

**CITY OF BEAUMONT
SUBDIVISION
ADDITIONAL
CONDITIONS OF APPROVAL**

**TENTATIVE TRACT MAP NO. 29267
Nobel Creek Meadows, LLC**

**CITY COUNCIL
APPROVAL:**

February 7, 2017

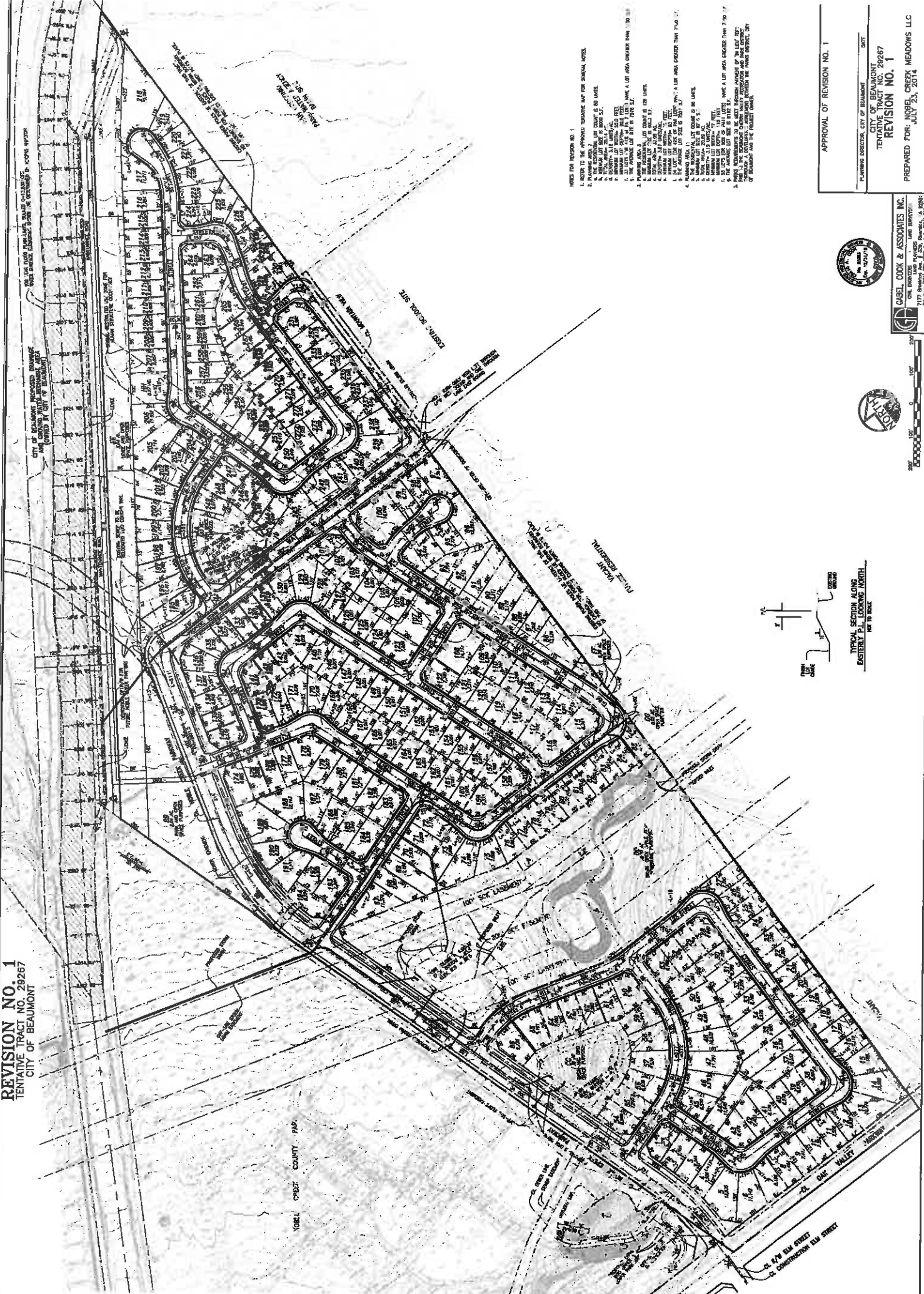
The City of Beaumont hereby approves your request for a one year extension subject to the previously approved conditions and the following added/amended Conditions for **TENTATIVE TRACT NO. 29267**.

1. All mailbox clusters shall be illuminated per Planning Director approval.
2. All street improvement plans and lot grading for residential lots shall indicate and install under sidewalk/curb core draining with a minimum of 2 outlets per lot unless otherwise approved by the Planning Director and Public Works Director.
3. All Community Mailboxes shall be maintained by the Homeowners or by a Homeowners Association for that area.
4. All plans prepared for City of Beaumont approval shall include, once approved, a pdf scan of the approved plans and a GIS/CAD file in the standards as forth by the City.
5. The project shall participate in the Beaumont Community Facilities District program to provide for maintenance services (if deemed required by the City of Beaumont) and public safety services. This requirement is not contingent on the project seeking public facilities financing.
6. All parks, trails and open space shall be completed/improved at a time as required by the City of Beaumont, but no later than 75% of the buildable lots within the final map/planning area/ project.

If there are any conflicting Conditions between these conditions and the prior conditions, the greater of the two standards shall prevail as determined by the Planning Department.

REVISION NO. 1
TENTATIVE TRACT NO. 29267
CITY OF BEAUMONT

YOVEL CREEK COUNTY, TEX.



- NOTES FOR REVISION NO. 1
1. REFER TO THE APPROVED TRACTING MAP FOR GENERAL NOTES.
 2. PLANNING AREA 7. LOT AREA IS 60 ACRES.
 3. BEAUMONT LOT SIZE IS 6000 S.F.
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APPROVAL OF REVISION NO. 1

PLANNING DIRECTOR, CITY OF BEAUMONT

CITY OF BEAUMONT
 TENTATIVE TRACT NO. 29267
 REVISION NO. 1

PREPARED FOR: YOVEL CREEK MEADOWS LLC
 JULY 25, 2014



CABEL COOK & ASSOCIATES, INC.
 CIVIL ENGINEER
 1112 Broadway Ave., Suite 1000, Beaumont, TX 77705
 Telephone (409) 763-0000, Fax (409) 763-0001

TYPICAL SECTION ALONG
 EASTERN P.L. LOOKING NORTH
 SEE TO SHEET

