

From: Nick Williams
To: Reese Flanagan; mpaco37@yahoo.com; hernandez@mmalexis.com
Cc: Harold Sandoz; Steve Killam; Tina Cox; Karen Wilkerson
Subject: Lillian Townhomes - Preliminary Plat Submittal
Date: Friday, July 2, 2021 5:01:17 PM
Attachments:

- image020.png
- image024.png
- image025.png
- image027.png
- image028.png
- image031.png
- image032.png
- image033.png
- image035.png
- image037.png
- image039.png
- image041.png
- image043.png
- image046.png
- image048.png
- 4010C - Backfill Load Bearing w/Pavement Repair 2015.pdf
- 4590-IndustrialElevation0315.pdf
- 2130-Sidewalk-2021.pdf
- image049.png
- 5010-M4- Sanitary Sewer.pdf
- 2021_06-30 Lillian - 422 - Lillian Townhomes - Review 01.pdf
- image050.png
- 2021_06-30 Lillian - 422 - Lillian Townhomes - Review 01.pdf
- Waterline Heat Be Crk Plat.pdf
- image045.png
- image048.png
- image049.png
- image053.png
- image056.png
- image064.png

Please find attached a copy of the review performed by FNI.

Comments:

1. Replat
 - a. Reference to City of Mineral Vets -
 - b. Attached is the wording that is required to be on the replat.
2. Sheet C3.0 – Site Plan
 - a. Streets are labeled as "Private" on the replat. Please also show this label on the Site Plan on Sheet C3.0.
3. Sheet C9.0 – Water Plan
 - a. Show limits of municipal utility easement for water line installation on private property.
 - b. Show proposed locations for water services and meter locations on this sheet for the property between Fifth and Lillian
4. Sheet C9.1
 - a. Show limits of municipal utility easement for sewer line installation on private property.
 - b. Show profile of proposed public sewer main.
 - c. Show locations of proposed double cleanouts on the sewer service lines.
 - d. Because the street is to remain private, the plat shall indicate city responsibility for sewer services ends at sewer main line connection
5. Details
 - a. Attached are a few standard details to replace those in the plan set for public improvements. These details will not be applicable for privately owned improvements. Revise General Notes on Sheet C1.0 as appropriate.
 - i. Embedment and Backfill
 - ii. Fire Hydrant
 - iii. Manhole
 - iv. Sidewalk fronting all public ROW's (Lillian, Fifth, Swan)
 1. show 5 ft. wide standard section and 6 ft. wide section adjacent to curb
6. I would like to explore setting the public water main within easements at the rear of the buildings so the pressurized utility is not installed under pavement.
 - a. Please see the concept below and let me know your thoughts next week.

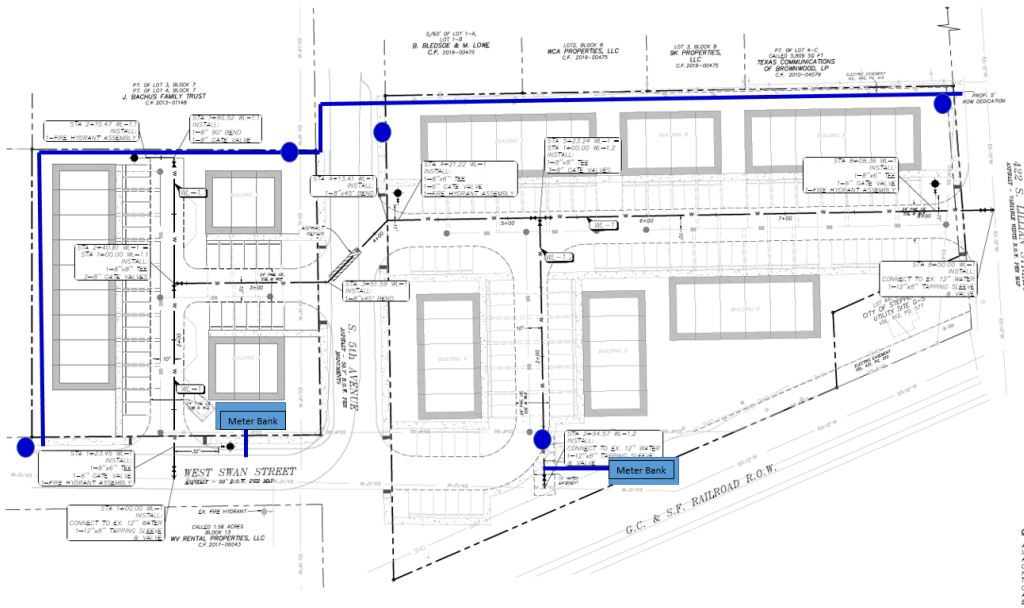
Have a great Independence Day!

Thank you,

Nick Williams, P.E., CFM P: (254) 918-1223
 Director E: nwilliams@stephenvilletx.gov
 Public Works Department A: 298 W. Washington, Stephenville, TX 76401

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From: Reece Flanagan <rflanagan@mmtexas.com>
Sent: Friday, June 25, 2021 4:52 PM
To: permits@stephenvilletx.gov
Cc: Steve Killen <SKillen@stephenvilletx.gov>; Nick Williams <NWilliams@stephenvilletx.gov>; mpace37@yahoo.com; Isis Hernandez <ihernandez@mmtexas.com>
Subject: Lillian Townhomes - Preliminary Plat Submittal

The Lillian Townhomes preliminary plat submittal has been uploaded to the City's permit site online, and the files can be downloaded here:

https://mmtexas-my.sharepoint.com/:f/?p=/rflanagan/EhhEY7h_8UJrg7NwXT-KHABJ25_XXbY2JEnjy8Q5SN7Q?e=HH0dIQ

This includes the preliminary plat, preliminary engineering plans, and drainage study. Please let us know if you need anything else to start the review process.

Thanks,


Reece Flanagan, PE
 Project Manager
 T: 817.469.1671 | M: 940.327.7963
 Arlington | Burleson
 tbpe #F-2759 | tbpls #10088000
 E: rflanagan@mmtexas.com


From: Steve Killen <SKillen@stephenvilletx.gov>
Sent: Wednesday, June 23, 2021 3:39 PM
To: Reece Flanagan <rflanagan@mmtexas.com>; Nick Williams <NWilliams@stephenvilletx.gov>
Cc: mpace37@yahoo.com; Isis Hernandez <ihernandez@mmtexas.com>
Subject: RE: May 26th meeting

Sounds great. I will be out of the office Friday, so please send to permits@stephenvilletx.gov

Thank you.

Steve Killen
 Director
 Development Services

 P: (254) 918-1222 | C: (214) 677-8352
 E: skillen@stephenvilletx.gov



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From: Reece Flanagan <rflanagan@mmtexas.com>
Sent: Wednesday, June 23, 2021 3:26 PM
To: Steve Killen <SKillen@stephenvilletx.gov>; Nick Williams <NWilliams@stephenvilletx.gov>
Cc: mpace37@yahoo.com; Isis Hernandez <ihernandez@mmtexas.com>
Subject: RE: May 26th meeting

Sounds good Steve, we'll make sure everything is uploaded online and sent to your team via email on Friday.

Thanks,


Reece Flanagan, PE
 Project Manager
 T: 817.469.1671 | M: 940.327.7963
 Arlington | Burleson
 tbpe #F-2759 | tbpls #10088000
 E: rflanagan@mmtexas.com


From: Steve Killen <SKillen@stephenvilletx.gov>
Sent: Wednesday, June 23, 2021 3:14 PM
To: Reece Flanagan <rflanagan@mmtexas.com>; Nick Williams <NWilliams@stephenvilletx.gov>
Cc: mpace37@yahoo.com; Isis Hernandez <ihernandez@mmtexas.com>

Subject: RE: May 26th meeting

Reece,

We will not need hard copies and mylars until we record the final plat.

Thank you.

Steve Killen

Director
Development Services



P: (254) 918-1222 | **C:** (214) 677-8352
E: skillen@stephenvilletx.gov

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From: Reece Flanagan <rflanagan@mmatexas.com>

Sent: Wednesday, June 23, 2021 3:02 PM

To: Steve Killen <skillen@stephenvilletx.gov>; Nick Williams <NWilliams@stephenvilletx.gov>

Cc: mpace37@yahoo.com; Isis Hernandez <ihernandez@mmatexas.com>

Subject: RE: May 26th meeting

Steve,

Just to confirm, we can submit our preliminary plat, engineering plans, and drainage report online this Friday, right? You won't need any hard copies?

Thanks,



Reece Flanagan, PE
Project Manager

T: [817.469.1671](tel:8174691671) | **M:** [940.327.7983](tel:9403277983)

Arlington | Burleson

tbpe #F-2759 | btpls #10088000

E: rflanagan@mmatexas.com



From: Steve Killen <skillen@stephenvilletx.gov>

Sent: Tuesday, June 8, 2021 3:35 PM

To: Reece Flanagan <rflanagan@mmatexas.com>; Nick Williams <NWilliams@stephenvilletx.gov>

Cc: mpace37@yahoo.com

Subject: RE: May 26th meeting

Sorry, Reece – please see below:

Sec. 155.4.05. Preliminary plat.

- A. *Purpose.* The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.
- B. *Applicability.* No subdivision of land shall be allowed without proper submittal, approval, and adoption of a Preliminary Plat.
- C. *Exceptions.*
 1. A Preliminary Plat is not required when a Minor Plat is submitted (refer to 4.07).
 2. A Final Plat in accordance with Section 4.06 may be submitted in lieu of a Preliminary Plat if a Development Agreement and appropriate surety are submitted along with the Application.
- D. *Accompanying Applications.*
 1. *Preliminary and Other Types of Plans.* An Application for a Preliminary Plat shall be accompanied by the following:
 - a. Preliminary Drainage Plan;
 - b. Preliminary Storm Water Management Plan;
 - c. Preliminary Utility Plan; and
 - d. Other plans if deemed necessary for thorough review by the Responsible Official, such as a Planned Development Master Plan.Approval of each shall be separately included with this application.

Steve Killen

Director
Development Services



P: (254) 918-1222 | **C:** (214) 677-8352
E: skillen@stephenvilletx.gov

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From: Reece Flanagan <rflanagan@mmatexas.com>

Sent: Tuesday, June 8, 2021 2:40 PM

To: Steve Killen <skillen@stephenvilletx.gov>; Nick Williams <NWilliams@stephenvilletx.gov>

Cc: mpace37@yahoo.com

Subject: RE: May 26th meeting

No worries Steve, but to clarify, is the preliminary plat submitted by itself? Or will the construction plans and drainage study be submitted at the same time?

Thanks,



Reece Flanagan, PE
Project Manager

T: [817.469.1671](tel:8174691671) | **M:** [940.327.7983](tel:9403277983)

Arlington | Burleson

tbpe #F-2759 | btpls #10088000

E: rflanagan@mmatexas.com



From: Steve Killen <skillen@stephenvilletx.gov>

Sent: Monday, June 7, 2021 4:58 PM

To: Reece Flanagan <rflanagan@mmatexas.com>; Nick Williams <NWilliams@stephenvilletx.gov>

Cc: mpace37@yahoo.com

Subject: RE: May 26th meeting

Reece, sorry to just reply to you, the afternoon got away from me.

Yes, the Preliminary Plat will need to go to P&Z and Council. Once approved, we can then work on the civil document and start the project. Once the improvements are accepted, the Final Plat will be sent to P&Z & Council, recorded with the County and

building permits can be issued.

You can submit at any time before and up to June 25th.

Let me know if you need more detailed information.

Thank you.

Steve Killen

Director
Development Services



P: (254) 918-1222 | C: (214) 677-8352
E: skillen@stephenvilletx.gov

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From: Reece Flanagan <rflanagan@mmatexas.com>
Sent: Monday, June 7, 2021 4:24 PM
To: Steve Killen <SKillen@stephenvilletx.gov>; Nick Williams <NWilliams@stephenvilletx.gov>
Cc: mpace37@yahoo.com
Subject: RE: May 26th meeting

Sorry, I'm looping Nick in on this email chain since he'll likely be involved in these next steps. Please let us know if there is a specific submittal date, or if we can submit anytime. I'm wondering if the site plan and preliminary plat go to P&Z, meaning we shoot for the June 25th submittal date.

Thanks,

Reece Flanagan, PE
Project Manager
T: [817-469-1671](tel:817-469-1671) | M: [940-327-7963](tel:940-327-7963)
Arlington | Burleson
tbpe #F-2759 tbpls #10088000
E: rflanagan@mmatexas.com

From: Reece Flanagan
Sent: Monday, June 7, 2021 4:15 PM
To: Steve Killen <SKillen@stephenvilletx.gov>
Cc: mpace37@yahoo.com
Subject: RE: May 26th meeting

Steve,

Can you give me a quick call on my cell (940-327-7963) when you're free to discuss our next steps? We're preparing the construction plans, drainage study, and preliminary plat with the intent of submitting plans next week. I just want to talk through the City's process and make sure we're headed in the right direction.

Thanks,

Reece Flanagan, PE
Project Manager
T: [817-469-1671](tel:817-469-1671) | M: [940-327-7963](tel:940-327-7963)
Arlington | Burleson
tbpe #F-2759 tbpls #10088000
E: rflanagan@mmatexas.com

From: Steve Killen <SKillen@stephenvilletx.gov>
Sent: Tuesday, May 18, 2021 4:21 PM
To: Reece Flanagan <rflanagan@mmatexas.com>
Subject: RE: May 26th meeting

Yes sir. See you soon and this time -- maybe we will actually take action.

Steve Killen

Director
Development Services



P: (254) 918-1222 | C: (214) 677-8352
E: skillen@stephenvilletx.gov

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From: Reece Flanagan <rflanagan@mmatexas.com>
Sent: Tuesday, May 18, 2021 4:16 PM
To: Steve Killen <SKillen@stephenvilletx.gov>; Marc Pace <mpace37@yahoo.com>
Subject: RE: May 26th meeting

Received, thanks a bunch Steve.

Reece Flanagan, PE
Project Manager
T: [817-469-1671](tel:817-469-1671) | M: [940-327-7963](tel:940-327-7963)
Arlington | Burleson
tbpe #F-2759 tbpls #10088000
E: rflanagan@mmatexas.com

From: Steve Killen <SKillen@stephenvilletx.gov>
Sent: Tuesday, May 18, 2021 3:24 PM
To: Marc Pace <mpace37@yahoo.com>; Reece Flanagan <rflanagan@mmatexas.com>
Subject: May 26th meeting

Gentlemen,

Here is the packet:

<https://www.stephenvilletx.gov/hc-bofa/page/board-adjustment-meeting-26>

I am already confirming attendance.

Thank you.

Steve Killen

Director
Development Services



P: (254) 918-1222 | **C:** (214) 677-8352
E: skillen@stephenvilletx.gov

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