

ORDINANCE NO. 1347-2022

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RIVER OAKS AS AMENDED BY ORDINANCE NO. 1331-2021 BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY BEING LOTS 23B, 24B & 25B IN THE SAINT ELIZABETH'S SUBDIVISION OTHERWISE KNOWN AS 5910 BLACK OAK LANE AND BEING APPROXIMATELY 3.9772 ACRES OF LAND FROM A "PDR4" PLANNED DEVELOPMENT ZONING DISTRICT PURSUANT TO ORDINANCE # 1321-2021 AS ADOPTED ON AUGUST 24, 2021 TO A "PDR4-R" PLANNED DEVELOPMENT ZONING DISTRICT MEETING R-4 SINGLE FAMILY BASE DEVELOPMENT REQUIREMENTS PURSUANT TO SECTION 11 OF THE RIVER OAKS ZONING ORDINANCE # 1331-2021 AS AMENDED (ZONING CASE PZ2022-0003-RZ); REPEALING ORDINANCE # 1321-2021 AS ADOPTED ON AUGUST 24, 2021; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of River Oaks is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City of River Oaks has heretofore adopted Ordinance No. 600 as amended by Ordinance # 766-07 as amended by Ordinance # 883-2011 as amended by Ordinance # 920-2012 as amended by Ordinance # 1060-2015 as amended by Ordinance # 1158-2017 as amended by Ordinance # 1286-2020 as amended by Ordinance # 1331-2021 as the Comprehensive Zoning Ordinance of the City of River Oaks; and

WHEREAS, the property being considered for rezoning in the Saint Elizabeths Subdivision being Lot 23B, 24B and 25B and containing approximately 3.9772 acres of land within a planned development zoning district without having on record a concept plan for future planned development and is most recently being recommended best suited for Single-Family Zoning; and

WHEREAS, the adjacent properties to 5910 Black Oak on the west side of the property on Gillham are all located within the "R-5" Single-Family Zoning District, so rezoning the property to "PD-R-4" Single-Family Zoning is compatible with the existing land use not in conflict with public interest; and

WHEREAS, the record owners of the property described being in the Saint Elizabeths Subdivision, Lot 23B, 24B and 25B have made application to rezone the PDR4 Planned Development Zoning District to a "PDR4-R" Planned Development Zoning District by revising the single-family livable

home square footage as provided for in section 1 of Ordinance 1321-2021 from 2,300 square feet to 2,000 square feet; and

WHEREAS, the project engineer in designing the storm water drainage system using iSWM calculations for modeling a storm water drainage system found that based on a 100-year flood study there needs to be a detention pond at the lowest end of the development capable of reducing the flow into the Fort Worth Storm Water System; and

WHEREAS, the City Council of the City of River Oaks does hereby deem it advisable and in the best interest of the city to amend the Comprehensive Zoning Ordinance to change the zoning classification of **LOT 23B, 24B and 25B IN THE SAINT ELIZABETHS SUBDIVISION** from a "PDR4" Planned Development Zoning District and create an "PDR4-R" Planned Development Zoning District (Zoning Case # PZ-2022-0003 RZ) on the property as herein described being approximately 3.9772 acres of land (the "Subject Property") subject to the conditions and restrictions set forth in this ordinance; and

WHEREAS, the Planning and Zoning Commission following the May 16, 2022 public hearing, voted to recommend to the City Council to approve the rezoning as revised; and

WHEREAS, the City Council following the May 24, 2022 Public Hearing that legally met all publication and notification requirements under law, approved this ordinance that will rezone the before-mentioned property to a PD-R4-R Planned Development District meeting R-4 Single-Family Zoning District base requirements as herein stipulated; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIVER OAKS, TEXAS, THAT:

SECTION 1.

Ordinance No. 600 as amended by Ordinance # 766-07 as amended by Ordinance # 883-2011 as amended by Ordinance # 920-2012 as amended by Ordinance # 1060-2015 as amended by

Ordinance # 1158-2017 as amended by Ordinance # 1286-2020 as amended by Ordinance # 1331-2021 is hereby amended by rezoning property containing approximately 3.9772 acres of land, located within the Saint Elizabeths Subdivision and being more fully described as:

LOT 23B, 24B & 25B IN THE SAINT ELIZABETHS SUBDIVISION OTHERWISE KNOWN AS 5910 BLACK OAK LANE AND BEING APPROXIMATELY 3.9772 ACRES OF LAND IN A PLANNED DEVELOPMENT ZONING DISTRICT WITHOUT A CONCEPT PLAN FOR FUTURE DEVELOPMENT AS A PLANNED DEVELOPMENT ZONING DISTRICT MEETING R-4 SINGLE-FAMILY BASE DEVELOPMENT REGULATIONS IN SAID PLANNED DEVELOPMENT DISTRICT AND IS WITH THE ADOPTION OF THIS ORDINANCE BEING REZONED (Zoning Case # PZ2022-0003-RZ)

from a "PDR4" Planned Development Zoning District meeting R-4 Single-Family Base Development Regulations to a "PDR4-R" Planned Development Zoning District meeting R-4 Single-Family Base Development Regulations by changing the minimum livable house square footage from 2,300 square feet to a minimum of 2,100 square feet as deemed by the City Council to be Land best suited for single-family residential use and is otherwise specified in the River Oaks Zoning Ordinance as adopted and amended, in Section 11-"R-4" Single Family Zoning District of the River Oaks Comprehensive Zoning Ordinance with the following additional requirements and restrictions:

1. **Permitted Use.** R-4 Single-Family Use approved in accordance with this ordinance as being the only use permitted on the Subject Property and in the event of any conflict or inconsistency between this Planned Development (PD) Ordinance and the Zoning Ordinance, the provisions of this PD Ordinance shall control. *Proof of ownership must be provided or a notarized affidavit from the record owner with his/her authorization for use of property as a Planned Development Zoning District.*
2. **Site Plan.** The development will be exclusive for a maximum of 20 single-family homes that are a minimum of 2100 square feet of which Lot 1 will become Lot 1X designated for a detention pond for a total of 19 houses shall have a minimum building footprint being 40-foot wide by 70-foot long on minimum **50-foot wide lots.**
3. **Single-Family Houses Design:** Must be built in accordance to the most recently adopted International Building Code of the City and must meet or exceed all R-4 Development Requirements as established in the City's Zoning Ordinance and must be built in accordance to the power point presentation from the developer as attached herein to this Ordinance as Exhibit A. Houses shall be a minimum of 2100 square feet of livable area with 2-car garages in substantial conformance with the architectural articulation and quality set forth in the attached exhibit, with high end finish out, as presented.
4. **Platting-** All 20-lots will be required to be replatted and filed of record in Tarrant County, Texas.
5. **Amenities-** Amenities including fencing and/or landscaping must be properly permitted and kept properly maintained up to code.

6. **Lighting:** Lights provided to illuminate any street paved area shall be designed to reflect away from any residential property.
7. **Noise or Vibration:** No noise, odor or vibration shall be emitted such that it constitutes a nuisance by substantially exceeding the general level of noise, odor or vibration emitted by uses of adjacent residential properties.
8. **Trash Disposal:** It shall be required that each lot have individual residential garbage service placed in bags or boxes to be collected at the street by the City Sanitation Department.
9. **Front Yard-** There shall be a front yard of not less than 35 feet.
10. **Side Yard-** There shall be side yards of not less than 5 feet where it abuts other lots.
11. **Rear Yard-** There shall be a rear yard of not less than 20 feet.
12. **Parking surfaces and Private Streets-** All parking and street or driving surfaces shall be constructed in accordance with the most recently adopted Standard Specifications for Public Works Construction by the North Central Texas Council of Government and be of concrete as follows:
 - (a) A double 20-foot drive approach shall be constructed of concrete, a minimum of six (6) inches thick, minimum strength of 3000 psi and reinforced 6 x 6 welded wire fabric or number 3 reinforcement bar set on 24-inch centers both ways that provides parking behind the street curb on the individual properties sufficient enough to maintain up to 4 parking spaces in front of the garage.
 - (b) Fire lane widths must be pre-approved by the Fire Chief.
 - (c) An approved cul-de-sac must be constructed on the north end of the property that is 80-foot wide and meets the provisions in the fire code for emergency apparatus to safely turn around and exit.
 - (d) Street Right-of-Way shall be a minimum of 50-feet in accordance with the city's subdivision ordinance and must be concrete. The paved area of the road will be a minimum of 30-foot wide.
 - (e) Street Egress and Ingress to the property must be designed by a certified traffic engineer to insure vehicular and pedestrian safety.
13. **Sidewalks:** There shall be a 5-foot sidewalk in the street right-of-way behind the curb for pedestrian and bicyclist access that meets the most recently adopted Standard Specifications for Public Works Construction by the North Central Texas Council of Government for sidewalks.
14. **Landscaping Generally-**
 - (a) Landscaping shall be designed to maintain and preserves as many existing trees as possible.
 - (b) Ten percent (10%) of the net area of the property shall be landscaped. The designated landscape areas must be approved by the City Council.
15. **Installation and Maintenance-**

- (a) The owner shall maintain all landscape areas and vegetation in good condition in accordance to all applicable codes and ordinances as adopted and amended by the City of River Oaks.
- (b) In addition to all required trees and shrubs all the required landscape area must be covered with grass or live groundcover.
- (c) Landscape areas must be kept free of trash, litter, weeds, and other materials or plants not a part of the landscaping.
- (d) Existing trees should be preserved as much as possible.
- (e) When possible all newly planted trees and shrubs should be native, zero-landscaping plants in order to promote water conservation.
- (f) Synthetic or artificial lawn or plant material shall not be used to satisfy the landscape requirements.

16. **Landscaping Adjacent to Public Right-of-Way**

- (a) An approved sidewalk will be constructed within the street right-of-way in front of all lots and around the cul-de-sak on both sides of the street that meet the provisions established in the most recently adopted Public Works Specifications by the North Central Council of Governments.
- (b) Landscape area must be covered with grass, trees, shrubs, flowering and non-flowering plants.
- (c) When Evergreen Shrubs are planted the average density of 5-gallons for each 5 lineal feet cannot exceed the 36" height requirement as provided for in the Zoning Ordinance.
- (d) Trees and Plants must be kept behind the front property line as approved by the Police Chief in order to avoid traffic hazards.

17. **Utilities-** The Director of Public Works shall issue a determination of completeness in accordance with Article 13 of the City's adopted Subdivision Ordinance. All utilities shall be constructed according to the specifications of the utility companies. When determined applicable, the Developer is responsible to reimburse the City for the costs of the engineered studies and certification. All Plans for Utilities including but are not limited to water, sewer, drainage and streets. It is required that every lot be properly connected to the city's water, sewer and municipal drainage system.

18. **Fencing-** *All fencing behind the front building line at the point back from where the house is located on the lot shall be constructed to a minimum height of six feet (6') that does not create a traffic obstruction as determined by the Police Chief and be constructed either of masonry, redwood, cedar or pressure-treated pine. Fencing that abuts property being used residentially must be of an approved type screening fence at a height not greater than 8-feet or less than 6-feet and not create a traffic obstruction as determined by the Police Chief.*

19. **Accessibility Standards-** All units, common spaces, and common area grounds must comply with ADA or TAS Accessibility Standards.

20. **Maintenance of Common Areas:** It is required that a landscape maintenance program be established to maintain all the common areas, such as open space areas and the perimeter

- fencing and landscaping.
21. **Drainage:** Drainage must meet the requirements of the Texas Water Code and of the City's Storm Water Management Plan. A Storm Water Pollution Prevention Plan shall be provided by the developer prior to commencement of construction that complies with the City's NOI Permit.
 22. **Detention Pond: "Detention Pond"** A detention pond will be constructed on Lot 1X that meets iSWM calculations modeled for a 100-year rain event with a Detention Pond Facilities Agreement to be worked out between the City and the Developer.
 23. **Construction Site Stormwater Runoff Control:** Applies to all new construction and developments that impact one-acre or greater and applies to small construction sites that could impact adjacent subdivisions or developments of one-acre or more. Follow BMP Checklist for Construction Site Storm Water Runoff Control in the City's Stormwater Management Plan. A Storm Water Pollution Prevention Program will be required to be submitted and approved by the City prior to commencement of construction and before certificate of occupancy permit is issued.
 23. **Traffic:** An approved Traffic Plan approved by the City Police Chief.
 24. **Site Plan Approval:** An approved Site Plan is required prior to project commencement pursuant to Section 25 of the River Oaks Zoning Ordinance following Public Hearings that are published and notified in accordance to law.
 25. **Certificate of Occupancy Permits:** All 19 homes shall obtain an approved Certificate of Occupancy Permit for Human Occupancy within 36-months after the initial building permit issuance unless otherwise extended in writing by the City Council.
 26. **Performance & Maintenance Bond:** All contractors employed by the Subdivider shall furnish the City a good and sufficient performance bond, in an amount equal to one hundred percent (100%) of the costs of the improvements required, and a good and sufficient two (2) year maintenance bond, in an amount equal to fifty percent (50%) of the costs of the improvements required (*Article 31 "Construction Bonds" of the City's Subdivision Ordinance as adopted and as amended.*)

SECTION 2.

The official zoning map of the City of River Oaks is hereby amended, and the Zoning Administrator is hereafter directed to revise the zoning map to reflect the amendments as set forth above. With the adoption of this Ordinance, Ordinance # 1321-2021 is hereby repealed in its entirety.

SECTION 3.

The use of the property described above shall be subject to all the applicable requirements and regulations contained in the Zoning Ordinance and shall also be subject to the conditions and restrictions set forth in this ordinance. The Council finds and determines that no Concept Plan or land study is required.

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of River Oaks, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 6.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of River Oaks are expressly saved as to any and all violations of the provisions of Ordinance No. 600 as amended by Ordinance # 766-07 as amended by Ordinance # 883-2011 as amended by Ordinance 920-2012 as amended by Ordinance # 1060-2015 as amended by Ordinance # 1158-2017 as amended by Ordinance # 1286-2020 as amended by Ordinance # 1331-2021 as adopted and became effective on December 12, 2021 and since was codified into the River Oaks Code of Ordinances in Chapter 14 Exhibit A or of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

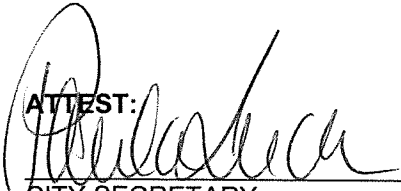
SECTION 8.

The City Secretary of the City of River Oaks is hereby directed to publish in the official newspaper the caption, penalty clause, and effective date clause of this ordinance one (1) time after the adoption of this ordinance in accordance with Chapter 5, Section 5.02(c) of the Charter of the City of River Oaks.

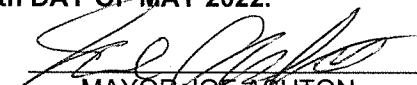
SECTION 9.

This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

PASSED AND APPROVED ON THIS THE 24th DAY OF MAY 2022.

ATTEST:


CITY SECRETARY



MAYOR JOE ASHTON

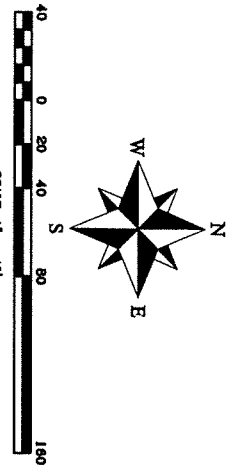
EXHIBIT A

“PDR4-R”

PLANNED DEVELOPMENT

ZONING DISTRICT

ZONING CASE # PZ-2022-0003 RZ



STATE OF TEXAS
COUNTY OF TARRANT

Whereas, BEAR POND I, LLC, being the owner of Lots 23B, 24B and 25B, SAINT ELIZABETHS SUBDIVISION, a subdivision located in the Northeast part of Carroll Survey, Abstract No. 264, City of River Oaks, Tarrant County, Texas, according to the plat recorded in Volume 388-26, Page 26, of the Public Records, Tarrant County, Texas;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS That I, Juan Moreno, authorized agent for BEAR POND I, LLC, do hereby dedicate this plat as Lots 1-22, 23B and 24B, SAINT ELIZABETHS SUBDIVISION, a subdivision located in the Northeast part of Carroll Survey, Abstract No. 264, City of River Oaks, Tarrant County, Texas, and do hereby dedicate to the public use, the streets, alleys, rights-of-way, parks, school sites, and any other public areas shown on the plat. Witness my hand at Tarrant County, Texas, this _____ day of _____ 2022.

JUAN MORENO, authorized agent for BEAR POND I, LLC
 BEAR POND I, LLC
 11111 W. LOOP WEST, SUITE 100
 FORT WORTH, TEXAS 76114

Before me this undersigned authority, a Notary Public in and for said State of Texas, on this _____ day of _____ 2022, personally appeared _____ to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein stated. Given under my hand and seal of office, this _____ day of _____ 2022.

Notary Public in and for the State of Texas.

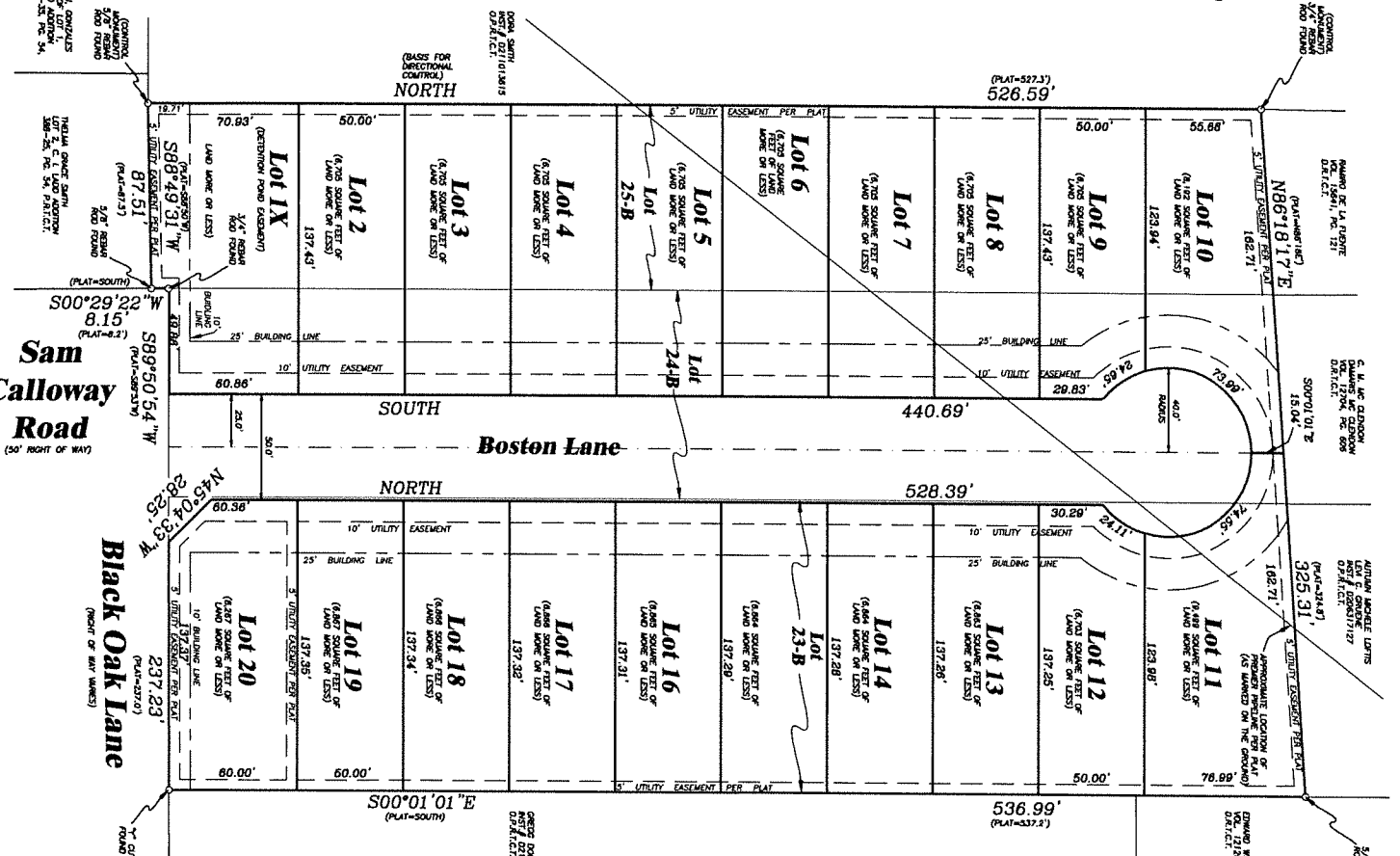


OWNER:
BEAR POND I, LLC
6149 Stinson Drive
Fort Worth, TX 76114

1. CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THIS SURVEY AS MADE ON THE GROUND.
 LONNIE REED
 R.P.C.S. No. 4877
 07-07-2021

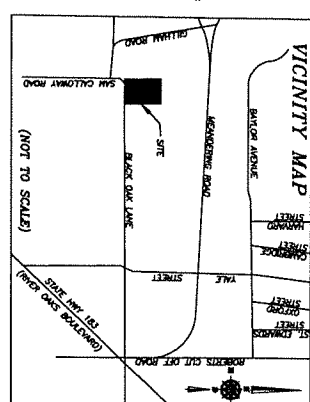
DELTA
 SURVEYING
 d.a. Thon/Debra Jantz Realtors
 116 LOCUST STREET
 ADDS, TEXAS 76080
 PHONE: 817-246-7700
 FAX: 817-246-7700
 FROM REGISTRATION: 1019947
 JOEY 2100013 BLACK OAK LAKE RE-PLAT

CONTRACT NUMBER: 2022-001
 116 LOCUST STREET
 ADDS, TEXAS 76080
 PHONE: 817-246-7700
 FAX: 817-246-7700
 FROM REGISTRATION: 1019947
 JOEY 2100013 BLACK OAK LAKE RE-PLAT



ZONE = R4

NOTES:
 THESE LOTS ARE IN THE R4 ZONING DISTRICT. THE BUILDING HEIGHT SHALL BE LIMITED TO 35 FEET. THE MINIMUM LOT AREA SHALL BE 10,000 SQUARE FEET. THE MINIMUM LOT WIDTH SHALL BE 100 FEET. THE MINIMUM SETBACK SHALL BE 10 FEET. THE MINIMUM FRONT YARD SETBACK SHALL BE 10 FEET. THE MINIMUM SIDE YARD SETBACK SHALL BE 5 FEET. THE MINIMUM REAR YARD SETBACK SHALL BE 10 FEET. THE MINIMUM FRONT SETBACK SHALL BE 10 FEET. THE MINIMUM SIDE SETBACK SHALL BE 5 FEET. THE MINIMUM REAR SETBACK SHALL BE 10 FEET. THE MINIMUM FRONT SETBACK SHALL BE 10 FEET. THE MINIMUM SIDE SETBACK SHALL BE 5 FEET. THE MINIMUM REAR SETBACK SHALL BE 10 FEET.



Nathaniel H. Carroll Survey
 Abstract # 264
 Tarrant County, Texas

CITY OF RIVER OAKS, TARRANT COUNTY, TEXAS

APPROVED: _____ DATE OF APPROVAL: _____
 CHAIRMAN OF THE RIVER OAKS EMULSION COMMISSION

ATTEST: _____ DATE: _____
 CITY SECRETARY

APPROVED: _____ DATE OF APPROVAL: _____
 MAYOR

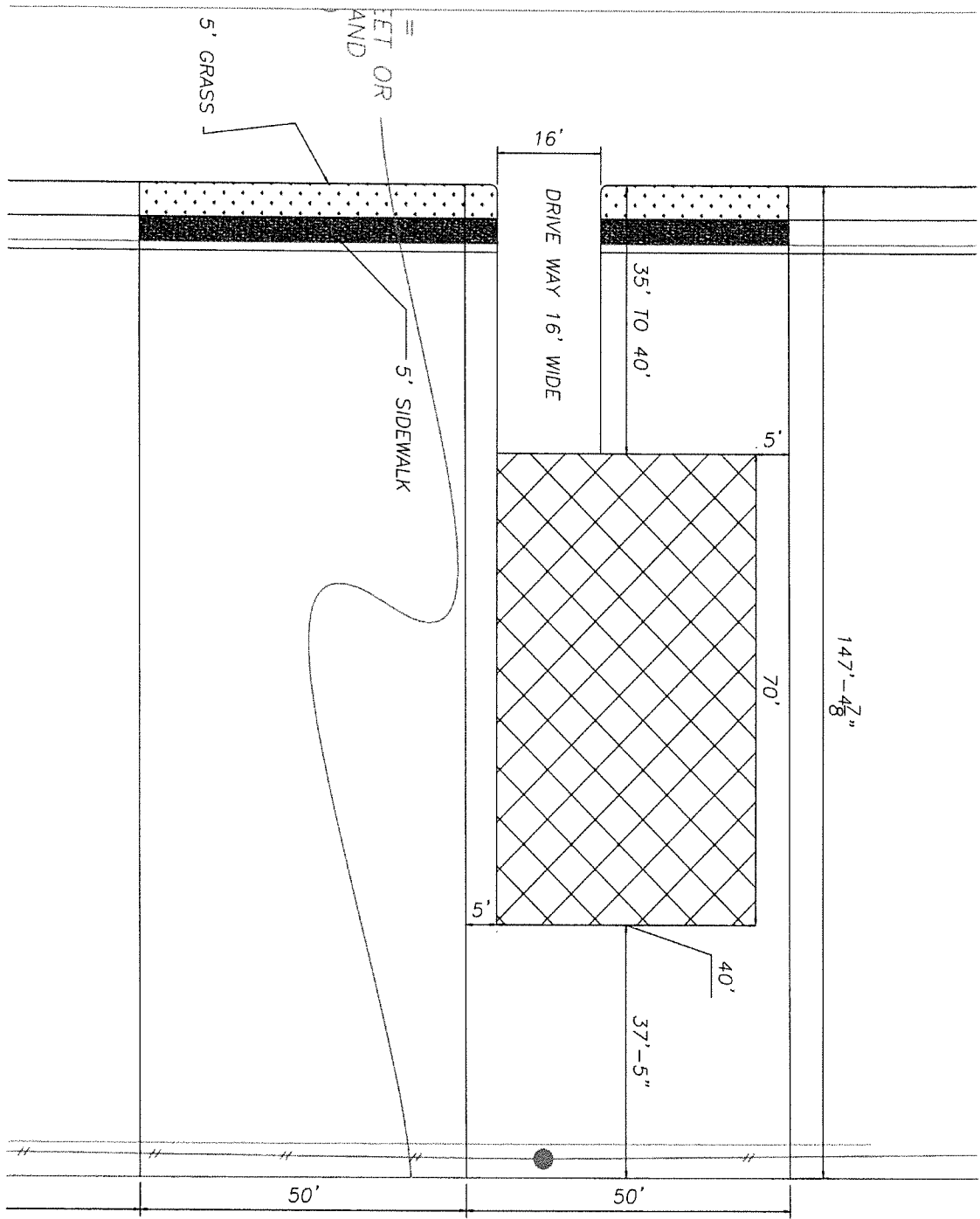
ATTEST: _____ DATE: _____
 CITY SECRETARY

DEDICATED EASEMENTS AND UTILITY APPROVAL:
 APPROVED: _____ DATE OF APPROVAL: _____
 RIVER OAKS DEPARTMENT OF PUBLIC WORKS

AMENDED PLAT
LOTS 1 - 20
SAINT ELIZABETHS SUBDIVISION

AN ADDITION TO THE CITY OF RIVER OAKS, TARRANT COUNTY, TEXAS, BEING A RE-PLAT OF LOTS 23B, 24B AND 25B, SAINT ELIZABETHS SUBDIVISION, AN ADDITION BEING 3.95 ACRES OF LAND SITUATED IN THE NATHANIEL H. CARROLL SURVEY ABSTRACT NO. 264, TO THE CITY OF RIVER OAKS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-26, PAGE 39, PLAT RECORDS, TARRANT COUNTY, TEXAS.

THIS PLAT FILED FOR RECORD IN DOCUMENT NO. _____ DATE _____



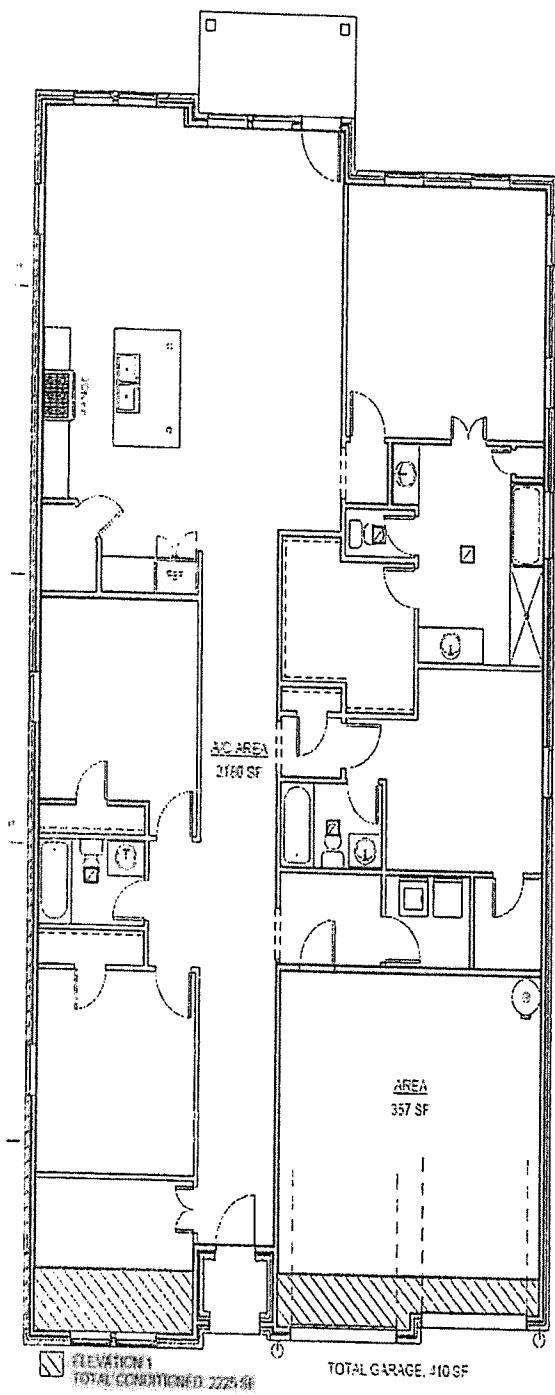
Zoning Comparison

R4 Zoning Ordinances

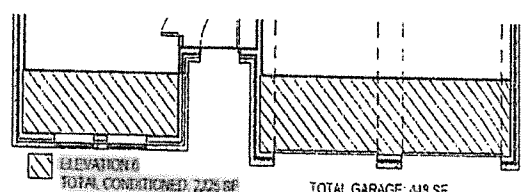
1. Floor Space. The main residence shall contain a minimum of 1,000 square feet of livable floor space, exclusive of garages, porches and breezeways, and incidental storage area.
2. Height. No building or structure shall exceed two and one-half stories nor shall it exceed 35 feet in height.
3. Front Yard. There shall be a front yard of not less than 25 feet.
4. Rear Yard. There shall be a rear yard of not less than 20 feet. Accessory structures cannot occupy over 40 percent of the rear yard.
5. Side Yard. There shall be a side yard of not less than 5 feet.
6. Width of Lot. The width of a lot shall be a minimum of 50 feet at the building line.
7. Lot Area. The minimum area of a lot shall be 6,000 square feet.
8. Depth of Lot. Depth of a lot shall be a minimum of 110 feet except that:

Planned Development

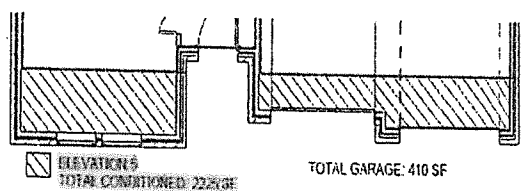
1. Floor Space. The main residence shall contain a minimum of 1,000 square feet of livable floor space, exclusive of garages, porches and breezeways, and incidental storage area.
2. Height. No building or structure shall exceed two and one-half stories nor shall it exceed 35 feet in height.
3. Front Yard. There shall be a front yard of not less than 35ft to 40ft
4. Rear Yard. There shall be a rear yard of not less than 24-29 feet. Accessory structures cannot occupy over 40 percent of the rear yard.
5. Side Yard. There shall be a side yard of not less than 5 feet.
6. Width of Lot. The width of a lot shall be a minimum of 50 feet at the building line.
7. Lot Area. The minimum area of a lot shall be 6,705 square feet.
8. Depth of Lot. Depth of a lot shall be a minimum of 134 feet.



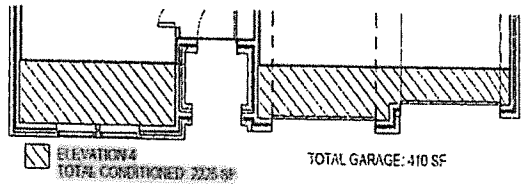
7 FLOOR PLAN A - GROSS CONDITIONED
 2225 SF



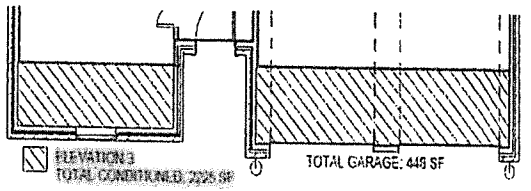
12 FIRST FLOOR A - ELEVATION 6 "MERCEDES" - GROSS COND.
 2225 SF



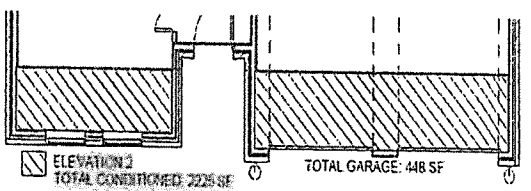
11 FIRST FLOOR A - ELEVATION 5 "MISTY" - GROSS COND.
 2225 SF



10 FIRST FLOOR A - ELEVATION 4 "CHEYENNE" - GROSS COND.
 2225 SF



9 FIRST FLOOR A - ELEVATION 3 "TORI" - GROSS COND.
 2225 SF

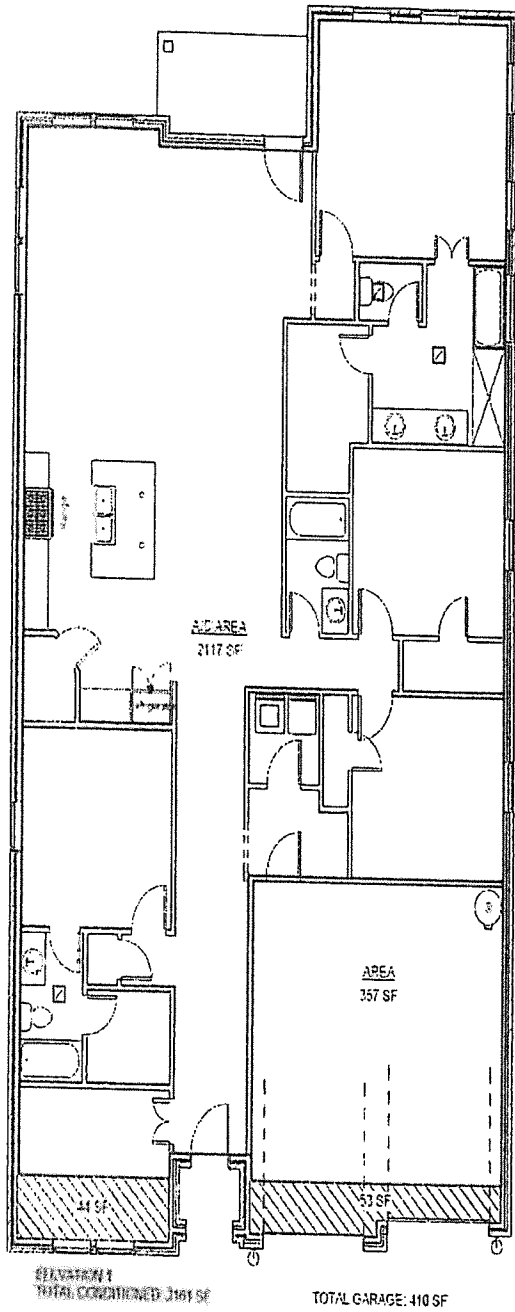


8 FIRST FLOOR A - ELEVATION 2 "JULIE" - GROSS COND.
 2225 SF

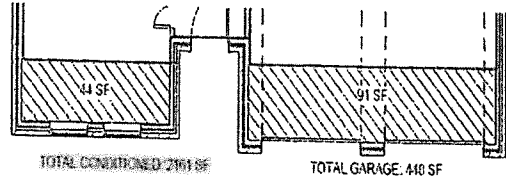
CHURCH DEVELOPMENT
 AREA PLANS
 CHURCH DEVELOPMENT/PHH
 12345 MAIN ST. WANA, IL 60181
 312.555.1234

ISSUE	DATE

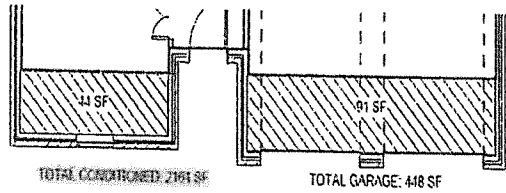
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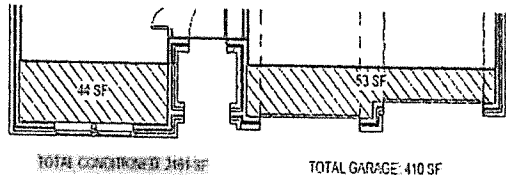
7 FLOOR PLAN B - GROSS CONDITIONED
11/17/12



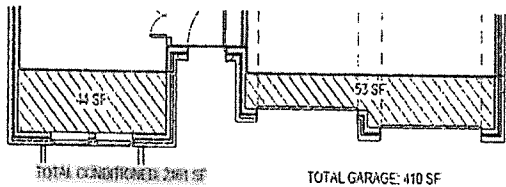
8 FLOOR PLAN B - ELEVATION 2 "JULIE" - GROSS COND
11/17/12



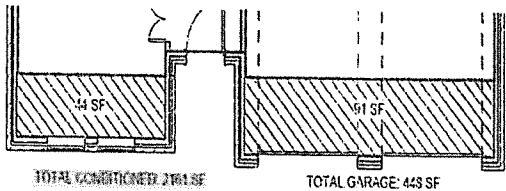
9 FLOOR PLAN B - ELEVATION 3 "TORI" - GROSS COND
11/17/12



10 FLOOR PLAN B - ELEVATION 4 "CHEYENEE" - GROSS COND
11/17/12



11 FLOOR PLAN B - ELEVATION 5 "MISTY" - GROSS COND
11/17/12



12 FLOOR PLAN B - ELEVATION 6 "MERCEDES" - GROSS COND
11/17/12

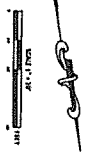
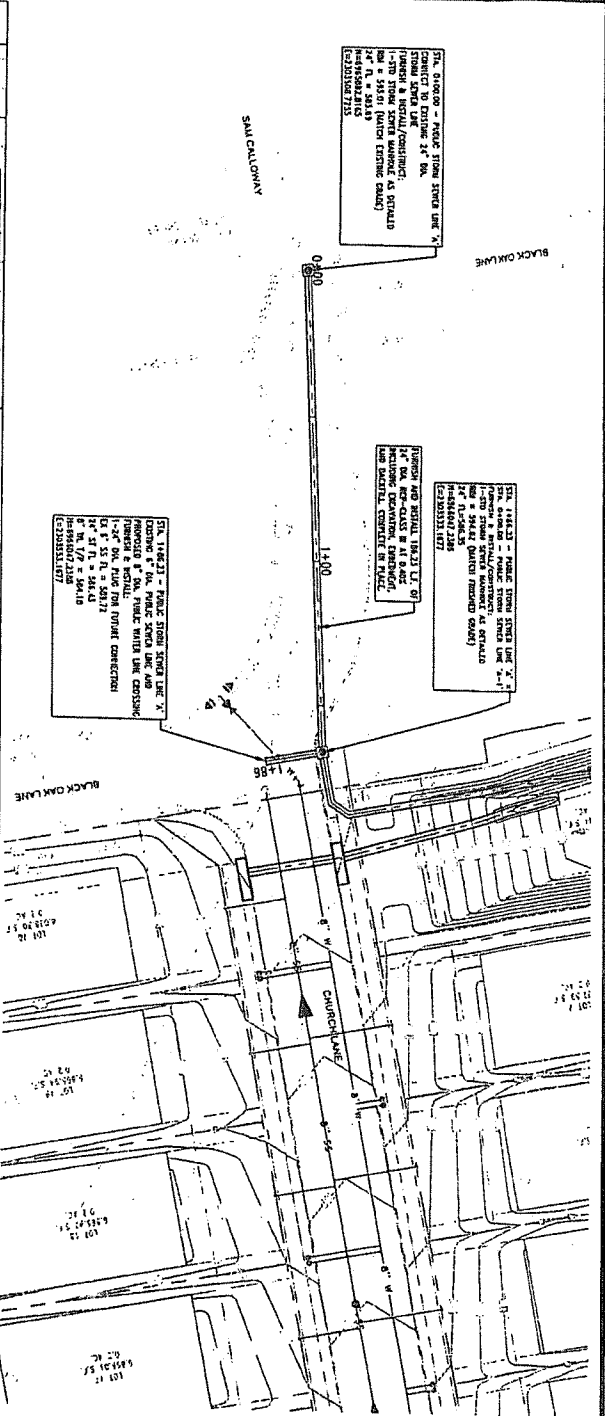
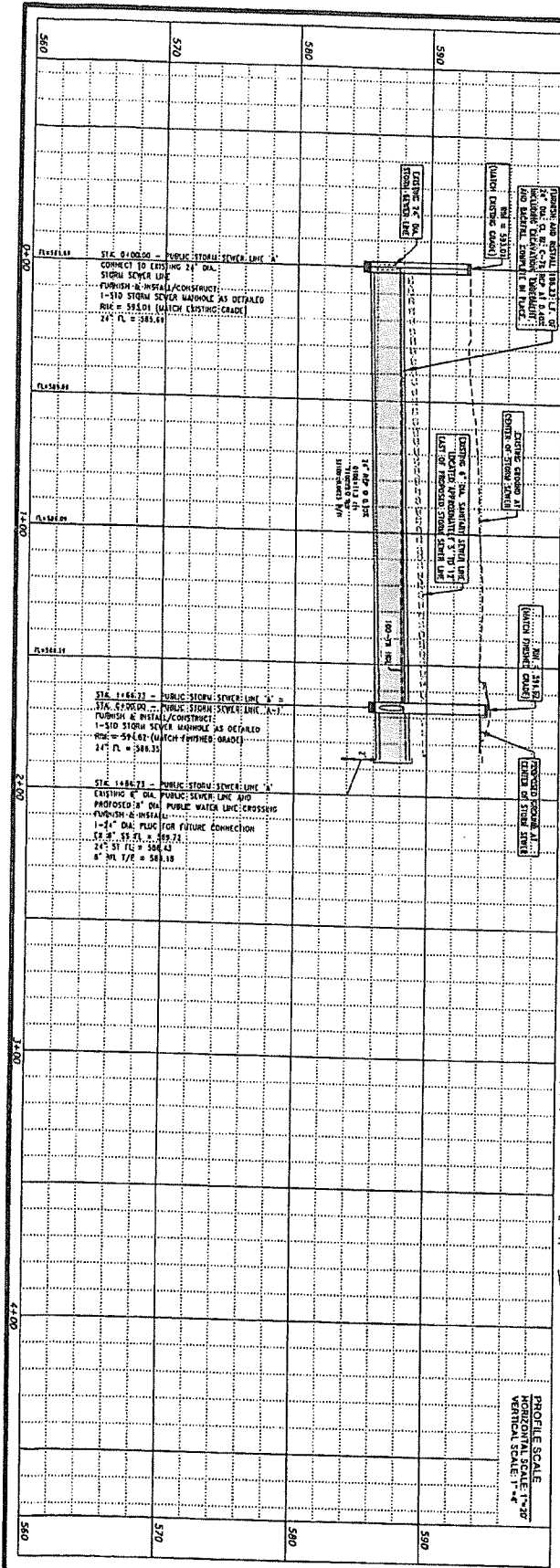
CHURCH DEVELOPMENT

AREA PLANS
CHURCH DEVELOPMENT

ISSUE	DATE

SHEET
A2.0B

PROJECT: CHURCH DEVELOPMENT
 SHEET: A2.0B
 DATE: 11/17/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]



PROPOSED SCALE
 HORIZONTAL SCALE 1"=20'
 VERTICAL SCALE 1"=4'

ST. 1467-01 - PUBLIC STORM SEWER LINE "4"
 12" DIA. 0.00% SLOPE AND 12" DIA. 12" DIA. 0.00% SLOPE
 FURNISH & INSTALL/CONSTRUCT
 1-12" STORM SEWER MANHOLE AS DETAIL NO. 1
 12" DIA. 0.00% SLOPE (WHICH EXISTING GRADE)
 24" DIA. 0.00% SLOPE

ST. 1467-02 - PUBLIC STORM SEWER LINE "4"
 12" DIA. 0.00% SLOPE AND 12" DIA. 12" DIA. 0.00% SLOPE
 FURNISH & INSTALL/CONSTRUCT
 1-12" STORM SEWER MANHOLE AS DETAIL NO. 1
 12" DIA. 0.00% SLOPE (WHICH EXISTING GRADE)
 24" DIA. 0.00% SLOPE

ST. 1467-03 - PUBLIC STORM SEWER LINE "4"
 12" DIA. 0.00% SLOPE AND 12" DIA. 12" DIA. 0.00% SLOPE
 FURNISH & INSTALL/CONSTRUCT
 1-12" STORM SEWER MANHOLE AS DETAIL NO. 1
 12" DIA. 0.00% SLOPE (WHICH EXISTING GRADE)
 24" DIA. 0.00% SLOPE

ST. 1467-04 - PUBLIC STORM SEWER LINE "4"
 12" DIA. 0.00% SLOPE AND 12" DIA. 12" DIA. 0.00% SLOPE
 FURNISH & INSTALL/CONSTRUCT
 1-12" STORM SEWER MANHOLE AS DETAIL NO. 1
 12" DIA. 0.00% SLOPE (WHICH EXISTING GRADE)
 24" DIA. 0.00% SLOPE

ST. 1467-05 - PUBLIC STORM SEWER LINE "4"
 12" DIA. 0.00% SLOPE AND 12" DIA. 12" DIA. 0.00% SLOPE
 FURNISH & INSTALL/CONSTRUCT
 1-12" STORM SEWER MANHOLE AS DETAIL NO. 1
 12" DIA. 0.00% SLOPE (WHICH EXISTING GRADE)
 24" DIA. 0.00% SLOPE

NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE TO THIS PROJECT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	REVISION	BY	DATE	PROJECT	ISSUED
1					
2					
3					
4					
5					

WATER, SEWER, PAVING, DRAINAGE & STREET LIGHT IMPROVEMENTS TO SERVE SAINT ELIZABETH ADDITION LOTS 1-20, BLOCK A

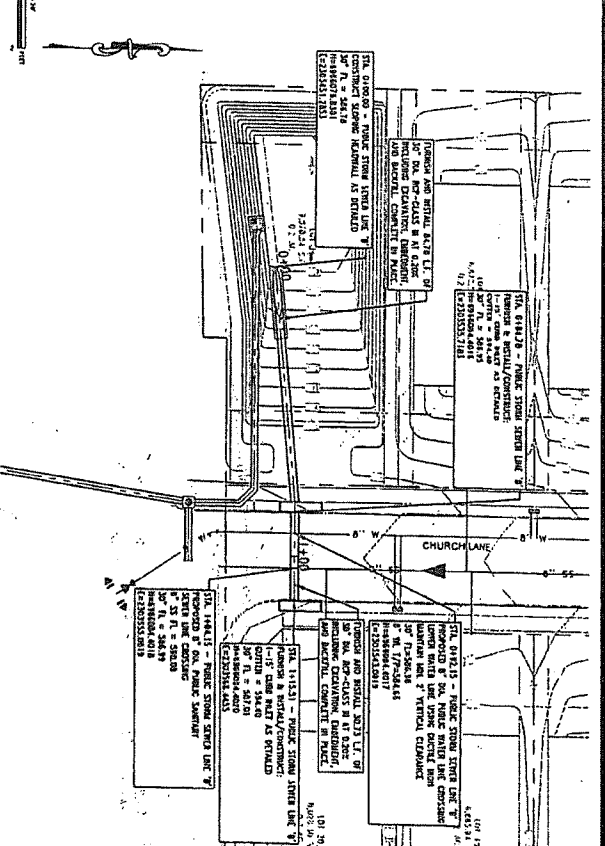
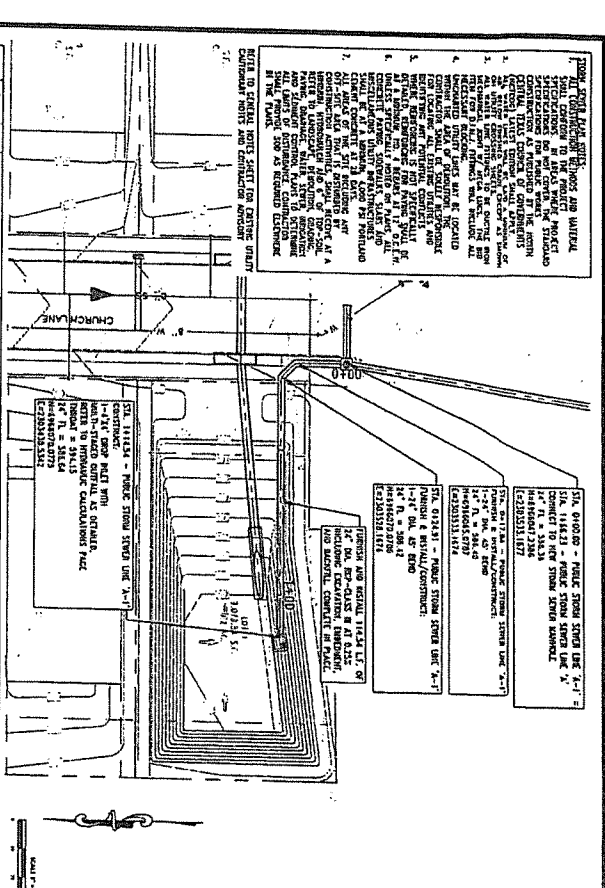
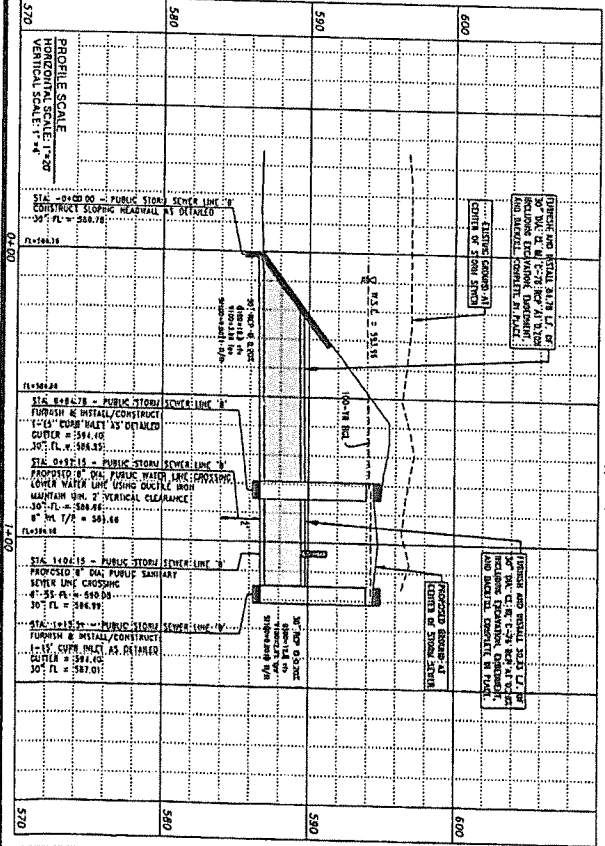
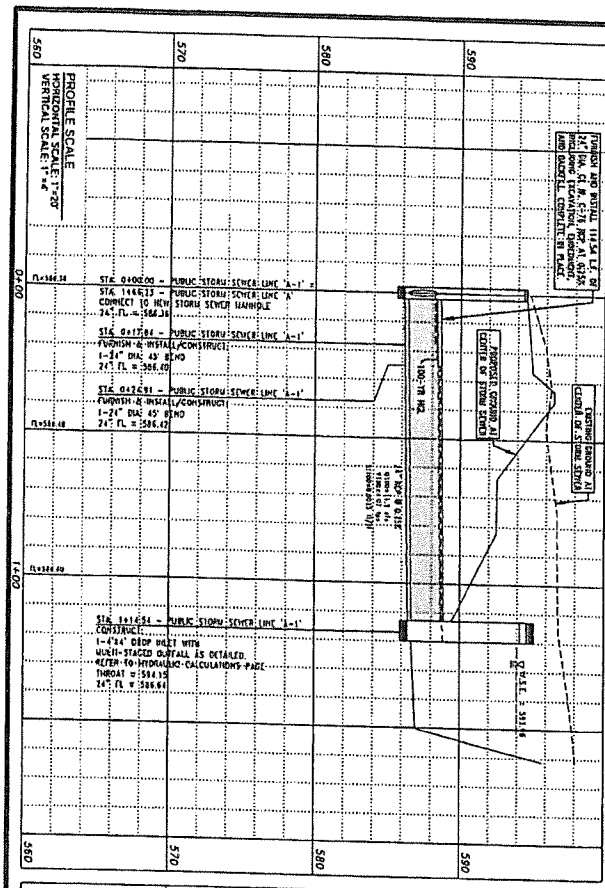
STORM SEWER PLAN & PROFILE (1)



MJ THOMAS
 ENGINEERING, LLC

4750 BARKLEY BUNNELL, SUITE 204
 1001 W. MAIN ST. #100
 P.O. BOX 114718
 ST. LOUIS, MO 63111-1478

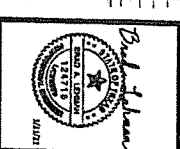
PHONE: 314.111.5544
 FAX: 314.111.752-9441
 WWW: MJTHOMAS.COM



NO.	REVISION	BY	DATE	REASON
1				
2				
3				
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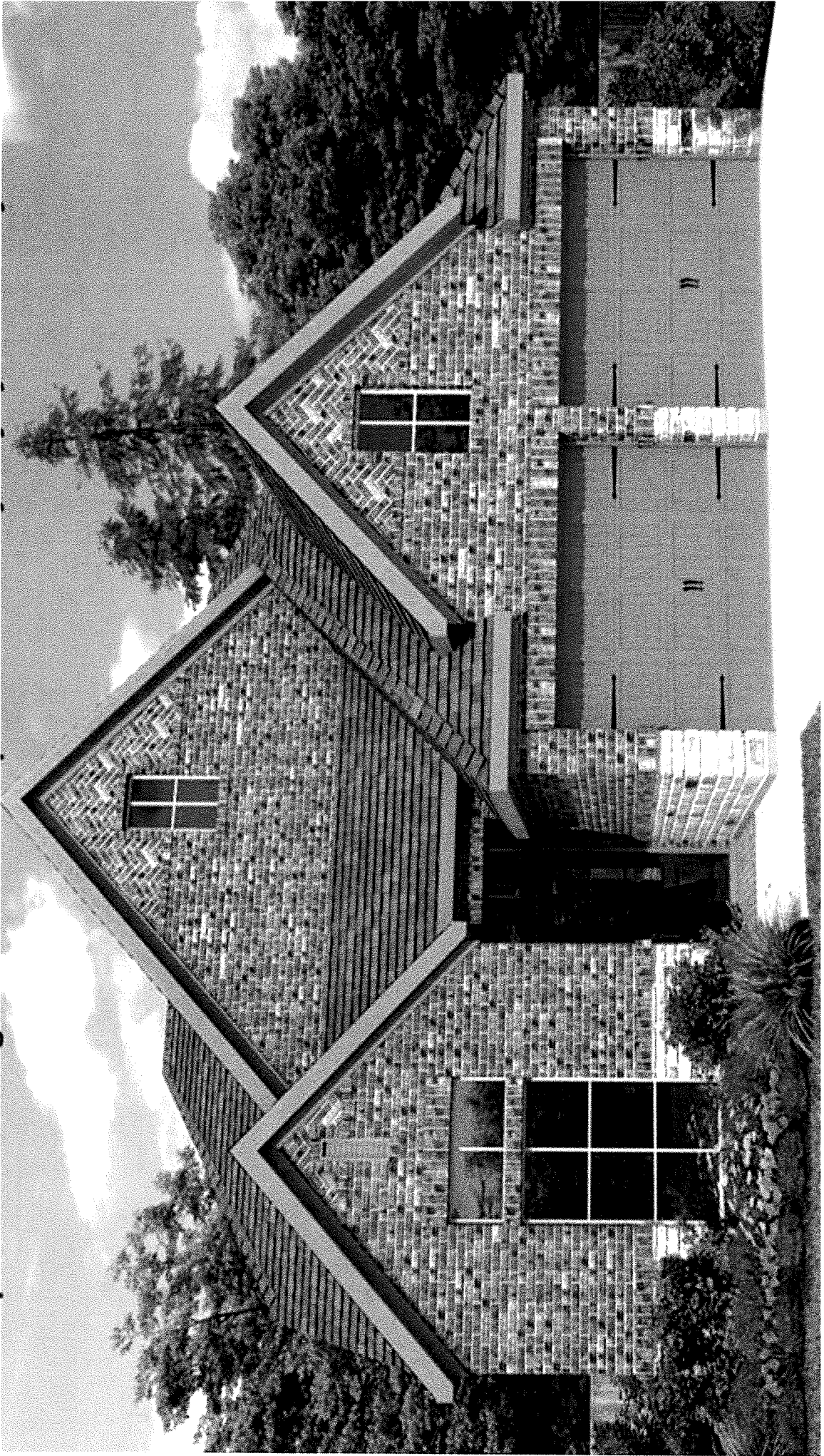
WATER, SEWER, PAVING, DRAINAGE & STREET LIGHT IMPROVEMENTS TO SERVE SAINT ELIZABETH ADDITION LOTS 1-20, BLOCK A

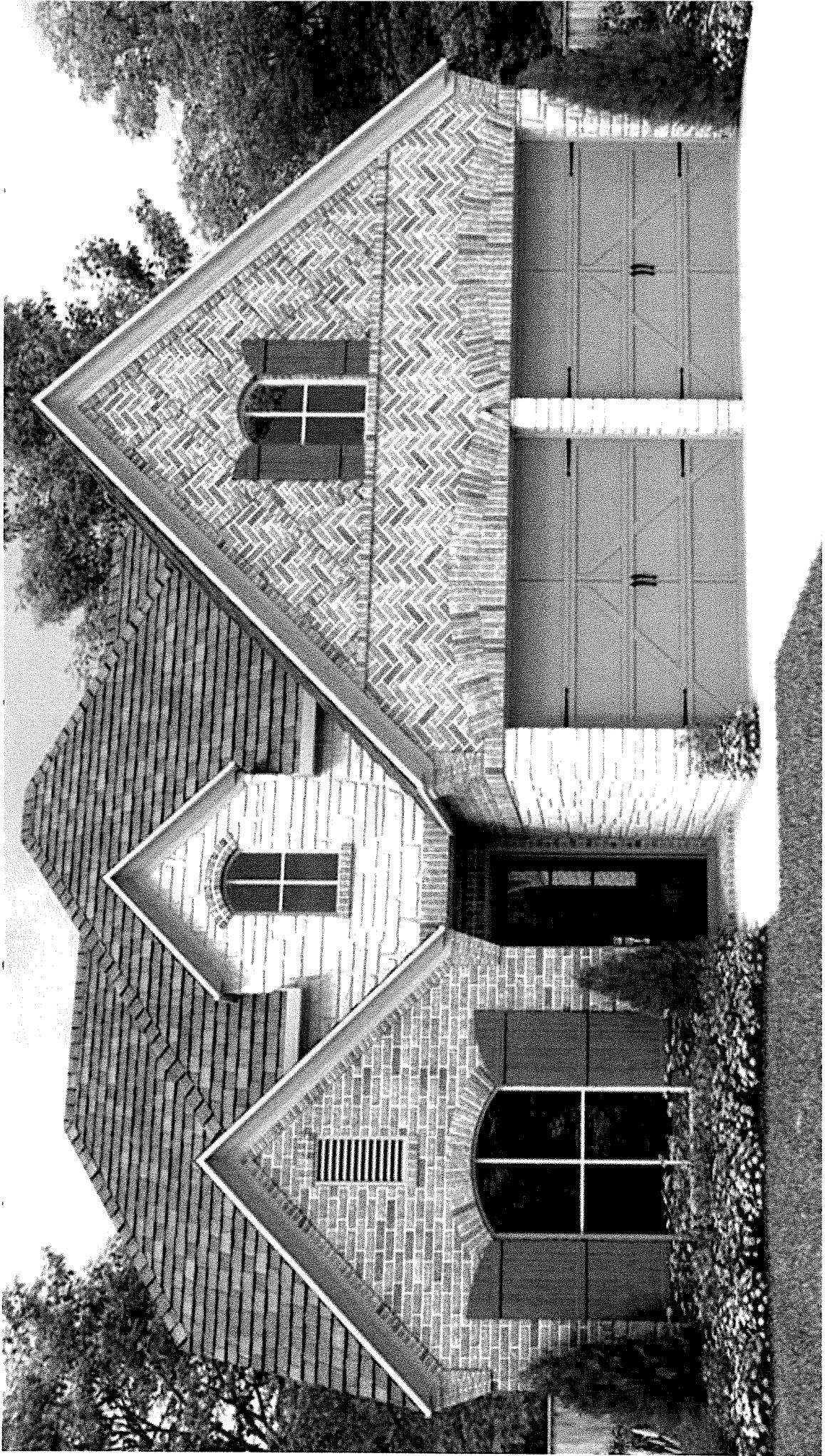
STORM SEWER PLAN & PROFILE (2)

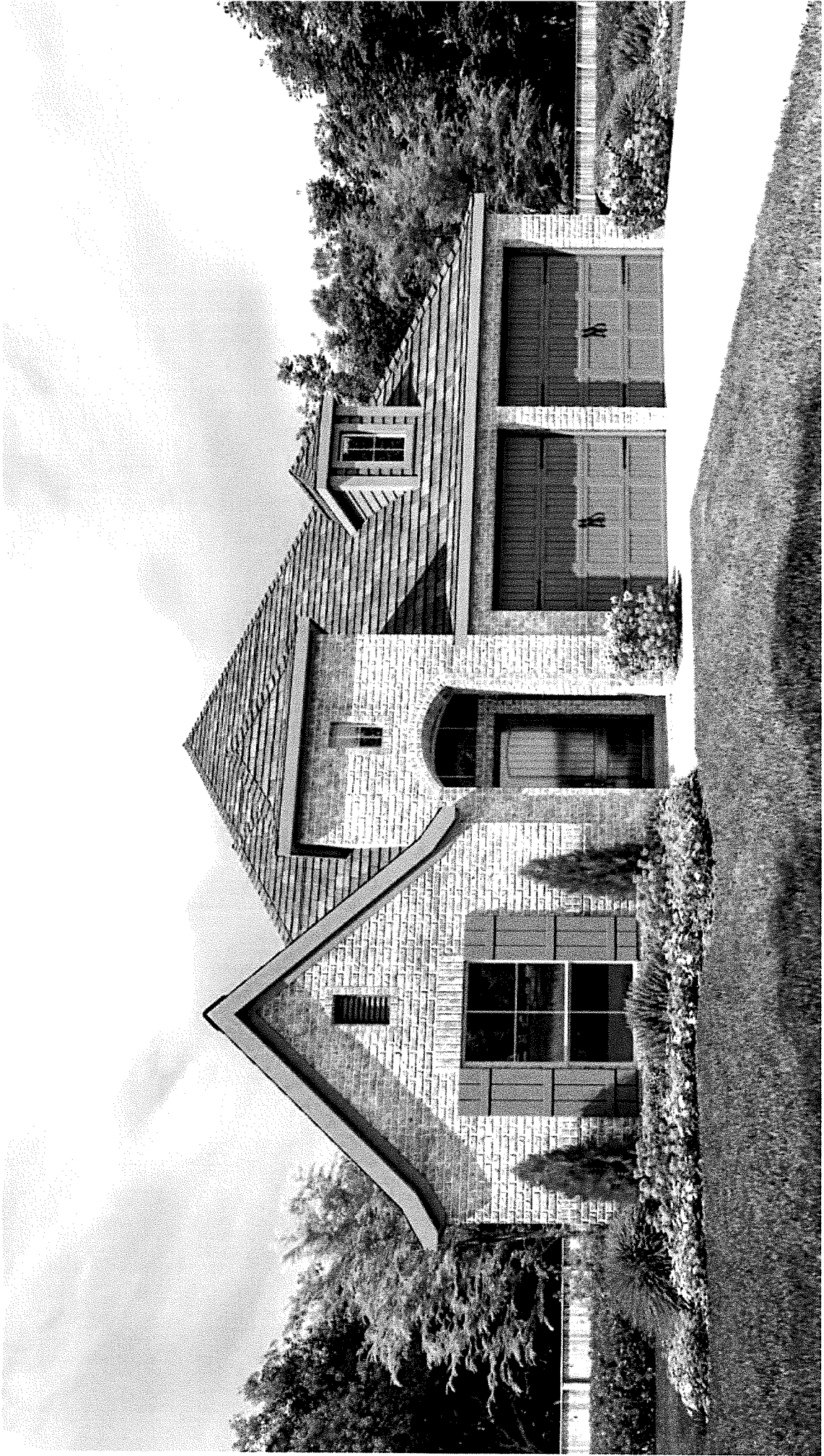


MJ THOMAS
ENGINEERING, LLC

100 EAST MAIN STREET, SUITE 200
RICHMOND, NC 28801
PHONE: 813-123-4567
FAX: 813-123-4568
WWW.MJTHOMAS.COM

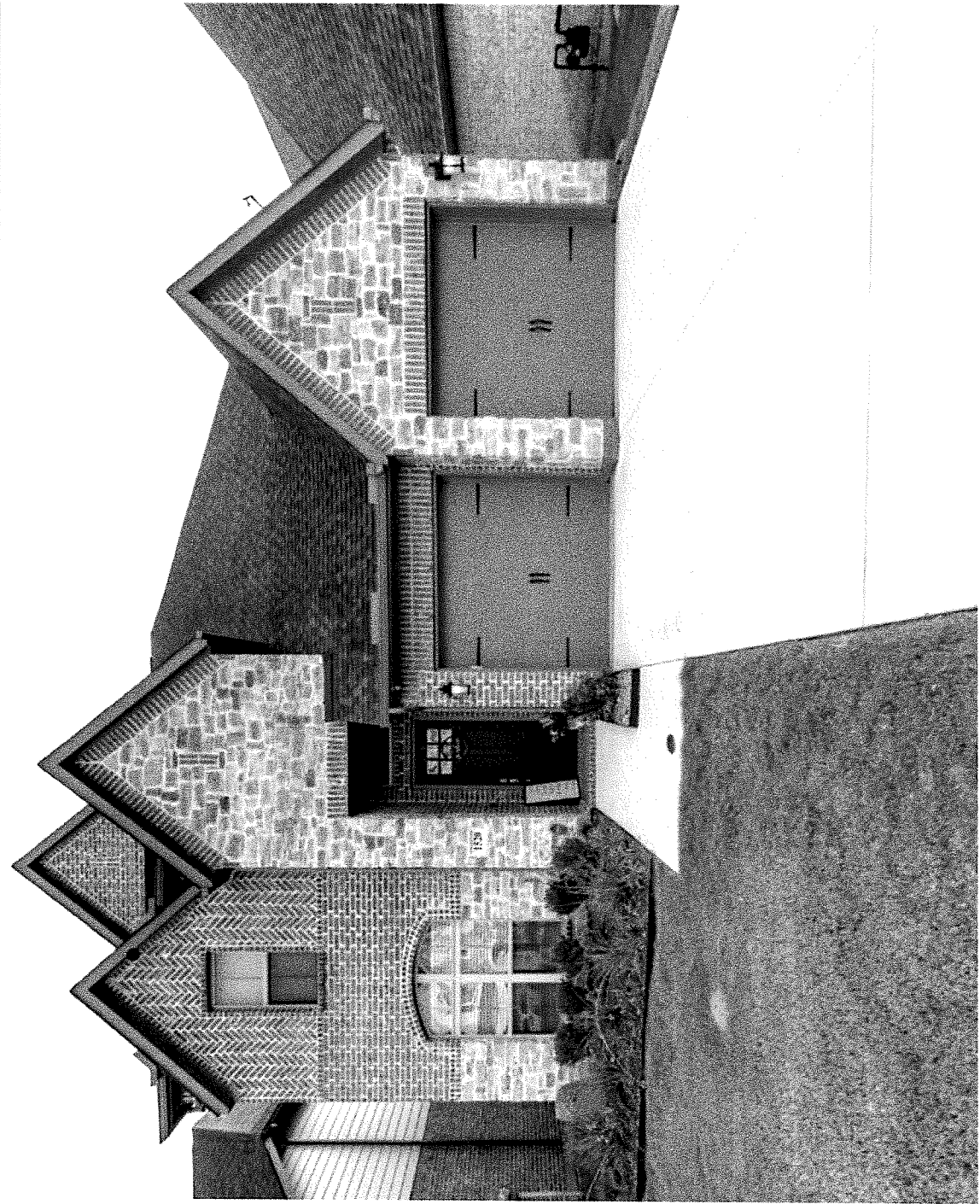












Lot Size, Setback, Parking, and Flow of Traffic

- **Adjusted Lot Size 50ft Wide**
 - Population of Community has been reduced by **removing** 4 additional homes
- **6 full parking spaces per home**
 - Please see Parking Exhibit
 - 2019 Census
 - Average person per household 2.91
 - The average cars per household 2
 - <https://www.census.gov/quickfacts/riveroakscitytexas>
 - No Street Congestion
- **Fire/Emergency**
 - IFC (International Fire Code) – Minimum 30ft Wide Fire Lane
 - Design Reviewed by Fire Chief – No Concerns
- **Our partnership with the City of River Oaks will Secure Safety of**
 - Egress and Ingress to Properties
 - Other emergency Involvements

Parking Exhibit

