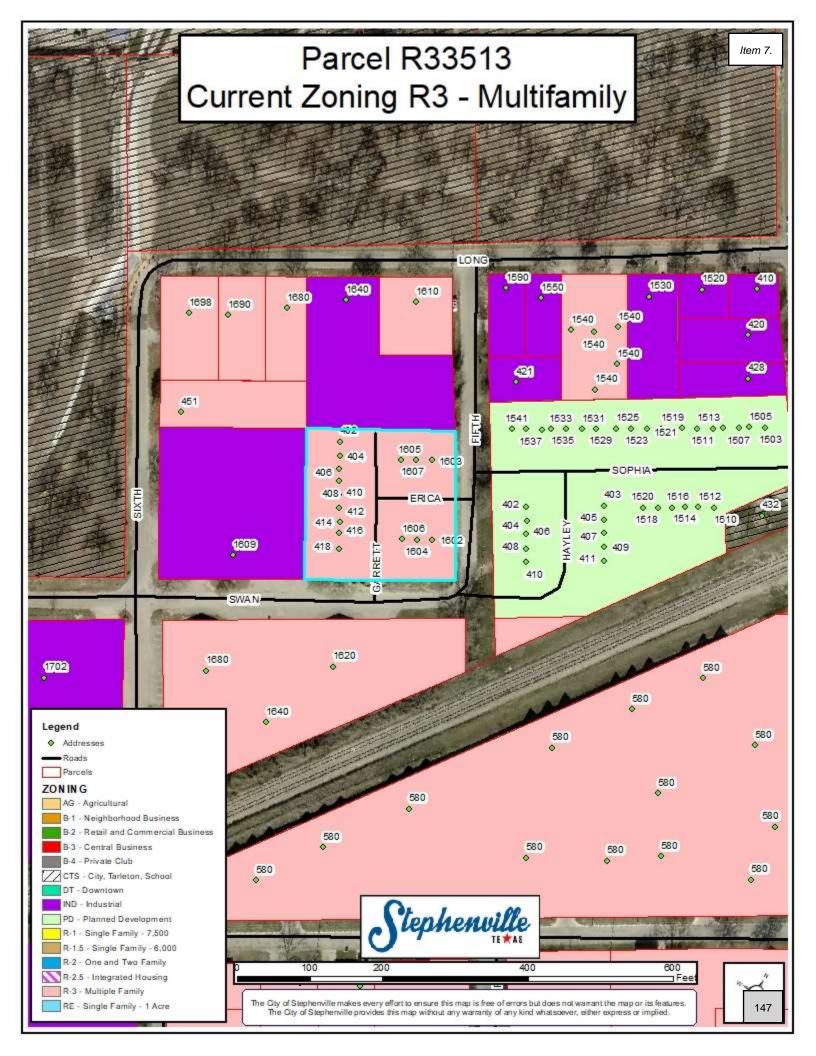
- Compliance with Comprehensive Plan?
- Is application consistent with Plan?
- If not, have conditions changed or new information been offered to support change?
- Surrounding Zoning and Land Use
- Infrastructure Impacts

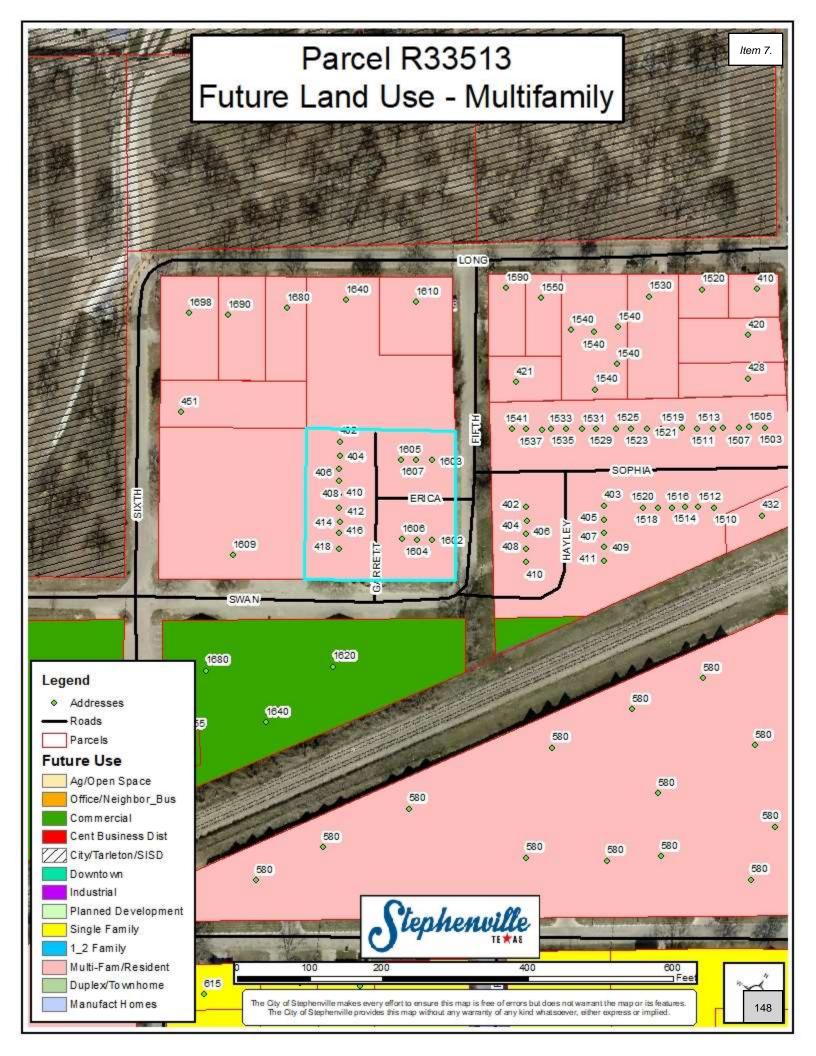
- Size and Location of Parcel is land large enough and in property location for proposed use?
- Reasonable Use of Property does proposed change provide reasonable use of property?
- Zoning has great discretion deny if applicant has not proven it is in the best interest of City to approve

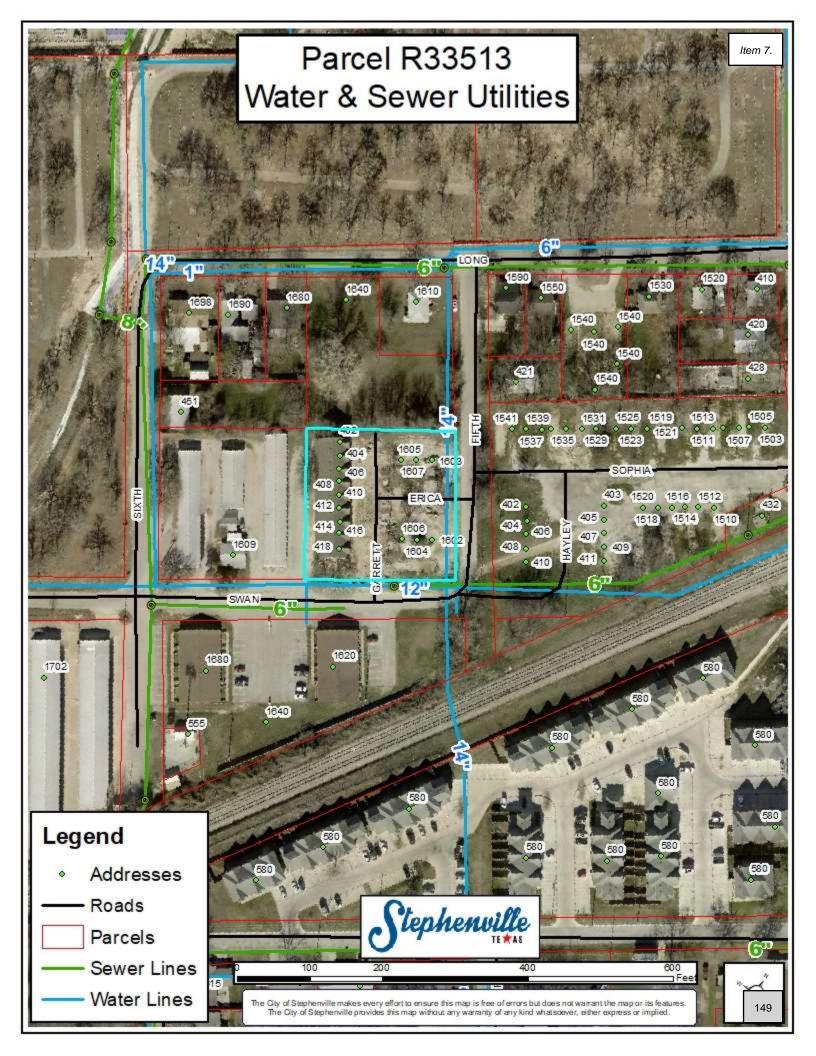
#### **ALTERNATIVES:**

- 1) Approve the Final Plat
- 2) Approve the Final Plat with conditions, which shall mean that the Final Plat shall be considered to have been approved once such conditions are fulfilled, and until the conditions are satisfied, it is considered denied; or
- 3) Deny the Final Plat



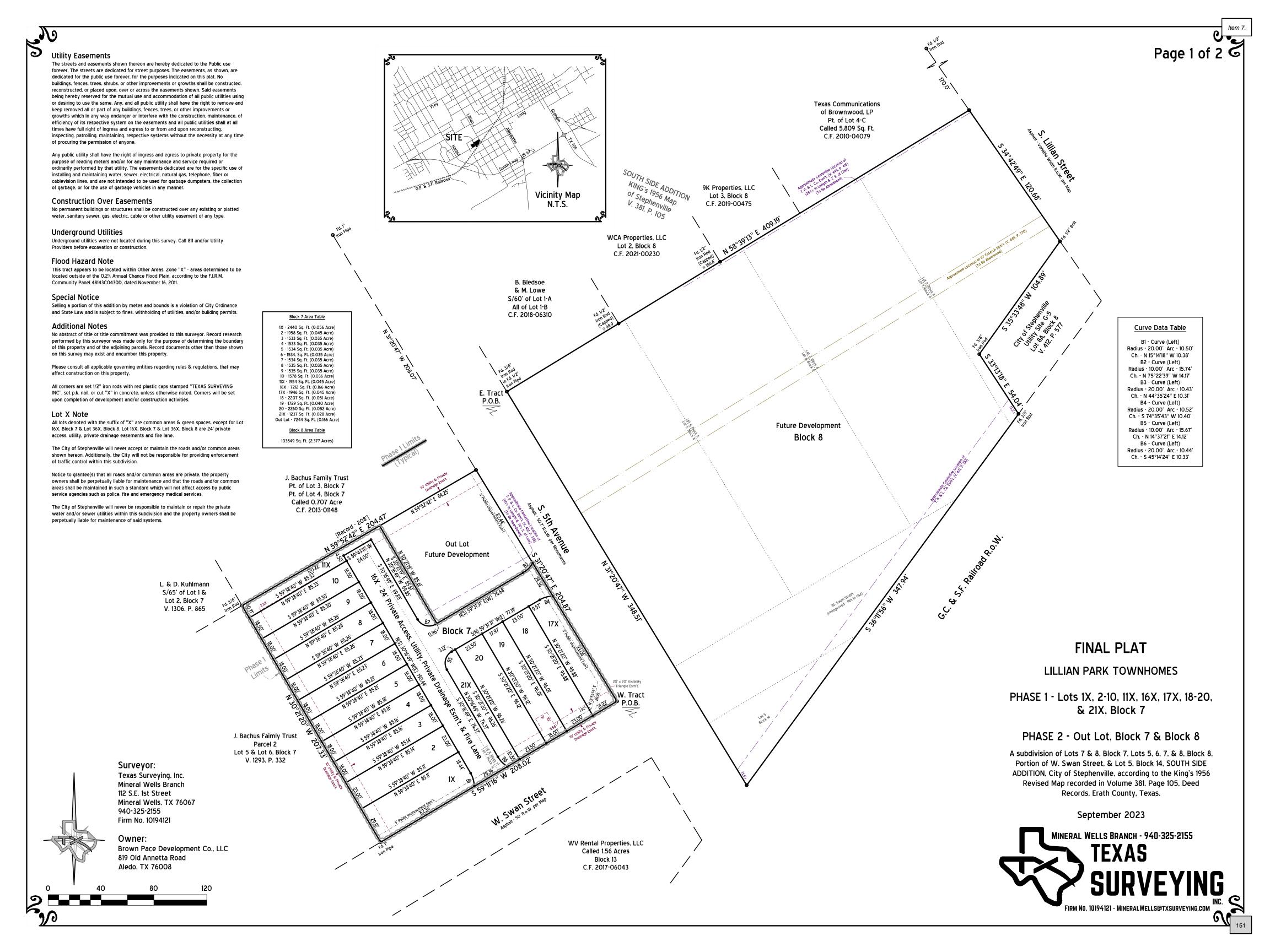






#### Parcel R33513 200 ft Buffer Addresses

Parcel ID	Parcel Address	Parcel Owner	Owner Address	City	State	Zip Code
R000033511	1640 LONG	BACHUS JAMES O (ESTATE)	PO BOX 552	STEPHENVILLE	TX	76401-0000
R000033512	1609 W SWAN	BACHUS JAMES O FAMILY TRUST	PO BOX 552	STEPHENVILLE	TX	76401-0552
R000033515	421 FIFTH	BLEDSOE BRENT & MARCELLA LOWE	701 HERITAGE WAY	STEPHENVILLE	TX	76401
R000033564	1600 W SWAN	BROWN PACE DEVELOPMENT COMPANY LLC	819 OLD ANNETTA RD	ALEDO	тх	76008
R000033513	0 GARRETT CT	BROWN PACE DEVELOPMENT COMPANY LLC	819 OLD ANNETTA RD	ALEDO	тх	76008
R000033522	0 S LILLIAN	BROWN PACE DEVELOPMENT COMPANY LLC	819 OLD ANNETTA RD	ALEDO	тх	76008
R000033514	1590 LONG	BYRD FAMILY INVESTMENTS LLC	115 BRIDLE PATH DR	STEPHENVILLE	тх	76401
R000033516	1550 LONG	BYRD FAMILY INVESTMENTS LLC	115 BRIDLE PATH DR	STEPHENVILLE	тх	76401
R000014966	0 N PADDOCK & VANDERBILT	FORT WORTH & WESTERN RAILROAD	6300 RIDGLEA PLACE STE 1200	FORT WORTH	тх	76116-5738
R000033509	1680 LONG	GAUTIER JENNY M	1680 LONG	STEPHENVILLE	тх	76401
R000033506	1698 LONG	HOLLIFIELD BETTY J (LIFE ESTATE)	1698 W LONG	STEPHENVILLE	тх	76401
R000033507	451 SIXTH	KUHLMANN LARRY T & DOROTHY A	610 HILL TOP WAY	STEPHENVILLE	тх	76401-7785
R000033510	1610 LONG	LOWERY CLINTON ALAN	1610 W LONG	STEPHENVILLE	тх	76401
R000033508	1690 LONG	MANZANARES FRANCISCO & ELOISA	1690 W LONG	STEPHENVILLE	тх	76401
R000033517	1540 W LONG	SCHIRO CHRISTOPHER	406 FIRETHORN TRAIL	LEBANON	TN	37087
R000033562	1680 W SWAN	WV RENTALS PROPERTIES LLC	PO BOX 1353	STEPHENVILLE	тх	76401



~<u>30</u>

Surveyor: Texas Surveying, Inc. Mineral Wells Branch 112 S.E. 1st Street Mineral Wells, TX 76067 940-325-2155 Firm No. 10194121

Owner:

Brown Pace Development Co., LLC 819 Old Annetta Road Aledo, TX 76008 WEST TRACT SURVEY DESCRIPTION

STATE OF TEXAS

COUNTY OF ERATH

Of a 0.976 acre (42,503 Sq. Ft.) tract of land being all of Lot 7 & Lot 8, Block 7, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas: being all of Tract Two as conveyed to Brown Pace Development Company, LLC in Clerk File No. 2020-05483, Official Public Records, Erath County, Texas: being further described by metes and bounds as follows:

BEGINNING at a set p.k. nail in asphalt at the southeast corner of said Block 7 at the intersection of the west right of way line of S. 5th Avenue with the north right of way line of W. Swan Street, for the southeast corner of this tract.

THENCE S 59°11'16" W 208.02 feet along the north right of way line of said W. Swan Street to a found 1" iron pipe, at the southeast corner of Parcel 2 as conveyed to J. Bachus Family Trust in Volume 1293, Page 332, O.P.R.E.C.T., for the southwest corner of this tract.

THENCE N 30°21'20" W 207.33 feet with the occupied west line of said Lot 7, to a found 3/8" iron rod at the southerly common corner of that certain tract of land conveyed to L. & D. Kuhlmann in Volume 1306, Page 865, O.P.R.E.C.T. & that called 0.707 acres tract of land conveyed to J. Bachus Family Trust in Clerk File No. 2013-01148, O.P.R.E.C.T., for the northwest corner of this tract.

THENCE N 59°52'42" E 204.47 feet along the occupied & apparent north line of said Lot 7 & said Lot 8 to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", in the west right of way line of said S. 5th Avenue, for the northeast corner of this tract. WHENCE a found 1" iron pipe at the northeast corner of said Block 7 bears N 31°20'47" W 208.07 feet.

THENCE S 31°20'47" E 204.87 feet along the west right of way line of said S. 5th Avenue to the POINT OF REGINNING

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

**SURVEYOR CERTIFICATION** 

That I, <u>Micah Hamilton</u>, a Registered Professional Land Surveyor of the State of Texas, Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Micah Hamilton, Registered Professional Land Surveyor No. 5865 M20159-PLAT-R7 - September 2023

KNOW ALL MEN BY THESE PRESENTS

That, Brown Pace Development Company, LLC, being the sole owner, do hereby adopt this plat designating the herein described real property as

LILLIAN PARK TOWNHOMES

PHASE 1 - Lots 1X, 2-10, 11X, 16X, 17X, 18-20, & 21X, Block 7

PHASE 2 - Out Lot, Block 7 & Block 8

City of Stephenville, Erath County, Texas, and I do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon, witness my hand, this the \_\_\_\_\_ day

OWNER

Agent and/or Representative

\_\_\_\_\_\_ tle

STATE OF TEXAS

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared \_\_\_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

**EAST TRACT SURVEY DESCRIPTION** 

STATE OF TEXAS

COUNTY OF ERATH

Of a 2.377 acres (103,548 Sq. Ft.) tract of land being all of Lots 5, 6, 7, & 8, Block 8, that portion of W. Swan Street lying between Block 8 & Block 14, and all of Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, Erath, Texas, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas: being all of Tract One & Tract Three as conveyed to Brown Pace Development Company, LLC in Clerk File No. 2020-05483, Official Public Records, Erath County, Texas: being further described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod in a 1/2" iron pipe at the northwest corner of said Lot 5, Block 8, in the east right of way line of S. 5th Avenue, for the northwest and beginning corner of this tract.

THENCE N 58°39'13" E at 98.9 feet pass a found 1/2" iron rod with plastic cap at the southerly common corner of that certain tract of land conveyed to B. Bledsoe & M. Lowe in Clerk File No. 2018-06310, O.P.R.E.C.T. & Lot 2, Block 8 as conveyed to WCA Properties in Clerk File No. 2021-00230, O.P.R.E.C.T., continuing at 188.8 feet pass a found 1/2" iron rod with plastic cap at the southerly common corner of said Lot 2 & Lot 3, Block8 as conveyed to 9K Properties, LLC in Clerk File No. 2019-00475, O.P.R.E.C.T., for a total distance of 409.19 feet to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC" at the apparent southeast corner of that certain tract of land conveyed to Texas Communications of Brownwood, LP in Clerk File No. 2010-04079, O.P.R.P.C.T., in the west right of way line of S. Lillian Street, for the northeast corner of this tract. WHENCE a found 1/2" iron rod at the intersection of the west right of way line of said S. Lillian Street with the south right of way line of W. Long Street bears N 34°42'49" W 170.0 feet.

THENCE S 34°42'49" E 120.68 feet along the west right of way line of said S. Lillian Street to a found 1/2" bolt at the northeast corner of the City of Stephenville Utility Site G-5 being Lot 8A, Block 8, as shown on the map recorded in Volume 412. Page 577, D.R.E.C.T., for the easterly southeast corner of this tract.

THENCE along the north & west lines of said Lot 8A, Block 8 as follows:

S 35°33'48" W 104.89 feet to a found 3/8" iron rod;

S 33°13'18" E 54.04 feet to a found 3/8" iron rod, in the north line of the G.C. & S.F. Railroad, for the southerly southeast corner of this tract.

THENCE S 36°11'56" W 347.94 feet along the north line of said G.C. & S.F. Railroad to a set 1/2" iron rod with red plastic cap stamped "TEXAS SURVEYING INC", at he southerly corner of said Lot 5, Block 14, for the southwest corner of this tract.

THENCE N 31°20'47" W 348.51 feet along the east right of way line of said S. 5th Avenue to the POINT OF

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grid).

APPROVAL STATEMENT

Approved by the Director of Development Services of the City of Stephenville, Erath County,

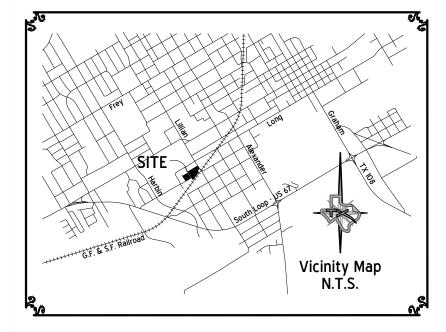
Approved: \_\_\_\_\_\_\_, 2023

City of Stephenville

Erath County, Texas

By: \_\_\_\_\_\_\_
Directory of Development Services

Attest: \_\_\_\_\_\_City Secretary



FINAL PLAT

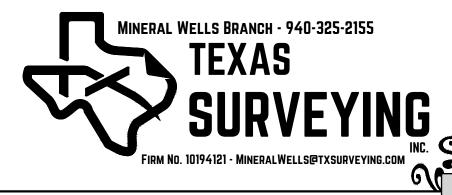
LILLIAN PARK TOWNHOMES

PHASE 1 - Lots 1X, 2-10, 11X, 16X, 17X, 18-20, & 21X, Block 7

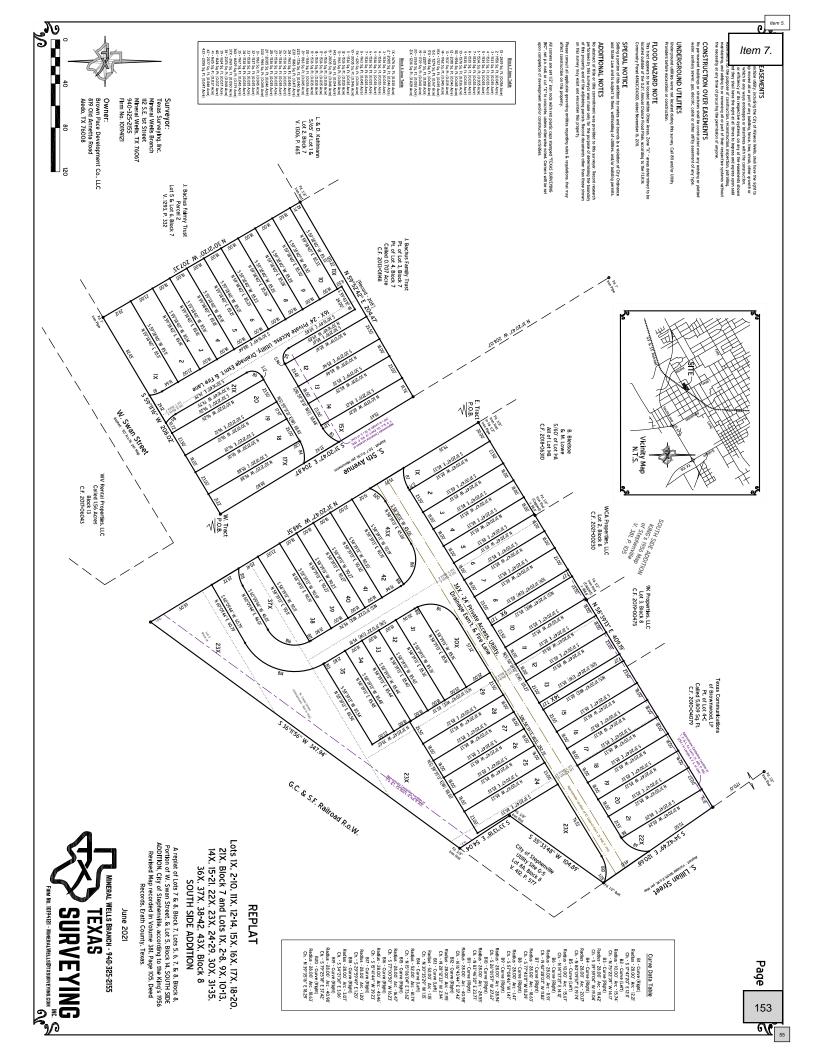
PHASE 2 - Out Lot, Block 7 & Block 8

A subdivision of Lots 7 & 8, Block 7, Lots 5, 6, 7, & 8, Block 8, Portion of W. Swan Street, & Lot 5, Block 14, SOUTH SIDE ADDITION, City of Stephenville, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

September 2023







COUNTY OF ERATH

On 0.01% early (4250 Sq. ft.) tract of land whey all of Lof 7, fact 6, lanck 7, SQUTH SQE ADDTENI City of Supplements (Enth. Teas. excending to 16 shifty 1956 Almeads way necroded in Valence 31 Rep 105, Dec Records, Enth County, Teas: being all of Tract 1 was a conveyed to Brown Pace Development Company, LLC in Clerk Teas. 222C/5545. Ortical Public Records, Enth County, Teass: Sering further described by makes and bounds is follows:

BECOMMER at a set pix call it asphall at the southeast corner of salf Block. 7 at the intersection of the west dight of way here of S. Sin Avenue with the north right of way line of W. Swen Street for the southeast corner of this tract.

THENCE S SPITIS' W 20.802 feet along the north right of way fine of stabl W. Swon Street to a found i' kon pipe, at the southeast corner of Parce 2 as conveyed to J. Bachus Family Trust in Volume 1293, Page 332. O.P.R.E.C.T., for the southwest corner of this tract.

THEINCE N 30°2120" W 20133 feet with the occupied west line of said Lot 7, to a found 316" fear rod at the southerly common corner of that certain tract of land conveyed to L. & D. Külminam in Volume 1906, bage 656, D.P.B.E.C.T. & that Leided O.170° acres fact of land conveyed to J. Bachus Family Trust in Clerk File No. 2013-0148, D.P.B.E.C.T., for the northwest corner of this tract.

THENCE N 59/52/42 °E 204-47 feet along the occupied & apparent north the of salt Lot 7 & salt Lot 8 to a set 1/2 from cold with red plastic top samped "TEAS SURVEYING INC", in the west right of way like of salt 5.5th Avenue, for the northest corner of this tract, WHENCE a found "From pipe at the northest corner of salt Block? I bears N 3°20/4" W 208:07 feet.

THENCE S 31°20°47" E 204.87 feet along the west right of way libe of sald S. 5th Avenue to the POINT OF BEGINNING.

Bearings. Distances, and/or Areas derived from GNSS observations performed by Texas Surveying. Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (Grb).

## SURVEYOR CERTIFICATION

That I Mich Hamilton, a Registered Professional Land Surveyor of the State of Texas. Registration No. 5865, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the regally described property snown hereon.

# Preliminary - Not to be Recorded

Micah Hamilton, Registered Professional Land Surveyor No. 5865 M20159 - June 2021

# KNOW ALL MEN BY THESE PRESENTS

### OWNER

Agent and/or Representative

STATE OF TEXAS

Notary Public in and for the State of Texas

# EAST TRACT SURVEY DESCRIPTION

Page

154 9/0

STATE OF TEXAS

COUNTY OF ERATH

On a 21Th crees (101.544 Sq. R1) und of lead belong all of Lot S, 6.7. E & Block is. Thus porthand VI. Swan Steel Hing between Block S & Block H, and on all cut S, Block H, 301HT Sq. E ADDRIPH, City (I Steel-Hing) belong the Steel Hings are considered in Visions a recording to the Miny's 1958 Revised Hings recorded in Visions Rev Block Block Block Steel Hings 1955, Deed Records E child County, Tacks Rehyl and 1 Tack Con 8. That C These is conveyed to Goven Pace Development Company, Little 10cH Fe Ne No 2020-05483, Official Plank Records Eath County, Tacks Lehig further described by metric and bounds as follows:

BEGINNING at a found 3/8" Fon rod in a 1/2" fron pipe at the northwest comer of said Lot 5, Block 8, in the east right of way line of 5. 5th Avenue, for the northwest and beginning corner of this tract.

THENCE N. 82-93/17 E at 98.9 Neet pasts a bound 1/2" from roll with placetic cap at the southerny common corner of source earth treat of the control of the

THERCE S 34-4249° IZOA6 leet along the west right of way lips of sald S. Lijans Street to a found IZ° bott at the northeast come of the CEY of Stephantial LIMEY, Sie OF Seleng LOBA, Buck A. as shown on the map recorded in Volume 412, Page 5717. D.R.E.C. T. for the easterly southeast corner of this tract.

THENCE along the north & west lines of said Lot 8A. Block 8 as follows:

S 35°33'48" W 104.89 feet to a found 3/8" iron rod:

S 33°13°18" E 54,04 feet to a found 3/8" iron rod. in the north line of the G.C. & S.F. Railroad, for the souther/southeast corner of this tract.

HEMCE S 36/T35" W 34734 feet along the north line of said G.C. & S.F. Ratinoid to a set I/2" from od with red plastik: cap stamped "TEXAS SURVETWIG INC", at he southerly corner of said Lot 5. Block I4, for the southwest corner of this tract.

THENCE N. 31°20′47″ W. 348.51 feet along the east right of way line of sald S. 5th Avenue to the POINT OF BEGINNING.

Bearings. Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflects N.A.D. 1983. Texas State Plane Coordinate System. North Central Zone 4202 (Grid).

## APPROVAL STATEMENT

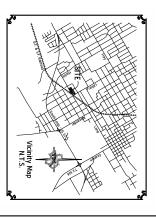
Approved by the Director of Building Services of the City of Stephenville, Erath County, Texas

Approved:

2021

Erath County, Texas City of Stephenville

By: \_\_\_\_\_\_ Directory of Building Services



## REPLAT

Lots 1X, 2-10, 11X, 12-14, 15X, 16X, 17X, 18-20 21X, Block 7 and Lots 1X, 2-8, 9X, 10-13, 14X, 15-21, 22X, 23X, 24-29, 30X, 31-35, 36X, 37X, 38-42, 43X, Block 8 SOUTH SIDE ADDITION

A replat of Lots 7 & 8. Block 7, Lots 5, 6, 7, & 8. Block 8, Portion of W. Swan Street, & Lot 5. Block 14, SOUTH SIDE ADDITION, City of Stephenville, according to the King's 1956 Revised Map recorded in Volume 381, Page 105, Deed Records, Erath County, Texas.

June 2021

MINERAL WELLS BRANCH - 940-325-2155
TEXAS

SURVEYIN

