



**JOHNSON COUNTY
COMMISSIONERS COURT**

JAN 29 2026

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

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§
§

ORDER 2026-03

COUNTY OF JOHNSON

**ORDER APPROVING INFRASTRUCTURE DEVELOPMENT PLAN FOR
ESCONDIDO VILLAGE MANUFACTURED HOME RENTAL COMMUNITY (MHRC)
PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE**

WHEREAS, Texas Local Government Code Section 232.007 (a) defines a “Manufactured Home Rental Community” (MHRC) as a “plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences;” and

WHEREAS a MHRC is not a subdivision under Section 232.007 (b); and

WHEREAS Johnson County has exercised its authority to adopt minimum standards requiring any developer of an MHRC to submit an Infrastructure Development Plan (IDP) to the County for review and approval prior to construction and/or development in an MHRC; and

WHEREAS, pursuant to Section 232.007 (h), a utility provider may not provide utility services to an MHRC prior to the County’s approval of the IDP; and

WHEREAS, **Stonetown Escondido Village, LLC.** (Owner) has filed a proposed IDP for an MHRC identified as Escondido Village and located at 248 E. Bethesda Rd., Burleson, Texas 76028; and

WHEREAS the boundaries of the proposed MHRC and described more fully in Exhibit A, which is attached hereto and incorporated herein by reference; and

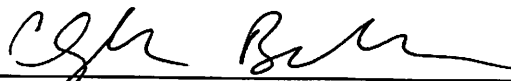
WHEREAS the proposed IDP is attached hereby as Exhibit B and incorporated by reference; and

WHEREAS the attached IDP meets or exceeds the minimum standards adopted by Johnson County.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

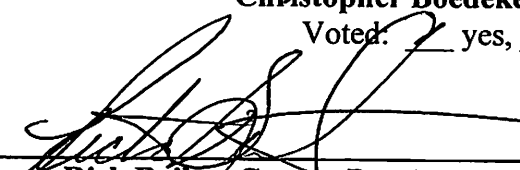
The Commissioners Court of Johnson County, Texas does hereby enter this Order finding that the proposed Infrastructure Development Plan does comply with the minimum standards adopted by Johnson County for Manufactured Home Rental Communities, approving the IDP, authorizing the Owner to begin development that is consistent with the attached IDP, and authorizing the Director of Development Services to inspect the infrastructure and issue a Certificate of Completion so long as the infrastructure passes inspection and precisely conforms with the approved IDP.

WITNESS OUR HAND THIS, THE 29TH DAY OF JANUARY 2026.



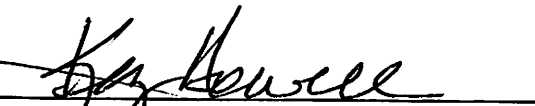
Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



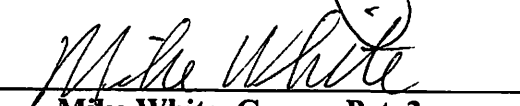
Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



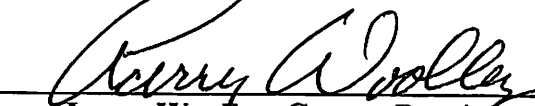
Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained



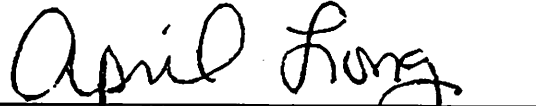
Mike White, Comm. Pct. 3

Voted: yes, no, abstained



Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained



ATTEST: April Long, County Clerk



CIVIL CONSTRUCTION PLANS

FOR

ESCONDIDO VILLAGE EXPANSION

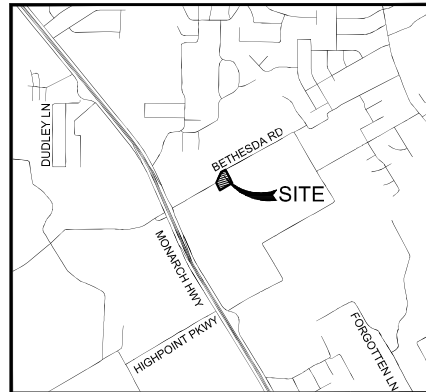
JOHNSON COUNTY, TEXAS

ESCONDIDO VILLAGE EXPANSION
JOHNSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this infrastructure development plan is true and correct and if approved by the County Commissioner's Court, all development will be in accordance with this plan, and no alterations will be made in the plan after approval. The statements made herein are true and correct and I am aware the statements are material statements and will be relied upon by Public officials.

Owner of Authorized Agent



LOCATION MAP
NOT TO SCALE

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS AND DEMO PLAN
4	SITE AND DIMENSION CONTROL PLAN
5	UTILITY PLAN
6	SANITARY SEWER PROFILE
7	DRIVEWAY CULVERT PROFILE
8	UTILITY DETAILS
9	GRADING PLAN
10	EXISTING DRAINAGE AREA MAP
11	PROPOSED DRAINAGE AREA MAP
12	PAVING PLAN
13	PAVING PROFILE
14	PAVING DETAILS
15	EROSION CONTROL PLAN
16	EROSION CONTROL DETAILS



121112025

DEVELOPER:
STONETOWN CAPITAL, INC.
CONTACT: STEWART DIX
720 SOUTH COLORADO BLVD, SUITE 1150-N
GLENDALE, CO 80246
(303) 407-3017

ENGINEER:
FLANAGAN
CONTACT: JAKUB J. SWIERCZYNSKI, P.E.
306 W 7TH ST., SUITE #303
FORT WORTH, TX 76102
(817) 704-0579

SURVEYOR:
FLANAGAN SURVEYING
CONTACT: MARK PEOPLES, RPLS
306 W 7TH ST., SUITE #303
FORT WORTH, TX 76102
(817) 973-5553

IN
BURLESON ETJ
JOHNSON COUNTY, TEXAS

PREPARED BY:

FLANAGAN
Fort Worth, Texas | P. 817.704.0480 | flanagan-is.com | TPPE Firm No. 22910
Contact: Reece Flanagan, P.E.

CONSTRUCTION SET
DECEMBER 2025

NOTE:
DATA, NOTES AND OTHER INFORMATION ON ALL SHEETS THROUGHOUT THIS PLAN SET ARE PART OF THE OVERALL DESIGN DOCUMENTS. INDIVIDUAL SHEETS SHALL NOT BE SEPARATED FROM THE OTHER SHEETS IN THE SET FOR DISTRIBUTION TO SUBCONTRACTORS. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH A COMPLETE PLAN SET.



Know what's below.
Call before you dig.

(@ least 48 hours prior to digging)

2022-41-02

GENERAL CONSTRUCTION NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE JOHNSON COUNTY DESIGN STANDARDS. IF NO CITY OR COUNTY STANDARDS ARE AVAILABLE, MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS PUBLIC WORKS CONSTRUCTION STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPLICABLE APPOINTING AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS. ALL ITEMS DESCRIBED IN THE PLANS, SPECIFICATIONS, OR THE PROJECT NOTES ARE TO BE INSTALLED PER THE CONTRACTOR'S BEST JUDGMENT. NO EXTRA PAY WILL BE GIVEN UNLESS AN ITEM IS SPECIFICALLY DESCRIBED IN THE BIDDING OR CONTRACT DOCUMENTS AS "PAY BY OWNER." ALL WORK SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES AND CALL "HIT" TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED PROTECTION (SHIELD) EXTENSIONS.
4. THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, POWER POLES, BOSS, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVEMENT. UTILITIES MUST BE MAINTAINED TO PROPER DEPTH AND GRADE DURING CONSTRUCTION OF THE CONSTRUCTION PROJECT.
5. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF UNDERGROUND STRUCTURES AND CONDUITS.
6. THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PROTECT AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED UTILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COSTS ASSOCIATED WITH RELOCATIONS, REPAIRS, OR OUTAGES.
7. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASSES, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT HIS COST TO THE OWNER. THIS WORK SHALL BE SUBORDINARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
8. THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK SHALL BE SUBORDINARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS. COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, STAMP AND INSPECTION REPORTS.
11. CONSTRUCTION SHALL THOROUGHLY REVIEW ALL PLAN SHEETS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ALSO THOROUGHLY CHECK COORDINATION OF ALL PLANS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT (INCLUDING, BUT NOT LIMITED TO, CIVIL, LANDSCAPE, IRRIGATION, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, ARCHITECTURAL, AND GEOTECHNICAL) PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY BANISTER ENGINEERING, LLC IN WRITING OF ANY AND ALL DISCREPANCIES, INCONSISTENCIES, AND COORDINATION ISSUES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL COSTS (INCLUDING BUT NOT LIMITED TO LABOR, MATERIALS, FUEL, AND EQUIPMENT COSTS) WHICH COULD HAVE BEEN AVOIDED IF THE CONTRACTOR HAD NOTIFIED BANISTER ENGINEERING, LLC IN WRITING PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES OF ALL DISCREPANCIES, INCONSISTENCIES, AND COORDINATION ISSUES. NEITHER BANISTER ENGINEERING, LLC NOR THE ENGINEER OF RECORD SHALL HAVE ANY LIABILITY FOR ANY SUCH COSTS.
12. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS, AND PRODUCT SPECIFICATIONS.
13. ALL COPIES OF CONTRACT, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE CITY, CIVIL ENGINEER, CONTRACTOR AND OWNER DIRECTLY FROM THE TESTING AGENCY.
14. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
15. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
16. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER A COPY OF RECORD DRAWINGS INCLUDING ALL DIMENSIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
17. CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITY OR HIGHWAYS AFFECTED BY HIS OPERATIONS, PRIOR TO COMMENCEMENT OF WORK.
18. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE A COMPLETE INSTALLATION OF SYSTEMS IN EVERY RESPECT. IF THE CONTRACT DOCUMENTS DO NOT SPECIFICALLY DESCRIBE THE FINAL PRODUCT, THE CONTRACTOR SHALL BRING SUCH TO THE ATTENTION OF THE ENGINEER UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR METHODOLOGY OF CONSTRUCTION TO COMPLETE THE WORK INDICATED OR SPECIFIED. THE CONTRACTOR IS TO PROVIDE ALL LABOR, MATERIALS, FUEL, TEMPORARY UTILITIES, AND EQUIPMENT USUALLY FURNISHED WITH SUCH SYSTEMS OR REQUIRED TO COMPLETE THE INSTALLATION, UNLESS SPECIFICALLY MENTIONED ON THE PLAN.
19. CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL HEALTH AND SAFETY STANDARDS, LAWS, OR REGULATIONS. FAILURE TO COMPLY WITH THE REQUIREMENTS SPECIFIED SHALL BE CONSIDERED A CAUSE AND SUFFICIENT CAUSE FOR OWNER TO STOP WORK. ENGINEER SHALL NOT BE RESPONSIBLE FOR ON-SITE SAFETY CONDITIONS DURING CONSTRUCTION OR INSPECTIONS.
20. CONTRACTOR SHALL COMPLY WITH TEXAS HEALTH AND SAFETY CODE, CURRENT EDITION AS OF THE DATE OF SEAL ON THESE PLANS, TO MAINTAIN A VISIBLE TRENCH SAFETY SYSTEM AT ALL TIMES AS WELL AS THE U.S. DEPARTMENT OF LABOR OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS, PART 1926, SUB PART P, AND AMENDMENTS THERETO. SHEETING, SHORING, BRACING, AND OTHER TRENCH SAFETY COSTS SHALL BE SUBORDINARY TO THE COST OF CONSTRUCTION (NO EXTRA PAY).
21. A VARIANCE WAS APPROVED IN COMMISSIONER'S COURT ON APRIL 14, 2025 TO LIFT THE ROADWAY REQUIREMENTS FOR THE EXISTING ROADS IN ESCONDIDO VILLAGE MANUFACTURED HOME RENTAL COMMUNITY.

PAVING AND STRIPING NOTES

1. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE CITY AND OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS, AND PRODUCT SPECIFICATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES REQUIRED FOR THE PROJECT SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (TWICE).
3. RAISED PAVEMENT MARKERS SHALL BE DONATED TO THE ROADWAY SURFACE WITH ADEQUATE CONFORMING WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. THE PAVEMENT UPON WHICH THE LAKE AND PAVEMENT MARKERS ARE TO BE PLACED SHALL BE PREPARED TO THE APPROVAL OF THE INSPECTOR TO ENSURE PROPER CLEANING OF THE PAVEMENT SURFACE.
5. SIGN LOCATIONS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION STANDARDS. THE CONTRACTOR SHALL REVIEW LOCATION OF ALL TRAFFIC CONTROL DEVICES WITH THE APPLICABLE JURISDICTION PRIOR TO INSTALLATION.
6. ALL HANDicap PAINTING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE 2003 TEXAS ACCESSIBILITY STANDARDS AND 2010 AMERICANS WITH DISABILITIES ACT (508) MANDATORY MARCH 15, 2012), AND ALL ADDENDUMS OR UPDATES.
7. THE CONTRACTOR SHALL SUBMIT A PAVEMENT JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO THE BEGINNING OF ANY CONCRETE PAVING WORK.
8. ANY EXISTING CONCRETE OR ASPHALT TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE. THIS WORK SHALL BE SUBORDINARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
9. THE PAVING CONTRACTOR AND THE UTILITY CONTRACTOR SHALL COORDINATE WITH THE UTILITY CONTRACTORS TO ENSURE THAT ALL UTILITY SERVICE CONNECTIONS AND CONDUITS ARE IN PLACE PRIOR TO BEGINNING ANY PAVING ACTIVITIES.

GRADING NOTES

1. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE BOXES, VALVE BOXES, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES TO DETERMINE THEIR BID. ANY DEVIATION FROM A BALANCED CUT AND FILL SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND ANY VARIANCE SHALL BE SPECIFICALLY ITEMIZED ON THE BID. THE CONTRACTOR IS EXPECTED TO CONSTRUCT THE PROJECT PER THE APPROVED GRADING PLAN. DISCREPANCIES IN EARTHWORK QUANTITIES AFTER BEGINNING CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT FOR BUILDING PADS PREPARATION REQUIREMENTS.
4. TOP AND ICE SPOTS INDICATE FINAL GROUND ELEVATION AT HIGH SIDE AND THE LOW SIDE, RESPECTIVELY, OF THE WALL OR SLOPE (NOT ANY PHYSICAL ELEVATIONS OF THE WALL STRUCTURE) RETAINING WALL DESIGN IS NOT INCLUDED IN THESE PLANS.
5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE ARCHITECT OF THE BUILDING PRIOR TO CONSTRUCTION, TO ENSURE THAT ELEVATION DIFFERENCES BETWEEN THE BUILDING'S FINISHED FLOOR, THRESHOLD, ADJACENT FLOORING, GRASSES, STAIRS, ETC. ARE IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS AND TO ENSURE ADEQUATE DRAINAGE AWAY FROM THE BUILDING(S). CONTRACTOR SHALL PRIOR TO CONSTRUCTION, COORDINATE ANY NECESSARY REVISIONS TO THE GRADING/DRAINAGE PLAN WITH THE CIVIL ENGINEER.

WATER AND SANITARY SEWER NOTES

1. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONSTRUCTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
2. ALL UTILITY CONSTRUCTION, WATER TAPS, VALVES, MANHOLES, AND SERVICES SHALL CONFORM WITH THE REQUIREMENTS OF THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION AND SHALL CONFORM TO ALL CODES AND REGULATIONS SET FORTH BY THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.
3. ALL WATER MAINS 8"-12" DIA. SHALL MAINTAIN A MINIMUM COVER IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS UNDER UNPAVED AREAS.
4. ALL SANITARY SEWER LINES SHALL BE PVC (608-35) PIPE. ALL WATER LINES SHALL BE C900 DR-18 MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS.
5. THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION TO AVOID INTERRUPTION OF WATER AND SANITARY SEWER SERVICE TO SURROUNDING AREAS.
6. EXISTING AND/OR PROPOSED WATER MAINS SHALL BE LOWERED BELOW OR ABOVE PROPOSED SANITARY AND STORM SEWER LINES TO MAINTAIN A MINIMUM OF 2.0 FEET OF VERTICAL SEPARATION. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 9'-FEET (OUTSIDE TO OUTSIDE) SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.
7. EXISTING MANHOLE TOPS, VALVE BOXES, FIRE HYDRANTS, AND ALL OTHER UTILITY APPURTENANCES SHALL BE ADJUSTED, AS REQUIRED, TO MATCH PROPOSED GRADES AS SHOWN ON DRAWING PLANS. MANHOLES IN UNPAVED AREAS SHALL BE ADJUSTED TO BE 8" ABOVE ADJACENT GRADE.
8. FOR EACH SEWER AND WATER CROSSING, CONTRACTOR SHALL CENTER THE JOINT OF SEWER PIPE ON THE EXISTING OR PROPOSED WATER MAIN.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL USE SEDIMENT BARRIERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGERS TO PREVENT SOIL AND CONSTRUCTION DEBRIS FROM CLOSING STORM SEWER SHEDS OR PROPOSED EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL PAVING AND FINISHING IS COMPLETE AND STABILIZATION IS ACHIEVED BY MEANS OF PAVEMENT AND VEGETATION OR OTHER PERMANENT EROSION CONTROL MEASURES.
2. CONTRACTOR SHALL REFERENCE EROSION CONTROL PLAN NOTES AND SPECIFICATIONS FOR GENERAL STORMWATER POLLUTION PREVENTION AND BEST MANAGEMENT PRACTICES (BMP) TO AVOID EROSION CONTROL, AND BMPs ARE CLOSELY TIED TO MEANS AND METHODS OF CONSTRUCTION. ENGINEER SHALL NOT BE HELD LIABLE, WHETHER JOINT OR SEPARATE, FOR FINES RELATED TO THE STORMWATER POLLUTION PREVENTION OUTSIDE OF THE CONTROLS ON THE SEALED EROSION CONTROL PLAN IN THIS SET.
3. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH EXISTING SOIL AND VEGETATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND ODOR RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
5. ALL SCENES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDING (OR SOLOED), IRRIGATED, AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE UNLESS OTHERWISE NOTED. PRIVATE LAWN AREAS AND PARAVES IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH BLOCK SOIL SIMILAR TO THAT EXISTING. LANDSCAPE AREAS OUTSIDE OF PAVING SHALL BE STABILIZED IMMEDIATELY AFTER PAVING/PLACEMENT FAILURE TO BEGIN STABILIZATION OF THESE AREAS MAY RESULT IN DELAYS TO BUILDING PAD.
6. THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE/EXIT AT ALL POINTS OF CONSTRUCTION ACCESS TO THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION TRAFFIC UTILITIES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE. SEDIMENTS TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY.
7. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SHALL BE DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH GRASED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. A WHEEL WASH SYSTEM MAY BE INCORPORATED INTO THE STABILIZED CONSTRUCTION ENTRANCE/EXIT. ALL FINES IMPOSED FOR TRACKING OF SEDIMENT ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
8. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROL DEVICES SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SOIL IN ANY EROSION CONTROL DEVICES SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION. THE CONTRACTOR IS RESPONSIBLE FOR RE-INSTALLATIONS ANY EROSION CONTROL DEVICE WHICH IS DISTURBED.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER OR OTHER METHOD APPROVED BY THE ENGINEER AND APPLICABLE AUTHORITY AS REQUIRED TO PREVENT ADVERSE ON-SITE IMPACTS OR STORM WATER QUALITY FROM SOIL AND CONSTRUCTION DEBRIS FLOWING ONTO ADJACENT PROPERTIES AS REQUIRED BY THE APPLICABLE AUTHORITY.

TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS PRIOR TO ANY WORK IN A PUBLIC RIGHT-OF-WAY. SEALS AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST VERSION.
3. THE CONTRACTOR SHALL COVER EXISTING SIGNS AND COLOCATE EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE NEED OF TRAFFIC CONTROL PLANS TO AVOID CONFLICT TO THE TRAVELING PUBLIC.
4. ALL TEMPORARY SIGNS, BARRICADES, WARNING LIGHTS, AND OTHER MISCELLANEOUS TRAFFIC CONTROL MEASURES SHALL BE REMOVED AND PERMANENT TRAFFIC CONTROL MEASURES SIGNS, AND PAVEMENT MARKINGS REPLACED AT THE END OF THE CONTRACTOR'S CONSTRUCTION OPERATIONS.
5. TRAFFIC BARRICADES WILL BE REQUIRED AT ALL PROPOSED DRIVEWAY CONNECTIONS TO STREETS. BARRICADES SHALL CONFORM TO THE INSTALLATION SHOWN IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST VERSION.
6. CONTRACTOR SHALL OBTAIN LAKE CLOSURE PERMITS WHEN REQUIRED.
7. CONTRACTOR SHALL COVER STREET EXCAVATIONS WITH ADEQUATELY ANCHORED STEEL PLATES DURING NONWORKING HOURS AND OPEN LINES OF TRAFFIC FLOW.
8. APPROVED COPIES OF "TRAFFIC CONTROL PLAN" AND LAKE CLOSURE CLOSURE PERMITS SHALL BE AVAILABLE FOR INSPECTION AT JOB SITE AT ALL TIMES.



ESCONDIDO VILLAGE EXPANSION
JOHNSON COUNTY, TEXAS

No.	Date	Revision/Description

BENCHMARKS

1. BENCHMARK #1
NEWS A NACM M SET IN ASPHALT AT THE CORNER OF
NORTHSHOOTS STREET AND EAST OF TUCSON ROAD, ON THE
SOUTHWEST CORNER OF NORTHSHOOTS STREET, BEING 46.7
FEET NORTHWEST OF A TACK POLE, AND 45.5 FEET
SOUTHWEST OF A WATER VALVE.
E: 338851.07
N: 1168892.29
ELEV: 762.92

2. BENCHMARK #2
NEWS A NACM M SET IN ASPHALT AT THE CORNER OF
NORTHSHOOTS STREET AND EAST OF TUCSON ROAD, ON THE
SOUTHWEST CORNER OF NORTHSHOOTS STREET, BEING 46.7
FEET NORTHWEST OF A TACK POLE, AND 155.5 FEET
SOUTHWEST OF A WATER VALVE.
E: 338851.07
N: 1168892.29
ELEV: 762.92



SHEET NUMBER
2



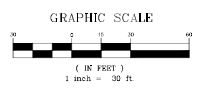
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

File: 1/20/24 11:40 AM \\flanagan\work\projects\esccondido\esccondido\civil\plan\esccondido_village_expansion.dwg | Date Plotted: 01/15/2025 2:47 PM | Plotted By: jkadu



Know what's below.
Call before you dig.
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4,878 AC.
(212,463 SQ. FT.)
ESCONDIDO VILLAGE, LLC
A TEXAS LIMITED LIABILITY COMPANY
DOC. NO. 2019-24805, TRACT 1
O.P.R.I.C.T.



LEGEND

- EXISTING PAVEMENT TO BE REMOVED AND REPLACED
- FULL DEPTH SAWCUT

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
3. CONTRACTOR SHALL HALE OFF AND DISPOSE IN A LAWFUL MANNER ALL DEBRIS AND TRASH GENERATED FROM REMOVAL OF BUILDINGS, PAVEMENT, UTILITIES, EQUIPMENT, TREES, ETC.
4. FOR ALL UTILITIES TO BE ABANDONED, CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY OWNER. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE CUT AND FLOODED AT THE PROPERTY LINE. INSTALL PLUGS AT EACH END OF ABANDONED PIPELINE SECTION AND LOCATE CALL LOCATION WHERE PIPELINE IS CUT. PLUG SHALL BE MINIMUM OF 6" THICK CONCRETE DISK HEAD.
5. CONCRETE CURTING DEBRIS MUST BE PROPERLY REMOVED AND DISPOSED OF PER ALL APPLICABLE REGULATIONS.
6. REFER TO EROSION CONTROL PLAN FOR RAIN GARDENS, ALL REQUIRED BMP SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR CONSTRUCTION.
7. SAWCUT LINES SHOWN ON PLANS ARE FOR GENERAL REFERENCE ONLY. ANY AND ALL VARIATIONS DURING FIELD CONDITIONS OF PAVEMENT JOINTS, CONTRACTOR SHALL REFERENCE JOHNSON COUNTY STANDARDS AND SPECIFICATIONS.

BENCHMARKS

- 1. BENCHMARK 104.87
NEWS A "MCM" SET IN ASPHALT AT THE CORNER OF SHORTHORN STREET AND EAST DE TUDERA ROAD, ON THE SOUTHWEST CORNER OF SHORTHORN STREET, BEING 46.7 FEET NORTHWEST OF A FLAG POLE, AND 45.5 FEET NORTHWEST OF A WOODSHED.
NAD83/2011
E: 596862.97
N: 11488320.77
ELEV: 1163.89
- 2. BENCHMARK 104.88
NEWS A "MCM" SET IN ASPHALT AT THE CORNER OF SHORTHORN STREET AND EAST DE TUDERA ROAD, ON THE SOUTHWEST CORNER OF SHORTHORN STREET, BEING 1156.4 FEET NORTHWEST OF A WOODSHED, AND 1155.5 FEET SOUTHWEST OF A WATER VALVE.
NAD83/2011
E: 5318714.07
N: 11488316.14
ELEV: 1162.92

FLANAGAN
Fort Worth, Texas | P: 817.704.0404 | flanagan.com | T: 817.704.0404
Contact: Robert Flanagan, P.E.

ESCONDIDO VILLAGE EXPANSION
JOHNSON COUNTY, TEXAS
EXISTING CONDITIONS AND DEMO PLAN

No.	Date	Revision Description

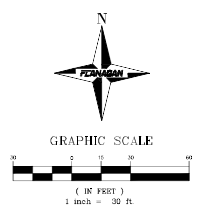
PROJECT NO.: 2022-4142

October 11, 2025
SHEET NUMBER 3

File: 1/20/24 11:42 AM User: jacob.martin@flanagan.com Date: 12/11/2023 2:59 PM | Printed by: jacob



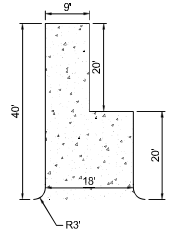
Know what's below.
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(@ least 48 hours prior to digging)



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- REINFORCED CONCRETE PAVEMENT (PER OWNED SPECIFICATIONS)

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
 - CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
 - ALL SEWER LINES TO BE CONSTRUCTED WITH A MINIMUM CROSS SECTION OF 24".
 - TOTAL PROPOSED HOMES - 15
 - S.1 SINGLE WIDTH HOME (16'x26') - 1
 - S.2 SINGLE WIDTH HOME (16'x27') - 4
 - S.3 SINGLE WIDTH HOME (16'x27') - 1
 - S.4 SINGLE WIDTH HOME (16'x27') - 4
 - S.5 SINGLE WIDTH HOME (16'x26') - 1
 - S.6 DOUBLE WIDTH HOME (28'x40') - 1
 - S.6 DOUBLE WIDTH HOME (28'x40') - 1
 - S.6 DOUBLE WIDTH HOME (28'x40') - 1



TYPICAL DRIVEWAY DETAIL
N.T.S.

BENCHMARKS

NEIGHBORHOOD #1
SEWS A "MCC" M&M SET IN ASPHALT AT THE CORNER OF SHORTHORN STREET AND EAST OF TUCSON ROAD, ON THE SOUTHWEST SIDE OF SHORTHORN STREET, BEING 46.7 FEET NORTHWEST OF A T.I.C. POLE, AND 40.5 FEET SOUTHWEST OF A WOODSHEED.

16888000 307
E: 339685 07
ELEV: 1163.87

NEIGHBORHOOD #2
SEWS A "MCC" M&M SET IN ASPHALT AT THE CORNER OF SHORTHORN STREET AND EAST OF TUCSON ROAD, ON THE SOUTHWEST SIDE OF SHORTHORN STREET, BEING 415.6 FEET NORTHWEST OF A WOODSHEED, AND 115.5 FEET WEST OF A WATER VALVE.

16888416 1
E: 339671 07
ELEV: 1162.92



ESCONDIDO VILLAGE EXPANSION
JOHNSON COUNTY, TEXAS

SITE AND DIMENSION CONTROL PLAN

No.	Date	Revision Description

PROJECT NO: 2023-41-02

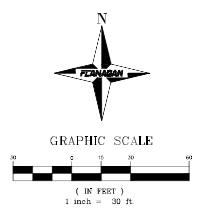
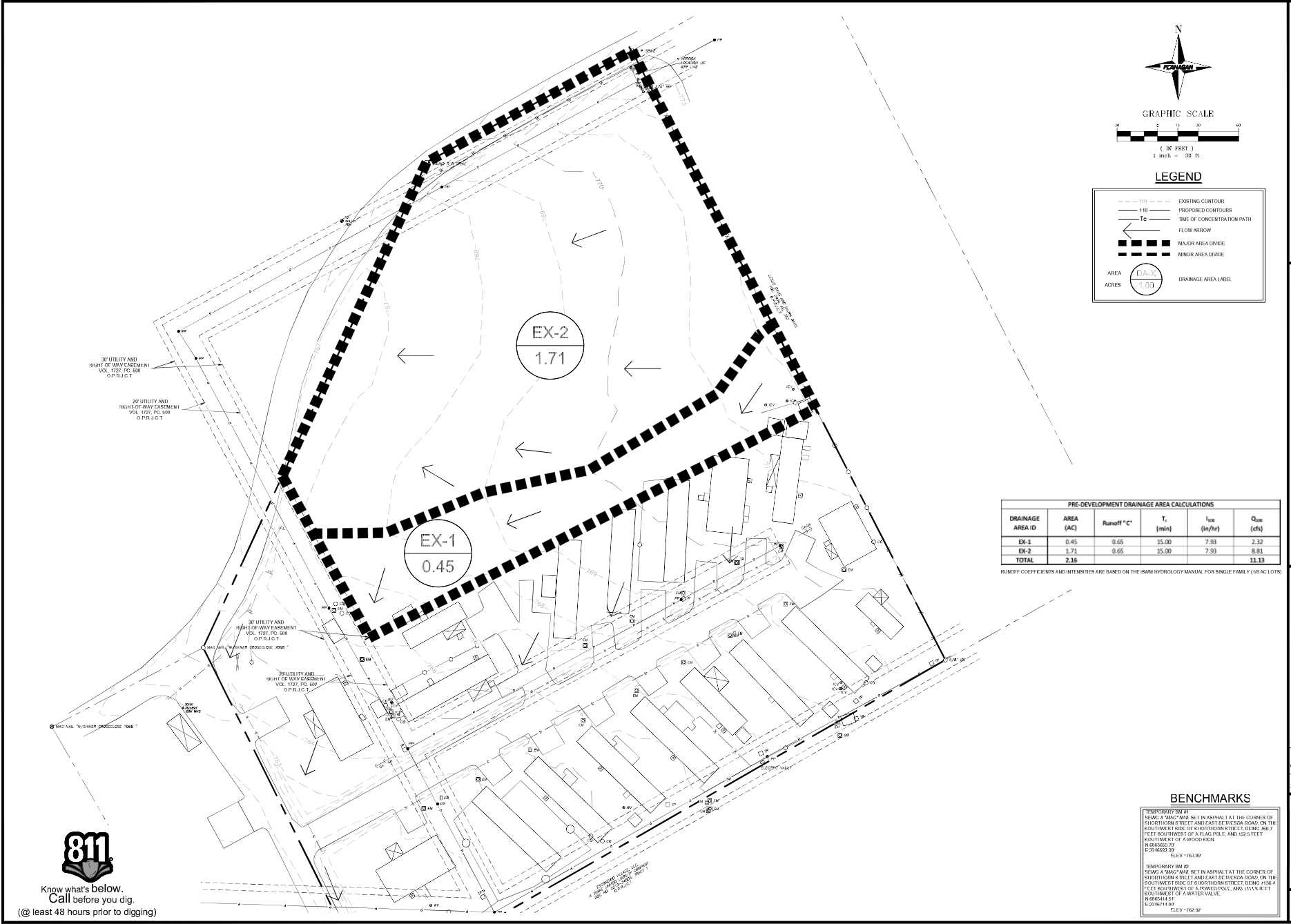
October 11, 2023

SHEET NUMBER
4

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Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)



LEGEND

- 110 --- EXISTING CONTOUR
- 110 --- PROPOSED CONTOURS
- Tc --- TIME OF CONCENTRATION PATH
- FLOW ARROW --- FLOW ARROW
- MAJOR AREA DIVIDE --- MAJOR AREA DIVIDE
- MINOR AREA DIVIDE --- MINOR AREA DIVIDE

AREA ACRES $\frac{DA-X}{1.00}$ DRAINAGE AREA LABEL

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS

DRAINAGE AREA ID	AREA (AC)	Runoff "C"	T _c (min)	I ₃₀ (in/hr)	Q ₃₀ (cfs)
EX-1	0.45	0.65	35.00	7.93	2.32
EX-2	1.71	0.65	35.00	7.93	8.81
TOTAL	2.16				11.13

Runoff coefficients and intensities are based on the ISWM hydrology manual for single family (1/8 AC lots)

BENCHMARKS

1168000 VBM #1
SEWS: A "MCC" M.M. SET IN ASPHALT AT THE CORNER OF S10TH ST AND EAST OF TULLER ROAD, ON THE SOUTHWEST SIDE OF S10TH ST, BEING 46.7 FEET NORTHWEST OF A FLAG POLE, AND 40.5 FEET SOUTHWEST OF A WOODPILE.

1168000 VBM #2
SEWS: A "MCC" M.M. SET IN ASPHALT AT THE CORNER OF S10TH ST AND EAST OF TULLER ROAD, ON THE SOUTHWEST SIDE OF S10TH ST, BEING 115.4 FEET SOUTHWEST OF A WOODPILE, AND 115.5 FEET SOUTHWEST OF A WATER VALVE.

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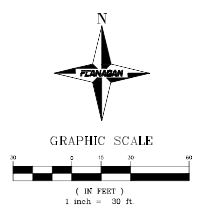
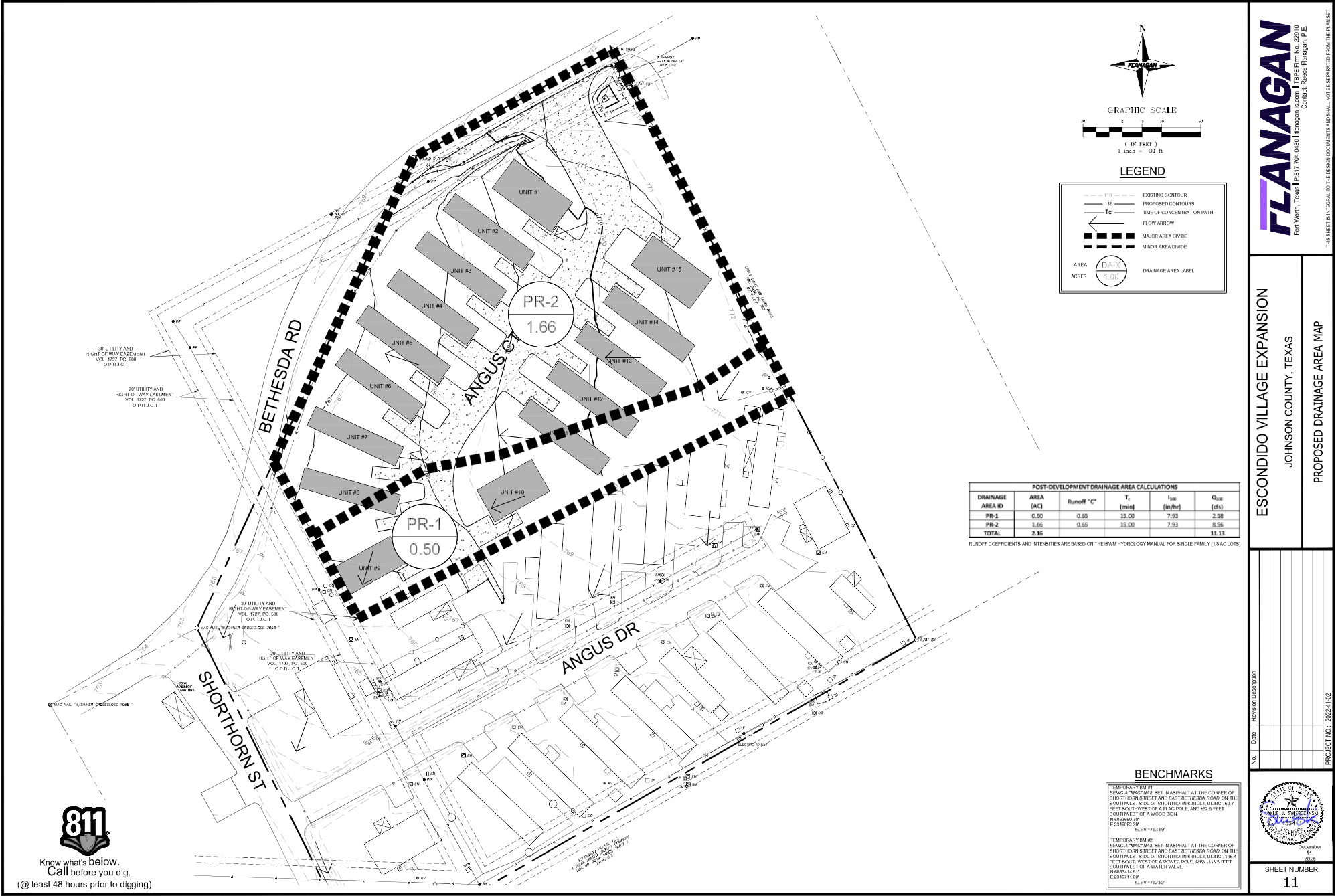
ESCONDIDO VILLAGE EXPANSION
JOHNSON COUNTY, TEXAS
EXISTING DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO.: 2024-142

October 11, 2025
SHEET NUMBER 10

File: 1/20/24 811 location: cadd\2024-11-02_811\811.dwg | User: jacob.d | Date: 11/02/2024 3:03 PM | | Project: 811



LEGEND

- 110 --- EXISTING CONTOUR
- 110 --- PROPOSED CONTOUR
- Tc --- TIME OF CONCENTRATION PATH
- FLOW ARROW --- FLOW ARROW
- MAJOR AREA DIVIDE --- MAJOR AREA DIVIDE
- MINOR AREA DIVIDE --- MINOR AREA DIVIDE

AREA ACRES D.A. X 1.00

--- DRAINAGE AREA LABEL --- DRAINAGE AREA LABEL

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS

DRAINAGE AREA ID	AREA (AC)	Runoff "C"	T _c (min)	I ₁₀ (in/hr)	Q ₁₀ (cfs)
PR-1	0.50	0.65	35.00	7.93	2.58
PR-2	1.66	0.65	35.00	7.93	8.56
TOTAL	2.16				11.13

RUNOFF COEFFICIENTS AND INTENSITIES ARE BASED ON THE ISWM HYDROLOGY MANUAL FOR SINGLE FAMILY (16 AC LOTS)

BENCHMARKS

BENCHMARK #1
 NEW 4" ANCHOR SET IN ASPHALT AT THE CORNER OF SHORTHORN STREET AND EAST OF BETHESDA ROAD, ON THE SOUTHWEST CORNER OF SHORTHORN STREET, BEING 46.7 FEET SOUTHWEST OF A FLAG POLE, AND 40.5 FEET SOUTHWEST OF A WOODSHEED.
 E: 339885.07
 N: 1168302.07
 ELEV: 1163.89

BENCHMARK #2
 NEW 4" ANCHOR SET IN ASPHALT AT THE CORNER OF SHORTHORN STREET AND EAST OF BETHESDA ROAD, ON THE SOUTHWEST CORNER OF SHORTHORN STREET, BEING 46.7 FEET SOUTHWEST OF A FLAG POLE, AND 40.5 FEET SOUTHWEST OF A WOODSHEED.
 E: 339885.07
 N: 1168302.07
 ELEV: 1162.92



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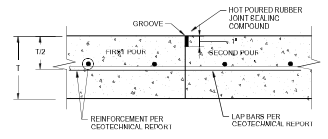
ESCONDIDO VILLAGE EXPANSION
 JOHNSON COUNTY, TEXAS
PROPOSED DRAINAGE AREA MAP

No.	Date	Revision Description

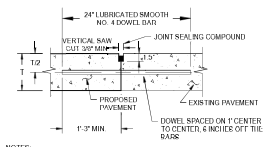

 October 11, 2025
SHEET NUMBER
11

THIS SHEET IS INTEGRAL TO THE GENERAL DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE DRAWING SET.

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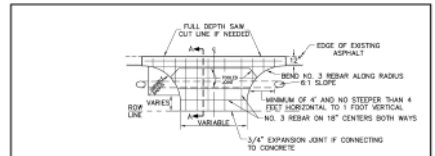


CONSTRUCTION JOINT
N.T.S.

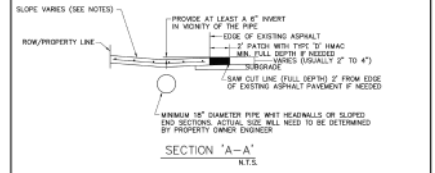


LONGITUDINAL BUTT JOINT
N.T.S.

- NOTES:
1. DOWEL BARS SHALL BE UNLUBRICATED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL DOP.
 2. DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED CHISEL.
 3. DRILLED BY HAND IS NOT ACCEPTABLE, NOR IS PUSHING DOWEL BARS INTO GREEN CONCRETE.
 4. NO SEALING COMPOUND IN TOP 1/4" OF JOINT.



TYPICAL DRIVE APPROACH CONNECTING TO EXISTING RURAL TYPE ASPHALT STREETS
N.T.S.



SECTION 'A-A'
N.T.S.

- NOTES:
1. THE SLOPE OF THE DRIVE WHERE SIDEWALKS CROSS SHALL HAVE A MINIMUM CROSS SLOPE OF 2%.
 2. RESIDENTIAL DRIVE APPROACH 10% MAX SLOPE; MIN. 5\"/>

RESIDENTIAL DRIVE APPROACH CONNECTING TO EXISTING RURAL TYPE ASPHALT STREET	305.2 AUG '23 2150B
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No.	Date	Revision Description



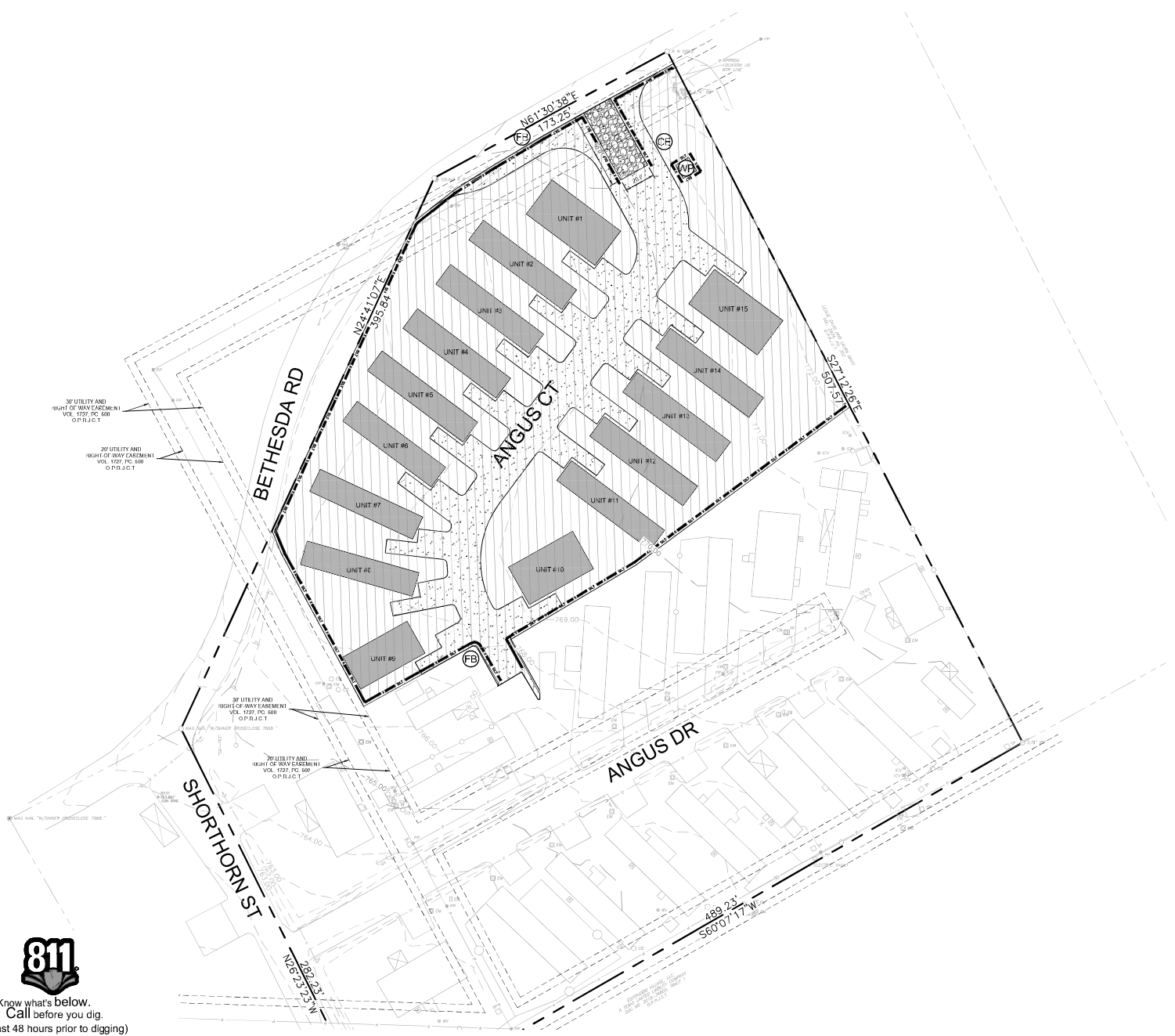
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PROJECT NO.: 2025-142

File: 1/20/24 11:41am User: cad/cad/24-01-00 - please notify model team comments/changes/updates/CONTRACT, PLAN, Dwg | Date: Public, 12/11/2023 2:57 PM | Printed By: jmh



Know what's below.
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(@ least 48 hours prior to digging)



LEGEND

- FLOW ARROW
- FB — SILT FENCE/FILTER BARRIER
- ▨ CONSTRUCTION ENTRANCE/EXIT
- WP ○ CONCRETE WASHOUT PIT
- IP ○ INLET PROTECTION
- ▨ AREA OF DISTURBANCE (APPROX. 3.01 AC)

NOTE: MINIMUM EROSION MITIGATION BMPs ARE SHOWN ON THIS PLAN. CONTRACTOR TO ADD ADDITIONAL BMPs IN THE FIELD AS NECESSARY.

BENCHMARKS

1. BENCHMARK BM #1
SEWS A "MCC" M&M SET IN ASPHALT AT THE CORNER OF SHORTHORN STREET AND EAST OF TUCSON ROAD, ON THE SOUTHWEST SIDE OF SHORTHORN STREET, BEING 46.7 FEET NORTHWEST OF A FLAG POLE, AND 40.5 FEET NORTHWEST OF A WOODPILE.

2. BENCHMARK BM #2
SEWS A "MCC" M&M SET IN ASPHALT AT THE CORNER OF SHORTHORN STREET AND EAST OF TUCSON ROAD, ON THE SOUTHWEST SIDE OF SHORTHORN STREET, BEING 115.4 FEET NORTHWEST OF A WOODPILE, AND 115.5 FEET SOUTHWEST OF A WATER VALVE.

3. BENCHMARK BM #3
ELEV: 163.89

4. BENCHMARK BM #4
ELEV: 162.92

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ESCONDIDO VILLAGE EXPANSION
JOHNSON COUNTY, TEXAS
EROSION CONTROL PLAN

No.	Date	Revision Description

October 11, 2023
PROJECT NO.: 2023-41-02

SHEET NUMBER
15

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: January 16, 2025
Meeting Date: January 26, 2026
Submitted By: Julie Edmiston
Department: Development Services
Signature of Elected Official/Department Head:



Description:

Consideration of Order 2026-03, Order Approving Infrastructure Development
Plan for Escondido Village Expansion, a Manufactured Home Rental
Community, by Stonetown Capital, Inc., Located in Precinct 3.
"With Corrected Civil Construction Plans Dated December 2025"

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**