

**PARKING COUNTS**

HOME SIDE SEATS:	5,500
VISITOR SIDE SEATS:	2,000
BAND SEATS:	200
TOTAL SEATS:	7,700
PARKING:	
REQUIRED: 7,700 / 4 = 1925	4:1
PHASE 1:	
ONSITE PAVED:	1,218
JUNIOR HIGH OFFSITE:	468
<b>PHASE 1 TOTAL:</b>	<b>1,686 (4.56:1)</b>
PHASE 2:	
ONSITE PAVED	239
NORTH OF DRAINAGE CHANNEL:	239
<b>PHASE 2 TOTAL:</b>	<b>239</b>
<b>TOTAL PARKING PROVIDED:</b>	<b>1,925 (4:1)</b>

**CODE DEVIATIONS**

- USE OF JUNIOR HIGH OFFSITE PARKING (468 SPACES), TWO SIGNALIZED PEDESTRIAN CROSSINGS WILL BE PROVIDED ACROSS WEST FREY STREET.
- PHASE TWO PAVED PARKING LOT (239 SPACES) SHALL BE CONSTRUCTED AT FUTURE TIME WHEN STADIUM DEMAND REACHES FULL CAPACITY.
- TREES TO BE PLACED OUTSIDE OF PARKING AREAS INSTEAD OF EVERY 12 PARKING SPACES PER LANDSCAPE ORDINANCE. REQUIRED SITE TREE COUNTS WILL BE PROVIDED OUTSIDE OF PARKING AREAS, PROPOSED TREE QUANTITY WILL BE CONTINGENT UPON THE QUANTITY OF EXISTING TREES KEPT (TREE CREDITS). TREE SURVEY WILL BE PROVIDED.
- BUILDING HEIGHTS:  
PRESS BOX: 74'-9"  
HOME SIDE STAIR TOWERS: 92'-1"  
STREET LIGHTING NOT PROVIDED DUE TO LIGHTING ALREADY EXISTING ALONG STREET.

**KEY NOTES**

- AS INDICATED BY: (C)
- BUS PARKING
  - DUAL USE BUS/AUTO PARKING
  - PAVED PARKING LOT - 9.5' X 18' STANDARD PARKING STALL SIZE
  - ADA PARKING STALLS
  - NEW ENTRY/EXIT DRIVE
  - SIGNALIZED PEDESTRIAN CROSSING
  - DETENTION POND
  - HOME DROP-OFF ZONE
  - PUBLISHED FEMA FLOODWAY AND FLOODPLAIN
  - MEDIAN IMPROVEMENTS
  - POTENTIAL WATER OF THE UNITED STATES, NO LETTER OF DETERMINATION FROM USACE
  - STADIUM LIGHTS

**GENERAL NOTES**

- UNLESS SPECIFIED OTHERWISE, ALL DEVELOPMENT TO BE DONE IN PHASE 1.
- ALL BUILDING HEIGHTS ARE GIVEN FROM CONCOURSE/FIELD LEVEL.
- ALL PARKING AREAS TO BE PAVED WITH CONCRETE.
- PHASE TWO DEVELOPMENT WILL BEGIN WHEN THE AVERAGE TICKET SALES OF THE SEASON ARE GREATER THAN OR EQUAL TO 5,395, OR WHEN THE AVERAGE OF 3 CONSECUTIVE YEARS HIGHEST TICKET SALES EXCEEDS 6,407.**

**LEGEND**

- PROPERTY LINE
- x-x- 8" TALL ORNAMENTAL STEEL STADIUM FENCING - SEE LANDSCAPE PLANS
- xx-xx- EXISTING GUARD RAIL
- xxx-xxx- PROPOSED RAILING - SEE LANDSCAPE PLANS
- SETBACK LINE
- FIRE LANE MARKING
- FUTURE PHASE 2 DEVELOPMENT
- PROPOSED 25' LIGHT POLE + 2.5' BASE
- STANDARD DUTY CONCRETE PAVEMENT - 6"
- HEAVY DUTY CONCRETE PAVEMENT - 8"
- SIDEWALK - 4"
- ROCK RIP RAP

**CONTACTS & PROPERTY INFORMATION**

OWNER:  
STEPHENVILLE ISD  
(254) 966-7990

ENGINEER:  
PARKHILL  
BEN SANCHEZ  
(972) 987-1670  
bsanchez@parkhill.com

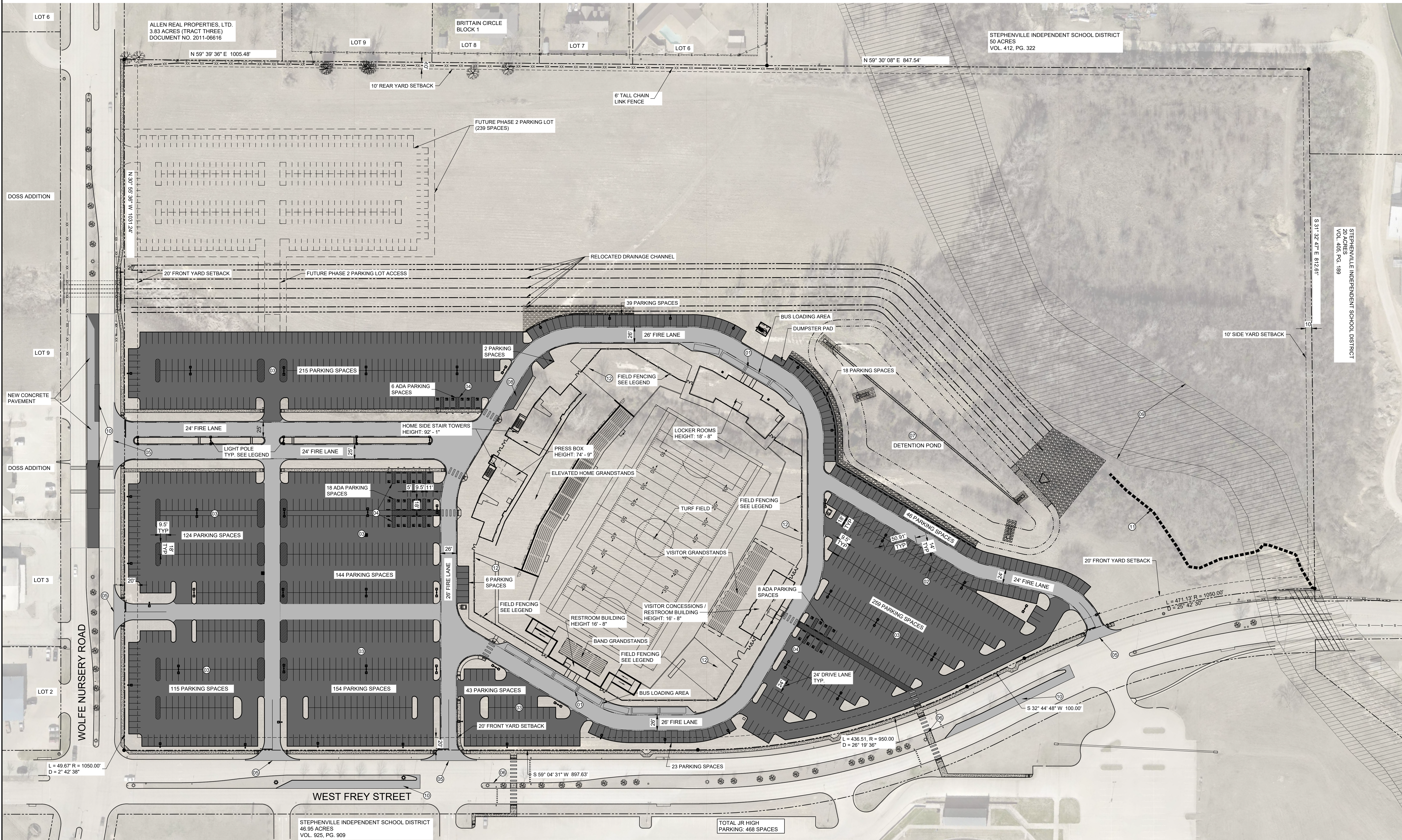
SURVEYOR:  
PRICE SURVEYING  
MATTHEW PRICE  
(254) 965-5489  
matthew@pricesurveying.com

PROPERTY INFORMATION:  
S32600 CITY ADDITION, BLOCK 156, LOT 7 (PT OF)  
42.93 AC  
CITY OF STEPHENVILLE



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**Stephenville ISD Stadium**  
Honeybees & Yellowjackets

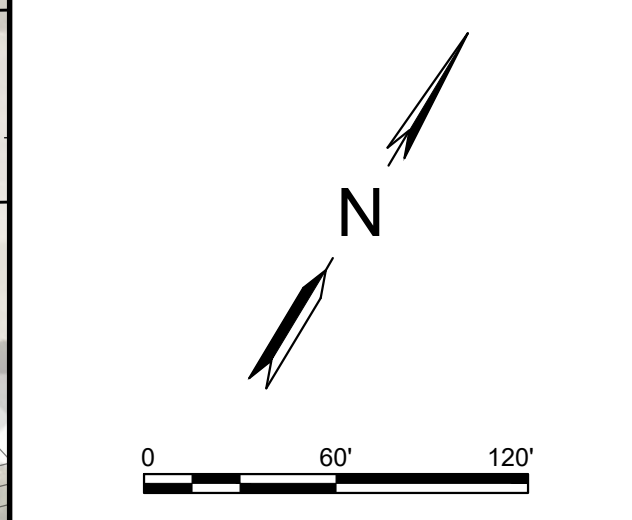


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CLIENT  
**Stephenville ISD**  
N Frey & N Wolfe Nursery Rd.  
Stephenville, TX 76401

PROJECT NO.  
40108.22

KEY PLAN



#	DATE	DESCRIPTION
4	10/06/2023	Development Plan Re-Submittal
3	09/15/2023	Development Plan Re-Submittal
2	09/08/2023	Development Plan Re-Submittal
1	08/25/2023	Development Plan Submittal

**Development Site Plan**  
**CS101**

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**A1 DEVELOPMENT PLAN**  
1" = 60'