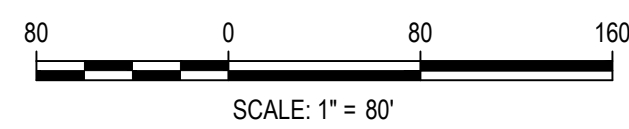


VICINITY MAP

NO SCALE

DEVELOPMENT STANDARDS AND GENERAL NOTES:

- INCLUDED SITE AMENITIES: SIDEWALKS THROUGHOUT THE COMMUNITY AND OPEN SPACE/HOA LOTS. POTENTIAL USES INCLUDE DOG PARKS, COURTYARD AREAS, AND PICNIC AREAS.
- ALL SITE LIGHTING SHALL CONFIRM WITH THE CITY OF STEPHENVILLE LIGHTING CODE.
- THREE (3) MONUMENT SIGNS WILL BE PROVIDED AT ENTRY POINTS INTO THE DEVELOPMENT. ALL SIGNAGE WILL COMPLY WITH CITY OF STEPHENVILLE SIGNAGE REQUIREMENTS.
- EACH LOT WILL REQUIRE INDIVIDUAL PLOT PLANS AND LANDSCAPE PLANS AS DEVELOPED BY THE HOME BUILDERS.
- AN HOA WILL BE ESTABLISHED TO SERVE THE DEVELOPMENT AND MAINTAIN COMMON AREA.
- THERE SHALL BE NO FENCES, STRUCTURES OR DETENTION PLACED WITHIN THE BRAZOS ELECTRIC EASEMENT.
- THOROUGHFARE PLAN WAS ADJUSTED ON MAY 25, 2022 WITH APPROVED CHANGES:
 - WAIVER ACCEPTED TO ELIMINATE PROPOSED COLLECTOR TRAVERSING PROPERTY.
 - FOREST ROAD CHANGED FROM MINOR ARTERIAL TO COLLECTOR WHICH REQUIRES 10 FOOT RIGHT OF WAY DEDICATION FROM DEVELOPER.
- STREET LIGHTS SHALL BE INSTALLED AS REQUIRED BY THE STEPHENVILLE ENGINEERING STANDARDS MANUAL, SECTION 8.

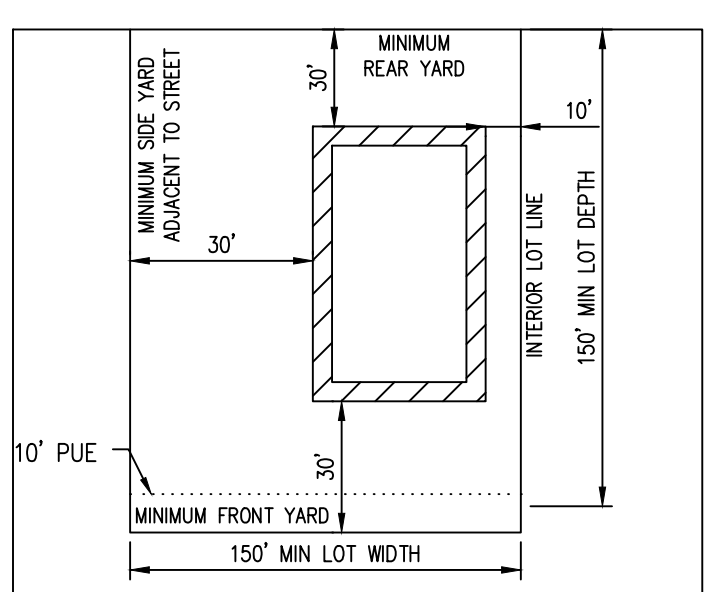
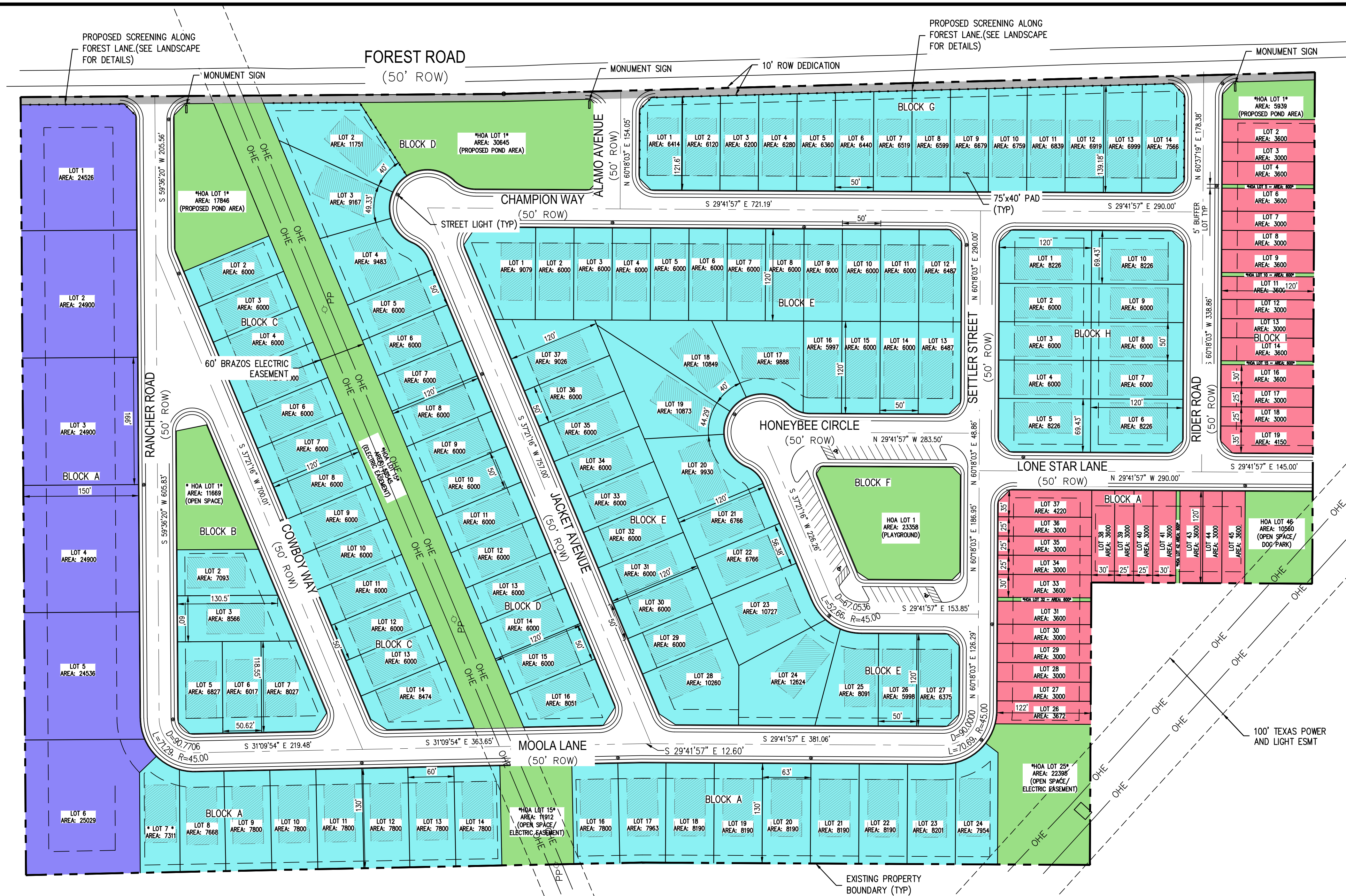


LEGEND

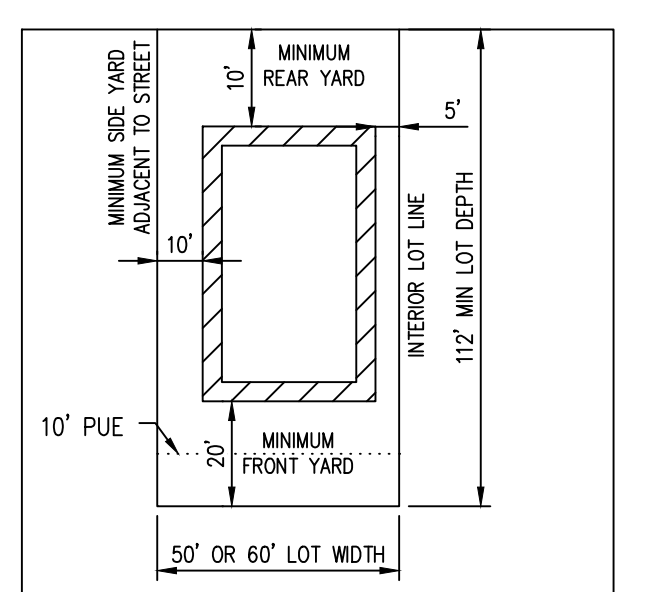
- TOWNHOMES
- SINGLE FAMILY
- ESTATE LOTS
- HOA OR BUFFER LOTS

SITE INFORMATION		
SITE AREA		
TOTAL SITE AREA	36.76 ACRES (1,601,466 SQ. FT.)	
EXISTING ZONING	R-1 SINGLE FAMILY RESIDENTIAL DISTRICT & R-2 ONE & TWO FAMILY DISTRICT	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
EXISTING LAND USE	VACANT LAND	
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL	
LOT SUMMARY		
UNIT TYPE	LOTS	% OF TOTAL LOTS
ESTATE LOTS (LOT TYPE A - 0.5 ACRE MINIMUM)	6	4%
SINGLE FAMILY LOTS (LOT TYPE B - 5,500 SF MINIMUM)	111	68%
TOWNHOME LOTS (LOT TYPE C - 2,750 SF MINIMUM)	33	20%
HOA LOTS (DOG PARK, DETENTION POND, OPEN SPACE LOT)	14	9%
TOTAL (INCLUDING HOA):	164	
ZONING CRITERIA FOR ESTATE LOTS (R-HA) BASE ZONING		
	REQUIRED	PROPOSED/MINIMUM
FRONT SETBACK	30'	30'
REAR SETBACK	30'	30'
SIDE SETBACK	30'	30'
LOT WIDTH	110'	150'
LOT DEPTH	180'	150'
AREA	0.50 ACRES (21,780 SF)	0.50 ACRES (21,780 SF)
ZONING CRITERIA FOR SINGLE FAMILY LOTS (R-1.5) BASE ZONING		
	REQUIRED	PROPOSED/MINIMUM
FRONT SETBACK	25'	20'
REAR SETBACK	25'	10'
SIDE SETBACK	5'	5'
LOT WIDTH	50'	50'
LOT DEPTH	100'	112'
AREA	5,000 SF	5,575 SF
ZONING CRITERIA FOR TOWNHOME LOTS (R-2.5) BASE ZONING		
	REQUIRED	PROPOSED/MINIMUM
FRONT SETBACK	15'	20'
REAR SETBACK	15'	15'
SIDE SETBACK	5'	5'
LOT WIDTH	30'	25'
LOT DEPTH	100'	120'
AREA	3,000 SF	3,000 SF
DENSITY CALCULATIONS		
	MAXIMUM/ALLOWED	PROPOSED
GROSS DENSITY (UNITS PER ACRE)	6 LOTS/ACRE = 220 LOTS	4.46 LOTS/ACRE = 164 LOTS
GROSS DENSITY WITHOUT HOA LOTS (UNITS PER ACRE)	6 LOTS/ACRE = 220 LOTS	4.08 LOTS/ACRE = 150 LOTS

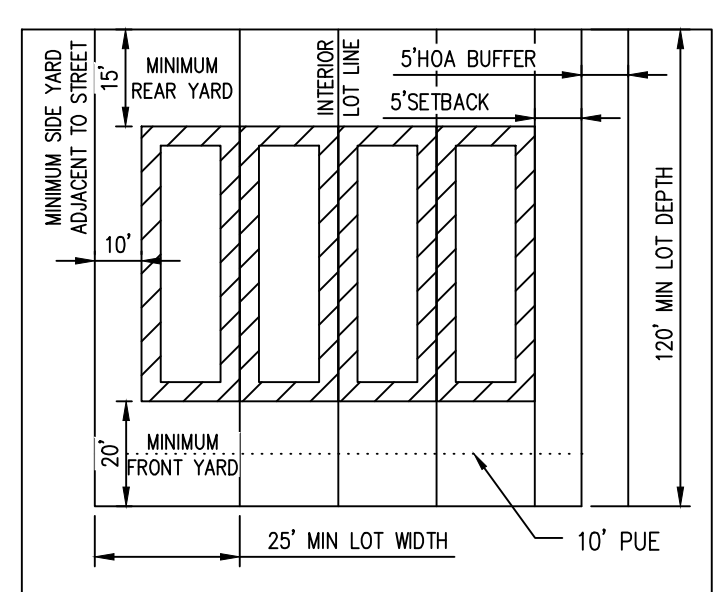
NOTE: THIS DEVELOPMENT/REZONING PROPOSES A REDUCTION IN DENSITY FROM THE ALLOWED AMOUNT, BASED ON CURRENT ZONING.



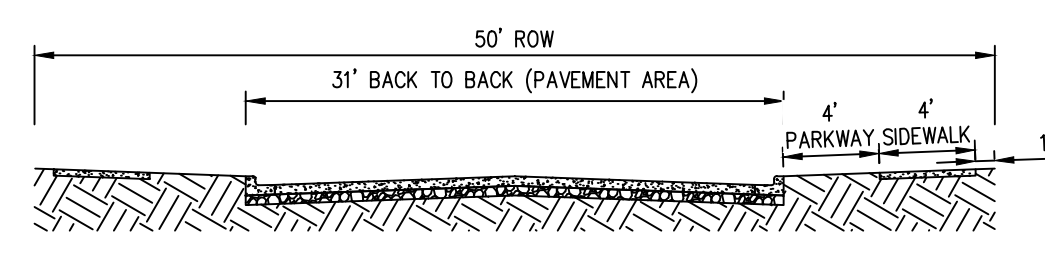
LOT TYPE A - ESTATE LOTS (0.5 ACRE MIN)



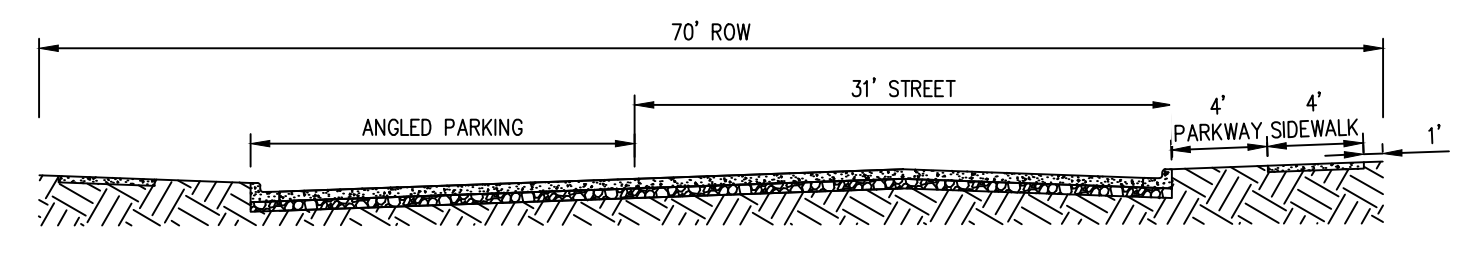
LOT TYPE B - SINGLE FAMILY (5,500 SF MIN)



LOT TYPE C - TOWNHOME (2,500 SF MIN)



TYPICAL STREET CROSS SECTION NOT TO SCALE



HONEYBEE CIRCLE CROSS SECTION NOT TO SCALE

PECAN LANDING LOT LAYOUT
MARCH 23

ZONING CASE #:

PRELIMINARY LOT LAYOUT
FOR
PECAN LANDING
0 FOREST ROAD, STEPHENVILLE, TEXAS
BEING 36.754 ACRES
OUT OF THE
MOTLEY WILLIAM SURVEY
CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS

OWNER/DEVELOPER
MR. JOEL ALLEN
STEPHENVILLE, TEXAS
817-888-0683
EMAIL: JOELCHANDLERALLEN@GMAIL.COM

ENGINEER
FLANAGAN
land solutions
FLANAGAN LAND SOLUTIONS
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