REGULAR MEETING OF THE
CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE AVE.
APRIL 11, 2024
6:30 PM
AGENDA

The Planning and Zoning Commission of the City of Alvarado will meet in a regularly called session on Thursday, April 11, 2024 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call
INVOCATION
PLEDGE OF ALLEGIANCE
CITIZEN PARTICIPATION AND PUBLIC INPUT:
This is an opportunity for citizens to address the convened board of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. The convened board has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the convened Board to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting.

APPROVAL OF MINUTES
1. Consideration and action to approve Minutes from the 2/15/2024 Regular Planning and Zoning Commission Meeting.

CONSENT AGENDA: NA

NEW BUSINESS:
2. Consideration and action on the application of Heath Voyles with Westfall Engineering on behalf of Shaw Development Group, LLC for approval of the Parkview at Alvarado Apartments Addition preliminary plat on 29.021 acres known as Tract 161 in the I. Glaze Survey, A-313, Tract 29A in the J. Dixon Survey, A-214, and Tract 1A in the J. M. Ross Survey, A-737, approximately addressed at 600 N. Parkway Drive. (French)

3. Consideration and action on the application of Mike Homes with Atwell, LLC on behalf of BW Gas & Convenience Retail, LLC represented by Greg Gardner for approval of the Allsup's Addition preliminary plat on approximately 14.09 acres known as a portion of Tract 11 of the A. Spiva Survey, A-770. (French)

4. Consideration and action on the application of Bloomfield Homes represented by Clint Vincent for approval of the Whisper Park Addition preliminary plat on 172.322 acres known as Blocks 3 and 4 of the Brown Addition Section 2, a tract out of the A. J. Patton Survey, A-684, Tract 36 of the A. Spiva Survey, A-770, and Tracts 21, 22, 25A, 26A, 27 and 27A of the R. Bell Survey, A-44. (French)

5. Public hearing, consideration and action on the application of 275 Alvarado LLC represented by Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial District (M-1) with portions in the Floodplain (FP) Overlay to Planned Development (PD) District for Garden Home (GH) District uses and General Commercial (C-2) District uses with portions in the Floodplain (FP) Overlay plus self-storage use on 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with concept plan approval and deviations. (French)

6. Public hearing, consideration and action on the application of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Single-Family Residential (SF-2) District uses on 428.755 acres known as a portion of Tract 1 of the J. Nicholson Survey, A-1079, portions of Tracts 2, 5, and 6 of the J. B. Conger Survey, A-150, and portions of Tracts 1-5 and 29 of the G. S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations. (French)

EXECUTIVE SESSION: (OPTIONAL WITH ADVANCED NOTICE TO CITY ATTORNEY)
Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council or other Board may convene in closed session to deliberate regarding the following matters: §551.071 Consultation with Attorney. The City Council or other Board may convene in Executive Session to conduct a private consultation with its Attorney on any legally posted agenda item, when the City Council or other Board seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551.

COMMISSIONER COMMENTS:
Pursuant to LGC Section 551.0415, Commission Members may make a report about items of Community interest during a meeting of the governing body without having given notice of the report. Items of community interest may include, but not necessarily limited to any of the following:
• Expressions of thanks, congratulations, or condolence;
• Information regarding holiday schedules;
• An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
• A reminder about an upcoming event organized or sponsored by the governing body;
• Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
• Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

ADJOURN

ACCESSIBILITY STATEMENT
The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: wallsb@cityofalvarado.org. Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT
The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

I, the undersigned authority, do hereby certify that the above agenda was posted on the bulletin board at the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times, and said agenda was posted on April 5, 2024 before 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Justin French

Justin French, AICP
Community Development Director
City of Alvarado, Texas

REGULAR MEETING OF

THE CITY OF ALVARADO PLANNING AND ZONING COMMISSION

104 W. COLLEGE

February 15, 2024 @ 6:30 PM

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regularly called session on Thursday, February 15, 2024 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Bryan Thornton
Mike McBee
Barbara Fuller
Ryan Banister
Kelly Richardson

The following member was absent for roll call:
Joshua Rendon

The following alternate was absent for roll call:
Flint Webb

City personnel present: Justin French, Community Development Director

Chairman Thornton called the meeting to order at 6:30 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None

APPROVAL OF MINUTES – Commissioner Fuller moved to approve the January 18, 2024 minutes as written. Commissioner McBee seconded the motion. Motion passed with five votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

Consideration and action on the application of Richard Rushton on behalf of Agave Trail Development LLC for approval of the Agave Trail Addition preliminary plat on 113.09 acres known as Tract 6 and a portion of Tract 22A1 in the John Ross Survey, A-737, approximately addressed at 1220 and 1300 N. Cummings Drive. Mr. French presented a brief overview of the request. The applicant, Rick Rushton was present to answer any questions. Being no one further to speak upon the request, Chairman Thornton asked for a motion. Commissioner McBee moved to recommend conditional approval to City Council as presented. Commissioner Banister seconded the motion. Motion passed with five votes in favor and none opposed.

ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 6:08 p.m.

Passed and approved this _____ day of _____, 2024.

_____
Bryan Thornton, Chairman

Attest:

_____
Justin French, Community Development Director

Planning and Zoning Commission Meeting Management Report
Meeting Date: April 15, 2024
Contact: Justin French, Community Development Director

AGENDA ITEM:
Consideration and action on the application of Heath Voyles with Westfall Engineering on behalf of Shaw Development Group, LLC for approval of the Parkview at Alvarado Apartments Addition preliminary plat on 29.021 acres known as Tract 161 in the I. Glaze Survey, A-313, Tract 29A in the J. Dixon Survey, A-214, and Tract 1A in the J. M. Ross Survey, A-737, approximately addressed at 600 N. Parkway Drive.

BACKGROUND & FINDINGS:
The preliminary plat application was submitted and deemed administratively complete on April 17, 2023, then recommended for disapproval by the Planning and Zoning Commission on May 9, 2023. The applicant then requested that action on preliminary plat be tabled prior to City Council consideration and has now resubmitted to address the reasons for the recommendation of disapproval. Per Section 34-34.c of the Alvarado subdivision ordinance, the Planning and Zoning Commission shall:

(1) Act within 30 days after the filing of preliminary plat,
(2) Submit one of the following recommendations to the City Council.
    a. Approve.
    b. Approve with conditions.
    c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the north portion of the subject site for Local Business with Medium Density Residential behind. The west side of the subject site is primarily Floodplain with a smaller portion designated Interstate Business having frontage to N. Parkway Drive (aka IH 35W Business Route). On April 4, 2022, City Council approved a rezoning of the site to the Planned Development (PD) District, and the rezoning in effect amended the Medium Density Residential on the Future Land Use mpa to High Density Residential. Staff finds the preliminary plat to comply with the minimum standards of the Alvarado subdivision ordinance and all other ordinances with the exceptions being stated in the attached recommended conditional approval letter.

FINANCIAL IMPACT:
None.

RECOMMENDATION:
Staff suggests the Commission recommend to Council approval with conditions listed in the recommended conditions of approval letter attached.

MANAGEMENT REVIEW:
Paul DeBuff, City Manager

ATTACHMENTS:
Application Draft Recommended Conditions of Approval Letter
Location Map Preliminary Plat

City of Alvarado Texas

PLAT APPLICATION

Office Use Only

Clerk:_____ Project#:_____

Fee: $_____

Date Pd:_____ Check# or Cash:_____

Receipt#:_____ Received by:_____

Please submit all plat documents and ensure they are in compliance with the City of Alvarado Subdivision Ordinance.

Type of Plat

☒ **Preliminary Plat** ☐ **Final Plat** ☐ **Plat Revision** ☐ **Administrative Plat**

Title of Plat Parkview at Alvarado Apartments

Total Lots 6 Total Acres 29.021 Current Zoning PD

Subdivision Name Parkview at Alvarado Apartments Lots 6 Block(s) 1

Survey Name(s) Ira Glaze Abstract No.(s) 313 Tract(s)_____

Address/Location Generally located at the SEC of HWY 67 and Parkway Dr.

Applicant

Company or Name Westfall Engineering

Contact Name Heath Voyles, PE

Address 1719 Angel Pkwy, Ste 400-206 City Allen State TX Zip 75002

Telephone 817-657-4759 Email HEATH@WESTFALLENGINEERING.COM

Owner (If Different)

Company or Name Shaw Development Group, LLC

Contact Name Massey Shaw

Address 6255 Woodland Dr City Dallas State TX Zip 75225

Telephone_____ Email_____

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas and must meet requirements of the Subdivision Regulations. All plats must be accepted in writing. A plat is not considered filed until accepted by the City Council.

	4/5/23
Signature of Applicant, Owner, or Authorized Agent	**Date**

Planning Official

Fee: $

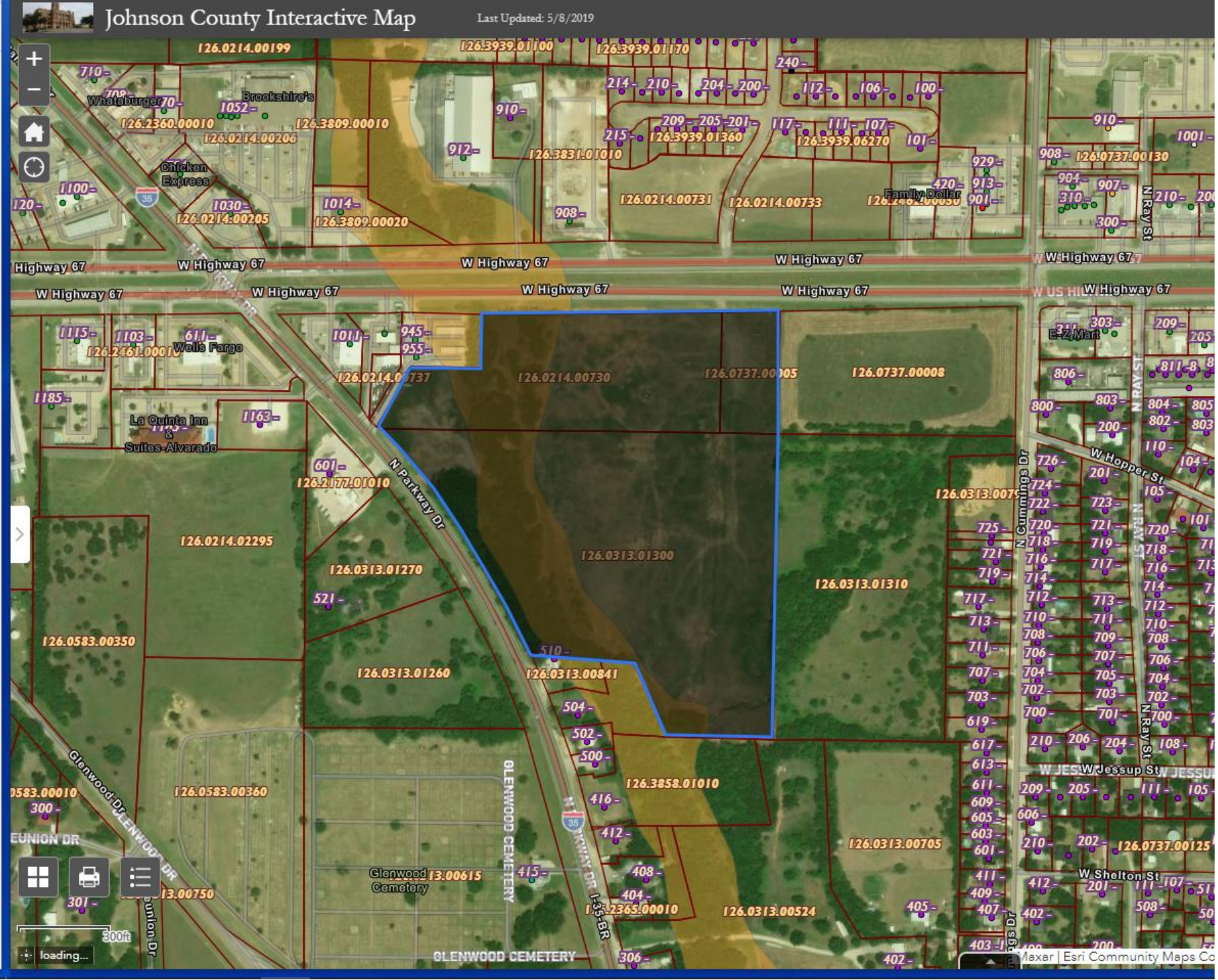
Date of P&Z Meeting

Date of Council Meeting

Signature of Planning Official

FOR OFFICE USE ONLY

Received By	Date Received	Date Approved



= Subject Site

= Approximate Location of 100-yr Floodplain

City of Alvarado
104 W. College Alvarado, TX 76009
817-790-3351 ◆Fax 817-783-7925 ◆www.cityofalvarado.org

April 11, 2024

Westfall Engineering
Attn: Heath Voyles, PE
1719 Angel Pkwy, Ste 400-206
Allen, TX 75002
817.657.4759
heath@westfallengineering.com

Re: Parkview at Alvarado Apartments Addition Preliminary Plat

Dear Mr. Voyles,

This letter is to inform you that on April 11, 2024, the Alvarado Planning and Zoning Commission recommended approval of the preliminary plat for the Parkview at Alvarado Apartments Addition with the following conditions.

1. A 20-foot utility easement shall be dedicated along the plat's frontage to N. Parkway Drive. Sec. 34-170 of the Alvarado subdivision ordinance.
2. The tennis court may not be constructed within a sanitary sewer easement unless an easement use agreement is executed. Sec. 34-175 of the Alvarado subdivision ordinance.
3. F.L. must be added to the legend.
4. The purpose of the 30' Easement dedicated by instrument no. 20130018574 along the southern property line shall be noted as 30' Private Access Easement.
5. Lots 5 and 6 must be included in the final plat submittal for Lot 1.
6. Access to N. Parkway Drive must be constructed and pass City inspection prior to any building permits for vertical construction in Phase 2.
7. Per of the Alvarado subdivision ordinance, subdivisions within the city must provide an approved water supply and distribution system. An adequate water supply and distribution system, consistent with the master plan for water, must be a condition of plat approval.
8. If not already existing, the developer shall clarify how the undersized 12" sanitary sewer main between W. Patton Street and IH 35W will be upsized for the development's needs. The City's Wastewater Masterplan calls for this line to have a minimum 18" pipe size. A development agreement to oversize this wastewater main may be an option if the development does not warrant an 18" sanitary sewer main. Sec. 34-165(a) and Sec. 34-130 of the Alvarado subdivision ordinance
9. The City's wastewater treatment plant must be in conformance with TCEQ requirements prior to the recording of any final plat of this development.

DRAFT

10. Prior to the submittal of the final plat, construction plans for the recommendations in the approved **traffic impact analysis** (TIA) must be submitted for review.
11. To increase traffic safety and efficiency, drive approaches on N. Parkway Drive shall be limited and to facilitate this a dedication of a 24-foot-wide **private access easement** along N. Parkway Drive right-of-way (offset at least 18 feet) traversing from the N. Parkway Drive entrance to Lot 1, Block 1 of the L&T Thompson Addition will satisfy this comment. (Reference Sec. 34-176 of the Alvarado subdivision ordinance).
12. It was presented to the City that cross access between proposed Lots 1-3 and the EZ Mart property is provided by showing a fire lane on the plat; however, fire lanes may be gated as is evident on proposed Lot 1. Therefore, on the revised preliminary plat show a **private access easement** provide cross connectivity between at least Lots 1, 3, and the EZ Mart property. Then provide a note on the revised preliminary plat stating who the private access easement serves.
13. Per Sec. 34-66(14) of the Alvarado subdivision ordinance, the developer shall install **traffic signs, street signs, and sidewalks** within and adjacent to the subdivision, or shall provide cash deposit or other guarantee acceptable to the City for the payment of the cost of such installations prior to the final approval by the City Council.
14. Per Sec. 34-91(2)a.6 of the Alvarado subdivision ordinance, proposed boundaries of park dedications will provide reasonable access to improved street frontage for readily accessible entry into the park area by the public, and per Sec. 34.91(2)b, each park must have access to a public street. Dedication of a 24-foot-wide **private access easement** from the N. Parkway Drive entrance to Lot 1, Block 1 of the L&T Thompson Addition will satisfy this comment.

Sincerely,

Justin French, AICP
Community Development Director
City of Alvarado
104 W. College Ave. | Alvarado, TX 76009
817.790.3351 | 817.240.9585 mobile
frenchj@cityofalvarado.org

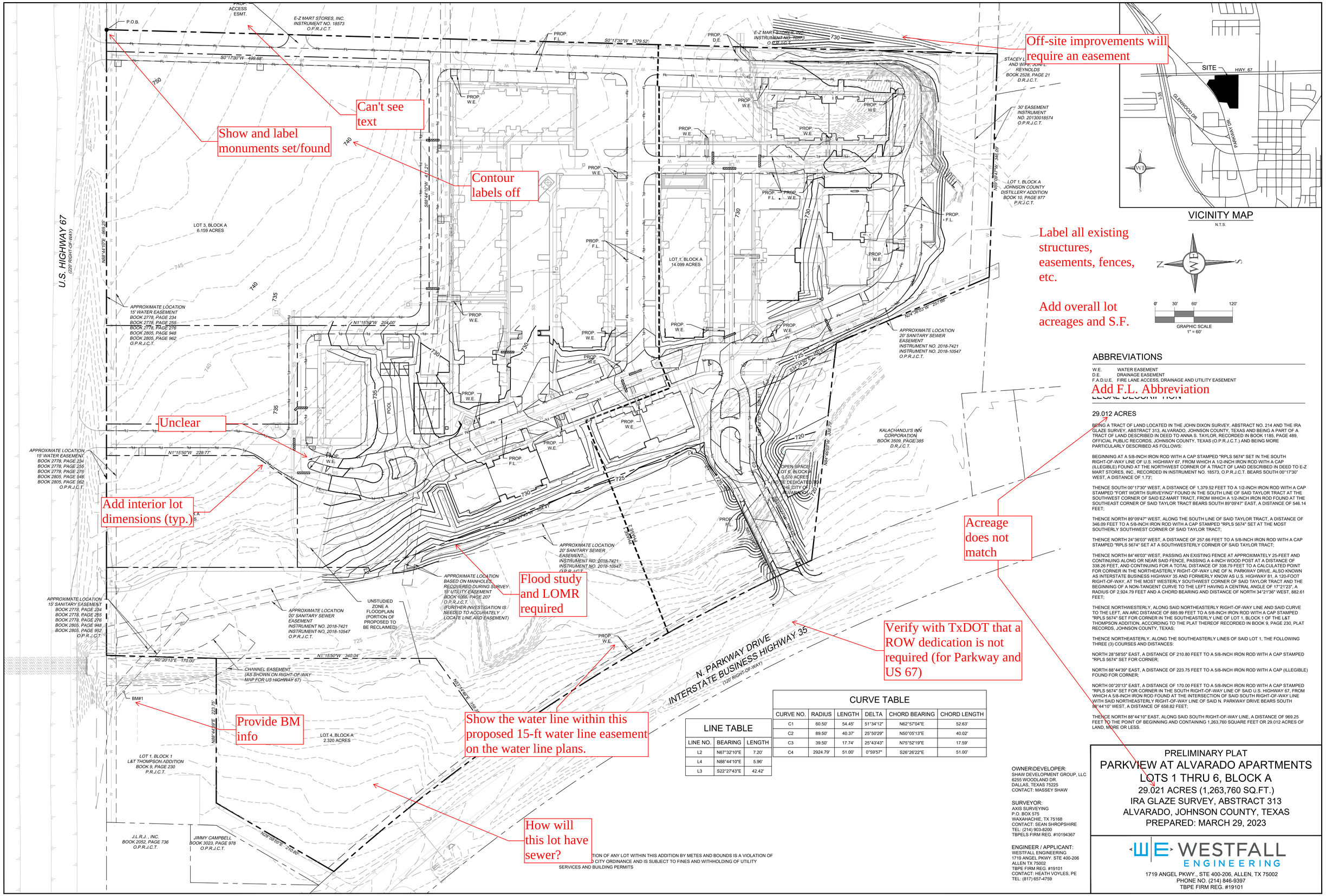
cc.

Shaw Development Group, LLC
Attn: Massey Shaw and Brian Shaw
6255 Woodland Drive
Dallas, TX 75225
masseyshaw@gmail.com
brian@shawdevelopmentgroup.com

Att.

City Engineer Remarks on Preliminary Plat and Preliminary Engineering

DRAFT



ABBREVIATIONS

W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
F.A.D.U.E.	FIRE LANE ACCESS, DRAINAGE AND UTILITY EASEMENT

Add F.L. Abbreviation

LEGAL DESCRIPTION

29.012 ACRES

BEING A TRACT OF LAND LOCATED IN THE JOHN DIXON SURVEY, ABSTRACT NO. 214 AND THE IRA GLAZE SURVEY, ABSTRACT 313, ALVARADO, JOHNSON COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED IN DEED TO ANNA S. TAYLOR, RECORDED IN BOOK 1185, PAGE 489, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67, FROM WHICH A 1/2-INCH IRON ROD WITH A CAP (ILLEGIBLE) FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO E-Z MART STORES, INC., RECORDED IN INSTRUMENT NO. 18573, O.P.R.J.C.T. BEARS SOUTH 00°17'30" WEST, A DISTANCE OF 1.73';

THENCE SOUTH 00°17'30" WEST, A DISTANCE OF 1,379.52 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "FORT WORTH SURVEYING" FOUND IN THE SOUTH LINE OF SAID TAYLOR TRACT AT THE SOUTHWEST CORNER OF SAID EZ-MART TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TAYLOR TRACT BEARS SOUTH 89°09'47" EAST, A DISTANCE OF 546.14 FEET;

THENCE NORTH 89°09'47" WEST, ALONG THE SOUTH LINE OF SAID TAYLOR TRACT, A DISTANCE OF 346.09 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TAYLOR TRACT;

THENCE NORTH 24°36'03" WEST, A DISTANCE OF 257.66 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT A SOUTHWESTERLY CORNER OF SAID TAYLOR TRACT;

THENCE NORTH 84°46'03" WEST, PASSING AN EXISTING FENCE AT APPROXIMATELY 25-FEET AND CONTINUING ALONG OR NEAR SAID FENCE, PASSING A 4-INCH WOOD POST AT A DISTANCE OF 338.26 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 338.79 FEET TO A CALCULATED POINT FOR CORNER IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF N. PARKWAY DRIVE, ALSO KNOWN AS INTERSTATE BUSINESS HIGHWAY 35 AND FORMERLY KNOW AS U.S. HIGHWAY 81, A 120-FOOT RIGHT-OF-WAY, AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TAYLOR TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°21'23", A RADIUS OF 2,924.79 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34°21'36" WEST, 882.61 FEET;

THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 885.99 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE SOUTHEASTERLY LINE OF LOT 1, BLOCK 1 OF THE L&T THOMPSON ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 9, PAGE 230, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINES OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 28°58'55" EAST, A DISTANCE OF 210.80 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 88°44'39" EAST, A DISTANCE OF 223.75 FEET TO A 5/8-INCH IRON ROD WITH A CAP (ILLEGIBLE) FOUND FOR CORNER;

NORTH 00°20'13" EAST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 67, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID N. PARKWAY DRIVE BEARS SOUTH 88°44'10" WEST, A DISTANCE OF 658.82 FEET;

THENCE NORTH 88°44'10" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 969.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,263,760 SQUARE FEET OR 29.012 ACRES OF LAND, MORE OR LESS.

LINE TABLE

LINE NO.	BEARING	LENGTH
L2	N67°32'10"E	7.20'
L4	N88°44'10"E	5.96'
L3	S22°27'43"E	42.42'

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.50'	54.45'	51°34'12"	N62°57'04"E	52.63'
C2	89.50'	40.37'	25°50'29"	N50°05'13"E	40.02'
C3	39.50'	17.74'	25°43'43"	N75°52'19"E	17.59'
C4	2924.79'	51.00'	0°59'57"	S26°26'22"E	51.00'

OWNER\DEVELOPER:
SHAW DEVELOPMENT GROUP, LLC
6255 WOODLAND DR
DALLAS, TEXAS 75225
CONTACT: MASSEY SHAW

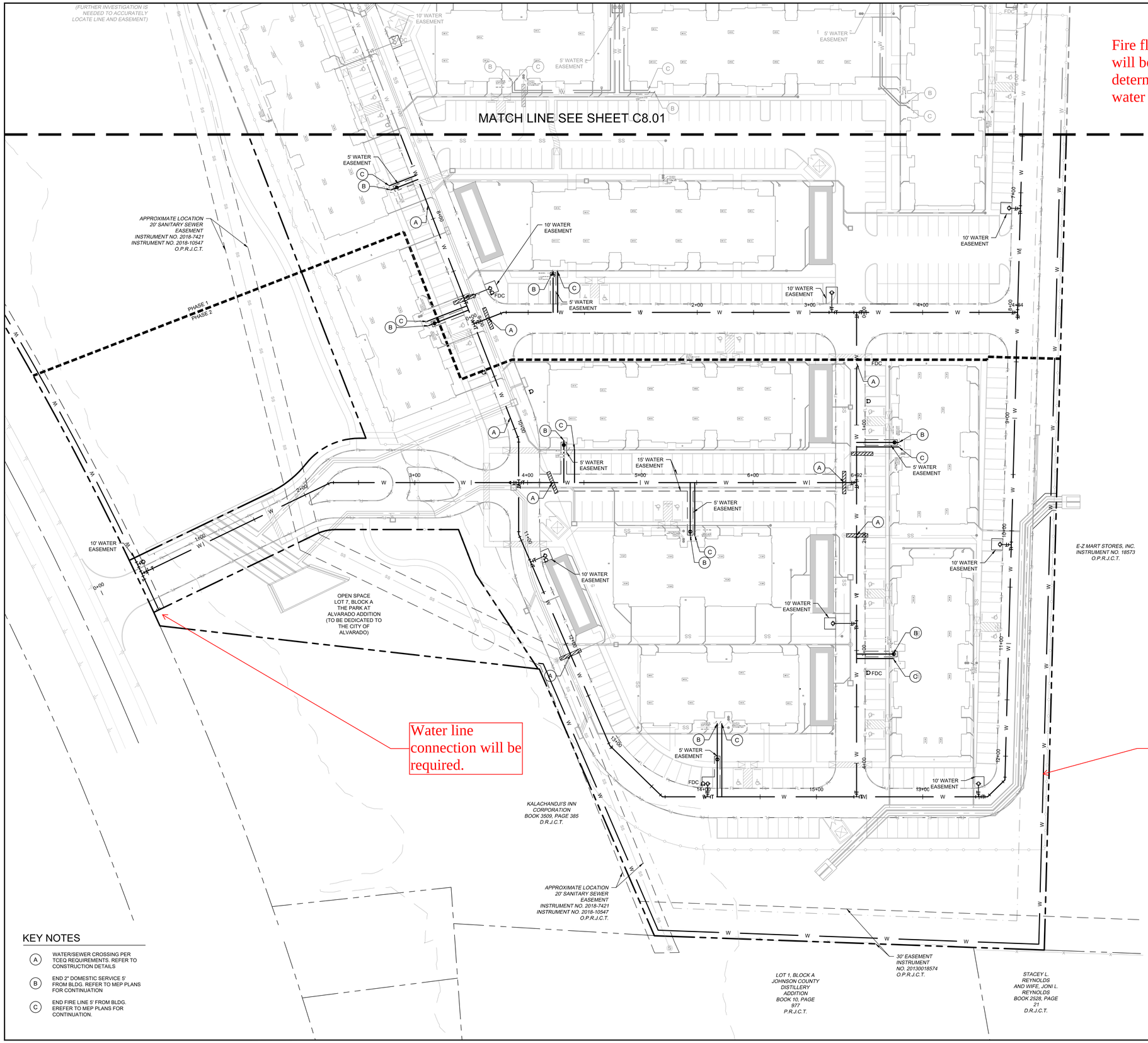
SURVEYOR:
AXIS SURVEYING
P.O. BOX 575
WAXAHACHIE, TX 75168
CONTACT: SEAN SHROPSHIRE
TEL: (214) 903-8200
TBPELS FIRM REG. #10194367

ENGINEER / APPLICANT:
WESTFALL ENGINEERING
1719 ANGEL PKWY. STE 400-206
ALLEN TX 75002
TBPE FIRM REG. #19101
CONTACT: HEATH VOYLES, PE
TEL: (817) 657-4759

PRELIMINARY PLAT
PARKVIEW AT ALVARADO APARTMENTS
LOTS 1 THRU 6, BLOCK A
29.021 ACRES (1,263,760 SQ.FT.)
IRA GLAZE SURVEY, ABSTRACT 313
ALVARADO, JOHNSON COUNTY, TEXAS
PREPARED: MARCH 29, 2023

WESTFALL ENGINEERING
1719 ANGEL PKWY., STE 400-206, ALLEN, TX 75002
PHONE NO. (214) 846-9397
TBPE FIRM REG. #19101

TION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF
D CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY
SERVICES AND BUILDING PERMITS



Fire flow analysis will be required to determine adequate water pressure.

Water line connection will be required.

What is the purpose of this dead end line?

N
WE
S

0' 20' 40' 80'
GRAPHIC SCALE
1" = 40'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING CABLE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE (SS MH)
- PROPOSED DOUBLE CLEAN-OUT
- PROPOSED CLEAN-OUT
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- PROPOSED REDUCER
- PROPOSED LIGHT POLE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SSWR MANHOLE
- EXISTING SIGN

UTILITY NOTES

1. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
3. A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
5. REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
6. REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
7. WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRETREATED CONCRETE PIPE, OR PVC PIPE.
8. PVC SLEEVES SHALL CONSIST OF 2 - 4" SCHEDULE 40 PVC CONDUITS, BURIED 2' MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.

BENCHMARK

BM#1 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE SIGN BASE LOCATED AT THE NORTHEAST CORNER OF A CAR WASH ON THE SOUTH SIDE OF US HIGHWAY 67, ±72' SOUTH OF THE SOUTH EDGE OF PAVING OF US HIGHWAY 67 AND ±750' EAST OF THE INTERSECTION OF SAID US HIGHWAY 67 WITH BUSINESS 35 (OLD US HIGHWAY 81).
ELEVATION = 734.30

BM#2 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE CURB ±740' SOUTHEAST OF THE INTERSECTION OF BUSINESS 35 (OLD US HIGHWAY 81) WITH US HIGHWAY 67, ±10' NORTHEAST OF THE EDGE OF A CONCRETE DRIVEWAY AND ±45' SOUTHWEST OF THE SOUTHWEST EDGE OF PAVING OF SAID BUSINESS 35.
ELEVATION = 743.17

KEY NOTES

(A) WATER/SEWER CROSSING PER TCEQ REQUIREMENTS. REFER TO CONSTRUCTION DETAILS

(B) END 2" DOMESTIC SERVICE 5' FROM BLDG. REFER TO MEP PLANS FOR CONTINUATION

(C) END FIRE LINE 5' FROM BLDG. EREFER TO MEP PLANS FOR CONTINUATION.

Know what's **below.**
Call before you dig.

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 100 ALLEN, TX 75002
PHONE NO. (214) 946-9397
TBPE FIRM REG. #19101

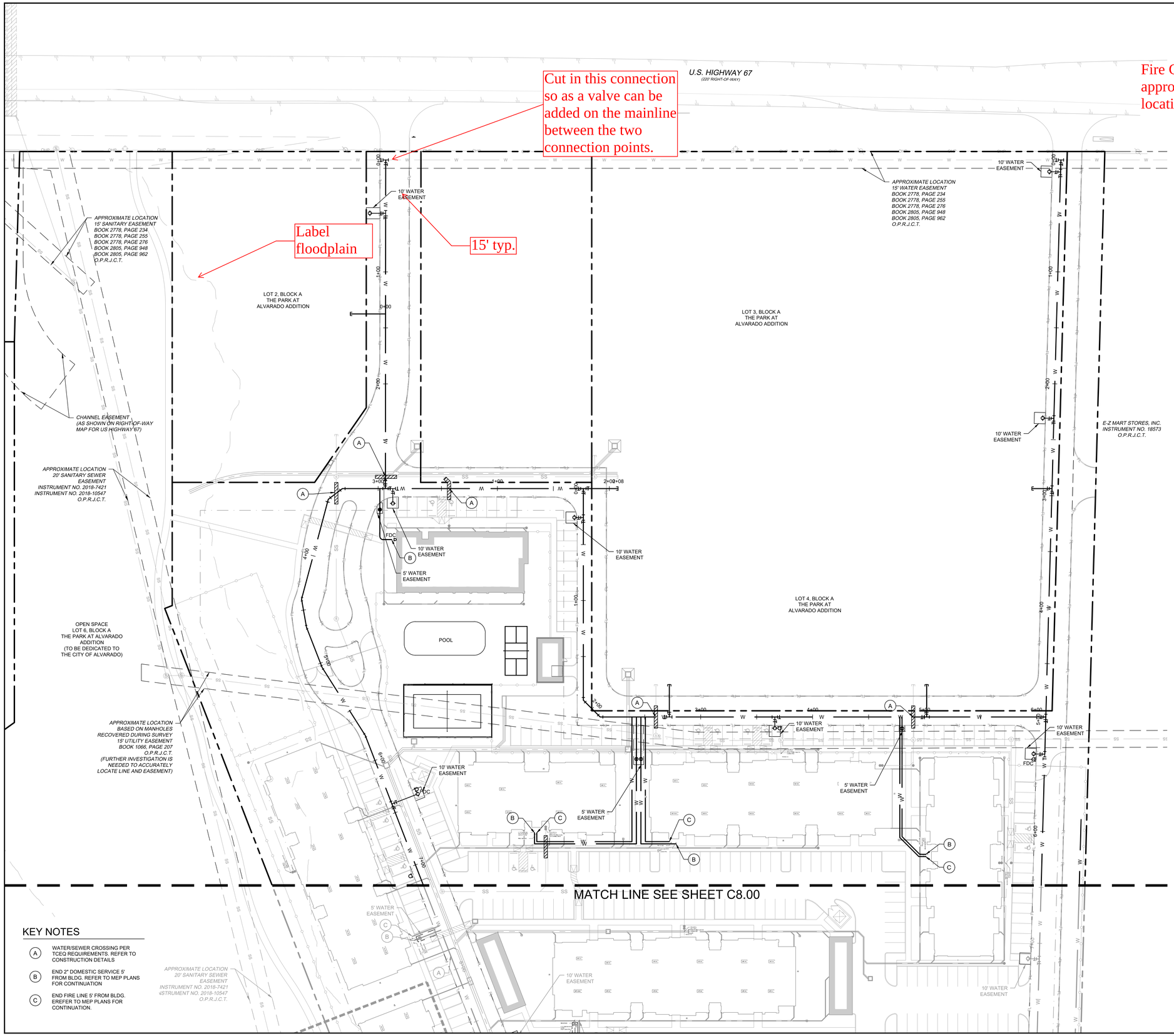
THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF HEATH VOYLES, P.E. 104356 IN MAY, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION.

PARKVIEW AT ALVARADO APARTMENTS
HENDERSON DRIVE
CITY OF ALVARADO , TEXAS

WATER PLAN

No.	DATE	REVISIONS

DATE 05/25/2023
PROJECT NO. 2101017
SHEET NO. C8.00



KEY NOTES

- (A) WATER/SEWER CROSSING PER TCEQ REQUIREMENTS. REFER TO CONSTRUCTION DETAILS
- (B) END 2" DOMESTIC SERVICE 5' FROM BLDG. REFER TO MEP PLANS FOR CONTINUATION
- (C) END FIRE LINE 5' FROM BLDG. EREFER TO MEP PLANS FOR CONTINUATION.

N
WE
S

0' 20' 40' 80'
GRAPHIC SCALE
1" = 40'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING CABLE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE (SS MH)
- PROPOSED DOUBLE CLEAN-OUT
- PROPOSED CLEAN-OUT
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- PROPOSED REDUCER
- PROPOSED LIGHT POLE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SSWR MANHOLE
- EXISTING SIGN

UTILITY NOTES

1. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
3. A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
5. REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
6. REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
7. WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRETREATED CONCRETE PIPE, OR PVC PIPE.
8. PVC SLEEVES SHALL CONSIST OF 2 - 4" SCHEDULE 40 PVC CONDUITS, BURIED 2' MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.

BENCHMARK

BM#1 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE SIGN BASE LOCATED AT THE NORTHEAST CORNER OF A CAR WASH ON THE SOUTH SIDE OF US HIGHWAY 67, ±72' SOUTH OF THE SOUTH EDGE OF PAVING OF US HIGHWAY 67 AND ±750' EAST OF THE INTERSECTION OF SAID US HIGHWAY 67 WITH BUSINESS 35 (OLD US HIGHWAY 81).
ELEVATION = 734.30

BM#2 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE CURB ±740' SOUTHEAST OF THE INTERSECTION OF BUSINESS 35 (OLD US HIGHWAY 81) WITH US HIGHWAY 67, ±10' NORTHEAST OF THE EDGE OF A CONCRETE DRIVEWAY AND ±45' SOUTHWEST OF THE SOUTHWEST EDGE OF PAVING OF SAID BUSINESS 35.
ELEVATION = 743.17

811
Know what's **below.**
Call before you dig.

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 200 ALLEN, TX 75002
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF HEATH VOYLES, P.E. 104356 IN MAY, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION.

PARKVIEW AT ALVARADO APARTMENTS
HENDERSON DRIVE
CITY OF ALVARADO , TEXAS

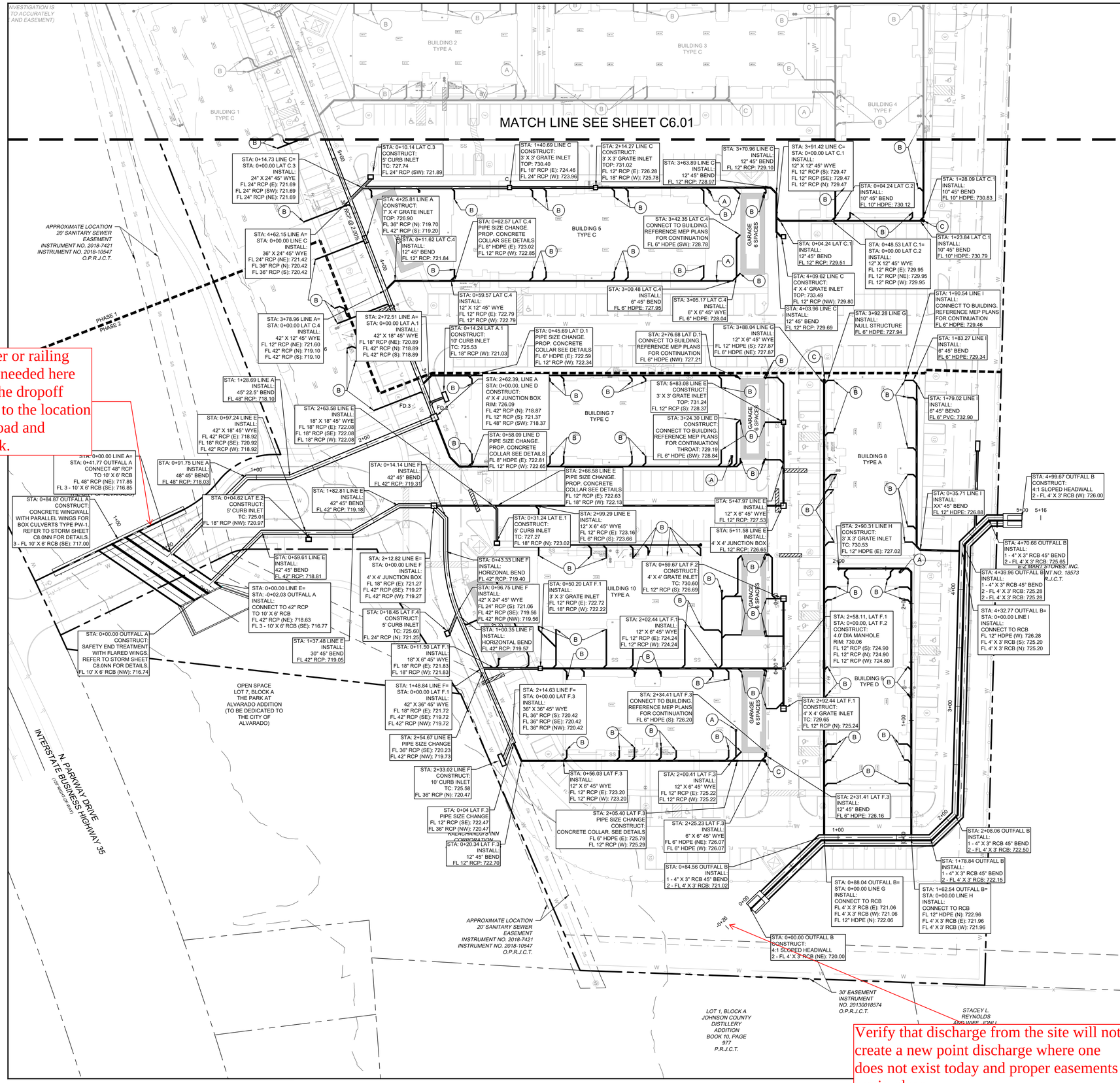
WATER PLAN

No.	DATE	REVISIONS

DATE
05/25/2023

PROJECT NO.
2101017

SHEET NO.
C8.01



Flood study and LOMR will be required to determine the limits of the existing floodplain and the impacts of this development. No adverse impacts will be allowed.

Lot to lot drainage will not be allowed.

Off-site drainage map will be required. It's unclear if the sizing shown is adequate for the existing flow rates.

Clearly label what will be private storm vs public storm

N
WE
S

0' 20' 40' 80'
GRAPHIC SCALE
1" = 40'

LEGEND

- PROPERTY LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- OHP — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER LINE
- SS — EXISTING SEWER LINE

STORM DRAINAGE NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
2. CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN FIELD PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
3. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
   A. RCP - ASTM C76 CLASS III
   B. HDPE - AASHTO M252 TYPE S , M294 TYPE S R ASTM F 2306 SMOOTH WALL
   ~~C. PVC - ASTM D 3034 SDR35~~

a. ALL EXISTING AND PROPOSED PIPES AND STRUCTURES ARE TO BE CLEANED OUT AT THE COMPLETION OF CONSTRUCTION TO REMOVE ALL SILT AND DEBRIS.

b. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

c. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

d. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

KEY NOTES

(A) NYLOPLAST 8" DOME GRATE INLET (REFER TO GRADING PLAN FOR FG ELEVATION AT BASE OF GRATE INLET. FLOWLINE OF GRATE INLET IS 2.0' BELOW FINISHED GRADE.

(B) CONNECT ROOF DRAIN TO BUILDING. REFERENCE MEP PLANS FOR CONTINUATION.

(C) PROPOSED CLEAN OUT

BENCHMARK

BM#1 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE SIGN BASE LOCATED AT THE NORTHEAST CORNER OF A CAR WASH ON THE SOUTH SIDE OF US HIGHWAY 67, ±72' SOUTH OF THE SOUTH EDGE OF PAVING OF US HIGHWAY 67 AND ±750' EAST OF THE INTERSECTION OF SAID US HIGHWAY 67 WITH BUSINESS 35 (OLD US HIGHWAY 81).
ELEVATION = 734.30

BM#2 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE CURB ±740' SOUTHEAST OF THE INTERSECTION OF BUSINESS 35 (OLD US HIGHWAY 81) WITH US HIGHWAY 67, ±10' NORTHEAST OF THE EDGE OF A CONCRETE DRIVEWAY AND ±45' SOUTHWEST OF THE SOUTHWEST EDGE OF PAVING OF SAID BUSINESS 35.
ELEVATION = 743.17

811 Know what's below. Call before you dig.

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 100 MCKINNEY, TX 75002
PHONE NO. (214) 446-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF HEATH VOYLES, P.E. 104356 IN MAY, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION.

PARKVIEW AT ALVARADO APARTMENTS
HENDERSON DRIVE
CITY OF ALVARADO , TEXAS

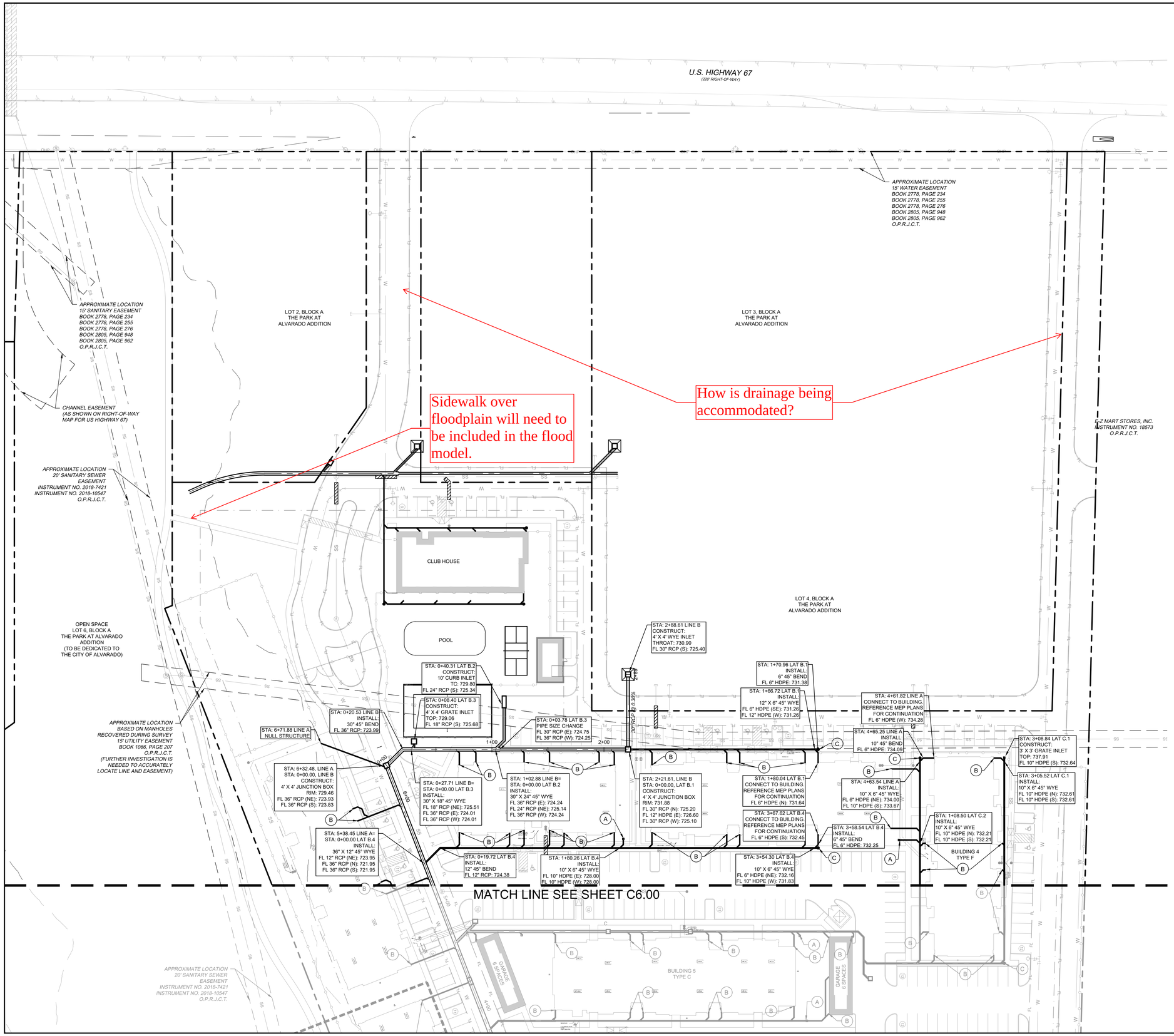
STORM DRAINAGE PLAN

REVISIONS		
No.	DATE	

DATE 05/25/2023

PROJECT NO. 2101017

SHEET NO. C6.00



N
WE
S

0' 20' 40' 80'
GRAPHIC SCALE
1" = 40'

LEGEND

- PROPERTY LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- OHP — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER LINE
- SS — EXISTING SEWER LINE

STORM DRAINAGE NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
2. CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN FIELD PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
3. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
   A. RCP - ASTM C76 CLASS III
   B. HDPE - AASHTO M252 TYPE S , M294 TYPE S R ASTM F 2306 SMOOTH WALL
   C. PVC - ASTM D 3034 SDR35
   a. ALL EXISTING AND PROPOSED PIPES AND STRUCTURES ARE TO BE CLEANED OUT AT THE COMPLETION OF CONSTRUCTION TO REMOVE ALL SILT AND DEBRIS.
   b. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
   c. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
   d. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

KEY NOTES

(A) NYLOPLAST 8" DOME GRATE INLET (REFER TO GRADING PLAN FOR FG ELEVATION AT BASE OF GRATE INLET. FLOWLINE OF GRATE INLET IS 2.0' BELOW FINISHED GRADE.

(B) CONNECT ROOF DRAIN TO BUILDING. REFERENCE MEP PLANS FOR CONTINUATION.

(C) PROPOSED CLEAN OUT

BENCHMARK

BM#1 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE SIGN BASE LOCATED AT THE NORTHEAST CORNER OF A CAR WASH ON THE SOUTH SIDE OF US HIGHWAY 67, ±72' SOUTH OF THE SOUTH EDGE OF PAVING OF US HIGHWAY 67 AND ±750' EAST OF THE INTERSECTION OF SAID US HIGHWAY 67 WITH BUSINESS 35 (OLD US HIGHWAY 81).
ELEVATION = 734.30

BM#2 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE CURB ±740' SOUTHEAST OF THE INTERSECTION OF BUSINESS 35 (OLD US HIGHWAY 81) WITH US HIGHWAY 67, ±10' NORTHEAST OF THE EDGE OF A CONCRETE DRIVEWAY AND ±45' SOUTHWEST OF THE SOUTHWEST EDGE OF PAVING OF SAID BUSINESS 35.
ELEVATION = 743.17

811
Know what's **below.**
Call before you dig.

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 200 McKINNEY, TX 75002
PHONE NO. (214) 546-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF HEATH VOYLES, P.E. 104356 IN MAY, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION.

PARKVIEW AT ALVARADO APARTMENTS
HENDERSON DRIVE
CITY OF ALVARADO , TEXAS

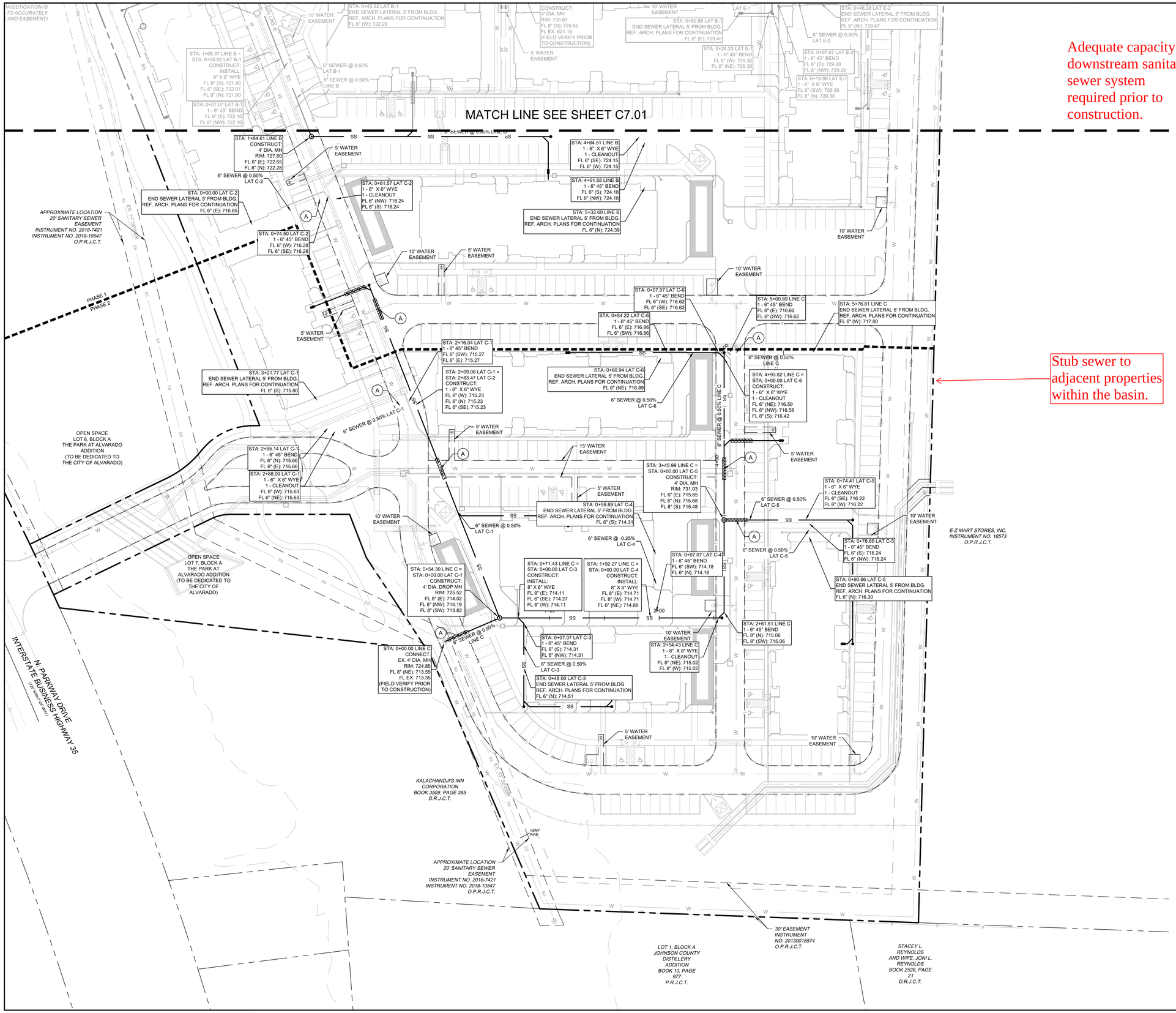
STORM DRAINAGE PLAN

No.	DATE	REVISIONS

DATE
05/25/2023

PROJECT NO.
2101017

SHEET NO.
C6.01



Adequate capacity in downstream sanitary sewer system required prior to construction.

Stub sewer to adjacent properties within the basin.

N
WE
S

0' 20' 40' 80'
GRAPHIC SCALE
1" = 40'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING CABLE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE (SS MH)
- PROPOSED DOUBLE CLEAN-OUT
- PROPOSED CLEAN-OUT
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- PROPOSED REDUCER
- PROPOSED LIGHT POLE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SSWR MANHOLE
- EXISTING SIGN

UTILITY NOTES

1. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
3. A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
5. REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
6. REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
7. WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ~~ASBESTOS CEMENT PRESSURE PIPE, PRETREATED CONCRETE PIPE~~, OR PVC PIPE.
8. PVC SLEEVES SHALL CONSIST OF 2 - 4" SCHEDULE 40 PVC CONDUITS, BURIED 2' MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.

BENCHMARK

BM#1 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE SIGN BASE LOCATED AT THE NORTHEAST CORNER OF A CAR WASH ON THE SOUTH SIDE OF US HIGHWAY 67, ±72' SOUTH OF THE SOUTH EDGE OF PAVING OF US HIGHWAY 67 AND ±750' EAST OF THE INTERSECTION OF SAID US HIGHWAY 67 WITH BUSINESS 35 (OLD US HIGHWAY 81).
ELEVATION = 734.30

BM#2 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE CURB ±740' SOUTHEAST OF THE INTERSECTION OF BUSINESS 35 (OLD US HIGHWAY 81) WITH US HIGHWAY 67, ±10' NORTHEAST OF THE EDGE OF A CONCRETE DRIVEWAY AND ±45' SOUTHWEST OF THE SOUTHWEST EDGE OF PAVING OF SAID BUSINESS 35.
ELEVATION = 743.17

811
Know what's **below.**
Call before you dig.

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 200 McKINNEY, TX 75002
PHONE NO. (214) 546-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF HEATH VOYLES, P.E. 104356 IN MAY, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION.

PARKVIEW AT ALVARADO APARTMENTS
HENDERSON DRIVE
CITY OF ALVARADO , TEXAS

SANITARY SEWER PLAN

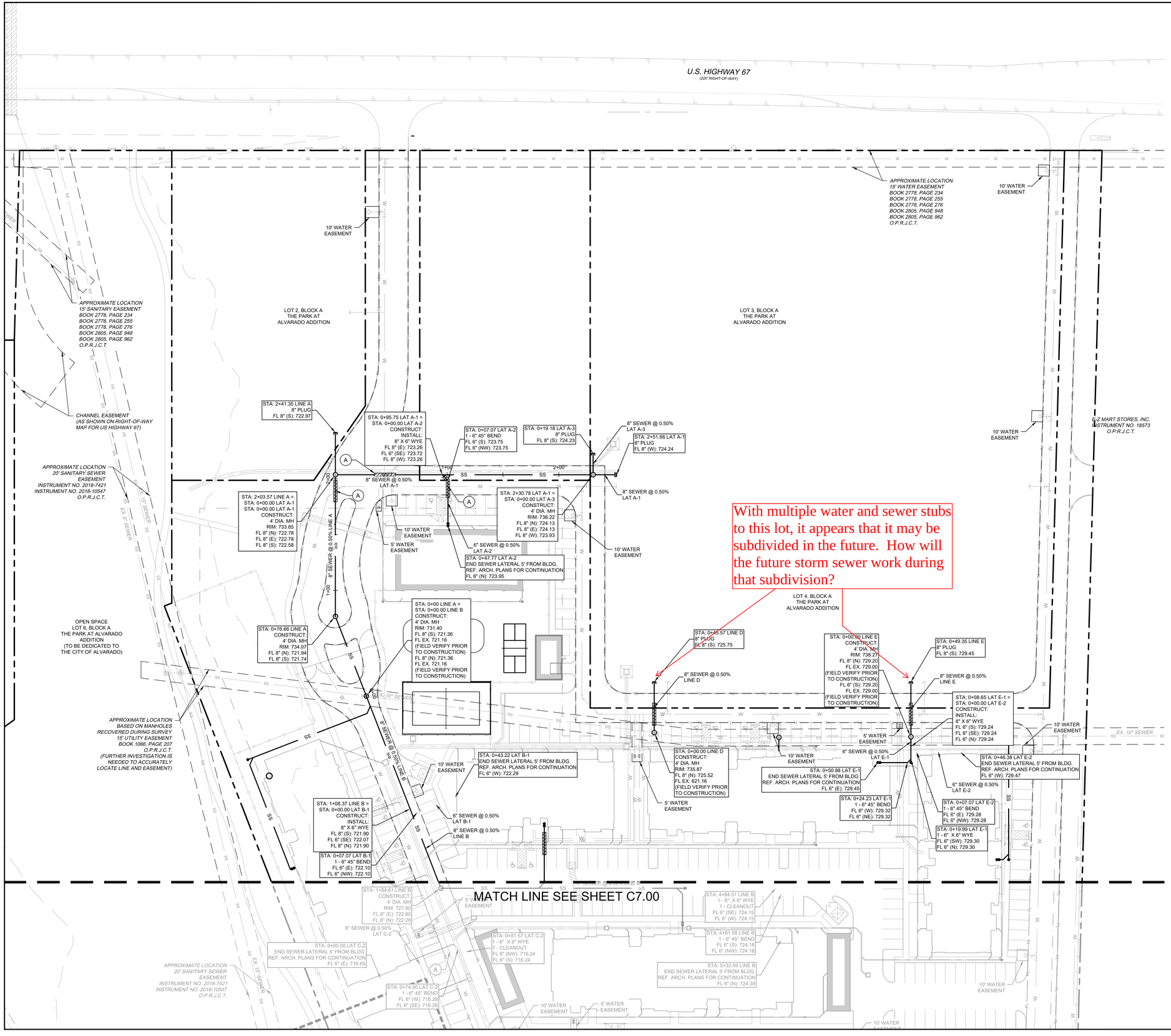
REVISIONS

No.	DATE

DATE
05/25/2023

PROJECT NO.
2101017

SHEET NO.
C7.00



N
WE
S

0' 20' 40' 80'
GRAPHIC SCALE
1" = 40'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING CABLE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE (SS MH)
- PROPOSED DOUBLE CLEAN-OUT
- PROPOSED CLEAN-OUT
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- PROPOSED REDUCER
- PROPOSED LIGHT POLE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SSWR MANHOLE
- EXISTING SIGN

UTILITY NOTES

1. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
3. A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
5. REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
6. REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
7. WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRETREATED CONCRETE PIPE, OR PVC PIPE.
8. PVC SLEEVES SHALL CONSIST OF 2 - 4" SCHEDULE 40 PVC CONDUITS, BURIED 2' MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.

BENCHMARK

BM#1 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE SIGN BASE LOCATED AT THE NORTHEAST CORNER OF A CAR WASH ON THE SOUTH SIDE OF US HIGHWAY 67, ±72' SOUTH OF THE SOUTH EDGE OF PAVING OF US HIGHWAY 67 AND ±750' EAST OF THE INTERSECTION OF SAID US HIGHWAY 67 WITH BUSINESS 35 (OLD US HIGHWAY 81).
ELEVATION = 734.30

BM#2 - "X" SET ON THE SOUTHEAST CORNER OF A CONCRETE CURB ±740' SOUTHEAST OF THE INTERSECTION OF BUSINESS 35 (OLD US HIGHWAY 81) WITH US HIGHWAY 67, ±10' NORTHEAST OF THE EDGE OF A CONCRETE DRIVEWAY AND ±45' SOUTHWEST OF THE SOUTHWEST EDGE OF PAVING OF SAID BUSINESS 35.
ELEVATION = 743.17

811
Know what's **below.**
Call before you dig.

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 200 ALLEN, TX 75002
PHONE NO. (214) 946-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF HEATH VOYLES, P.E. 104356 IN MAY, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION.

PARKVIEW AT ALVARADO APARTMENTS
HENDERSON DRIVE
CITY OF ALVARADO , TEXAS

SANITARY SEWER PLAN

No.	DATE	REVISIONS

DATE
05/25/2023

PROJECT NO.
2101017

SHEET NO.
C7.01

Planning and Zoning Commission Meeting Management Report
Meeting Date: April 15, 2024
Contact: Justin French, Community Development Director

AGENDA ITEM:
Consideration and action on the application of Mike Holmes with Atwell, LLC representing BW Gas & Convenience Retail, LLC on behalf of 275 Alvarado LLC for approval of the Allsup's Addition preliminary plat on 14.09 acres known as Tract 11 in the A. Spiva Survey, A-770, approximately addressed at 1200 E. Highway 67.

BACKGROUND & FINDINGS:
The preliminary plat application was submitted and deemed administratively complete on March 21, 2024. Per Section 34-34.c of the Alvarado subdivision ordinance, the Planning and Zoning Commission shall:

(1) Act within 30 days after the filing of preliminary plat,
(2) Submit one of the following recommendations to the City Council.
    a. Approve.
    b. Approve with conditions.
    c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Industrial/Utility use, however, the property is zoned General Commercial (C-2) District that allows the proposed convenience store with fuel sales by-right. Staff finds the preliminary plat to comply with the minimum standards of the Alvarado subdivision ordinance and all other ordinances with the exceptions being stated in the attached recommended conditional approval letter.

FINANCIAL IMPACT:
None.

RECOMMENDATION:
Staff suggests the Commission recommend to Council approval with conditions listed in the recommended conditions of approval letter attached.

MANAGEMENT REVIEW:
Paul DeBuff, City Manager

ATTACHMENTS:
Application Draft Recommended Conditions of Approval Letter
Location Map Preliminary Plat

City of Alvarado Texas

PLAT APPLICATION

Office Use Only

Clerk: Pray Project#: 2024-0201

Fee: $ 210.00

Date Pd: 3-21-24 Check# or Cash: 243676

Receipt#: 377869 Received by: Pray

Please submit all plat documents and ensure they are in compliance with the City of Alvarado Subdivision Ordinance.

Type of Plat

☒ **Preliminary Plat** ☐ **Final Plat** ☐ **Plat Revision** ☐ **Administrative Plat**

Title of Plat: Allsups Addition - Lot 1, Block 1

Total Lots: 1 Total Acres: 3.699 Current Zoning: C5 - Commercial Highway Frontage

Subdivision Name: _____ Lots: _____ Block(s): _____

Survey Name(s): Andrew Spiva Abstract No.(s): 770 Tract(s): 770

Address/Location: 1008 U.S. Hwy 67 Alvarado, Tx. 76009 - Johnson County

Applicant

Company or Name: Atwell, LLC.

Contact Name: Mike Holmes

Address: 1250 East Diehl Road, Suite 300 City: Naperville State: IL Zip: 60563

Telephone: 479-531-2824 Email: mholmes@atwell-group.com

Owner (If Different)

Company or Name: BW Gas & Convenience Retail, LLC

Contact Name: Greg Gardner

Address: 138 Conant Street City: Beverly State: MA Zip: 01915

Telephone: 515-401-1873 Email: Greg.Gardner@yesway.com

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas and must meet requirements of the Subdivision Regulations. All plats must be accepted in writing. A plat is not considered filed until accepted by the City Council.

Robert Michael Haley	3/20/2024
Signature of Applicant, Owner, or Authorized Agent	**Date**

Planning Official

Fee: $

Date of P&Z Meeting | **Date of Council Meeting**

Signature of Planning Official

FOR OFFICE USE ONLY

Received By	Date Received	Date Approved

Johnson County Interactive Map
Last Updated: 5/8/2019
Find address or place
Measurement
EDGAR CT
E US HIGHWAY 67
N BAUGH ST
CHURCH ST
SUNFLOWER LN
COUNTY ROAD 607
Zone A
PANEL 48251C0215J eff. 12/4/2012
PANEL 48251C0220K eff. 9/21/2023
126.0625.00055
126.0625.00080
126.0625.00047
126.0625.00630
126.0625.01260
126.0625.00015
126.0625.01292
126.0625.01290
126.0625.00240
126.0770.01410
126.0770.01360
126.3978.01010
126.0770.00105
126.0770.01340
126.0770.01580
126.0770.01590
126.0770.01610
126.0770.01585
126.0737.00070
126.3837.00020
126.0770.00890
126.0770.00895
126.0770.00485
126.0770.00480
126.0770.01570
126.2162.010
300ft
loading...
Maxar
POWERED BY esri

City of Alvarado
104 W. College Alvarado, TX 76009
817-790-3351 ◆Fax 817-783-7925 ◆www.cityofalvarado.org

April 11, 2024

Atwell, LLC
Attn: Mike Holmes
1250 East Diehl Road, Suite 300
Naperville, IL 60563
479.531.2824
mholmes@atwell-group.com

Re: Allsup's Addition Preliminary Plat

Dear Mr. Holmes,

This letter is to inform you that on April 11, 2024, the Alvarado Planning and Zoning Commission recommended conditional approval of the preliminary plat for the Allsup's Addition due to the following comments.

GENERAL COMMENTS

1. Per Sec. 34-36(a) of the Alvarado subdivision ordinance, the final plat must conform to the preliminary plat conditions of approval and incorporate all changes, directions, and additions imposed by the City.
2. Per Sec. 34-66(14) of the Alvarado subdivision ordinance, the developer must install an adequate fire hydrant within or adjacent to the subdivision.
3. Any fire line and fire hydrant on the subject site that is not within a proposed utility easement must be located within a fire line easement. (Sec. 34-170 of the Alvarado subdivision ordinance).
4. A 10-foot utility easement shall be dedicated by plat(s) along the west property line adjacent to Sunflower Lane right-of-way.
5. No pavement shall be permitted within the existing sanitary sewer easement unless an easement use agreement is executed. Consider enlarging the depth of Lot 1 to provide adequate area between easements along Hwy 67 to facilitate landscape requirements. Per Sec. 34-175(a) of the Alvarado subdivision ordinance, the City must be given opportunity to inspect all phases of the construction of improvements for subdivisions. The subdivider, or his contractor, shall maintain daily contact with the city engineer, or his representative, during construction of improvements, (b) No sanitary sewer, water, or storm sewer pipe shall be covered without approval of the city engineer or his representative. No concrete shall be poured for streets, structures, or curbs and gutters without said approval. No flexible base material shall be placed on the street subgrade, or asphaltic surface applied to the flexible base of a street without said approval.

DRAFT

6. A private access easement shall be dedicated with the final plat of Lot 1, Block 1, to serve Lot 2, Block 1. (Sec. 34-176 of the Alvarado subdivision ordinance).
7. Transportation construction plans in accordance with the TIA, shall be submitted prior to the final plat for review. If Sunflower Lane is not already constructed, roadway construction plans shall be submitted prior to the final plat for review.
8. Per Sec. 34-66(14) of the Alvarado subdivision ordinance, the developer shall install traffic signs, street signs, and sidewalks within and adjacent to the subdivision, or shall provide cash deposit or other guarantee acceptable to the City for the payment of the cost of such installations prior to the final approval by the City Council.
9. All onsite detention ponds must be maintained by the property owner.
10. Prior to the final plat submittal(s), the City Engineer's remarks on the attached preliminary plat and preliminary engineering plans must be adequately addressed.

Sincerely,

Justin French, AICP
Community Development Director
City of Alvarado
104 W. College Ave. | Alvarado, TX 76009
817.790.3351 | 817.240.9585 mobile
frenchj@cityofalvarado.org

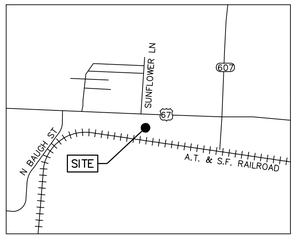
Att.

City Engineer Remarks on Preliminary Plat & Engineering Plans

DRAFT

PRELIMINARY PLAT - ALLSUP'S ADDITION TO THE CITY OF ALVARADO

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ANDREW SPIVA SURVEY, ABSTRACT NO. 770, JOHNSON COUNTY, TEXAS

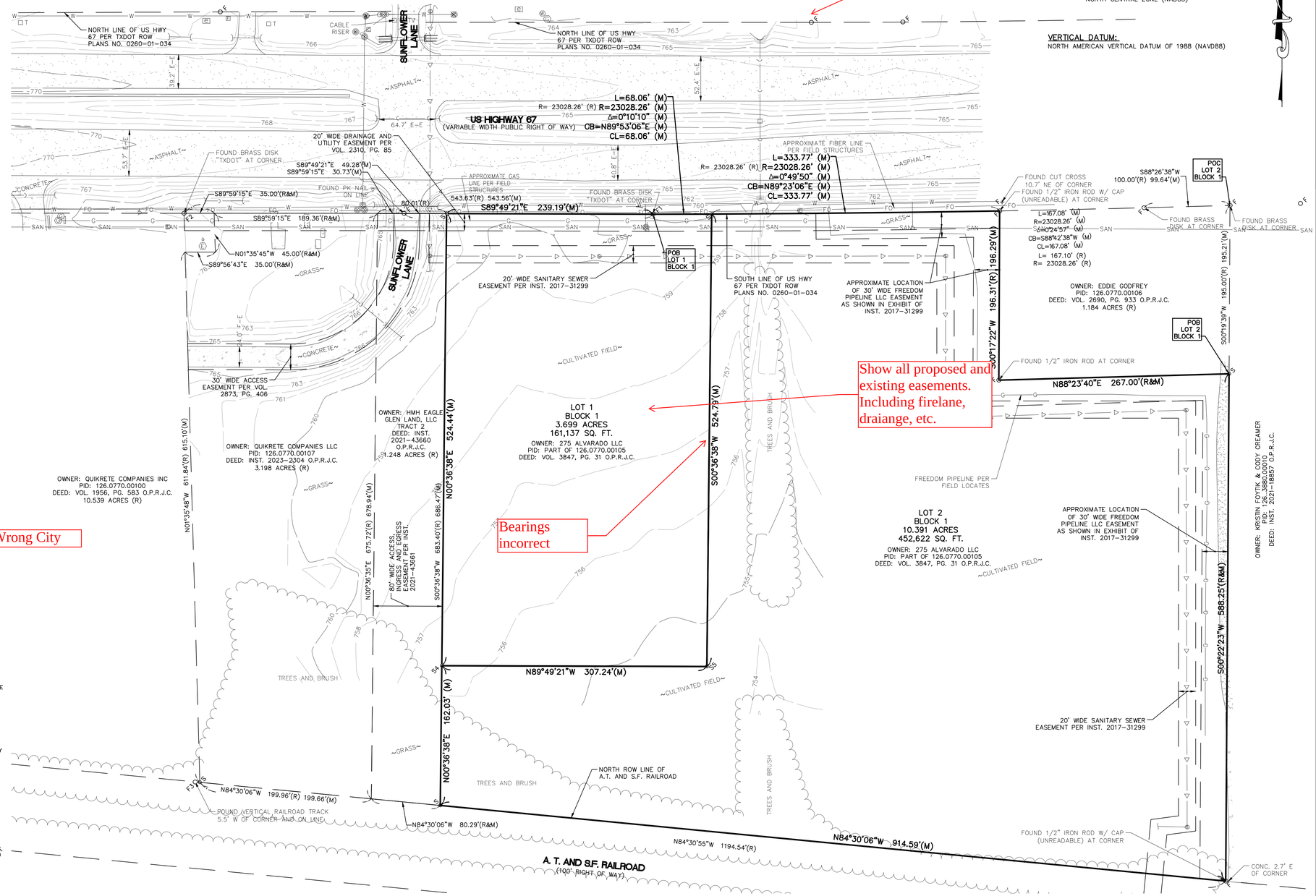


VICINITY MAP
NOT TO SCALE

Label monitors

GRAPHIC SCALE
SCALE: 1"=60'
BASIS OF BEARING:
TEXAS STATE PLANE
NORTH CENTRAL ZONE (NAD83)

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



LEGEND

O.P.R.J.C.	OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY
○F	FOUND SURVEY MONUMENT
○S	SURVEY MONUMENT TO BE SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
(R)	RECORD
(M)	MEASURED
REC.	RECORDED
DOC.	DOCUMENT
	BOUNDARY LINE
	BOUNDARY ADJACENT / ROW LINE
	EASEMENT LINE
	EXISTING SANITARY MANHOLE
	EXISTING CULVERT
	EXISTING WATER BBOX
	EXISTING HYDRANT
	EXISTING ELECTRIC TRANSFORMER
	EXISTING GAS METER
	EXISTING WATER METER
	EXISTING FIBER OPTIC HAND HOLE
	EXISTING TELEPHONE RISER
	UNDERGROUND STORM LINE
	UNDERGROUND SANITARY LINE
	UNDERGROUND GAS LINE
	UNDERGROUND STORM LINE
	UNDERGROUND SANITARY LINE
	EXISTING VEGETATION LINE

PROPOSED LOT 1, BLOCK 1 LEGAL DESCRIPTION

Wrong City

STATE OF TEXAS
COUNTY OF JOHNSON
CITY OF KEENE

A DESCRIPTION OF 3.699 ACRES IN THE ANDREW SPIVA SURVEY, ABSTRACT NUMBER 770, JOHNSON COUNTY, TEXAS, SAID 3.699 ACRES BEING OUT OF AN 18.60 TRACT OF LAND AS CONVEYED TO 275 ALVARADO, LLC. BY DEED AS RECORDED IN VOLUME 3847, PAGE 31, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (OPRJCT); SAID 3.699 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A BRASS DISK FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 67, (VARIABLE WIDTH), BEING IN THE NORTH LINE OF THE SAID REMAINDER OF THE SAID 18.60 ACRE 275 ALVARADO TRACT AND FOR AN ANGLE POINT IN THE NORTH LINE OF THIS DESCRIPTION;
N: 6836706.51
E: 2370882.13

THENCE, WITH A CURVE TO THE LEFT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 67, THE NORTH LINE OF THE SAID REMAINDER OF THE SAID 18.60 ACRE 275 ALVARADO, LLC TRACT, RADIUS 23028.26', DELTA ANGLE 0°10'10", LENGTH 68.06', CHORD BEARING N89°53'06"E, CHORD LENGTH OF 68.06 FEET, TO A 1/2" IRON ROD SET WITH CAP (ATWELL, LLC), (FROM WHICH THE NORTH EAST CORNER OF THE SAID REMAINDER 18.60 ACRE 275 ALVARADO TRACT BEARS N 89°23'06"E, 333.77 FEET TO A FOUND 1/2 INCH IRON ROD W/CAP (UNREADABLE) FOR REFERENCE) AND FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE, SEVERING SAID REMAINDER OF THE 18.60 ACRE 275 ALVARADO TRACT, AND ALONG THE EAST LINE OF THIS TRACT, S00°36'38"W, A DISTANCE OF 524.79 FEET TO A 1/2 INCH IRON ROD SET WITH CAP (ATWELL, LLC), FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE, SEVERING SAID REMAINDER OF THE 18.60 ACRE 275 ALVARADO TRACT, AND ALONG THE SOUTH LINE OF THIS TRACT, N89°49'21"W, A DISTANCE OF 307.24 FEET TO A 1/2 INCH IRON ROD SET WITH CAP (ATWELL, LLC), IN THE EAST LINE OF A 1.248 ACRE PARCEL OF LAND, BEING TRACT 2 OF LANDS AS CONVEYED TO HMH EAGLE GLEN LAND, LLC BY DEED AS RECORDED IN FILE NUMBER 2021-43660 (OPRJCT) AND FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE ALONG THE EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF THIS TRACT, N00°36'38"E, A DISTANCE OF 524.44 FEET TO A 1/2 INCH IRON ROD SET WITH CAP (ATWELL, LLC) IN THE SOUTH LINE OF THE SAID US HIGHWAY 67 RIGHT-OF-WAY,
(FROM WHICH A BRASS MONUMENT FOUND IN THE SOUTH LINE OF THE SAID US HIGHWAY 67 RIGHT-OF-WAY BEARS S89°53'06"W, 68.06 FEET FOR REFERENCE), AND FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE, WITH THE SOUTH LINE OF THE SAID US HIGHWAY 67 RIGHT-OF-WAY AND THE NORTH LINE OF THE SAID REMAINDER OF THE 18.60 ACRE 275 ALVARADO TRACT AND THE NORTH LINE OF THIS TRACT, S89°49'21"E, A DISTANCE OF 239.19 FEET (S89°49'21"E) TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 3.699 ACRES, MORE OR LESS.

PROPOSED LOT 2, BLOCK 1 LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF JOHNSON
CITY OF KEENE

A DESCRIPTION OF 10.391 ACRES IN THE ANDREW SPIVA SURVEY, ABSTRACT NUMBER 770, JOHNSON COUNTY, TEXAS, SAID 10.391 ACRES BEING OUT OF AN 18.60 ACRE TRACT OF LAND AS CONVEYED TO 275 ALVARADO, LLC. BY DEED AS RECORDED IN VOLUME 3847, PAGE 31, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (OPRJCT); SAID 10.391 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A BRASS DISK FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 67 (VARIABLE WIDTH), AT THE NORTHEAST CORNER OF A 1.184 ACRE TRACT OF LAND AS CONVEYED TO EDDIE GODFREY BY DEED AS RECORDED IN VOLUME 2690, PAGE 933 (OPRJCT), ALSO BEING THE NORTHWEST CORNER OF LANDS AS CONVEYED TO KRISTIN FOYTIK AND CODY CREAMER BY DEED AS RECORDED IN FILE NO. 2021-18857 (OPRJCT); THENCE ALONG A COMMON LINE BETWEEN SAID GODFREY LANDS AND SAID FOYTIK AND CREAMER LANDS, S00°19'39"W A DISTANCE OF 195.21 FEET TO A 1/2 INCH IRON ROD SET WITH CAP (ATWELL, LLC) AT THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID FOYTIK AND CREAMER LANDS S00°22'23"W A DISTANCE OF 588.25 FEET TO A 1/2 INCH IRON ROD WITH UNREADABLE CAP FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF A.T. & S.F. RAILROAD;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF A.T. & S. F. RAILROAD N84°30'06"W A DISTANCE OF 914.59 FEET TO A 1/2 INCH IRON ROD SET WITH CAP (ATWELL, LLC) AT THE SOUTHEASTERLY CORNER OF A 1.248 ACRE PARCEL OF LAND, BEING TRACT 2 OF LANDS AS CONVEYED TO HMH EAGLE GLEN LAND, LLC BY DEED AS RECORDED IN FILE NUMBER 2021-43660 (OPRJCT);

THENCE ALONG THE EAST LINE OF SAID TRACT 2 N00°36'38"E A DISTANCE OF 162.03 FEET TO A 1/2 INCH IRON ROD SET WITH CAP (ATWELL, LLC);

THENCE S89°49'21"E A DISTANCE OF 307.24 FEET TO A 1/2 INCH IRON ROD SET WITH CAP (ATWELL, LLC);

THENCE N00°36'38"E A DISTANCE OF 524.79 FEET TO A 1/2 INCH IRON ROD SET WITH CAP (ATWELL, LLC) ON THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 67;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 67 WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 23028.26 FEET, A CENTRAL ANGLE OF 00°49'50", THE CHORD OF WHICH BEARS N89°23'06"E 333.77 FEET, AN ARC DISTANCE OF 333.77 FEET TO 1/2 INCH IRON ROD WITH UNREADABLE CAP FOUND AT THE NORTHWEST CORNER OF SAID GODFREY LANDS;

THENCE ALONG THE WEST LINE OF SAID GODFREY LANDS S00°17'22"W A DISTANCE OF 196.29 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWESTERLY CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF SAID GODFREY LANDS N88°23'40"E A DISTANCE OF 267.00 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 10.391 ACRES, MORE OR LESS.

SWORN STATEMENT OF OWNERSHIP

I, _____ (OWNER/DEVELOPER), DO STATE ON MY OATH UNDER THE PENALTY OF PERJURY, THAT I HAVE KNOWLEDGE OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY. I FURTHER SWEAR THAT ALL THE OWNERS OF THE PROPERTY AFFECTED BY THE 'WAIVER OF TAKING IMPACT ASSESSMENT (TIA)', INCLUDING EQUITABLE OWNERS, HAVE EXECUTED SAID WAIVER. I UNDERSTAND THAT JOHNSON COUNTY IS RELYING UPON ME AND MY INTEGRITY TO ITS DETRIMENT IF I HAVE MISREPRESENTED THE OWNERSHIP OF SAID PROPERTY. I UNDERSTAND THIS IS A 'GOVERNMENT DOCUMENT' AND THE STATEMENTS I MAKE IN THESE DOCUMENTS ARE MATERIAL TO THE DETERMINATION BY THE COUNTY AS TO WHETHER SUBMITTED DOCUMENTS AND REQUESTED ACTIONS ARE APPROVED BY THE COUNTY. EXECUTED ON THIS_____ DAY OF _____ 20 _____

_____ _____
PRINTED NAME OF OWNER / DEVELOPER SIGNATURE OF OWNER / DEVELOPER

STATE OF _____ COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY APPEARED _____ (OWNER / DEVELOPER) WHO SWORE ON HIS/HER OATH THAT THE ABOVE AND FOREGOING SWORN STATEMENT OF OWNERSHIP WAS TRUE AND CORRECT.
EXECUTED ON THIS _____ DAY OF_____ . 20_____

_____
NOTARY PUBLIC IN AND FOR THE STATE OF _____

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT I, BILLY A. PATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY AND THAT ALL LOT CORNERS ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION

PRELIMINARY

_____ DATE: FEBRUARY 1ST, 2024
BILLY A. PATTERSON, RPLS# 6030
ATWELL LLC
19 BRIAR HOLLOW LANE
SUITE 145
HOUSTON, TX 77027
(713) 468-6000
BPATTERSON@ATWELL-GROUP.COM

STATE OF TEXAS
ATWELL
BILLY A. PATTERSON
6030
REGISTERED
PROFESSIONAL
LAND SURVEYOR

PROPERTY CORNER COORDINATES
COORDINATES SHOWN BELOW ARE DECIMAL GRID VALUES AND NOT GROUND. GRID VALUES ARE TEXAS STATE PLANE NORTH CENTRAL ZONE (NAD1983)

	NORTHING	EASTING	
F1	6836706.508	2370882.130	TXDOT BRASS DISK MONUMENT
F2	6836707.457	2370338.573	TXDOT BRASS DISK MONUMENT
F3	6836048.069	2370351.450	VERTICAL RAILROAD TRACK
S4	6836182.838	2370637.354	1/2" IRON ROD SET
S5	6836181.886	2370944.596	1/2" IRON ROD SET

OWNER
275 ALVARADO, LLC
11701 S. FRWY
BURLESON, TX 76028
CONTACT: RON WELBORN
817-808-7767

ACREAGE TABLE

	ACRES	SQ. FT.
TRACT 1	3.699	161,137
REMAINDER	10.391	452,622
TOTAL	14.090	613,759

GENERAL NOTES

1. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
2. UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES, MARKINGS AND UTILITY MAPS RECEIVED FROM DESIGN STAGE TICKET NO. 2370795555 PLACED ON 07/27/2023. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
4. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) TEXAS NORTH CENTRAL (4202) ZONE.
5. APPROXIMATE PHYSICAL ADDRESS: 1008 U.S. HWY 67, ALVARADO, TX 76009
6. DESCRIBED PROPERTY IS LOCATED INSIDE AN AREA HAVING ZONE DESIGNATION "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) ON FLOOD INSURANCE RATE MAP NO. 48251C0215J, WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 IN JOHNSON COUNTY, STATE OF TEXAS.

811
Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2024 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
TBPE LS 10193726

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ANDREW SPIVA SURVEY, ABSTRACT NO. 770, JOHNSON COUNTY, TEXAS

CLIENT
BW GAS & CONVENIENCE RETAIL, LLC

PRELIMINARY PLAT - ALLSUP'S ADDITION TO THE CITY OF ALVARADO
1008 US HWY 67
ALVARADO, TEXAS 76009

DATE
03/14/2024

REVISIONS

SCALE 0 30 60
1" = 60 FEET

DR. DMH	CH. MH
P.M. M. HOLMES	
BOOK 298	
JOB 23005261	
SHEET NO. 1 OF 1	

CAD FILE: 23005261PL-01.DWG

LEGEND

- BOUNDARY LINE
- EXISTING ROW
- 5180 / 5179 — EXISTING CONTOUR
- CATCHMENTS AREAS
- EX-4 / X.XX AC / X.XX CFS — CATCHMENTS AREA TAGS; CATCHMENTS SIZE IN ACRES; Q_{100} CFS — CATCHMENTS TAGS
- FLOW ARROW EXISTING
- LAWN
- CONCRETE
- ASPHALT
- ROOF

NOTES:

1. SEE SHEET C08.0 FOR GRADING NOTES.
2. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
3. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
4. ALL STORM SEWER AND UTILITY STRUCTURE RIMS SHALL BE FLUSH WITH PAVEMENT OR FINISHED GRADE.

Return Period	e	b	d
1	0.81894	42.8170	8
5	0.81158	70.1480	12
100	0.78336	113.8220	15

EX-1 Rainfall Intensity (in/hr)	
1 Yr Intensity	3.78
5 Yr Intensity	5.44
100 Yr Intensity	8.77

EX-3 Rainfall Intensity (in/hr)	
1 Yr Intensity	4.00
5 Yr Intensity	5.69
100 Yr Intensity	9.12

EX-2 Rainfall Intensity (in/hr)	
1 Yr Intensity	2.98
5 Yr Intensity	4.45
100 Yr Intensity	7.38

EX-4 Rainfall Intensity (in/hr)	
1 Yr Intensity	2.77
5 Yr Intensity	4.18
100 Yr Intensity	6.98

EX-1 WEIGHTED C CALCS		
CONCRETE	0.90	967
BUILDING	0.30	154721
SUM		**155688**
COMPOSITE C		0.30

OS-4.2 WEIGHTED C CALCS		
LAWN	0.30	12023
ASPHALT	0.90	7094
SUM		**19117**
COMPOSITE C		0.52

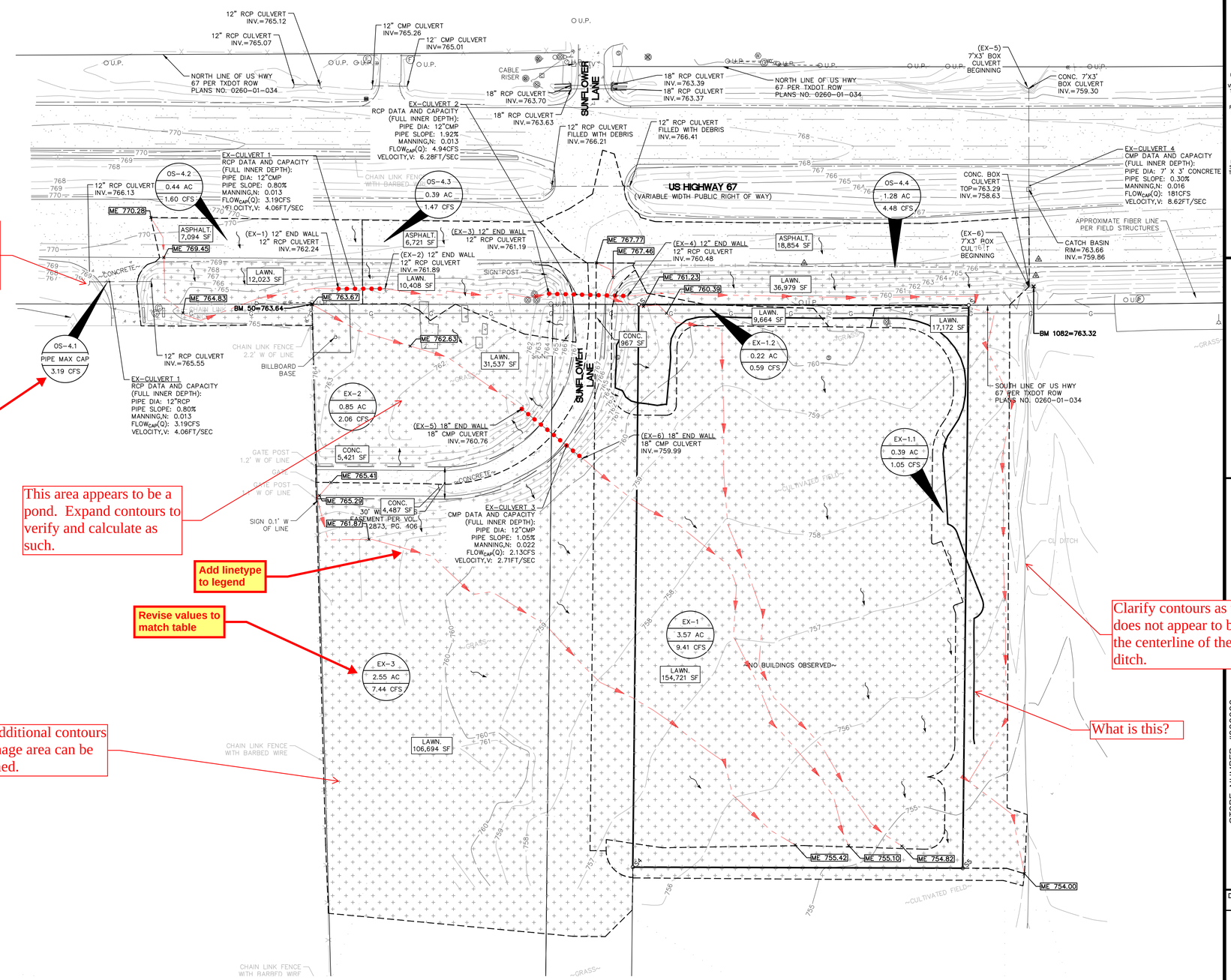
EX-2 WEIGHTED C CALCS		
LAWN	0.30	31537
CONCRETE	0.90	5421
SUM		**36958**
COMPOSITE C		0.39

OS-4.3 WEIGHTED C CALCS		
LAWN	0.30	10408
ASPHALT	0.90	6721
SUM		**17129**
COMPOSITE C		0.54

EX-3 WEIGHTED C CALCS		
LAWN	0.30	106892
CONCRETE	0.90	4487
SUM		**111379**
COMPOSITE C		0.32

OS-4.4 WEIGHTED C CALCS		
LAWN	0.30	37030
CONCRETE	0.90	18854
SUM		**55884**
COMPOSITE C		0.50

Incorrect



Show complete drainage areas (typ.)

Why is this set to maximum pipe capacity?

This area appears to be a pond. Expand contours to verify and calculate as such.

Add linetype to legend

Revise values to match table

Show additional contours so drainage area can be confirmed.

Clarify contours as this does not appear to be the centerline of the ditch.

What is this?

UNDEVELOPED DRAINAGE SUMMARY ALLSUP'S - ALVARADO, TEXAS											
DRAINAGE AREA	AREA (SQ FT)	AREA (AC)	Tc (MIN)	C-VALUE	I (1 yr) (in/hr)	I (5 yr) (in/hr)	I (100 yr) (in/hr)	Q (1 yr) (cfs)	Q (5 yr) (cfs)	Q (100 yr) (cfs)	Comments
EX-1	155688	3.57	11.36	0.30	3.78	5.44	8.77	4.06	5.83	9.41	Drianage area to be considered for pond design
EX-1.1	17172	0.39	11.36	0.30	3.78	5.44	8.77	0.45	0.65	1.05	These flow areas wil bypass the pond
EX-1.2	9664	0.22	11.36	0.30	3.78	5.44	8.77	0.25	0.37	0.59	These flow areas will bypass the pond
EX-2	36958	0.85	17.87	0.39	2.41	3.70	6.25	0.79	1.22	2.06	These flow areas will bypass the pond
EX-3	111379	2.56	10.08	0.32	4.00	5.69	9.12	3.32	4.72	7.46	These flow areas will bypass the pond
OS-4.1	X	X	X	X	X	X	X	3.19	3.19	3.19	12" RCP at full capacity assumed
OS-4.2	19117	0.44	20.29	0.52	2.77	4.18	6.98	0.63	0.95	1.59	These flow areas will bypass the pond
OS-4.3	17129	0.39	20.29	0.54	2.77	4.18	6.98	0.59	0.89	1.48	These flow areas will bypass the pond
OS-4.4	55884	1.28	20.29	0.50	2.77	4.18	6.98	1.78	2.68	4.48	These flow areas will bypass the pond
TOTALS (OFFSITE)		4.67						9.51	12.43	18.20	
TOTALS FOR POND DESIGN		3.57		0.30				4.85	7.05	9.41	

These numbers do not add up correctly. Clearly show the existing conditions on-site so as the allowable discharge is identified. Then delineate the off-site existing conditions (including the pond dicharge) to size for pass-thru.

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2024 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
www.atwell-group.com
9001 AIRPORT FREEWAY, SUITE 660
NORTH RICHLAND HILLS, TX 76180
OFFICE: 972-358-8866
TEXAS REGISTERED ENGINEERING FIRM 12242

ABST 770
TR 11 A SPIVA
CITY OF ALVARADO
JOHNSON COUNTY, TEXAS

STORE NUMBER #000999
HWY 67 & SUNFLOWER LANE
ALVARADO, TX 76009

PRE DEVELOPMENT DRAINAGE PLAN

DATE 03/12/2024

REVISIONS

STATE OF TEXAS — TRAVIS J. BOUSQUET — 86084 — LICENSED PROFESSIONAL ENGINEER — 3/14/24

SCALE 0 25 50
1" = 50 FEET

DR.	SAW	CH.	MJH
P.M.	MJH		
BOOK	--		
JOB	23005261		
SHEET NO.	C-06.1		

TR-55 TIME OF CONCENTRATION TABLE

*Rainfall data based on Atlas 14
* Max sheet flow per USDA and TXdot Manual

DRAINAGE AREA EX-1

TIME OF CONCENTRATION FOR AREA EX-1

Sheet Flow $T_t = [0.007(nL)^{0.8}] / [P_2]^{0.5} (S)^{0.4}$ 2 yr 24 hour rainfall = P_2 (in) = 3.97

Surface Description	n	Length (L) (ft) max of 100	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Smooth Surface	0.011	22.11	767.77	767.46	0.0140	N/A	0.37
Short Grass	0.150	53.12	767.46	761.23	0.1173	N/A	2.61
Cultivated Soils, Residue <= 20%	0.060	24.77	761.23	760.39	0.0339	N/A	1.12
		100					**4.11**

Concentrated Shallow Flow V in fps = k $(S)^{0.5}$ T_c = L/V

Surface Description	k	Length (L) (ft)	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Short Grass	16.13	593.19	759.06	754.82	0.0071	1.36	7.25
						0.00	
							7.25

Channel Flow

Surface/ Object Description	n	Length (L) (ft)	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)

Total Tc (min) **11.36**

DRAINAGE AREA EX-2

TIME OF CONCENTRATION FOR AREA EX-2

Sheet Flow $T_t = [0.007(nL)^{0.8}] / [P_2]^{0.5} (S)^{0.4}$ 2 yr 24 hour rainfall = P_2 (in) = 3.97

Surface Description	n	Length (L) (ft) max of 200	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Smooth Surface	0.150	100	763.67	762.63	0.0104	N/A	11.4
							11.4

Concentrated Shallow Flow V in fps = k $(S)^{0.5}$ T_c = L/V

Surface Description	k	Length (L) (ft)	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Short Grass	16.13	120.59	762.63	760.76	0.0155	2.01	1.00
Cultivated Soils, Residue <= 20%	16.13	485.3	759.99	755.10	0.0101	1.62	4.99
							5.99

Channel Flow

Surface/ Object Description	n	Length (L) (ft)	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
18" CMP Culvert	0.023	73.15	760.76	759.99	0.0105	2.71	0.45
							0.45

Total Tc (min) **17.87**

DRAINAGE AREA EX-3

TIME OF CONCENTRATION FOR AREA EX-3

Sheet Flow $T_t = [0.007(nL)^{0.8}] / [P_2]^{0.5} (S)^{0.4}$ 2 yr 24 hour rainfall = P_2 (in) = 3.97

Surface Description	n	Length (L) (ft) max of 200	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Smooth Surface	0.011	16.15	765.41	765.29	0.0074	N/A	0.38
Short Grass	0.150	83.85	765.29	761.48	0.0454	N/A	5.50
							5.50

Concentrated Shallow Flow V in fps = k $(S)^{0.5}$ T_c = L/V

Surface Description	k	Length (L) (ft)	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Earth straight some grass	16.13	491.75	761.5	755.42	0.0123	1.79	4.58
							4.58

Channel Flow

Channel Flow	n	Length (L) (ft)	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
						2.50	0.00
							0.00

Total Tc (min) **10.08**

OFFSITE DRAINAGE AREA OS4.1 , OS4.2 & OS4.3

TIME OF CONCENTRATION FOR AREA OS-4.1& 4.2&4.3

Sheet Flow $T_t = [0.007(nL)^{0.8}] / [P_2]^{0.5} (S)^{0.4}$ 2 yr 24 hour rainfall = P_2 (in) = 3.97

Surface Description	n	Length (L) (ft) max of 200	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Smooth Surface	0.011	40.56	770.28	769.45	0.020464	N/A	0.52
Short Dense Grass	0.150	59.44	769.45	764.67	0.0804	N/A	3.33
							3.85

Concentrated Shallow Flow V in fps = k $(S)^{0.5}$ T_c = L/V

Surface Description	k	Length (L) (ft)	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Earth Straight Some Grass	16.13	151.02	763.55	762.24	0.01	1.50	1.68
Earth Straight Some Grass	16.13	51.02	763.55	762.24	0.03	2.59	0.33
Earth Straight Some Grass	16.13	157.39	761.89	761.19	0.0044	1.08	2.44
Earth Straight Some Grass	16.13	915.59	760.48	754.00	0.0071	1.36	11.24
Earth Straight Some Grass	16.13	51.02	763.55	762.24	0.0257	2.59	0.33
							16.01

Channel Flow

Channel Flow	n	Length (L) (ft)	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
12" RCP CULVERT	0.013	43.51	762.24	761.89	0.01	4.06	0.18
12" RCP CULVERT	0.013	73.56	761.19	760.48	0.0097	4.94	0.25
							0.43

Total Tc (min) **20.29**

Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2024 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
www.atwell-group.com
9001 AIRPORT FREEWAY, SUITE 660
NORTH RICHLAND HILLS, TX 76180
OFFICE: 972-358-8866
TEXAS REGISTERED ENGINEERING FIRM 12242

ABST 770
TR 11 A SPIVA
CITY OF ALVARADO
JOHNSON COUNTY, TEXAS

STORE NUMBER #000999
HWY 67 & SUNFLOWER LANE
ALVARADO, TX 76009

PRE DEVELOPMENT DRAINAGE CALCS

DATE 03/12/2024

REVISIONS

STATE OF TEXAS
TRAVIS J. BOUSQUET
86084
LICENSED
PROFESSIONAL ENGINEER
3/14/24

DR. SAW	CH. MJH
P.M. MJH	
BOOK --	
JOB 23005261	
SHEET NO. C-06.1A	

S:\23005261\DWG\PLAN SET\SITE-FINAL\23005261SITE01.DWG Layout: C-06.1A 3/12/2024 4:13 PM JEFF MORRISON

LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING CONTOUR (5180 / 5179)
- PROPOSED CONTOUR (5180 / 5179)
- CATCHMENTS AREAS
- PROPOSED CATCHMENT AREAS (PR-X; X.XX AC; X.XX CFS; CATCHMENTS AREA TAGS; CATCHMENTS SIZE IN ACRES; Q_{100} CFS)
- FLOW ARROW PROPOSED

NOTES:

1. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
2. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
3. ALL STORM SEWER AND UTILITY STRUCTURE RIMS SHALL BE FLUSH WITH PAVEMENT OR FINISHED GRADE.

Proposed Rainfall Intensity (in/hr)	
1 Yr Intensity	4.01
5 Yr Intensity	5.71
100 Yr Intensity	9.14

Return Period	e	b	d
1	0.81894	42.8170	8
5	0.81158	70.1480	12
100	0.78336	113.8220	15

PR-4 WEIGHTED C CALCS	C	Sq. Feet
CONCRETE/ROOF	0.90	75584
GRASS	0.3	21017
SUM		**96601**
COMPOSITE C		0.77

PR-5 WEIGHTED C CALCS	C	Sq. Feet
CONCRETE/ROOF	0.90	5480
GRASS	0.3	4104
SUM		**9584**
COMPOSITE C		0.64

PR-8 WEIGHTED C CALCS	C	Sq. Feet
CONCRETE	0.90	1340
GRASS	0.3	93518
SUM		**94858**
COMPOSITE C		0.31

PR-9 WEIGHTED C CALCS	C	Sq. Feet
CONCRETE	0.90	1284
GRASS	0.3	37293
SUM		**38577**
COMPOSITE C		0.32

PROPOSED DRAINAGE SUMMARY
ALLSUP'S - ALVARADO, TEXAS

DRAINAGE AREA	AREA (SQ FT)	AREA (AC)	Tc (MIN)	C-VALUE	CA	I (1 yr) (in/hr)	I (5 yr) (in/hr)	I (100 yr) (in/hr)	Q (1 yr) (cfs)	Q (5 yr) (cfs)	Q (100 yr) (cfs)	COMMENTS
PR-1	35,353	0.81	10.00	0.30	10606	4.01	5.71	9.14	0.98	1.39	2.23	These flow areas will bypass the pond
PR-1.1	16,847	0.39	10.00	0.30	5054	4.01	5.71	9.14	0.47	0.66	1.06	These flow areas will bypass the pond
PR-1.2	9,665	0.22	10.00	0.30	2900	4.01	5.71	9.14	0.27	0.38	0.61	These flow areas will bypass the pond
PR-2	18,783	0.43	10.00	0.90	16904	4.01	5.71	9.14	1.56	2.22	3.55	Drianage area to be considered for pond design
PR-3	20,649	0.47	10.00	0.90	18584	4.01	5.71	9.14	1.71	2.44	3.90	Drianage area to be considered for pond design
PR-4	96,601	2.22	10.00	0.77	74331	4.01	5.71	9.14	6.84	9.74	15.60	Drianage area to be considered for pond design
PR-5	9,584	0.22	10.00	0.64	6163	4.01	5.71	9.14	0.57	0.81	1.29	Drianage area to be considered for pond design
PR-6	10,254	0.24	10.00	0.90	9229	4.01	5.71	9.14	0.85	1.21	1.94	Drianage area to be considered for pond design
PR-7	2,219	0.05	10.00	0.90	1997	4.01	5.71	9.14	0.18	0.26	0.42	These flow areas wil bypass the pond
PR-8	94,858	2.18	10.00	0.31	29261	4.01	5.71	9.14	2.69	3.84	6.14	These flow areas will bypass the pond
PR-9	38,577	0.89	10.00	0.32	12344	4.01	5.71	9.14	1.14	1.62	2.59	These flow areas wil bypass the pond
PR-10	14,391	0.33	10.00	0.90	12952	4.01	5.71	9.14	1.19	1.70	2.72	These flow areas will bypass the pond
TOTALS (OFFSITE)									0.00	0.00	0.00	
TOTALS FOR POND DESIGN	3.57		0.81		125211				11.53	16.41	26.28	

County	Johnson County

MODIFIED RATIONAL METHOD

Existing Runoff Coeff.	0.30	
Area	3.57	Acres
Time of Concetration	11.36	Min.
1 Year Runoff	**4.06**	CFS
5 Year Runoff	**5.83**	CFS
100 Year Runoff	**9.41**	CFS
$Q_{d,\ 1\ yr}$=	**4.06**	CFS
$Q_{d,\ 5\ yr}$=	**5.83**	CFS
$Q_{d,\ 100\ yr}$=	**9.41**	CFS
T_{d1}=	**29.03**	Min.
T_{d5}=	**38.02**	Min.
T_{d100}=	**43.75**	Min.
P_{td1}=	**0.86**	in.
P_{td5}=	**1.84**	in.
P_{td100}=	**3.30**	in.
$V_{Preliminary1}$=	**6552.45**	Cu.Ft
$V_{Preliminary5}$=	**11092.76**	Cu.Ft
$V_{Preliminary100}$=	**20501.06**	Cu.Ft

Proposed Runoff Coefficient	0.81	
Area	3.57	Acres
Time of Concetration	10	Min.
1 Year Runoff	**11.54**	CFS
5 Year Runoff	**16.41**	CFS
100 Year Runoff	**26.28**	CFS

Table 5.8: Johnson County Rainfall Data	For 1 Yr Return Period: e =0.81894, b =42.817, d =8 For 5 Yr Return Period: e =0.81158, b =70.148, d =12 For 100 Yr Return Period: e =0.78336, b =113.822, d =15
Table 1.18 Rainfall Factors	For 1 Yr Return Period: a =95.751, b =13.414 For 5 Yr Return Period: a =168.98, b =20.676 For 100 Yr Return Period: a =313.38, b =23.875

$P_{180\text{-}1}$=	**1.77**	in.
$P_{180\text{-}5}$=	**2.94**	in.
$P_{180\text{-}100}$=	**5.49**	in.
V_{Max1}=	**13421.44**	Cu.Ft
V_{Max5}=	**17754.86**	Cu.Ft
V_{Max100}=	**34131.01**	Cu.Ft

NORTH DETENTION POND STORAGE-ELEVATION-DISCHARGE TABLE

Stage-Storage Table		Sq Ft Per Elevation	Average Volume (Cu. Ft)	Cumulative Volume (Cu. Ft)	Volume (Acre Ft)	Discharge (cfs)
	754.3					
	755.02	2,652	955	955		
	756	10,979	6679	7634	0.18	
	757	13,396	12187	19821	0.46	
	758	15,916	14656	34477	0.79	
Top of Pond	758.6	18,921	10451	44928	1.03	
				44928	1.03	

1 Year Ptd Calculation		
Minutes	in/hr	in
23	2.57	
29.03	1.79	0.86
24	2.44	

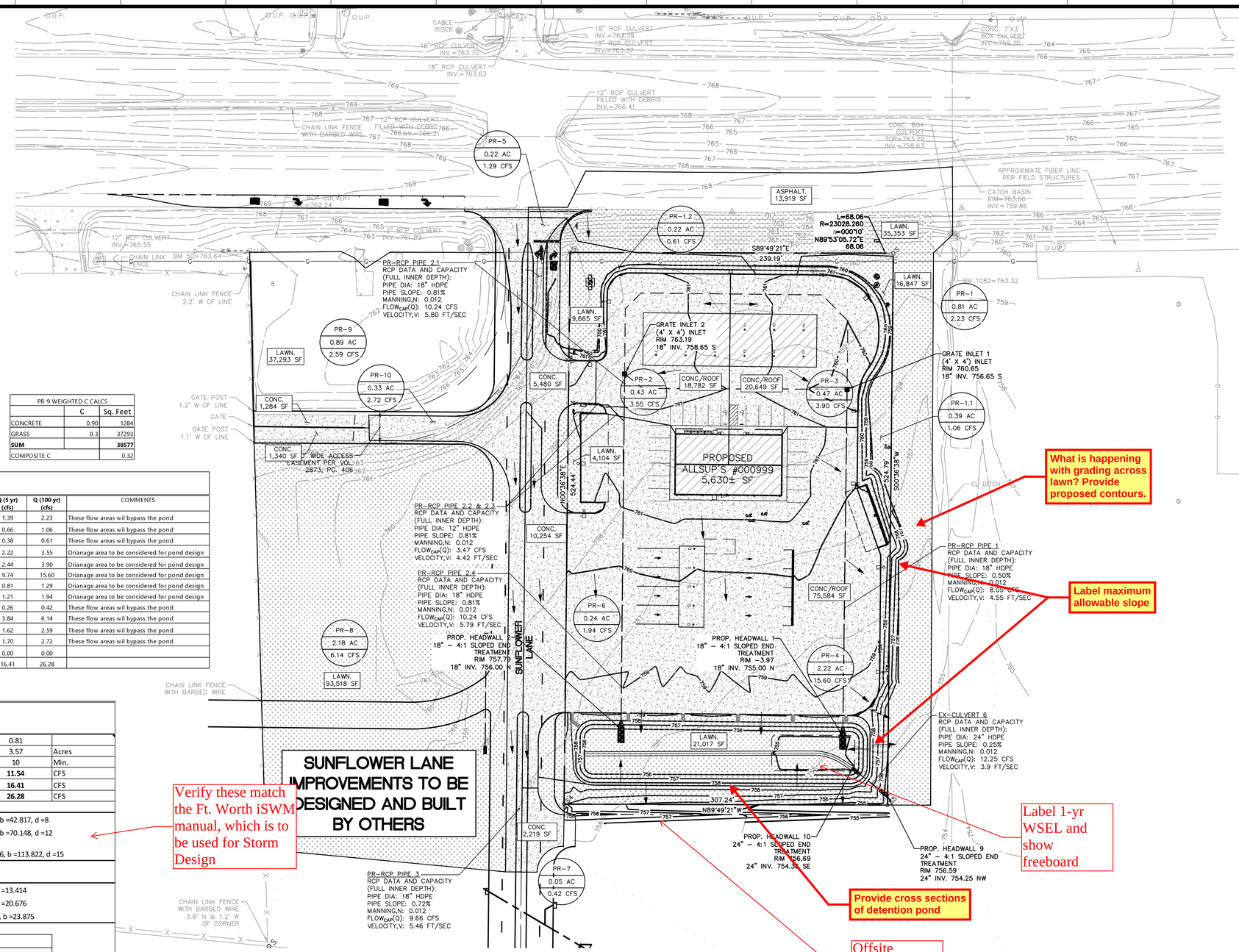
5 Year Ptd Calculation		
Minutes	in/hr	in
29	3.44	
38.02	2.90	1.84
30	3.38	

100 Year Ptd Calculation		
Minutes	in/hr	in
33	5.49	
43.75	4.52	3.30
34	5.40	

P180-1 Calculation		
Minutes	in/hr	in
180	0.59	1.77

P180-5 Calculation		
Minutes	in/hr	in
180	0.98	2.94

P180-100 Calculation		
Minutes	in/hr	in
180	1.83	5.49



Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2024 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
www.atwell-group.com
9001 AIRPORT FREEWAY, SUITE 660
NORTH RICHLAND HILLS, TX 76180
OFFICE: 972-358-8866
TEXAS REGISTERED ENGINEERING FIRM 12242

ABST 770
TR 11 A SPIVA
CITY OF ALVARADO
JOHNSON COUNTY, TEXAS

STORE NUMBER #000999
HWY 67 & SUNFLOWER LANE
ALVARADO, TX 76009

POST DEVELOPMENT DRAINAGE PLAN

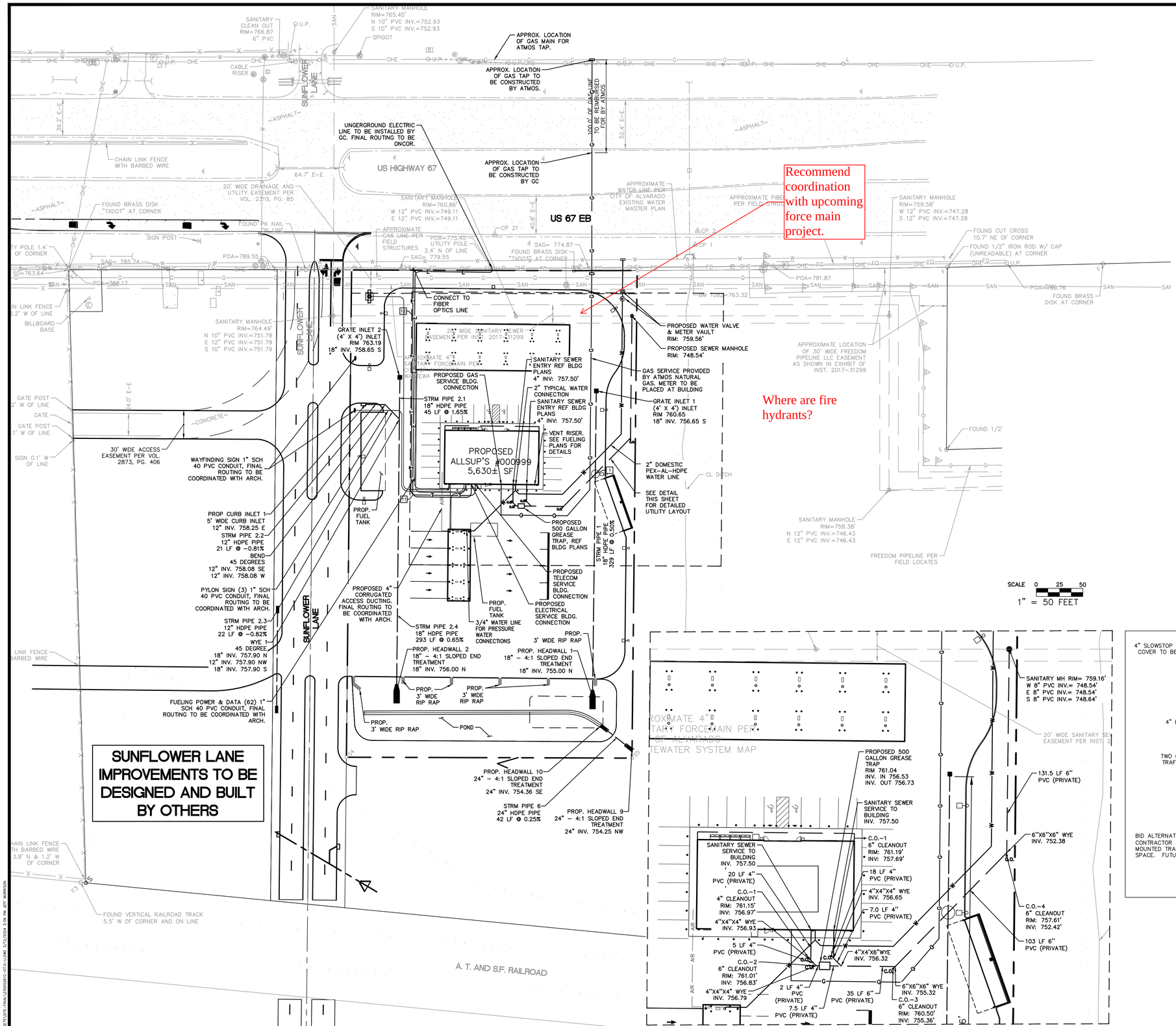
DATE 03/12/2024

REVISIONS

STATE OF TEXAS
TRAVIS J. BOUSQUET
86084
LICENSED
PROFESSIONAL ENGINEER
3/14/24

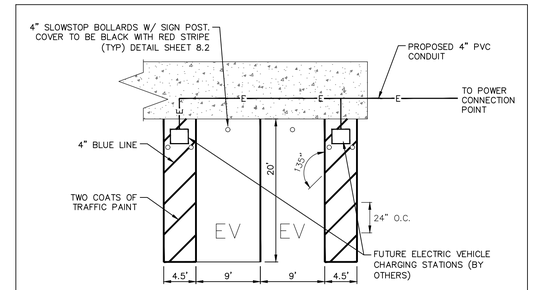
SCALE 0 25 50
1" = 50 FEET

DR. SAW	CH. MJH
P.M. MJH	
BOOK --	
JOB 23005261	
SHEET NO. C-06.2	



SUNFLOWER LANE IMPROVEMENTS TO BE DESIGNED AND BUILT BY OTHERS

PUBLIC / PRIVATE SEWER LINE DETAIL
1" =30"



BID ALTERNATE #1
CONTRACTOR TO PROVIDE PRICE FOR APPROX. 130' OF 4" PVC CONDUIT FROM EV STATION TO POLE MOUNTED TRANSFORMER. CONDUIT TO BE STUBBED TO FINISH GRADE AND CAPPED IN PARKING SPACE. FUTURE EV STATION AND STRIPING TO BE DONE BY OTHERS.

ALTERNATE BID
EV CHARGING STATIONS
NOT TO SCALE

CROSSING NUMBER	FINISHED GROUND	TOP UTILITY	B/P ELEVATION	BOTTOM UTILITY	T/P ELEVATION	CLEARANCE	COMMENT
1	760.22	18" STORM	756.20	6" SANITARY	754.50	1.70	

LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING UNDERGROUND GAS
- PROPOSED UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- EXISTING OVERHEAD CABLE
- PROPOSED UNDERGROUND CABLE
- PROPOSED AIR LINE
- OVERHEAD ELECTRIC CAUTION
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- EXISTING MANHOLE/CATCH BASIN
- PROPOSED MANHOLE/CATCH BASIN/INLET
- C.O. EXISTING CLEANOUT
- C.O. PROPOSED CLEANOUT
- D.S. PROPOSED DOWNSPOUT
- EXISTING END SECTION
- PROPOSED END SECTION
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED REDUCER
- PROPOSED FIRE DEPARTMENT CONNECTION
- U.P. EXISTING UTILITY POLE
- U.P. PROPOSED UTILITY POLE
- 1 PROPOSED UTILITY CROSSING, SEE UTILITY CROSSING CHART THIS SHEET

SEE SHEET C–08.0 FOR UTILITY NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH APPROPRIATE UTILITY COMPANIES TO ENSURE THAT THE REQUIRED VERTICAL AND HORIZONTAL CLEARANCES AT ALL LOCATIONS WHERE ANY UTILITY LINE CROSSES AN EXISTING OR PROPOSED GAS, TELEPHONE OR ELECTRIC LINE ARE MET.

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2024 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
www.atwell-group.com
9001 AIRPORT FREEWAY, SUITE 660
NORTH RICHLAND HILLS, TX 76180
OFFICE: 972-338-8806
TEXAS REGISTERED ENGINEERING FIRM 12242

ABST 770 | TR 11 A SRIVA | CITY OF ALVARADO | JOHNSON COUNTY, TEXAS

STORE NUMBER #000999
HWY 67 & SUNFLOWER LANE
ALVARADO, TX 76009

UTILITY PLAN

DATE 03/12/2024

REVISIONS

STATE OF TEXAS
TRAVIS J. BOUSQUET
86084
LICENSED
PROFESSIONAL ENGINEER
3/14/24

AS SHOWN ON PLANS

DR. SAW	CH. MJH
P.M. MJH	
BOOK --	
JOB 23005261	
SHEET NO. C–07.0	

Planning and Zoning Commission Meeting Management Report
Meeting Date: April 15, 2024
Contact: Justin French, Community Development Director

AGENDA ITEM:
Consideration and action on the application of Clint Vincent on behalf of Bloomfield Homes for approval of the Whisper Park Addition preliminary plat on 172.322 acres known as Blocks 3 and 4 of the Brown Addition Section 2, a tract out of the A. J. Patton Survey, A-684, Tract 36 of the A. Spiva Survey, A-770, and Tracts 21, 22, 25A, 26A, 27 and 27A of the R. Bell Survey, A-44.

BACKGROUND & FINDINGS:
The preliminary plat application was submitted and deemed administratively complete on March 28, 2024. Per Section 34-34.c of the Alvarado subdivision ordinance, the Planning and Zoning Commission shall:

(1) Act within 30 days after the filing of preliminary plat,
(2) Submit one of the following recommendations to the City Council.
    a. Approve.
    b. Approve with conditions.
    c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan primarily designates the subject site for Low Density Residential, which generally includes single-family detached residences at approximately four dwelling units per acre. Two small portions of the subject site are designated to the Floodplain land use category. Staff finds the preliminary plat to comply with the minimum standards of the Alvarado subdivision ordinance and all other ordinances with the exceptions being stated in the attached recommended conditions of approval letter.

FINANCIAL IMPACT:
None.

RECOMMENDATION:
Staff suggests the Commission recommend to Council approval with conditions listed in the recommended conditions of approval letter attached.

MANAGEMENT REVIEW:
Paul DeBuff, City Manager

ATTACHMENTS:
Application
Location Map
Draft Recommended Conditions of Approval Letter
Preliminary Plat

City of Alvarado Texas

PLAT APPLICATION

Office Use Only

Clerk: Pray Project#: 2024-0204

Fee: $ 3720.00

Date Pd: 3-28-24 Check# or Cash: 424075

Receipt#: 378545 Received by: Pray

Please submit all plat documents and ensure they are in compliance with the City of Alvarado Subdivision Ordinance.

Type of Plat

☒ **Preliminary Plat** ☐ **Final Plat** ☐ **Plat Revision** ☐ **Administrative Plat**

Title of Plat: Whisper Park

Total Lots: 704 Total Acres: 174.77 Current Zoning: PD

Subdivision Name: Whisper Park Lots: _____ Block(s): _____

Survey Name(s): ROBERT BELL SURVEY, ABS 44
ANDREW SPIVA SURVEY, ABS 770, AND THE ANDREW PATTON SURVEY, ABS 684
Abstract No.(s): _____ Tract(s): _____

Address/Location: Tract of land between Davis Ave and Maple Street

Applicant

Company or Name: Bloomfield Homes

Contact Name: Clint Vincent

Address: 1050 E. Hwy 114, Suite 210 City: Southlake State: TX Zip: 76092

Telephone: 972 839-3882 Email: clint@bloomfieldhomes.net

Owner (If Different)

Company or Name: _____

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas and must meet requirements of the Subdivision Regulations. All plats must be accepted in writing. A plat is not considered filed until accepted by the City Council.

2-13-24

Signature of Applicant, Owner, or Authorized Agent **Date**

Clint Vincent
Attorney In Fact
Bloomfield Properties, INC.
General Partner

Planning Official

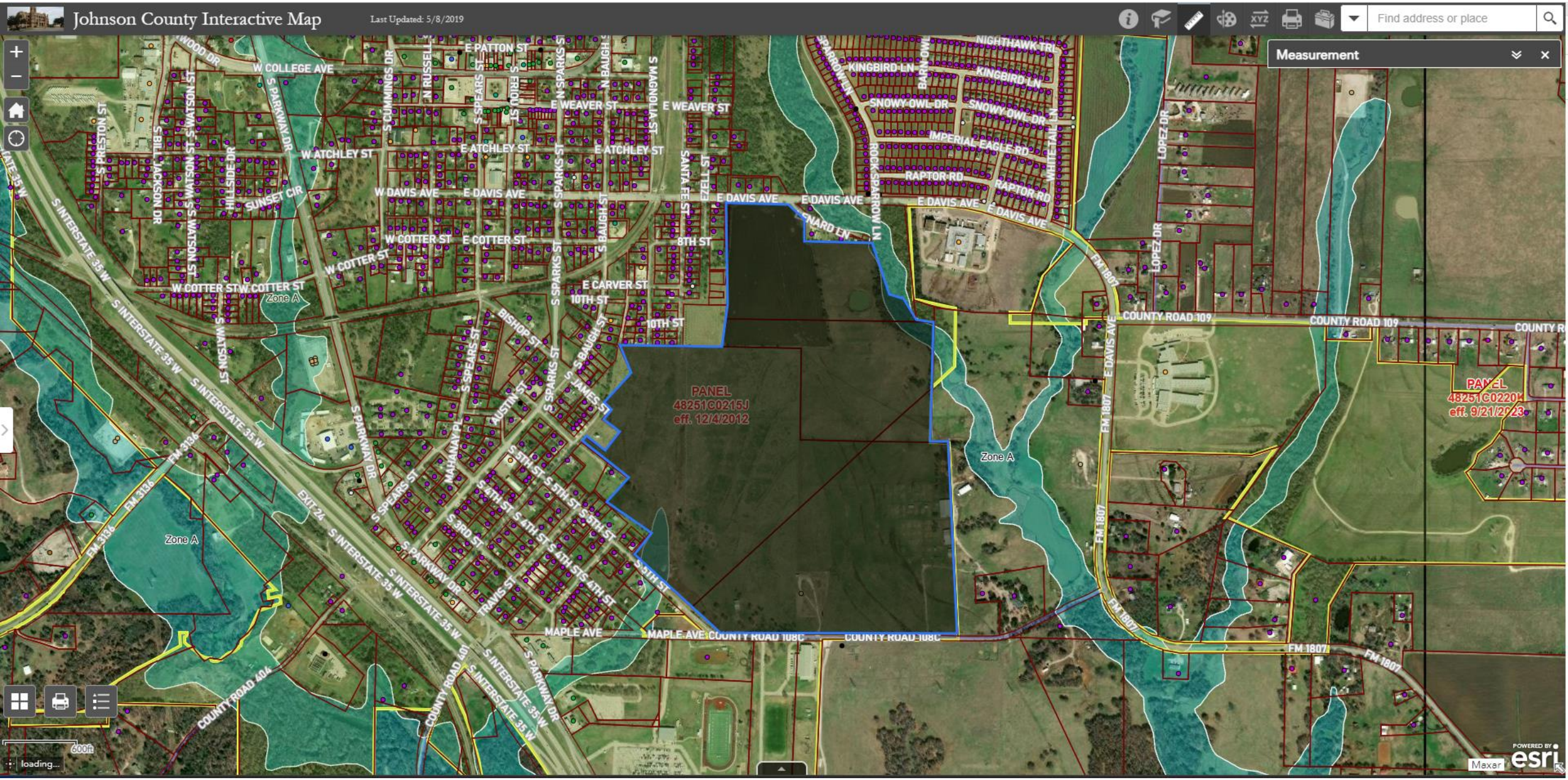
Fee: $

Date of P&Z Meeting **Date of Council Meeting**

Signature of Planning Official

FOR OFFICE USE ONLY

Received By Date Received Date Approved


Johnson County Interactive Map
Last Updated: 5/8/2019
Find address or place
Measurement
PANEL
48251C0215J
eff. 12/4/2012
PANEL
48251C0220K
eff. 9/21/2023
Zone A
Zone A
Zone A
W COLLEGE AVE
E PATTON ST
E WEAVER ST
W ATCHLEY ST
E ATCHLEY ST
W DAVIS AVE
E DAVIS AVE
W COTTER ST
E COTTER ST
E CARVER ST
10TH ST
8TH ST
S INTERSTATE 35 W
EXIT 24
FM 3136
FM 1807
COUNTY ROAD 109
COUNTY ROAD 108C
COUNTY ROAD 404
MAPLE AVE
KINGBIRD LN
SNOWY OWL DR
IMPERIAL EAGLE RD
RAPTOR RD
NIGHTHAWK TRL
LOPEZ DR
S PARKWAY DR
S SPARKS ST
S BAUGH ST
S SPEARS ST
N BAUGH ST
S MAGNOLIA ST
SANTA FE ST
EZELL ST
BISHOP ST
AUSTIN ST
JAMES ST
MAHANAY PL
TRAVIS ST
S 3RD ST
S 4TH ST
S 5TH ST
S 6TH ST
S PRESTON ST
S BILL JACKSON DR
S WATSON ST
SUNSET CIR
WOOD DR
CUMMINGS DR
N RUSSELL
600ft
loading...
Maxar
POWERED BY esri

City of Alvarado
104 W. College Alvarado, TX 76009
817-790-3351 ◆Fax 817-783-7925 ◆www.cityofalvarado.org

April 11, 2024

Bloomfield Homes
Attn: Clint Vincent
1050 E. Hwy 114, Suite 210
Southlake, TX 76092
972.839.3882
clint@bloomfieldhomes.net

Re: Whisper Park Addition Preliminary Plat

Dear Mr. Vincent,

This letter is to inform you that on April 11, 2024, the Alvarado Planning and Zoning Commission recommended conditional approval of the preliminary plat for the Whisper Park Addition with the following conditions.

1. On the final plat(s), show the existing right-of-way widths for E. Davis Avenue (aka FM 1807), Maple Avenue (aka CR 108C), Rusk Avenue, Santa Fe Street, and S. 5th Street.
2. The engineering plans submitted with the Phase 1 final plat, shall include plans for a right-turn deceleration lane on eastbound E. Davis Avenue before Street A.
3. The engineering plans submitted with the Phase 1 final plat, shall include plans for left-turn deceleration lanes on eastbound Maple Avenue before Street J and before Street C.
4. The engineering plans submitted with the Phase 1 final plat, shall include plans for a traffic signal at the intersection of E. Davis Avenue and Street A.
5. On the final plat, change Maple St (108C) to Maple Avenue (CR 108C).
6. On all final plats, provide names of internal streets.
7. On the Phase 3 final plat, Lots 2x and 25x, Block 24 shall each be labeled Private Open Space and maintained by the HOA. If any parkland is to be dedicated to the City, an environmental study must be provided and accepted in accordance with the City's parkland dedication ordinance prior to final plat approval.
8. On the Phase 1 final plat, ownership of the areas behind Lots 16-19, Block 23 shall be clarified and included in the Phase 1 final plat boundary if owned by Bloomfield Homes.
9. On the Phase 4 final plat, the outer boundaries of proposed Lot 51x, Block 22 shall be clarified and include all owned by Bloomfield Homes.
10. On the Phase 1 final plat, the lot frontage, width, and size of proposed Lot 83, Block 2 shall be confirmed.

DRAFT

11. Prior to final plat approval, adequate capacity to and at the Alvarado Wastewater Treatment Plant must be accessible to comply with the purpose of the Alvarado subdivision ordinance.
12. Prior to the first final plat submittal, a revised preliminary utility plan shall be provided that shows the proposed 27" SS line's routing through the Whisper Park Addition.
13. Prior to the first final plat submittal, a revised preliminary utility plan shall be provided that shows the routing of a north/south 12" WL, the existing/proposed portions of 6" WL along S. 5th Street, and an 8" WL stub-out to the east boundary line.
14. On the Phase 3 or 4 final plat submittal, show a 15' water easement from Street C to the east boundary line.
15. Per Art. VI, Sec. 34-165(h) of the Alvarado subdivision ordinance, construction of all water facilities required by these regulations shall be in accordance with… the currently adopted International Fire Code (2021). Fire Marshal's review will occur with final plat submittals.
16. Per Art. I, Sec. 18-45(d)(h) of the Alvarado flood hazard prevention ordinance, the top of the lowest floor must be elevated to three (3) feet or more above the base flood elevation. Sec. 18-45(d)(o-p) includes mechanical and electrical equipment. Sec. 18-67(3)(a-b) requires engineer, architect, or surveyor to submit certification to the City per Sec. 18-45(a)(1). On final plat submittals, provide minimum finish floor (MFF) elevations on lots that have or are within proximity of the base flood elevation.
17. Informational comment - Variance per Art. VI, Sec. 34-174 of the Alvarado subdivision ordinance is granted to Art. VI, Sec. 34-164(d) of the Alvarado subdivision ordinance, where street right-of-way widths shall be as shown on the thoroughfare plan and where not shown therein shall be not less than those shown in the design standards. The Alvarado Thoroughfare Plan indicates local streets are to have 54 feet of right-of-way width; however, Table No. 1 of the Alvarado Design Standards Manual recommends a minimum right-of-way (ROW) width of 50 feet for undivided residential streets (local streets). The proposed 50-foot ROW width is permissible.
18. Informational comment - Variance per Art. VI, Sec. 34-174 of the Alvarado subdivision ordinance is granted to Art. VI, Sec. 34-164(b)(3) of the Alvarado subdivision ordinance, where the arrangement of streets in a subdivision shall provide for future access to adjacent vacant areas that will likely develop under a similar zoning. Property to the east will not likely develop under a similar zoning due to floodplain and existing improvements. Property to the west is already developed, roadway connection is provided to S. 5th Street, wastewater connection is provided to Santa Fe Street and S. 5th Street. Roadway connection to S. Baugh Street via S. James Street is not required.
19. Informational comment - Variance per Art. VI, Sec. 34-174 of the Alvarado subdivision ordinance is granted to Art VI, Sec. 34-164(r) of the Alvarado subdivision ordinance, where subdivisions generally shall provide one point of access in each direction (north, south, east, west) to adjacent property or to a roadway. All residential development shall provide no less than one entrance for each 50 lots including stubs for future development and in no case shall have more than 150 lots for each connection to an existing road. The Whisper Park development plan proposes 704 residential lots with four points of access to equal a ratio of 176 lots per point of access rather than no more than 150 lots per point of access, which is one access point short of compliance with this provision.
20. Informational comment - Variance per Art. VI, Sec. 34-174 of the Alvarado subdivision ordinance is granted to Sec. 34-167(j) of the Alvarado subdivision ordinance, where each lot shall be provided with adequate access to an existing or proposed public street by frontage on such street not to be less than 40 feet.

DRAFT

21. Informational comment - Variance per Art. VI, Sec. 34-174 of the Alvarado subdivision ordinance is granted to Sec. 34-168(a) of the Alvarado subdivision ordinance, where blocks shall not be more than 1,320 feet in length, and Block 3 must have a break in the block faces on Street J and Street B, such as a cut-through street or pedestrian path through an open space lot to be maintained by the HOA.
22. A copy o the HOA conditions, covenants, and restrictions shall be provided to the City for review prior to final plat approvals.
23. Per Sec. 34-170(a) of the Alvarado subdivision ordinance, easements along side and rear lot lines shall be properly sized according to the municipal and other infrastructure (ie. natural gas, electric, cable, telephone, etc) necessary. The final plats shall be provided to appropriate utility companies for review and comment prior to submittal to the City.
24. On the Phase 4 final plat, clarify the boundaries of the 20' D.E. on Lot 51x, Block 22.
25. Prior to submittal of any final plat, a flood study must be submitted and approved by the City Engineer.
26. Per Sec. 34-66 of the Alvarado subdivision ordinance, the developer shall install sidewalks within and adjacent to the subdivision. Clarify if sidewalk construction is proposed along all interior and perimeter street frontages or if a cash deposit or other guarantee acceptable to the City for the payment of the cost of such sidewalk installations will be provided prior to City Council approval of the corresponding final plat.
27. Prior to the submittal of the final plats, clarify what, if any, offsite utility easements must be dedicated by separate instrument to extend natural gas, electric, cable, telephone, etc to subject site.
28. Prior to final plat submittals, Provide a short narrative regarding how the developer will approach the storm sewer design. Developing without detention will require a large effort for the flood study with the first phase. While a flood study will be required with the first phase regardless, being able to show that 174 acres can be developed and conveyed to an unstudied floodplain without detention is certain to take a significant amount of time to work through. Or lots will end up being lost to provide ponds.
29. See attached City Engineer remarks for additional conditions.

Sincerely,

Justin French

Justin French, AICP
Community Development Director
City of Alvarado
104 W. College Ave. | Alvarado, TX 76009
817.790.3351 | 817.240.9585 mobile
frenchj@cityofalvarado.org

Att.

City Engineer Remarks on Preliminary Plat Copy

DRAFT

LOT SIZE AVERAGES	
AVERAGE LOT SIZE (SQ. FT.)	7,573 SF
SMALLEST LOT (LOT 3, BLK 4 – 50' x 120')	6,000 SF
LARGEST LOT (LOT 24, BLK 23)	28,885 SF

POPULATION DENSITIES	
PROJECT AREA	172.32 Acres
LOTS PER ACRE (704 LOTS/172.32 Ac.)	4.09 LOTS/ACRE
POPULATION YIELD	704 LOTS x 3.00 PEOPLE/LOT = 2,112 PEOPLE

R.O.W. DEDICATION	
RESIDENTIAL R.O.W.	33.20 Ac.
TOTAL R.O.W.	34.32 Ac.
RATIO TO TOTAL PROJECT AREA (172.32 Ac.)	20.00%

LEGEND

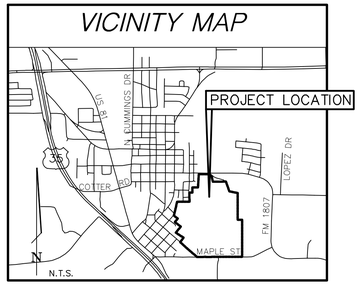
PHASING LINE

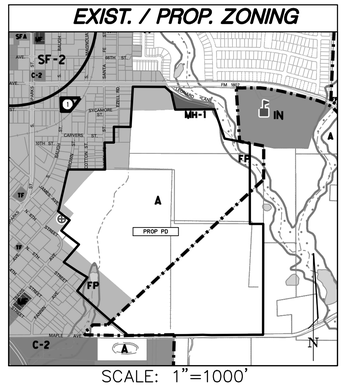
BHC First Review
03-28-2024

This is the first review of the Whisper Park submittal. Our review is for general compliance with the City of Alvarado's development requirements. It is based on the City's Subdivision Ordinance and Good Engineering Practice, and does not relieve the design engineer of their responsibilities as the Engineer of Record under the Texas Engineering Practice Act.

Resubmittal shall include previous review comments and the Engineer's responses to each comment, either on the marked up sheets or as a separate response letter.

Cooper Reinbold, P.E.





N

0 150 300

GRAPHIC SCALE

NOTES

1. THE ENTIRE DEVELOPMENT IS LOCATED WITHIN CITY OF ALVARADO.
2. ENTIRE DEVELOPMENT IS LOCATED IN JOHNSON COUNTY.
3. WATER AND SANITARY SEWER IS PROVIDED BY CITY OF ALVARADO.
4. FRONT BUILDING SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
5. PROPOSED STREET R.O.W's ARE 50' UNLESS OTHERWISE NOTED.
6. ALL STREETS ARE 31' B-B UNLESS OTHERWISE NOTED.
7. ALL LOTS WITHIN EXISTING GAS WELL SETBACK ARE UN-BUILDABLE UNTIL GAS WELL IS ABANDONED.
8. ALL EXISTING FENCES FOUND ON PROPERTY WILL BE REMOVED AND REPLACED AS LOTS DEVELOP.

LIST OF BLOCK LENGTHS

BLOCK	STREET	FROM	TO	LENGTH (FT)
Block 1	V	Street R	Street C	2,042
Block 2	R	Start	Street J	485
Block 2	J	Street R	Street Q	563
Block 2	Q	Start	End	301
Block 2	L	Start	End	321
Block 2	K	Start	End	404
Block 2	G	Street J	End	344
Block 3	J	Street R	Street G	1,525
Block 3	B	Street G	Street R	1,292
Block 4	V	Street J	Street R	622
Block 4	J	Street R	Street V	581
Block 5	J	Street V	Street R	625
Block 5	B	Street R	Street T	557
Block 5	W	Street B	Street V	470
Block 6	T	Street V	Street B	472
Block 6	U	Street B	Street V	473
Block 7	U	Street V	Street B	473
Block 7	C	Street B	Street V	473
Block 8	B	Street C	Street R	1,525
Block 8	R	Street B	Street C	1,463
Block 9	R	Street P	Street B	727
Block 9	O	Street B	Street P	938
Block 10	O	Street P	Street C	714
Block 10	R	Street C	Street P	727
Block 11	O	Street N	Street B	570
Block 11	M	Street B	Street N	570
Block 12	O	Street C	Street N	928
Block 12	M	Street N	Street C	929
Block 13	M	Street N	Street B	570
Block 13	I	Street B	Street N	570
Block 14	M	Street C	Street N	929
Block 14	I	Street N	Street C	930
Block 15	I	Street F	Street B	920
Block 15	G	Street B	Street F	920
Block 16	I	Street C	Street F	580
Block 16	G	Street F	Street C	580
Block 17	G	Street F	Street B	920
Block 17	E	Street B	Street F	844
Block 18	G	Street C	Street F	562
Block 18	E	Street F	Street C	284
Block 19	E	Street C	Street B	1,126
Block 19	D	Street B	Street C	936
Block 20	D	Street C	Street B	920
Block 20	C	Street B	Street C	843
Block 20	B	Street D	Street C	229
Block 21	C	Street A	Street B	325
Block 21	B	Street B	Street A	309
Block 22	A	Start	Street C	373
Block 22	C	Street A	Street O	2,412
Block 22	C	Start	Street C	1,453
Block 23	B	Street A	Street H	1,401
Block 23	H	Start	End	381

* LONG BLOCK > 1320' WAIVER REQUIRED.

LAND USE SUMMARY TABLE

SINGLE FAMILY RESIDENTIAL	704 LOTS	122.76 Ac.
PRIVATE OPEN SPACE	14	12.64 Ac.
PUBLIC OPEN SPACE	2	2.90 Ac.
STREET R.O.W.		
THOROUGHFARE	0 LF	0 Ac.
COLLECTOR (MAPLE ST.)	1,045 LF	1.79 Ac.
RESIDENTIAL	[illegible] LF	33.77 Ac.

LABEL IS CUT OFF

LOT YIELDS

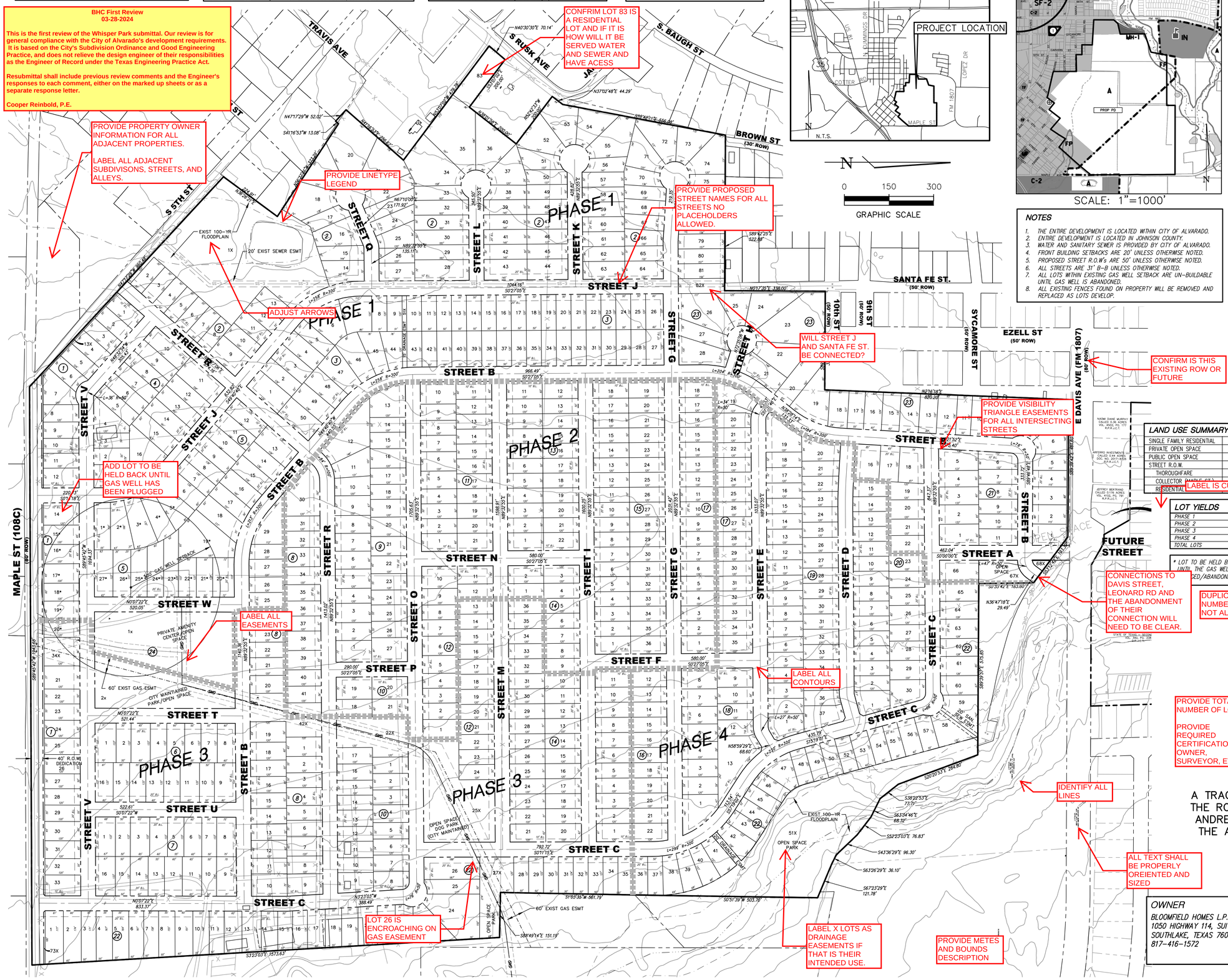
PHASE 1	243 LOTS
PHASE 2	161 LOTS
PHASE 3	170 LOTS
PHASE 4	130 LOTS
TOTAL LOTS	704

* LOT TO BE HELD BACK UNTIL THE GAS WELL IS PLUGGED/ABANDONED.

OPEN SPACE LOTS *

LOT	BLOCK	AREA (Ac.)	NOTE
13X	1	0.09	OPEN SPACE
34X	1	0.42	OPEN SPACE
1X	2	3.77	OPEN SPACE
32X	2	0.23	OPEN SPACE
42X	8	0.58	OPEN SPACE
22X	10	0.66	OPEN SPACE
25X	12	1.53	OPEN SPACE & DOG PARK (MAINTAINED BY CITY)
27X	22	0.55	OPEN SPACE
51X	22	3.75	OPEN SPACE & PARK
67X	22	0.26	OPEN SPACE
68X	22	0.03	OPEN SPACE
73X	22	0.03	OPEN SPACE
29X	23	0.05	OPEN SPACE
1X	24	2.14	HOA LOT – OPEN SPACE & AMENITY CENTER
2X	24	1.37	OPEN SPACE & PARK (MAINTAINED BY CITY)
51X	3	0.08	OPEN SPACE

*ALL OPEN SPACE LOTS SHALL BE MAINTAINED BY THE [illegible]



A PRELIMINARY PLAT FOR

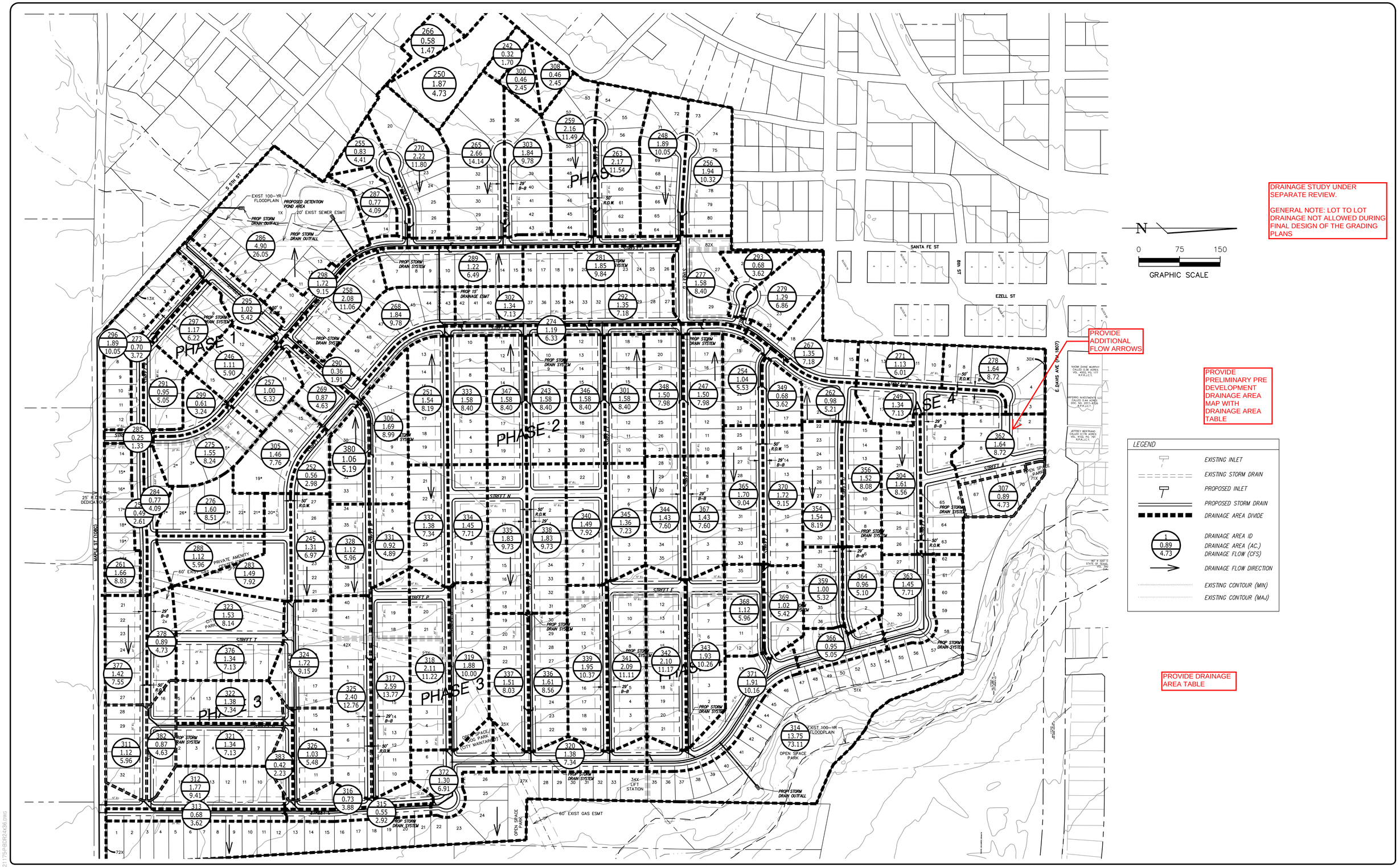
WHISPER PARK

A TRACT OF LAND OF 172.322 ACRES SITUATED IN THE ROBERT BELL SURVEY, ABSTRACT NO. 44, THE ANDREW SPIVA SURVEY, ABSTRACT NO. 770, AND THE ANDREW J. PATTON SURVEY, ABSTRACT NO. 684, JOHNSON COUNTY, TEXAS

ALVARADO, TEXAS

MARCH 15, 2024

OWNER	DEVELOPER	ENGINEER/SURVEYOR
BLOOMFIELD HOMES L.P.	BLOOMFIELD HOMES, L.P.	TEAGUE NALL AND PERKINS, INC.
1050 HIGHWAY 114, SUITE 210	1050 E. HWY 114, SUITE 210	825 WATTERS CREEK BLVD. SUITE M300
SOUTHLAKE, TEXAS 76092	SOUTHLAKE, TEXAS 76092	ALLEN, TX 75013
817-416-1572	817-416-1572	214-461-9867
		CONTACT: CAMERON SLOWN, P.E.



DRAINAGE STUDY UNDER SEPARATE REVIEW.

GENERAL NOTE: LOT TO LOT DRAINAGE NOT ALLOWED DURING FINAL DESIGN OF THE GRADING PLANS

PROVIDE ADDITIONAL FLOW ARROWS

PROVIDE PRELIMINARY PRE DEVELOPMENT DRAINAGE AREA MAP WITH DRAINAGE AREA TABLE

PROVIDE DRAINAGE AREA TABLE

LEGEND

- EXISTING INLET
- EXISTING STORM DRAIN
- PROPOSED INLET
- PROPOSED STORM DRAIN
- DRAINAGE AREA DIVIDE
- DRAINAGE AREA ID / DRAINAGE AREA (AC.) / DRAINAGE FLOW (CFS)
- DRAINAGE FLOW DIRECTION
- EXISTING CONTOUR (MIN)
- EXISTING CONTOUR (MAJ)

no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnpinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

BLOOMFIELD HOMES ... Making Dreams Come True

scale	
horiz	1"=150'
vert	n/a
date	Mar 2024

tnp

This document is for interim review and is not intended for construction, bidding or permit purposes.

CAMERON SLOWN, P.E. Date: 03/15/2024

Tx. Reg. # 106317

City of Alvarado, Texas

Construction Plans for

Whisper Park

Preliminary Drainage Plan

tnp project BLM21175

sheet 1

DRAWING: T:\PROJECTS\BLM21175\Eng\CSD\CAD\PRELIMINARY PLAT\DRAINAGE PLAN.DWG at Mar 15, 2024-3:14PM BY CSLOWN
LAYOUT: LAYOUT1 XREFS: BLM21175-EXBDRY-2-NOBDYLINES

BOUNDARY DOES NOT MATCH PRELIMINARY PLAT

MISSING LOT LINES

HOW WILL LOT 83 OBTAIN ACESS TO WATER AND SEWER UTILITIES

WHAT IS THIS WATERLINE CONNECTING TO?

ENSURE ALL TEXT IS LEGIBLE

PROVIDE LABELS FOR ALL MANHOLES

INDICATE FLOW DIRECTION ON ALL SANITARY SEWER LINES

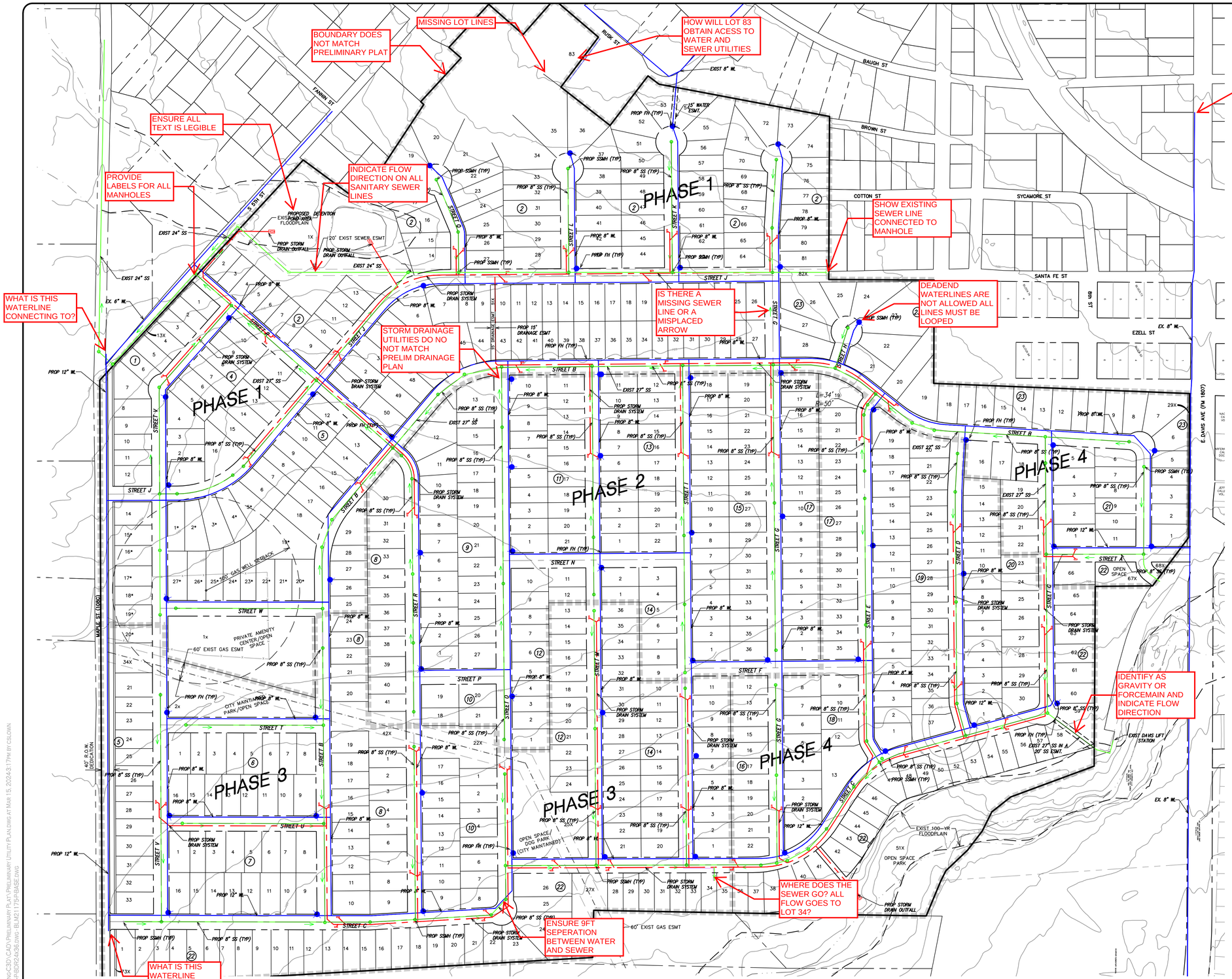
SHOW EXISTING SEWER LINE CONNECTED TO MANHOLE

WHAT IS THIS WATERLINE CONNECTING TO?

IS THERE A MISSING SEWER LINE OR A MISPLACED ARROW

DEADEND WATERLINES ARE NOT ALLOWED ALL LINES MUST BE LOOPED

STORM DRAINAGE UTILITIES DO NO NOT MATCH PRELIM DRAINAGE PLAN



WHAT IS THIS WATERLINE CONNECTING TO?

ENSURE 9FT SEPERATION BETWEEN WATER AND SEWER

WHERE DOES THE SEWER GO? ALL FLOW GOES TO LOT 34?

IDENTIFY AS GRAVITY OR FORCEMAIN AND INDICATE FLOW DIRECTION

FIRE FLOW ANALYSIS BEING COMPLETED BY SEPARATE LETTER

VERIFY COMPLIANCE WITH THE CITY'S MASTERPLANS

N

0 75 150

GRAPHIC SCALE

LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER (GRAVITY)
- PROPOSED SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SEWER (GRAVITY)
- EXISTING SEWER MANHOLE
- PROPOSED INLET
- PROPOSED STORM DRAIN
- EXISTING CONTOUR (MIN)
- EXISTING CONTOUR (MAJ)
- PHASING LINE

EXISTING AND PROPOSED UTILITIES LOOK THE SAME PROVIDE CLEARER INDICATION

no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnpinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

BLOOMFIELD HOMES ... Making Dreams Come True

scale	
horiz	1"=150'
vert	n/a
date	Mar 2024

tnp

This document is for interim review and is not intended for construction, bidding or permit purposes.

CAMERON SLOWN, P.E. Date: 03/15/2024

Tx. Reg. # 106317

City of Alvarado, Texas

Construction Plans for

Whisper Park

Preliminary Utility Plan

tnp project BLM21175

sheet 1

DRAWING: T:\PROJECTS\BLM21175\ENGINEERING\CAD\PRELIMINARY PLAN\PRELIMINARY UTILITY PLAN.DWG AT Mar 15, 2024 3:17PM BY CSLOWN
LAYOUT: LAYOUT1 XREFS: BLM21175-BASE.DWG BLM21175-PB-BASE.DWG

Planning and Zoning Commission Meeting Management Report

Meeting Date: April 15, 2024

Contact: Justin French, Community Development Director

AGENDA ITEM:

Public hearing, consideration and action on the application of 275 Alvarado LLC represented by Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial (M-1) District with portions in the Floodplain (FP) Overlay District to Planned Development (PD) District for Garden Home (GH) District uses with portions in the Floodplain (FP) Overlay on approximately 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with concept plan approval and deviations.

BACKGROUND & FINDINGS:

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the developable area of the site's north end as *Industrial/Utility* use and the developable area of site's south end as *Low Density Residential* use, while the area along the tributary through the site is designated as *Floodplain*. Accompanying this rezoning request is a request to amend the site's *Industrial/Utility* area on FLU map to *Medium Density Residential* use; which generally includes single-family detached residences at approximately eight to ten dwelling units per acre. The requested rezoning and concept plan are not consistent with recent trends in favor of *Low Density Residential*.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff does not suggest the Commission recommend approval of the drafted Ordinance No. 2024-0004 that amends the Future Land Use map in the Comprehensive Plan in favor of Medium Density Residential, minimum 25-foot lot width minimums, a maximum density of twelve dwelling units per acre, no parking requirements, and minimum living areas of 1,000 square feet. Instead, staff suggests the Commission recommend approval of the drafted Ordinance No. 2024-0004 with the following stipulations:

1. Amendment of the Future Land Use map in favor of Low Density Residential;
2. Minimum lot widths of 30 feet;
3. A maximum density of four dwelling units per acre;
4. GH District parking regulations applicable; and
5. The minimum living area of 1,200 square feet.

Per Sec. 42-35(d)(3) of the zoning ordinance, procedures for establishing a Planned Development District are expanded beyond a zoning map amendment with concept plan approval in that the City Council shall determine if a public hearing is required or not for City Council's consideration of the development plan's approval. Staff suggests the City Council stipulate with any motion to approve that public hearings be held by the Planning and Zoning Commission and City Council for consideration of development plan approval.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application	Future Land Use Map	Property Owner Notice List	GH District Quick Reference
Location Map	Zoning Map	Notices	Drafted Ordinance 2024-0004

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 12/8/2023 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Ron Welborn PH: (817) 808-7767

MAILING ADDRESS: 11701 SOUTH FWY, BURLESON, TX, 76028

APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.
circle one

NAME OF OWNER: 275 ALVARADO LLC PH: (817) 808-7767

MAILING ADDRESS: 11701 SOUTH FWY, BURLESON, TX, 76028

STREET ADDRESS OF PROPERTY: 804 E Davis Ave, Alvarado, TX ACREAGE: 49.85 AC

LEGAL DESCRIPTION: ABST 770 TR 20,22,34 A SPIVA

PRESENT ZONE OF PROPERTY: A PRESENT USE: Agricultural

REQUESTED ZONE: PD PROPOSED USE: Single-Family Res./ Non-Residential

REASON FOR CHANGE: Development of Single-Family Subdivision

USAGE OF ADJACENT PROPERTY

NORTH: Manufacturing/Industrial District - Light

SOUTH: Single Family District - 2

EAST: Planned Development District

WEST: Single Family District - 2

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: _____

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: Ron Welborn - 275 Alvarado, LLC

Date 12-13-2023

SWORN TO AND SUBSCRIBED before me this _____ day of _____, by the person whose signature appears directly above.

CRYSTAL ANN DOLLAR
Notary Public, State of Texas
Comm. Expires 10-23-2027
Notary ID 129885551

Crystal Dollar

<Seal>

Notary Public in and for The State of Texas.

My Commission expires 10-23-2023

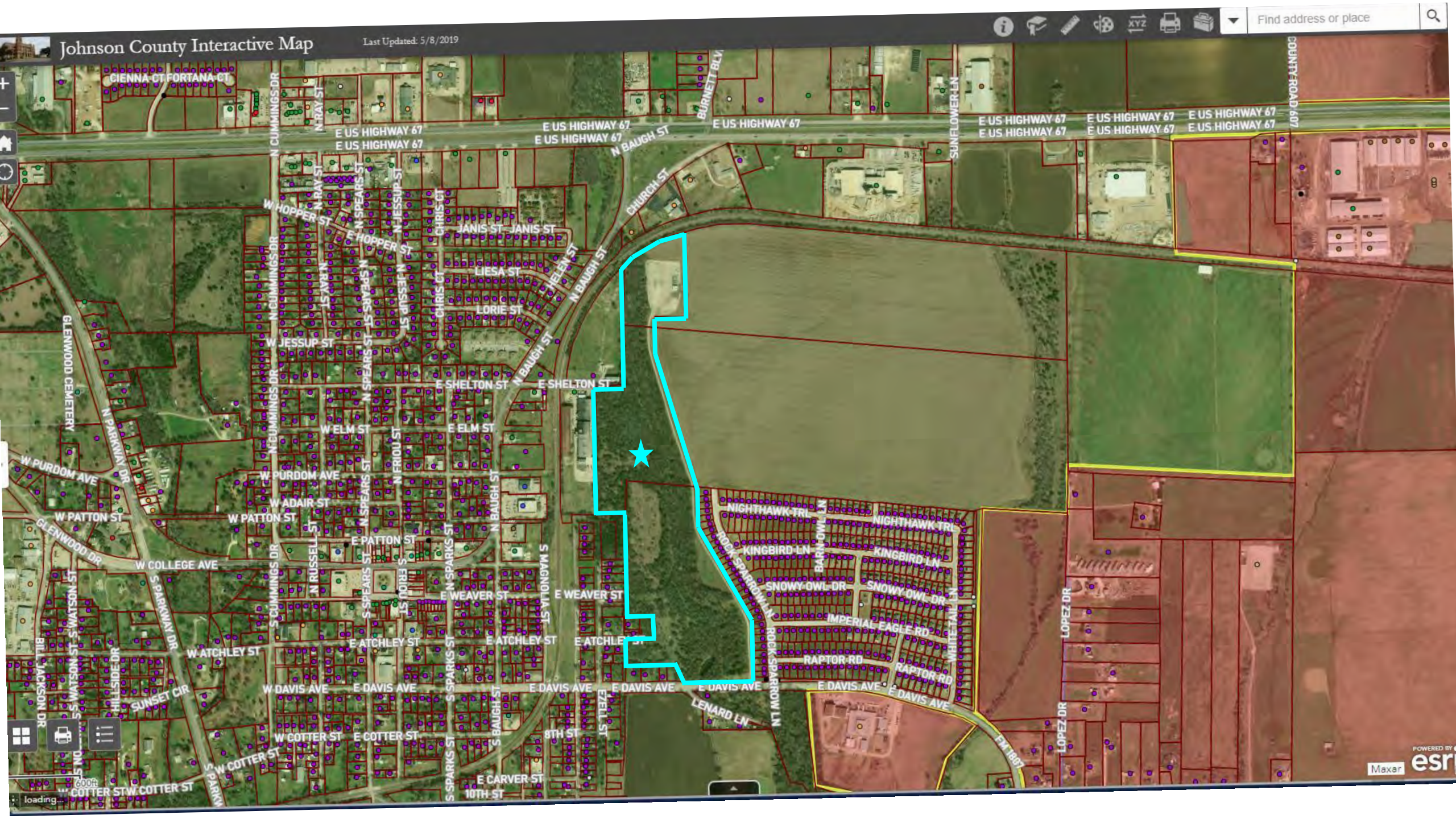

Johnson County Interactive Map
Last Updated: 5/8/2019
Find address or place
CIENNA CT
FORTANA CT
N CUMMINGS DR
N RAY ST
E US HIGHWAY 67
BURNETT BLVD
N BAUGH ST
CHURCH ST
SUNFLOWER LN
COUNTY ROAD 607
W HOPPER ST
E HOPPER ST
N SPEARS ST
N JESSUP ST
CHRIS CT
JANIS ST
LIESA ST
HELEN ST
LORIE ST
W JESSUP ST
E SHELTON ST
W ELM ST
E ELM ST
N FRIOU ST
GLENWOOD CEMETERY
N PARKWAY DR
W PURDOM AVE
W ADAIR ST
W PATTON ST
E PATTON ST
GLENWOOD DR
W COLLEGE AVE
S PARKWAY DR
N RUSSELL ST
S CUMMINGS DR
S SPEARS ST
S FRIOU ST
S SPARKS ST
E WEAVER ST
S MAGNOLIA ST
W ATCHLEY ST
E ATCHLEY ST
BILL JACKSON DR
HILLSIDE DR
SUNSET CIR
W DAVIS AVE
E DAVIS AVE
S BAUGH ST
EZELL ST
W COTTER ST
E COTTER ST
8TH ST
S PARKW
E CARVER ST
10TH ST
NIGHTHAWK TRL
BARN OWL LN
KINGBIRD LN
SNOWY OWL DR
IMPERIAL EAGLE RD
ROCK SPARROW LN
RAPTOR RD
WHITE TAIL LN
LENARD LN
LOPEZ DR
FM 1807
Maxar
esri

Figure 18. Future Land Use Current

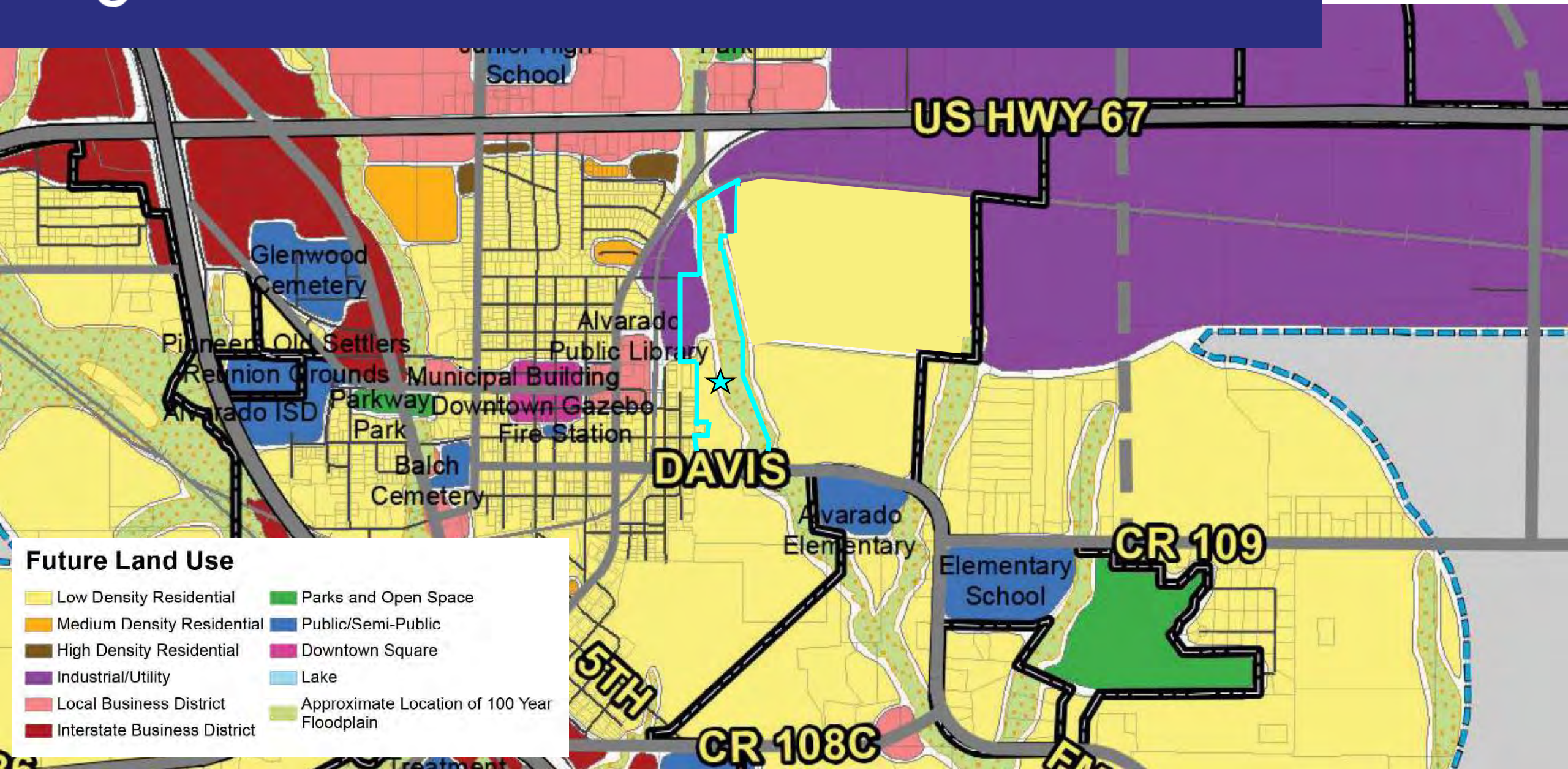


Figure 18. Future Land Use Proposed

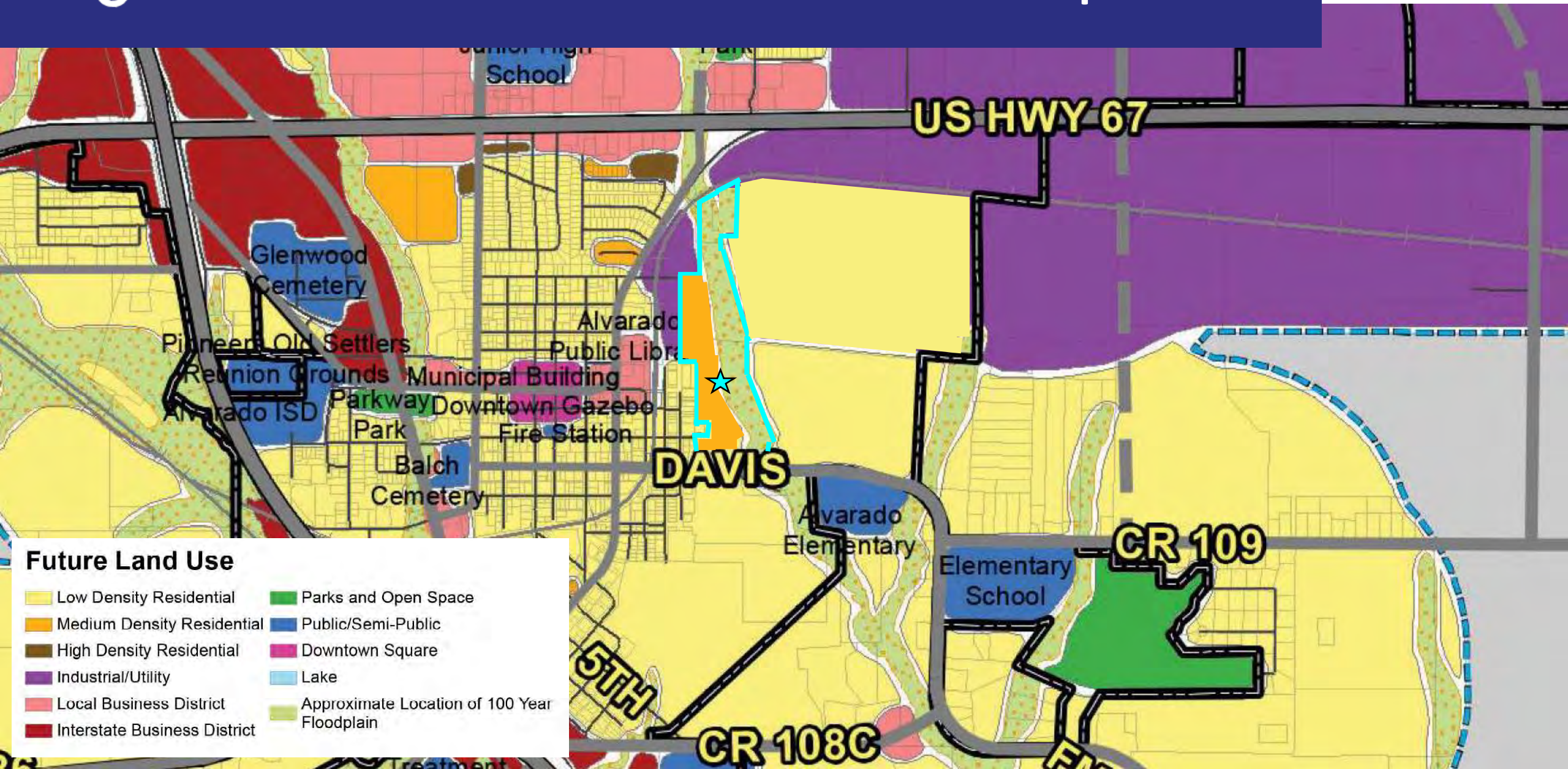
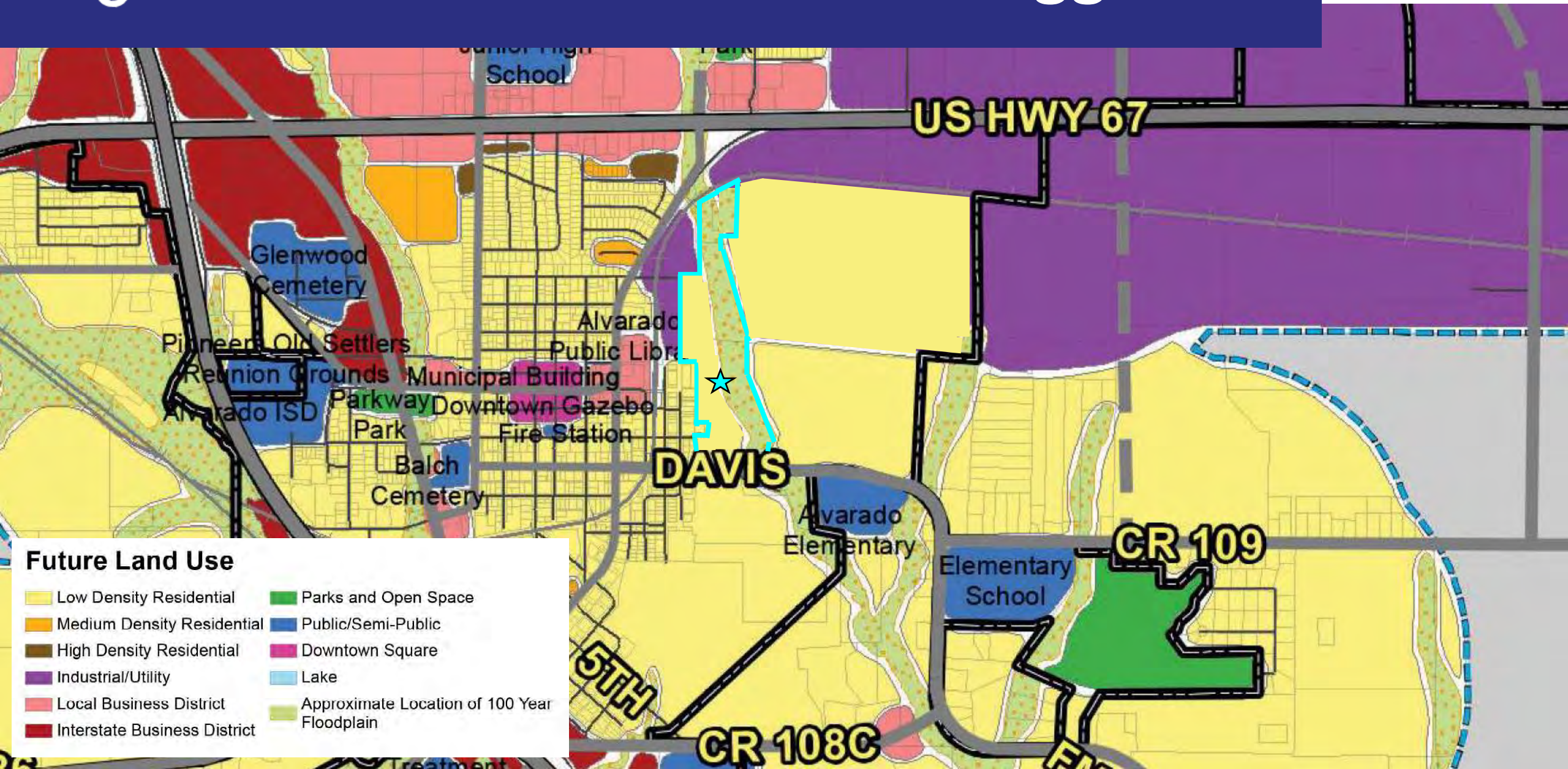
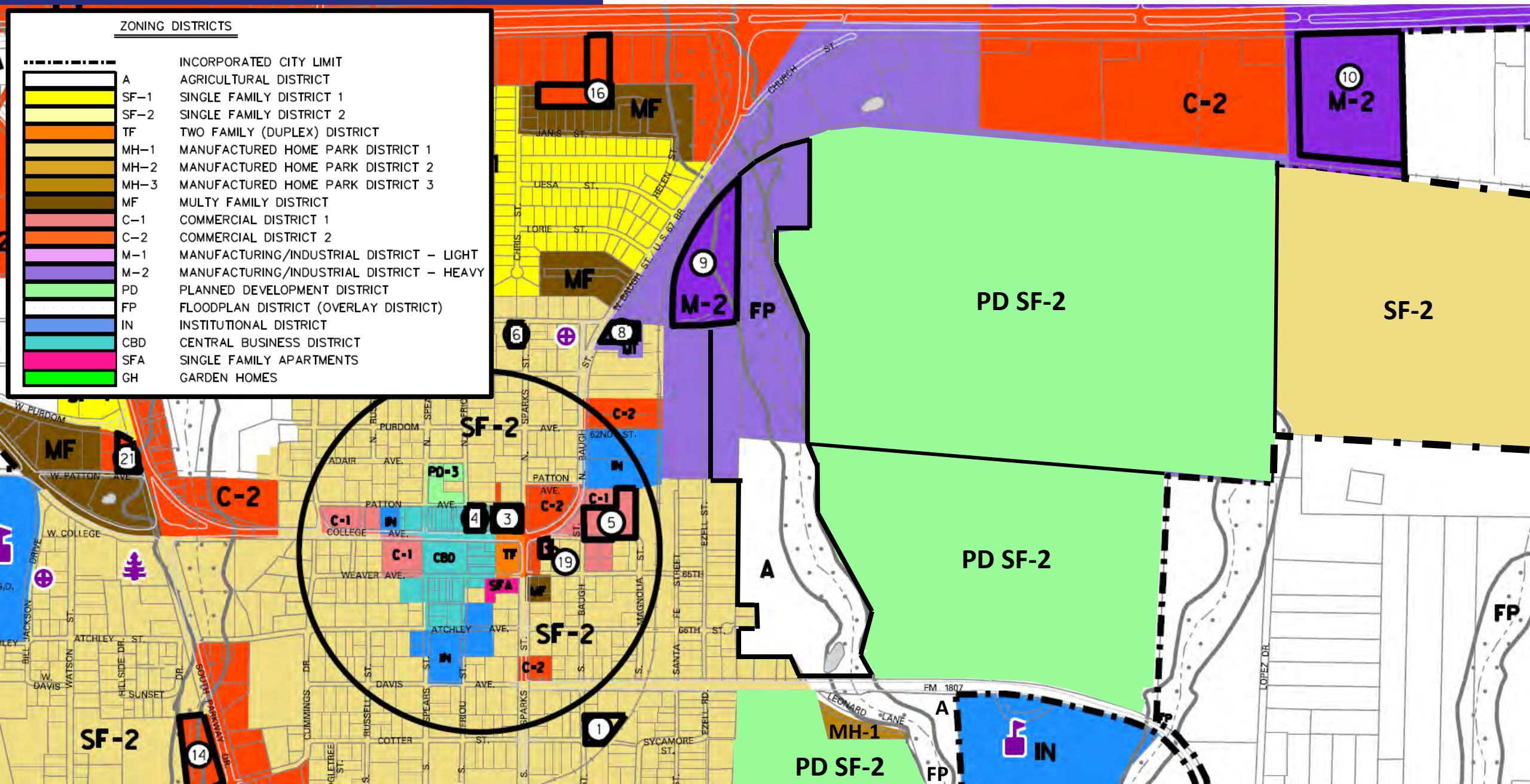


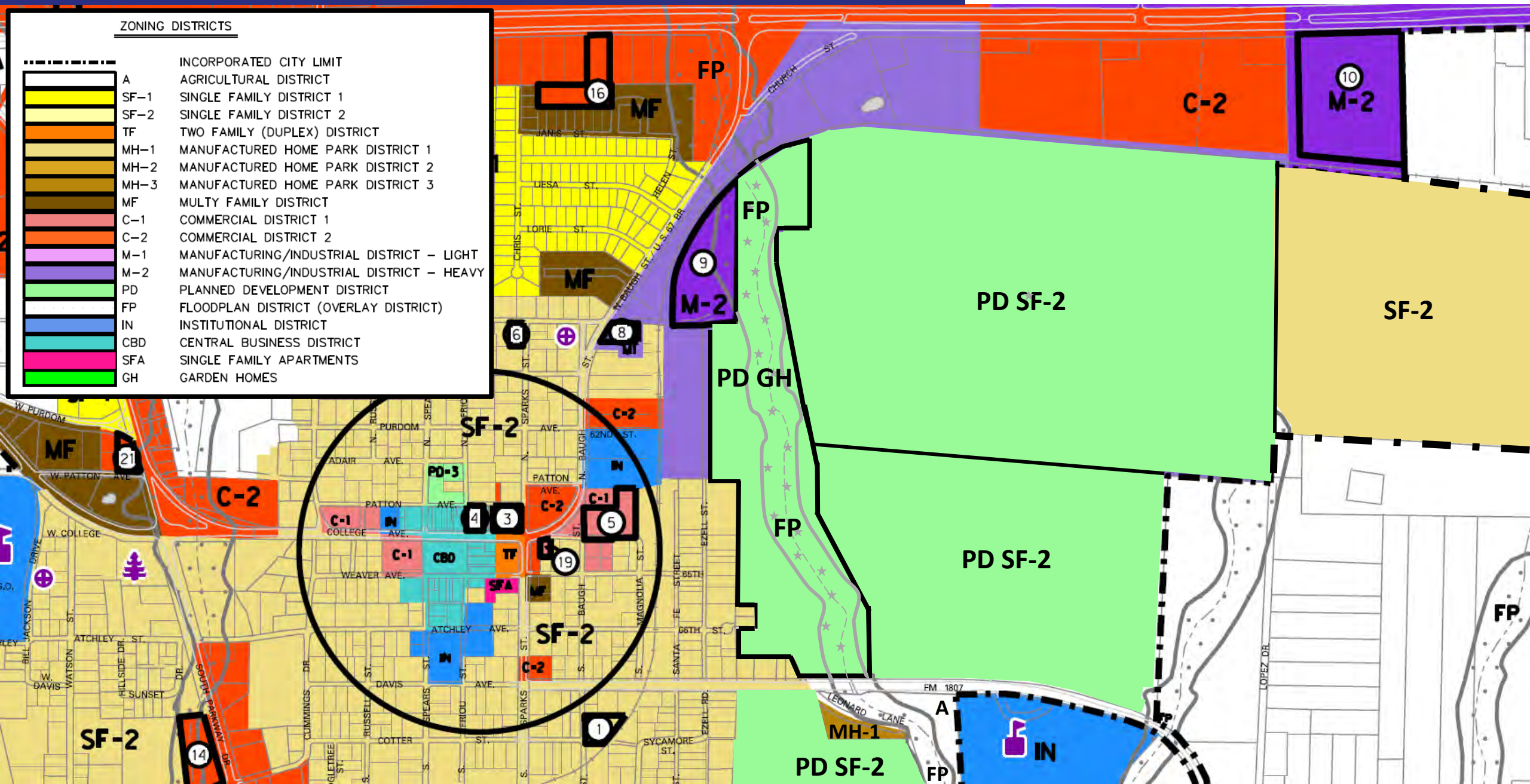
Figure 18. Future Land Use Suggested



Current Zoning Map



Zoning Map with Proposed Amendment



Alvarado Address	Owner within 200 Feet	Mailing Address	City	St	Zip Code	PID
711 E. Davis Ave	Zaddie Bell Hemphill	PO Box 742	Alvarado	TX	76009	126.0770.01620
709 E. Davis Ave	T.J. & Denise Miller	PO Box 316	Joshua	TX	76058	126.0770.01670
707 E. Davis Ave	Arferro Investments LLC	7104 Monterrey Dr.	Fort Worth	TX	76112	126.0770.01640
705 E. Davis Ave	Rez Real Estate Investments LLC	PO Box 961	Waxahachie	TX	75168	126.2431.14291
703 E. Davis Ave	Zaddie Bell Hemphill	PO Box 742	Alvarado	TX	76009	126.2431.14290
701 E. Davis Ave	George and Latreice Cole	PO Box 1466	Alvarado	TX	76009	126.2431.14300
403 Ezell St	Maximilian Schmidt	403 Ezell St	Alvarado	TX	76009	126.2431.14280
403 Ezell St	Maximilian Schmidt	403 Ezell St	Alvarado	TX	76009	126.2431.14275
700 E. Atchley St	Hazel Lee Holbert	700 E. Atchley	Alvarado	TX	76009	126.2431.14260
401 Ezell St	Miguel Martinez	4509 Sunshine Ln	Alvarado	TX	76009	126.2431.14270
703 E. Atchley St	Moses Cephus Etux	PO Box 210	Alvarado	TX	76009	126.0770.00140
701 E. Atchley St	Jo Ann Wilcox	PO Box 980	Alvarado	TX	76009	126.0770.01680
305 Ezell St	Zaddie Bell Hemphill	PO Box 742	Alvarado	TX	76009	126.2431.14150
303 Ezell St	Barbara Ann Grant	PO Box 701	Alvarado	TX	76009	126.2431.14120
301 Ezell St	Anthony Byrd & Rachel King	301 Ezell St	Alvarado	TX	76009	126.2431.14100
207 Ezell St	Armando Ramirez	12372 Silver Mist Trl	Burleson	TX	76028	126.2431.13990
205 Ezell St	Kleinert Parker James Etux Mattie Jaye	205 Ezell St	Alvarado	TX	76009	126.2431.13970
203 Ezell St	Koch Patricia Etvir	203 Ezell St	Alvarado	TX	76009	126.2431.13955
201 Ezell St	Losawyer Kolton Etux Alexis N.	201 Ezell St	Alvarado	TX	76009	126.2431.13950
201B Ezell St	Brown Bennie & Gracie Norwood Estate &	PO Box 19456	Los Angeles	CA	90019	126.2431.13840
205 Santa Fe St	CM Jackson Enterprises LLC	7300 Hinton Dr	Mansfield	TX	76063	126.2431.12121
201 Santa Fe St	Sherman Stevenson	PO Box 182	Alvarado	TX	76009	126.2431.12120
502 E. Shelton St	I & H Management Co LLC	502 E. Shelton	Alvarado	TX	76009	126.2431.11900
404 E. Shelton St	I & H Management Co LLC	502 E. Shelton	Alvarado	TX	76009	126.0737.00030
504 N. Baugh St	Gonzales Mario A. & Martha Alejandra	8300 Marianna Way	Alvarado	TX	76009	126.3837.00020
900 Church St	Fundamental Baptist Church of Alvarado	PO Box 472	Alvarado	TX	76009	126.2354.00010
902 Church St	Fundamental Baptist Church of Alvarado	PO Box 472	Alvarado	TX	76009	126.2354.00020
908 Church St	Texas Conference Association	PO Box 800	Alvarado	TX	76009	126.3978.01010
347 Rock Sparrow Ln	HMH Eagle Glen Land LLC	1038 Texan Trl	Grapevine	TX	76051	126.0770.00895
347 Rock Sparrow Ln	HMH Eagle Glen Land LLC	1038 Texan Trl	Grapevine	TX	76051	126.0770.00485
104 Lenard Ln	Jesse Charles & Nina Lenard	102 Lenard Ln	Alvarado	TX	76009	126.0770.01390
703 Santa Fe	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.0770.00260

101 Rock Sparrow Ln	Eagle Glen Homeowners Assoc Inc.	2425 N. Central Expwy, Ste 500	Richardson	TX	75080	126.2190.20002
105 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21202
109 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21203
113 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21204
117 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21205
121 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21206
125 Rock Sparrow Ln	Canas Samuel Ricardo Etux Adriana	125 Rock Sparrow Ln	Alvarado	TX	76092	126.2190.21207
129 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21208
201 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21209
205 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21210
209 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21211
213 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21212
217 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21213
219 Rock Sparrow Ln	Eagle Glen Homeowners Assoc Inc.	2425 N. Central Expwy, Ste 500	Richardson	TX	75080	126.2190.20003
221 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21215
225 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21216
229 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21217
233 Rock Sparrow Ln	Cardenas Leonardo Etux Laura	233 Rock Sparrow Ln	Alvarado	TX	76009	126.2190.21218
237 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.24249
241 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21220
301 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21221
305 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21222
309 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21223
313 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21224
317 Rock Sparrow Ln	Landon Cameron J. Etux Taylor R. Quiring	317 Rock Sparrow Ln	Alvarado	TX	76092	126.2190.21225
321 Rock Sparrow Ln	Garay David & Murillo Amy	321 Rock Sparrow Ln	Alvarado	TX	76092	126.2190.21226
325 Rock Sparrow Ln	Borja Antonio P. Jr. & Noemi & Hunter Allen	325 Rock Sparrow Ln	Alvarado	TX	76092	126.2190.21227
329 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21228
333 Rock Sparrow Ln	Rosales Elizabeth G. Etvir Carlos H.	333 Rock Sparrow Ln	Alvarado	TX	76092	126.2190.21229
337 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21230
341 Rock Sparrow Ln	Estrello Mark Etux Karla	341 Rock Sparrow Ln	Alvarado	TX	76009	126.2190.21231
345 Rock Sparrow Ln	Austin Mattie Etvir Matthew	345 Rock Sparrow Ln	Alvarado	Tx	76009	126.2190.21232
1001 Nighthawk Trl	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21324
1000 Nighthawk Trl	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21001

1008 Nighthawk Trl	Santos Elizabeth Etvir Vincent Aguilar	1008 Nighthawk Trl	Alvarado	TX	76009	126.2190.21002
901 Kingbird Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21028
900 Kingbird Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.20817
1001 Snowy Owl Dr	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.20818
1000 Snowy Owl Dr	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.20601
901 Imperial Eagle Dr	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.20624
900 Imperial Eagle Dr	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.20318
1001 Raptor Rd	Dubose Model Home Investors 207 LP	6605 Cypresswood Dr, Ste 430	Spring	TX	77379	126.2190.20319
1000 Raptor Rd	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.20116
100 Sunflower Ln	Eagle Glen Homeowners Assoc Inc.	2425 N. Central Expwy, Ste 500	Richardson	TX	75080	126.2190.20001

	Owner, Applicant, ISD	**Mailing Address**	**City**	**St**	**Zip Code**
275 Alvarado LLC	Owner	11701 South Fwy	Burleson	TX	76028
Alvarado ISD	ISD	PO Box 387	Alvarado	TX	76009

City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ◆ www.cityofalvarado.org

March 22, 2024

275 Alvarado, LLC
Attn: Ron Welborn
11701 South Fwy
Burleson, TX 76028

The City of Alvarado has received your request for approval of of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial District (M-1) with portions in the Floodplain (FP) Overlay to Planned Development (PD) District for Garden Home (GH) District uses with portion in the Floodplain (FP) Overlay on 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with concept plan approval and deviations.

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the Planning and Zoning Commission of the City of Alvarado on Thursday, the 11th day of April 2024, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this request. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 15th day of April 2024, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this request.

For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,

Justin French

Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org

City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ◆ www.cityofalvarado.org

March 22, 2024

Dear Dr. Kenneth Estes,

The City of Alvarado has received the request made by 275 Alvarado LLC represented by Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial District (M-1) with portions in the Floodplain (FP) Overlay to Planned Development (PD) District for Garden Home (GH) District uses with portion in the Floodplain (FP) Overlay on 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with concept plan approval and deviations. This development is anticipated to yield 160 new residences within two or three years.

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the Planning and Zoning Commission of the City of Alvarado on Thursday, the 11th day of April 2024, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this request. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 15th day of April 2024, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this request.

This notice is provided in accordance with Section 211.007(c-1) of the Texas Local Government Code. This is notice of the public hearings, at which any interested persons will be given an opportunity to be heard. In hearing this matter, the Planning and Zoning Commission and City Council may approve the request as submitted, may approve an amended request, or may deny the request. For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,

Justin French

Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org

City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ◆ www.cityofalvarado.org

March 22, 2024

Dear Property Owner,

The City of Alvarado has received the request made by 275 Alvarado LLC represented by Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial District (M-1) with portions in the Floodplain (FP) Overlay to Planned Development (PD) District for Garden Home (GH) District uses with portion in the Floodplain (FP) Overlay on 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with concept plan approval and deviations.

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the Planning and Zoning Commission of the City of Alvarado on Thursday, the 11th day of April 2024, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this request. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 15th day of April 2024, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this request.

According to City and County Tax Records, you are the owner of property which is located within two hundred (200) feet of the area of the requested zoning change. This is notice of the public hearings, at which any interested persons will be given an opportunity to be heard. In hearing this matter, the Planning and Zoning Commission and City Council may approve the request as submitted, may approve an amended request, or may deny the request. For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,

Justin French

Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org

Sec. 42-23. GH garden home district.

(a) *Purpose.* The GH district provides for the construction of detached single family homes on zero lot line lots. In all other respects, the GH district is intended to provide the same benefits and atmosphere as other single family districts. This district can be appropriately located in proximity to multifamily residential areas and certain neighborhood local retail and office uses.

(b) *Permitted uses and parking regulations.*

USE	PARKING REGULATIONS
Accessory building to main use	0 spaces
Carport	0 spaces
Concrete, asphalt batching plant (temporary)	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space for each 1,000 square feet of gross floor area, whichever is greater
Electrical transmission line	0 spaces
Garden (patio) home	2 enclosed spaces per unit, must be attached to main structure
Greenhouse or plant nursery, noncommercial	1 space per employee
Home occupation	0 spaces
Local utility distribution lines	0 spaces
Park, playground or recreation center (public or private)	1 space per acre plus additional parking per facility constructed as herein provided
Private open space as a part of a planned residential development	0 spaces required
Railroad track and right-of-way	1 space per employee
Retirement housing	1 space for each 6 beds per unit
Sewage pumping station	0 spaces
Single-family dwelling, detached	2 enclosed spaces per unit, must be attached to the main structure
Swimming pool, private	1 space for each 100 square feet of gross water surface and deck area
Telephone line	0 spaces
Transit station or turnaround	1 space per intended user
Water pumping station or well	0 spaces

(c) *Development requirements.*

Minimum lot area:	2,800 square feet[1]
Minimum lot width:	25 linear feet on residential streets and 35 linear feet on collector and major streets
Minimum lot depth:	120 linear feet
Minimum front yard:	15 linear feet[2]
Minimum side yard:	0 linear feet[3]
Minimum rear yard:	5 linear feet[4]
Maximum ground coverage:	45/65[5]

Maximum density per acre:	12 DU
Height:	35 linear feet

[1] A lot of less than 2,800 square feet may be used for a garden home or other single family residence if it was an official lot of record at the time of adoption of this chapter. No lot existing at the time of passage of this chapter shall be reduced in area below the minimum requirements set forth in this district.

[2] The minimum front yard shall be 15 feet, provided that in no case shall a garage or carport fronting onto a street be less than 20 feet from the property line adjacent to the street. The front yard setback may be staggered, varied, or reduced to a minimum setback of ten feet for lots facing cul-de-sac or loop streets not exceeding 400 feet in length, with the approval of a site plan or subdivision plat. Under this provision the maximum setback shall be 25 feet. A minimum lot depth of 65 feet, as measured from front building line to rear lot line, shall be maintained.

[3] The minimum side yard shall be zero feet except that there shall be at least ten feet of separation between structures. When garden (patio) homes are constructed with a zero side yard, five feet on the lot adjacent to the zero setback shall be dedicated as an access/maintenance easement for the zero setback garden home. There shall be a minimum side yard setback of 20 feet from any property line adjacent to a street. Side yard setbacks and access/maintenance easements shall be shown on the subdivision plat.

[4] The minimum rear yard shall be five feet for a single story structure and 15 feet for any two-story structure. If access is from an alley, the minimum setback will be 20 feet for garages or carports. A one-story wing or extension may be built to within 15 feet of the rear lot line.

[5] The first number in the column refers to coverage by primary buildings; the second number refers to coverage by all buildings.

(d) *Site plan required.* A site plan meeting the requirements of section 42-56 shall be required for each application for the development of a garden home in the GH district.

(e) *Specific uses.* The following specific uses are allowed in the GH district when authorized under the provisions of section 42-45:

USE	PARKING REGULATIONS
Assisted living facility	1 space per employee, plus 1 space for each 6 beds
Boarding home facility	1 space per employee, plus 1 space for each 6 beds
Cemetery or mausoleum	1 space per employee plus 1 space for every 1,000 square feet of gross floor area
Child care center	1 space per ten pupils/clients (design capacity)
Church, rectory, place of worship	1 space for every 4 seats in the main auditorium
College or university	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Community center, public or private	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Community home	1 space per employee, plus 1 space for each 6 beds

Country club (private)	1 space for each 250 square feet of gross floor area or for every 5 members, whichever is greater
Electrical substation	1 space per employee
Farm, ranch, or orchard	1 space per employee
Gas metering station	1 space per employee
Golf course	Minimum of 30 spaces
Guest house	1 space per unit
Hospital (chronic care); long term heath care facility	1 space for each 2 beds
Library	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Nursery school, kindergarten	1 space per 10 pupils/clients (design capacity)
Public or private franchised utility, excluding office buildings, garages, shops, railroad yards, loading yards, and warehouses	1 space per employee
Radio, TV or microwave operation, amateur. (See further regulations in section 42-55(i))	1 space per employee
Registered family home	1 space per employee
School, private (primary and/or secondary)	1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
School, public (primary and/or secondary)	1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
Servant's, caretaker's or guard's residence	1 space per unit
Service yards of government agency	1 space per employee
Water storage, elevated or ground	0 spaces
Water treatment plant	1 space per employee

(f) *Special construction requirements.*

(1) *Developments of ten or more lots.* All outside walls of the ground floor of every residential structure shall be constructed of 100 percent masonry and/or glass. It is provided, however, that up to, but not exceeding, 20 percent of the outside walls may be covered or constructed of other materials for decorative, architectural or other design purposes. Such other material shall be impervious material that is required for outside walls by the residential building code mandated by the state and the ordinances of the city.

(2) *Developments of one to nine lots.* All outside walls of the ground floor of every residential structure shall be constructed of 100 percent masonry, masonry-type products and/or glass, or may be of a log cabin-type material and design. It is provided; however, that up to, but not exceeding, 20 percent of the outside walls may be covered or constructed of other materials for decorative, architectural or other design purposes. Such other material shall be impervious material that is required for outside walls by the residential building code mandated by the state and the ordinances of the city.

(3) *Applicability of regulations.* These construction regulations shall apply to all the following:

a. Newly constructed houses.

b. Houses moved into or within the city from a previous location.

(4) *Attic space.* All residential structures must have at least six feet of attic space from the attic floor to the highest point of the attic framing.

(5) *Living space.* All residential structures must have at least 1,200 square feet of living space.

(g) *Common area maintenance.* To ensure the long-term maintenance of common land and facilities in garden home developments, the following shall be required:

(1) Plats and site plans shall be approved subject to the submission of a legal instrument setting forth a plan or manner of permanent care and maintenance of open spaces, recreational areas and other commonly owned facilities. No such instrument shall be acceptable until approved by the city attorney as to legal form and effect. A homeowners' association (HOA) is the most widely accepted technique for managing commonly owned property. Such association shall provide proof of incorporation prior to issuance of a construction permit.

(2) The HOA or other similar management entity shall be organized as a nonprofit corporation with automatic membership in the management entity when property is purchased. This shall be specified in the covenants which run with the land and which bind all subsequent owners. Covenants for maintenance assessments shall also run with the land. Included in the maintenance covenants shall be procedures for changing them at stated intervals. Deeds shall also reference the rights and responsibilities of property owners to the management entity. The management entity shall also be responsible for liability insurance, local taxes, and the maintenance of all commonly held facilities through the use of a pro rata formula for all property owners.

(h) *Usable open space requirements.* Each parcel of land developed under garden home standards shall provide usable open space totaling 15 percent of the area of the parcel. Such open space shall have a maximum slope of ten percent and shall be exclusive of street and alley rights-of-way and/or easements, individually platted lots without open space easements, private yards and patios. The 15 percent shall be computed on the percentage of total platted area in a garden home subdivision, excluding right-of-way for major and secondary streets (as described in the current comprehensive plan). At the time of site plan and/or subdivision plat approval, the city council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.

(i) *Additional landscaping.* In addition to any required landscaping for common areas, the front yard and parkway areas shall be landscaped and permanently maintained.

(Ord. No. 2015-005, § 1, 4-20-2015)

ORDINANCE NO. 2024-0004

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING FROM AGRICULTURAL (A) DISTRICT AND LIGHT MANUFACTURING/INDUSTRIAL (M-1) DISTRICT WITH PORTIONS IN THE FLOODPLAIN (FP) OVERLAY DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR GARDEN HOME (GH) DISTRICT USES WITH PORTION IN THE FLOODPLAIN (FP) OVERLAY DISTRICT WITH CONCEPT PLAN APPROVAL AND DEVIATIONS, A PORTION OF TRACTS 20, 21, 22, AND 34 OF THE A. SPIVA SURVEY, A-770, BEING 49.85 ACRES APPROXIMATELY ADDRESSED AT 804 E. DAVIS AVENUE, IN THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP IN THE ALVARADO COMPREHENSIVE PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 11 days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Alvarado, Texas at least 16 days before such hearing; and

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zoning change; and

WHEREAS, The City Council amends the Future Land Use map in the Alvarado Comprehensive Plan to change future land use designation of the subject site to the Medium-Density Residential land use category and the proposed zoning is consistent with this land use category; and

WHEREAS, The City Council is of the opinion that the zoning change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Alvarado;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1. That the Future Land Use map in the Alvarado Comprehensive Plan is hereby amended to change the future land use designation of the hereinafter described property:

DRAFT

Approximately 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, from Low Density Residential, Industrial/Utility, and Floodplain land use categories to Medium Density Residential and Floodplain land use categories, in the City of Alvarado, Johnson County, Texas.

SECTION 2. That the Comprehensive Zoning Ordinance and the Zoning Map of the City of Alvarado are hereby amended to change the zoning designation on the hereinafter described property and area as shown below:

Approximately 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, from Agricultural (A) District and Light Manufacturing/Industrial (M-1) District with portions in the Floodplain (FP) Overlay District to Planned Development (PD) District for Garden Home (GH) District uses with portion in the Floodplain (FP) Overlay District with concept plan approval and deviations, in the City of Alvarado, Johnson County, Texas.

SECTION 3. The Permitted Uses and Development Standards attached hereto as Exhibit "A" and the Concept Plan attached hereto as Exhibit "B" as incorporated herein for all purposes allowed by law, are hereby approved as the Permitted Uses, Development Standards, and Concept Plan for this Planned Development District.

SECTION 4. This ordinance shall be cumulative of all provisions and ordinances of the Code of Ordinances of the City of Alvarado, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 5. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance involving zoning, fire safety, or public health and sanitation shall be fined not more than Two Thousand Dollars ($2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

DRAFT

SECTION 7. The City Secretary of the City of Alvarado is hereby directed to publish the caption, penalty clause, publication clause and effective date clause of this ordinance one time for two days in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code.

SECTION 8. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

AND SO IT IS ORDAINED.

Passed on this the 15th day of April, 2024 by a vote of ____ to ____.

ATTEST:	**CITY OF ALVARADO**
_____	**By: _____**
Beth A. Walls, City Secretary	**Jacob Wheat, Mayor**

DRAFT

Exhibit "A"
Permitted Uses and Design Standards

(See Next Page)

DRAFT

EAGLE GLEN WEST

PD DEVELOPMENT STANDARDS

I. Purpose and Intent. - The purpose of this Planned Development district is to allow for the development of the Eagle Glen West, garden home residential community.

II. Permitted Uses.

a. Uses are permitted in accordance with Section 42-23 of the Zoning Ordinance.

b. Model homes associated with the sale of garden home residences are permitted on the Property until all residences are occupied. Temporary sales offices (i.e., Trailers) are allowed only until model homes are built and a certificate of occupancy is issued.

III. Residential uses.

a. For purposes of applying provisions in the Zoning Ordinance, residential uses shall be considered to be in a Garden Home GH District.

b. Section III shall apply to all residential uses, as well as temporary model homes except as noted in the PD ordinance.

c. Permitted uses shall be as defined in Section 42-23 of the Zoning Ordinance except as noted in the PD ordinance.

d. Area and height Regulations.

    i. See Table 1 for area and height regulations.

IV. Landscaping. See Article 42-839 of the Zoning Ordinance.

V. Planned Development District Garden Home Design Standards. All the standards associated with Section 42-23 (GH Garden Home District) shall apply except 42-23 (b) parking regulations and as amended herein (Table 1)

TABLE 1

GARDEN HOME AREA, SETBACK, HEIGHT, AND COVERAGE REGULATIONS

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback*	Rear Setback	Height Limit	Max. Ground Coverage**	Min. Principal Dwelling Size	Max. Density
	(Square Feet)	(at front building line ft.)	(average linear feet)	(Linear feet)	(Linear feet)	(Linear Feet)	(linear feet)	(% of Lot)	(square feet)	DU/Acre
GH	2,800	25	110	15	5/10	15	35	45/65	1,000	12.0

* The first number in the column is the required setback for a side yard not abutting a street; the second number is the required setback for a side yard abutting a residential street.
** The first number in the column refers to coverage by primary buildings; the second number refers to coverage by all buildings.

VI. Concept Plan. Development of the Property shall generally comply with the attached as Exhibit “B” to this Ordinance. Inclusion of the Concept Plan to this ordinance shall satisfy sections 42-35 of the Zoning Ordinance. The residential layout contained in the Concept Plan may be amended through the preliminary and final plat process without the need to amend this Ordinance.

VII. Amendments to the Planned Development Ordinance. If the City receives an application to re-zone only a portion of the Property, the City shall consider the re-zoning request for that portion and shall leave the zoning for the remainder of the Property unchanged.

VIII. Timing of Certain Improvements.

a. Construction permits for site improvements may be issued prior to formal plan approval at the discretion of the City Manager.
b. Residential model homes may be constructed prior to City acceptance of improvements upon approval of the City Manager.

Exhibit "B"
Concept Plan

(See Next Page)

DRAFT

LAND USE SUMMARY TABLE

RESIDENTIAL LOTS	160 LOTS
TOTAL AREA	49.85 Ac.
LOT AREA	15.37 Ac.
GREEN SPACE (TOTAL)	26.49 Ac.
PARK DEDICATION	22.06 Ac.
HOA LOT	4.43 Ac.
FLOODPLAIN	19.27 Ac.
STREET R.O.W.	4.78 Ac.
RESIDENTIAL STREETS	3,978 LF
PROPOSED 12" SANITARY SEWER	3,785 LF
GAS WELL PAD	3.21 Ac.

N

0 100 200

GRAPHIC SCALE

A.T. & S.F. RR

EAST ELM STREET (2nd STREET)

SANTA FE ST

EZELL ST

EAST ATCHLEY AVENUE (6th STREET)

EAST WEAVER AVENUE (5th STREET)

EAST COLLEGE STREET (4th STREET)

EAST PATTON AVENUE (3rd STREET)

DAVIS ST (F.M. 1807)

LENARD LN

ROCK SPARROW LN

NIGHTHAWK TRAIL

MATCHLINE

PROP 20' E-E ASPHALT SECTION w/ NO CURB WITHIN EXIST 50' R.O.W.

310± LF OF OFFSITE PAVING CONNECTING TO SANTA FE STREET TO CREATE 2nd ACCESS POINT

PROP WL CONNECTION TO EXIST 6" WL SANTA FE ST & EZELL ST

PROP 8" SS

EXIST 6" SEWER

N 00°23'21" E 1034.86'

N 00°53'06" E 814.85'

N 89°34'39" W 1223.47'

S 89°11'41" E 295.11'

N 00°17'36" E 935.23'

N 01°22'59" E 219.28'

N 01°05'37" E 157.93'

S 89°57'17" E 124.09'

N 89°26'28" W 394.70'

N 89°26'15" W 923.15'

S 89°35'27" W 26.84'

S 29°49'05" W 99.79'

N 89°47'20" W 458.98'

S 00°00'00" E 288.97'

S 16°55'30" E 791.19'

S 04°57'43" E 371.38'

S 22°57'54" E 156.95'

S 30°38'39" E 458.41'

S 28°03'55" E 190.24'

S 18°43'06" E 60.27'

S 04°25'59" E 77.02'

S 01°43'15" E 388.36'

N 89°47'20" W 67.00'

110' MIN. 115' TYP.

35' MIN. 35' TYP.

ANTICIPATED FLOOD PLAIN RECLAMATION (TYP)

PROP WL STUB

15' SANITARY SEWER ESMT. FIRST EASEMENT VOL. 708, PG. 129 D.R.J.C.T.

PROP 10' SS ESMT BY SEPARATE INSTRUMENT

FUTURE WATER LINE CONNECTION TO SERVE EAGLE GLEN NORTH BY OTHERS

EXIST 8" SS TO BE ABANDONED

GRAVEL GAS WELL LEASE ROAD

EXISTING FEMA 100-YR ZONE 'A' FLOODPLAIN

15' SANITARY SEWER ESMT. SECOND EASEMENT VOL. 708, PG. 129 D.R.J.C.T.

12' PASSWAY EASEMENT RESERVED IN VOL. 69, PG. 442 D.R.J.C.T. AS SHOWN ON SURVEY BY T.D. DISHEROON, DATED 05-25-05

REMAINDER OF 273 ALVARADO L.L.C. TRACT 1 CALLED 266.579 ACRES VOL. 3566, PG. 534 O.P.R.J.C.T. 49.847 ACRES

NORTH FORK CHAMBER CREEK TRIBUTARY

APPROX LOCATION OF FUTURE PARK AMENITIES (TYP)

PROP 50' R.O.W. w/ 31' B-B CONC SECTION & MOUNTABLE CURB

PROP 30' SS ESMT BY SEPARATE INSTRUMENT

PROP 8" WL

EXIST DRIVEWAY CONNECTION TO BE RECONSTRUCTED

CONNECT TO EXIST 8" SS IN DAVIS ST

CONNECT TO EXIST 8" SS LINE IN DAVIS ST

EXISTING 8" SS TO BE ABANDONED

C/L NORTH FORK CHAMBERS TRIB

EXIST 8" SS TO BE ABANDONED AND RELOCATED

PROPOSED SUBDIVISION ENTRANCE, PERIMETER WALL, SIDEWALK AND LANDSCAPING ALONG DAVIS AVENUE

80' X 320' CHANNEL ESMT. STATE OF TX ~ 2ND TRACT VOL. 392, PG. 338 ~ D.R.J.C.T.

I & H MANAGEMENT CO., L.L.C. TRACT II ~ CALLED 4.981 ACRES VOL. 3981, PG. 315 O.P.R.J.C.T.

I & H MANAGEMENT CO., L.L.C. TRACT I ~ CALLED 6.580 ACRES VOL. 3981, PG. 315 O.P.R.J.C.T.

JULIANAN COWDEN CALLED 1.85 ACRES VOL. 428, PG. 15 D.R.J.C.T.

15' SANITARY SEWER ESMT. THIRD EASEMENT VOL. 708, PG. 129 D.R.J.C.T.

MOSES CEPHUS ET UX CHANNIE CEPHUS CALLED 0.451 ACRES VOL. 1406, PG. 569 D.R.J.C.T.

NAOMI DIANE MURPHY CALLED 0.36 ACRES VOL. 4502, PG. 17 R.P.R.J.C.T.

ARFERRO INVESTMENTS LLC CALLED 0.44 ACRES DOC. NO. 2017-8726 R.P.R.J.C.T.

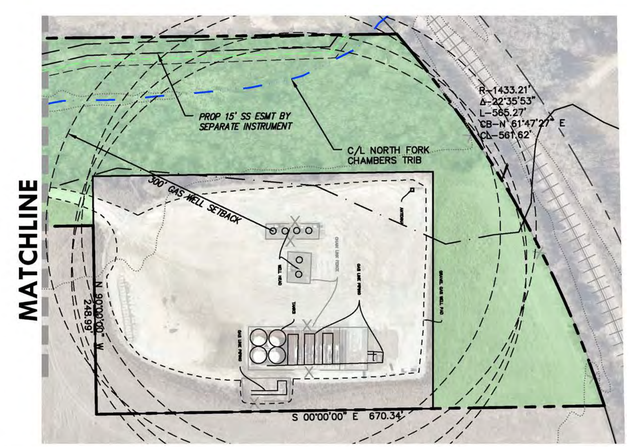
JEFFERY BERTRAND CALLED 0.176 ACRES VOL. 4892, PG. 791 R.P.R.J.C.T.

JERALD HEMPHILL AND ZADDIE BELL HEMPHILL TRACT 4 CALLED 0.215 ACRES DOC. NO. 2011-6898 R.P.R.J.C.T.

BLOCK 72 · BLOCK 71 · BLOCK 70 · BLOCK 69 · BLOCK 82 · BLOCK 81 · BLOCK 80 · BLOCK 79

LEGEND

- RESIDENTIAL LOTS
- PROP 8" WATER LINE
- PROP 8" SEWER LINE
- APPROX LIMITS OF PARK LAND DEDICATION
- APPROX LIMITS OF HOA DEDICATION



tnp
teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph
TX-PELS: ENGR F-230; SURV 10011600, 10011601, 10194381; TX-AE: BR 2673
www.tnpinc.com

Exhibit 'B'

Eagle Glen West

Concept Plan

160± - 35' Wide Single Family Lots

March 2024

RRW23168

Planning and Zoning Commission Meeting Management Report
Meeting Date: April 11, 2024
Contact: Justin French, Community Development Director

AGENDA ITEM:
Public hearing, consideration and action on the application of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Single-Family Residential (SF-2) District uses on 428.755 acres known as a portion of Tract 1 of the J. Nicholson Survey, A-1079, portions of Tracts 2, 5, and 6 of the J. B. Conger Survey, A-150, and portions of Tract 1-5 and 29 of the G. S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations.

BACKGROUND & FINDINGS:
The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential with the exception being that area designated for Local Business in the northeast corner at the planned intersection of CR 607 and a future arterial connection to CR 508. With approval of a comprehensive plan amendment to change this land use designation from Local Business to Low Density Residential and remove the future arterial connecting CR 508 and CR 607, the requested rezoning is anticipated to produce development consistent with the Comprehensive Plan's target density of four dwelling units per acre.

FINANCIAL IMPACT:
None.

RECOMMENDATION:
Staff suggests the Commission recommend approval Ordinance No. 2024-0005 to City Council.

MANAGEMENT REVIEW:
Paul DeBuff, City Manager

ATTACHMENTS:
Application
Location Map
Future Land Use Map
Zoning Map
Property Owner Notice List
Notices
Drafted Ordinance No. 2024-0005

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 2/22/2024 CLERK: _____ FEE: $8,975.10 CASE NO: _____

NAME OF APPLICANT: GRBK Edgewood LLC & Century Land Holdings of Texas, LLC PH: (469)573.6721

MAILING ADDRESS: 5501 Headquarters Drive, Suite 300W, Plano, TX 75024

APPLICANT IS THE: (OWNER) / LEASER / PURCHASER OF THE PROPERTY.
circle one

NAME OF OWNER: GRBK Edgewood LLC & Century Land Holdings of Texas, LLC PH: (469) 573.6721

MAILING ADDRESS: 5501 Headquarters Drive, Suite 300W, Plano, TX 75024

STREET ADDRESS OF PROPERTY: South of CR508, 0.8miles east of N. Cummings Dr ACREAGE: 428.755

LEGAL DESCRIPTION: City has on file with Annexations & PID Creation

PRESENT ZONE OF PROPERTY: AG & Unzoned PRESENT USE: AG

REQUESTED ZONE: PD PROPOSED USE: PD

REASON FOR CHANGE: Pursuant to Approved 2nd Amended & Restated DA for Lone Oak

USAGE OF ADJACENT PROPERTY

NORTH: County (Undeveloped)

SOUTH: Residential

EAST: County (Undeveloped)

WEST: County (Undeveloped) & Future ISD

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: _____

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: _____

SWORN TO AND SUBSCRIBED before me this 22 day of February, 2024, by the person whose signature appears directly above.

KRISTY LYN CHANDLER
Notary ID #129770238
My Commission Expires
April 1, 2026

Seal

Notary Public in and for The State of Texas.
My Commission expires April 1, 2026

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 2/27/24 CLERK: _____ FEE: $8,975.10 CASE NO: _____

NAME OF APPLICANT: GRBK Edgewood LLC & Century Land Holdings of Texas, LLC PH: (469)573.6721

MAILING ADDRESS: 5501 Headquarters Drive, Suite 300W, Plano, TX 75024

APPLICANT IS THE: (OWNER) / LEASER / PURCHASER OF THE PROPERTY.
circle one

NAME OF OWNER: GRBK Edgewood LLC & Century Land Holdings of Texas, LLC PH: (469) 573.6721

MAILING ADDRESS: 5501 Headquarters Drive, Suite 300W, Plano, TX 75024

STREET ADDRESS OF PROPERTY: South of CR508, 0.8miles east of N. Cummings Dr ACREAGE: 428.755

LEGAL DESCRIPTION: City has on file with Annexations & PID Creation

PRESENT ZONE OF PROPERTY: AG & Unzoned PRESENT USE: AG

REQUESTED ZONE: PD PROPOSED USE: PD

REASON FOR CHANGE: Pursuant to Approved 2nd Amended & Restated DA for Lone Oak

USAGE OF ADJACENT PROPERTY

NORTH: County (Undeveloped)

SOUTH: Residential

EAST: County (Undeveloped)

WEST: County (Undeveloped) & Future ISD

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: _____

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: Century Land Holdings of Texas, LLC

SWORN TO AND SUBSCRIBED before me this 27th day of February, 2024, by the person whose signature appears directly above.

LOGAN EDMUND PARKER
Notary Public, State of Texas
Comm. Expires 07-10-2026
Notary ID 131636014

(Seal)

Notary Public in and for The State of Texas.
My Commission expires 7/10/26

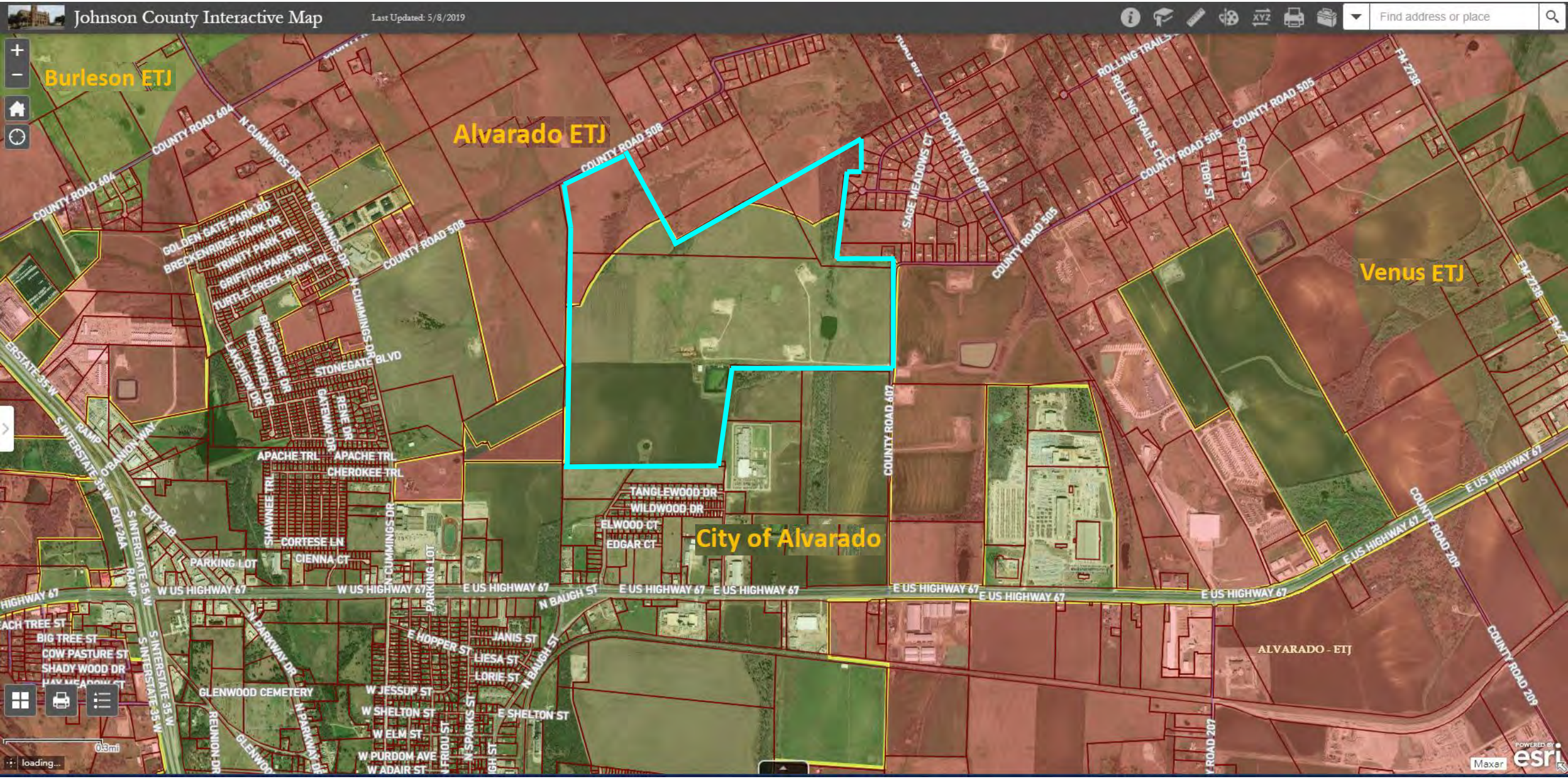

Johnson County Interactive Map
Last Updated: 5/8/2019
Find address or place
Burleson ETJ
Alvarado ETJ
Venus ETJ
City of Alvarado
ALVARADO - ETJ
COUNTY ROAD 604
N CUMMINGS DR
COUNTY ROAD 508
COUNTY ROAD 607
SAGE MEADOWS CT
ROLLING TRAILS
ROLLING TRAILS CT
COUNTY ROAD 505
SCOTT ST
TOBY ST
FM 2738
GOLDEN GATE PARK RD
BRECKENRIDGE PARK DR
TRINITY PARK TRL
GRIFFITH PARK TRL
TURTLE CREEK PARK TRL
BRIARSTONE DR
ROCKHAVEN DR
LAKEVIEW DR
STONEGATE BLVD
GATEWAY DR
RENE DR
APACHE TRL
CHEROKEE TRL
SHAWNEE TRL
CORTESE LN
CIENNA CT
PARKING LOT
TANGLEWOOD DR
WILDWOOD DR
ELWOOD CT
EDGAR CT
INTERSTATE 35 W
S INTERSTATE 35 W
O'BANION WAY
EXIT 24A
EXIT 24B
RAMP
W US HIGHWAY 67
E US HIGHWAY 67
N BAUGH ST
E HOPPER ST
JANIS ST
LIESA ST
LORIE ST
GLENWOOD CEMETERY
N PARKWAY DR
W JESSUP ST
W SHELTON ST
E SHELTON ST
W ELM ST
W PURDOM AVE
W ADAIR ST
N FRIOU ST
N SPARKS ST
REUNION DR
GLENWOOD
EACH TREE ST
BIG TREE ST
COW PASTURE ST
SHADY WOOD DR
HAY MEADOW ST
COUNTY ROAD 209
COUNTY ROAD 207
0.3mi
loading...
Maxar
POWERED BY esri

Figure 18. Future Land Use Current

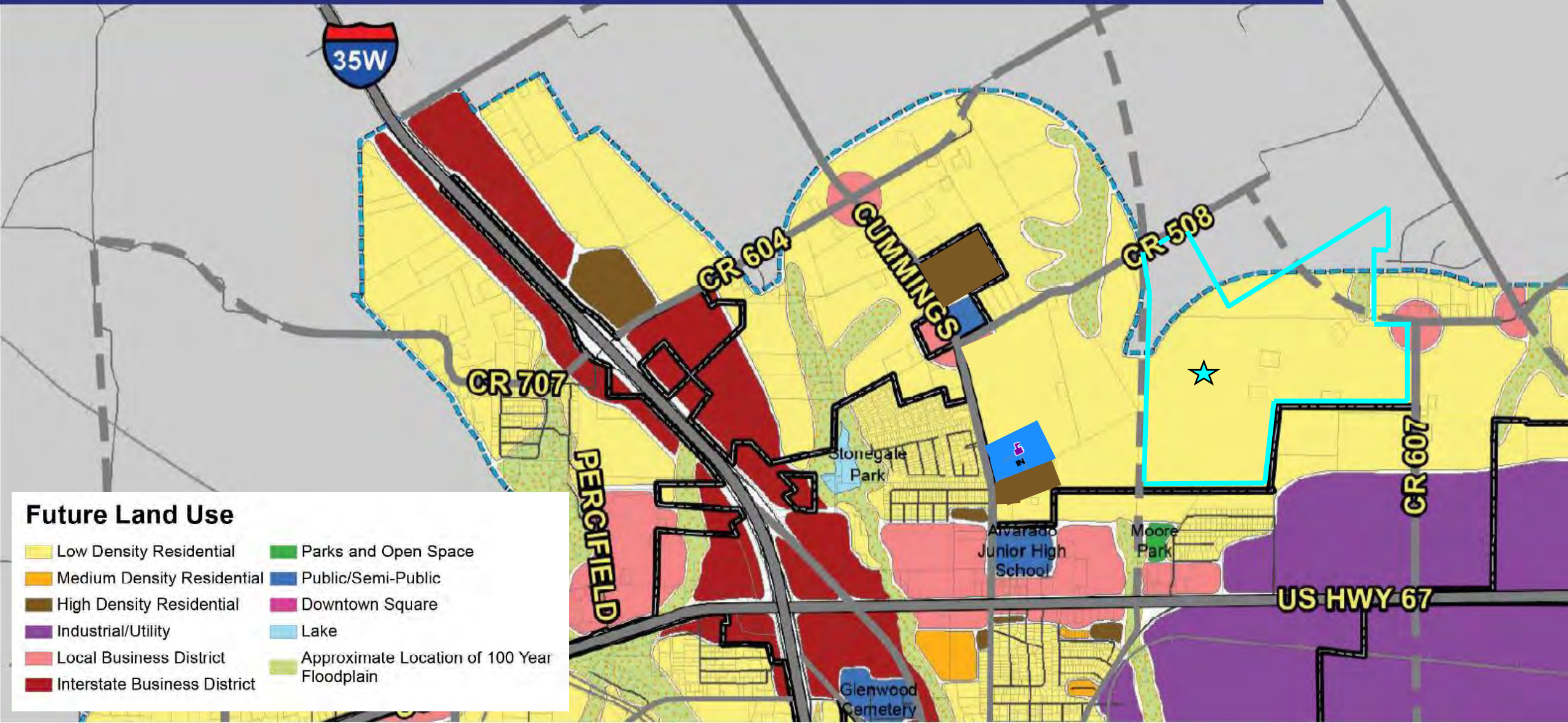
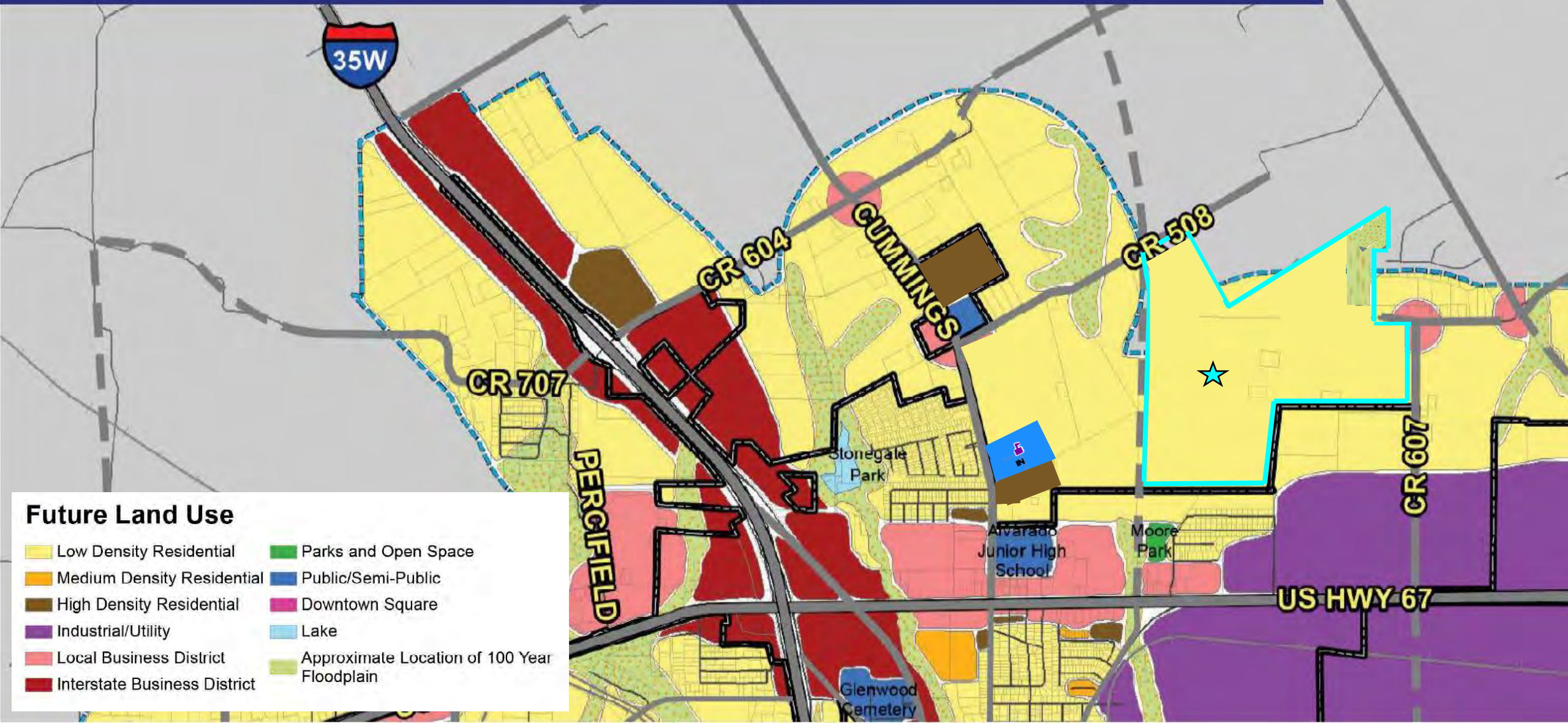
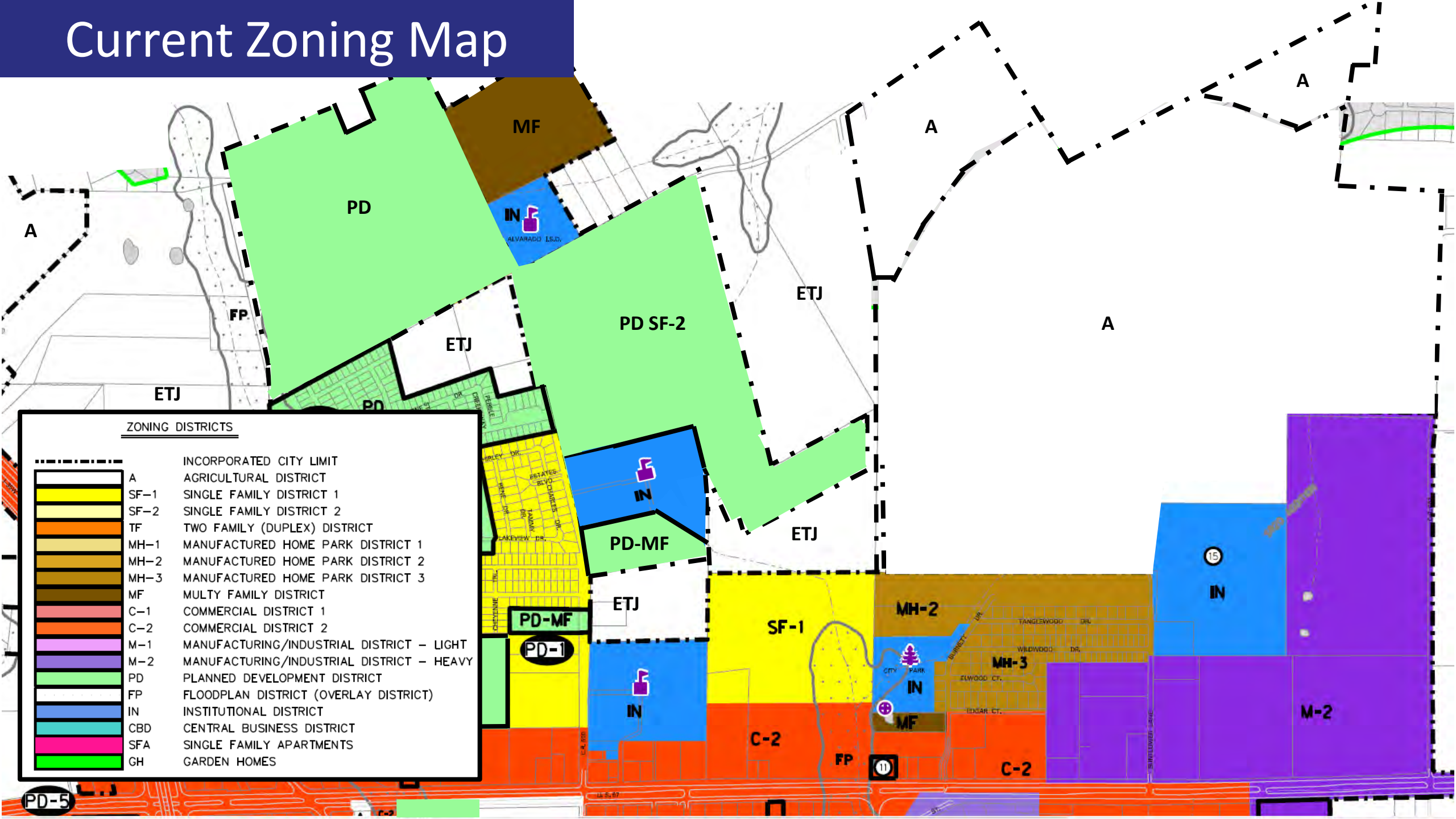


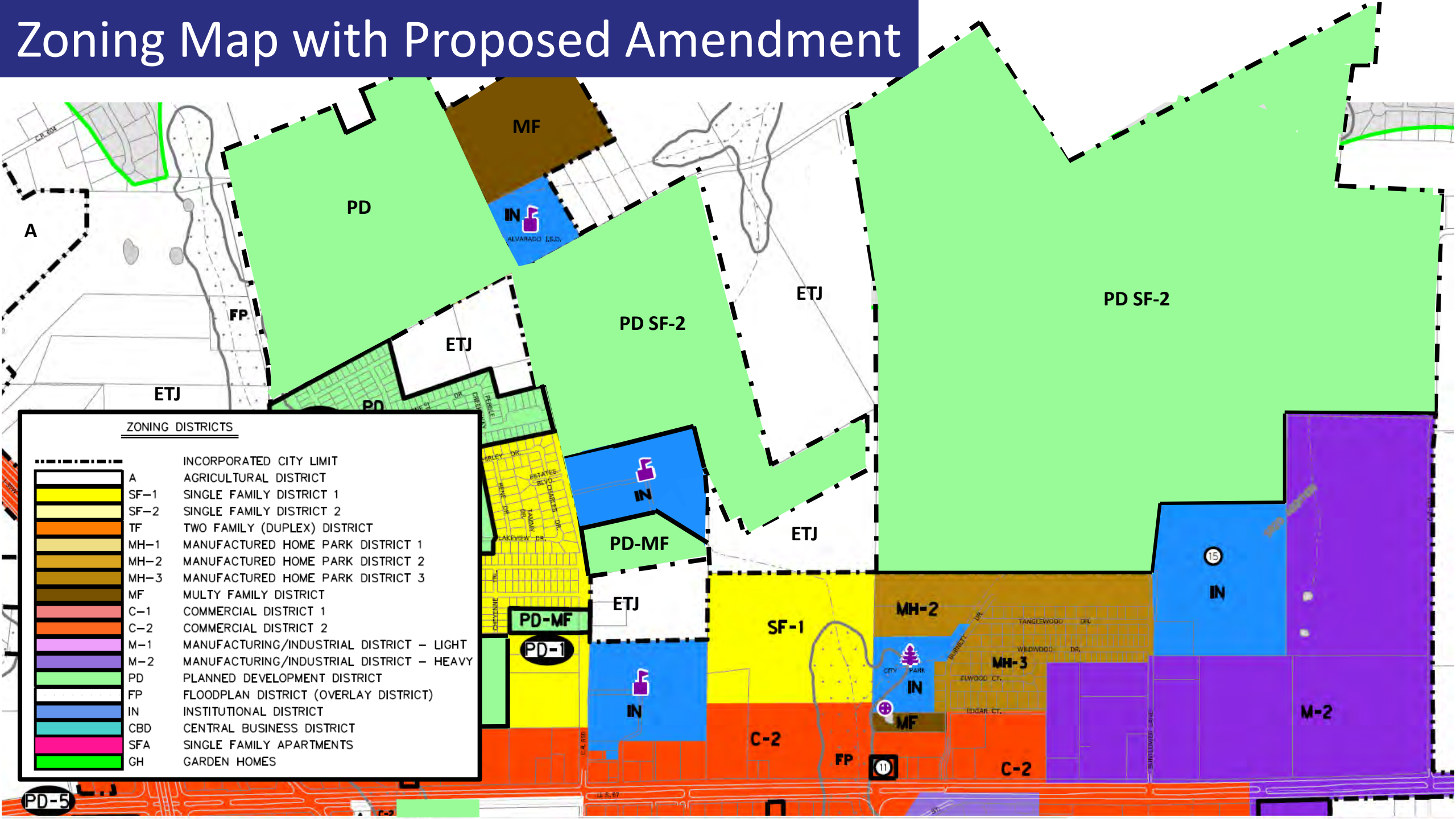
Figure 18. Future Land Use Proposed



Current Zoning Map



Zoning Map with Proposed Amendment



Alvarado Address	Owner within 200 Feet	Mailing Address	City	State	Zip Code	PID
1209 Sunflower Ln	Prairielands Pulic Facility Corporation	104 W. College	Alvarado	TX	76009	126.3842.01010
1209 Sunflower Ln	Prairielands Pulic Facility Corporation	104 W. College	Alvarado	TX	76009	126.3842.01030
1209 Sunflower Ln	Prairielands Pulic Facility Corporation	104 W. College	Alvarado	TX	76009	126.3842.01020
1001 Burnett Blvd	Dixie Partners 8 LLC	PO Box 270874	Flower Mound	TX	75027	126.0625.00040
1001 Burnett Blvd	Dixie Partners 8 LLC	PO Box 270874	Flower Mound	TX	75027	126.0625.00070
1220 N. Cummings Dr	Agave Trail Development LLC	228 Morningside Dr	Roanoke	TX	76262	126.0737.01111
1000 N. Cummings Dr	Alvarado ISD	PO Box 270874	Alvarado	TX	76009	126.0737.01050

	Owner, Applicant, ISD	Mailing Address	City	State	Zip Code
GRBK Edgewood LLC	Owner	5501 Headquarters Drive, Suite 300W	Plano	TX	75024
Century Land Holdings of Texas LLC	Owner	5501 Headquarters Drive, Suite 300W	Plano	TX	75024
Alvarado ISD	ISD	PO Box 270874	Alvarado	TX	76009

City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ◆ www.cityofalvarado.org

March 22, 2024

GRBK Edgewood LLC & Century Land Holdings of Texas, LLC
5501 Headquarters Drive, Suite 300W
Plano, TX 75024

The City of Alvarado has received your request for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Single-Family Residential (SF-2) District uses on 428.755 acres known as a portion of Tract 1 of the J. Nicholson Survey, A-1079, portions of Tracts 2, 5, and 6 of the J. B. Conger Survey, A-150, and portions of Tracts 1-5 and 29 of the G. S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations..

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the Planning and Zoning Commission of the City of Alvarado on Thursday, the 11th day of April 2024, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this request. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 15th day of April 2024, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this request.

For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,

Justin French

Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org

City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ◆ www.cityofalvarado.org

March 22, 2024

Dear Dr. Kenneth Estes,

The City of Alvarado has received the request made by GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District on 428.755 acres known as a portion of Tract 1 of the J. Nicholson Survey, A-1079, portions of Tracts 2, 5, and 6 of the J. B. Conger Survey, A-150, and portions of Tracts 1-5 and 29 of the G. S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations. This development is anticipated to yield 1,657 new residences within 35 years.

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the Planning and Zoning Commission of the City of Alvarado on Thursday, the 11th day of April 2024, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this request. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 15th day of April 2024, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this request.

This notice is provided in accordance with Section 211.007(c-1) of the Texas Local Government Code. This is notice of the public hearings, at which any interested persons will be given an opportunity to be heard. In hearing this matter, the Planning and Zoning Commission and City Council may approve the request as submitted, may approve an amended request, or may deny the request. For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,

Justin French

Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org

City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ◆ www.cityofalvarado.org

March 22, 2024

Dear Property Owner,

The City of Alvarado has received the request made by GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Single-Family Residential (SF-2) District uses on 428.755 acres known as a portion of Tract 1 of the J. Nicholson Survey, A-1079, portions of Tracts 2, 5, and 6 of the J. B. Conger Survey, A-150, and portions of Tracts 1-5 and 29 of the G. S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations.

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the Planning and Zoning Commission of the City of Alvarado on Thursday, the 11th day of April 2024, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this request. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 15th day of April 2024, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this request.

According to City and County Tax Records, you are the owner of property which is located within two hundred (200) feet of the area of the requested zoning change. This is notice of the public hearings, at which any interested persons will be given an opportunity to be heard. In hearing this matter, the Planning and Zoning Commission and City Council may approve the request as submitted, may approve an amended request, or may deny the request.

For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,

Justin French

Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org

ORDINANCE NO. 2024-0005

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING FROM AGRICULTURAL (A) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY RESIDENTIAL (SF-2) DISTRICT USES WITH DEVELOPMENT PLAN APPROVAL AND DEVIATIONS, A PORTION OF TRACT 1 OF THE J. NICHOLSON SURVEY, A-1079, PORTIONS OF TRACTS 2, 5, AND 6 OF THE J. B. CONGER SURVEY, A-150, AND PORTIONS OF TRACTS 1-5 AND 29 OF THE G. S. MCINTOSH SURVEY, A-625, BEING 428.755 ACRES APPROXIMATELY ADDRESSED AT 825 AND 1029 CR 607, IN THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP IN THE ALVARADO COMPREHENSIVE PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within city limits and 200 feet of the property herein described at least 11 days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Alvarado, Texas at least 16 days before such hearing; and

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zoning change; and

WHEREAS, The City Council amends the Future Land Use map in the Alvarado Comprehensive Plan to change future land use designation in the northeast corner of the subject site from Local Business to Low Density Residential so the land use category on the Future Land Use Map is consistent with the proposed zoning; and

WHEREAS, The City Council is of the opinion that the zoning change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Alvarado;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1. That the Future Land Use map in the Alvarado Comprehensive Plan is hereby amended to change the future land use designation on a portion in the northeast corner of the hereinafter described property in Exhibit "A" from Local Business to Low Density Residential.

DRAFT

SECTION 2. That the Comprehensive Zoning Ordinance and the Zoning Map of the City of Alvarado are hereby amended to change the zoning designation on the hereinafter described property in Exhibit "A".

SECTION 3. The Permitted Uses and Development Standards attached hereto as Exhibit "B" and the Development Plan attached hereto as Exhibit "C" as incorporated herein for all purposes allowed by law, are hereby approved as the Permitted Uses, Development Standards, and Development Plan for this Planned Development District.

SECTION 4. This ordinance shall be cumulative of all provisions and ordinances of the Code of Ordinances of the City of Alvarado, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 5. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance involving zoning, fire safety, or public health and sanitation shall be fined not more than Two Thousand Dollars ($2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7. The City Secretary of the City of Alvarado is hereby directed to publish the caption, penalty clause, publication clause and effective date clause of this ordinance one time for two days in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code.

SECTION 8. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

AND SO IT IS ORDAINED.

Passed on this the 15th day of April, 2024 by a vote of ____ to ____.

ATTEST: **CITY OF ALVARADO**

_____ **By: _____**

Beth A. Walls, City Secretary **Jacob Wheat, Mayor**

DRAFT

EXHIBIT A

Metes and Bounds Description and Depiction of the Property

PROPERTY DESCRIPTION

BEING a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the James B. Conger Survey, Abstract No. 150 and the George S. Mcintosh Survey, Abstract No. 625, being part of that called 428.755 acre tract of land described in Deeds to Century Land Holdings of Texas, LLC (50% interest) recorded as Instrument No. 2024-2622 and to GRBK Edgewood, LLC (50% interest) recorded as Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 80d nail with washer stamped "BLUESTAR SURVEYING" found at the most westerly northwest corner of said 428.755, said point also being the northeast corner of a tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Tarrant County, Texas, said point being in the centerline of County Road 508, more or less;

THENCE North 60 degrees 07 minutes 21 seconds East, along the north line of said 428.755 acre tract, and along the centerline of said County Road 508, more or less, a distance of 1,221.36 feet to a one-half inch iron rod with cap stamped "BLUESTAR SURVEYING" found for corner, being the common corner of said 428.755 acre tract, and a tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-05552, Deed Records, Johnson County, Texas;

THENCE South 29 degrees 22 minutes 14 seconds East, along the common line of said 428.755 acre tract and said Simla Investments, LLC tract, passing at a distance of 441.15 feet a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found at the common corner of said Simla Investments, LLC tract, and a tract of land described in a deed to Nava Legacy 49, LLC, recorded in Document Number 2019-34549, Deed Records, Johnson County, Texas, and continuing a total distance of 1,730.13 feet to a 4 inch steel post found for the common corner of said 428.755 acre tract and said Nava Legacy 49, LLC tract;

THENCE North 60 degrees 23 minutes 20 seconds East, along the common line of said 428.755 acre tract and said Nava Legacy 49, LLC tract, a distance of 1883.36 feet to a one-half inch iron rod with plastic cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract, said Nava Legacy 49, LLC tract and a tract of land described in a deed to Silken Inc., recorded in Volume 2271, Page 110, Deed Records, Johnson County, Texas;

THENCE North 60 degrees 27 minutes 35 seconds East, along the common line of said 428.755 acre tract, and said Silken Inc tract, a distance of 1,584.29 feet to a 5/8 inch iron rod found for the common corner of said 428.755 acre tract and Block 1, Sage Meadows, an addition in the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 8, Page 541, Plat Records, Johnson County, Texas;

THENCE South 04 degrees 15 minutes 09 seconds West, along the common line of said 428.755 acre tract and said Block 1, Sage Meadows a distance of 647.86 feet to a 5/8 inch iron rod found for the common corner of said 428.755 acre tract and said Block 1;

THENCE North 86 degrees 29 minutes 36 seconds West, along the common line of said 428.755 acre tract, and said Block 1, a distance of 257.82 feet to a one-half inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said 428.755 acre tract and said Block 1;

THENCE South 04 degrees 30 minutes 31 seconds West, along the common line of said 428.755 acre tract and said Block 1, passing the common corner of said Block 1, and a tract of land in a deed to Carolyn K. Myers, recorded in Volume 3272, Page 803, Deed Records, Johnson County, Texas, described in Volume 2196, Page 326, Deed Records, Johnson County Texas, passing the common corner of said Myers tract and a tract of land described in a deed to Antonino Alegria and Jeanette F. Alegria, recorded in Document Number 2012-05342, Deed Record, Johnson County, Texas and continuing a total distance of 1,325.63 feet to a five-eighths inch iron rod found for the common corner of said 428.755 acre tract and said Alegria tract;

THENCE South 88 degrees 42 minutes 17 seconds East, along the common line of said 428.755 acre tract and said Alegria tract, a distance of 904.65 feet to a five-eighths inch iron rod found for the common corner of said 428.755 acre tract and said Alegria tract;

THENCE South 00 degrees 19 minutes 40 seconds East, along the common line of said 428.755 acre tract and said Alegria tract, passing a 5/8 inch iron rod found for an interior corner of said Alegria tract, said point being in the right-of-way line of said County Road 607, at a distance of 26.31 feet, and continuing along the east line of said 428.755 acre tract and along the west right-of-way line of said County Road 607, a total distance of 1,765.90 feet to a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract and Lot 3, Block 1, SR20 Addition, an addition in the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 742, Plat Records, Johnson County, Texas, said point being in the west right-of-way line of County Road 607;

THENCE North 89 degrees 12 minutes 10 seconds West, along the common line of said 428.755 acre tract and said Lot 3, Block 1, a distance of 2,585.02 feet to a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract and said Lot 3, Block 1;

THENCE South 05 degrees 36 minutes 42 seconds West, along the common line of said 428.755 acre tract and said Lot 3, Block 1, passing the common corner of said Lot 2, Block 1 and Lot 3, Block 1, of said SR20 Addition, and continuing a total distance of 1,565.44 feet to a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract and said Lot 2, Block 1;

THENCE South 89 degrees 51 minutes 19 seconds East, along the common line of said 428.755 acre tract and said Lot 2, Block 1, a distance of 76.81 feet to a one-half inch iron rod found for the common corner of said 428.755 acre tract and said Lot 2, Block 1;

THENCE South 00 degrees 06 minutes 33 seconds West, along the common line of said 428.755 acre tract and said Lot 2, Block 1, a distance of 90.02 feet to a one-half inch iron rod with plastic cap stamped “BLUESTAR SURVEYING” found for the common corner of said 428.755 acre tract, said Lot 2, Block 1 and a tract of land described in a deed to Dixie Partners 8, LLC, recorded in Document Number 2018-04925, Deed Records, Johnson County, Texas;

THENCE South 89 degrees 51 minutes 50 seconds West, along the common line of said 428.755 acre tract and said Dixie Partners 8, LLC tract, a distance of 2,636.77 feet to a one-half inch iron rod with plastic cap stamped “BLUESTAR SURVEYING” found for the common corner of said 428.755 acre tract and said Dixie Partners 8, LLC tract, said point being in the east line of a tract of land described in a deed to Alvarado ISD, recorded in Volume 2691, Page 258, Deed Records, Johnson County, Texas;

THENCE North 00 degrees 34 minutes 45 seconds East, along the common line of said 428.755 acre tract, and said Alvarado ISD tract, a distance of 1,629.92 feet to a two inch iron pipe found for the common corner of said 428.755 acre tract, said Alvarado ISD tract, and a tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Tarrant County, Texas;

THENCE North 00 degrees 19 minutes 20 seconds East, along the common line of said 428.755 acre tract and said Franklin tract, a distance of 2,169.58 feet to a one-half inch iron rod found for the common corner of said 428.755 acre tract and said Franklin tract;

THENCE North 12 degrees 02 minutes 50 seconds West, along the common line of said 428.755 acre tract and said Franklin tract, a distance of 761.63 feet to the **POINT OF BEGINNING** and containing 18,676,563 square feet or 428.755 acres of land.

PROPERTY DESCRIPTION

BEING a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the James B. Conger Survey, Abstract No. 150 and the George S. Mcintosh Survey, Abstract No. 625, being part of that called 428.755 acre tract of land described in Deeds to Century Land Holdings of Texas, LLC (50% interest) recorded as Instrument No. 2024-2622 and to GRBK Edgewood, LLC (50% interest) recorded as Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 80d nail with washer stamped "BLUESTAR SURVEYING" found at the most westerly northwest corner of said 428.755, said point also being the northeast corner of a tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Tarrant County, Texas, said point being in the centerline of County Road 508, more or less;

THENCE North 60 degrees 07 minutes 21 seconds East, along the north line of said 428.755 acre tract, and along the centerline of said County Road 508, more or less, a distance of 1,221.36 feet to a one-half inch iron rod with cap stamped "BLUESTAR SURVEYING" found for corner, being the common corner of said 428.755 acre tract, and a tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-05552, Deed Records, Johnson County, Texas;

THENCE South 29 degrees 22 minutes 14 seconds East, along the common line of said 428.755 acre tract and said Simla Investments, LLC tract, passing at a distance of 441.15 feet a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found at the common corner of said Simla Investments, LLC tract, and a tract of land described in a deed to Nava Legacy 49, LLC, recorded in Document Number 2019-34549, Deed Records, Johnson County, Texas, and continuing a total distance of 1,730.13 feet to a 4 inch steel post found for the common corner of said 428.755 acre tract and said Nava Legacy 49, LLC tract;

THENCE North 60 degrees 23 minutes 20 seconds East, along the common line of said 428.755 acre tract and said Nava Legacy 49, LLC tract, a distance of 1883.36 feet to a one-half inch iron rod with plastic cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract, said Nava Legacy 49, LLC tract and a tract of land described in a deed to Silken Inc., recorded in Volume 2271, Page 110, Deed Records, Johnson County, Texas;

THENCE North 60 degrees 27 minutes 35 seconds East, along the common line of said 428.755 acre tract, and said Silken Inc tract, a distance of 1,584.29 feet to a 5/8 inch iron rod found for the common corner of said 428.755 acre tract and Block 1, Sage Meadows, an addition in the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 8, Page 541, Plat Records, Johnson County, Texas;

THENCE South 04 degrees 15 minutes 09 seconds West, along the common line of said 428.755 acre tract and said Block 1, Sage Meadows a distance of 647.86 feet to a 5/8 inch iron rod found for the common corner of said 428.755 acre tract and said Block 1;

THENCE North 86 degrees 29 minutes 36 seconds West, along the common line of said 428.755 acre tract, and said Block 1, a distance of 257.82 feet to a one-half inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said 428.755 acre tract and said Block 1;

THENCE South 04 degrees 30 minutes 31 seconds West, along the common line of said 428.755 acre tract and said Block 1, passing the common corner of said Block 1, and a tract of land in a deed to Carolyn K. Myers, recorded in Volume 3272, Page 803, Deed Records, Johnson County, Texas, described in Volume 2196, Page 326, Deed Records, Johnson County Texas, passing the common corner of said Myers tract and a tract of land described in a deed to Antonino Alegria and Jeanette F. Alegria, recorded in Document Number 2012-05342, Deed Record, Johnson County, Texas and continuing a total distance of 1,325.63 feet to a five-eighths inch iron rod found for the common corner of said 428.755 acre tract and said Alegria tract;

THENCE South 88 degrees 42 minutes 17 seconds East, along the common line of said 428.755 acre tract and said Alegria tract, a distance of 904.65 feet to a five-eighths inch iron rod found for the common corner of said 428.755 acre tract and said Alegria tract;

THENCE South 00 degrees 19 minutes 40 seconds East, along the common line of said 428.755 acre tract and said Alegria tract, passing a 5/8 inch iron rod found for an interior corner of said Alegria tract, said point being in the right-of-way line of said County Road 607, at a distance of 26.31 feet, and continuing along the east line of said 428.755 acre tract and along the west right-of-way line of said County Road 607, a total distance of 1,765.90 feet to a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract and Lot 3, Block 1, SR20 Addition, an addition in the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 742, Plat Records, Johnson County, Texas, said point being in the west right-of-way line of County Road 607;

THENCE North 89 degrees 12 minutes 10 seconds West, along the common line of said 428.755 acre tract and said Lot 3, Block 1, a distance of 2,585.02 feet to a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract and said Lot 3, Block 1;

THENCE South 05 degrees 36 minutes 42 seconds West, along the common line of said 428.755 acre tract and said Lot 3, Block 1, passing the common corner of said Lot 2, Block 1 and Lot 3, Block 1, of said SR20 Addition, and continuing a total distance of 1,565.44 feet to a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract and said Lot 2, Block 1;

THENCE South 89 degrees 51 minutes 19 seconds East, along the common line of said 428.755 acre tract and said Lot 2, Block 1, a distance of 76.81 feet to a one-half inch iron rod found for the common corner of said 428.755 acre tract and said Lot 2, Block 1;

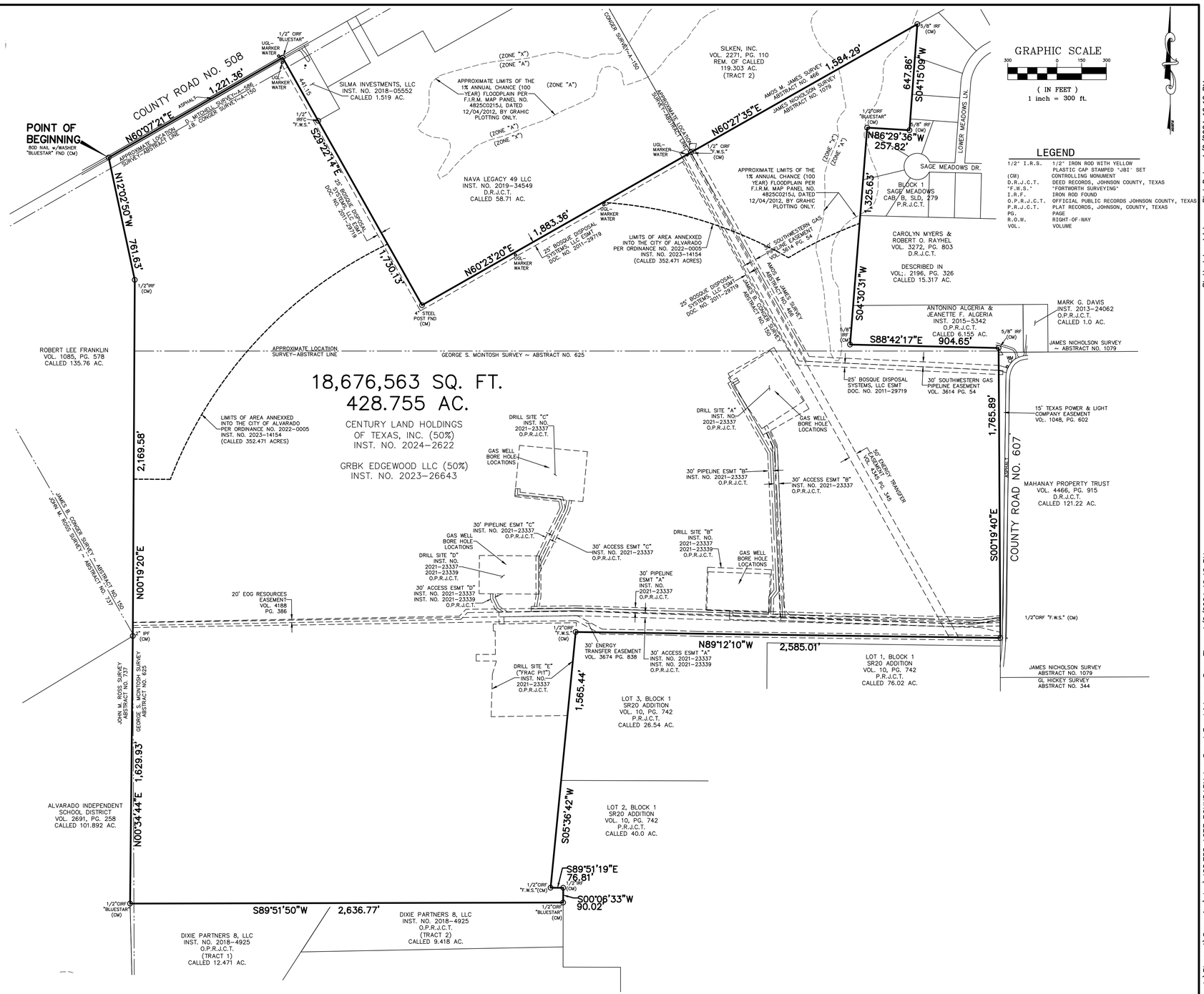
THENCE South 00 degrees 06 minutes 33 seconds West, along the common line of said 428.755 acre tract and said Lot 2, Block 1, a distance of 90.02 feet to a one-half inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said 428.755 acre tract, said Lot 2, Block 1 and a tract of land described in a deed to Dixie Partners 8, LLC, recorded in Document Number 2018-04925, Deed Records, Johnson County, Texas;

THENCE South 89 degrees 51 minutes 50 seconds West, along the common line of said 428.755 acre tract and said Dixie Partners 8, LLC tract, a distance of 2,636.77 feet to a one-half inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said 428.755 acre tract and said Dixie Partners 8, LLC tract, said point being in the east line of a tract of land described in a deed to Alvarado ISD, recorded in Volume 2691, Page 258, Deed Records, Johnson County, Texas;

THENCE North 00 degrees 34 minutes 45 seconds East, along the common line of said 428.755 acre tract, and said Alvarado ISD tract, a distance of 1,629.92 feet to a two inch iron pipe found for the common corner of said 428.755 acre tract, said Alvarado ISD tract, and a tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Tarrant County, Texas;

THENCE North 00 degrees 19 minutes 20 seconds East, along the common line of said 428.755 acre tract and said Franklin tract, a distance of 2,169.58 feet to a one-half inch iron rod found for the common corner of said 428.755 acre tract and said Franklin tract;

THENCE North 12 degrees 02 minutes 50 seconds West, along the common line of said 428.755 acre tract and said Franklin tract, a distance of 761.63 feet to the **POINT OF BEGINNING** and containing 18,676,563 square feet or 428.755 acres of land.



FLOOD STATEMENT:

According to Community Panel No. 48251C0215J, dated December 4, 2012 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "A", the 1% Annual Chance Flood (100-Year Flood), also known as the Base Flood, with no Base Flood Elevations determined. If this site is not within an identified Special Flood Hazard area, this Flood Statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

NO.	REVISION	BY	DATE

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

ZONING EXHIBIT – 428.755 ACRES

DAVID MITCHELL SURVEY – ABST. 586
JAMES B. CONGER SURVEY – ABST. 150
GEORGE S. McINTOSH SURVEY – ABST. NO. 625
AMOS M. JAMES SURVEY – ABST. NO. 466
JAMES NICHOLSON SURVEY – ABST. NO. 1079

City of Alvarado, Johnson County, Texas

PROJECT NO. CCT001
SHEET NO. 1 OF 1
DATE APRIL 02, 2024

Drawing: H:\Projects\CCT001-Alvarado\Phase 1\Surveying\dwg\428.755 ACRE BOUNDARY.dwg Saved By: bjohnson Save Time: 4/2/2024 12:12 PM
Plotted by: bjohnson Plot Date: 4/2/2024 12:12 PM

EXHIBIT B
Development Standards

GENERAL STANDARDS

1. The design and development of the Lone Oak neighborhood shall take place in general accordance with the Concept Plan (Exhibit D).
2. Street Pattern. Refinements to the street pattern shown on the Concept Plan (Exhibit D) may take place without the need to amend the Development Agreement as long as those refinements do not change the general nature of the streets.
3. A minimum of 10% of the land within the Lone Oak neighborhood shall be used as common open space. Open space will be publicly accessible, except for any fenced swimming pool area. The open space shall be owned and maintained by a mandatory Homeowners Association.
4. Gas wells. Homes shall not be located closer than 200 linear feet to an existing well bore. The distance shall be calculated from the well bore, in a straight line, without regard to intervening structures or objects, to the closest exterior point of any home.

USE REGULATIONS

1. Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-2) Single Family Residential District, in accordance with the Alvarado Zoning Ordinance, as amended.
2. A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-2) Single Family Residential District, in accordance with the Alvarado Zoning Ordinance, as amended.

DEVELOPMENT REQUIREMENTS

Development shall take place in accordance with development standards established Section 44-22 of the Alvarado Zoning Ordinance for the SF-2 Single Family Residential District, on the date the Lone Oak Development Agreement is submitted to the City of Alvarado, unless otherwise identified below or in an amendment to this Development Agreement in the future. Items addressed in Section 44-22 of the Alvarado Zoning Ordinance which are not specifically addressed below do not apply to the Lone Oak neighborhood.

1. Minimum lot area: 5,500 square feet for 50’ wide lots and 4,500 square feet for 45’ wide lots.
2. Minimum lot width: 50 linear feet for Phase 1. On cul-de-sacs and/or elbows, the lot width may be reduced to 40 linear feet. For purposes of this section, lot width is measured at the front building line. Up to 50% of lots developed following Phase 1 may be reduced to 45 linear feet, measured along the front building line.
3. Minimum lot depth: 110 linear feet. On cul-de-sacs and/or elbows, the lot depth may be reduced to 100 linear feet
4. Minimum front yard:
   A. Primary face of the home fronting a residential street: 20 linear feet.
   B. Primary face of the home fronting a collector or major street: 35 linear feet.

C. Unenclosed, covered porch or terrace on a home fronting a public street: 10 linear feet. Said porch or terrace may have supporting columns and its covering may be incorporated into the design of the home.

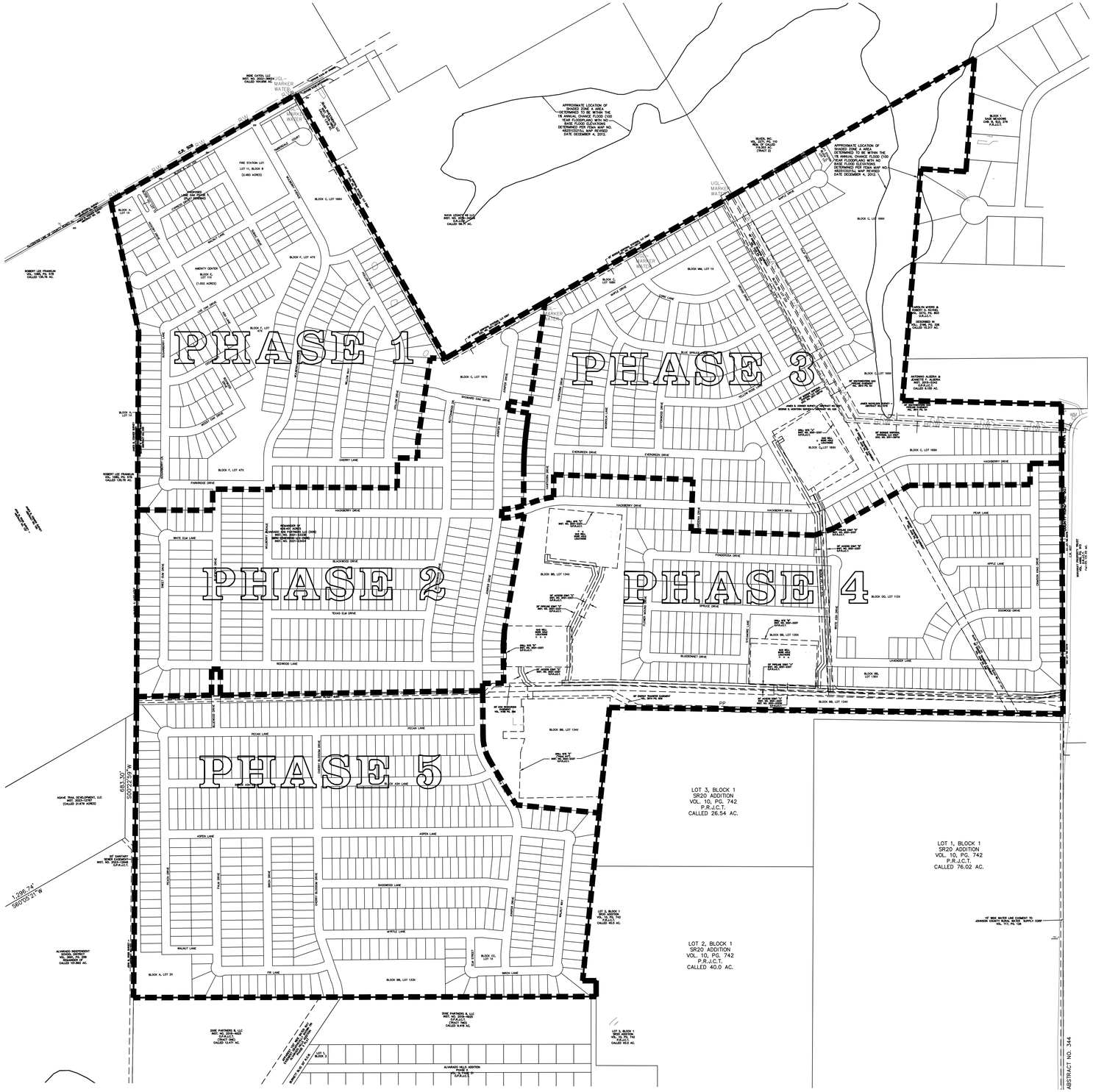
5. Minimum side yard-:
   A. Interior: 5 linear feet.
   B. Abutting a residential street: 10 linear feet.
   C. Abutting a collector or major street: 15 linear feet.
6. Minimum rear yard:
   A. Two story home: 20 linear feet.
   B. One story home and/or a one story portion of a two story home: 15 linear feet.
7. Maximum ground coverage:
   A. Primary building: 55%.
   B. Total for all buildings: 65%.

   For purposes of this section, outdoor patios/kitchens shall not count as part of the primary building if they are located under a contiguous roof.
8. Minimum size of house: 1,500 square feet.
9. Maximum density per acre: 5.00 dwelling units. For purposes of this section, acreage shall be considered as the total acreage within the boundaries of the Lone Oak neighborhood as shown on the Concept Plan (Exhibit D). In no event shall there be more than 1700 total lots.
10. Maximum height: 35 linear feet.
11. Landscaping: A minimum of one, three inch caliper canopy tree shall be located in the front yard of each home.
12. Neighborhood Entrances: All neighborhood entrances shall be constructed with stone or brick.
13. Exterior Materials:
    A. Exterior materials for residential structures (excluding accessory structures) shall consist of brick, stone, synthetic stone, stucco, decorative cementitious fiberboard, cementitious fiberboard siding, excluding windows, doors, and other normal openings, fascia, and architectural details (corbels, exposed beams, guardrails, handrails, dormers, etc.).
    B. Masonry Materials shall be defined as brick, stone, synthetic stone, and stucco with the following requirements:
       i. Front elevation – no less than 80% Masonry Materials
       ii. Side elevation – no less than 75% Masonry Materials
       iii. Rear elevation – no less than 50% Masonry Materials
       iv. Walls over roof are allowed to have cementitious fiberboard siding, overlapping horizontally.
    C. Chimneys (if installed) – If built on an exterior wall, it must be 100% Masonry Materials. If built within interior, cementitious fiberboard siding, overlapping horizontally, shall be used.

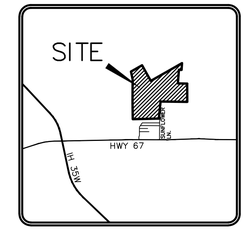
Exhibit C
Development Plan

(See Next 34 Pages)

DRAFT



PHASE MAP



VICINITY MAP
N.T.S.

GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 inch = 300 ft.

NOTES:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, OPEN SPACES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.

3. THIS MAP IS BASED ON A BOUNDARY VERIFICATION OF A SURVEY DONE BY BLUESTAR SURVEYING, DATED DECEMBER 15, 2020.

4. CONTOUR DATA SHOWN HEREON IS BASED FROM AERIAL CONTOUR DATA AND IS NOT THE RESULT OF AN ON THE GROUND TOPO.

5. ALL PROPERTY CORNERS ARE ONE-HALF INCH IRON ROD WITH CAP STAMPED "JBI" SET UNLESS NOTED OTHERWISE.

6. ACCORDING TO COMMUNITY PANEL NO. 48251C0215J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE "A", THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, WITH NO BASE FLOOD ELEVATIONS DETERMINED.

7. REAR AND SIDE DRIVEWAY ACCESS TO MAJOR THOROUGHFARES SHALL BE PROHIBITED.

8. ALL LOTS FOLLOWED BY AN "X" ARE OPEN SPACE LOTS.

9. LOT 11X, BLOCK E, IS DESIGNATED AS AN AMENITY CENTER LOT.

10. LOT 11, BLOCK B, IS DESIGNATED AS A FIRE STATION LOT.

11. LOT 171, BLOCK C, IS DESIGNATED AS A LIFT STATION LOT.

LOT SUMMARY TABLE			
PHASE	45' X 120'	50' X 120'	TOTAL
PHASE 1	0	257	257
PHASE 2	182	181	363
PHASE 3	149	165	314
PHASE 4	118	127	245
PHASE 5	244	234	478
TOTAL	693	964	1657

DEVELOPMENT PLAN

LONE OAK

1,657 RESIDENTIAL LOTS

BEING 428.755 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
DAVID MITCHELL SURVEY, ABSTRACT NO. 586
GEORGE S. McINTOSH SURVEY, ABSTRACT NO. 625
JAMES NICHOLSON SURVEY, ABSTRACT NO. 1079

JOHNSON COUNTY, TEXAS

GRBK EDGEWOOD, LLC — OWNER/DEVELOPER
2805 Dallas Parkway, Suite 400 (817)658-2112
Plano, Texas 75093
Contact: Bobby Samuel

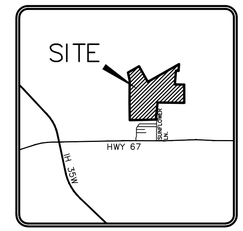
CENTURY LAND HOLDINGS OF TX, LLC — OWNER/DEVELOPER
130 East John W. Carpenter Fwy. Suite 230 (972)999-2001
Irving, TX 75062
Contact: David Aughinbaugh

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

Date: MARCH 11, 2024

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\xBBC010PPT-dev plan.dwg Saved By: bjohnson Save Time: 2/20/2024 10:59 AM
Plotted by: cwall Plot Date: 3/11/2024 1:23 PM

KEY MAP



VICINITY MAP
N.T.S.

GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 inch = 300 ft.

DEVELOPMENT PLAN

LONE OAK

1,657 RESIDENTIAL LOTS

BEING 428.755 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
DAVID MITCHELL SURVEY, ABSTRACT NO. 586
GEORGE S. McINTOSH SURVEY, ABSTRACT NO. 625
JAMES NICHOLSON SURVEY, ABSTRACT NO. 1079

JOHNSON COUNTY, TEXAS

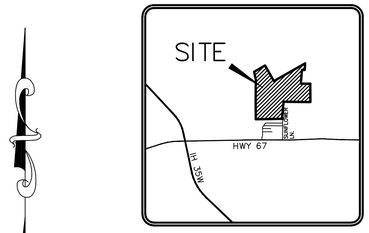
GRBK EDGEWOOD, LLC — OWNER/DEVELOPER
2805 Dallas Parkway, Suite 400 (817)658-2112
Plano, Texas 75093
Contact: Bobby Samuel

CENTURY LAND HOLDINGS OF TX, LLC — OWNER/DEVELOPER
130 East John W. Carpenter Fwy. Suite 230 (972)999-2001
Irving, TX 75062
Contact: David Aughinbaugh

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

Date: MARCH 11, 2024

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\XBBC010PPT-dev plan.dwg Saved By: bjohnson Save Time: 2/20/2024 10:59 AM
Plotted by: cwall Plot Date: 3/11/2024 1:24 PM



VICINITY MAP
N.T.S.

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND

POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
S.F.	SQUARE FEET
	STREET NAME CHANGE INDICATOR

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N29°52'39"W	25.00'	L19	S46°52'04"W	21.28'
L2	S29°52'39"E	25.00'	L22	N00°19'40"W	25.00'
L3	N59°46'39"W	17.30'	L23	N00°19'40"W	25.00'
L4	S89°40'40"E	18.55'	L25	N00°19'40"W	39.15'
L5	S45°19'20"W	21.21'	L26	S74°34'43"E	21.21'
L6	N44°40'40"W	21.21'	L27	S60°37'46"W	3.98'
L7	S45°19'20"W	21.21'	L28	S89°41'21"E	15.30'
L8	S44°47'17"E	21.42'	L29	S34°53'20"W	51.76'
L10	S44°12'11"W	21.32'	L30	N45°33'58"W	21.23'
L11	S42°44'10"E	20.08'	L31	N36°40'30"E	16.92'
L12	N50°36'42"E	21.21'	L32	N00°14'48"W	8.54'
L14	S81°36'26"E	25.00'	L33	N17°29'56"E	24.86'
L15	N55°35'34"W	16.69'	L34	N24°09'12"E	67.04'
L16	S02°02'51"W	25.00'	L35	N33°51'52"E	67.04'
L17	N42°57'09"W	21.21'	L36	N45°11'08"E	89.18'
L18	N47°02'51"E	21.21'	L37	S12°41'29"W	31.75'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	29.21'	006°41'44"	250.00'	14.62'	S02°15'50"W	29.20'
C2	32.05'	006°07'18"	300.00'	16.04'	N87°26'57"W	32.04'
C3	37.40'	006°07'18"	350.00'	18.72'	N87°26'57"W	37.38'
C4	27.69'	006°20'43"	250.00'	13.86'	S05°13'13"W	27.67'

DEVELOPMENT PLAN
LONE OAK

1,657 RESIDENTIAL LOTS

BEING 428.755 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
DAVID MITCHELL SURVEY, ABSTRACT NO. 586
GEORGE S. McINTOSH SURVEY, ABSTRACT NO. 625
JAMES NICHOLSON SURVEY, ABSTRACT NO. 1079

JOHNSON COUNTY, TEXAS

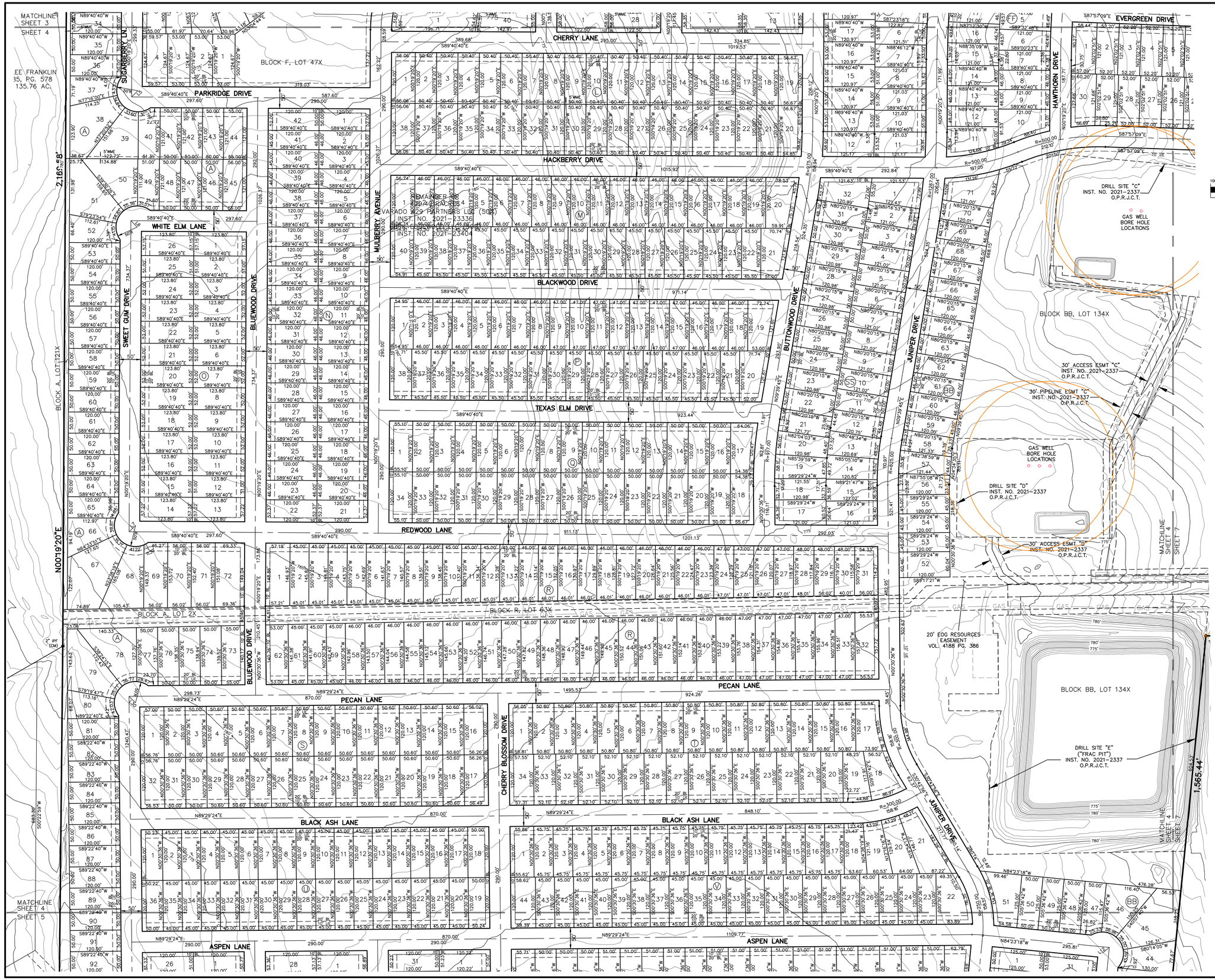
GRBK EDGEWOOD, LLC — OWNER/DEVELOPER
2805 Dallas Parkway, Suite 400 (817)658-2112
Plano, Texas 75093
Contact: Bobby Samuel

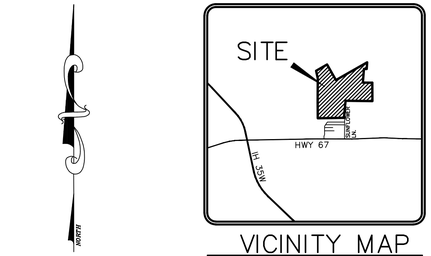
CENTURY LAND HOLDINGS OF TX, LLC — OWNER/DEVELOPER
130 East John W. Carpenter Fwy. Suite 230 (972)999-2001
Irving, TX 75062
Contact: David Aughinbaugh

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

Date: MARCH 11, 2024

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\xBBC010PPT-dev plan.dwg Saved By: bjohnson Save Time: 2/20/2024 10:59 AM
Plotted by: cwall Plot Date: 3/11/2024 1:26 PM





VICINITY MAP
N.T.S.

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND

POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N29°52'39"W	25.00'	L19	S46°52'04"W	21.28'
L2	S29°52'39"E	25.00'	L22	N00°19'40"W	25.00'
L3	N59°46'39"W	17.30'	L23	N00°19'40"W	25.00'
L4	S89°40'40"E	18.55'	L25	N00°19'40"W	39.15'
L5	S45°19'20"W	21.21'	L26	S74°34'43"E	21.21'
L6	N44°40'40"W	21.21'	L27	S60°37'46"W	3.98'
L7	S45°19'20"W	21.21'	L28	S89°41'21"E	15.30'
L8	S44°47'17"E	21.42'	L29	S34°53'20"W	51.76'
L10	S44°12'11"W	21.32'	L30	N45°33'58"W	21.23'
L11	S42°44'10"E	20.08'	L31	N36°40'30"E	16.92'
L12	N50°36'42"E	21.21'	L32	N00°14'48"W	8.54'
L14	S81°36'26"E	25.00'	L33	N17°29'56"E	24.86'
L15	N55°35'34"W	16.69'	L34	N24°09'12"E	67.04'
L16	S02°02'51"W	25.00'	L35	N33°51'52"E	67.04'
L17	N42°57'09"W	21.21'	L36	N45°11'08"E	89.18'
L18	N47°02'51"E	21.21'	L37	S12°41'29"W	31.75'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	29.21'	006°41'44"	250.00'	14.62'	S02°15'50"W	29.20'
C2	32.05'	006°07'18"	300.00'	16.04'	N87°26'57"W	32.04'
C3	37.40'	006°07'18"	350.00'	18.72'	N87°26'57"W	37.38'
C4	27.69'	006°20'43"	250.00'	13.86'	S05°13'13"W	27.67'

NOTICE:
LOTS 56–59 & 109, BLOCK BB
& LOTS 27–28, BLOCK HH
ARE LOCATED WITHIN 200 FEET
OF AN APPROVED GAS WELL
DRILL SITE

DEVELOPMENT PLAN
LONE OAK

1,657 RESIDENTIAL LOTS

BEING 428.755 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
DAVID MITCHELL SURVEY, ABSTRACT NO. 586
GEORGE S. McINTOSH SURVEY, ABSTRACT NO. 625
JAMES NICHOLSON SURVEY, ABSTRACT NO. 1079

JOHNSON COUNTY, TEXAS

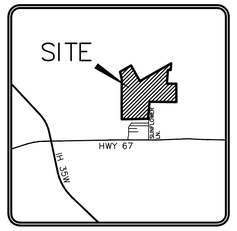
GRBK EDGEWOOD, LLC — OWNER/DEVELOPER
2805 Dallas Parkway, Suite 400 (817)658–2112
Plano, Texas 75093
Contact: Bobby Samuel

CENTURY LAND HOLDINGS OF TX, LLC — OWNER/DEVELOPER
130 East John W. Carpenter Fwy. Suite 230 (972)999–2001
Irving, TX 75062
Contact: David Aughinbaugh

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

Date: MARCH 11, 2024

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010PPT-dev plan.dwg Saved By: bjohnson Save Time: 2/20/2024 10:59 AM
Plotted by: cwall Plot Date: 3/11/2024 1:27 PM



VICINITY MAP
N.T.S.

NORTH

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND

POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N29°52'39"W	25.00'	L19	S46°52'04"W	21.28'
L2	S29°52'39"E	25.00'	L22	N00°19'40"W	25.00'
L3	N59°46'39"W	17.30'	L23	N00°19'40"W	25.00'
L4	S89°40'40"E	18.55'	L25	N00°19'40"W	39.15'
L5	S45°19'20"W	21.21'	L26	S74°34'43"E	21.21'
L6	N44°40'40"W	21.21'	L27	S60°37'46"W	3.98'
L7	S45°19'20"W	21.21'	L28	S89°41'21"E	15.30'
L8	S44°47'17"E	21.42'	L29	S34°53'20"W	51.76'
L10	S44°12'11"W	21.32'	L30	N45°33'58"W	21.23'
L11	S42°44'10"E	20.08'	L31	N36°40'30"E	16.92'
L12	N50°36'42"E	21.21'	L32	N00°14'48"W	8.54'
L14	S81°36'26"E	25.00'	L33	N17°29'56"E	24.86'
L15	N55°35'34"W	16.69'	L34	N24°09'12"E	67.04'
L16	S02°02'51"W	25.00'	L35	N33°51'52"E	67.04'
L17	N42°57'09"W	21.21'	L36	N45°11'08"E	89.18'
L18	N47°02'51"E	21.21'	L37	S12°41'29"W	31.75'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	29.21'	006°41'44"	250.00'	14.62'	S02°15'50"W	29.20'
C2	32.05'	006°07'18"	300.00'	16.04'	N87°26'57"W	32.04'
C3	37.40'	006°07'18"	350.00'	18.72'	N87°26'57"W	37.38'
C4	27.69'	006°20'43"	250.00'	13.86'	S05°13'13"W	27.67'

DEVELOPMENT PLAN

LONE OAK

1,657 RESIDENTIAL LOTS

BEING 428.755 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
DAVID MITCHELL SURVEY, ABSTRACT NO. 586
GEORGE S. McINTOSH SURVEY, ABSTRACT NO. 625
JAMES NICHOLSON SURVEY, ABSTRACT NO. 1079

JOHNSON COUNTY, TEXAS

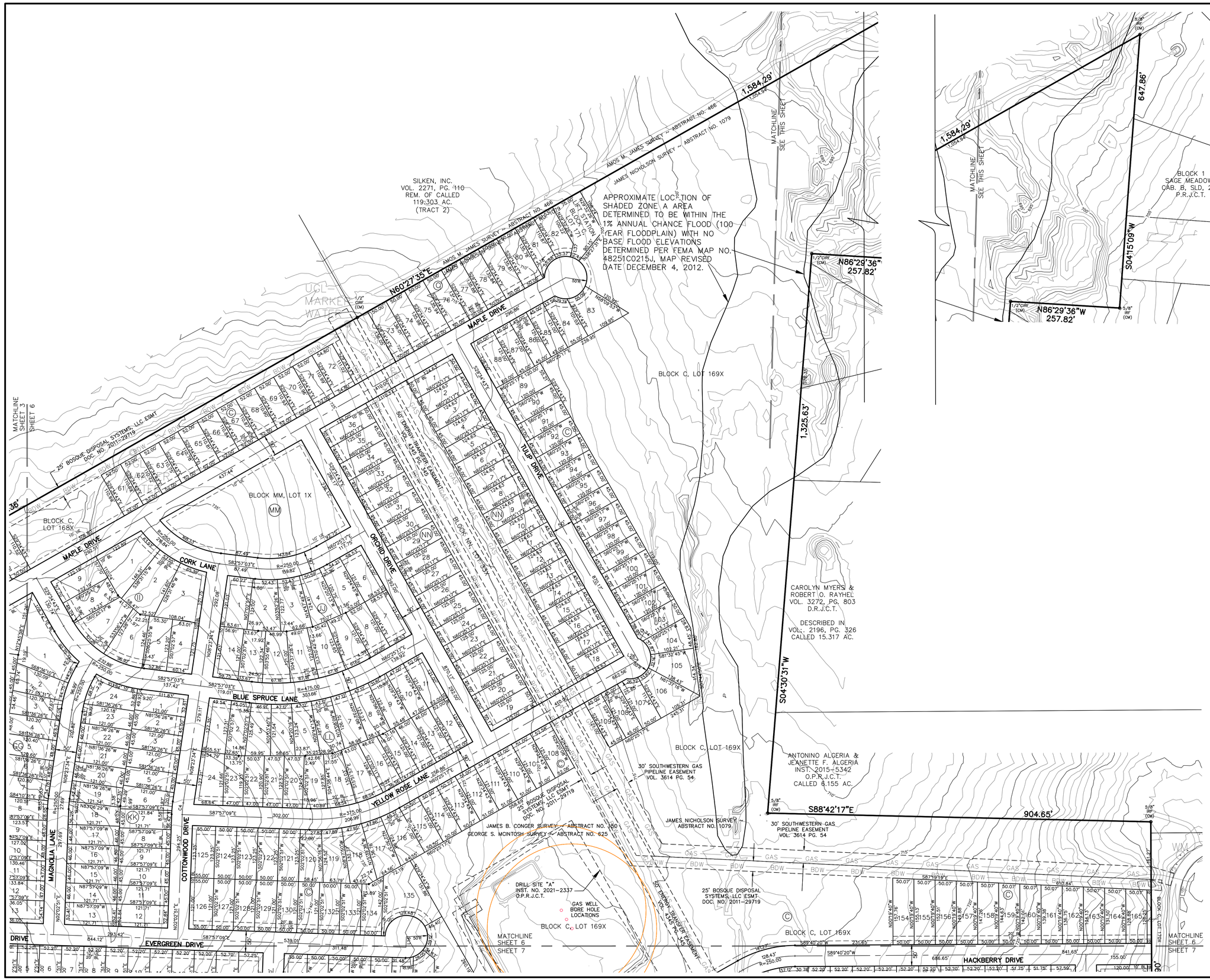
GRBK EDGEWOOD, LLC — OWNER/DEVELOPER
2805 Dallas Parkway, Suite 400 (817)658-2112
Plano, Texas 75093
Contact: Bobby Samuel

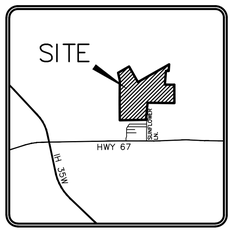
CENTURY LAND HOLDINGS OF TX, LLC — OWNER/DEVELOPER
130 East John W. Carpenter Fwy. Suite 230 (972)999-2001
Irving, TX 75062
Contact: David Aughinbaugh

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

Date: MARCH 11, 2024

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\xBBC010PPT-dev plan.dwg Saved By: bjohnson Save Time: 2/20/2024 10:59 AM
Plotted by: cwall Plot Date: 3/11/2024 1:29 PM





VICINITY MAP
N.T.S.

LEGEND

POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

NORTH

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

DEVELOPMENT PLAN

LONE OAK

1,657 RESIDENTIAL LOTS

BEING 428.755 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
DAVID MITCHELL SURVEY, ABSTRACT NO. 586
GEORGE S. McINTOSH SURVEY, ABSTRACT NO. 625
JAMES NICHOLSON SURVEY, ABSTRACT NO. 1079

JOHNSON COUNTY, TEXAS

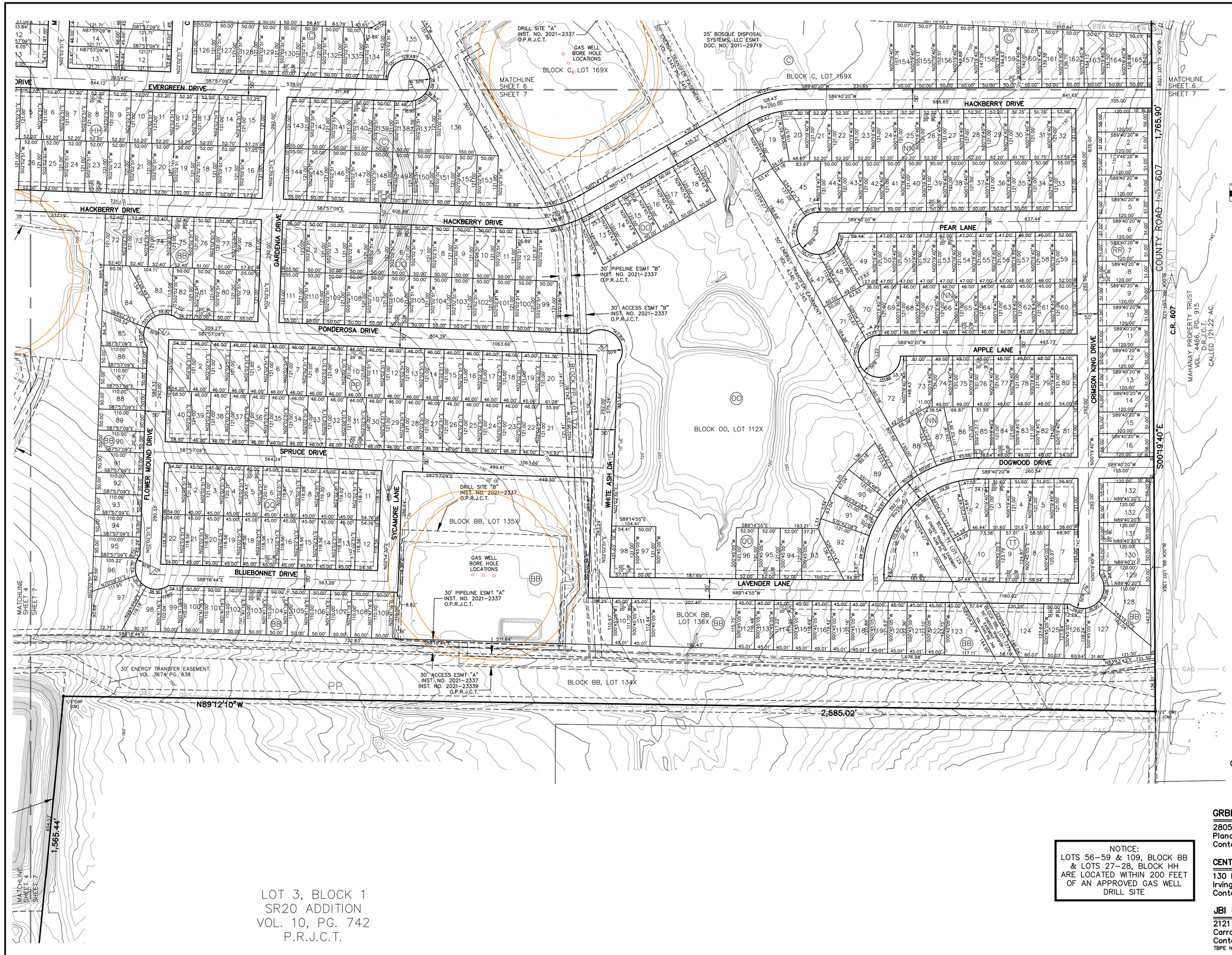
GRBK EDGEWOOD, LLC — **OWNER/DEVELOPER**
2805 Dallas Parkway, Suite 400 (817)658-2112
Plano, Texas 75093
Contact: Bobby Samuel

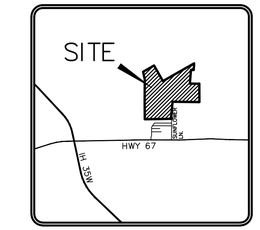
CENTURY LAND HOLDINGS OF TX, LLC — **OWNER/DEVELOPER**
130 East John W. Carpenter Fwy. Suite 230 (972)999-2001
Irving, TX 75062
Contact: David Aughinbaugh

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

Date: MARCH 11, 2024

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\xBBC010PPT-dev plan.dwg Saved By: bjohnson Save Time: 2/20/2024 10:59 AM
Plotted by: cwall Plot Date: 3/11/2024 1:29 PM





VICINITY MAP
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

LEGEND

POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N29°52'39"W	25.00'	L19	S46°52'04"W	21.28'
L2	S29°52'39"E	25.00'	L22	N00°19'40"W	25.00'
L3	N59°46'39"W	17.30'	L23	N00°19'40"W	25.00'
L4	S89°40'40"E	18.55'	L25	N00°19'40"W	39.15'
L5	S45°19'20"W	21.21'	L26	S74°34'43"E	21.21'
L6	N44°40'40"W	21.21'	L27	S60°37'46"W	3.98'
L7	S45°19'20"W	21.21'	L28	S89°41'21"E	15.30'
L8	S44°47'17"E	21.42'	L29	S34°53'20"W	51.76'
L10	S44°12'11"W	21.32'	L30	N45°33'58"W	21.23'
L11	S42°44'10"E	20.08'	L31	N36°40'30"E	16.92'
L12	N50°36'42"E	21.21'	L32	N00°14'48"W	8.54'
L14	S81°36'26"E	25.00'	L33	N17°29'56"E	24.86'
L15	N55°35'34"W	16.69'	L34	N24°09'12"E	67.04'
L16	S02°02'51"W	25.00'	L35	N33°51'52"E	67.04'
L17	N42°57'09"W	21.21'	L36	N45°11'08"E	89.18'
L18	N47°02'51"E	21.21'	L37	S12°41'29"W	31.75'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	29.21'	006°41'44"	250.00'	14.62'	S02°15'50"W	29.20'
C2	32.05'	006°07'18"	300.00'	16.04'	N87°26'57"W	32.04'
C3	37.40'	006°07'18"	350.00'	18.72'	N87°26'57"W	37.38'
C4	27.69'	006°20'43"	250.00'	13.86'	S05°13'13"W	27.67'

DEVELOPMENT PLAN
LONE OAK

1,657 RESIDENTIAL LOTS

BEING 428.755 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
DAVID MITCHELL SURVEY, ABSTRACT NO. 586
GEORGE S. McINTOSH SURVEY, ABSTRACT NO. 625
JAMES NICHOLSON SURVEY, ABSTRACT NO. 1079

JOHNSON COUNTY, TEXAS

NOTICE:
LOTS 56–59 & 109, BLOCK BB
& LOTS 27–28, BLOCK HH
ARE LOCATED WITHIN 200 FEET
OF AN APPROVED GAS WELL
DRILL SITE

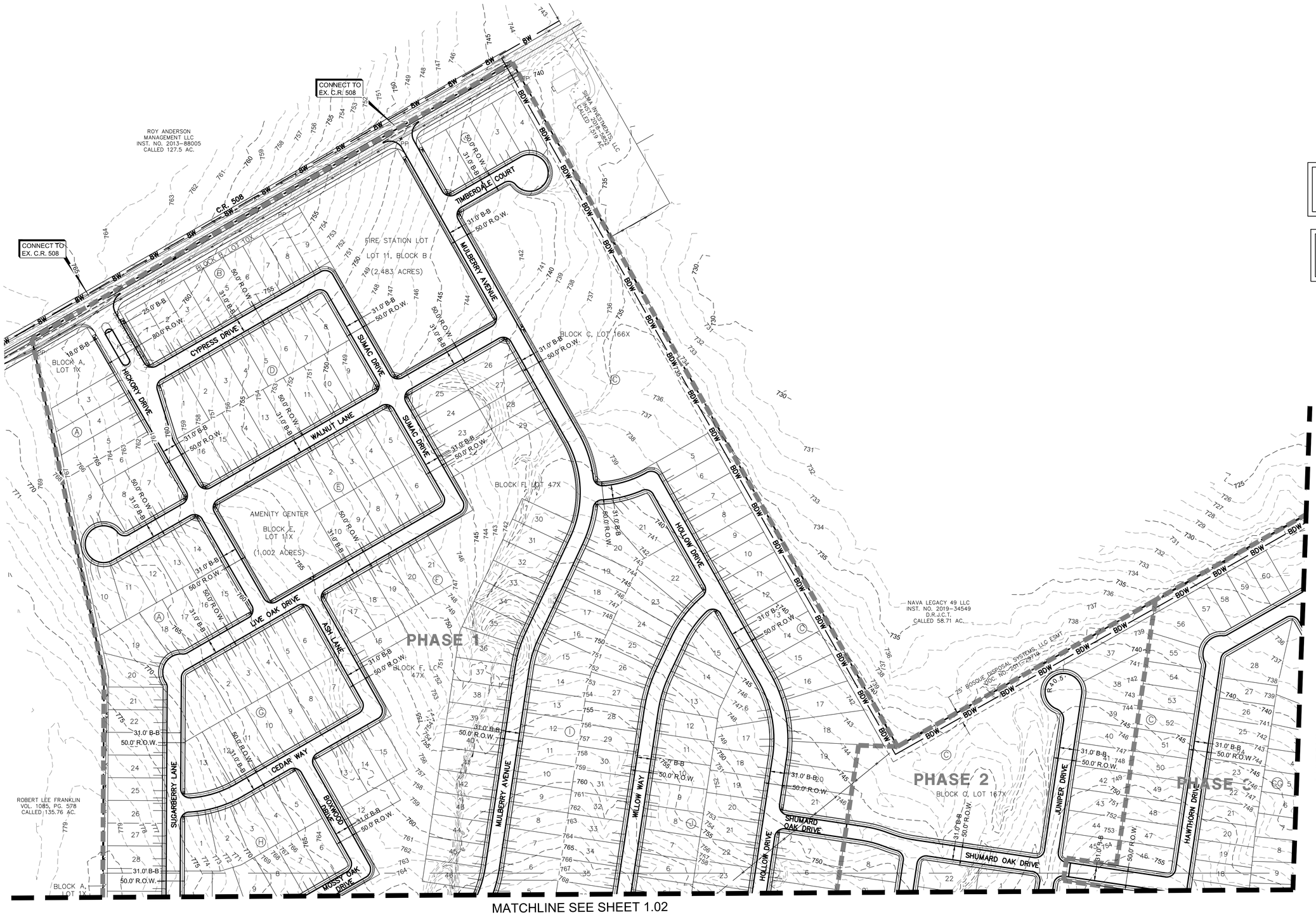
GRBK EDGEWOOD, LLC — OWNER/DEVELOPER
2805 Dallas Parkway, Suite 400 (817)658–2112
Plano, Texas 75093
Contact: Bobby Samuel

CENTURY LAND HOLDINGS OF TX, LLC — OWNER/DEVELOPER
130 East John W. Carpenter Fwy. Suite 230 (972)999–2001
Irving, TX 75062
Contact: David Aughinbaugh

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

Date: MARCH 11, 2024

Drawing: H:\Projects\BBC010–Stonegate\Phase 1\Engineering\dwg\Zoning–Development Plan\XBBC010PPT–dev plan.dwg Saved By: cwall Save Time: 3/11/2024 1:31 PM
Plotted by: cwall Plot Date: 3/11/2024 1:32 PM



N

GRAPHIC SCALE 1"=100'

100 0 100 200

LEGEND

4' SIDEWALK BY DEVELOPER

NOTE:

- ALL STREETS ARE 31' B-B (50' R.O.W.) UNLESS OTHERWISE NOTED.

Plotted by: cwall Plot Date: 3/11/2024 11:35 AM

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-pv-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:55 PM

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM PAVEMENT SHEET 01 OF 06

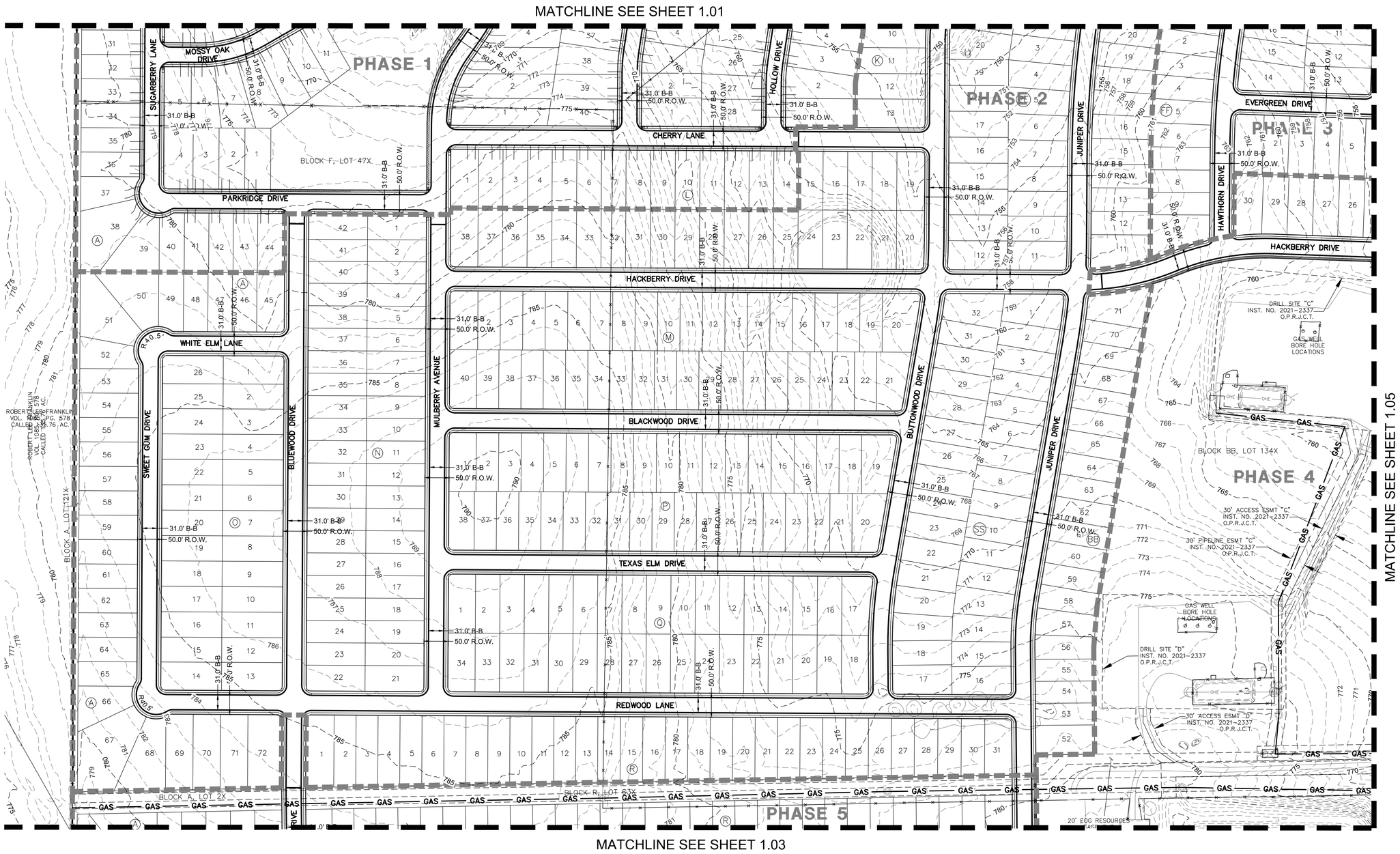
DEVELOPMENT PLAN

LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 1.01



MATCHLINE SEE SHEET 1.03

N

GRAPHIC SCALE 1"=100'

100 0 100 200

LEGEND

4' SIDEWALK BY DEVELOPER

NOTE:

- ALL STREETS ARE 31' B-B (50' R.O.W.) UNLESS OTHERWISE NOTED.

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM PAVEMENT SHEET 02 OF 06

DEVELOPMENT PLAN

LONE OAK

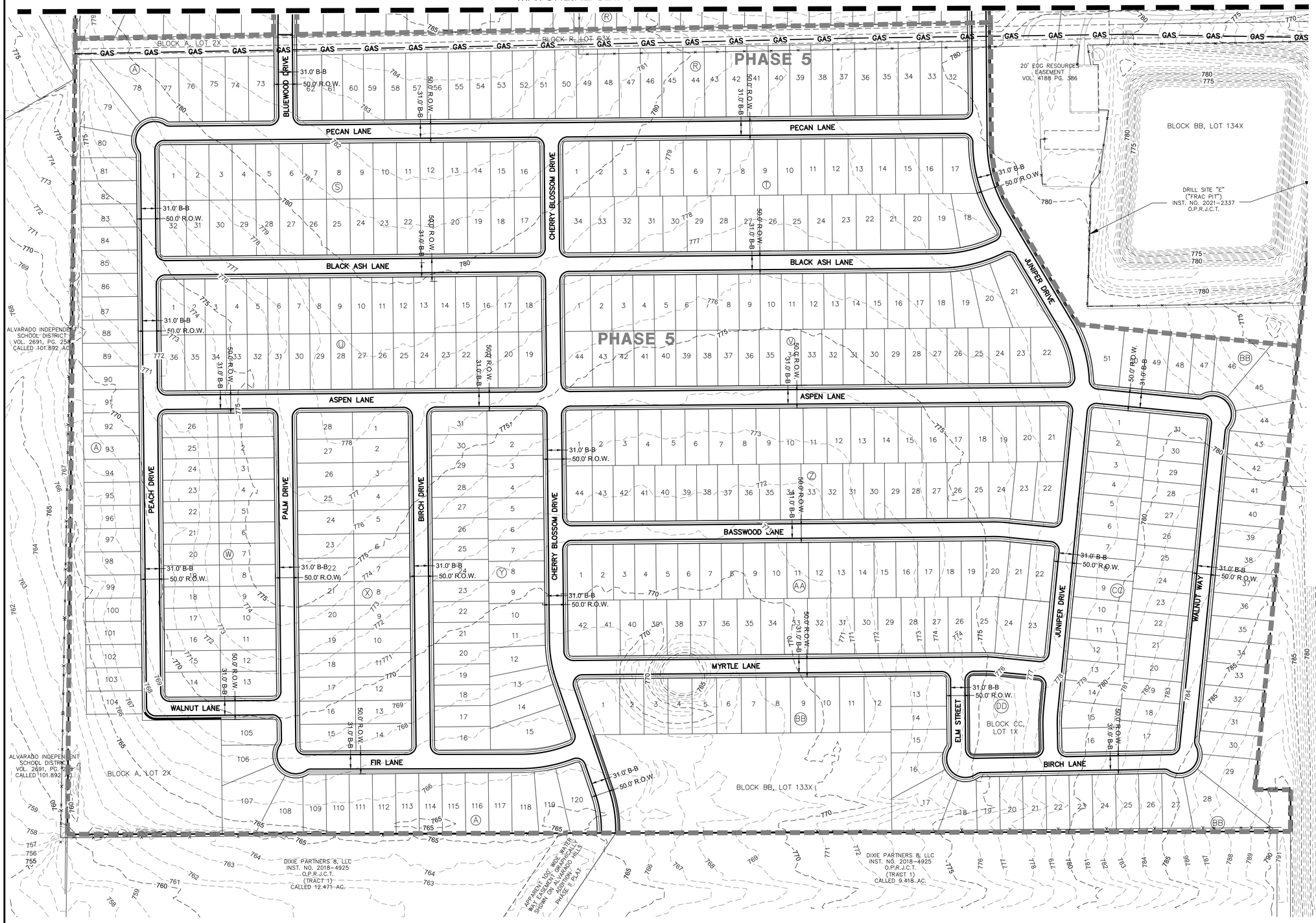
City of Alvarado, Johnson County, TX

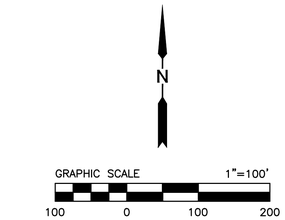
PROJECT NO. BBC010

SHEET NO. 1.02

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-pv-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:55 PM
Plotted by: cwall Plot Date: 3/11/2024 11:34 AM

MATCHLINE SEE SHEET 1.02





LEGEND

4' SIDEWALK BY DEVELOPER

NOTE:

- ALL STREETS ARE 31' B-B (50' R.O.W.) UNLESS OTHERWISE NOTED.

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

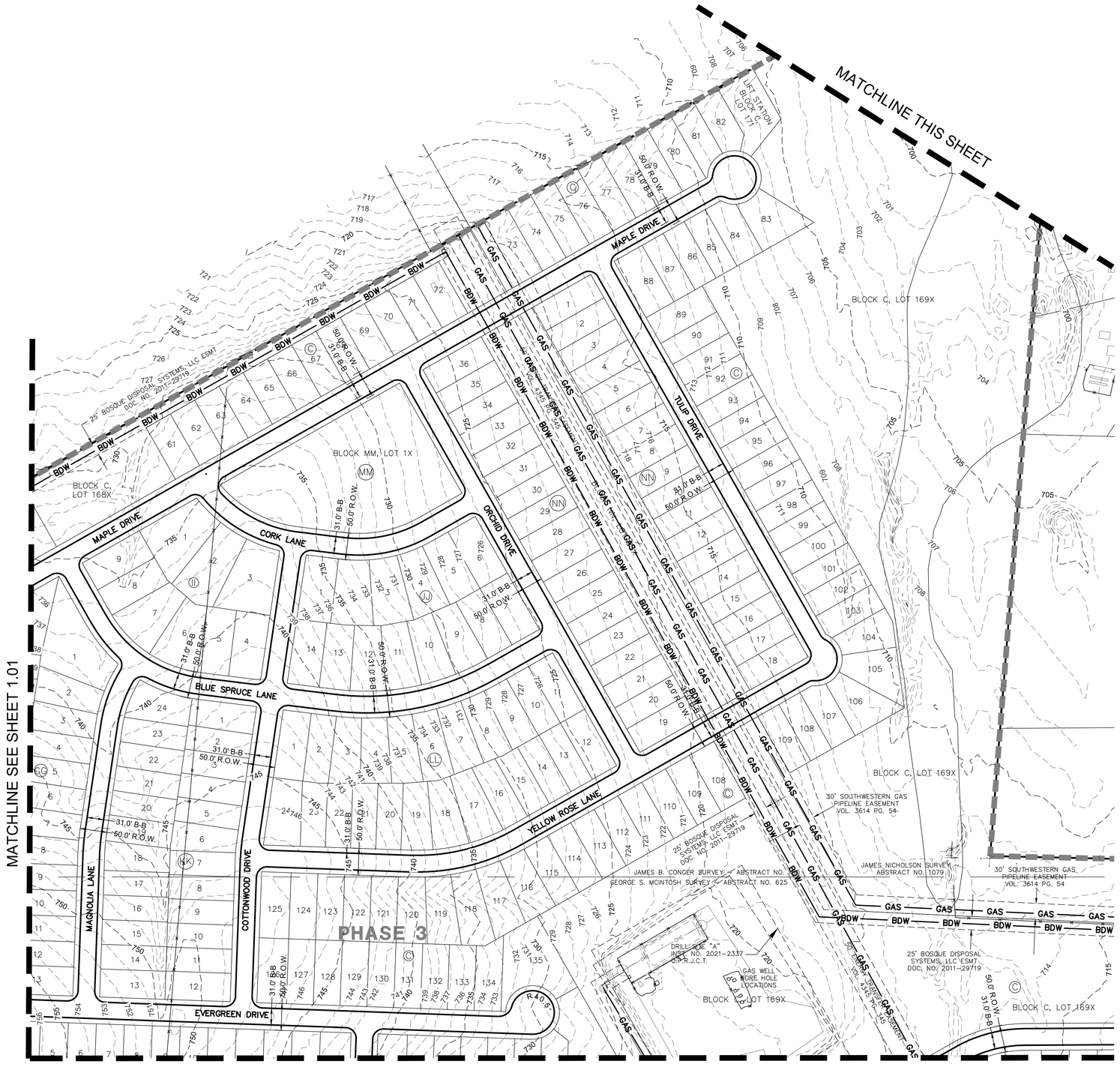
ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-11-2024

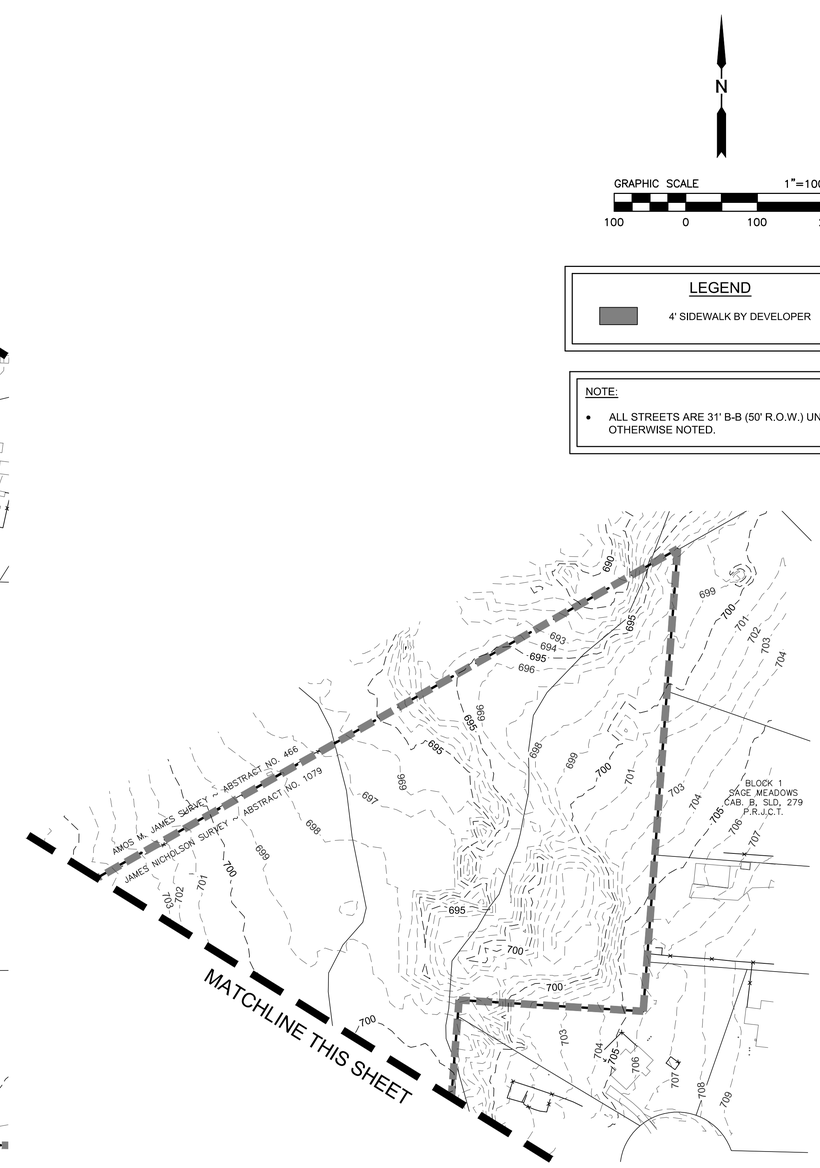
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM PAVEMENT SHEET 03 OF 06
DEVELOPMENT PLAN
LONE OAK
City of Alvarado, Johnson County, TX

PROJECT NO. BBC010
SHEET NO. 1.03

Plotted by: cwall Plot Date: 3/11/2024 11:34 AM
Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-pv-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:55 PM





N

GRAPHIC SCALE 1"=100'

100 0 100 200

LEGEND

4' SIDEWALK BY DEVELOPER

NOTE:

- ALL STREETS ARE 31' B-B (50' R.O.W.) UNLESS OTHERWISE NOTED.

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM PAVEMENT SHEET 04 OF 06

DEVELOPMENT PLAN

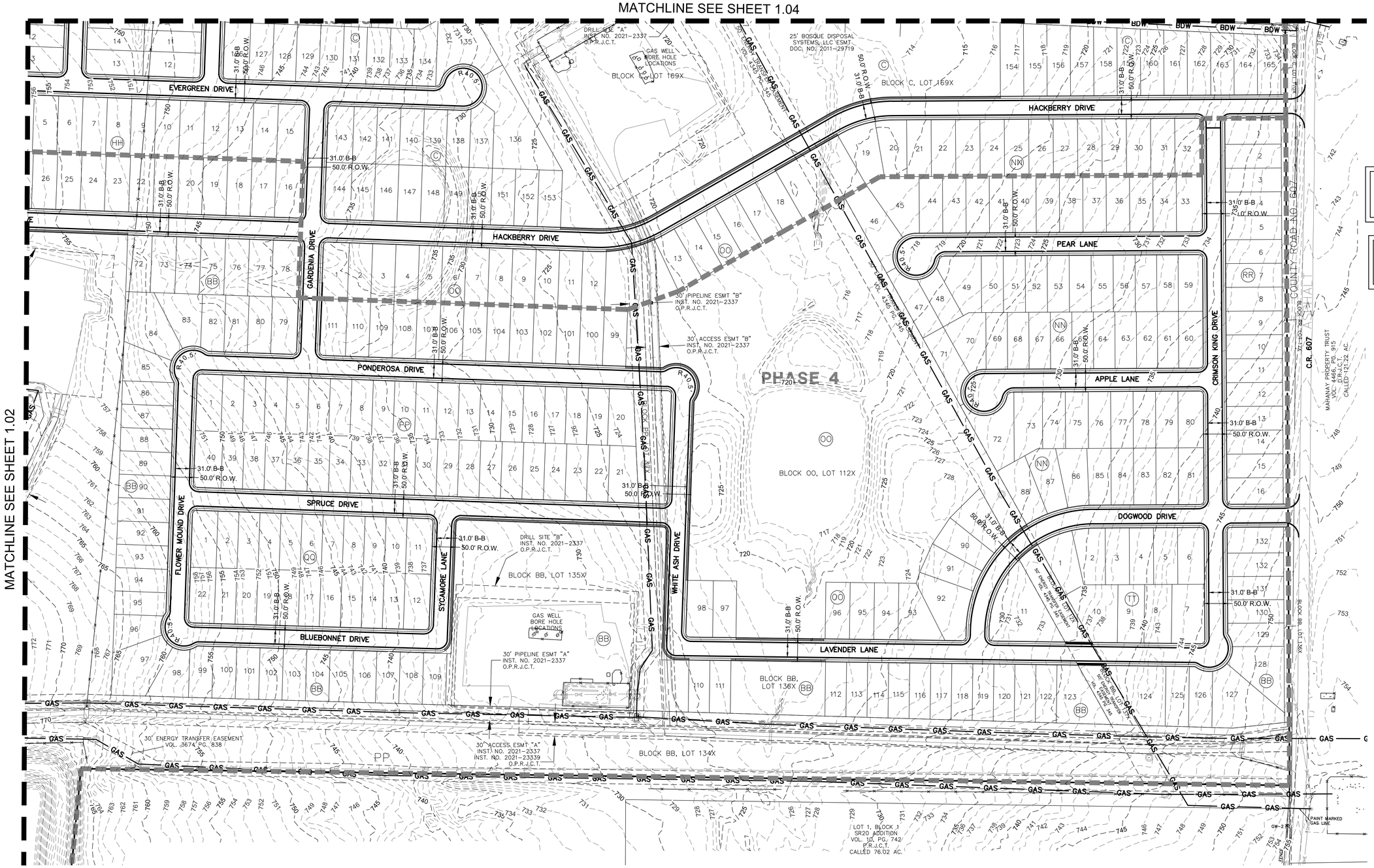
LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 1.04

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-pv-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:55 PM
Plotted by: cwall Plot Date: 3/11/2024 11:36 AM



BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM PAVEMENT SHEET 05 OF 06

DEVELOPMENT PLAN

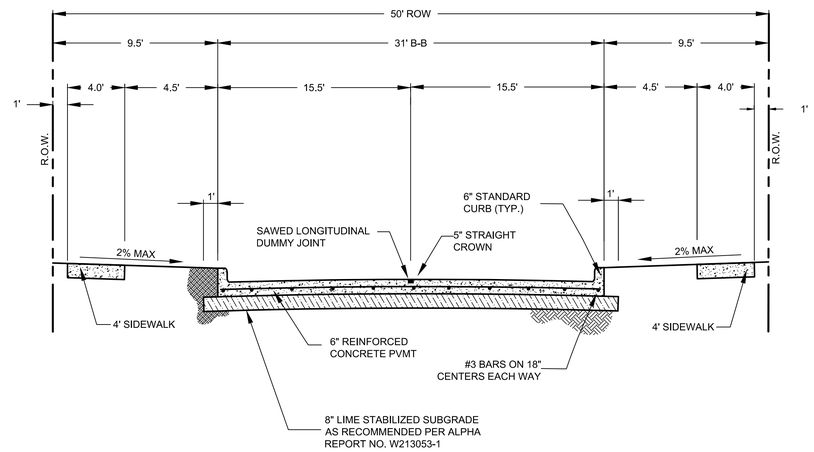
LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 1.05

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\1Engineering\dwg\Zoning-Development Plan\BBC010-pv-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:55 PM
Plotted by: cwall Plot Date: 3/11/2024 11:37 AM



TYPICAL 50' RIGHT-OF-WAY
31' B-B SECTION
N.T.S

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

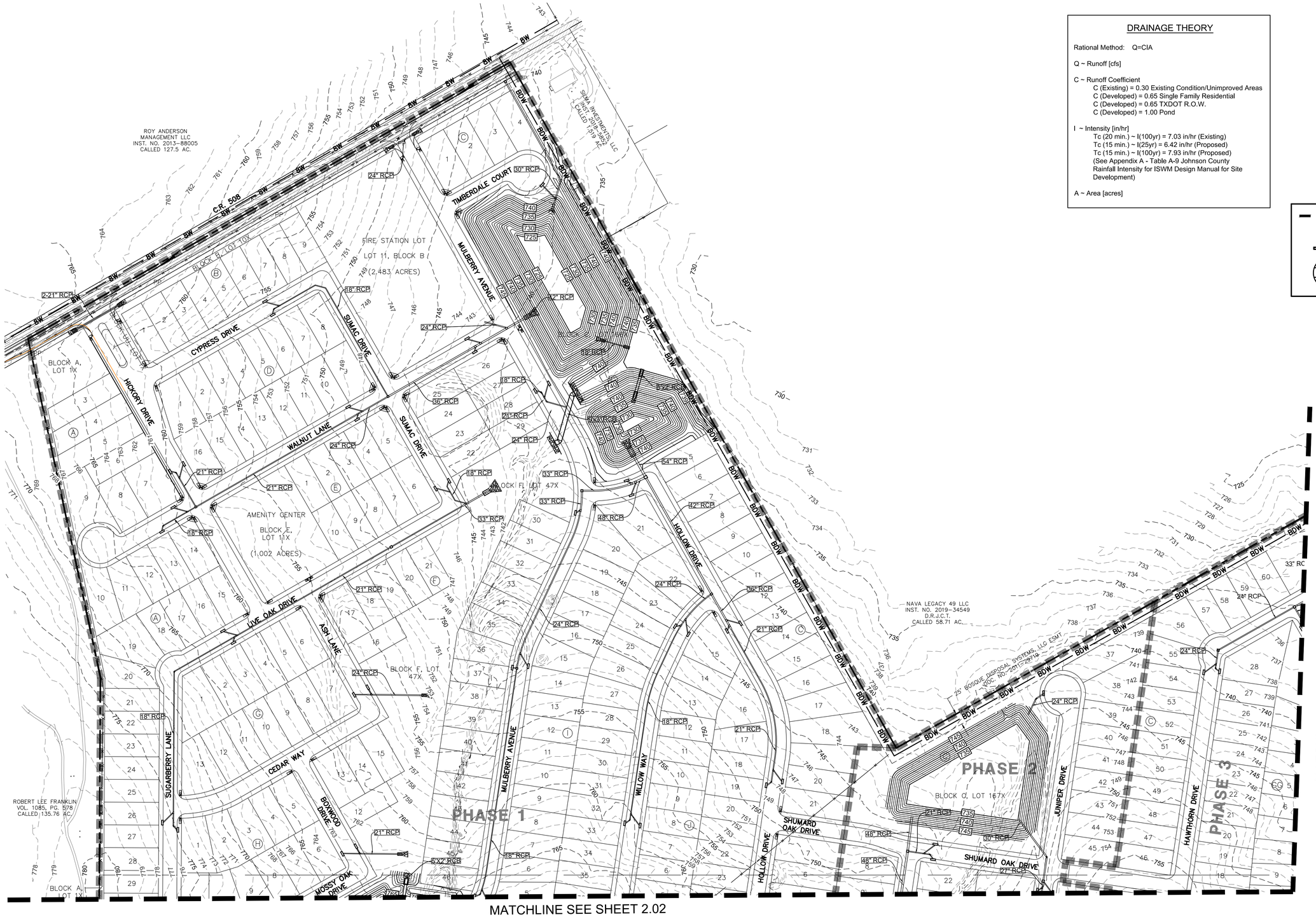
ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM PAVEMENT SHEET 06 OF 06
DEVELOPMENT PLAN
LONE OAK
City of Alvarado, Johnson County, TX

PROJECT NO. BBC010
SHEET NO. 1.06

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-pv-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:55 PM
Plotted by: cwall Plot Date: 3/11/2024 11:38 AM



DRAINAGE THEORY

Rational Method: Q=CIA

Q ~ Runoff [cfs]

C ~ Runoff Coefficient
- C (Existing) = 0.30 Existing Condition/Unimproved Areas
- C (Developed) = 0.65 Single Family Residential
- C (Developed) = 0.65 TXDOT R.O.W.
- C (Developed) = 1.00 Pond

I ~ Intensity [in/hr]
- Tc (20 min.) ~ I(100yr) = 7.03 in/hr (Existing)
- Tc (15 min.) ~ I(25yr) = 6.42 in/hr (Proposed)
- Tc (15 min.) ~ I(100yr) = 7.93 in/hr (Proposed)
- (See Appendix A - Table A-9 Johnson County Rainfall Intensity for ISWM Design Manual for Site Development)

A ~ Area [acres]

N

GRAPHIC SCALE 1"=100'

100 0 100 200

LEGEND

- PROPOSED DRAINAGE DIVIDE
- PROPOSED FLOW DIRECTION
- PROPOSED STORM DRAIN
- XX — DRAINAGE AREA NUMBER
- X.XX — PROPOSED DRAINAGE AREA (ACRES)
- XX.XX — PROPOSED FLOW (CFS)

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM STORM SHEET 01 OF 05

DEVELOPMENT PLAN

LONE OAK

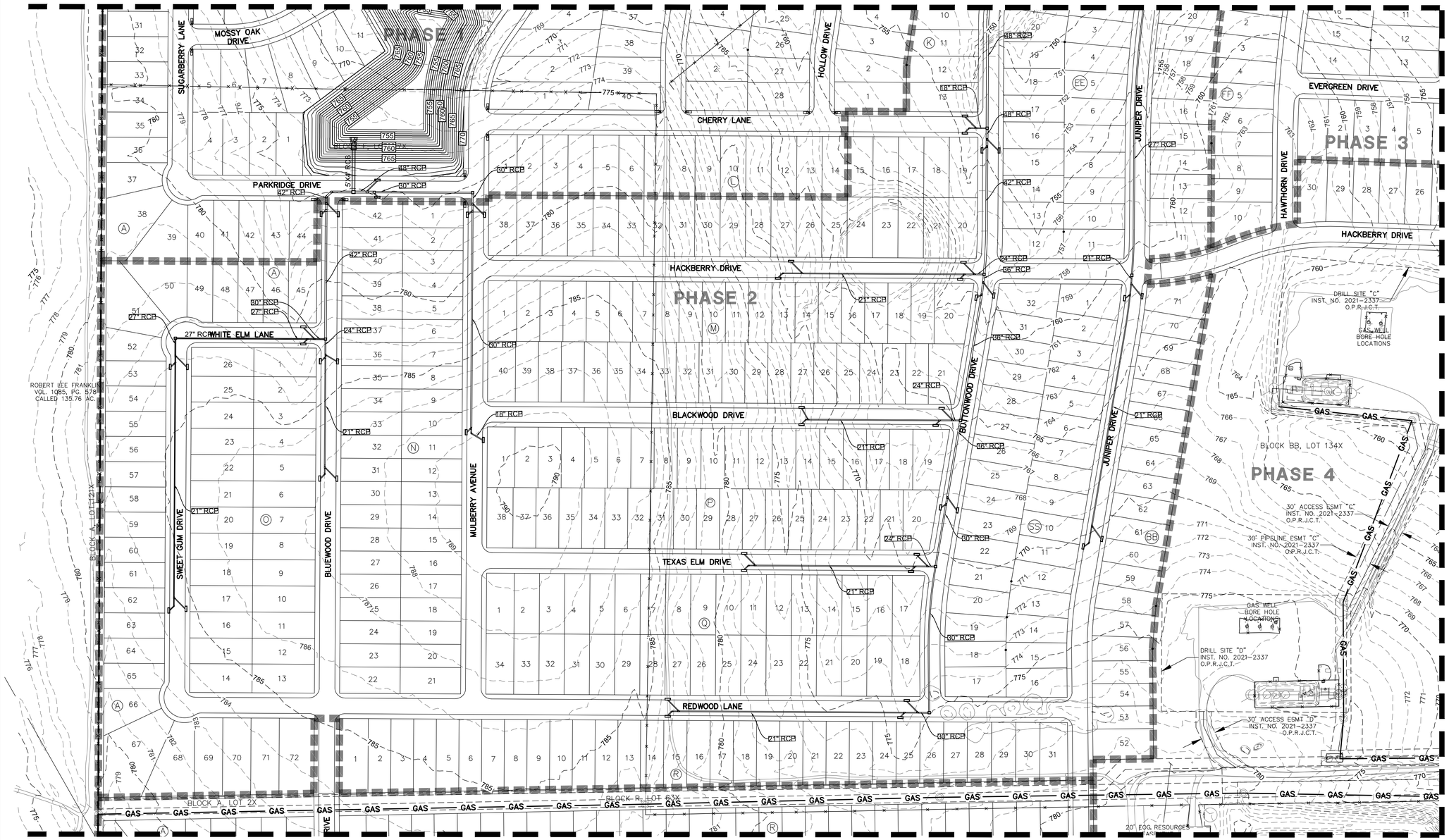
City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 2.01

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\1Engineering\dwg\Zoning-Development Plan\BBC010-stm-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:54 PM
Plotted by: cwall Plot Date: 3/11/2024 11:30 AM

MATCHLINE SEE SHEET 2.01



MATCHLINE SEE SHEET 2.05

MATCHLINE SEE SHEET 2.03

N

GRAPHIC SCALE 1"=100'

100 0 100 200

LEGEND

- PROPOSED DRAINAGE DIVIDE
- PROPOSED FLOW DIRECTION
- PROPOSED STORM DRAIN
- XX / X.XX / XX.XX — DRAINAGE AREA NUMBER / PROPOSED DRAINAGE AREA (ACRES) / PROPOSED FLOW (CFS)

DRAINAGE THEORY

Rational Method: Q=CIA

Q ~ Runoff [cfs]

C ~ Runoff Coefficient
- C (Existing) = 0.30 Existing Condition/Unimproved Areas
- C (Developed) = 0.65 Single Family Residential
- C (Developed) = 0.65 TXDOT R.O.W.
- C (Developed) = 1.00 Pond

I ~ Intensity [in/hr]
- Tc (20 min.) ~ I(100yr) = 7.03 in/hr (Existing)
- Tc (15 min.) ~ I(25yr) = 6.42 in/hr (Proposed)
- Tc (15 min.) ~ I(100yr) = 7.93 in/hr (Proposed)
- (See Appendix A - Table A-9 Johnson County Rainfall Intensity for ISWM Design Manual for Site Development)

A ~ Area [acres]

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM STORM SHEET 02 OF 05

DEVELOPMENT PLAN

LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 2.02

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-stm-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:54 PM
Plotted by: cwall Plot Date: 3/11/2024 11:30 AM

MATCHLINE SEE SHEET 2.02

N

GRAPHIC SCALE 1"=100'

100 0 100 200

LEGEND

- PROPOSED DRAINAGE DIVIDE
- PROPOSED FLOW DIRECTION
- PROPOSED STORM DRAIN
- XX / X.XX / XX.XX — DRAINAGE AREA NUMBER / PROPOSED DRAINAGE AREA (ACRES) / PROPOSED FLOW (CFS)

DRAINAGE THEORY

Rational Method: Q=CIA

Q ~ Runoff [cfs]

C ~ Runoff Coefficient
- C (Existing) = 0.30 Existing Condition/Unimproved Areas
- C (Developed) = 0.65 Single Family Residential
- C (Developed) = 0.65 TXDOT R.O.W.
- C (Developed) = 1.00 Pond

I ~ Intensity [in/hr]
- Tc (20 min.) ~ I(100yr) = 7.03 in/hr (Existing)
- Tc (15 min.) ~ I(25yr) = 6.42 in/hr (Proposed)
- Tc (15 min.) ~ I(100yr) = 7.93 in/hr (Proposed)
- (See Appendix A - Table A-9 Johnson County Rainfall Intensity for ISWM Design Manual for Site Development)

A ~ Area [acres]

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM STORM SHEET 03 OF 05

DEVELOPMENT PLAN

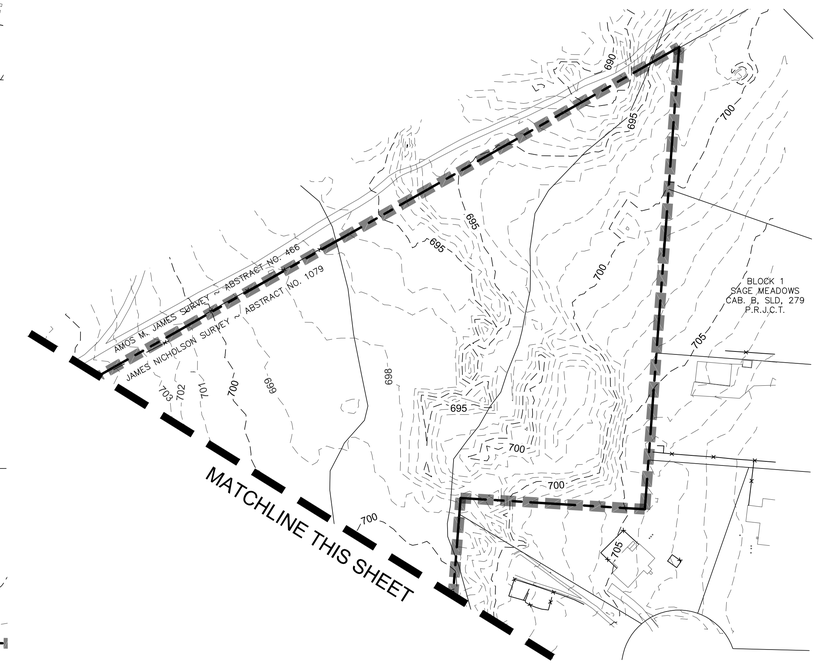
LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 2.03

Plotted by: cwall Plot Date: 3/11/2024 11:31 AM
Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-stm-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:54 PM



DRAINAGE THEORY

Rational Method: Q=CIA

Q ~ Runoff [cfs]

C ~ Runoff Coefficient
- C (Existing) = 0.30 Existing Condition/Unimproved Areas
- C (Developed) = 0.65 Single Family Residential
- C (Developed) = 0.65 TXDOT R.O.W.
- C (Developed) = 1.00 Pond

I ~ Intensity [in/hr]
- Tc (20 min.) ~ I(100yr) = 7.03 in/hr (Existing)
- Tc (15 min.) ~ I(25yr) = 6.42 in/hr (Proposed)
- Tc (15 min.) ~ I(100yr) = 7.93 in/hr (Proposed)
- (See Appendix A - Table A-9 Johnson County Rainfall Intensity for ISWM Design Manual for Site Development)

A ~ Area [acres]

N

GRAPHIC SCALE 1"=100'

100 0 100 200

LEGEND

- PROPOSED DRAINAGE DIVIDE
- PROPOSED FLOW DIRECTION
- PROPOSED STORM DRAIN
- XX — DRAINAGE AREA NUMBER
- X.XX — PROPOSED DRAINAGE AREA (ACRES)
- XX.XX — PROPOSED FLOW (CFS)

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM STORM SHEET 04 OF 05

DEVELOPMENT PLAN

LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

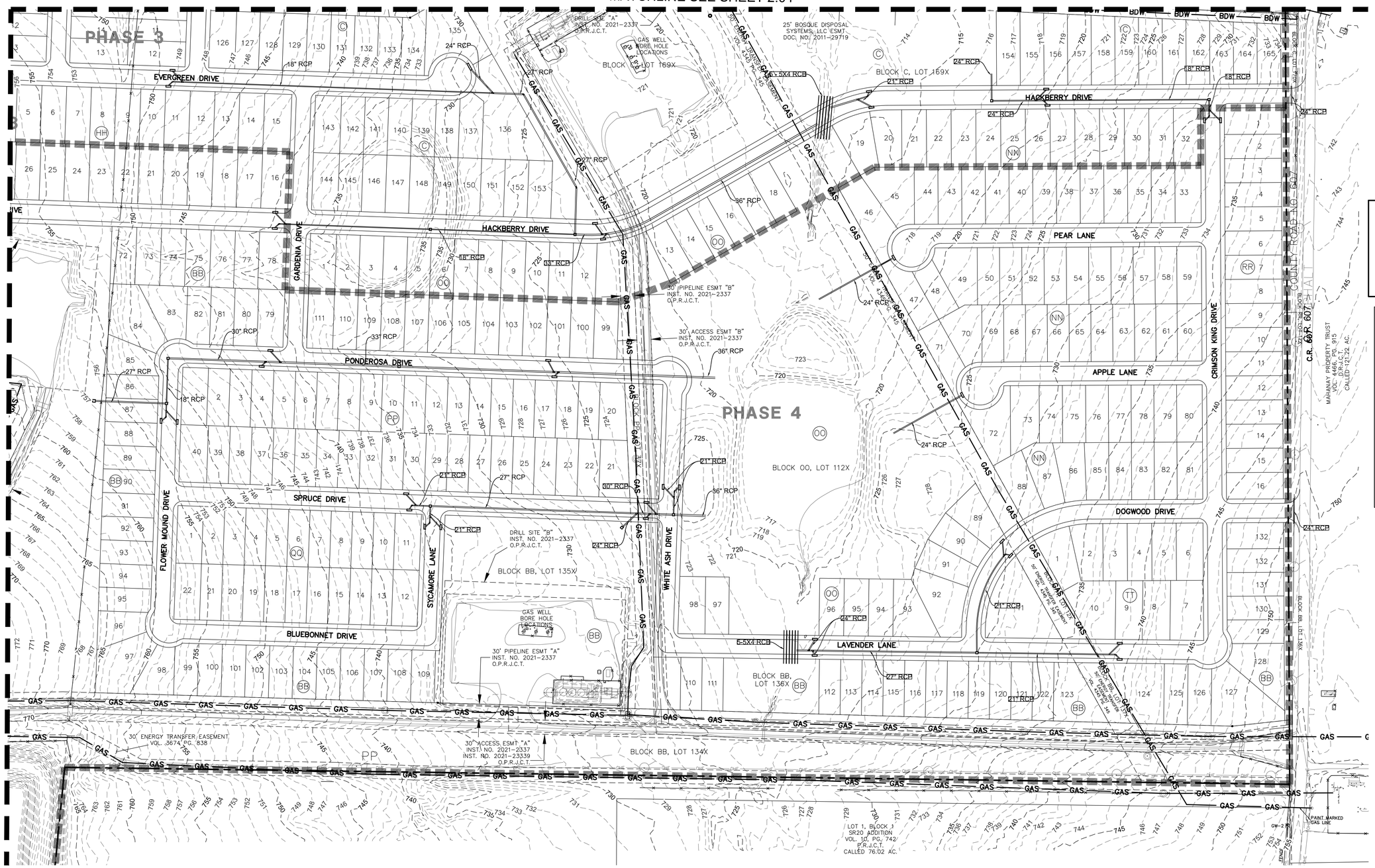
SHEET NO. 2.04

Plotted by: cwall Plot Date: 3/11/2024 11:31 AM

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-stm-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:54 PM

MATCHLINE SEE SHEET 2.04

MATCHLINE SEE SHEET 2.02



N

GRAPHIC SCALE 1"=100'

100 0 100 200

LEGEND

- PROPOSED DRAINAGE DIVIDE
- PROPOSED FLOW DIRECTION
- PROPOSED STORM DRAIN
- XX — DRAINAGE AREA NUMBER
- X.XX — PROPOSED DRAINAGE AREA (ACRES)
- XX.XX — PROPOSED FLOW (CFS)

DRAINAGE THEORY

Rational Method: Q=CIA

Q ~ Runoff [cfs]

C ~ Runoff Coefficient
- C (Existing) = 0.30 Existing Condition/Unimproved Areas
- C (Developed) = 0.65 Single Family Residential
- C (Developed) = 0.65 TXDOT R.O.W.
- C (Developed) = 1.00 Pond

I ~ Intensity [in/hr]
- Tc (20 min.) ~ I(100yr) = 7.03 in/hr (Existing)
- Tc (15 min.) ~ I(25yr) = 6.42 in/hr (Proposed)
- Tc (15 min.) ~ I(100yr) = 7.93 in/hr (Proposed)
- (See Appendix A - Table A-9 Johnson County Rainfall Intensity for ISWM Design Manual for Site Development)

A ~ Area [acres]

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM STORM SHEET 05 OF 05

DEVELOPMENT PLAN

LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 2.05

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-stm-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:54 PM
Plotted by: cwall Plot Date: 3/11/2024 11:32 AM

Plotted by: cwall Plot Date: 3/11/2024 11:38 AM

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\1Engineering\dwg\Zoning-Development Plan\BBC010-wtr-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:55 PM

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

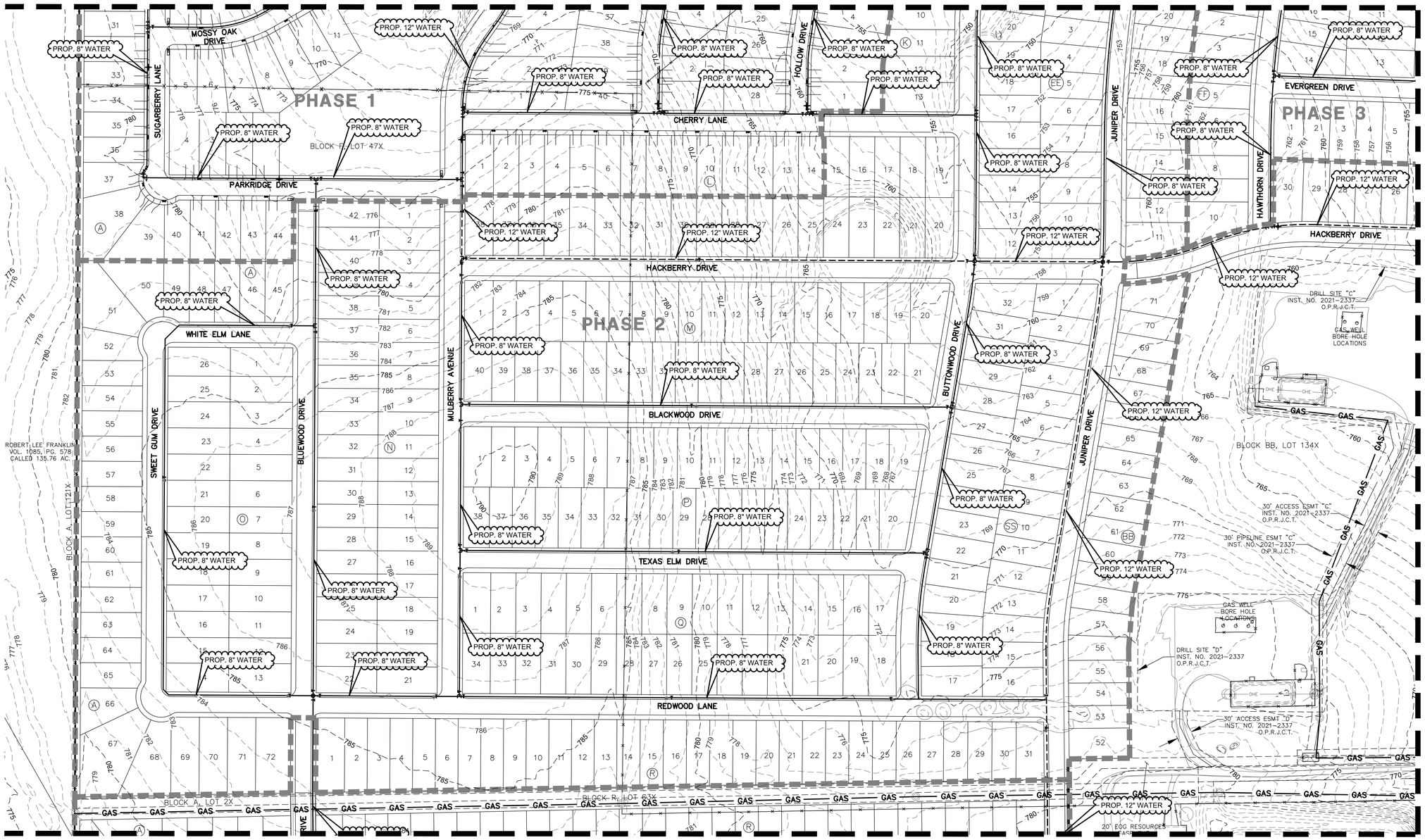
ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM WATER SHEET 01 OF 05
DEVELOPMENT PLAN
LONE OAK
City of Alvarado, Johnson County, TX

PROJECT NO. BBC010
SHEET NO. 3.01

MATCHLINE SEE SHEET 3.01



MATCHLINE SEE SHEET 3.03

MATCHLINE SEE SHEET 3.04

N

GRAPHIC SCALE 1"=100'

100 0 100 200

LEGEND

PROPOSED WATER

PROPOSED FIRE HYDRANT

Plotted by: cwall Plot Date: 3/11/2024 11:42 AM

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-wtr-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:55 PM

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM WATER SHEET 02 OF 05

DEVELOPMENT PLAN

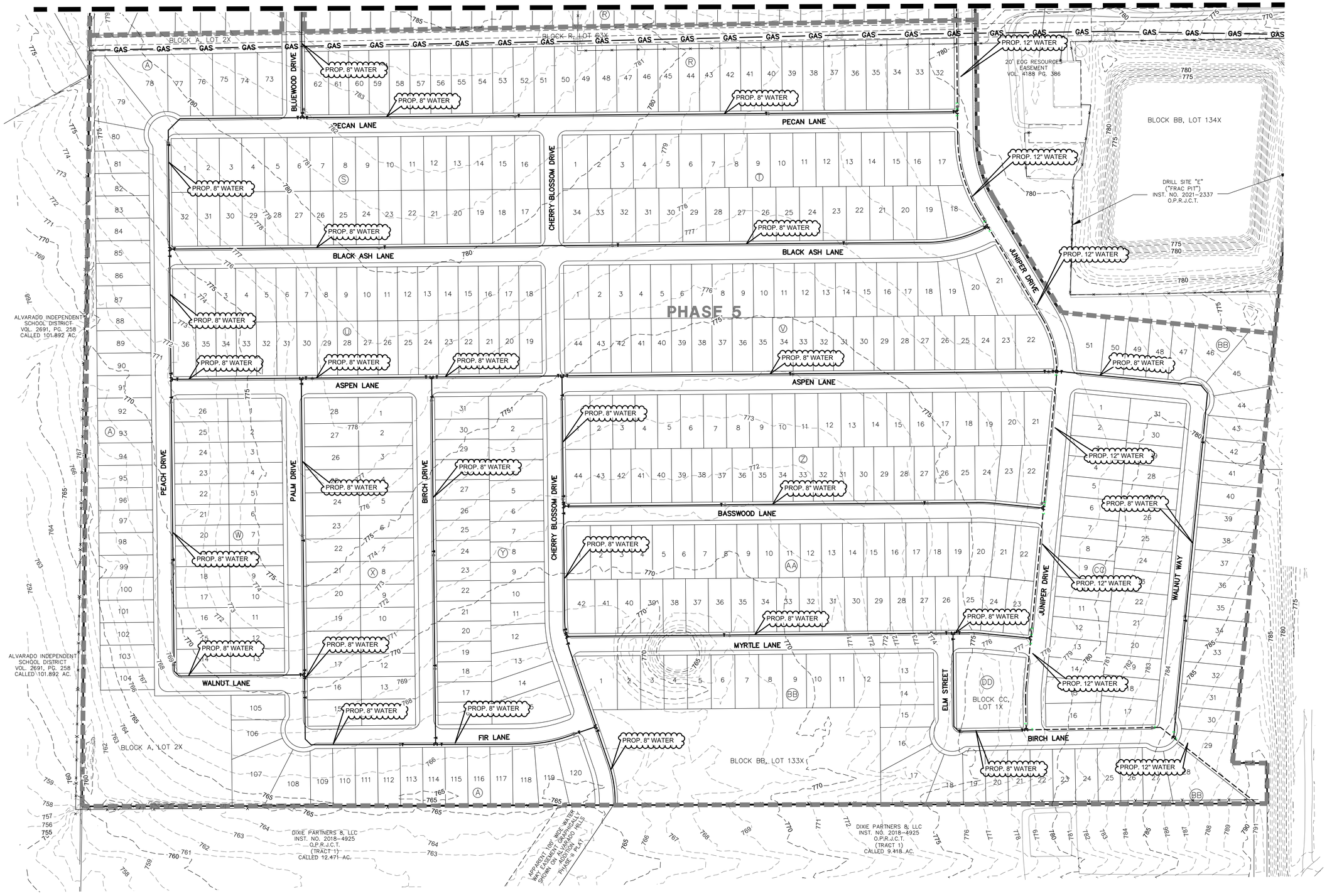
LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 3.02

MATCHLINE SEE SHEET 3.02



N

GRAPHIC SCALE 1"=100'

100 0 100 200

LEGEND

PROPOSED WATER

PROPOSED FIRE HYDRANT

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM WATER SHEET 03 OF 05

DEVELOPMENT PLAN

LONE OAK

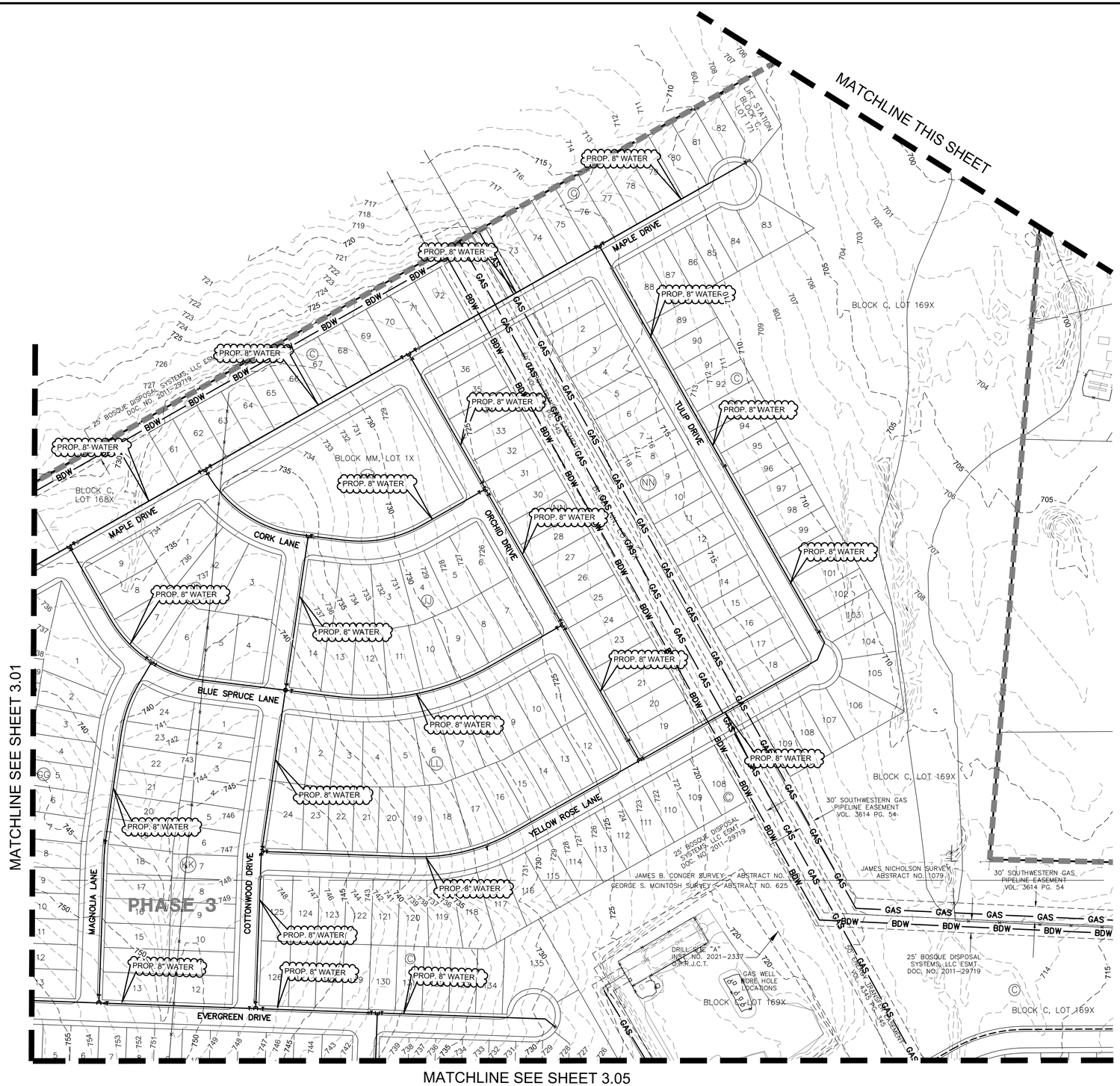
City of Alvarado, Johnson County, TX

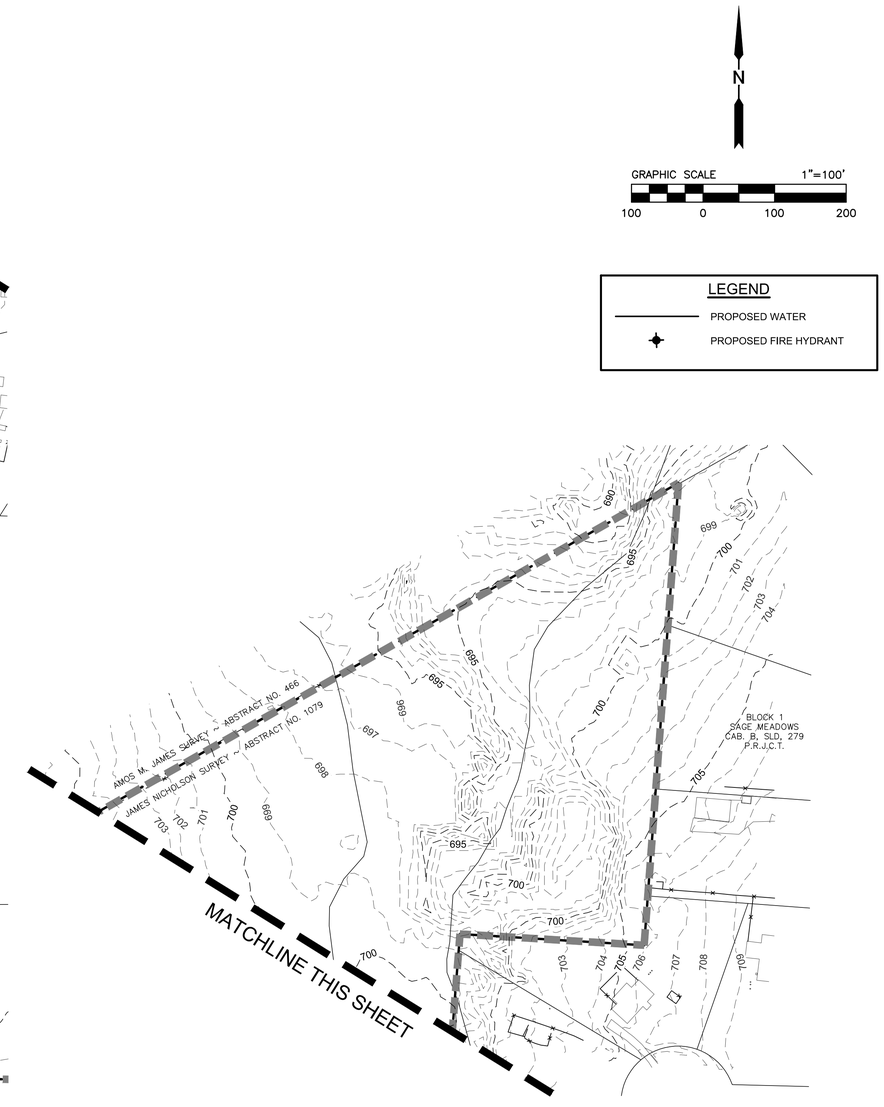
PROJECT NO. BBC010

SHEET NO. 3.03

Plotted by: cwall Plot Date: 3/11/2024 11:42 AM

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-wtr-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:55 PM





BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM WATER SHEET 04 OF 05

DEVELOPMENT PLAN

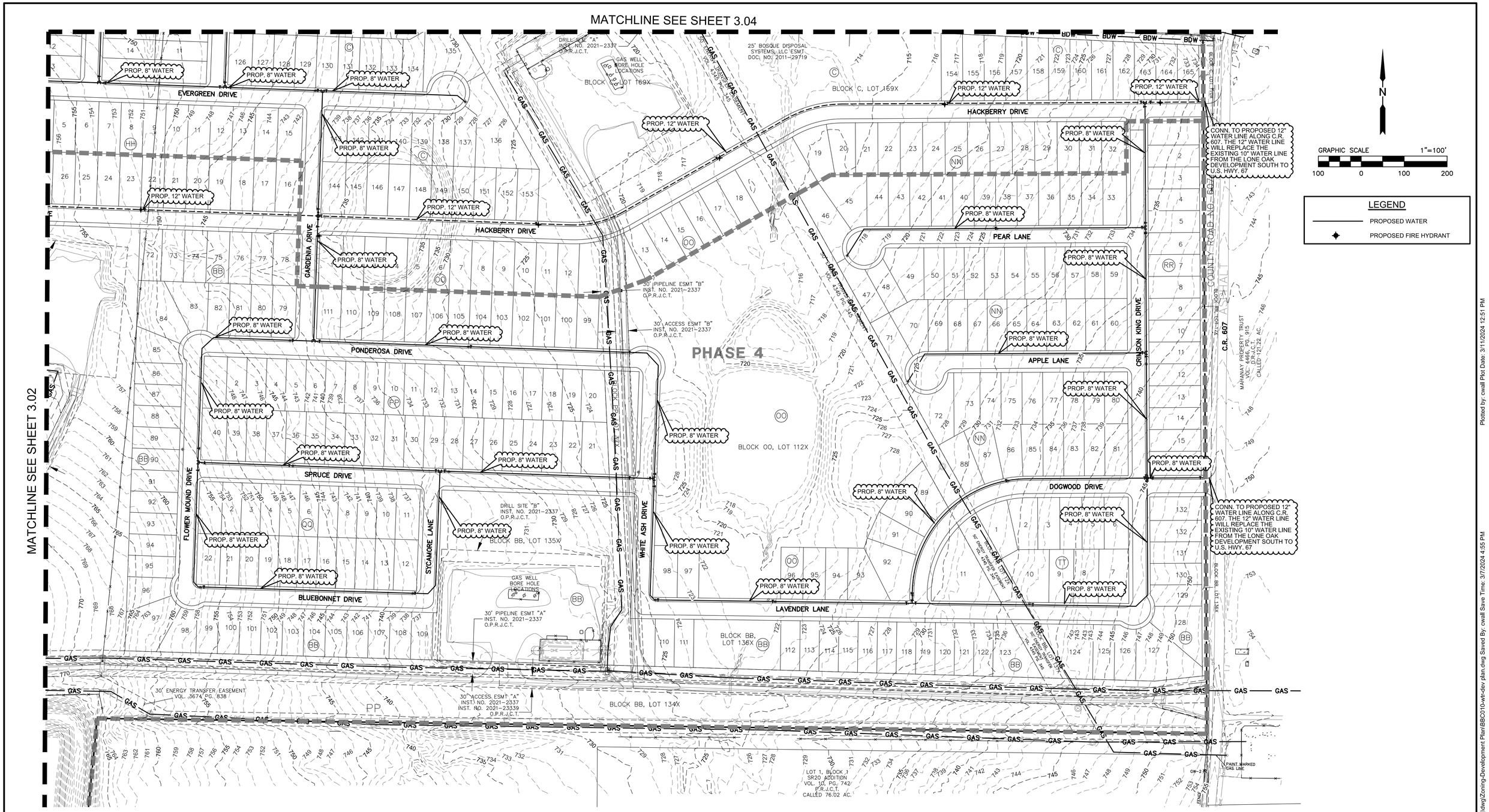
LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 3.04

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-wtr-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:55 PM
Plotted by: cwall Plot Date: 3/11/2024 11:43 AM



BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM WATER SHEET 05 OF 05

DEVELOPMENT PLAN

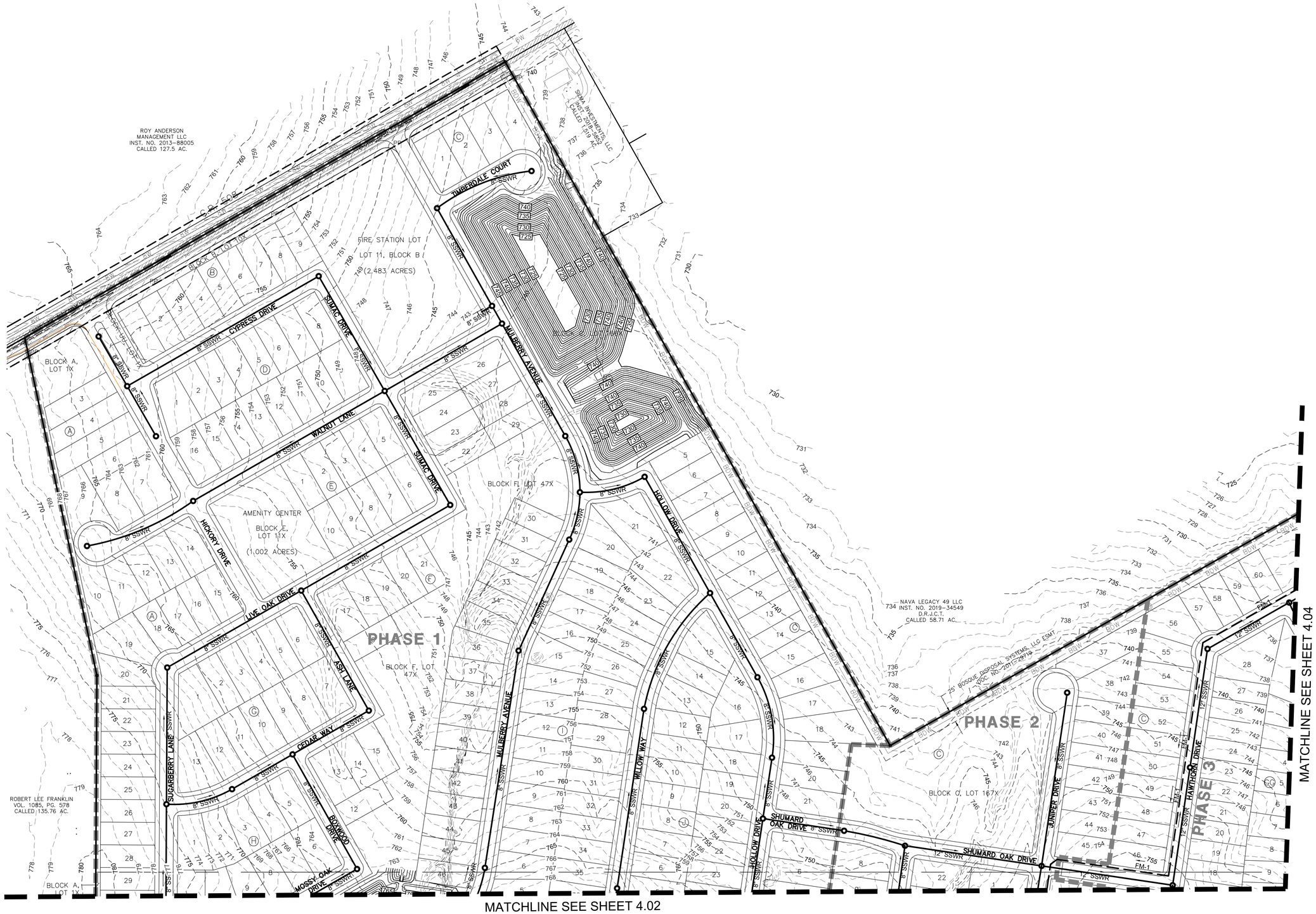
LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 3.05

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-wtr-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:55 PM
Plotted by: cwall Plot Date: 3/11/2024 12:51 PM



BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM SSWR SHEET 01 OF 05

DEVELOPMENT PLAN

LONE OAK

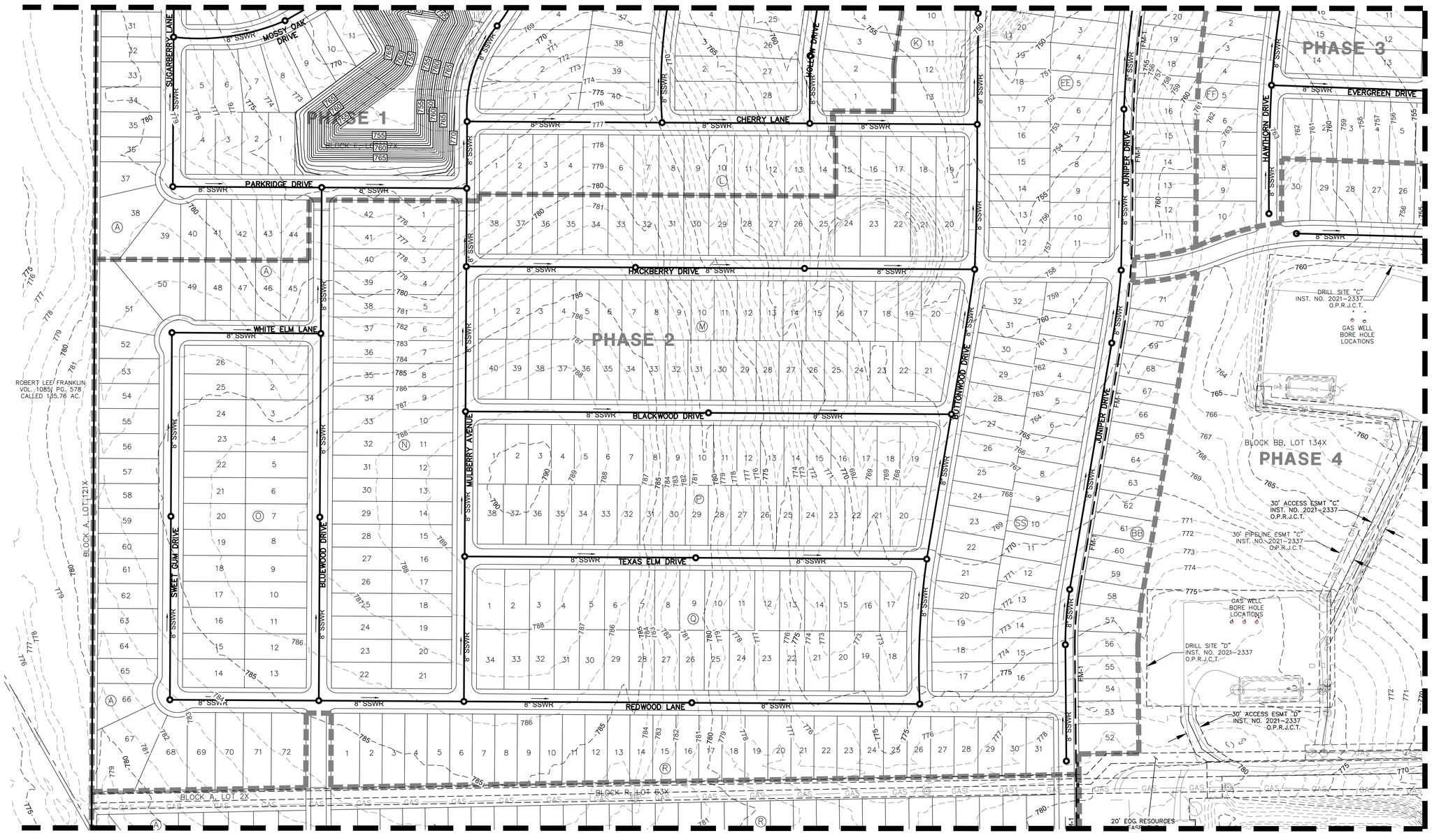
City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 4.01

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-sswr-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:54 PM
Plotted by: cwall Plot Date: 3/11/2024 12:52 PM

MATCHLINE SEE SHEET 4.01



MATCHLINE SEE SHEET 4.03

MATCHLINE SEE SHEET 4.05

N

GRAPHIC SCALE 1"=100'

100 0 100 200

LEGEND

- PROPOSED SSWR
- PROPOSED FORCE MAIN
- PROPOSED SSWR MAN HOLE

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

NO.	SUBMITTALS	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM SSWR SHEET 02 OF 05

DEVELOPMENT PLAN

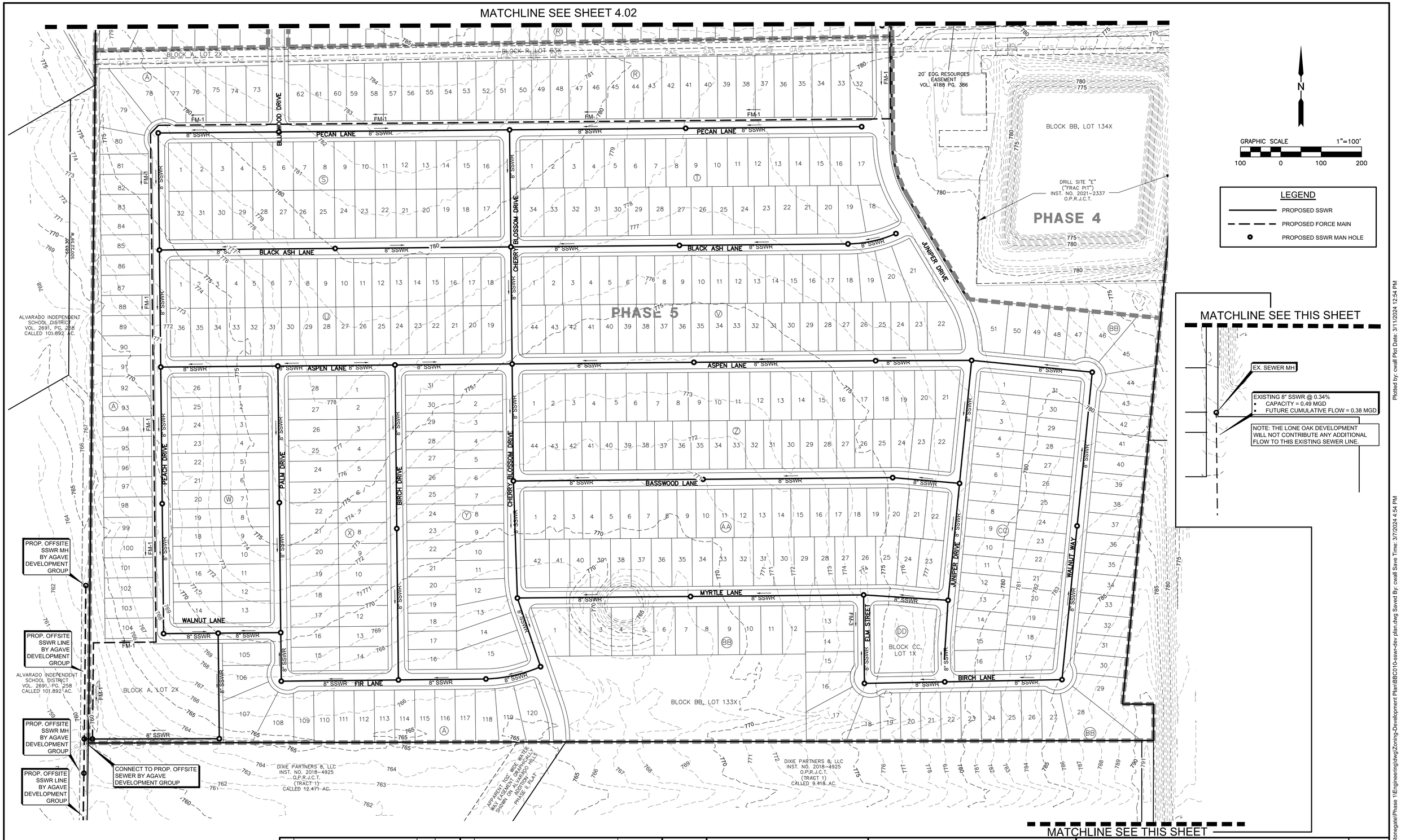
LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 4.02

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-sswr-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:54 PM
Plotted by: cwall Plot Date: 3/11/2024 12:53 PM



Plotted by: cwall Plot Date: 3/11/2024 12:54 PM

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-sswr-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:54 PM

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM SSWR SHEET 03 OF 05

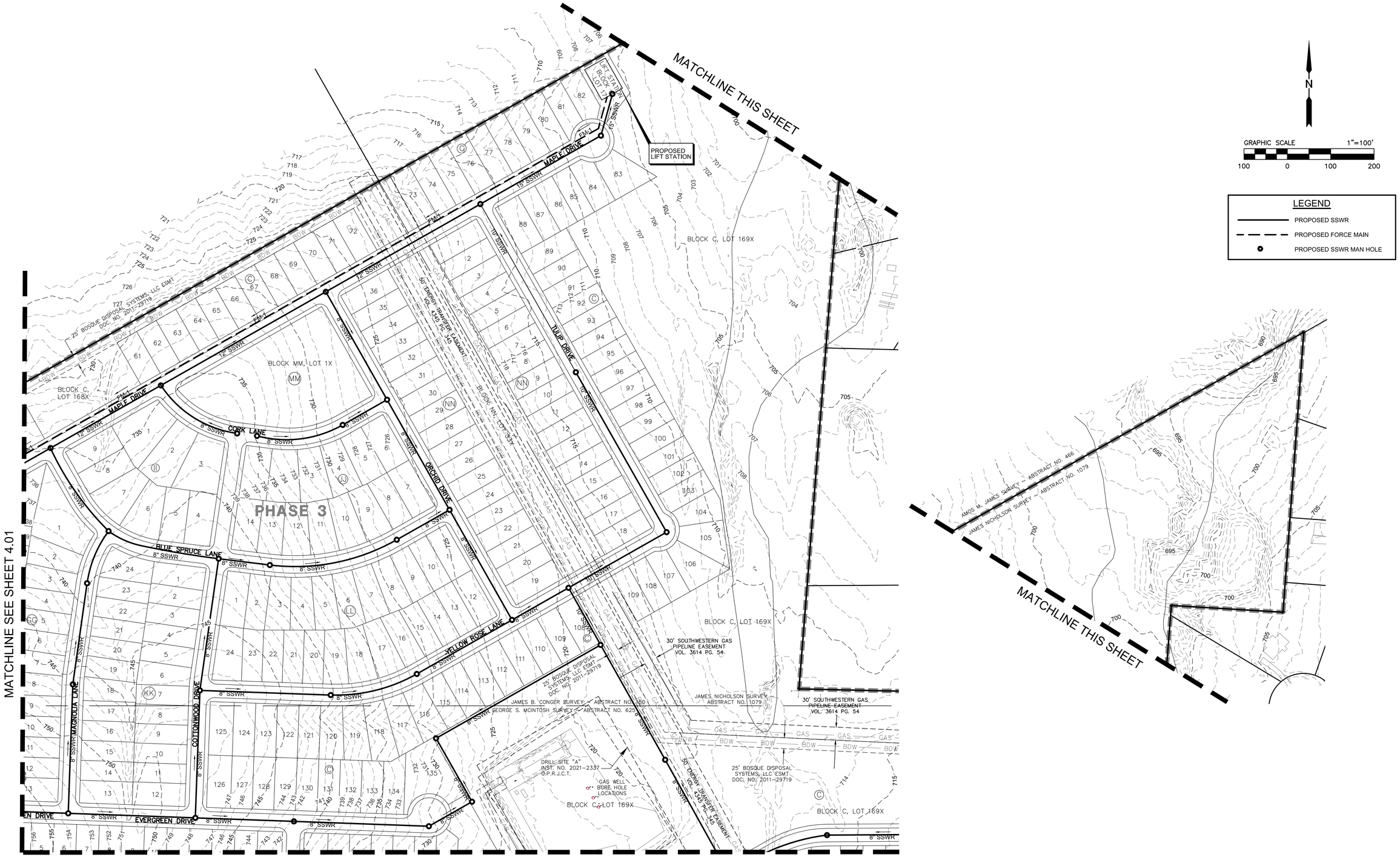
DEVELOPMENT PLAN

LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 4.03



BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM SSWR SHEET 04 OF 05

DEVELOPMENT PLAN

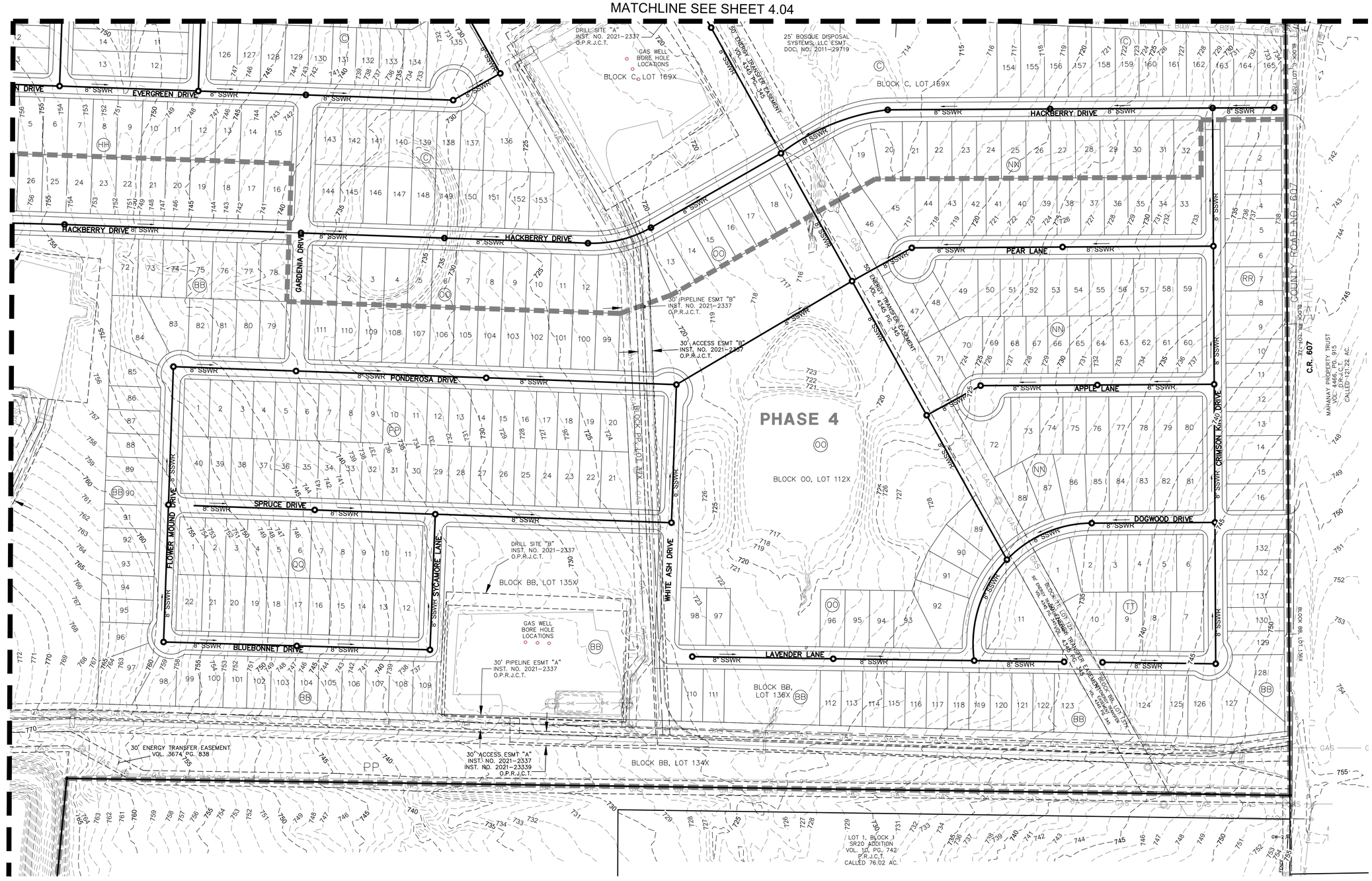
LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

SHEET NO. 4.04

Plotted by: cwall Plot Date: 3/11/2024 12:55 PM
Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-sswr-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:54 PM



BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-11-2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM SSWR SHEET 05 OF 05

DEVELOPMENT PLAN

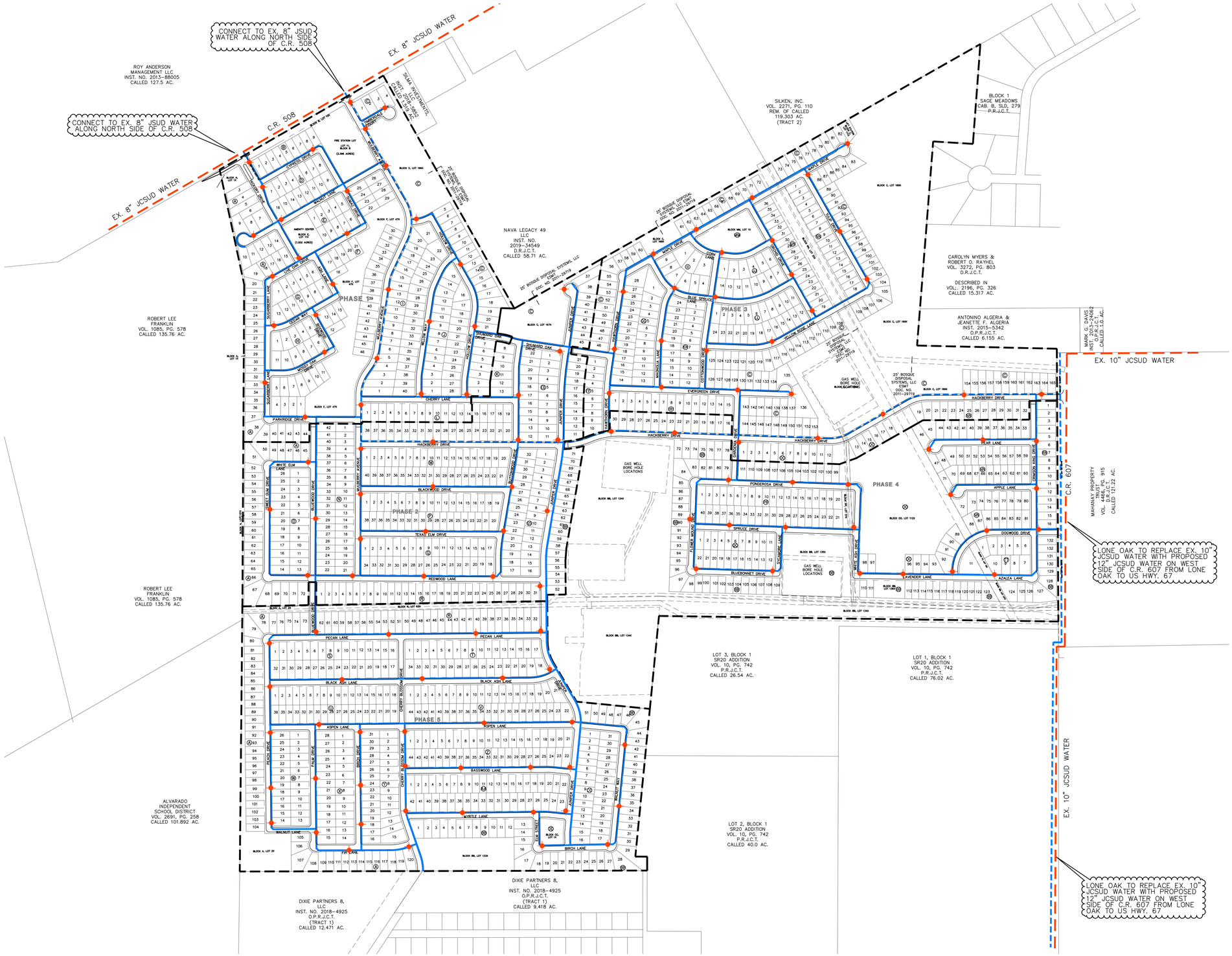
LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO. BBC010

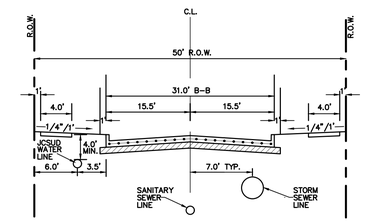
SHEET NO. 4.05

Plotted by: cwall Plot Date: 3/11/2024 12:56 PM
Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Engineering\dwg\Zoning-Development Plan\BBC010-sswr-dev plan.dwg Saved By: cwall Save Time: 3/7/2024 4:54 PM



LEGEND

- EXISTING JSUD WATER LINES
- PROPOSED 8" WATER LINE IMPROVEMENTS BY LONE OAK
- PROPOSED 12" WATER LINE IMPROVEMENTS BY LONE OAK



UTILITY LOCATIONS FOR TYPICAL RESIDENTIAL STREET SECTION
(N.T.S.)

NOTE:

FOR JCSUD WATER LINE PLACEMENT ALONG C.R. 508 SEE SHEET 03 OF 04

FOR JCSUD WATER LINE PLACEMENT ALONG C.R. 607 SEE SHEET 04 O F04

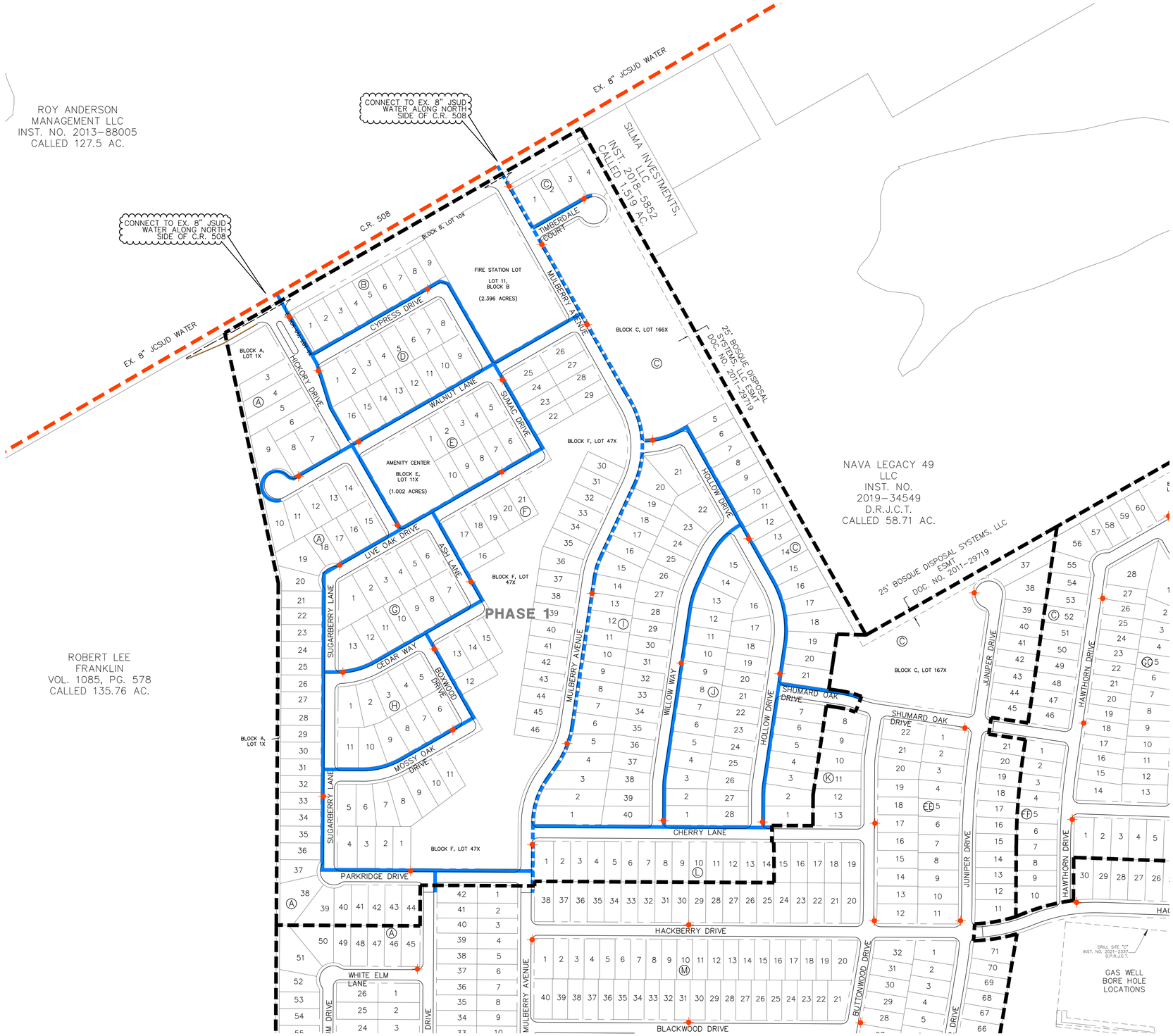
0 150 300 600
1"=300'
N

OVERALL WATER LAYOUT

SHEET 01 OF 04

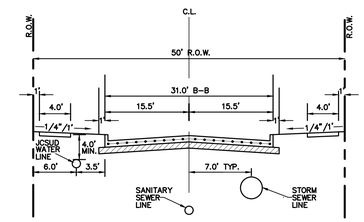
LONE OAK DEVELOPMENT
Alvarado, Texas
January 10, 2024

JBI PARTNERS



LEGEND

- EXISTING JSUD WATER LINES
- PROPOSED 8" WATER LINE IMPROVEMENTS BY LONE OAK
- PROPOSED 12" WATER LINE IMPROVEMENTS BY LONE OAK



UTILITY LOCATIONS FOR TYPICAL RESIDENTIAL STREET SECTION (N.T.S.)

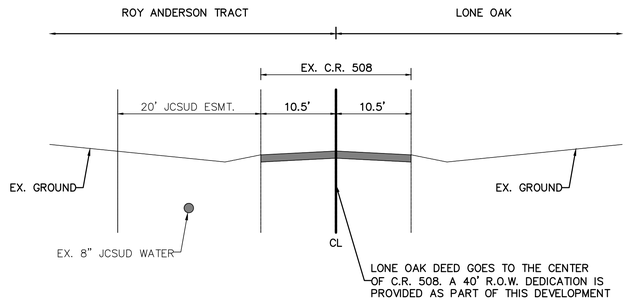
0 150 300
1"=150'
N

PHASE 1 WATER LAYOUT

SHEET 02 OF 04

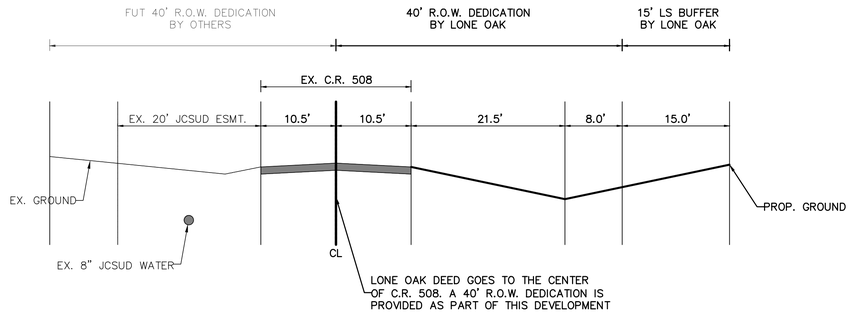
LONE OAK DEVELOPMENT
Alvarado, Texas
January 10, 2024

JBI PARTNERS



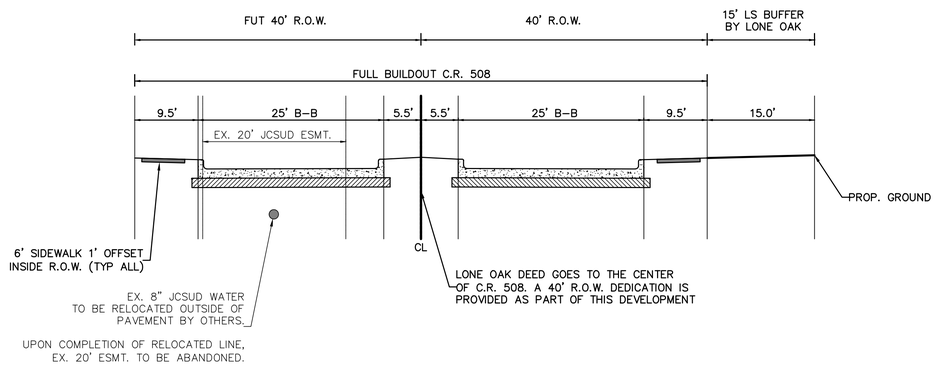
EXISTING C.R. 508 CROSS SECTION

N.T.S.



PROPOSED C.R. 508 CROSS SECTION
LONE OAK PHASE 1

N.T.S.



ULTIMATE C.R. 508 CROSS SECTION

N.T.S.

0 150 300 600
1"=300'

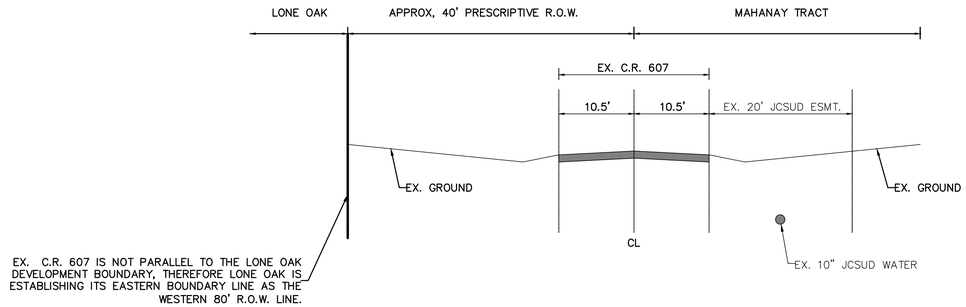
N

C.R. 508 JCSUD WATER PLACEMENT

SHEET 03 OF 04

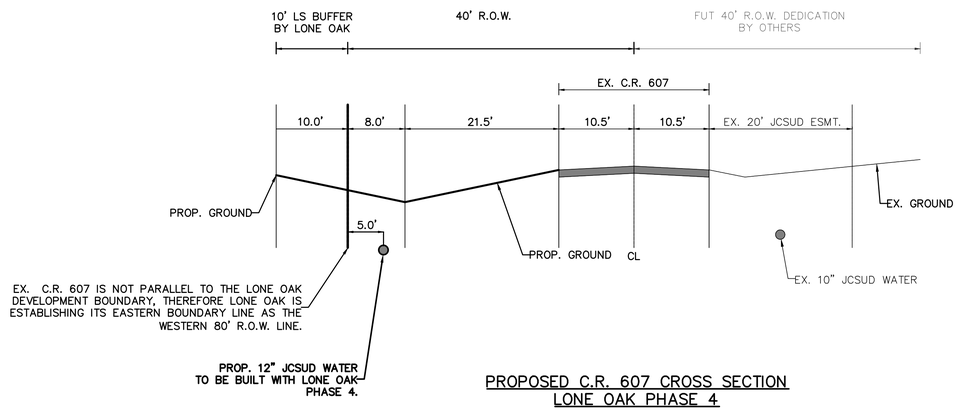
LONE OAK DEVELOPMENT
Alvarado, Texas
January 10, 2024

JBI PARTNERS



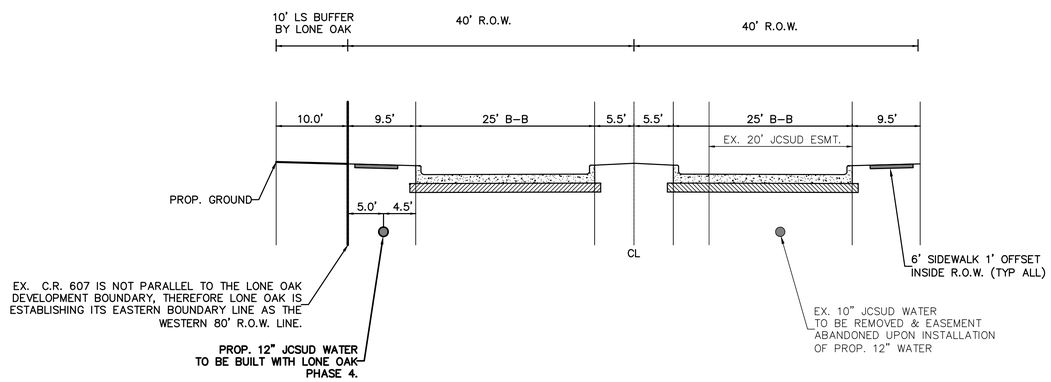
EXISTING C.R. 607 CROSS SECTION

N.T.S.



PROPOSED C.R. 607 CROSS SECTION
LONE OAK PHASE 4

N.T.S.



ULTIMATE C.R. 607 CROSS SECTION

N.T.S.

SHEET 04 OF 04

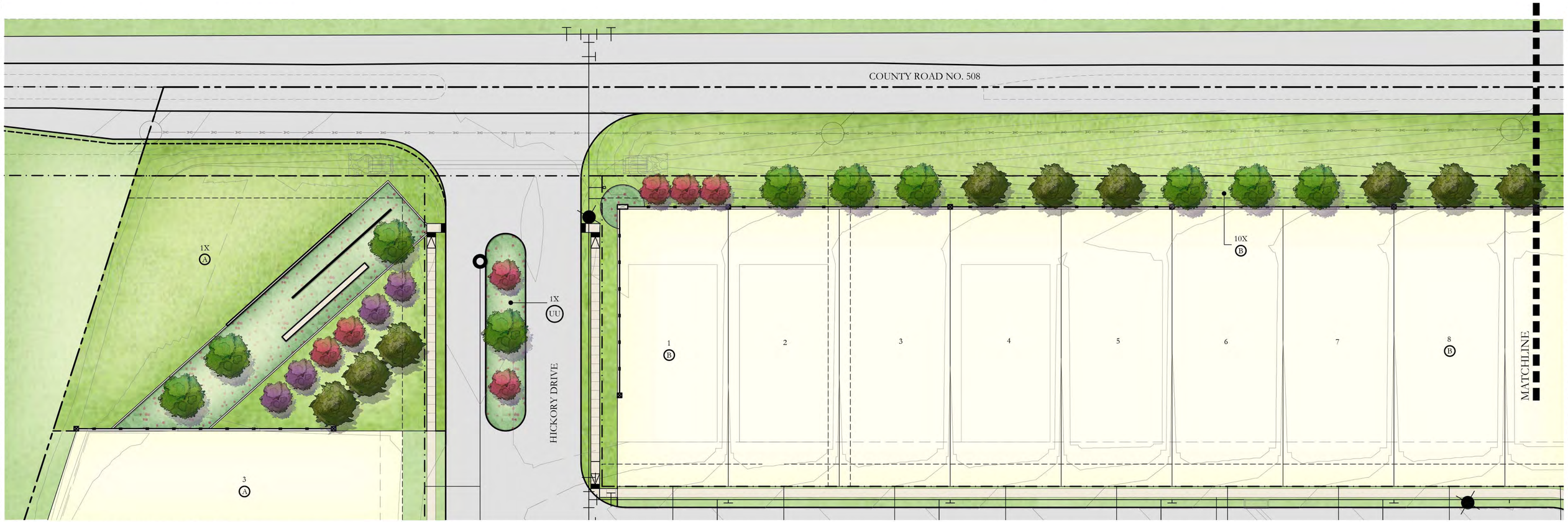
0 150 300 600
1"=300'

N

C.R. 607 JCSUD WATER PLACEMENT

LONE OAK DEVELOPMENT
Alvarado, Texas
January 10, 2024

JBI PARTNERS



SCREENING AND BUFFERING PLAN
PLAN

SCALE: 1" = 20'-0"

MAIN ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

CONCEPT LEGEND

- 10'-0" HT. MAIN ENTRY SIGN WALL WITH STONE BASE AND PERFORATED STEEL BOXED PANEL.
- 3'-0" HT. BOARD FORMED CONCRETE WALL.
- 1'-0" HT. BOARD FORMED CONCRETE WALL.
- 9'-0" HT. STONE AND BOARD FORM CONCRETE LOGO COLUMN.
- 7'-0" HT. STONE COLUMN.
- 6'-0" HT. BRICK THINWALL.
- 3" CALIPER MIN. SHADE TREE; SPECIES TBD.
- 2" CALIPER ORNAMENTAL TREE; SPECIES TBD.
- SHRUB AND GROUNDCOVER BED. TYP.
- COMMON BERMUDA SOD AND IRRIGATION. TYP.

N

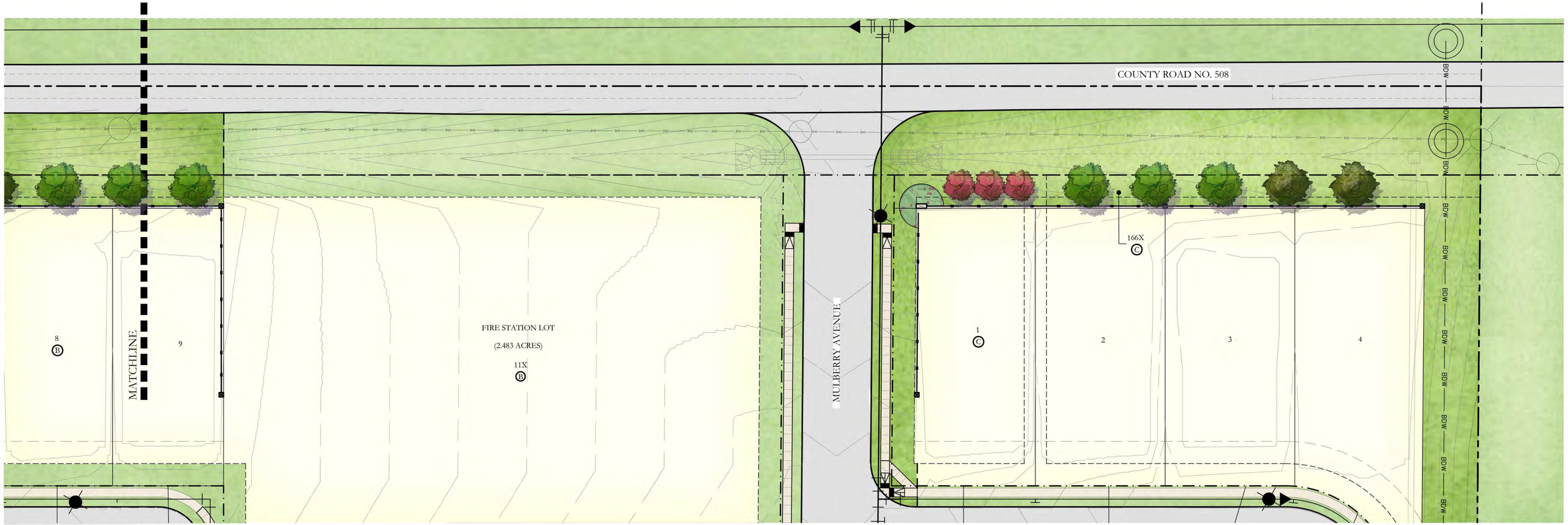
20 10 0 20
SCALE 1" = 20'

LONE OAK PHASE I - SCREENING AND BUFFERING CONCEPT PLANS

City of Alvarado, Johnson County, Texas

SHEET 2 OF 2
Owner Submittal 2-20-2024

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



SCREENING AND BUFFERING PLAN
PLAN

SCALE: 1" = 20'-0"

TYPICAL SCREENING WALL AND LOGO COLUMN
ELEVATION

SCALE: 1/3" = 1'-0"

CONCEPT LEGEND

- 10'-0" HT. MAIN ENTRY SIGN WALL WITH STONE BASE AND PERFORATED STEEL BOXED PANEL.
- 3'-0" HT. BOARD FORMED CONCRETE WALL.
- 1'-0" HT. BOARD FORMED CONCRETE WALL.
- 9'-0" HT. STONE AND BOARD FORM CONCRETE LOGO COLUMN.
- 7'-0" HT. STONE COLUMN.
- 6'-0" HT. BRICK THINWALL.
- 3" CALIPER MIN. SHADE TREE; SPECIES TBD.
- 2" CALIPER ORNAMENTAL TREE; SPECIES TBD.
- SHRUB AND GROUNDCOVER BED. TYP.
- COMMON BERMUDA SOD AND IRRIGATION. TYP.

N

20 10 0 20

SCALE 1" = 20'

LONE OAK PHASE I - SCREENING AND BUFFERING CONCEPT PLANS

City of Alvarado, Johnson County, Texas

SHEET 2 OF 2
Owner Submittal 2-20-2024

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100