

## **Tarleton Crossings Planned Development Timeline**

- **Development Plan**

Upon full approval by the Stephenville City Council, it is the intent of the Developer to produce and submit final engineering plans and building plans to the Building Department for review. Once approved, the Developer will immediately begin construction of all civil improvements (roads, utilities, drainage, etc...). The development consists of a combination of four and six-unit town home buildings. There are two floorplans per building that are both 2 bedroom and 2.5 bathrooms. The interior units will have a one car garage and the end units will have a two car garage. All buildings will have uniform exteriors consisting of a combination of lap siding as well as board and baton siding, brick and stone on portions of the front and side elevations, with asphalt shingled roofs. The building materials will either be a Hardie or LP product. A high-resolution rendering of a six-unit building has been submitted to the development packet. All civil improvement details can be found under "Site Plan Notes" on the engineered plans.

- **Civil Improvements:**

Once final engineering has been approved, the Developer will begin construction on all civil improvements and complete them in one phase.

- **General Construction:**

The Developer plans to commence construction on the first 2-4 buildings as soon as permits are approved and issued. Construction of each building is estimated at approximately 90 days. After evaluating past development projects and well as projects currently under construction, the Developer anticipates the completion of all 50 residential units within 18 months of initial construction. Upon approval of the Planned Development, the Developer will produce a more defined development timeline including start and completion dates.