Exhibit A

PD SITE/DEVELOPMENT PLAN

LEGEND

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

RECREATION AREA/
LANDSCAPING AREA
1.352 ACRES

MODIFIED ENTRANCE OFF
EAST YOUNG AVENUE

ROUGH TREE AND BUSH
LANDSCAPING ALONG FRONTAGE

DETENTION
POND
AREA/CHANNEL

COLORADO (PRIVATE ROAD)

ARIZONA (PRIVATE ROAD)

NEVADA (PRIVATE ROAD)

NO ACCESS TO EAST SHELL
AVENUE OR EAST YOUNG
AVENUE FROM HOME SITE.
ONLY THROUGH NEVADA OR
ROLLING HILLS DRIVE

RECREATION AREA/
LANDSCAPING AREA
1.109 ACRES

EXISTING
COMMUNITY

ZONING BOUNDARY

TEXAS (PRIVATE ROAD)

OKLAHOMA (PRIVATE ROAD)

MODIFIED ENTRANCE OFF
SHELL AVENUE

NATURAL VEGETATION OR
WOOD PRIVACY FENCE IF
VEGETATION IS NOT SUFFICIENT

RECREATION AREA/
LANDSCAPING AREA
0.278 ACRES

DETENTION
POND
AREA/CHANNEL

NATURAL VEGETATION OR
WOOD PRIVACY FENCE IF
VEGETATION IS NOT SUFFICIENT

TYPICAL BUILDING DIMENSIONS

DOUBLE WIDE

SINGLE WIDE

100 50 0 100 200

NOTES/ASSUMPTIONS:

1. 123 TOTAL PROPOSED HOME SITES, 177 EXISTING HOME SITES. 300 TOTAL SITES 32 DOUBLE WIDE, 91 SINGLE WIDE
2. 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.
3. 20'X20' DRIVEWAYS/STREETS 26' B–B
4. 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.
5. 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.
6. 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)
7. ALL HOMES AT A 30 DEGREE SKEW.
8. DRAINAGE PATHS SHOWN, BUT NO CALCULATIONS HAVE BEEN PREPARED, JUST FOR VISUAL AT THIS TIME
9. 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.
10. 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.
11. 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.
12. 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

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