

November 12th, 2024

City of Stephenville
298 W Washington Street
Stephenville, Texas 76401

**Re: Planned Development (PD) Update – Approximate Project Timeline
Washington Street Townhomes
855 West Washington Street, Stephenville, Texas**

Dear City of Stephenville,

FLANAGAN is pleased to submit this update to the existing Planned Development (PD) for the Washington Street townhomes, on behalf of Troy Kunkel. After receiving zoning approval in Fall of 2021, the development team placed their focus on the Collins and Race Townhome project in Stephenville. That project has been completed and tenants are currently occupying the development, so the focus has shifted to the Washington Street Townhomes project in recent months. Note, this project was unexpectedly delayed due to asbestos removal, but we are moving forward at full speed now. Please note, the development team is respectfully requesting this project to be phased into two phases. See the *Phasing Plan* attached to this submittal, and the approximate project timeline below:

- **November 2024** – Phase 1 construction to commence. Demolition has been ongoing for months.
- **Fall 2025** – Construction of the public and private improvements for Phase 1 to be completed.
- **Spring/Summer 2026** – Phase 2 construction to commence upon selling or leasing Phase 1 units.

We appreciate the opportunity to do business in Stephenville and look forward to continuing to work through the development process and growing our professional relationship. Please don't hesitate to reach out with any questions.

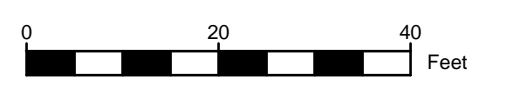
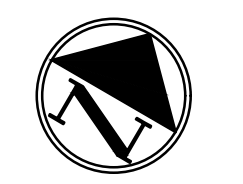
Sincerely,
FLANAGAN



Reece Flanagan, PE, MBA
reece@flanagan-ls.com
P: 940.327.7963

PLEASE RECYCLE

PHASE LINE



LEGEND

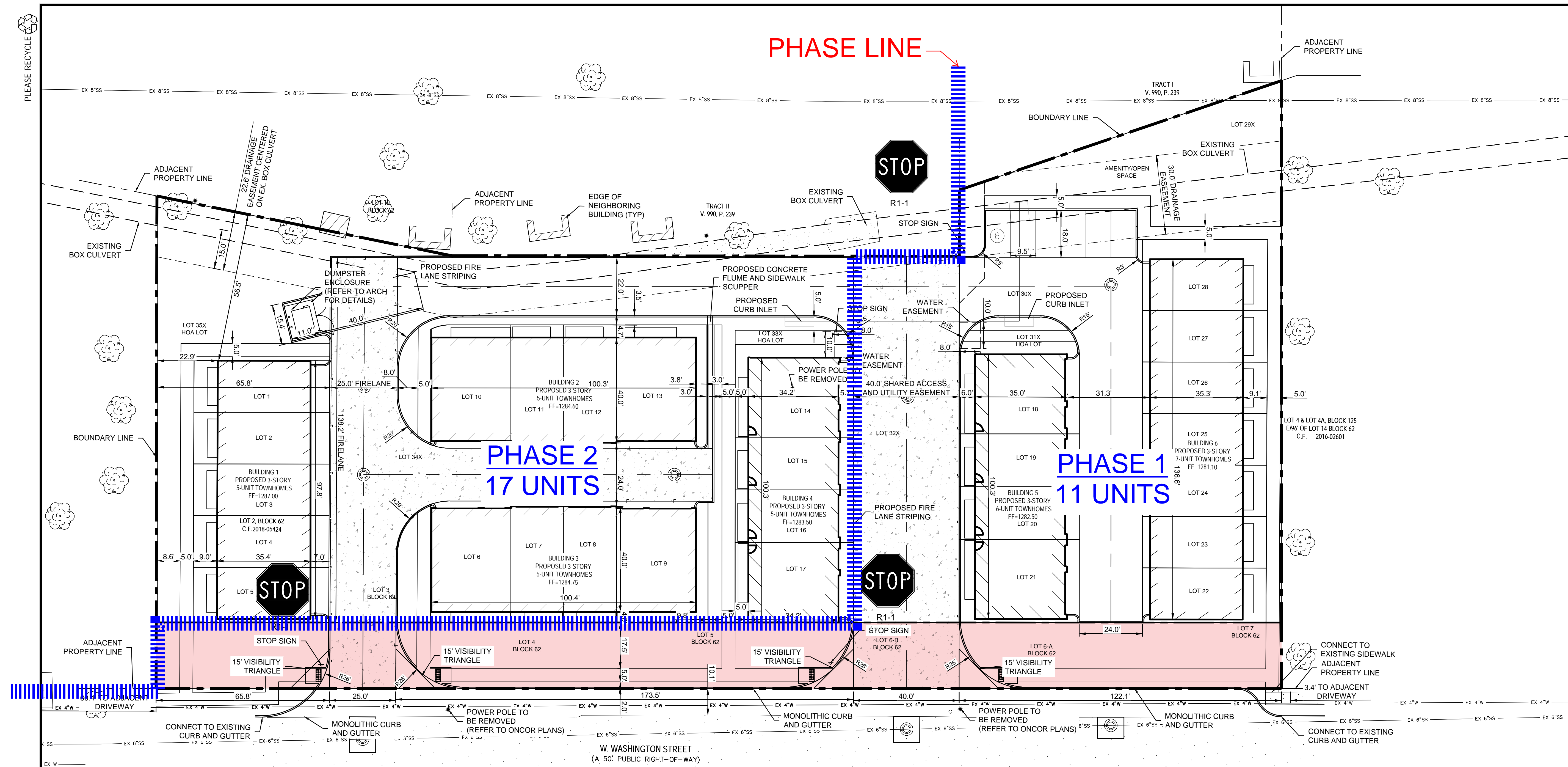
- 25' R.O.W. DEDICATION
- PROPOSED FIRELANE
- F.H. PROPOSED FIRE HYDRANT
- WM PROPOSED WATER METER
- WV PROPOSED WATER VALVE
- CO PROPOSED SEWER SINGLE CLEANOUT
- SSMH PROPOSED SEWER MANHOLE
- G.I. PROPOSED GRATE INLET
- J.B. PROPOSED JUNCTION BOX
- C.I. PROPOSED CURB INLET
- STMH STORM SEWER MANHOLE
- GM GAS METER
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
3. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING AND DUMPSTER LAYOUT AND DESIGN.
4. FIRE LANE MARKINGS SHALL CONSIST OF 4" SOLID RED STRIPE.
5. FIRE LANES SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TWENTY-FIVE FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.
6. PARKING STALL LINE SHALL BE A 4" SOLID WHITE STRIPE.
7. ALL PROPOSED SIGNAGE ON THE BUILDING WALLS AND SITE MUST COMPLY WITH LDC ARTICLE 8 SIGN STANDARDS AND PERMITTING.
8. ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE CITY APPROVAL THROUGH A REVISED PLAN, STAMPED BY STAFF.

ADA NOTES:

- CONTRACTOR TO ASSURE SITE ADA ACCESS AREAS AND ROUTES WITHIN:
- a. ASSURE THE RUNNING SLOPE AT THE WALKS ALONG THE ACCESSIBLE ROUTE HAVE A RUNNING SLOPE OF 1:20 OR 5% MAXIMUM (EXCEPT AT THE CURB RAMPS, WHICH CAN BE UP TO 1:12 OR 8.33%) AND A CROSS SLOPE OF 1:48 OR 2% MAXIMUM. THIS INCLUDES AT THE CROSSING OF DRIVE LANES (A COMMON ISSUE).
 - b. ASSURE THE MANEUVERING CLEARANCE AT THE EXTERIOR SIDE OF ALL ENTRY DOORS HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION. ASSURE A 30" X48" CLEAR FLOOR SPACE IS PROVIDED ADJACENT TO THE EXTERIOR SITE ELEMENTS SUCH AS THE BENCHES, TRASH CANS AND BIKE RACKS AND HAVE A SLOPE OF 1:48 OR 2% MAXIMUM IN ANY DIRECTION.
 - c.

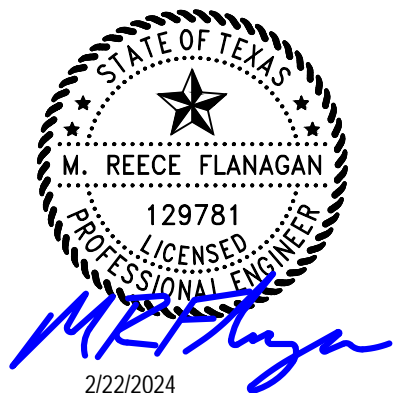


WASHINGTON STREET TOWNHOMES
SITE DATA TABLE

GENERAL SITE INFO		SITE DATA TABLE	
CURRENT ZONING	PD - PLANNED DEVELOPMENT (TOWNHOUSE LAND USE)		
TOTAL SITE AREA	76,685 S.F. / 1.76 AC		
TOTAL SITE AREA AFTER ROW DEDICATION	66,025 S.F. / 1.52 AC		
UNITS	28		
DENSITY	PROVIDED		
PARKING DATA		REQUIRED	PROVIDED
PARKING SPACES (TOTAL)	56 + 2 SPACES/UNIT	78 + 2.79 SPACES/UNIT	
RESIDENT PARKING		72	
GUEST PARKING		6	
EACH UNIT HAS A 2-CAR (TYPE C) OR 3-CAR (TYPE D) GARAGE CONNECTING TO A SHARED ACCESS DRIVE			
NUMBER OF BEDS	N/A	92	
SITE SETBACKS AND LOT SIZE		REQUIRED	PROVIDED
FRONT SETBACK	3'	3' (MIN.)	
REAR SETBACK	3'	5'	
INTERNAL SIDE SETBACK	5'	5' (MIN.)	
MINIMUM LOT AREA	800 S.F.	840 S.F.	
MINIMUM LOT WIDTH	20'	20' (MIN.)	
MINIMUM LOT DEPTH	40'	42.80'	

BENCHMARK

BM-1: C.I.R.S. "TEXAS SURVEYING INC" ELEVATION=1281.21 REFER TO SURVEY SHEET C1
 TBM-2: SET PK NAIL IN CONCRETE ELEVATION=1286.67 REFER TO SURVEY SHEET C1



NO.	DATE	REVISION

WASHINGTON STREET TOWNHOMES
 BLK 62 & LOTS 3, 4, PT. 5, 6-A, 6B, 7, PT. 14, AND 17
 CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

LAYOUT AND DIMENSIONAL CONTROL PLAN



DESIGNED: FLS	DATE: FEBRUARY 2024	PROJECT #: 2021-03-02	SHEET: C8
DRAWN: CEJ	REVIEWER: MRF		

V:\2021-03-02-C-DIM-27272024-8105-AM
 2021-03-02-C-DIM-27272024-8105-AM
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-AE.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-BE.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-CE.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-DE.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EA.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EB.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EC.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-ED.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EE.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EF.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EF.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EG.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EH.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EI.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EJ.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EK.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EL.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EM.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EN.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EO.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EP.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EQ.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-ER.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-ES.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-ET.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EU.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EV.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EW.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EX.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EY.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EZ.dwg
 C:\Users\johanna.johnson\Documents\2021-03-02-Washington-Townhomes\CAD\Plot_Sheets\2021-03-02-X-8-EZ.dwg

WASHINGTON STREET TOWNHOMES