

LEGEND		
EXISTING	DESCRIPTION	NEW
---	PROPERTY LINE	---
600	CONTOUR LINE	600
---	PROPOSED ESMT	---
---	DRAINAGE ESMT	---
---	PROPOSED ASPHALT	---
---	EDGE OF PAVEMENT	---

- DEVELOPMENT SUMMARY**
- 47 SINGLE FAMILY LOTS (MIN. 2.0 AC)
 - 2 COMMERCIAL LOTS (5.52 AC & 5.79 AC)
- PROPOSED PAVING:**
- 60' PUBLIC R.O.W.
 - APPROXIMATELY 5,200 LF ROADWAY CENTERLINE

- WATER AND SANITARY SEWER**
- PROPOSED RESIDENTIAL LOTS TO BE SERVED BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS. SEPTIC SYSTEMS TO BE DESIGNED BY LICENSED PROFESSIONAL AND SUBMITTED TO HOOD COUNTY FOR REVIEW AND PERMIT ISSUANCE PRIOR TO CONSTRUCTION OF EACH HOME.
 - PROPOSED RESIDENTIAL LOTS TO BE SERVED BY DOMESTIC WATER WELLS PERMITTED IN ACCORDANCE WITH TCEQ, HOOD COUNTY, AND GROUND WATER CONSERVATION DISTRICT REGULATIONS.
 - ALL LOTS SMALLER THAN 210' IN WIDTH WILL REQUIRE WELLS TO BE CEMENT PRESSURIZED.
 - FIRE PROTECTION: A POND WITH MIN. 100,000 GALLONS CAPACITY WITH A "RE-SUPPLY" HYDRANT AND "ALL WEATHER" ACCESS WILL BE PROVIDED FOR FIRE PROTECTION

- FLOODPLAIN**
- THE SUBJECT PROPERTY LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN PER (FIRM), FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 48221C0190E, EFFECTIVE DATE: APRIL 05, 2019.
 - ALL FINISHED FLOOR ELEVATIONS TO BE MIN. 2' ABOVE THE BFE AND ALL SPECIAL HAZARD AREAS AND DRIANGE EASEMENTS.

SINGLE FAMILY LOTS

LOT TABLE		
LOT	BLOCK	AREA (AC)
2	BLOCK 1	2.02
3	BLOCK 1	2.98
4	BLOCK 1	2.72
5	BLOCK 1	2.02
6	BLOCK 1	2.02
7	BLOCK 1	2.04
8	BLOCK 1	2.03
9	BLOCK 1	2.00
10	BLOCK 1	2.00
11	BLOCK 1	2.01
12	BLOCK 1	2.00
13	BLOCK 1	2.00
14	BLOCK 1	2.01
15	BLOCK 1	2.03
16	BLOCK 1	2.01
17	BLOCK 1	2.01

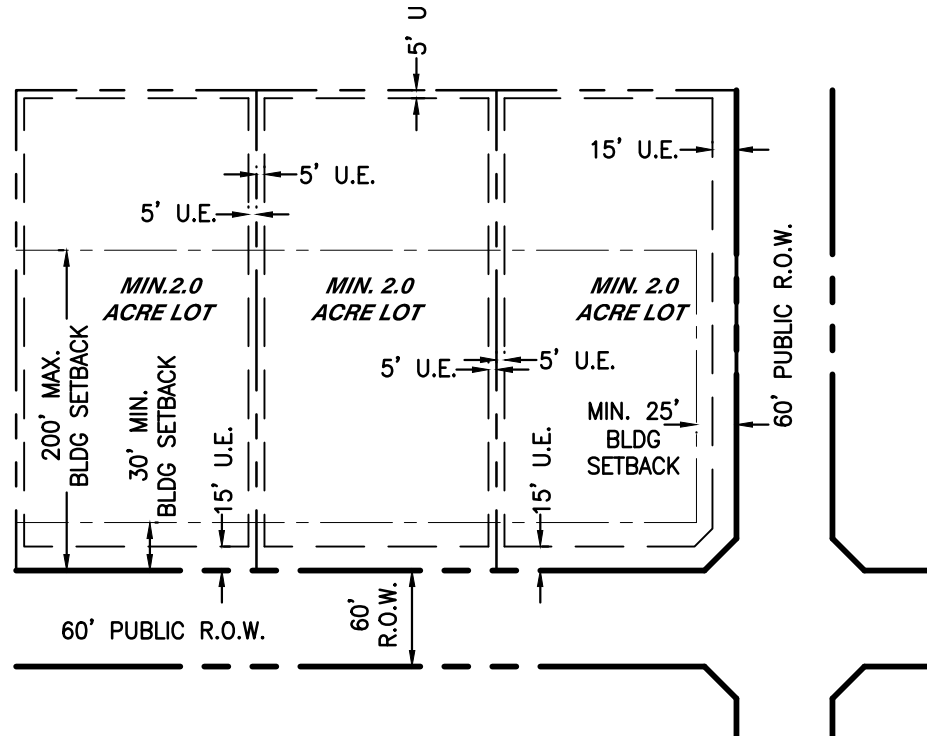
LOT TABLE		
LOT	BLOCK	AREA (AC)
18	BLOCK 1	2.01
19	BLOCK 1	2.02
20	BLOCK 1	2.25
21	BLOCK 1	2.11
22	BLOCK 1	2.04
23	BLOCK 1	2.02
24	BLOCK 1	2.34
25	BLOCK 1	2.04
26	BLOCK 1	2.01
27	BLOCK 1	2.01
28	BLOCK 1	2.01
29	BLOCK 1	2.01
30	BLOCK 1	2.01
31	BLOCK 1	2.01
32	BLOCK 1	2.67

LOT TABLE		
LOT	BLOCK	AREA (AC)
2	BLOCK 2	2.15
3	BLOCK 2	2.25
4	BLOCK 2	2.07
5	BLOCK 2	2.06
6	BLOCK 2	2.05
7	BLOCK 2	2.46
8	BLOCK 2	2.25
9	BLOCK 2	2.13
10	BLOCK 2	2.04
11	BLOCK 2	2.15
12	BLOCK 2	2.11
13	BLOCK 2	2.09
14	BLOCK 2	2.01
15	BLOCK 2	2.12
16	BLOCK 2	2.25
17	BLOCK 2	2.25

COMMERCIAL LOTS

LOT TABLE		
LOT	BLOCK	AREA (AC)
1	BLOCK 1	5.15
1	BLOCK 2	6.24

DEVELOPMENT YIELD TABLE						
GROSS SITE AREA ACRES	R.O.W. DEDICATION ACRES	SINGLE FAMILY LOTS (2-5 AC) QTY	SINGLE FAMILY LOTS (2-5 AC) ACRES	SINGLE FAMILY DENSITY LOTS/ ACRE	COMMERCIAL LOTS QTY	COMMERCIAL LOTS ACRES
118.7	7.40	47	99.9	1: 2.1	2	11.4



TYPICAL LOT DETAIL

OWNED BY:
GARRY ZANE LUKER, SR.
429 SOUTH MORGAN
GRANBURY, TEXAS

DEVELOPED BY:
CJB DEVELOPMENT
3501 OLD GRANBURY RD
GRANBURY, TEXAS 76049

DECEMBER 2020

VISTA OAKS DEVELOPMENT
Hood County, Texas

CONCEPT PLAN

NO. DESCRIPTION

DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOSEPH G. LACROIX, P.E. 127049 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

12/16/20

PROJECT NUMBER: 2020.181.000
DATE: DRAWN BY:
DESIGN BY: CHECKED BY:

SHEET

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CJB DEVELOPMENT, LLC VISTA OAKS DEVELOPMENT

600 BLOCK WILLIAMSON RD GRANBURY, TX 76048

B=B
BAIRD, HAMPTON & BROWN
engineering and surveying

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