Plotted by: damon butterfros Plot Date: 12/12/2023 3:00 PM
Save Time: 12/12/2023 2:59 PM Saved By: dbutterfros
X:\CM_Allen_Meador\23235- Frenchman's Creek Dev. - Allen Meador\Drafting_Plans_C_Civil\C1.0 Siteplan.dwg

SITE PLAN NOTES:

1. PROPOSED USE FOR SITE IS "DWELLING - MULTI-FAMILY". ADDRESS OF SITE IS:
   LOT 601A - 4720 FRENCHMANS CREEK RD
   LOT 601B - 4718 FRENCHMANS CREEK RD
   LOT 601C - 4714 FRENCHMANS CREEK RD
   LOT 601D - 4712 FRENCHMANS CREEK RD
   LOT 601E - 4710 FRENCHMANS CREEK RD
   LOT 601F - 4706 FRENCHMANS CREEK RD
2. EXISTING ZONING FOR SITE IS MEDIUM DENSITY RESIDENTIAL (MD).
3. THE MINIMUM REQUIRED PARKING IS 1.5 BAYS PER DWELLING UNIT. THERE ARE 6 TOTAL DWELLING UNITS, THEREFORE 9 PARKING BAYS ARE REQUIRED. A TOTAL OF 12 PARKING BAYS ARE PROVIDED. PARKING INCLUDES 1 PARKING BAY PER GARAGE AND 1 PER DRIVEWAY.
4. THERE IS A 15' DRAINAGE EASEMENT ON THE EAST SIDE OF THE WESTERN BOUNDARY.
5. OVERALL HEIGHT OF THE APARTMENT BUILDINGS IS 26-0".
6. ALL SURFACES ON THIS SITE WILL BE PROPOSED, ALL AREAS NOT COVERED BY BUILDING FOOTPRINTS OR PAVING WILL BE GRASS.
7. SURFACE FOR ALL PARKING & MANEUVERING AREAS SHALL BE ASPHALT OR CONCRETE.
8. NO EXISTING DRIVEWAYS WILL BE CLOSED.
9. PROPOSED SIDEWALKS ON THIS SITE ARE ACCESSIBLE.
10. THIS SITE WILL UTILIZE EXISTING REFUSE CONTAINER(S).
11. ACCESSIBLE ROUTES INCLUDE ALL ACCESSIBLE SIDEWALKS AS WELL AS THE PROPOSED SIDEWALK RAMPS AND PEDESTRIAN CROSSINGS AT THESE RAMPS.
12. NO PORTION OF THIS DEVELOPMENT SITE LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAPS 48441-C-0216F (JANUARY 6, 2012).
13. ALL OUTDOOR LIGHTING SHALL MEET CITY OF ABILENE REQUIREMENTS AND ALL OUTDOOR LIGHTING FIXTURES SHALL BE FULLY SHIELDED.
14. ALL DRIVEWAYS, SIDEWALKS & SIDEWALK RAMPS MUST BE PERMITTED THROUGH THE CITY OF ABILENE ENGINEERING OFFICE. (325-676-6281).
15. A SWPPP SHALL BE PREPARED AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
16. INTERNET, TELEPHONE AND CABLE PROVIDERS AS WELL AS IRRIGATION CONTRACTORS SHALL COORDINATE INSTALLATION OF NECESSARY CONDUIT PRIOR TO PLACEMENT OF PAVING.
17. FOR WATER METER SIZES 5/8" TO 1", THE CONTRACTOR SHALL SUPPLY A BASS AND HAYS BH-1324 AMR LID WATER METER BOX LID AND PMSBCF 1324-12 WATER METER BOX, OR AN EAST JORDAN IRON WORKS PRODUCT NUMBER 32131365 (AMI COMPATIBLE) 1324 WATER METER BOX LID AND PRODUCT NUMBER 32414001W WATER METER BOX, OR EQUIVALENT.

DIMENSIONAL CONTROL NOTES:

1. ALL DIMENSIONS SHOWN ARE FROM FACE OF CURB, BEGINNING & END OF CURVE RADII, AND EDGE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED. WIDTH OF SIDEWALK ADJACENT TO CURB ARE MEASURE FROM BACK OF CURB.
2. CURBS ARE NOMINAL 6" WIDE, THEREFORE THE BACK OF CURB IS 0.50' FROM FACE OF CURB.
3. ALL COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD83 AND GPS OBSERVATIONS. ELEVATION DATUM IS NAVD88. DISTANCES CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000148117.

LANDSCAPING NOTES:

1. TOTAL AREA OF THE SITE IS 33,743.03 SQ.FT. (0.866 ACRES).
2. TOTAL LANDSCAPED AREA WITHIN THE SITE IS 18,185 SQ.FT. OR 53.9%.
3. THE REQUIRED 10' WIDE LANDSCAPE STRIP (2,763 SQ.FT.) ALONG FRENCHMAN'S CREEK ROAD WILL BE PROVIDED. 15% OF THE AREA BETWEEN THE FAÇADE OF THE BUILDINGS AND THE STREET R.O.W. IS REQUIRED TO BE LANDSCAPED; TOTAL AREA BETWEEN THE BUILDING FAÇADES AND THE R.O.W. = 7,689.3 SQ.FT.; 4,570.43 SQ.FT. OR 59.4% WILL BE LANDSCAPED.
4. THE TOTAL REQUIRED LANDSCAPED AREA BETWEEN THE BUILDING FAÇADES AND R.O.W. IS 1,153.4 SQ.FT.; AT 1 TREE AND 3 SHRUBS MINIMUM PER 500 SQ.FT. OF REQUIRED LANDSCAPED AREA, A MINIMUM OF 3 TREES AND 9 SHRUBS WILL BE PROVIDED BETWEEN THE BUILDING FAÇADES AND R.O.W.
5. 1 STREET TREE PER 60' OF FRONTAGE IS REQUIRED ALONG FRENCHMAN'S CREEK ROAD. FOR 311' FRONTAGE, A MINIMUM OF 6 STREET TREES ARE REQUIRED AND WILL BE PROVIDED.
6. TOTAL IMPERVIOUS AREA WITHIN THE SITE IS 19,713.59 SQ.FT. (0.453 ACRES).

SITE PLAN LEGEND

- SITE BOUNDARY
- ADJACENT BOUNDARIES
- LOT BOUNDARY
- UTILITY & DRAINAGE EASEMENTS
- PROPOSED WATER LINES
- PROPOSED FIRE HYDRANTS
- PROPOSED WATER METER
- EXISTING WATER LINES
- EXISTING FIRE HYDRANTS
- PROPOSED SEWER LINES
- EXISTING SEWER LINES
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED DRAINAGE FLOWLINES
- EXISTING CONTOURS
- EXISTING FENCE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ASPHALT PAVING
- EXISTING CONCRETE PAVING
- PROPOSED CONCRETE PAVING

CITY OF ABILENE
SITE PLAN APPROVED
Timothy A Littlejohn
Timothy A Littlejohn (Feb 6, 2024 10:02 CST)
Planning Director
SP-2023-41 — Number
02/06/2024 — Date

PLANNING & DEVELOPMENT SERVICES
CITY OF ABILENE TEXAS

NORTH
0 5 10 20 50
SCALE: 1" = 20'

LEGAL DESCRIPTION:

LOTS 601, 601A-601F, BLOCK 2,
FRENCHMAN'S CREEK SUBDIVISION
BEING A REPLAT OF 1.136 ACRES OUT OF LOT 401, BLOCK 2,
FRENCHMAN'S CREEK SUBDIVISION,
CITY OF ABILENE,
TAYLOR COUNTY, TEXAS

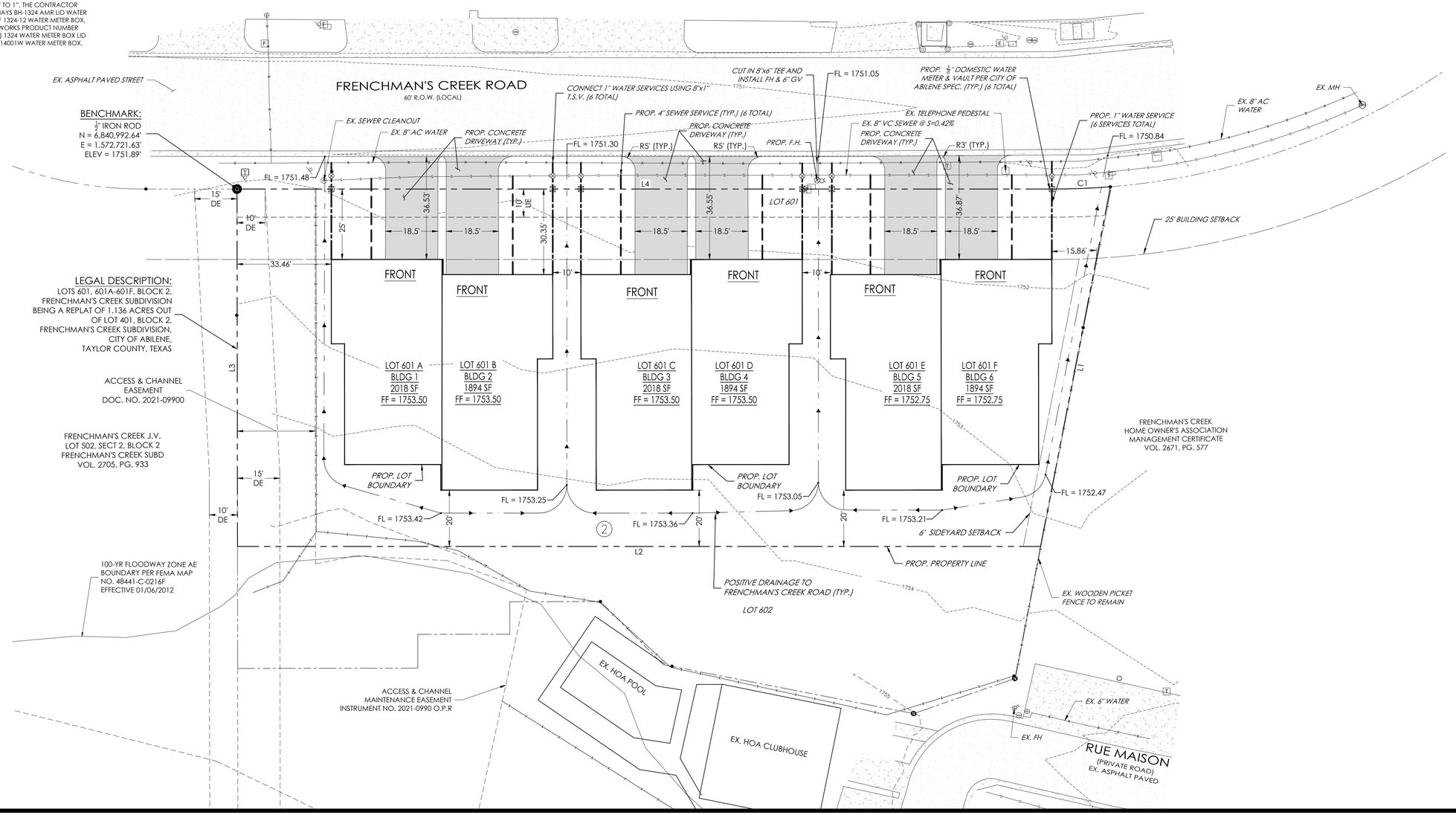
OWNER:

ALLAN MEADOR - INDUSTRIAL BLOCKS, LLC

LOT AREA		
LOT	SQ. FT.	ACRES
601	21,504	0.494
601 A	2,659	0.061
601 B	2,754	0.063
601 C	2,754	0.063
601 D	2,659	0.061
601 E	2,754	0.063
601 F	2,659	0.061

BOUNDARY CURVE TABLE	
Curve #	Radius
C1	249.800

BOUNDARY LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	130.05'	S40°22'42"E
L2	285.06'	S38°37'43"W
L3	126.86'	N51°27'14"W
L4	290.07'	N38°37'43"E



JACOB MARTIN
TBPELS FIRM # 10194493
TBAE FIRM # BR 2261
TBPE FIRM # 2448

ALLAN MEADOR - INDUSTRIAL BLOCKS, LLC DEVELOPMENT
FRENCHMAN'S CREEK CONDOS

SITEPLAN

NO.	REVISION	DATE

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING.
CHECK SCALE AND ADJUST ACCORDINGLY.

PROJECT # 23235 | SCALE 1" = 20'

SEQ. 1 / 1 | SHEET C1.0

SP-2023-41 (4706-4720 Frenchmans Creek Rd) - APPROVED

Final Audit Report 2024-02-06

Created:	2024-02-06
By:	Mason Teegardin (mason.teegardin@abilenetx.gov)
Status:	Signed
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Signer tim.littlejohn@abilenetx.gov entered name at signing as Timothy A Littlejohn
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