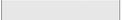
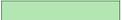
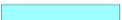
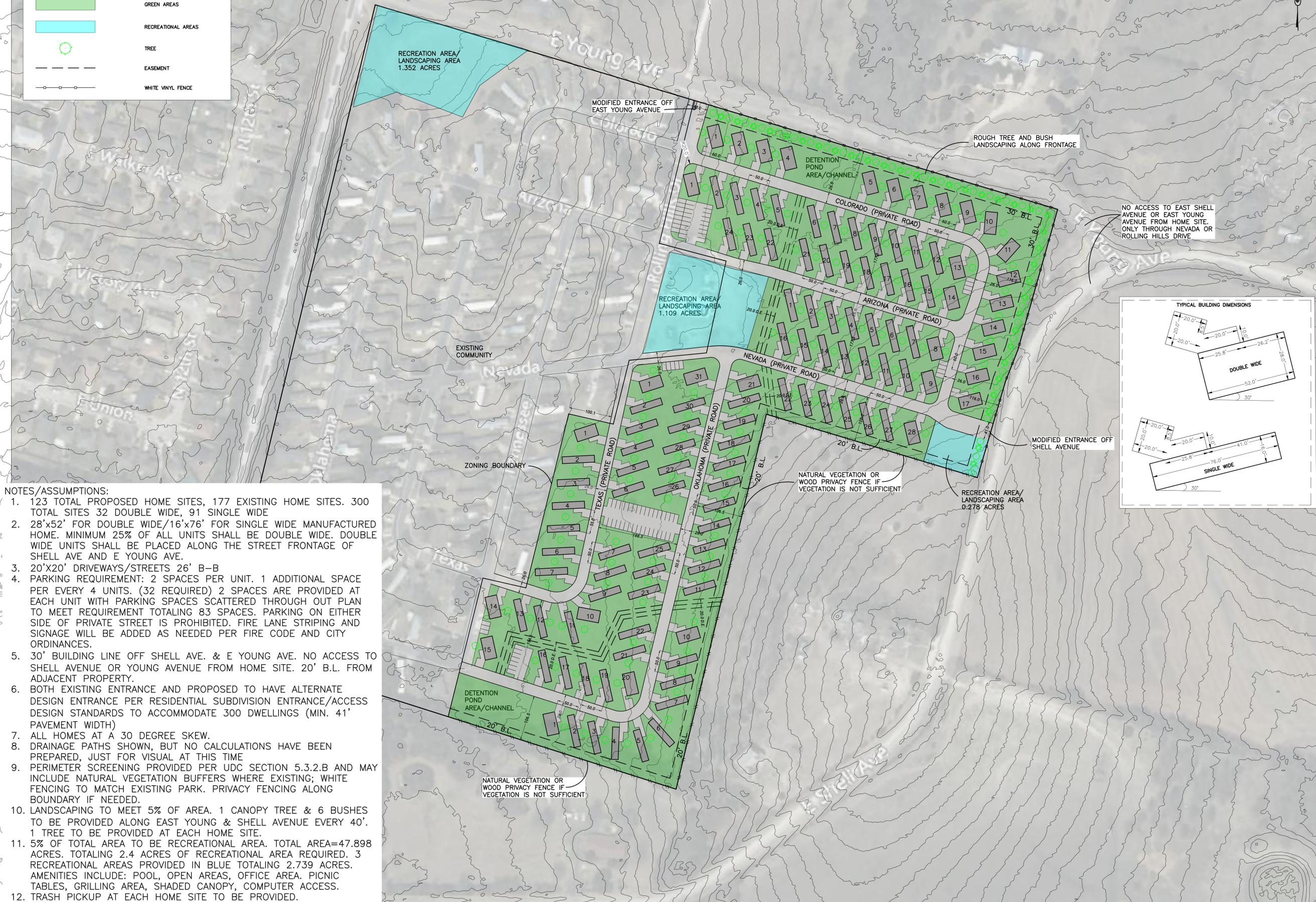


Exhibit A

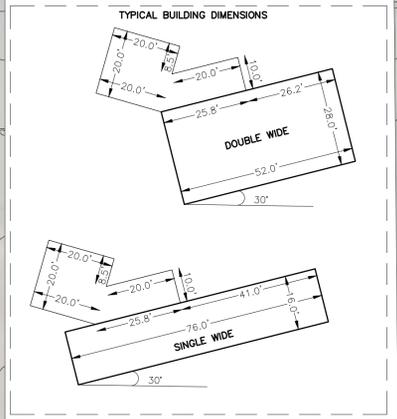
PD SITE/DEVELOPMENT PLAN

LEGEND

-  MANUFACTURED HOME
-  DRIVEWAY/PAVING
-  GREEN AREAS
-  RECREATIONAL AREAS
-  TREE
-  EASEMENT
-  WHITE VINYL FENCE



- NOTES/ASSUMPTIONS:**
- 123 TOTAL PROPOSED HOME SITES, 177 EXISTING HOME SITES. 300 TOTAL SITES 32 DOUBLE WIDE, 91 SINGLE WIDE
 - 28'x52' FOR DOUBLE WIDE/16'x76' FOR SINGLE WIDE MANUFACTURED HOME. MINIMUM 25% OF ALL UNITS SHALL BE DOUBLE WIDE. DOUBLE WIDE UNITS SHALL BE PLACED ALONG THE STREET FRONTAGE OF SHELL AVE AND E YOUNG AVE.
 - 20'x20' DRIVEWAYS/STREETS 26' B-B
 - PARKING REQUIREMENT: 2 SPACES PER UNIT. 1 ADDITIONAL SPACE PER EVERY 4 UNITS. (32 REQUIRED) 2 SPACES ARE PROVIDED AT EACH UNIT WITH PARKING SPACES SCATTERED THROUGH OUT PLAN TO MEET REQUIREMENT TOTALING 83 SPACES. PARKING ON EITHER SIDE OF PRIVATE STREET IS PROHIBITED. FIRE LANE STRIPING AND SIGNAGE WILL BE ADDED AS NEEDED PER FIRE CODE AND CITY ORDINANCES.
 - 30' BUILDING LINE OFF SHELL AVE. & E YOUNG AVE. NO ACCESS TO SHELL AVENUE OR YOUNG AVENUE FROM HOME SITE. 20' B.L. FROM ADJACENT PROPERTY.
 - BOTH EXISTING ENTRANCE AND PROPOSED TO HAVE ALTERNATE DESIGN ENTRANCE PER RESIDENTIAL SUBDIVISION ENTRANCE/ACCESS DESIGN STANDARDS TO ACCOMMODATE 300 DWELLINGS (MIN. 41' PAVEMENT WIDTH)
 - ALL HOMES AT A 30 DEGREE SKEW.
 - DRAINAGE PATHS SHOWN, BUT NO CALCULATIONS HAVE BEEN PREPARED, JUST FOR VISUAL AT THIS TIME
 - PERIMETER SCREENING PROVIDED PER UDC SECTION 5.3.2.B AND MAY INCLUDE NATURAL VEGETATION BUFFERS WHERE EXISTING; WHITE FENCING TO MATCH EXISTING PARK. PRIVACY FENCING ALONG BOUNDARY IF NEEDED.
 - LANDSCAPING TO MEET 5% OF AREA. 1 CANOPY TREE & 6 BUSHES TO BE PROVIDED ALONG EAST YOUNG & SHELL AVENUE EVERY 40'. 1 TREE TO BE PROVIDED AT EACH HOME SITE.
 - 5% OF TOTAL AREA TO BE RECREATIONAL AREA. TOTAL AREA=47.898 ACRES. TOTALING 2.4 ACRES OF RECREATIONAL AREA REQUIRED. 3 RECREATIONAL AREAS PROVIDED IN BLUE TOTALING 2.739 ACRES. AMENITIES INCLUDE: POOL, OPEN AREAS, OFFICE AREA. PICNIC TABLES, GRILLING AREA, SHADED CANOPY, COMPUTER ACCESS.
 - TRASH PICKUP AT EACH HOME SITE TO BE PROVIDED.



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PRELIMINARY SITE PLAN OF:
BLUEBONNET ESTATES PHASE II
 CITY OF TEMPLE
 BELL COUNTY, TEXAS

PREPARED FOR:
PARKLAND VENTURES INC.
 DEVELOPER ADDRESS:
 TEMPLE, TEXAS 76501

REVISIONS		
DATE	DESCRIPTION	DFTR

DRAFTSMAN:
 KJW
 DATE:
 7/11/24
 COMPUTER FILE NAME:
 24-546-Prelim Site Layout 7.15.24.dwg
 REFERENCE DRAWING NUMBERS:

JOB NUMBER:
24-546
 DRAWING NUMBER:
24-546-D

TURLEY
 ENGINEERING & SURVEYING

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