



City of Colleyville City Council Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Wednesday, March 2, 2022

RIBBON CUTTING - 5:30 P.M.

LOOK CINEMA

5655 COLLEYVILLE BOULEVARD

THERE WILL BE NO WORKSESSION

EXECUTIVE SESSION

6:45 P.M.

EXECUTIVE CONFERENCE ROOM

THIRD FLOOR

CALL TO ORDER

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: The Heather Nicole Bowden Trust

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the CWD Solid Waste Contract

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including: Acquisition of real property along SH26

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

REGULAR MEETING

7:30 P.M.

CITY COUNCIL CHAMBERS

INVOCATION: Pastor Paul Daniels, Colleyville Covenant**PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt****2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4701****3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS****Announcements of City, civic and charitable events****Announcements of awards and recognition**

In recognition of the Business of the Month - House of Daisies Jenny + Co. 97 Village Lane - Marybeth McIntyre, House of Daisies, and Jenny Flanagan, Jenny + Co. and Mayor Richard Newton

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4702

- 4a** Approval of the minutes of the regular City Council meeting of February 15, 2022

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**5a Ordinance O-22-2193**

Consideration of a Special Use Permit for an accessory building to encroach into the street side yard setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC21-036

5b Ordinance O-22-2194

Consideration of a zoning change from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district, specifically for a restaurant with drive-in or drive-thru service, for Tract 2C03, Abstract 206, BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC22-001

6. TABLED ORDINANCE(S): READING AND PUBLIC HEARING**6a Ordinance O-22-2192**

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a zoning change from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district, specifically for a senior living facility, for Lots 1 and 2, Block A, Heritage Farms, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC21-037

7. CITIZEN COMMENTS**8. REPORTS**

Colleyville Library Board Minutes - December 13, 2021

Planning and Zoning Commission Minutes - January 10, 2022

Planning and Zoning Commission Worksession Minutes - January 24, 2022

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR WEDNESDAY, MARCH 2, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4703**10. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, February 25, 2022* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number 1

Agenda Date 3/2/2022

Type Executive Session

Department City Secretary

Title

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

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Attachments

RESOLUTION R-22-4701

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF MARCH 2, 2022**

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 2ND DAY OF MARCH 2022.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number 3

Agenda Date 3/2/2022

Type Announcements, Proclamations, and Presentations

Department Economic Development

Title

In recognition of the Business of the Month - House of Daisies Jenny + Co. 97 Village Lane - Marybeth McIntyre, House of Daisies, and Jenny Flanagan, Jenny + Co. and Mayor Richard Newton

Attachments

RESOLUTION R-22-4702

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF MARCH 2, 2022**

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF COLLEYVILLE, TEXAS:**

Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:

- a. Approval of the minutes of the Regular City Council meeting of February 15, 2022

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 2ND DAY OF MARCH 2022.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

City Hall
100 Main Street
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Tuesday, February 15, 2022

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, February 15, 2022, at 5:30 p.m.

ROLL CALL: Mayor Richard Newton, and Councilmembers Tammy Nakamura, Kathy Wheat, and George Dodson.

ABSENT: Mayor Pro Tem Lindamood, Councilmembers Chuck Kelley and Callie Rigney.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, Finance Director Kyle Lester, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Update on Bedford Road sidewalk design

Public Works Director Ray Silva-Reyes stated the purpose of this project is to increase access to Sparger Park. He then presented two alternate alignments for the bridge crossing at Little Bear Creek, and asked for direction moving forward.

City Manager Jerry Ducay suggested investigating another option of hanging the sidewalk off the bridge.

Mayor Newton said the option of placing the creek crossing away from the bridge would not require it to be replaced when the road bridge is replaced, providing for pedestrian access across the bridge during the road bridge reconstruction.

Councilmember Dodson asked what the cost of each proposal totals. Director Silva-Reyes stated the entire project cost for putting the sidewalk in from Glade to Sparger Park will be approximately \$1.2 million.

Councilmember Wheat asked if there are any road bridge improvements within the project. Director Silva-Reyes stated there are none, this project is strictly for the sidewalk project. Funding has been requested from the state for replacing the road bridge, but we have not yet been informed of a decision.

City Council directed staff to return in the second meeting in March with costs for the three options for crossing the creek.

WS-2 Review of the FY2023 Budget Calendar

Finance Director Kyle Lester presented the proposed FY2023 budget calendar. Everyone was agreeable to the dates and there was no discussion.

WS-3 Discussion of the February 15, 2022, City Council regular agenda items

Mayor Newton stated the applicant for item 6a has asked to table.

There was no further discussion and Mayor Newton adjourned the Worksession at 5:47 p.m. and called the Executive Session to order.

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

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There was no action taken and Mayor Newton adjourned Executive Session at 6:20 p.m.

Mayor Newton called the regular meeting of the City Council to order at 7:31 p.m. and called the roll.

ROLL CALL: Mayor Richard Newton, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, and Callie Rigney.

ABSENT: Mayor Pro Tem Lindamood and Councilmember Chuck Kelley.

INVOCATION: Pastor Nathan Aviles, Bethel Methodist**PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt****2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4697**

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

Mayor Newton and the City Council made the following announcements:

Colleyville Strong: A Celebration of Faith and Community – The City of Colleyville and the Ministerial Alliance will hold an event Monday, February 21st at the Colleyville Center to remember the tragic terrorist event at Congregation Beth Israel and the answered prayers that brought this event to a positive conclusion. This is an opportunity for our entire community to come together to celebrate each other and have a moment of reflection. The event will be held at 7 p.m. in the Colleyville Center. It will be about one hour with time for fellowship and refreshments afterwards.

Sales Tax Continues Positive Trend – The Texas Comptroller's Office has posted the latest sales tax receipts for February, representing all receipts from purchases made in December of last year. Our most recent collection came in at **3.5% over December of FY21**, making for a total dollar gain of \$306,000 through the third month of this year. This is the strongest December on record for the City and it represents the 20th consecutive month with sales beating the previous year's collection. We thank our residents for continuing to SHOP COLLEYVILLE.

Exceptional People Do Exceptional Things – A few weeks back we experienced a brief winter storm event. During that two-day event most businesses closed and residents hunkered-down to wait out the snow and ice. This was a dangerous time and our staff members were encouraged to use benefit time and stay home if they were concerned for their safety. In keeping with our tradition, City Hall and the Library were open to serve the needs of our residents. Eddie Wilson, Chief Building Official, decided to sleep in his office from Wednesday through Friday. He did so to guarantee he was available to serve our citizens with building concerns during this event. Larry Wright and Chris Pena – individuals who drive in daily from Weatherford and Wise County respectively – arrived at work

like it was any other day. Randy Bright – 2021 employee of the year – picked up Mary Rodne to ensure the Library would open. Toni Shults and Kyle Lester staffed Utility Billing to ensure residents could deal with water account issues or frozen pipes. Joshua Pittman and Jaime Gutierrez made sure our buildings were ready to serve those in need. Our first responders – Public Works, Fire, and Police – responded 24-7 to the needs of our residents in the field.

Colleyville Clean Sweep Set for March 5 – Our annual clean-up event, Clean Sweep, returns March 5. Clean Sweep offers residents a one-stop drop off event with five stations: the Crud Cruiser (household hazardous waste), electronics recycling, document shredding, bulk/brush trash, and tire recycling. The event will run from 9-11 a.m. and is free for Colleyville residents with proof of residency. New location this year – south parking lot at City Hall. This year, our Clean Sweep event will also include a community clean-up day for all. Activities will be provided for kids and lunch will be served to participants.

Vaccination Update: The Fire Department continues to offer vaccinations and boosters for residents. Recently, we were notified Pfizer will make available a vaccine for children under 5 years of age. We have decided not to administer vaccinations at that age level as we feel it is best handled between parent and physician.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4698

4a Approval of the minutes of the regular City Council meeting of February 1, 2022

Mayor Newton read Resolution R-22-4698 in its entirety.

Mayor Newton opened and closed the public hearing at 7:44 p.m. as there were no speakers.

Councilmember Dodson made a motion to approve Resolution R-22-4698 seconded by Councilmember Rigney.

The motion to approve carried by the following vote:

Ayes: 5 – Mayor Newton, Councilmembers Nakamura, Wheat, Dodson, and Rigney.

Absent: 2 – Mayor Pro Tem Lindamood and Councilmember Kelley.

5. ITEMS NOT FOR CITY COUNCIL ACTION**5a Monthly Financial Report - January 2022**

Finance Director Kyle Lester presented the January 2022 financial report, which is the fourth month of the City's fiscal year. Director Lester noted there is nothing substantially outstanding in the report, but noted while revenues are well in positive territory, cash flow is still trailing last year's position, driven by higher personnel costs and lower revenue collections.

Director Lester reviewed sales tax revenue, utility fund, drainage fund, hotel fund, and the debt service fund.

There was no discussion.

6. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**6a Ordinance O-22-2192**

THE APPLICANT REQUESTS TO TABLE THE ITEM TO THE MARCH 2, 2022 MEETING - Request to appeal the decision by the Planning and Zoning Commission for the consideration of a zoning change from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district, specifically for a senior living facility, for Lots 1 and 2, Block A, Heritage Farms, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC21-037

Mayor Newton stated the applicant requested to table this item.

Mayor Newton made a motion to table Ordinance O-22-2192, seconded by Councilmember Nakamura.

The motion to table carried by the following vote:

Ayes: 5 – Mayor Newton, Councilmembers Nakamura, Wheat, Dodson, and Rigney.

Absent: 2 – Mayor Pro Tem Lindamood and Councilmember Kelley.

7. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**7a Ordinance O-22-2190**

Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 100, Case ZC21-030

Mayor Newton read the caption of Ordinance O-22-2190.

Community Development Director Ben Bryner presented this item requesting a Special Use Permit (SUP) to allow for a Massage Therapy use in the PUD-C Planned Unit Development - Commercial district for The Village. Director Bryner stated the massage service will be an added use to an existing spa; it will not be a separate, independent business. Director Bryner noted Councilmember Dodson had requested the SUP be tied to the therapist's license and stated the ordinance was updated to reflect the request.

Councilmember Dodson stated the language does not go far enough and he would like it to also be tied to the abandonment of the business, revocation, expiration, or abandonment of the specific massage therapist license.

Mayor Newton opened the public hearing at 8:00 p.m.

Kathy Hadley, 204 Timberline Drive N, provided her support for the ordinance.

Mayor Newton closed the public hearing at 8:00 p.m.

Councilmember Wheat made a motion to approve Ordinance O-22-2190, amending Sec. 3, 1 General d. to read, "The Special Use Permit shall automatically expire upon the abandonment of the business, revocation, expiration, or abandonment of the license for Lacy Pepperman, Licensed Massage Therapist #MT129058, a change in use, a change in ownership, or upon the expiration or termination of the Certificate of Occupancy," seconded by Councilmember Dodson.

The motion to approve carried by the following vote:

Ayes: 5 – Mayor Newton, Councilmembers Nakamura, Wheat, Dodson, and Rigney.

Absent: 2 – Mayor Pro Tem Lindamood and Councilmember Kelley.

8. RESOLUTION(S): READING AND PUBLIC HEARING

8a Resolution R-22-4699

A resolution authorizing the City Manager to execute such Subdivision Election and Release Forms as may be required by the Texas Attorney General for the City's participation in the Opioid Litigation Settlement

Mayor Newton read Resolution R-22-4699 in its entirety.

City Attorney Whitt Wyatt advised the City Council this resolution will provide for the City's further participation in the global settlement of the State of Texas' opioid

litigation by authorizing settlement with other defendants involved in this litigation, including pharmaceutical manufacturer Endo Health Solutions Inc.

Attorney Wyatt stated the City is required to take affirmative steps to 'opt in' to these related settlement agreements to receive the settlement funds. For this reason, staff is requesting authorization to execute all subdivision election and release forms and other necessary settlement documents for submission to the Attorney General's office to continue the City's participation in the opioid litigation settlement.

He stated with approval, the City may be eligible for allocation of additional settlement proceeds in addition to the estimated \$46,049 which will be allocated under the Texas Term Sheet. Attorney Wyatt noted all settlement proceeds must be used to mitigate the effects of opioids in the local community in conformance with the Texas Term Sheet previously adopted by the City Council.

Councilmember Dodson asked if approval and agreement to the release eliminates the City being able to sue individually. Attorney Wyatt stated yes.

There was general discussion on the effects of opioid use and addiction.

Mayor Newton opened the public hearing at 8:05 p.m.

Kathy Hadley, 204 Timberline Drive N, spoke about the dangers of opioid misuse.

Mayor Newton closed the public hearing at 8:07 p.m.

Councilmember Dodson made a motion to approve Resolution R-22-4699 seconded by Mayor Newton.

The motion to approve carried by the following vote:

Ayes: 5 – Mayor Newton, Councilmembers Nakamura, Wheat, Dodson, and Rigney.

Absent: 2 – Mayor Pro Tem Lindamood and Councilmember Kelley.

9. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline Drive N, spoke regarding the bridge south of Glade Road and the reflectors along the roadway. Mrs. Hadley thanked the Council and staff for all their work.

10. REPORTS

Colleyville Library Board Minutes - October 25, 2021

Parks and Recreation Advisory Board Minutes - November 8, 2021

There was no discussion of this item.

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, FEBRUARY 15, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4700

This resolution was not needed.

12. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 8:12 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 2ND DAY OF MARCH 2022.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5a

Agenda Date 3/2/2022

Number Ordinance O-22-2193

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for an accessory building to encroach into the street side yard setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC21-036

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

Gene Kovach, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory building to encroach into the required street side yard setback on Lot 6, Block 9, of the Woodbriar Estates Addition, being approximately 0.382 acres, and zoned R-15 Single Family Residential district. The purpose is to allow a proposed patio cover to encroach into the required street side yard setback.

Existing Conditions/Background: The subject property, 412 Briarcliff Court, has R-15 zoning and is located on the north side of Briar Court west of the intersection with Oakbriar Lane. The subject property has an existing single family home. The request is for a new 300 s.f. patio cover to encroach into the street side yard setback.

SUP Request: Request – The applicant is requesting approval of an SUP to allow for a 300 s.f. patio cover to encroach into the required street side yard setback a distance of five feet from the property line.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

"2. Maximum Size and Number of Buildings:

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. Exemption: Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

3. Setbacks:

b. No accessory building shall be erected in any required yard, as defined in Chapter 2 – Definitions, except as set forth herein.

6. Special Use Permit Provision: Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code."

The applicant is requesting to allow for a 300 s.f. patio cover to encroach into the required street side yard setback. There is a new pool being constructed in the location of a previous pool and the patio cover would serve as shade near the pool. The required setback is 30 feet. The proposed setback is five feet.

Analysis: Any request for an accessory building encroaching into the required street side yard setback shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lot 6, Block 9, in the Woodbriar Estates Addition.

DRC Review: The DRC met on December 20th and offered the applicant the following comments:

1. The pergola encroaches into the required street side yard setback. Staff will be recommending denial of the SUP request due to technical non-compliance with the Land Development Code.

Drainage: NA

Surrounding Development: The properties to the north, south, east, and west are zoned R-15 Single Family Residential and contain single family residential development.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per state law. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code.

Staff Recommendation: Staff recommends denial of the patio cover due to technical non-compliance with the Land Development Code. The Land Development Code allows for an accessory building which does not meet the Land Development Code criteria to seek an SUP.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their February 14, 2022, meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

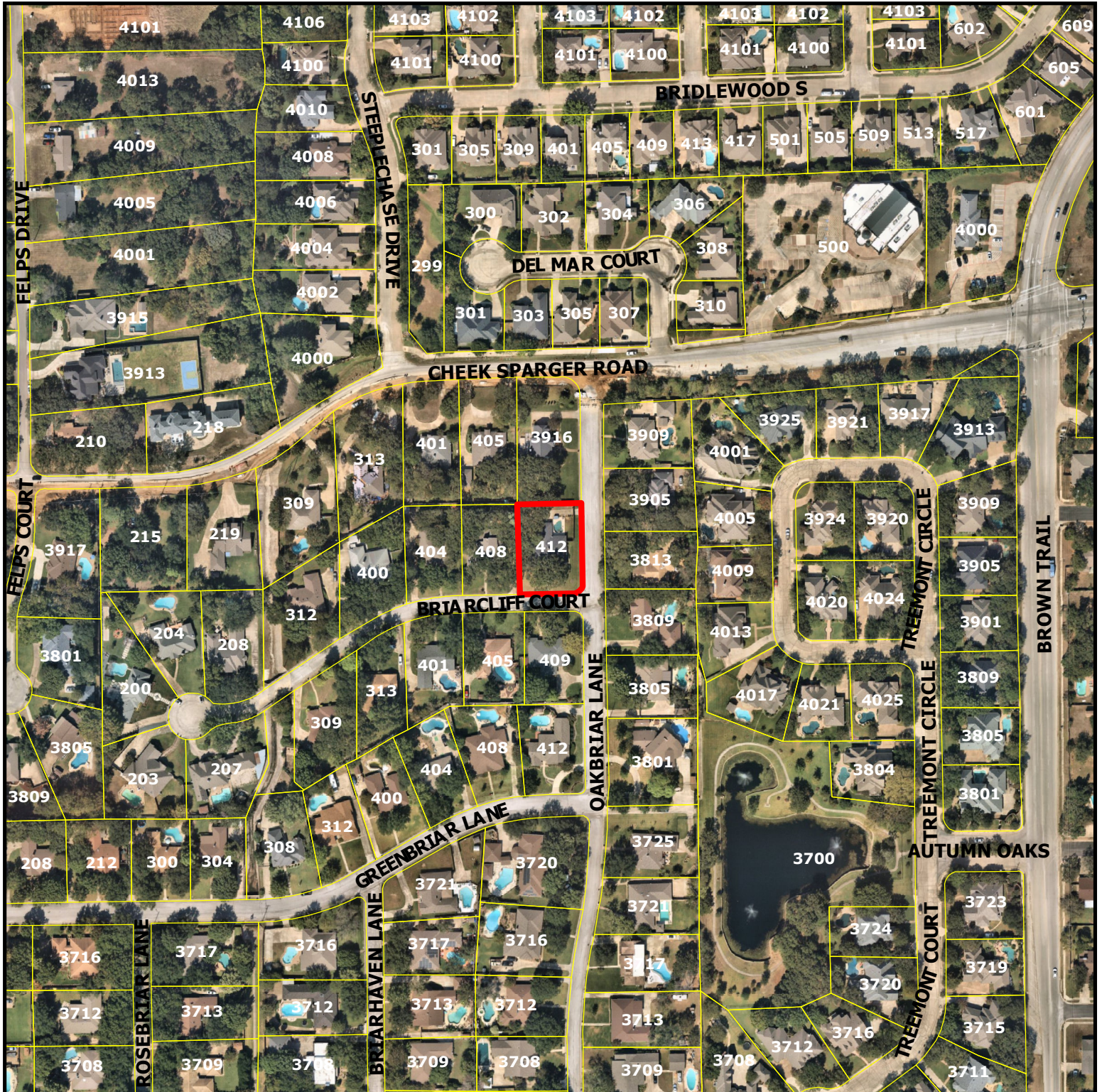
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat (Property)
5. Plat (Subdivision)
6. Site Plan
7. Aerial View (Property)
8. Aerial View (Neighboring Properties)
9. Fence Street View
10. Updated Pergola Design
11. Conceptual Design
12. ONCOR Approval Letter
13. Pool Barrier Certification
14. Notification Map
15. Notification Letter
16. Notification List
17. Letters of Opposition
18. Letter of Support
19. Ordinance O-22-2193

Aerial Map



ZC21-036

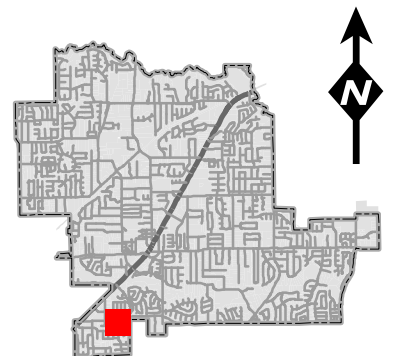
412 Briarcliff Court

DISCLAIMER:

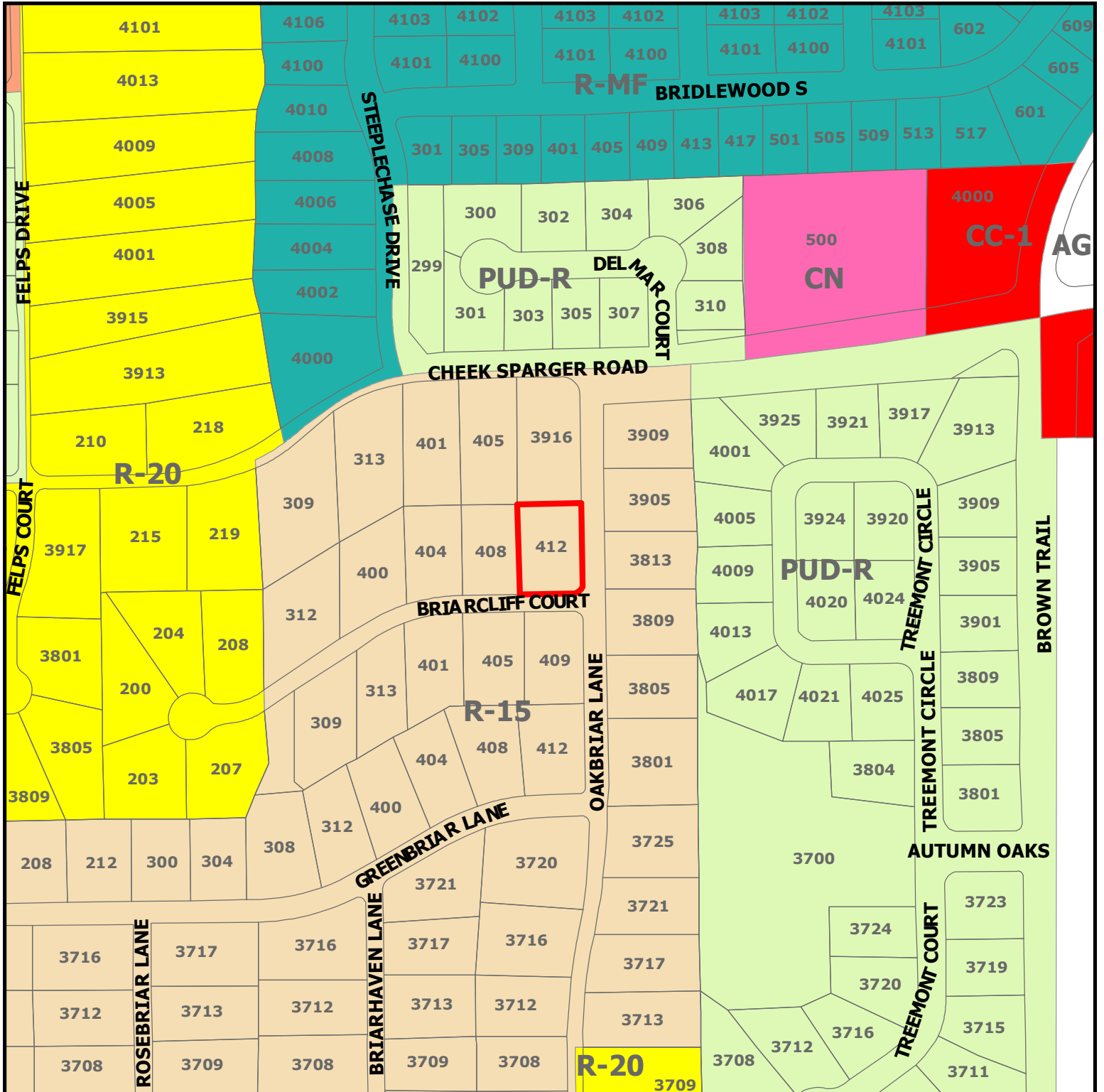
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Subject Property



Zoning Map



ZC21-036

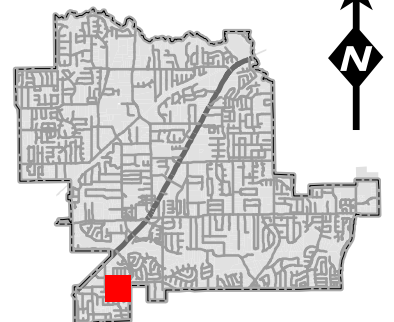
412 Briarcliff Court

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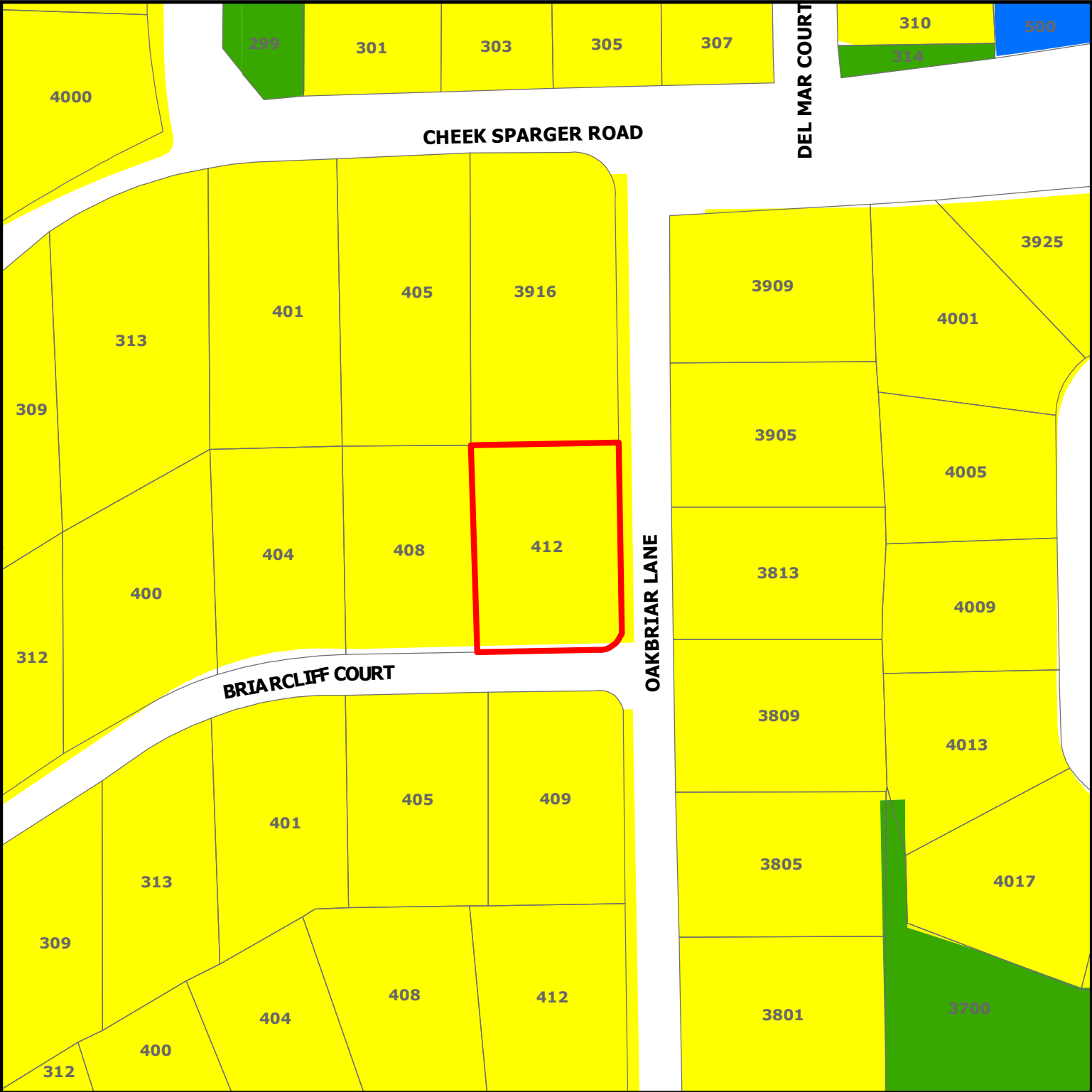
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Subject Property



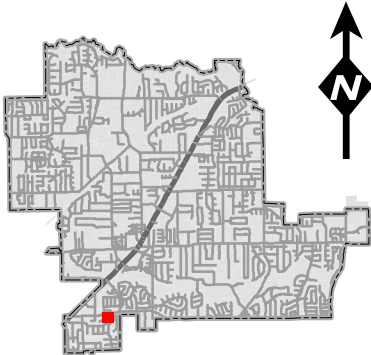
Future Land Use Map



DISCLAIMER:
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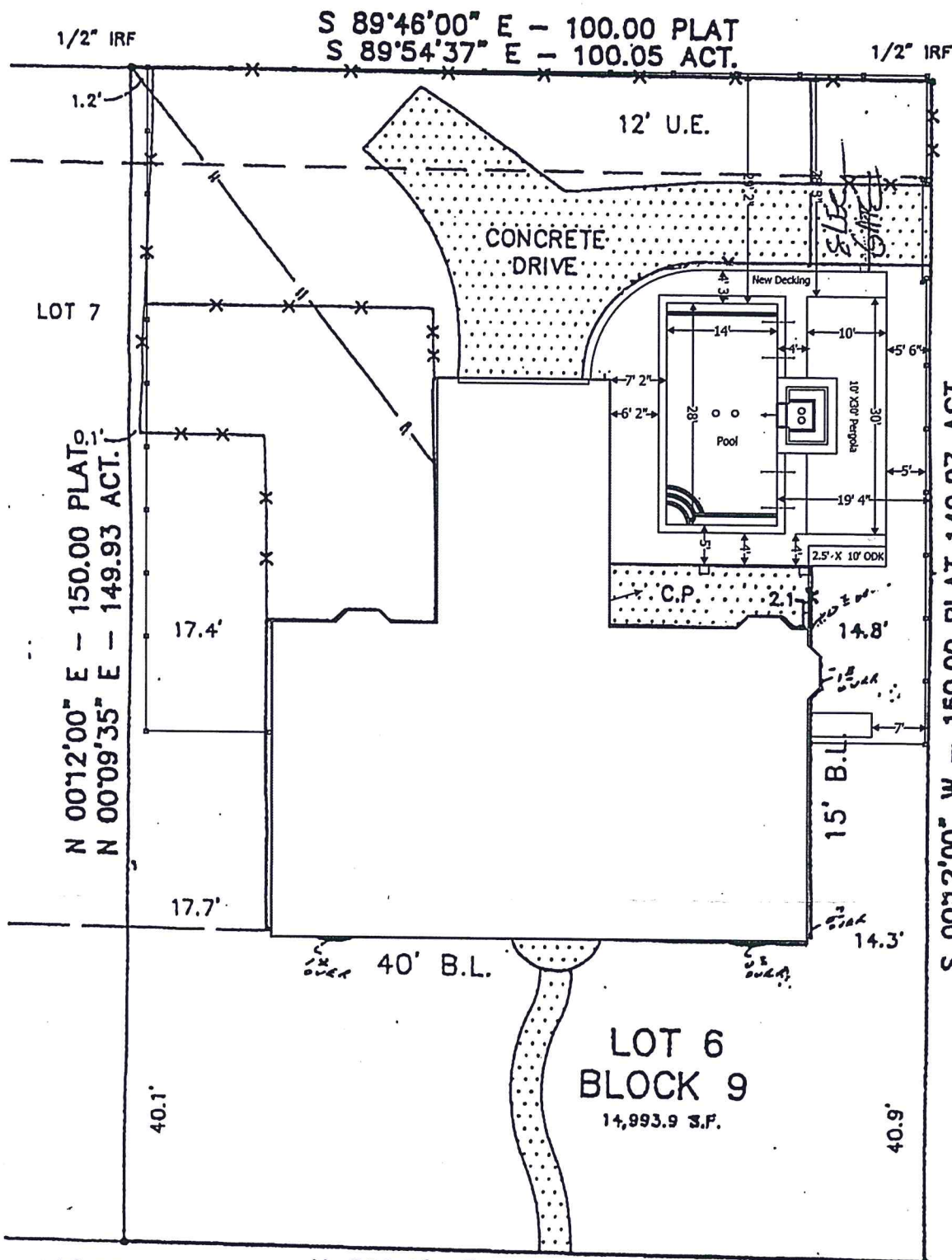
ZC21-036 412 Briarcliff Court

-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks



ACCORDING TO FEMA MAP PANEL 480590 00103 ZONE C DATED 12-1-82
THE ABOVE LOT DOES NOT APPEAR TO BE WITHIN THE 100-YEAR FLOOD PLAIN AT THIS TIME.

LOT 5



I, CHARLES B. HOOKS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUNDS UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS AND AREA OF THE LAND INDICATED THEREON, THE LOCATION OF ALL IMPROVEMENTS, THE LOCATION OF ALL ALLEYS, STREETS, RIGHT-OF-WAYS, EASEMENTS AND OTHER MATTERS OF RECORD WHICH AFFECT THE PROPERTY. THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OR LAPPING OR IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN HEREON.

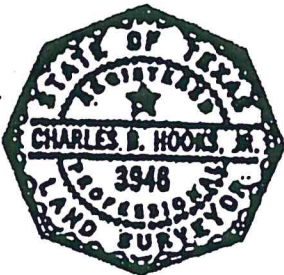
412 BRIARCLIFF LANE

50' R.O.W. - 31' ASPHALT

PLAT OF
LOT 6, IN BLOCK 9, OF WOODBRIAR ESTATES, SECTION THREE, AN
ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME
388-98, PAGE 40, MAP RECORDS, TARRANT COUNTY, TEXAS;

SCALE 1" = 20'

- LEGEND
- IRON PIN
 - IRON PIPE
 - △ BOX D'ARC STAKE
 - CONCRETE MON
 - X-X- FENCE
 - .-.- POWER LINE
 - T-T- TELEPHONE LINE
 - CATV- CABLE TELEVISION
 - SHADED AREA DESIGNATES CONCRETE

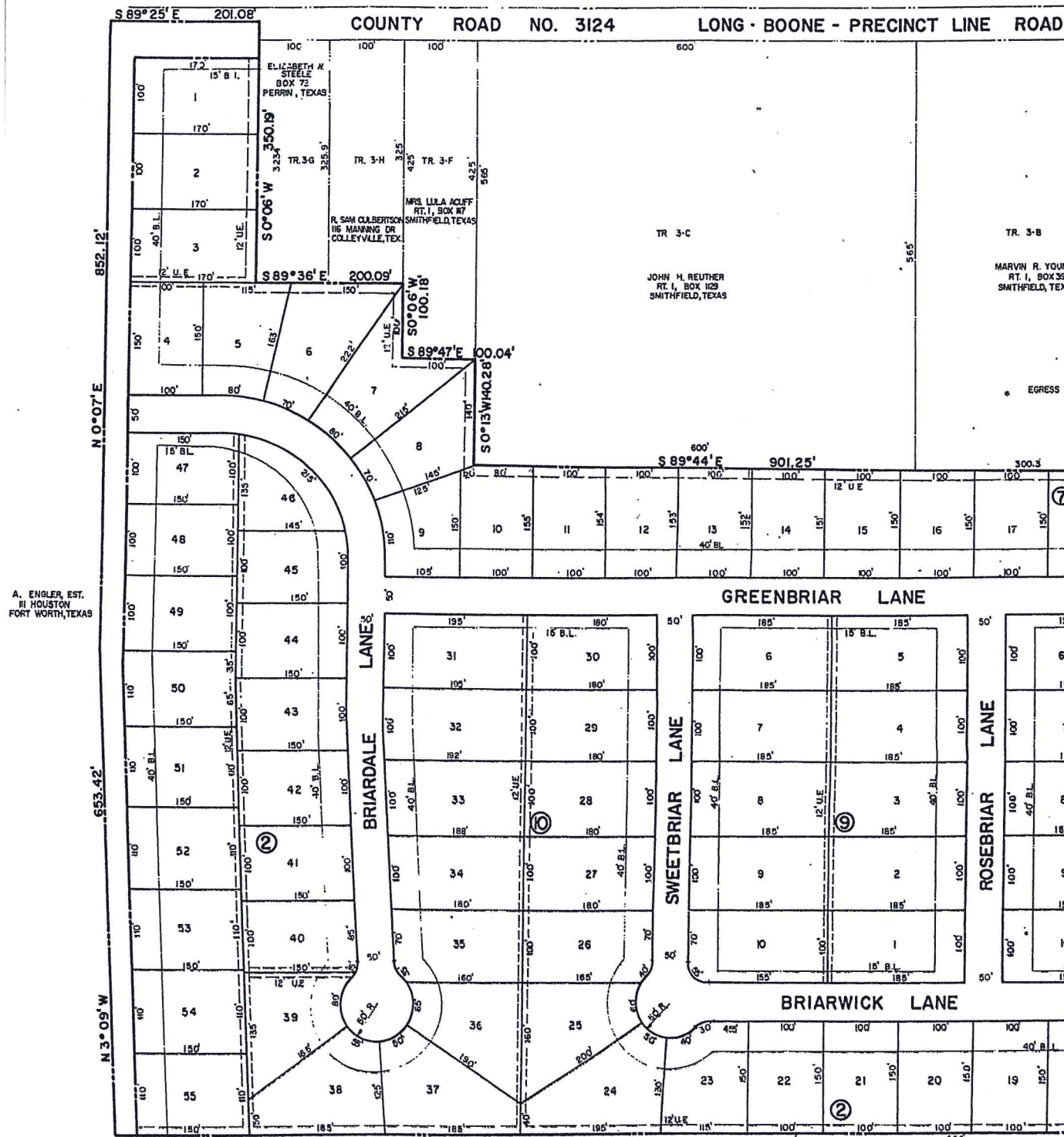


LOVD BRANSOM SURVEYORS INC.
CHARLES B HOOKS JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
1028 NORTH SYLVANIA AVE.
FT. WORTH, TEXAS 76111
834-3477

Charles B. Hooks, Jr.

93-915

DATE 05-06-93



OWNER
NORTHEAST CONSTRUCTION CO.
J.B. SANDLIN, PRESIDENT
5505 DAVIS BLVD.
FORT WORTH, TEXAS 76118

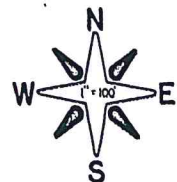
SURVEYOR
LOYD BRANSON
28 NORTH SYLVANIA AVE.
FORT WORTH, TEXAS 76111

ENGINEER
OWEN D. LONG
1615 PRECINCT LINE RD., SUITE 106
HURST, TEXAS 76053

PRELIMINARY PLAT OF
REVISED
MASTER PLAN LAYOUT
WOODBRIAR ESTATES
AN ADDITION TO
THE CITY OF COLLEYVILLE
TARRANT COUNTY,
TEXAS

NOTE
ALL LOTS SHALL HAVE A MINIMUM OF 15000 S.F.

WOODBRIAR
SEC. 1
VOL. 388-74
P. 22

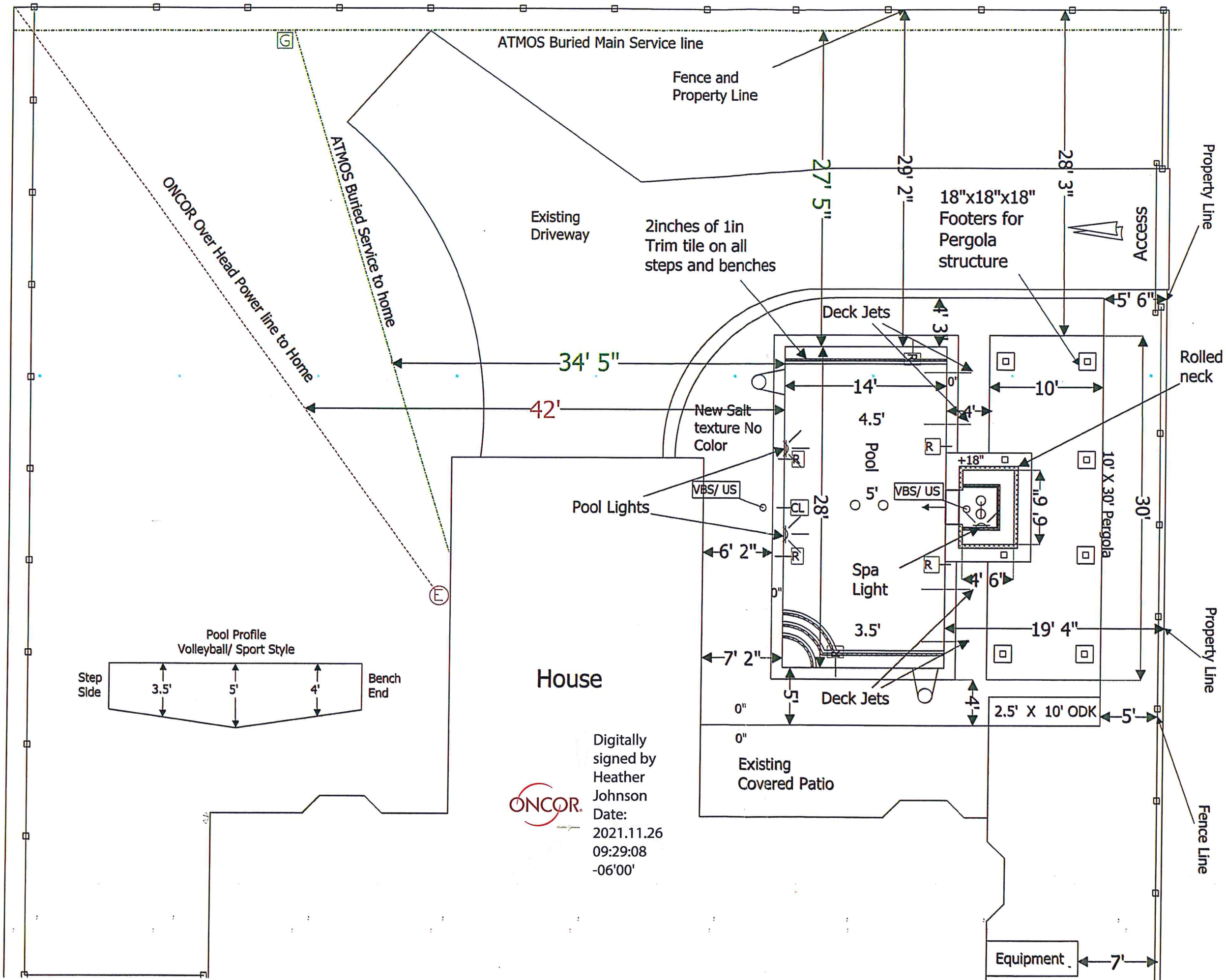


CITY OF COLLEYVILLE, TEXAS
WOODBRIAR ESTATES

PLAT

Job No. 40 Date AUG. 1972
Drawn by C.F.S. Checked by O.D.L.
Scale 1" = 100'

OWEN D. LONG
Consulting Engineer
1615 PRECINCT LINE ROAD, SUITE 106
HURST, TEXAS 76053



Digitally signed by Heather Johnson
Date: 2021.11.26 09:29:08 -06'00'

Length: 28ft	Customer Name: Shelly Horton	Designer: Mitch Chapman
Width: 14ft	Address: 412 Briarcliff	Address: 669 Airport Fwy
Depth: 3.5ft - 5ft - 4ft	City: Colleyville	City: Hurst
Perimeter: Pool 84l nft Spa 26 lnt	State/Zip: Texas	State/Zip: Texas
Square Footage: Pool=392 Spa=42	Phone: (817)845-3537	Phone: (817)948-9257
Capacity: 1436-Gallons Total	Email: Shellyhorton@gmail.com	Email: mitch@dfwcustompool.com
Material: See Material Selections Page	Alternate Contact:	Alternate Contact:
Water Features: 4 Deck Jet with feature pump (ALERT FYI Client has their	Job #:	License #:





512 Briarcliff Ct

Colleyville, TX 76034



Directions



Save



Nearby



Send to your phone



Share



Confirm or fix this location

The location shown is not precise



Suggest an edit on 512 Briarcliff Ct



Add a missing place

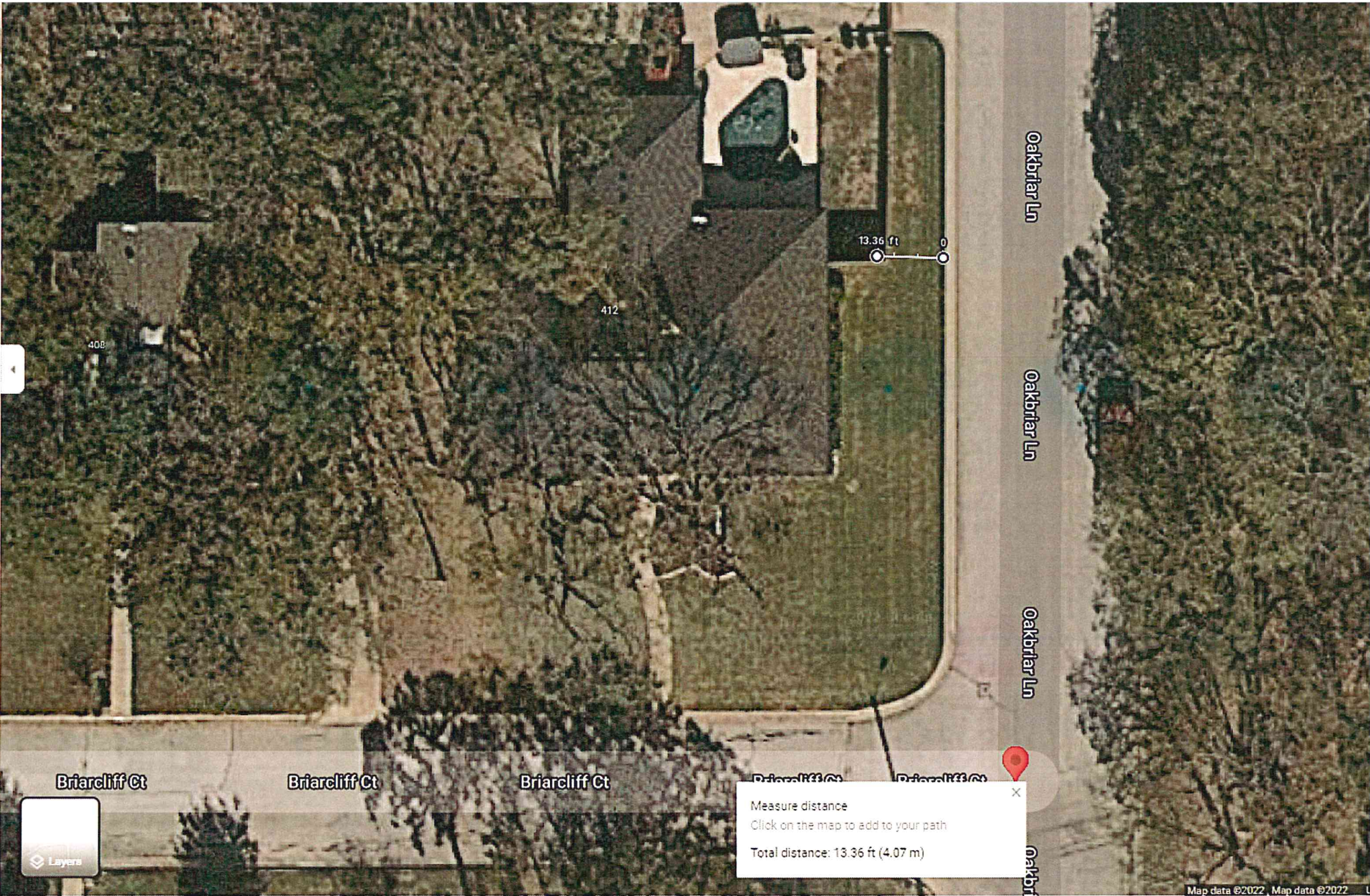


Add your business



Add a label

Photos





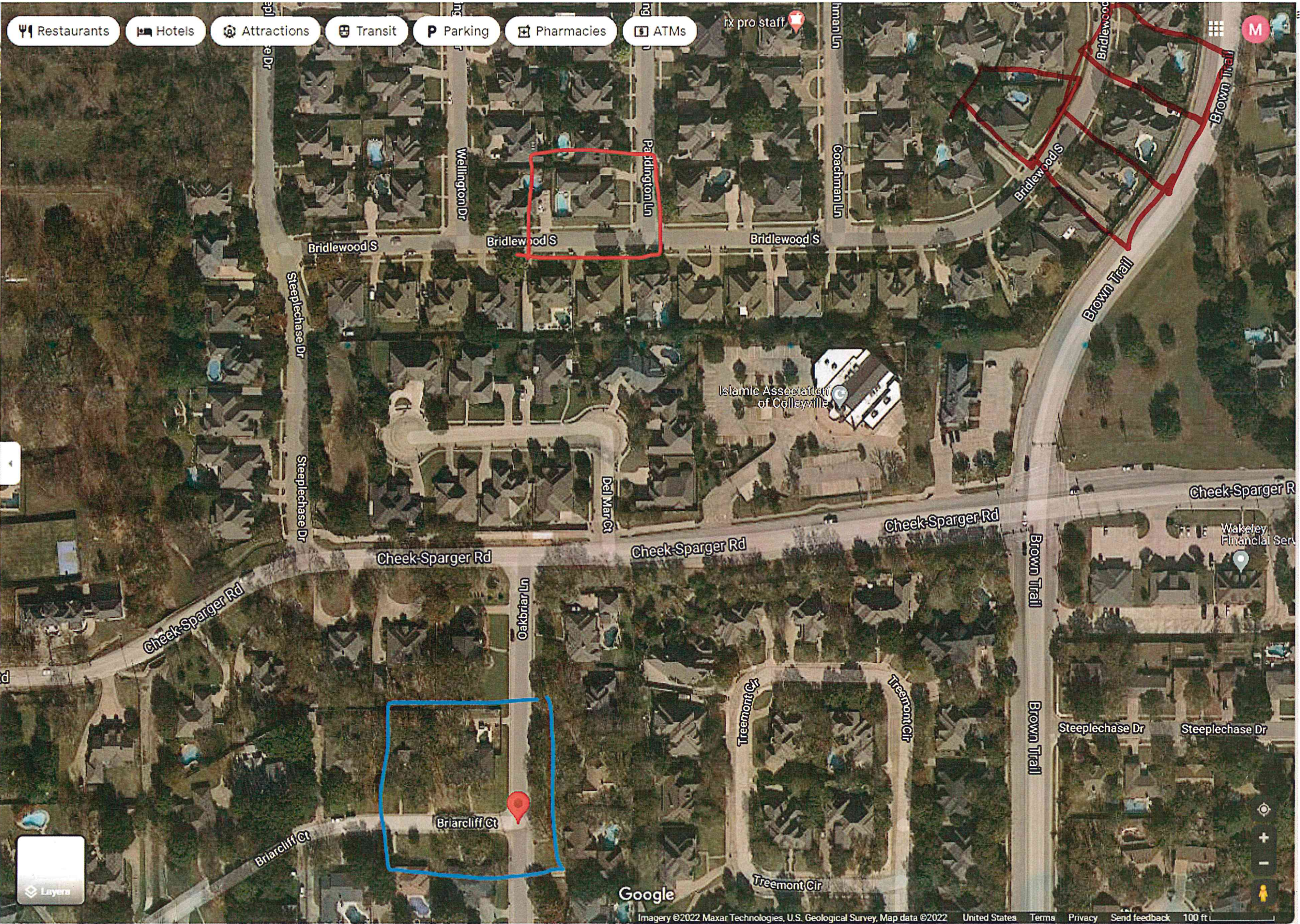
512 Briarcliff Ct

Colleyville, TX 76034

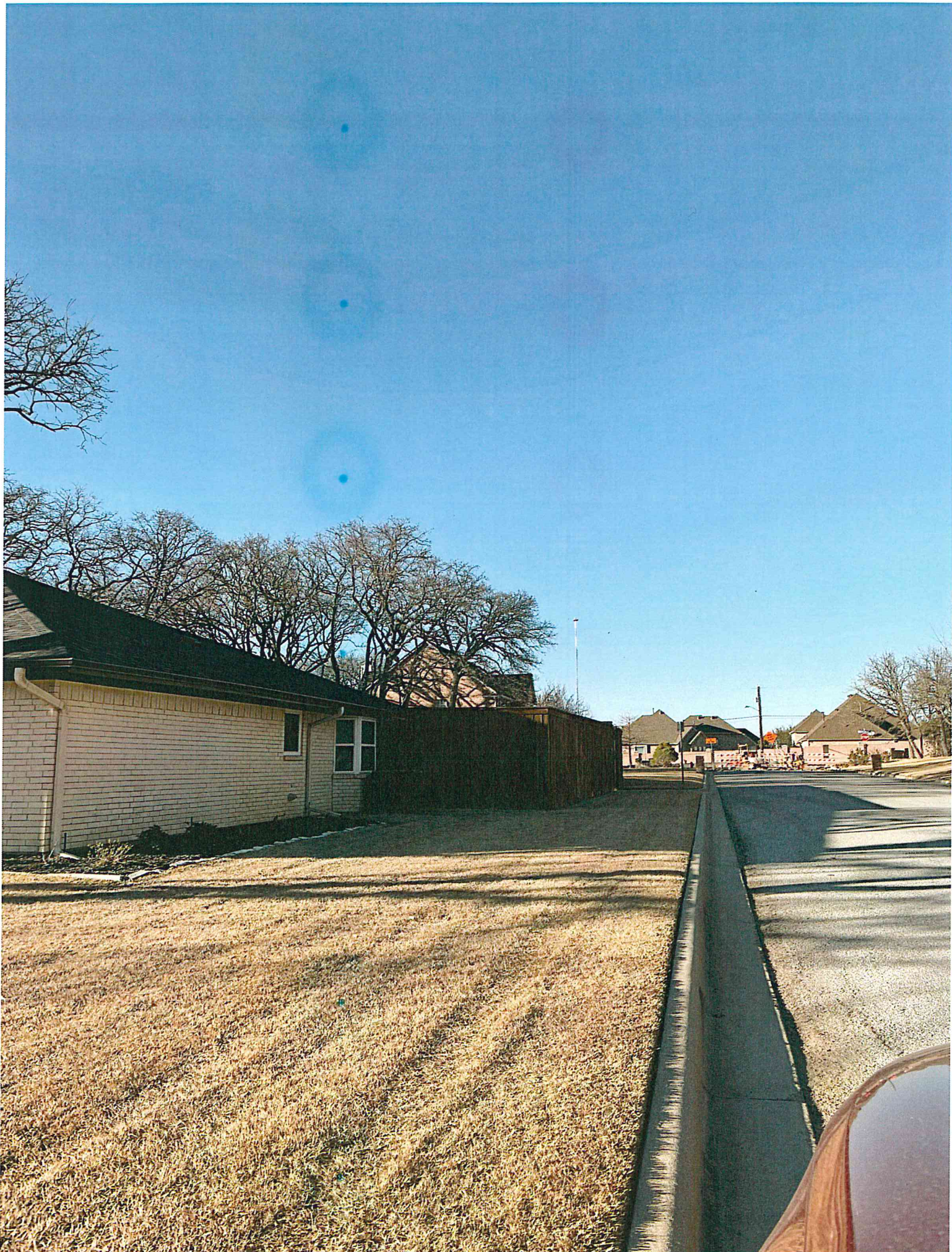
- Directions
- Save
- Nearby
- Send to your phone
- Share

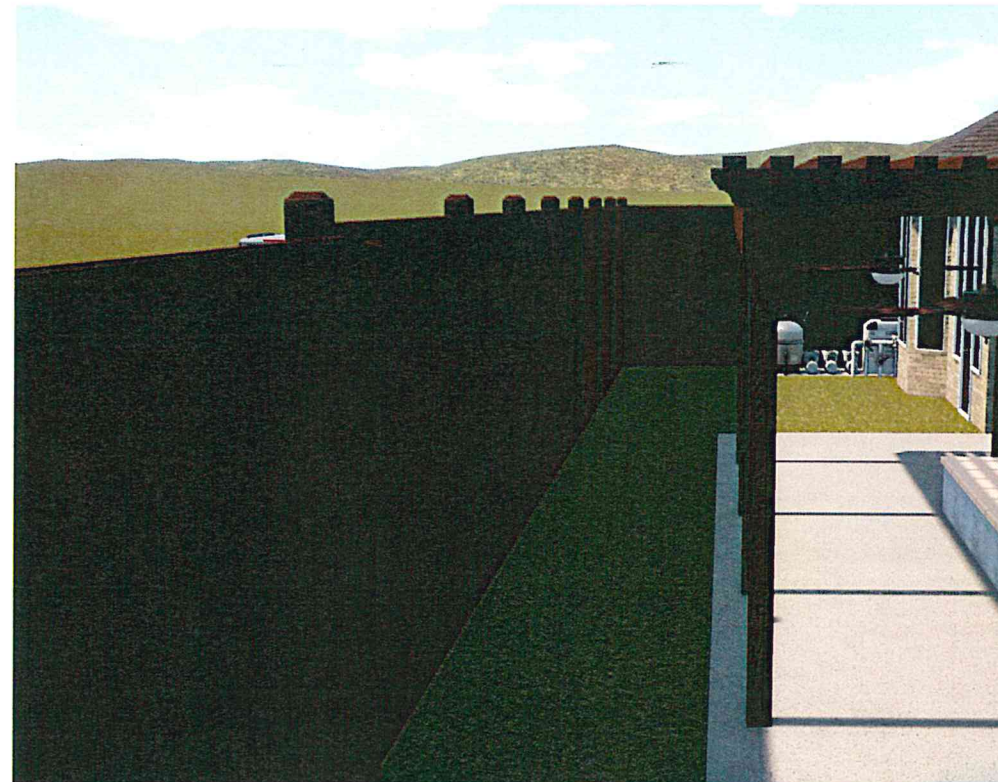
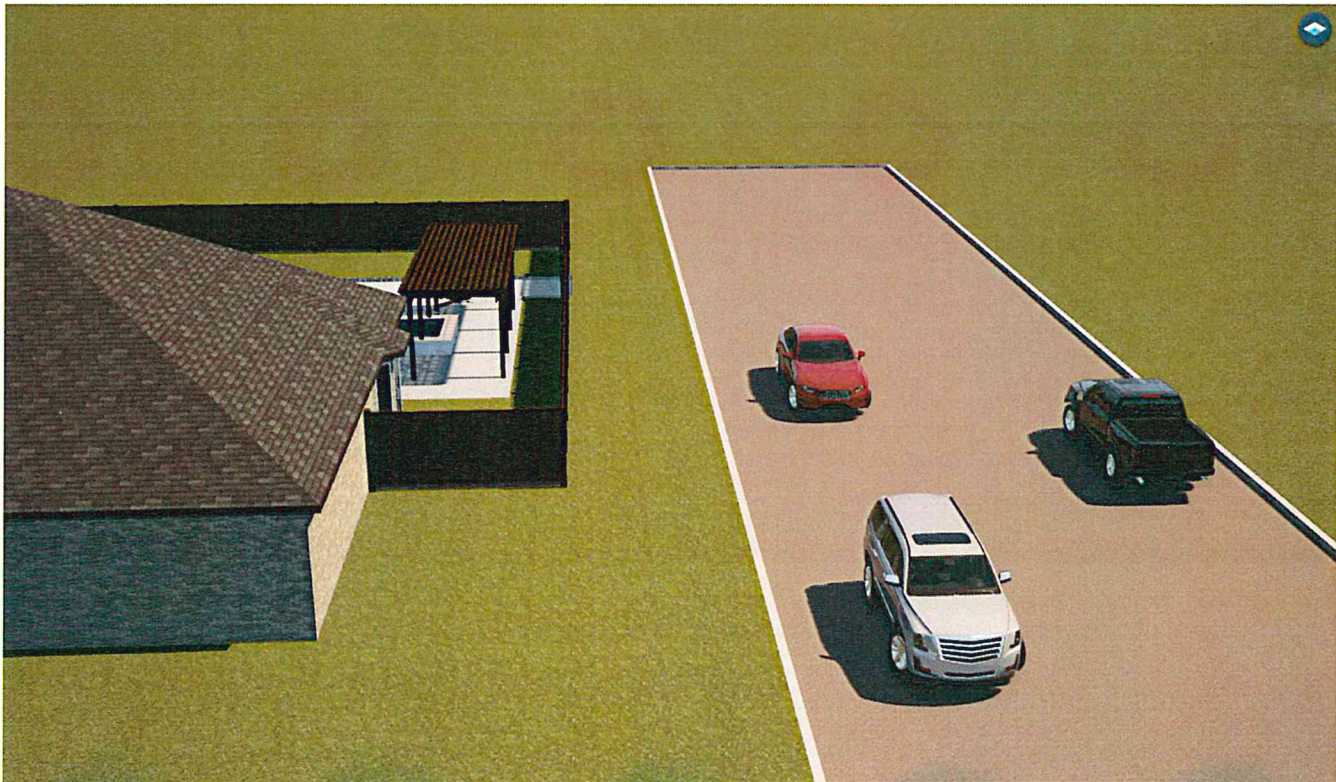
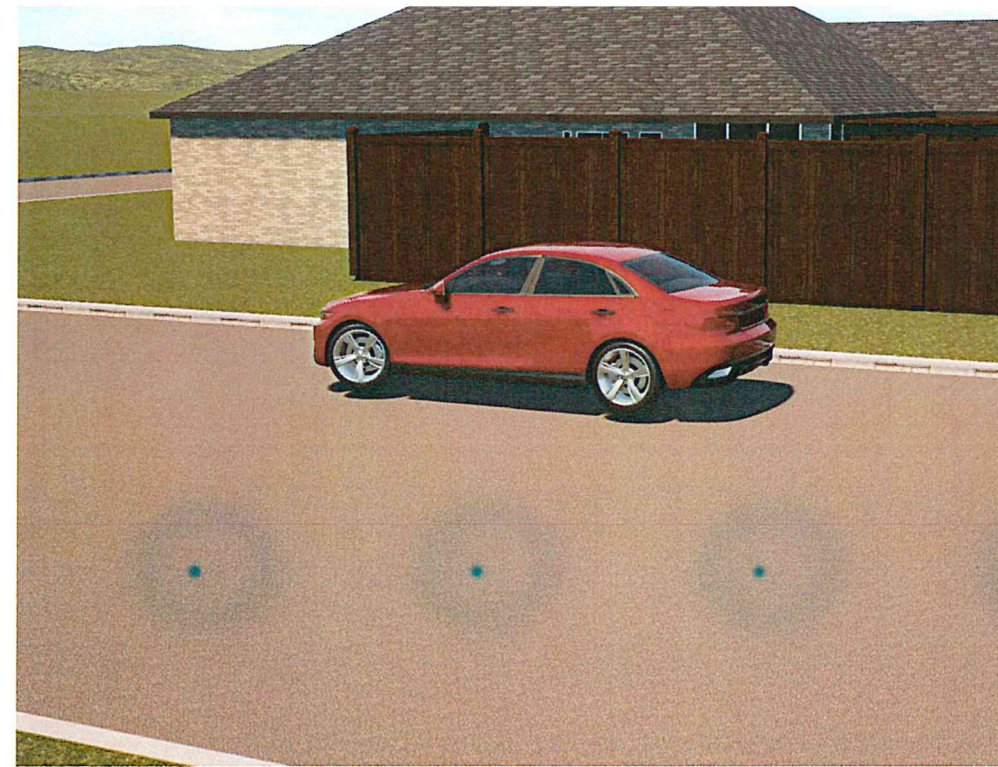
- Confirm or fix this location
The location shown is not precise
- Suggest an edit on 512 Briarcliff Ct
- Add a missing place
- Add your business
- Add a label

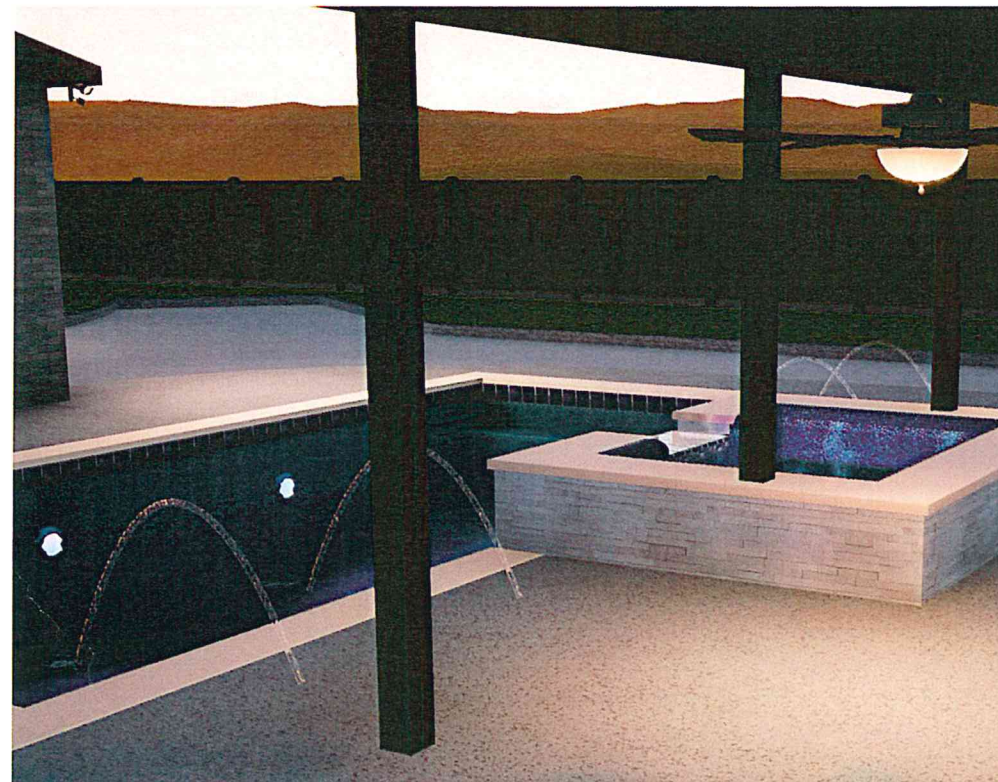
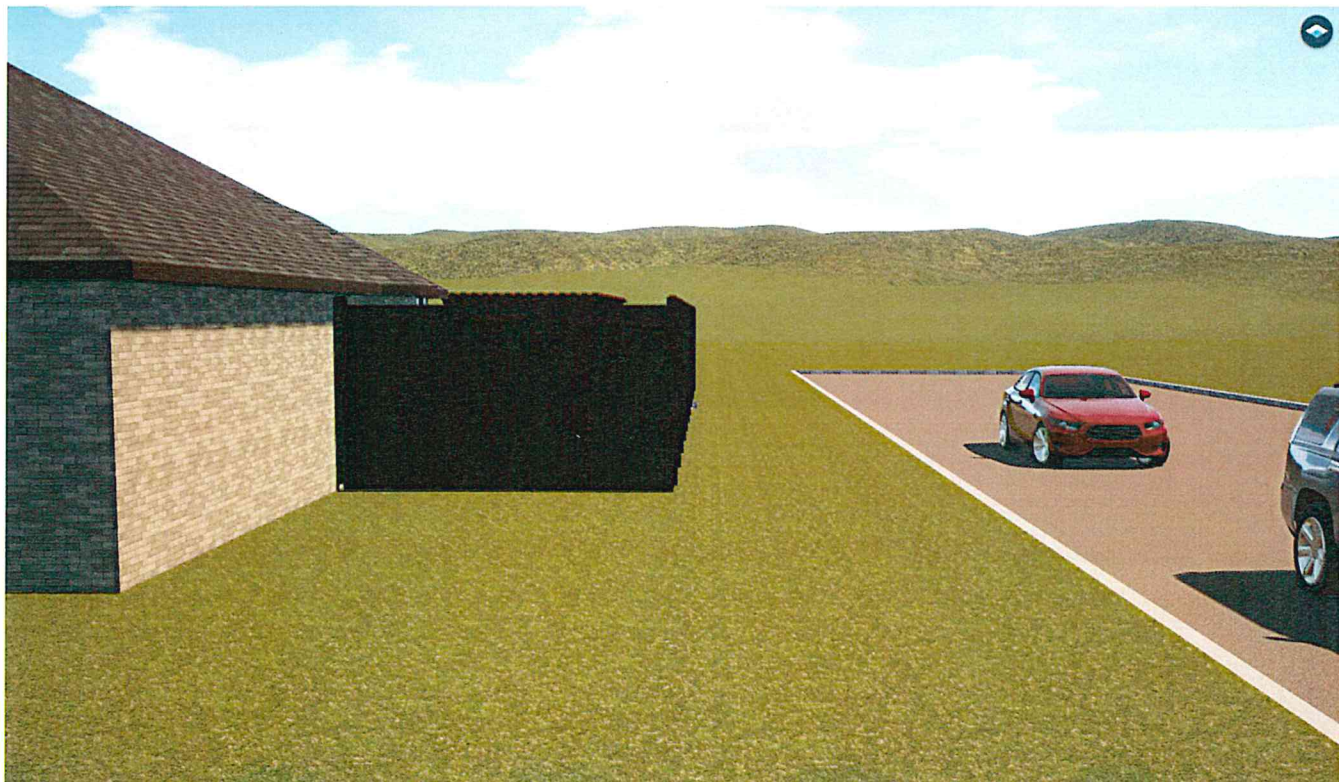
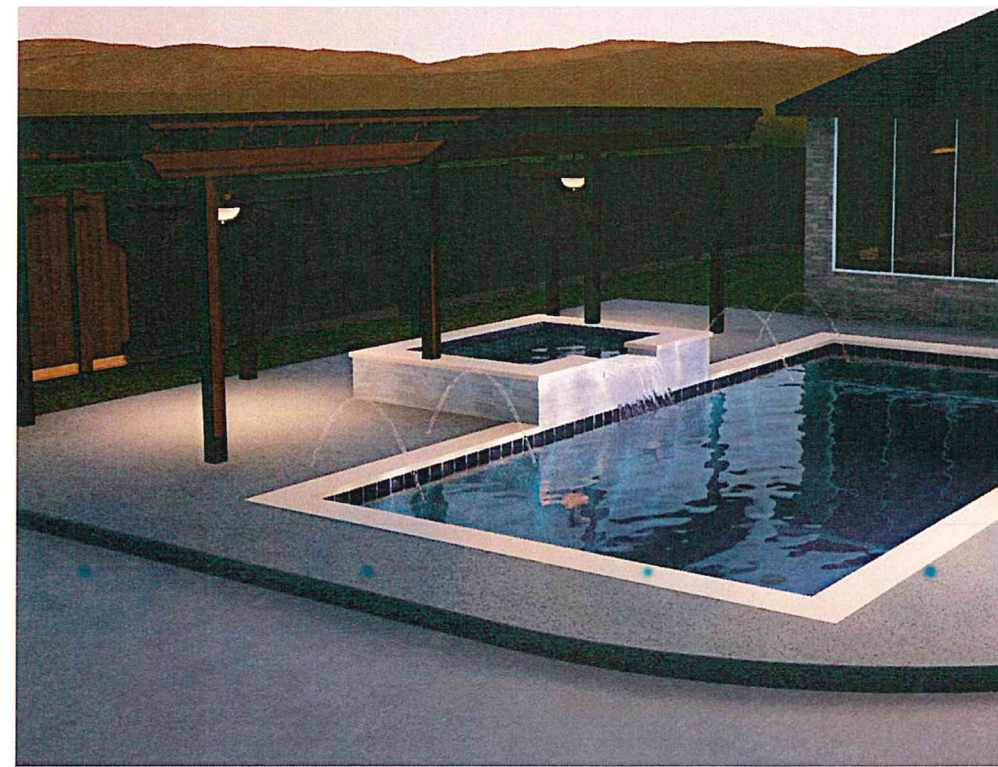
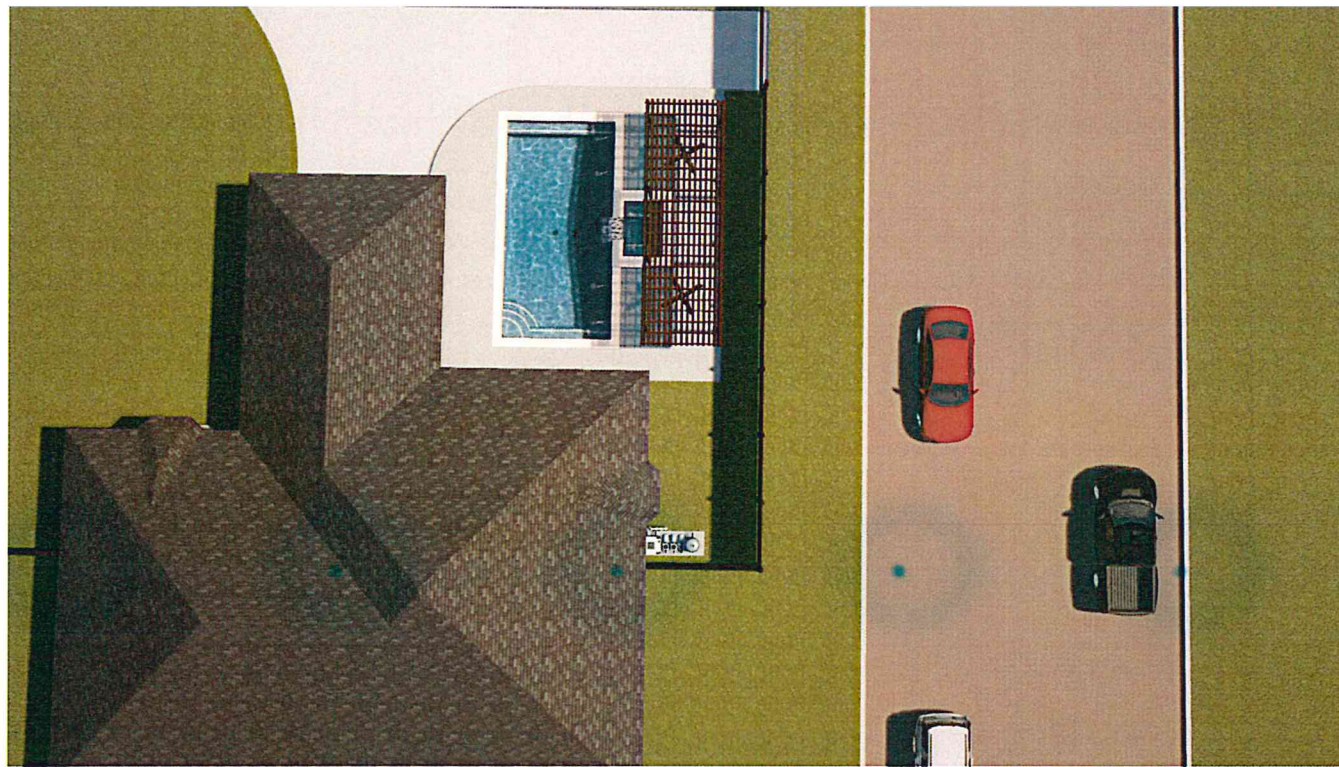
Photos











NEW POOL OR WATER FEATURE
APPROVAL REQUEST AND RELEASE
(Version 2018.1)



Dfw custom Pool LLC ("Company") requests approval from ONCOR Electric Delivery Company ("ONCOR") of Company's plans to construct a pool or water feature ("Project") at (Address) 412 Briarcliff Court /City → Colleyville, Tx 76034.

In order for ONCOR to properly evaluate the Project, Company must attach the following to this completed document:

- Three copies of Company's construction Plans, which include the location of (1) the pool or water feature (including all decking and walkways); (2) all underground electric facilities drawn to scale and clearly marked as either direct buries or in conduit, including primary, secondary, service and street light facilities (the "Underground Facilities"); (3) the electric meter; and (4) all overhead electric facilities within thirty feet of the water's edge ((1), (2), (3) and (4) may be referred to collectively as the "Facilities"); and
- A copy of the final survey for the property ("Survey") showing the location of all property lines and easements located on the property.

In exchange for ONCOR's review and requested approval of the Construction Plans, Company certifies that:

- (a) The Underground Facilities at the Property have been located through the Texas 811;
- (b) Company has accurately represented on the Construction Plans and the Survey the location of each of the Facilities located through 811, easements, and property lines located at the Property;
- (c) ONCOR can rely on the information set forth in the Construction Plans and the Survey in considering Company's request for approval of the Construction Plans;
- (d) Company will exercise extreme caution consistent with all industry accepted standards and practices when excavation around Facilities;
- (e) Company has requested ONCOR to approve the Construction Plans for the sole purpose of obtaining any necessary municipal approvals and to resolve potential conflicts with existing electric facilities; and
- (f) Except as set forth in (g)(1), below Company agrees to indemnify, protect, defend, and hold ONCOR harmless from and against any and all damages, claims, judgments, causes of action, suits, liability, or losses ("Claims") arising out of the construction of the Project or the representations made herein by Company, including Claims arising out of the activities set forth in (g)(2), below.
- (g) In the event ONCOR incorrectly identified the location of the Underground Facilities and such identifications were relied on by Company to prepare the Construction Plans: (1) Company shall not be responsible for the damage to the Underground Facilities; but (2) Company shall be responsible for applicable costs associated with any necessary re-route of the Facilities and all costs associated with relocation of the Project regardless of the cause or reasons for such re-route or relocation.

Dfw custom Pool LLC

(Company Name)

ONCOR Approved by: _____

Date: _____

Digitally signed

by Heather

Johnson

Date:

2021.11.26

09:28:41 -06'00'



By: Sign~

Name: Print~ Eugene Kovach

Title: Owner

Phone: 817-368-2353

Date: 11-24-21

2182198594

(Texas 811 Confirmation Number)

(For electronic approval, Please send pool plans
in PDF format to: met.west@oncor.com)

Please allow 5 business days for approval and ensure the electric provider is Oncor before submitting pool plans.



POOL BARRIER CERTIFICATION

SITE ADDRESS 412 Briarcliff Ct

POOL CONTRACTOR DFW Custom Pool

This document requires that the **HOMEOWNER** certify that one (1) of the following protection methods has been installed. For new dwellings without a certificate of occupancy, the general contractor listed on the building permit shall sign the form.

I certify that one of the following protection devices has been installed at all doors with direct access to the pool:

☒ Doors with direct access to the pool shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(s) shall be located at least 54 inches above the threshold of the door.

☐ Doors with direct access to the pool area shall be equipped with self-closing doors and self-latching devices. The latch must be at least 54 inches above the threshold of the door.

PRINT NAME: Shelly Horton

SIGNATURE: [Signature]

STATE OF Texas

COUNTY OF Collin

On this 29 day of 11, in the year 2021, before me Sokhorn Bun, Notary Public, personally appeared Shelly Horton.

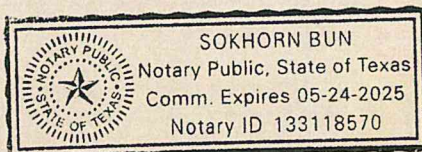
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed it.

WITNESS my hand and official seal.

[Signature]
Notary's Signature

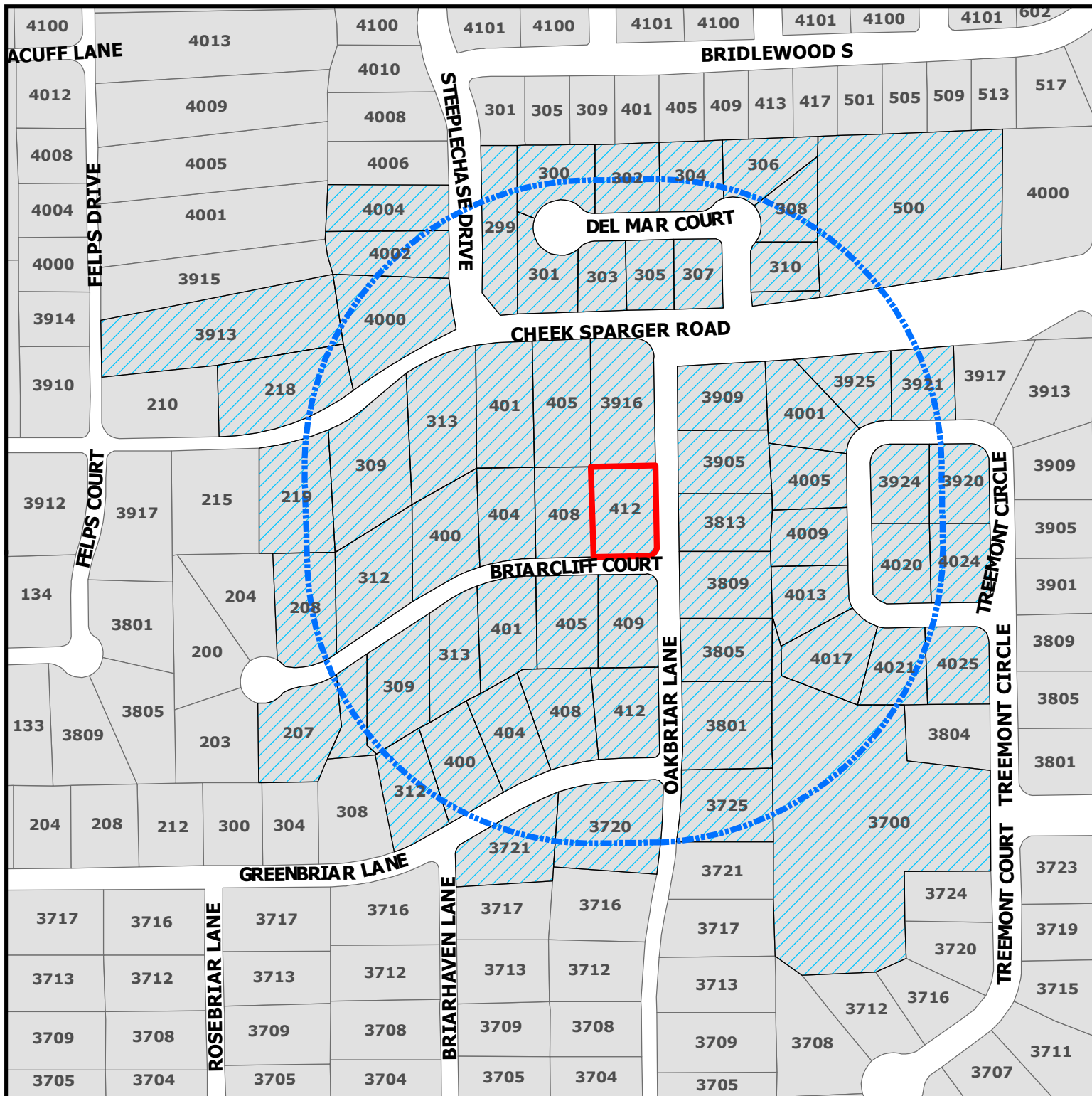
Sokhorn Bun
Notary's Name (print)

My commission expires: 05-24-25



EMAIL THIS FORM TO buildinginspections@colleyville.com
DELIVERY AT BUILDING INSPECTIONS DEPT. - 100 Main Street - Colleyville, Texas 76034

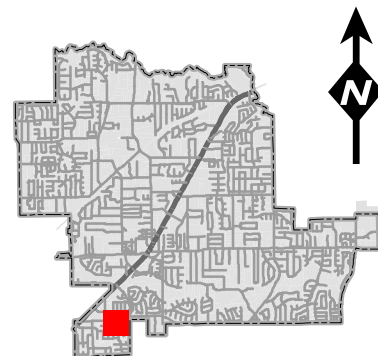
Notification Map



ZC21-036
412 Briarcliff Court

DISCLAIMER:
 This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

-  Subject Property
-  500ft Buffer
-  Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, January 10, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, February 1, 2022 & Tuesday, February 15, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Building to be closer than allowed to a property line. The purpose of the request is to allow for an accessory building to encroach into the required 30 feet street side yard setback.

Zoning Case: ZC21-036

Applicant: Gene Kovach

Owner: Shelly Horton

Location: 412 Briarcliff Court

Property Description: Lot 6, Block 9, Woodbriar Estates Addition

Present Zoning: R-15 Single Family Residential

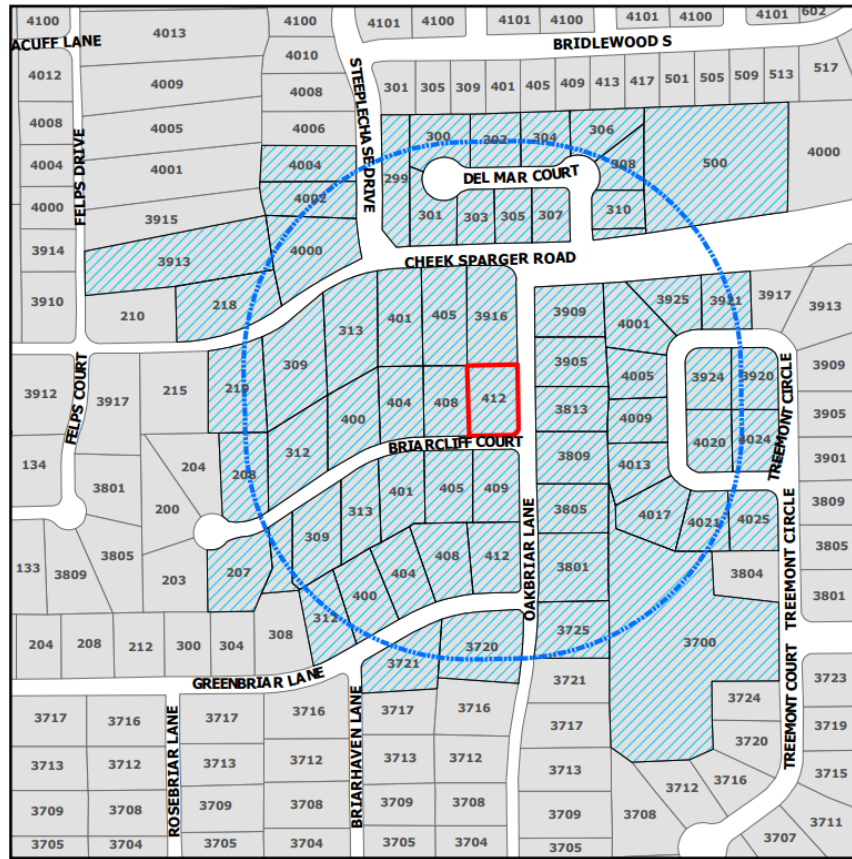
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

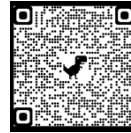
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
GREENHAW, JOE E	4020 TREEMONT CIR	COLLEYVILLE, TX
SCHECHINGER, SHERRI	4025 TREEMONT CIR	COLLEYVILLE, TX
SEWELL, LILA J	310 DEL MAR CT	COLLEYVILLE, TX
CEKUTA, CHRISTOPHER	309 BRIARCLIFF CT	COLLEYVILLE, TX
VARDELL, WAYNE	4001 TREEMONT CIR	COLLEYVILLE, TX
JONES, DAN W	404 GREENBRIAR LN	COLLEYVILLE, TX
MATHIS, SABRA A	219 CHEEK SPARGER RD	COLLEYVILLE, TX
EVANS, JON R	313 BRIARCLIFF CT	COLLEYVILLE, TX
SAGMAN, MAZIN	303 DEL MAR CT	COLLEYVILLE, TX
ROWE, THOMAS	4004 STEEPLE CHASE DR	COLLEYVILLE, TX
ROMERO, MATTHEW	4009 TREEMONT CIR	COLLEYVILLE, TX
FREMAUX, EDWARD	4005 TREMONT CIR	COLLEYVILLE, TX
TRIMARCHI, MARK	4024 TREEMONT CIR	COLLEYVILLE, TX
THOMPSON, CHRISTI	401 CHEEK SPARGER RD	COLLEYVILLE, TX
HORTON, SHELLY	412 BRIARCLIFF CT	COLLEYVILLE, TX
BURNS, ROBERT H	4013 TREEMONT CIR	COLLEYVILLE, TX
SANDERS, GARY	3924 TREEMONT CIR	COLLEYVILLE, TX
KLAMT, LYNN RAY	312 BRIARCLIFF CT	COLLEYVILLE, TX
LOGAN, EVERETT	3909 OAKBRIAR LN	COLLEYVILLE, TX
BEAVER, JAMES A	3916 OAKBRIAR LN	COLLEYVILLE, TX
GORE, LINDA	PO BOX 1828	COLLEYVILLE, TX
SCHLECH FRANCES C REVOCABLE TR	305 DEL MAR CT	COLLEYVILLE, TX
ROBERTS, SHONNA K	3721 BRIARHAVEN LN	COLLEYVILLE, TX
CAMPBELL, CANDACE	3601 SAN BAR LN	COLLEYVILLE, TX
MIRIAM P BROYLES REVOCABLE TRU	8213 SANDHILL CRANE DR	FORT WORTH, TX
COSTON, ROGER A	4017 TREEMONT CIR	COLLEYVILLE, TX
ANDERSON, JOHN	3921 TREEMONT CIR	COLLEYVILLE, TX
LACEY, EDWARD	208 BRIARCLIFF CT	COLLEYVILLE, TX
POLK, LISA	3813 OAKBRIAR LN	COLLEYVILLE, TX
HINSON, DANA Y	412 GREENBRIAR LN	COLLEYVILLE, TX
BAUGUS, MITCHELL	401 BRIARCLIFF CT	COLLEYVILLE, TX
WALKER, RANCE LEE ANN	409 BRIARCLIFF CT	COLLEYVILLE, TX
BUDRI, AZIZ K	400 GREENBRIAR LN	COLLEYVILLE, TX
GIAMANCO, TIFFANY	301 DEL MAR CT	COLLEYVILLE, TX
CALDWELL, AL J	4021 TREEMONT CIR	COLLEYVILLE, TX
THE ROTH FAMILY LIVING TRUST	405 BRIARCLIFF CT	COLLEYVILLE, TX
NOEL, RUSSELL	3805 OAKBRIAR LN	COLLEYVILLE, TX
MARINO, ROBERT A	3725 OAKBRIAR LN	COLLEYVILLE, TX
HOPPER, NORMAN E	405 CHEEK SPARGER RD	COLLEYVILLE, TX
MOTLEY, TRAVIS	3913 FELPS DR	COLLEYVILLE, TX
NOWELL, KIMBERLY M.	3905 OAKBRIAR LN	COLLEYVILLE, TX
BOYD, JAMES M	408 BRIARCLIFF CT	COLLEYVILLE, TX
DE SARNO, ROGER B	302 DEL MAR CT	COLLEYVILLE, TX
NORTHEAST CONSTR CO INC	5137 DAVIS BLVD	NORTH RICHLAND HILLS, TX
KELLEY, J ROLAND	400 BRIARCLIFF CT	COLLEYVILLE, TX
VILLAS DEL MAR HOA INC	300 DEL MAR CT	COLLEYVILLE, TX
HEDGES, DAVID J	3801 OAKBRIAR LN	COLLEYVILLE, TX
TABORSKY, ANNA	408 GREENBRIAR LN	COLLEYVILLE, TX
THOMAS, STEVE R	312 GREENBRIAR LN	COLLEYVILLE, TX
DEANGELO, DANIEL	3920 TREEMONT CIR	COLLEYVILLE, TX
DIVER, MICHAEL	3809 OAKBRIAR LN	COLLEYVILLE, TX
NORDELL, RYAN M	4002 STEEPLECHASE DR	COLLEYVILLE, TX
SAUNDERS, JOHN	4104 TRAIL BEND CT	COLLEYVILLE, TX
HUGHEY, PAUL	309 CHEEK SPARGER RD	COLLEYVILLE, TX

WOOD OF COLLEYVILLE HOA	4025 TREEMONT CIR	COLLEYVILLE, TX
CHARTIER, MELISSA	218 CHEEK SPARGER RD	COLLEYVILLE, TX
MILLER, ROSS	404 BRIARCLIFF CT	COLLEYVILLE, TX
EASTABROOK, MICHAEL K	300 DEL MAR CT	COLLEYVILLE, TX
ALDERETE, WESLEY	3925 TREEMONT CIR	COLLEYVILLE, TX
SCHWEIKHARD, WILLIAM	4000 STEEPLECHASE DR	COLLEYVILLE, TX
GARMAN, DONALD J	3720 OAKBRIAR LN	COLLEYVILLE, TX
ISLAMIC ASSOC OF MID CITIES	500 CHEEK SPARGER	COLLEYVILLE, TX
VILLAS DEL MAR HOA INC	300 DEL MAR CT	COLLEYVILLE, TX
MARTIN, GLORIA M	306 DEL MAR CT	COLLEYVILLE, TX
LORIA, LEONARD P	304 DEL MAR CT	COLLEYVILLE, TX
WOODBRIAR ESTATES ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX
BRIDLEWOOD ESTATES	4110 COACHMAN	COLLEYVILLE, TX
WOODS OF COLLEYVILLE ADDN, THE	4024 TREEMONT CIRCLE	COLLEYVILLE, TX
WOODBRIAR NORTH ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX



Weston Realty

December 30, 2021

To: Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX. 76034

From: Lynn R. Klamt
Subject: Zoning Case: ZC21-036

Dear Sir or Madam:

In response to the public hearing, Zoning case ZC21-036, this is my written protest to any "Accessory Building" being permitted to encroach on the main through street of Oakbriar Lane in Woodbriar Estates. This protest has nothing to do with the homeowner requesting the Special Use Permit as I have never met the homeowner of 412 Briarcliff Court or interacted with them in any way. However, over the years I have sold over 500 single family residences in subdivisions throughout the Metroplex and have rarely seen an exposed add on structure or "Accessory Building" improve the appearance or value of a street or neighborhood. This certainly would include a pergola which is typically considered a back yard structure not a side yard structure and which, in this case, encroaches approximately 5' on the required 30' property set back line from Oakbriar Ln. In addition, it is structure that has a very long span of **30' in length** and runs parallel to and overlooking Oakbriar Ln. An additional concern is that, due to a pergola's typical height, it will likely rise **2'-4' above the property's existing fence**. This placement and height unfortunately will cause it to loom over Oakbriar Ln. and puts it in the "first impression" line of sight when a homeowner, visitor or home buyer first enters Woodbriar Estates. I consider this a legitimate concern as Oakbriar Ln. and Woodbriar Ln are the 2 main entrances/exits in Woodbriar Estates. On a side note, there is also a 20'+- high steel pole that has been erected in this property's yard which may or may not have been approved by the City of Colleyville.

Finally, due to the encroachment upon the required setback from Oakbriar Ln, and depending upon the final height and location of any structure another concern could be the visibility available when approaching or exiting the intersection of Briarcliff Court and Oakbriar Ln.

Respectfully,

Lynn R. Klamt
312 Briarcliff Court
cell: 817-455-1234
email: [REDACTED]

An extra 5 feet of fence along Oakbriar this close to the main entrance of the subdivision could restrict visibility for traffic coming out of Briarcliff Ct.

Ann B. Kelley
400 Briarcliff Court
Colleyville, TX 76034-8607
January 5, 2022

To: Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX. 76034

Subject: Zoning Case: ZC21-036

In response to the public hearing, Zoning case ZC21-036, this is my written protest to any "Accessory Building" being permitted to encroach on the main through street of Oakbriar Lane in Woodbriar Estates. A concern is that, due to the typical height, it will likely rise **2'-4' above the property's existing fence.** This placement and height unfortunately will cause it to loom over Oakbriar Ln. and puts it in the "first impression" line of sight when a homeowner, visitor or home buyer first enters Woodbriar Estates. I consider this a legitimate concern as Oakbriar Ln. and Woodbriar Ln are the 2 main entrances/exits in Woodbriar Estates. Also I have noticed a 20'+- high steel pole that has been erected in this property's yard which may or may not have been approved by the City of Colleyville.

Finally, due to the encroachment upon the required setback from Oakbriar Ln, and depending upon the final height and location of any structure another concern I have could be the visibility available when approaching or exiting the intersection of Briarcliff Court and Oakbriar Ln. Wonder if the owner has thought about this?

I firmly believe this change is NOT acceptable. We have lived at 400 Briarcliff Court for almost 44 years. **Thank YOU** and the City of Colleyville for keeping us informed and cared for.

Respectfully,
Ann B. Kelley



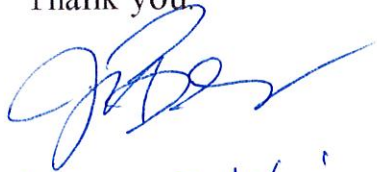
400 Briarcliff Court
Colleyville, TX 76034-8607
817-498-6611 [REDACTED]

February 7, 2022

This is in response to the zoning change notification I received from the City of Colleyville.

I am a neighbor of 412 Briarcliff Ct and the pergola in question will be in my direct view from my property and drive in and out of the neighborhood. I do not have an issue with the structure and wish to provide my support in favor of the building.

Thank you



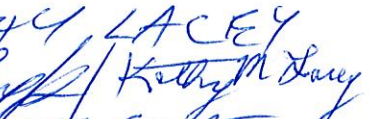
3916 Oakbriar Ln
Colleyville TX 76034

Debbie & Everett Logan
3909 Oakbriar Ln
Colleyville, TX 76034

Mark Nowell
3905 Oakbriar Lane
Colleyville Texas 76034

Ranae Walker
409 Briarcliff Ct
Colleyville TX

Suzanne Diver
3809 Oakbriar Ln
Colleyville, TX 76034

ED & KATHY LACEY
 / 
208 BRIARCLIFF COURT
COLLEYVILLE, TX 76034

Lisa Polk
3813 Oakbriar Ln
Colleyville, TX
76034

ORDINANCE O-22-2193

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.382 ACRES, BEING LOT 6, BLOCK 9, OF WOODBRIAR ESTATES ADDITION LOCATED AT 412 BRIARCLIFF COURT, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO ENCROACH INTO THE STREET SIDE YARD SETBACK ON A CORNER LOT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory building to encroach into the street side yard setback for a corner lot, Case No. ZC20-036; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by

authorizing a Special Use Permit to encroach into the street side yard setback for a corner lot on lot on 0.382 acres, being Lot 6, Block 9, of Woodbriar Estates Addition, located at 412 Briarcliff Court, as depicted on the attached as Exhibit "A".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to a 300 s.f. pergola to encroach into the street side yard setback.
- b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".
- c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".
- d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of March 2022.

The second reading and public hearing being conducted on the 22nd day of March 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE 22ND DAY OF MARCH 2022.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

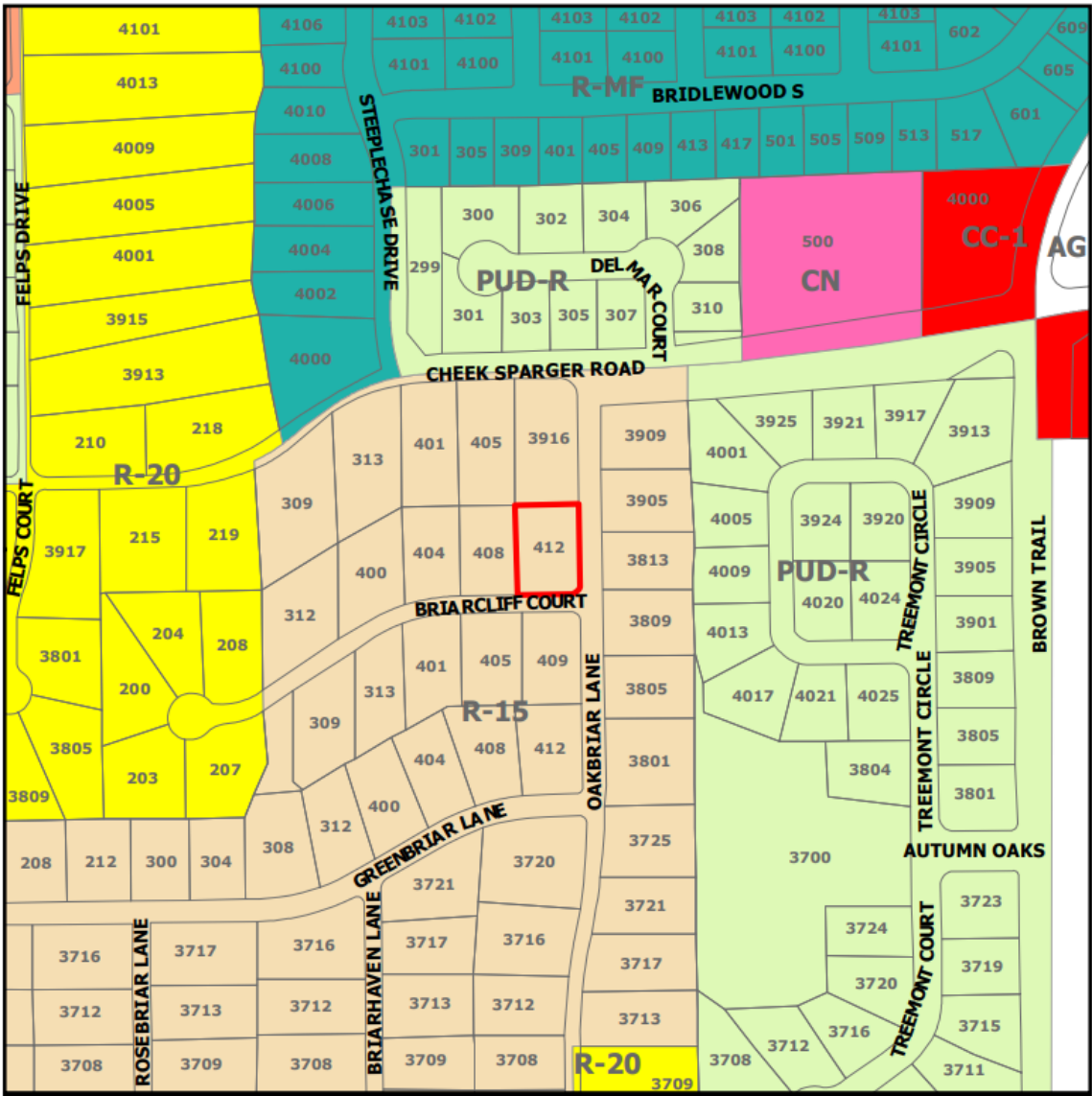
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



License #:		Job #:	
Alternate Contact:		Alternate Contact:	
Email: mitch@dfwcustompool.com		Email: ShellyHorton@gmail.com	
Cell: (817)948-9257		Cell: (817)845-3537	
Phone:		Phone:	
State/Zip: Texas		State/Zip: Texas	
City: Hurst		City: Colleyville	
Address: 669 Airport Fwy		Address: 412 Bharcliff	
Assigner: Mitch Chapman		Customer Name: Shelly Horton	
		Length: 28ft	
		Width: 14ft	
		Depth: 3.5ft - 5ft - 4ft	
		Perimeter: Pool 84ft nft	
		Sqaure Footage: Pool=392 Spa=42	
		Capacity: 1436 Gallons Total	
		Material: See Material Selections Page	
		Water Features: 4 Deck Jet with	
		Feature pump (ALFRT	
		EVI Client has their	

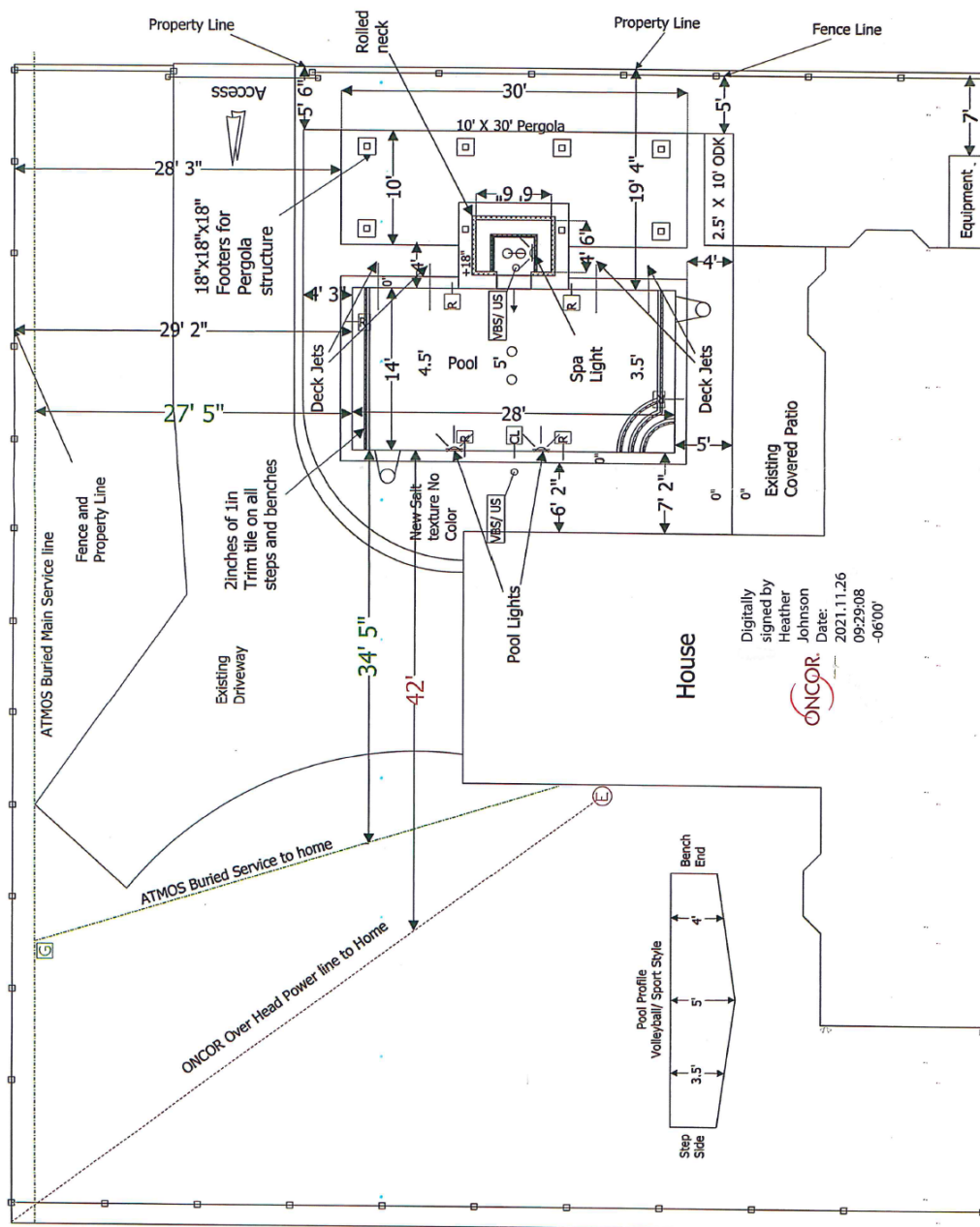
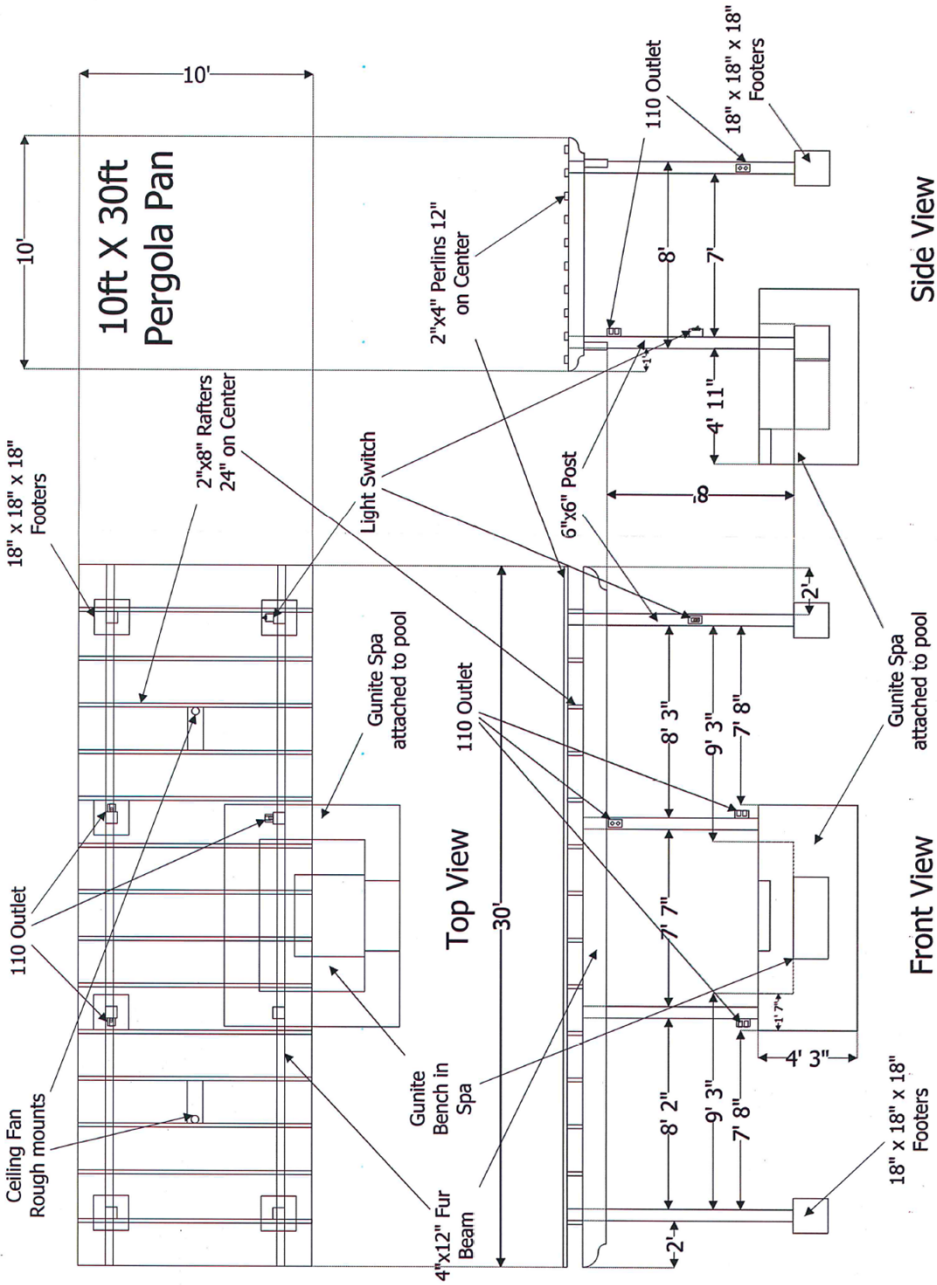


Exhibit "C" – Elevation



Designer: Mitch Chapman	Customer Name: Shelly Horton	Length: 30ft
City: Hurst	Address: 412 Briarcliff	Width: 10ft
State/Zip: Texas	City: Colleyville	With PolyGal Y/N: Yes
Phone: (817)948-9257	State/Zip: Texas	Electrical: 1 - Switch, 3 - 110 Outlets,
Email: mitch@dfwcustompool.com	City: Colleyville	2 - Fan Rough
Alternate Contact:	Address: 412 Briarcliff	Material: Fur Beams and Post, with
Job #: (817)948-9257	City: Colleyville	Cedar rafters and Perlins.
License #:	State/Zip: Texas	Ready Seal Stain





City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 5b

Agenda Date 3/2/2022

Number Ordinance O-22-2194

Type Ordinance

Department Community Development

Title

Consideration of a zoning change from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district, specifically for a restaurant with drive-in or drive-thru service, for Tract 2C03, Abstract 206, BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC22-001

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

First Reading and Public Hearing

Brady Shackelford, the applicant, has submitted a request to rezone from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district for the property known as Tract 2C03, Abstract 206, BBB & C RY Survey, being approximately 0.46 acres, and addressed as 4917 Colleyville Boulevard. The purpose is to allow for a 1,776 s.f. drive-thru iced tea shop.

Existing Conditions/Background: The subject property is currently an unplatted 0.46 acre tract known as Tract 2C03, Abstract 206, in the BBB & C RY Survey. The current zoning of PUD-C has the base zoning of CC-1 Village Retail that allows for retail uses as well as an auto rental use (Enterprise). The applicant proposes to develop the property into a restaurant (iced tea shop) with a drive-thru along Colleyville Boulevard, which is not allowed in the current PUD-C district.

Purpose: The purpose of a Planned Unit Development-Commercial (PUD-C) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient, and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Proposed PUD-C Ordinance: Request – The applicant requests to change zoning to the PUD-C district to allow for a 1,776 s.f. drive-thru iced tea shop.

Analysis: The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. This request fits into a recent trend of commercial development along Colleyville Boulevard. Approval of this PUD-C would mean an approval of the drive-thru restaurant use for this property.

The following regulations from the proposed PUD-C ordinance are proposed and would differ from the requirements of the Land Development Code.

- Permitted uses being subject to the CC-1 Village Retail uses
- Allowance for a drive-thru restaurant for HTEaO
- There is a required 20' of landscaping along Colleyville Boulevard
- The applicant is requesting minimal landscaping as a condition of the PUD-C ordinance
- The horizontal and vertical articulation of all elevations vary from the requirements of Chapter 6
- 13 proposed parking spaces are proposed and recognized as a condition of the PUD-C ordinance
- The maximum impervious coverage to vary from the CC-1 Village Shopping Center district requirement of 80% to 86.34% and be recognized as a condition of the PUD-C ordinance

Plat Status: The property is unplatted and is recognized as Tract 2C03, Abstract 206, BBB & C RY Survey. A formal plat will be required prior to building permits being issued.

DRC Review: The Development Review Committee reviewed the request at their January 25, 2022, meeting and the following comments were provided to the applicant:

1. Provide a Statement of Planning Objectives.
2. Provide a separate landscaping plan for review or include the information on the site plan.
3. There is a required 20' of landscaping along Colleyville Boulevard. Please dimension the site plan so it may become a condition of the PUD-C ordinance.
4. Include on the site plan the required number of parking spaces being 18 and the proposed being 13. This will be a condition of the PUD-C ordinance.
5. Provide an elevation of the dumpster enclosure.
6. Additional site data is required. An excel spreadsheet has been submitted. The preference is for the "Option 2" site plan. Please add to the site plan: existing zoning is PUD-C; percentage of landscape area and non-landscape area; and percentage of lot coverage. This will be a condition of the PUD-C ordinance.
7. Provide the percentage of materials for the elevations. Chapter 6 of the Land Development Code requires 90% of the materials to be brick, native stone, cast stone. This will become a condition of the PUD-C ordinance.
8. The horizontal and vertical articulation of all elevations are required to meet Chapter 6 of the Land Development Code.

9. Provide information on lighting of the site.
10. Rename W. Glade Road to Old Glade Road.
11. Shift the location of the dumpster enclosure so its opening faces south. This will provide better circulation within the site.
12. The property will need to be platted to apply for building permits.

Fire Marshal Comments:

1. Future comments may be needed when building plans are submitted for permitting.
2. Fire lanes are 24 feet wide and traffic may not stack into marked fire lanes.

Urban Forestry/Landscaping Comments:

1. Provide a landscape plan done by a Landscape Architect detailing each landscape requirement from Chapter 4 of our Land Development Code and include Urban Forestry Calculations (required site canopy – new tree plantings) based on Chapter 5.
2. Show required 20ft landscape buffer along Colleyville Blvd.

Second Submittal Review February 7, 2022**Fire Marshal Comments:**

1. On page A1.00 show the firelane to 150 feet from Colleyville Boulevard and then no longer show it.
2. On page E1.00 remove the bollards shown.

Urban Forestry/Landscaping Comments:

1. Site landscape area must be met. You can get 50% credit for landscaped ROW. Using your plan and estimating a 7ft wide existing sidewalk along the front, I calculated 2,818 sqft of landscape ROW for a credit of 1,409 sqft. This brings your provided landscape area to 4,193, which is in regulation. Technically, even with credits, you need at least 15% landscape area on-property and you are at 13.7%, but in this case it is okay. Please add this information to the plan.
2. There is a required 20ft landscape buffer along Colleyville Blvd. It must be in the property. Also, since this is a corner lot, the buffer must wrap around along Old Glade Rd.
3. The monument sign is not within regulation for location. The monument is too close to the front and side property line. Provide dimensions from the front and side (south) property lines. If you want to keep the locations you will need to provide an exhibit/rendering of the monument (basically the documents that would be submitted with a sign permit) and it could be put into the PUD-C ordinance for consideration. Otherwise, update the site and landscape plans with dimensions and a location that is in regulation, which is 8ft to front property line and 30ft to side (south) property line.
4. Remove the "drive-thru sign board" and replace with "traffic directional sign" from the plans or provide an exhibit and rendering with details on it.

Drainage: The lot currently has 100% impervious coverage and the changes proposed therefore do not affect the existing impact to adjacent properties.

Surrounding Development: Property immediately to the north has CC-1 Village Retail zoning and has developed with a commercial use. Property to the south has CC-1 Village Retail zoning and has developed with a restaurant use. Property to the west has CC-2 Shopping Center zoning and has developed primarily with commercial uses. Property to the east has CC-1 Village Retail zoning and has mostly developed with commercial uses.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, designates the subject property and the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor for future commercial use. The Land Development Code only allows a restaurant with a drive-thru in the CC-2 Shopping Center zoning district. The proposed rezoning request complies with the commercial land use designation stated in the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per state law. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code.

Staff Recommendation: Staff recommends approval of a PUD-C zoning change. The proposed ordinance recognizes the challenges of the site along with the use of a drive-thru restaurant fitting into the Colleyville Boulevard Corridor. Staff attempted to identify the areas where not in compliance with the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the zoning request removing the regulation pertaining to the monument sign at their February 15, 2022, meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

Recommendation

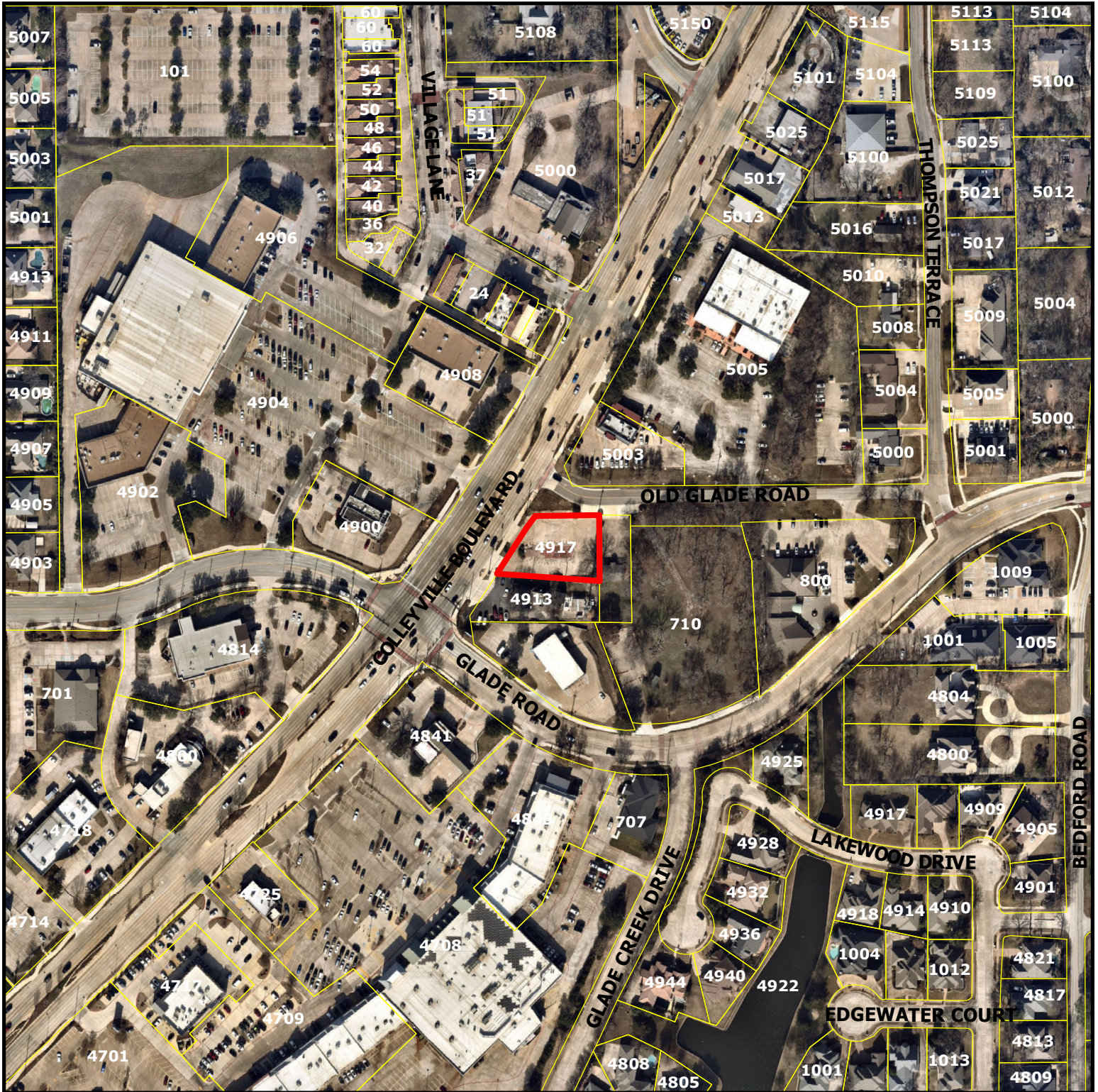
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Final Survey
5. Site Exhibits
6. Tree and Landscaping Exhibits
7. Architectural Rendering
8. Project Timeline

9. Schedule of Gross Area
10. Economic Development Information
11. Notification Map
12. Notification Letter
13. Notification List
14. Ordinance O-22-2194

Aerial Map



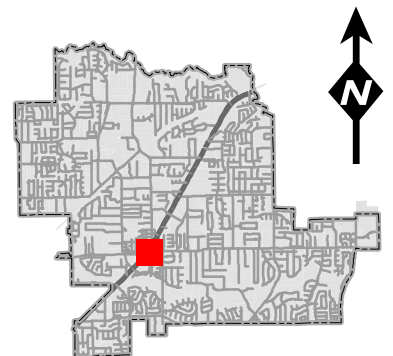
ZC22-001

4917 Colleyville Boulevard

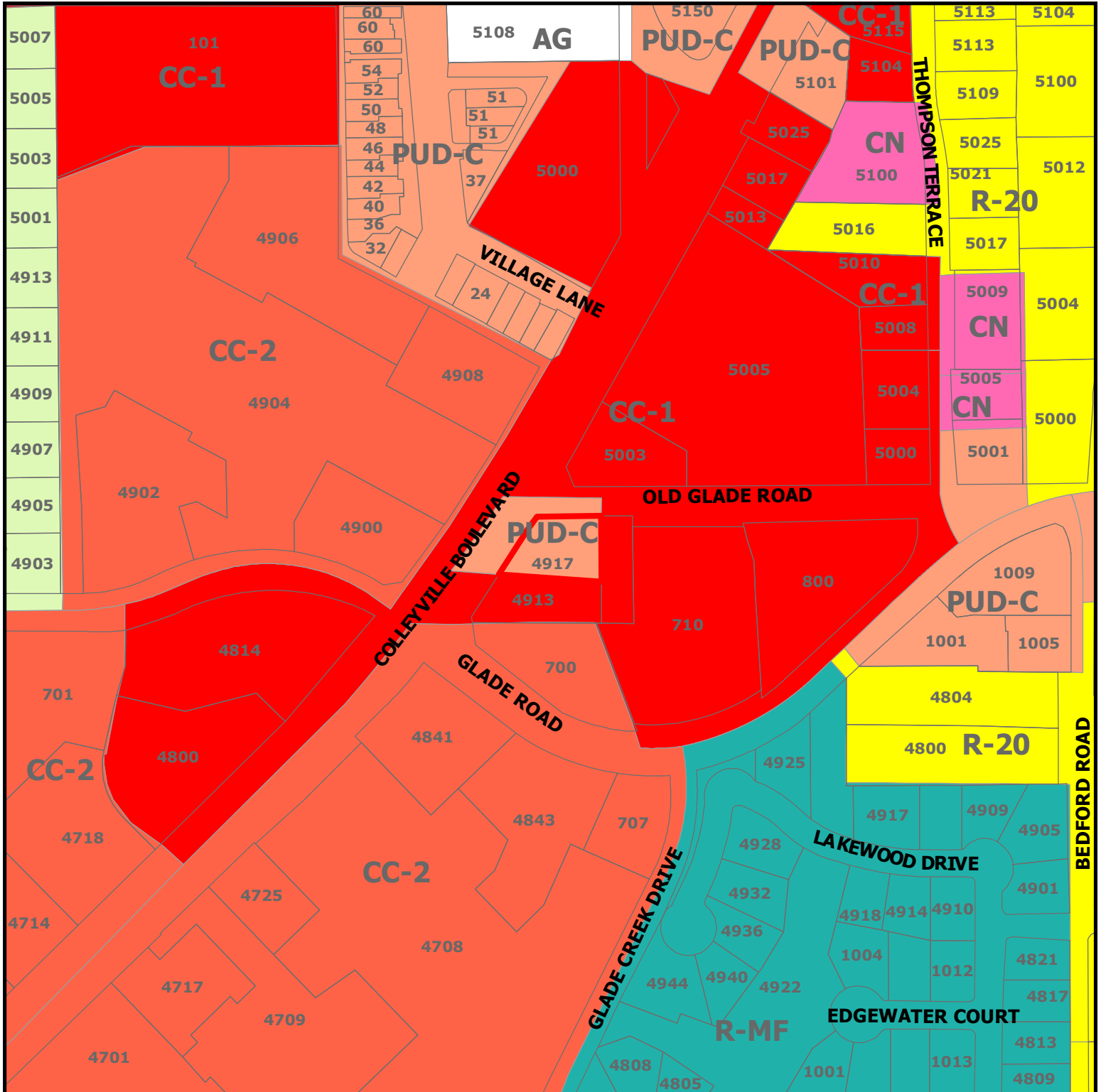
DISCLAIMER:
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Subject Property



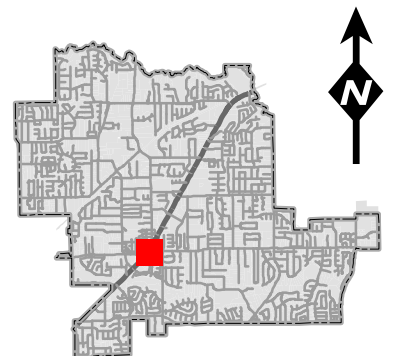
Zoning Map



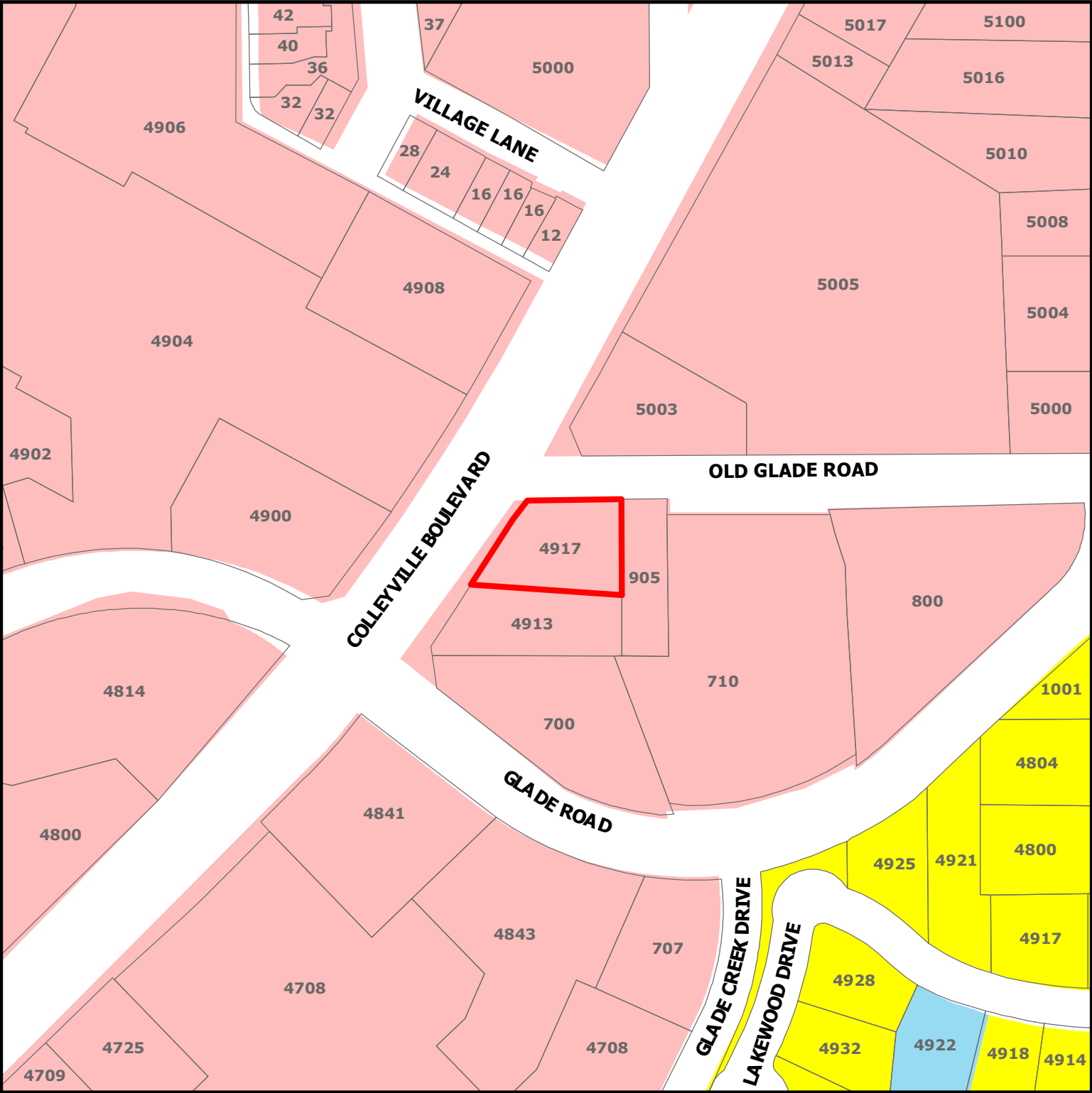
ZC22-001
4917 Colleyville Boulevard

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 Subject Property



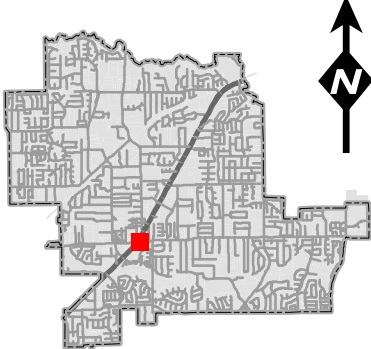
Future Land Use Map



ZC22-001

4917 Colleyville Boulevard

-  Subject Property
-  Residential
-  Colleyville Blvd Corridor
-  Water Body



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EXISTING PROPERTY CONDITIONS

LOT AREA	20,254 SQ.FT. or 0.46 ACRES
MARKED PARKING PROVIDED:	
STANDARD	24 SPACES
HANDICAP	0 SPACES
TOTAL	24 SPACES

EXCEPTIONS TO THE TITLE COMMITMENT

This survey is made relying on information provided by Stewart Title Guaranty Company with an Effective date of October 16, 2019 and an issued date of October 24, 2019, in connection with the transaction described in GF# 19000220017.

Exception No.	DESCRIPTION OF EASEMENT	Applies to Subject tract	Shown Graphically on Attached Survey Plat
10d	Non-access or limited access highway disclosed by deed to the State of Texas, filed 12/04/2006, recorded in Clerk's File No. D206379370, Real Property Records, Tarrant County, Texas.	YES	YES

LEGEND

— — — — —	EXISTING EDGE ASPHALT PAVING	— — — — —	EXISTING OVERHEAD POWER LINE
— — — — —	EXISTING CHAINLINK FENCE	— — — — —	EXISTING WOOD FENCE
— — — — —	EXISTING BARBED WIRE FENCE	— — — — —	EXISTING WROUGHT IRON FENCE
— — — — —	GUY WIRE	●	POWER POLE
○	1/2" IRON ROD FOUND	●	WM—WATER VALVE
○	1/2" IRON ROD SET	●	WM—WATER METER
○	1" IRON PIPE FOUND	●	ICV—IRRIGATION CONTROL VALVE
□	FENCE POST CORNER	●	BOL—BOLLARD
⊠	"X" FOUND	●	SANITARY SEWER MANHOLE
CM	CONTROLLING MONUMENT	●	STORM SEWER MANHOLE
▲	UNDERGROUND ELECTRIC	●	TELEPHONE MANHOLE
△	OVERHEAD ELECTRIC	●	WATER MANHOLE
■	BRICK COLUMN	●	
▨	COVERED PORCH, DECK OR CARPORT	●	
●	FIRE HYDRANT	●	
○	LIGHT POLE	●	
V	VAULT	●	
T	TRANSFORMER	●	
GI	GRATE INLET	●	

VICINITY MAP



NOT TO SCALE

PROPERTY DESCRIPTION

Being a tract of land situated in the BBB & CRR Co. Survey, Abstract No. 206, City of Colleyville, Tarrant County, Texas, said being that same tract of land conveyed to LG Colleyville, LLC, a Texas limited liability company, by General Warranty Deed recorded in Instrument No. D213219661, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found at the Northwest corner of a tract of land conveyed to Nelda E. Thompson by Deed recorded in Instrument No. D215060780, Official Public Records, Tarrant County, Texas, said point being on the South right-of-way line of Glade Road (variable width right-of-way):

THENCE South 00 degrees 11 minutes 15 seconds West, along the West line of said Thompson tract, a distance of 140.10 feet to a 1/2 iron rod found at the Northeast corner of Lot 3, Block 3 of Village Park Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the map recorded in Volume A, Page 1264, Deed Records, Tarrant County, Texas;

THENCE North 82 degrees 08 minutes 00 seconds West, along the North line of said Lot 3, Block 3, a distance of 193.44 feet to a concrete monument found for corner on the Southeast right-of-way line of Colleyville Boulevard (variable width right-of-way);

THENCE leaving said Northeast line of Lot 3, Block 3 and traversing along said Southeast right-of-way line of Colleyville Boulevard as follows:

North 32 degrees 16 minutes 24 seconds East, a distance of 90.68 feet to an "X" found for corner at the beginning of a curve to the left, having a radius of 2,928.79 feet, a delta of 00 degrees 51 minutes 16 seconds, and a chord bearing and distance of North 32 degrees 27 minutes 11 seconds East, 43.68 feet;

Northeasterly along said curve to the left, an arc length of 43.68 feet to a concrete monument found at the intersection of said Southeast right-of-way line of Colleyville Boulevard and the aforementioned South right-of-way line of Glade Road;

THENCE North 89 degrees 57 minutes 17 seconds East, along said South right-of-way line of Glade Road, a distance of 120.22 feet to the POINT OF BEGINNING and containing 20,254 square feet or 0.46 of an acre of land.

GENERAL NOTES

- Bearings are based on the Deed recorded in Instrument No. D213219661, Official Public Records, Tarrant County, Texas.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment dated October 16, 2019, issued by Stewart Title Guaranty Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- The survey correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property and any other matters situated on the subject property.
- Except as shown on the survey, there are no visible easements or rights-of-way.
- Except as shown on the survey, there are no observed above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- That the subject property has access to and from Colleyville Boulevard and Glade Road, both duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48439C0095K, with a date of Identification of 09/25/2009, Community No. 480590, in Tarrant County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.
- There are no observed evidence of current earth moving work, building construction or building additions.
- The surveyor is not aware of any proposed changes in street right of way lines.
- The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets or rights-of-way.

SURVEYOR'S CERTIFICATE

To: Palio Partners, LLC and Stewart Title Guaranty Company in connection to transaction GF# 19000220017:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 14, 16 and 17 of Table A thereof. The field work was completed on September 23rd, 2019.

Executed this 25th day of September, 2019

Bryan Connolly
Bryan Connolly, RPLS NO. 5513



REVISIONS		
DATE	BY	NOTES
10/08/19	MC	TITLE
10/25/19	MC	TITLE

C.B.G. Surveying Texas, LLC
12025 Shiloh Rd, Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10168800
www.cbainctx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	09/25/19	1918620		MC

ALTA/NSPS LAND TITLE SURVEY

BBB & CRR CO. SURVEY, ABSTRACT NO. 206

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

4917 COLLEYVILLE BOULEVARD

No.	Description	Date

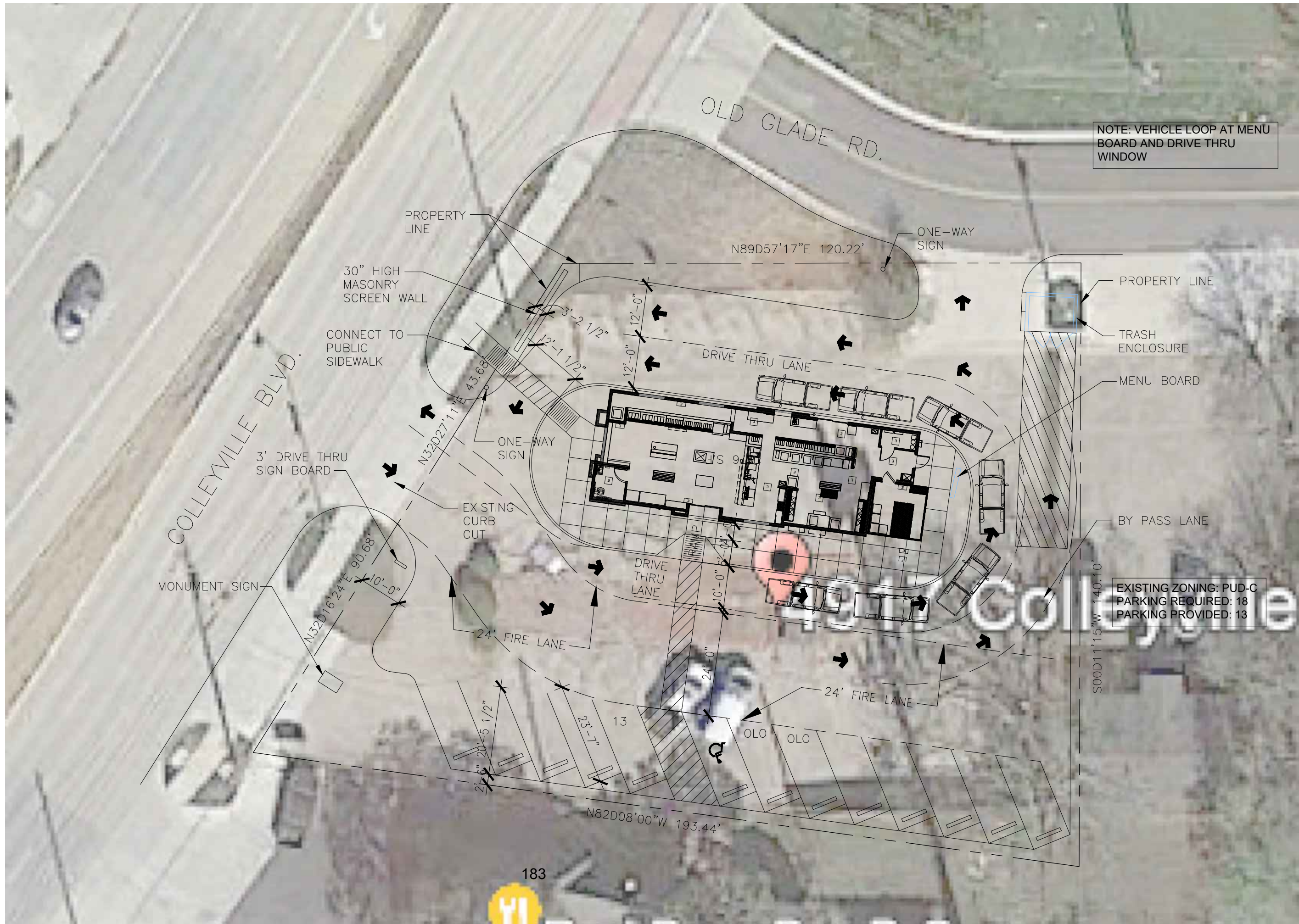
LOT COVER % TABLE

Schedule of Gross Area			
HTeaO Colleyville			
	Acres	Square Feet	Percentage
Building Square Feet		1776	
Attached Walk in Cooler		144	
Total Gross Area of Buildings		1920	9.48%
Total Gross Area of Streets/Sidewalks		15570	76.87%
Total Gross Area of Open/Landscape Space		2766	13.66%
Total Gross Area	0.46	20256	100.00%

STATEMENT OF OBJECTIVE

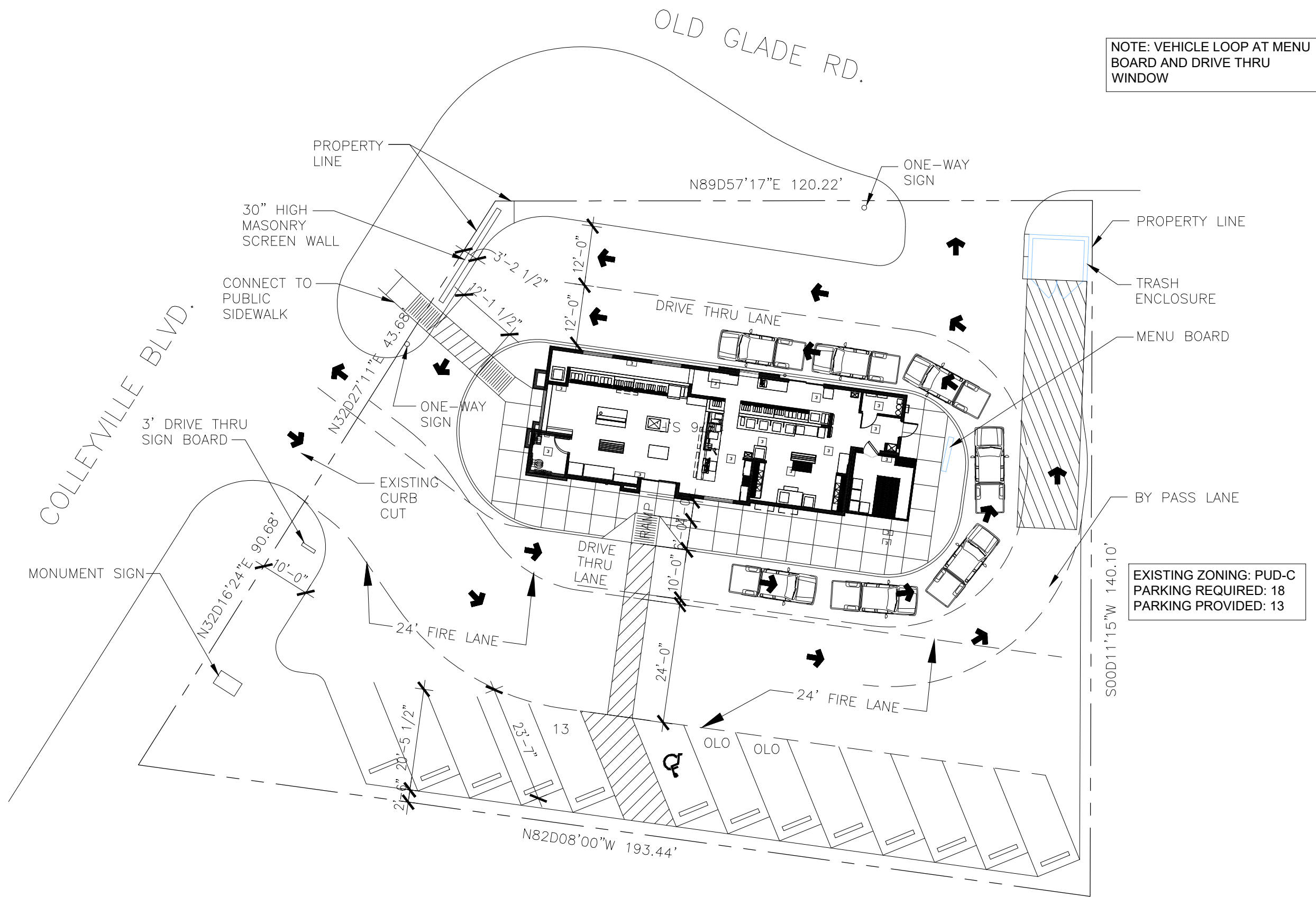
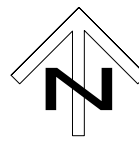
HTea0 is a 1,776 square foot Retail Store that sells flavored tea, coffee, dry pre-packaged food, yeti cooler, pre-packaged bottled water and ice. There is no kitchen or fume hoods. No food will be cooked. There is no sit-down or wait service. There is no seating inside or outside the store. The store will be at 4917 Colleyville Blvd., Colleyville Texas 76034, Tarrant County.

The building includes the following spaces. Front of house consist of a retail area and a public restroom. The Back of house consist of a Point-of-Sale Counter, Brew area (this is the area where the tea is brewed), Coffee station (this is the are where the coffee is made), Prep area, Receiving area, RO Closet, Drive-thru area and a Walk-in-Cooler.



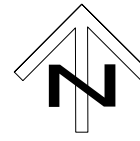
2 AERIAL SITE PLAN

1" = 20'-0"

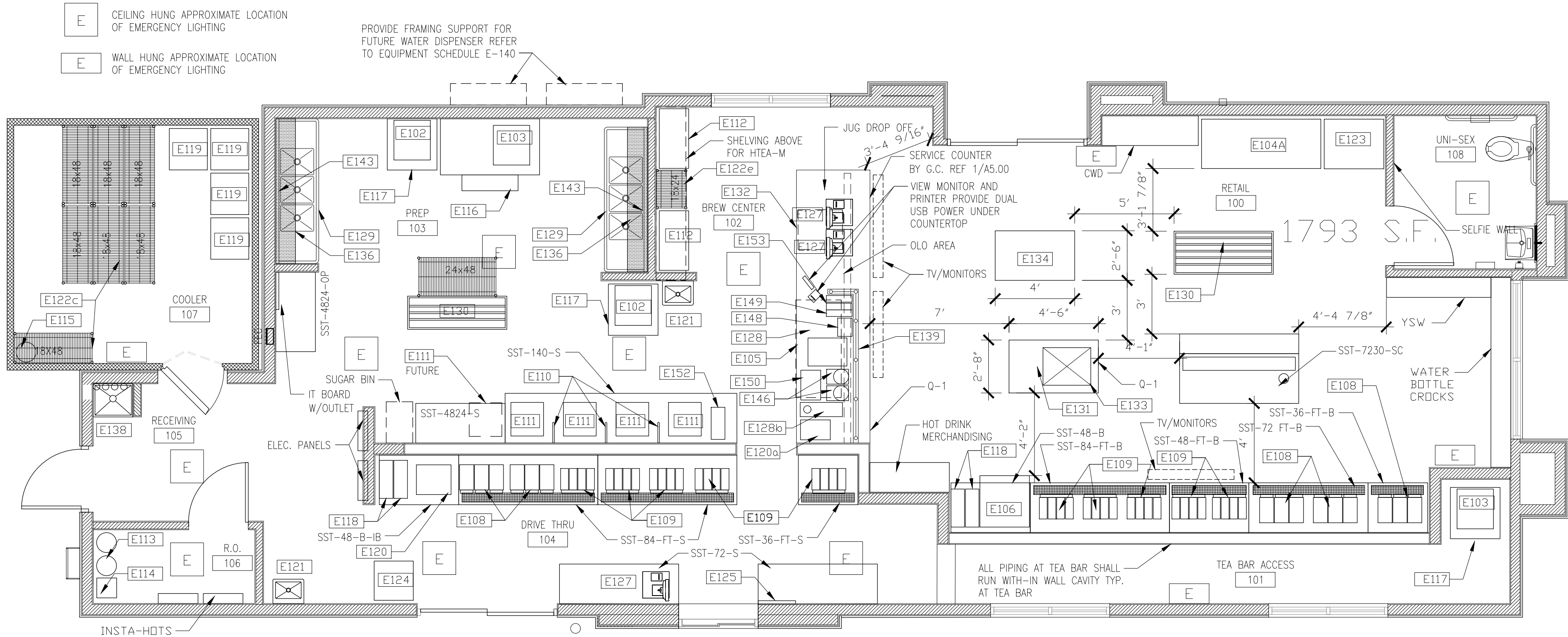


1 SITE PLAN

1" = 20'-0"



STAINLESS STEEL TABLE SCHEDULE									
MARK	QUANTITY	DESCRIPTION	BASE TYPE	LENGTH	DEPTH	SPECIALTY ACCESSORIES	COMMENT	PROVIDED BY	INSTALLED BY
SST-72-S	2	STAINLESS STEEL WORK TABLE	WITH UNDERSHELF	72	24			OWNER	GENERAL CONTRACTOR
SST-7230-SC	1	STAINLESS STEEL WORK TABLE	ENCLOSED BASE / SLIDING DOORS	72	30		PROVIDE 6" DIAM HOLE FOR ACCESS TO TRASH, LOCATION TBD.	OWNER	GENERAL CONTRACTOR
SST-36-FT-B	1	STAINLESS STEEL WORK TABLE	ENCLOSED BASE / SLIDING DOORS	36	30	FULL LENGTH URN TROUGH		OWNER	GENERAL CONTRACTOR
SST-48-FT-B	1	STAINLESS STEEL WORK TABLE	ENCLOSED BASE / SLIDING DOORS	48	30	FULL LENGTH URN TROUGH		OWNER	GENERAL CONTRACTOR
SST-72-FT-B	1	STAINLESS STEEL WORK TABLE	ENCLOSED BASE / SLIDING DOORS	72	30	FULL LENGTH URN TROUGH		OWNER	GENERAL CONTRACTOR
SST-84-FT-B	1	STAINLESS STEEL WORK TABLE		84	30	FULL LENGTH URN TROUGH		OWNER	GENERAL CONTRACTOR
SST-36-FT-S	1	STAINLESS STEEL WORK TABLE		36	30	FULL LENGTH URN TROUGH ABOVE TABLE		OWNER	GENERAL CONTRACTOR
SST-84-FT-S	2	STAINLESS STEEL WORK TABLE		84	30	FULL LENGTH URN TROUGH ABOVE TABLE		OWNER	GENERAL CONTRACTOR
SST-4824-OP	1	STAINLESS STEEL WORK TABLE - COMPUTER TABLE	OPEN BASE	48	24			OWNER	GENERAL CONTRACTOR
SST-4824-S	1	STAINLESS STEEL WORK TABLE	WITH UNDERSHELF	48	24			OWNER	GENERAL CONTRACTOR
SST-48-B-IB	1	STAINLESS STEEL WORK TABLE W/ICE BIN CUTOUT	ENCLOSED BASE / SLIDING DOORS	48	30			OWNER	GENERAL CONTRACTOR
SST-48-B	1	STAINLESS STEEL WORK TABLE	ENCLOSED BASE / SLIDING DOORS	48	30			OWNER	GENERAL CONTRACTOR
SST-140-S	1	STAINLESS STEEL WORK TABLE	WITH UNDERSHELF	140	30			OWNER	GENERAL CONTRACTOR
NOTE: STAINLESS STEEL TABLES SHALL BE PROVIDED BY EQUIPMENT SUPPLIER IN ACCORDANCE WITH STANDARD PRACTICE FOR THIS CUSTOMER. NOTIFY ARCHITECT IF ANY DISCREPANCY EXISTS BETWEEN THIS SCHEDULE AND TYPICAL HTea0 APPLICATIONS. STAINLESS STEEL TABLE SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND ALL DIMENSIONS SHALL BE FIELD VERIFIED BY G.C. PRIOR TO FABRICATION.									

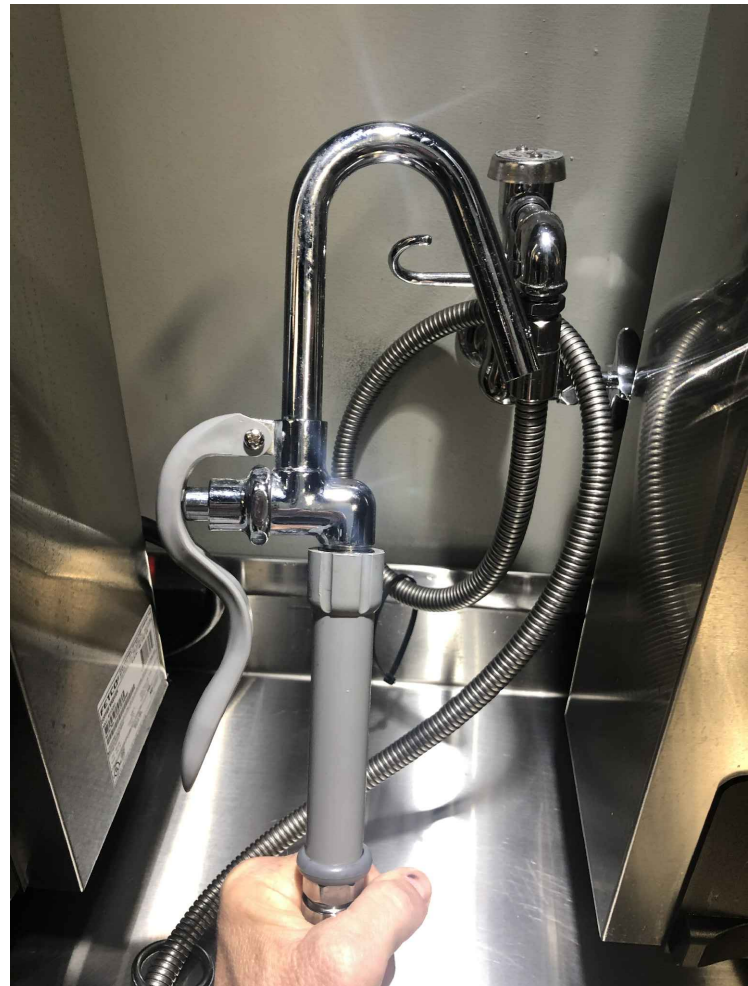


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Limothy P. Rose
02.01.22

PROJECT NUMBER 21084		
REVISIONS		
No.	Description	Date
PRELIMINARY REVIEW		

A2.10

EQUIPMENT
PLAN
OPTION 2



2 JUG FILLER FAUCET
COORDINATE WITH PLUMBING DRAWINGS



1 JUG FILLER FAUCET
COORDINATE WITH PLUMBING DRAWINGS

EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	MFG	MODEL	VOLTZ	PHASE	AMPS	HP	CONNECTION TYPE	PLUMBING				DIMENSIONS (INCHES U.N.O.)			NOTES	PROVIDED BY	INSTALLED BY
										CW	HW	DRAIN	GAS	H	W	D			
E 101	1	WALK IN COOLER	US COOLER	CRHCUS	240	1	9	2HP	NEMA 3R HEAVY DUTY DISCONNECT WHITE OAK – 20A MOCP – CONTRACTOR TO VERIFY BASED ON FINAL SELECTION	--	--	--	--	7.5'	11.8'	11.8'	WEATHER PROOF GFCI RECEPTACLE WITHIN 25 FEET OF UNIT. PROVIDE INSULATED FLOOR.	OWNER	GENERAL CONTRACTOR
E 101a	1	WALK IN EVAPORATIVE COIL	BOHN	ADT156AEK	120	1	2.0	--	SINGLE POLE MOTOR SWITCH AT COIL WITH WEATHER PROOF COVER.	--	--	--	--	--	--	--	SEE NOTE 2	OWNER	GENERAL CONTRACTOR
E 101b	1	WALK IN LIGHTING & CONTROL	US COOLER	CUSTOM	120	1	2.0	--	ONE 120V CIRCUIT FOR COOLER LIGHTS AND CONTROLS	--	--	--	--	--	--	--		OWNER	GENERAL CONTRACTOR
E 102	2	ICE NUGGET MAKER	SCOTSMAN	N1322R–32	208–230	1	30	--	LOCAL FUSED NEMA 3R DISCONNECT	3/8"	--	3/4" INDIRECT	--	27"	22.9"	24"	G.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE UNIT WITH MANUFACTURE. SEE NOTE 1	OWNER	GENERAL CONTRACTOR
E 103	2	ICE CUBE MACHINE	SCOTSMAN	EH330SL–1	115	1	15	--	NEMA 5–20P	3/8"	--	3/4" INDIRECT	--	23"	30"	24"	G.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE UNIT WITH MANUFACTURE. SEE NOTE 1	OWNER	GENERAL CONTRACTOR
E 104a	1	VERT. AIR CURTAIN OPEN DISPLAY	TURBO AIR	TOM–72EB–N	220	1	18	--	NEMA 6–20P	--	--	--	--	81 1/8"	72"	29 7/8"		OWNER	GENERAL CONTRACTOR
E 104b	0	VERT. AIR CURTAIN OPEN DISPLAY	TURBO AIR	TOM–50MW(B)–N	115	1				--	--	--	--	60 1/2"	50 7/8"	28"		OWNER	GENERAL CONTRACTOR
E 105	1	59" UNDERCOUNTER REFRIGERATOR	TRUE	TUC–60G–LP–HC–FGD01	115	1	4.0	1/4HP	NEMA 5–15P	--	--	--	--	31 7/8"	59"	27 1/2"	G.C. TO VERIFY SIZE AND LOCATION OF CONDENSATE DRAIN IF REQUIRED SEE NOTE 1 AND ITEM 105a. LOW PROFILE CASTERS. G.C. SHALL INSTALL AND COORDINATE SIZE, LOCATION OF ESPRESSO MACHINE MILK TUBE LINE WITH MANUFACTURES. REFER TO E128.	OWNER	GENERAL CONTRACTOR
E 105a	1	CASTERS FOR TRUE LOCK (2) LOCK 2.5" DIAM SET OF 4	TRUE	LOW PROFILE CASTERS	--	--	--	--	--	--	--	--	--	--	--	--		OWNER	GENERAL CONTRACTOR
E 106	1	ICE DISPENSER	MULTIPLYX	2705519	120	1	2.8	--	NEMA 5–20P	--	--	3/4"	--	34.88" VERIFY	30"	31.13"	G.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE UNIT WITH MANUFACTURE. SEE NOTE 1. MODEL NUMBER S–150, S–200, OR 2–250 TO BE SELECTED BASED ON NEED	OWNER	GENERAL CONTRACTOR
E 107	4	40" COPPER LINE SET	SCOTSMAN	BTR40					BRAZED ENDS								LIQUID LINE DIAMETER: 3/8"; DISCHARGE LINE DIAMETER: 1/2"	OWNER	GENERAL CONTRACTOR
E 108	5	BEVERAGE DISPENSER 3 BOWL	CRATHCO	D35–3	120	1	9	--	NEMA 5–20P	--	--	--	--	27.3"	25.6"	15.9"		OWNER	GENERAL CONTRACTOR
E 109	12	BEVERAGE DISPENSER 4 BOWL	CRATHCO	E49–3	120	1	6	--	NEMA 5–20P	--	--	--	--	25.5"	20.5"	15"		OWNER	GENERAL CONTRACTOR
E 110	3	KETTLE AND POT FILLER	T&S BRASS	B–0605						1/2"							REFER TO PLUMBING DRAWING AND PHOTOS THIS SHEET	OWNER	GENERAL CONTRACTOR
E 111	4	FETCO BREWING UNIT	FETCO	CBS–2132XTS–1G (E213251)	200–240	1	REF MANUF.	--	HARD WIRED PROVIDE CORD SET AND LOCAL DS AS NEEDED	3/8"	--	REF MANUF.	--	26 1/4"	19 3/4"	20 3/8"	G.C. PROVIDE REGULATOR REFER TO MEP AND COORDINATE WITH MANUFACTURE, INFRASTRUCTURE FOR 5 FUTURE UNITS.	OWNER	GENERAL CONTRACTOR
E 112	2	WATER JUG FILL STATIONS	OWNER	--	120	1	10		NEMA 5–20P	1/2" (2 EA)	--	1.5"	--	65.5"	35.4"	17.7"		OWNER	GENERAL CONTRACTOR
E 113	1	WATER DISINFECTION SYSTEM	VIQUA	S80–PA	100–240	1	--	--	NEMA 5–20P	3/4"	--	--	--	35.5"	--	--		RO SUPPLIER	RO SUPPLIER
E 114	1	REVERSE OSMOSIS SYSTEM	CULLIGAN	E1–1F	115	1	12	3/4HP	NEMA 5–20P PROVIDE CORD SET	--	--	--	--	37"	10"	46.3"	PIPING PROVIDED AND INSTALLED BY G.C. REF MEP	RO SUPPLIER	RO SUPPLIER
E 115	1	WATER PRESSURE BOOST PUMP	GRUNDFOS	M03–35	120	1	12	3/4HP	HARDWIRE MOTOR RATED SWITCH	1"	--	--	--	--	--	--		RO SUPPLIER	RO SUPPLIER
E 116	1	NUGGET ICE BINS	SCOTSMAN	BH1600BB–A	--	--	--	--	--	--	--	1"	--	62"	60"	43.625"		OWNER	GENERAL CONTRACTOR
E 117	3	MODULAR ICE STORAGE BIN	SCOTSMAN	B530P	--	--	--	--	--	--	--	3/4"	--	44"	30"	45.5"		OWNER	GENERAL CONTRACTOR
E 118	4	CUP DISPENSING CABINET	SAN JAMAR	C2804	--	--	--	--	--	--	--	--	--	30 1/4"	8 1/16"	24 3/8"		OWNER	GENERAL CONTRACTOR
E 119	4	RO STORAGE TANK	AXIS	140 GAL. 23" SQUARE	--	--	--	--	--	2"	--	1"	--	72.6"	25.1"	23"		RO SUPPLIER	RO SUPPLIER
E 120	1	DROP–IN ICE BIN	ADVANCE TABCO	D–24–IBL	--	--	--	--	--	--	--	1"	--	14"	21"	18"		OWNER	GENERAL CONTRACTOR
E 120a	1	DROP–IN ICE BIN	ADVANCE TABCO	D–12–IBL	--	--	--	--	--	--	--	1"	--	6"	12"	18"		OWNER	GENERAL CONTRACTOR
E 121	2	HAND SINK WITH SPLASH GUARDS TO MEET ADA & HEALTH CODES	ADVANCE TABCO	7–PS–EC–SP–1X	--	--	--	--	--	1/2"	1/2"	1 1/2"	--	13"	17"	15.25"	INSULATE EXPOSED PIPES PER TAS/ADA GUIDELINES	OWNER	GENERAL CONTRACTOR
E 122a	1	24"x48" WIRE RACK "METRO" SHELF	--	--	--	--	--	--	--	--	--	--	--	--	--	--		OWNER	GENERAL CONTRACTOR
E 122b	0	24"x36" WIRE RACK "METRO" SHELF	--	--	--	--	--	--	--	--	--	--	--	--	--	--		OWNER	GENERAL CONTRACTOR
E 122c	7	18"x48" WIRE RACK "METRO" SHELF	--	--	--	--	--	--	--	--	--	--	--	--	--	--		OWNER	GENERAL CONTRACTOR
E 122d	0	18"x48"x7" WIRE RACK "METRO" SHELF, BLUE EPOXY	--	--	--	--	--	--	--	--	--	--	--	--	--	--		OWNER	GENERAL CONTRACTOR
E 122e	1	18"x24" WIRE RACK "METRO" SHELF	--	--	--	--	--	--	--	--	--	--	--	--	--	--		OWNER	GENERAL CONTRACTOR
E 123	1	ICE COOLER	LEER, INC	LO30UAQE	115	1	15	1/3HP	NEMA 5–20P	--	--	--	--	76.5"	36"	30"		OWNER	GENERAL CONTRACTOR
E 124	1	24" REACH–IN COOLER	TURBO AIR	TGM–11L	115	1	2.2	1/4HP	NEMA 5–20P	--	--	--	--	62 3/4"	23 5/8"	23 3/8"		OWNER	GENERAL CONTRACTOR
E 125	1	KBS TOUCH SCREEN MONITOR	VIEWSONIC	VSD–242	115 (for adapter)	1	4	1/4HP	PROVIDE 1" EMPTY CONDUIT FOR DATA REF. ELECTRICAL PLAN FOR ROUTING	--	--	--	--	14"	22.6"	1.9"	WALL MOUNTED	CNC	CNC
E 126	1	DRIVE–THRU MENU BOARD	--	--	--	--	--	--	PROVIDE (3) 1" EMPTY CONDUIT FOR DATA REF. ELECTRICAL PLAN FOR ROUTING.	--	--	--	--	--	--	--		OWNER – VENDOR	SIGN COMPANY
E 127	3	P.O.S.	--	--	--	--	--	--	--	--	--	--	--	--	--	--	G.C. TO PROVIDE WALL OUTLETS WITH (2) TWO USB CHARGING PORTS, (1) ONE AT EACH POS. REFER TO MEP DRAWINGS.	CNC	CNC
E 128	1	ESPRESSO CAPPUCCINO MACHINE	EVERSYS	CAMEO CLASSIC C2m Color: Earth	208	1	15/30	--	NEMA L6–30 TWIST	3/8"	--	1.25" I.D.	--	24.8"	16.9"	23.6"	REFER TO MANUFACTURER RECOMMENDATIONS FOR WATER REQUIREMENTS. CORPORATE HAS APPROVED HIGH VOLUME OPTION, PLEASE SEEK APPROVAL BEFORE ORDERING. DEDICATED REVERSE OSMOSIS WATER (50 PPM)	OWNER	GENERAL CONTRACTOR
E 128a	--	ESPRESSO PARTS NSF COUNTERTOP BAR & CAFE RINSER	--	W17B–EPPRCT662	120	1	2.0	--	SINGLE POLE MOTOR SWITCH AT COIL WITH WEATHER PROOF COVER.	3/8"	--	1/2"	--	--	--	--	USED AT STORES WHERE RECESSED COUNTER RINSER CAN NOT BE USED.	OWNER	GENERAL CONTRACTOR
E 128b	1	4.5" RECESSED STAINLESS STEEL RINSER WITH DRIP TRAY AND DRAIN	VEVOR	--	--	--	--	--	--	1/2" TO 3/8" & 3/4" ADAPTERS	--	1/2" TO 3/8" & 3/4" ADAPTERS	--	.05"	8.6"	25.7"	GLASS WASHER FOR BAR, 25.7"x8.6" (652x218MM) IN SIZE, WITH CUTOUT SIZE OF 24.2"x7.2" (615x182MM). RECOMMENDED WATER PRESSURE 15–30 PSI	OWNER	GENERAL CONTRACTOR
E 129	2	3–COMPARTMENT SINK STAINLESS STEEL SINK MODEL NO# FE–1620–18RL–X W/20" DRAIN BOARDS EACH END – NOMINAL LENGTH 10'–0"															REFER TO E 143 FOR FAUCET	GENERAL CONTRACTOR	GENERAL CONTRACTOR
E 130	2	ALUMINUM DUNNAGE RACK – 60"x20"x8" – FOCUS FOOD SERVICE, MODEL #FADR60208																OWNER	GENERAL CONTRACTOR
E 131	1	BUFFET STYLE FOOD, DOUBLE SIDED, SNEEZE GUARDS ON BOTH SIDES, FOR FRUIT BAR CART, BLACK FRAME FINISH – FBC–2, MANUFACTURE: CAL–MILL, MODEL #2027–36–13. BASE CABINET AND QUARTZ TOP BY OTHERS – ASSEMBLY BY G.C.																OWNER	GENERAL CONTRACTOR
E 132	1	DEPOSITORY SAFE – MESA MFL3020CC – 3.6 CU.FT.												30"	20"	20"	FIELD VERIFY EXACT LOCATION AND SIZE	OWNER	GENERAL CONTRACTOR
E 133	1	FRUIT BAR COUNTER																GENERAL CONTRACTOR	GENERAL CONTRACTOR
E 134	1	4'–0" BRAND INC RETAIL ISLAND REFER TO SHEET A3.05																OWNER	OWNER
E 135	2	HME VEHICLE DETECTOR LOOP SYSTEM – VOL100 – ONE LOOP FOR DRIVE THRU MENU BOARD, AND ONE LOOP TO COUNT TIME AT THE DRIVE THRU WINDOW																OWNER	GENERAL CONTRACTOR
E 136	2	WALL MOUNTED STAINLESS STEEL SHELF, 10'–0" (LENGTH TO MATCH EXISTING 3 COMPARTMENT SINK G.C. TO FIELD VERIFY), HEIGHT TO BE FIELD VERIFIED, WIDTH 12"																OWNER	GENERAL CONTRACTOR
E 137	1	KNOX BOX – G.C. SHALL COORDINATE EXACT LOCATION, MANUFACTURE AND MODEL NUMBER OF UNIT WITH FIRE DEPARTMENT.																GENERAL CONTRACTOR	GENERAL CONTRACTOR
E 138	1	MOP SINK & RACK																GENERAL CONTRACTOR	GENERAL CONTRACTOR
E 139	1	SNEEZE GUARD – POLISHED STAINLESS 24" TOTAL HEIGHT ROUND POST SUPPORT SYS. INLCUDING NEW LOW WALL – FIELD VERIFY HEIGHT OF SNEEZE GUARD : C.R. LAURENCE. PP0818EBS, GLASS: 1/4" TEMPERED GLASS WITH POLISHED EDGES.																GENERAL CONTRACTOR	GENERAL CONTRACTOR
E 140	0	WATER VENDING MACHINE	WATER VENDING BY US	WV 3000 SDWM	120	1	3 TO 5	--	PER MANUFACTURE	3/4" R.O. AND 1/2" TEE TO VALVES	--	1 1/4" RIBBED	--	46	50	13	FIELD VERIFY EXACT LOCATION OUT SIDE OF BUILDING ON EXTERIOR WALL, COORDINATE WITH PLAN. PROVIDE R.O. WATER, MOUNT PER MANUFACTURER REQUIREMENTS. G.C. SHALL PROVIDE INFRASTRUCTURE FOR UNIT AS PART OF BASE BID.	OWNER	GENERAL CONTRACTOR.
E 141	3	ERC REMOTE CONDENSER	SCOTSMAN	ERC311–32	208	1	1.25	3 X 2	NEMA 5–20P	--	--	--	--	38.5"	29.2"	29.5"	MEP TO MATCH–UP TO CORRECT UNIT	OWNER	GENERAL CONTRACTOR
E 142	1	ECC REMOTE CONDENSER	SCOTSMAN	ECC1200–32	208–230	1	30	3 X 2	NEMA 5–20P	--	--	--	--	39.75"	39.1"	32.1"	MEP TO MATCH–UP TO CORRECT UNIT	OWNER	GENERAL CONTRACTOR
E 143	2	8" WALL MOUNT PRE–RINSE	KROWNE	17–109WL	--	--	--	--	--	1/2"	--	--	--					OWNER	GENERAL CONTRACTOR
E 144		NOT USED																	
E 145	0	BABY CHANGING STATION	KOALA KARE	KB200	--	--	--	--	--	--	--	--	--	22 1/4"	35 3/16"	4"	HORIZONTAL WALL MOUNTED, WHITE GRANITE DS	GENERAL CONTRACTOR	GENERAL CONTRACTOR
E 146	2	THERMAL DISPENSER 1.5 GAL D449	--	W438–L4D15	--	--	--	--	--	--	--	--	--	24"	9"	9"		OWNER	GENERAL CONTRACTOR
E 148	1	4 QT. 2 COMPARTMENT STAINLESS STEEL CONDIMENT DISPENSER WITH TWO PUMPS	WINCO	PKTS–2D	--	--	--	--	--	--	--	--	--	16"	11"	8 3/4"		OWNER	OWNER
E 149	2	4 TIER SYRUP RACK	WINCO	PKTS–2D	--	--	--	--	--	--	--	--	--	13"	4"	15 1/2"		OWNER	OWNER
E 150	1	RUBBER BAR MAT	BONBON	--	--	--	--	--	--	--	--	--	--	--	12"	18"		OWNER	OWNER
E 151	2	RUBBER BAR MAT	TEBERY	--	--	--	--	--	--	--	--	--	--	--	23"	3"		OWNER	OWNER
E 152	1	COFFEE BATCH GRINDER	BUNN	G2–HD–BLK	120	1	11	--	NEMA 5–15P	--	--	--	--	26.5"	7.3"	16.8"		OWNER	GENERAL CONTRACTOR
E 153	1	COFFEE CUP DISPENSER	--	--	--	--	--	--	--	--	--	--	--	--	--	--		OWNER	OWNER
E 154	1 EA	VIEW MONITOR AND PRINTER	--	--	--	--	--	--	--	--	--	--	--	--	--	--	PROVIDE DUAL USB POWER UNDER COUNTERTOP	CNC	CNC

- NOTES:
- ROUTE PIPING IN WALL
 - ROUTE PIPING IN PVC PIPE AND PAINT PIPE – COLOR TO BE DETERMINED
 - ROUTE PIPING UP TIGHT TO WALL AND PAINT – COLOR TO BE DETERMINED
 - ROUTE POWER AND REFRIGERANT LINES FOR ICE MAKERS REMOTE CONDENSERS UP THRU ROOF. PROVIDE ROOF MANUFACTURE'S STANDARD ROOF PENETRATION DETAIL AT EACH LOCATION.
 - PROVIDE 3/4" PIPING IN WALL TO ROUTE DISCHARGE FROM STAINLESS STEEL TABLE TROUGHS AND ICE BIN TABLE TO FLOOR SINK.



ROSE–VILLACORTE
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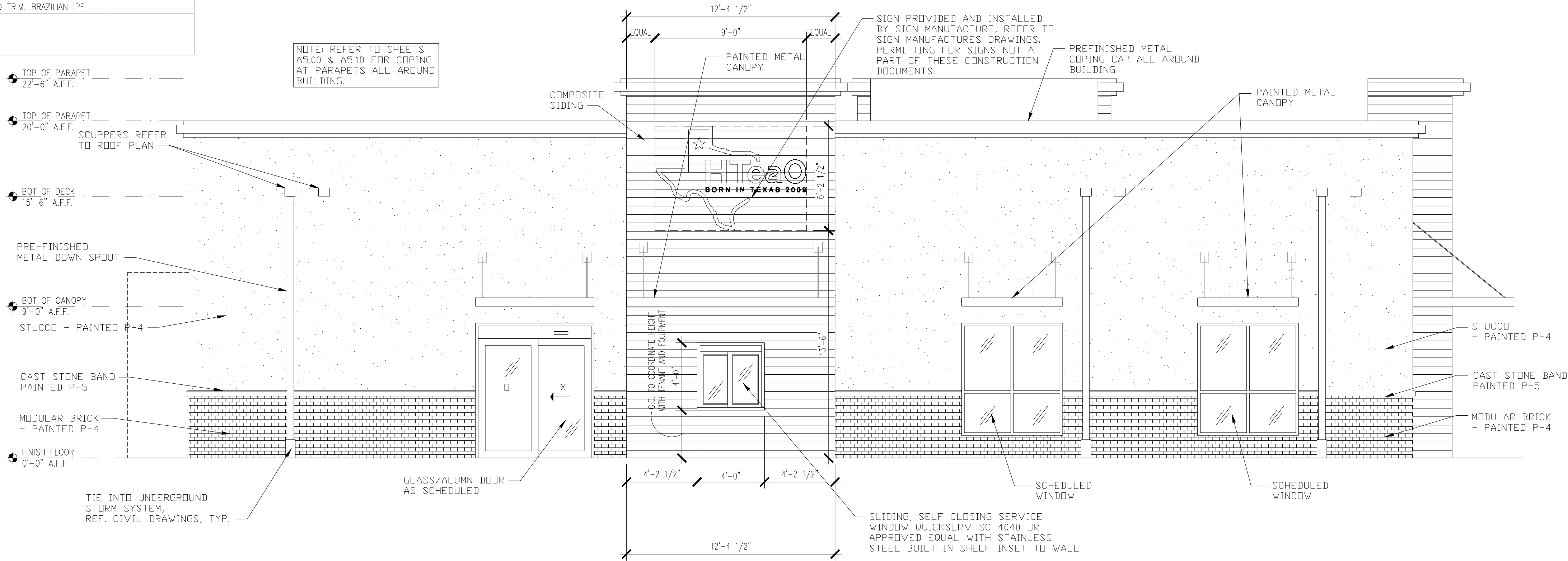
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Limothy P. Rose
01.12.22

PROJECT NUMBER		21084
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CHECKED BY		TPR
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PRELIMINARY REVIEW

A2.11 EQUIPMENT SCHEDULE

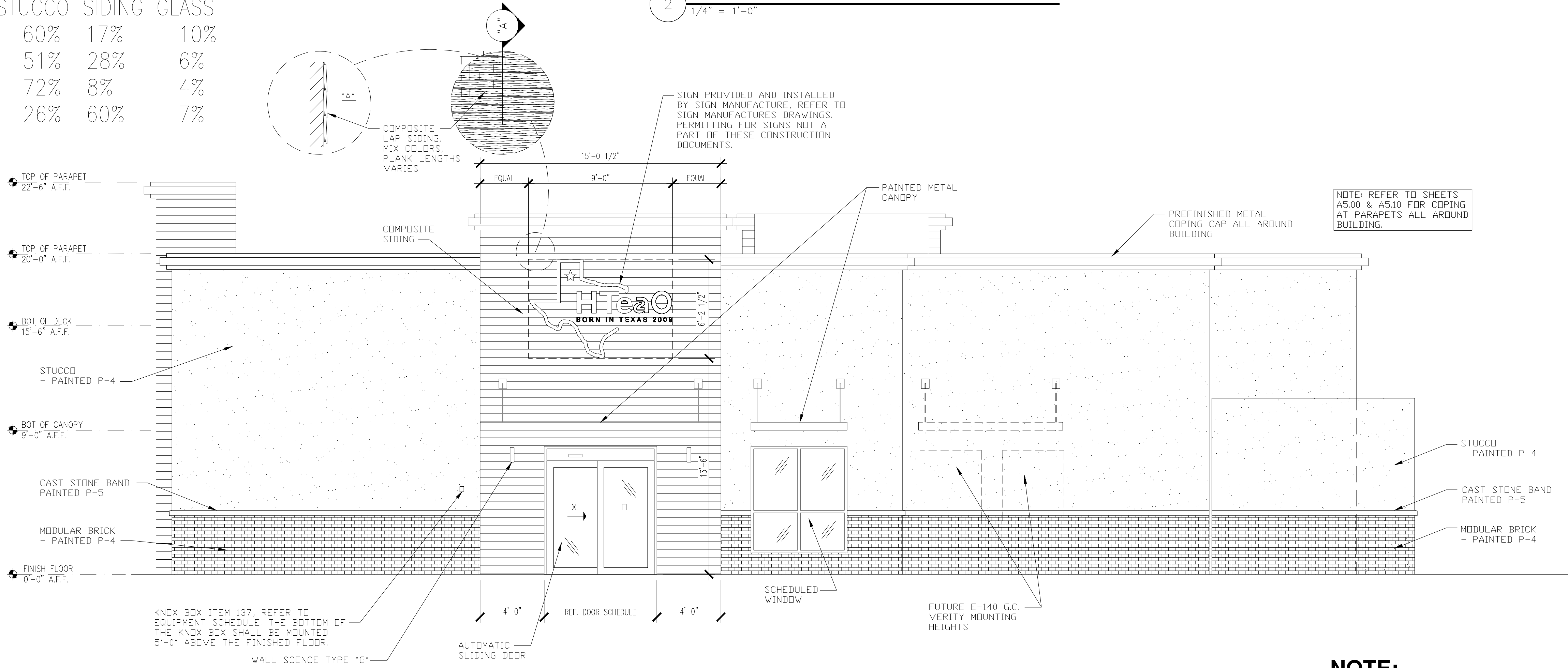
FINISH SCHEDULE			
MARK	DESCRIPTION	COLOR & FINISH	MANUFACTURER
P-3	HOLLOW METAL DOOR & FRAMES	SW 7664 - STEELY GRAY, SEMI-GLOSS FINISH	SHERWIN WILLIAMS
P-4	STUCCO & MASONRY MAIN WALL COLOR	SW7002 DOWNY, SMOOTH FINISH	DRYVIT
P-5	PER-CAST STONE TRIM BAND COLOR	SW7038 TONY TAUPE, SMOOTH FINISH	DRYVIT
P-6	METAL CANOPIES, PARAPET TRIM, LEADER BOXES AND DOWNSPOUTS	DARK BRONZE	
CP-1	COMPOSITE SIDING AT ENTRY (POLYMER)	EQUAL PARTS OF FOLLOWING COLORS: 1. BRAZILIAN IPE 2. PERUVIAN TEAK 3. SPANISH WALNUT 4. HAWAIIAN CHARCOAL CORNERS AND TRIM: BRAZILIAN IPE	NEW TECHWOOD
NOTES: 1) PAINT BRAND: SHERWIN WILLIAMS.			



2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

MATERIAL TABULATIONS

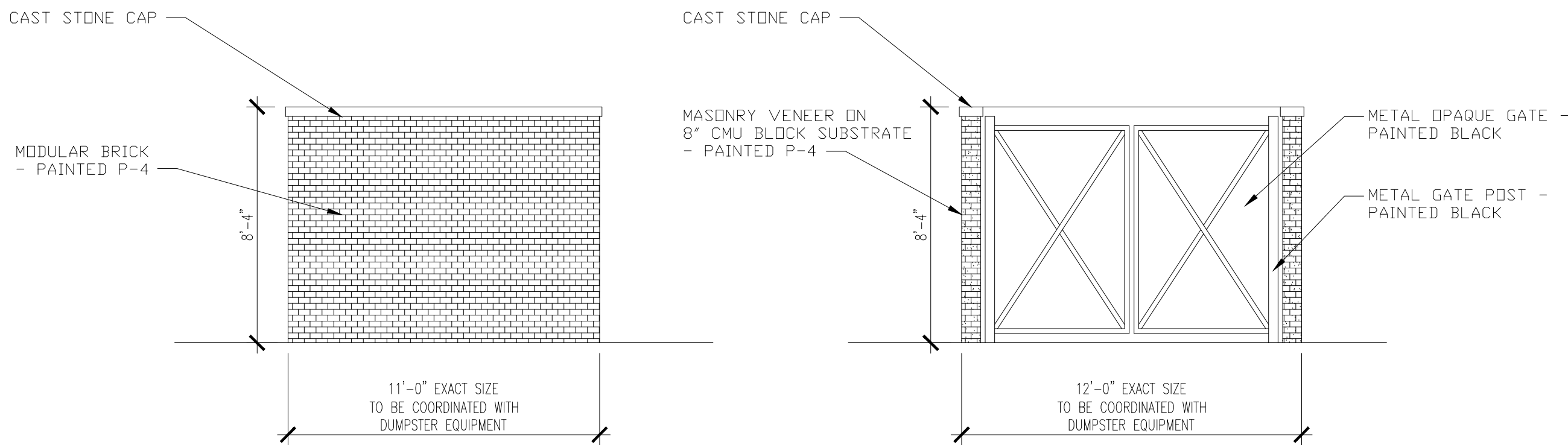
ORIENTATION	MASONRY	STUCCO	SIDING	GLASS
NORTH	13%	60%	17%	10%
SOUTH	15%	51%	28%	6%
EAST	16%	72%	8%	4%
WEST	7%	26%	60%	7%



1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

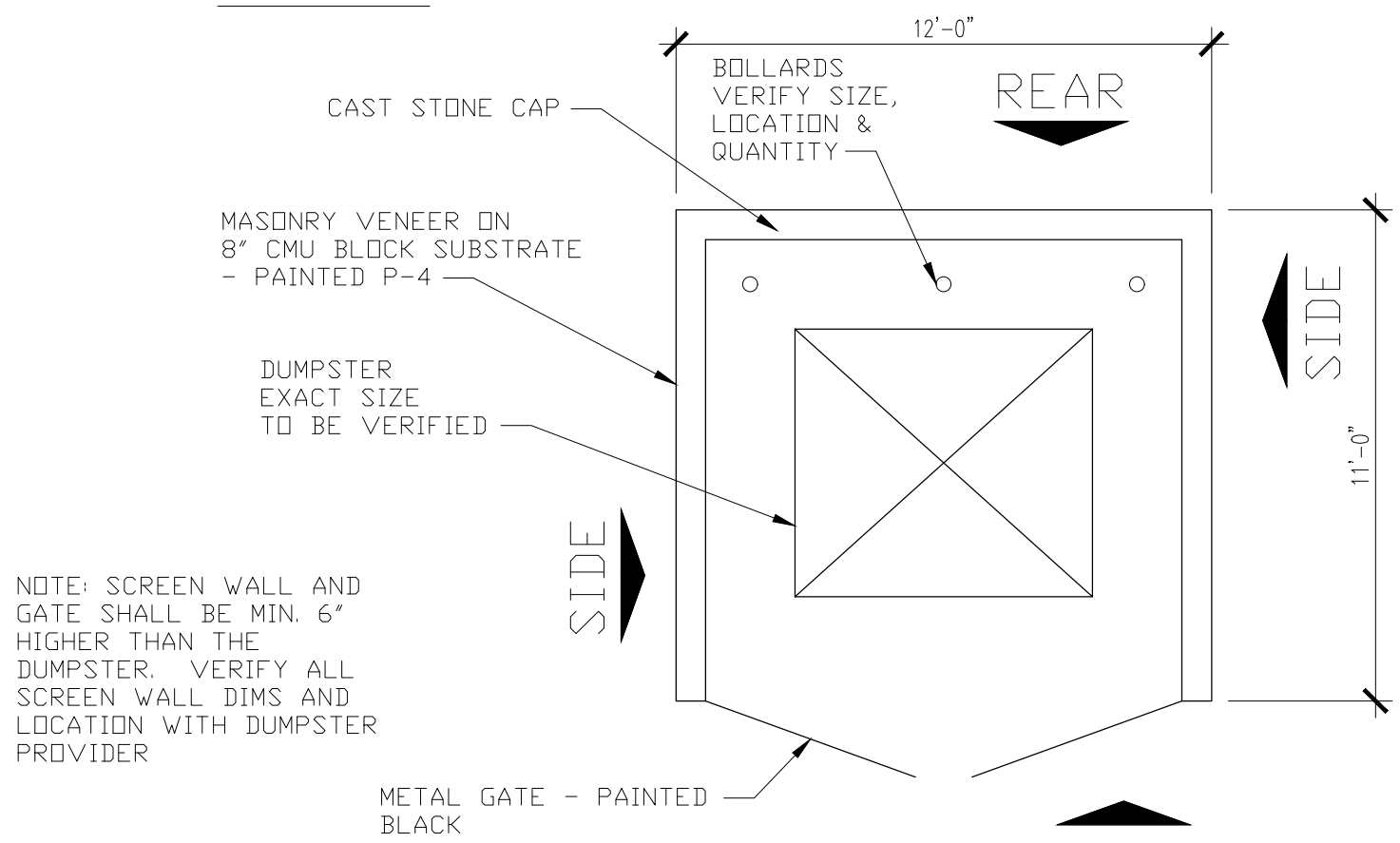
NOTE:

REFER TO SHEET A2.20 FOR FINISHES SCHEDULE



SIDE ELEVATION
REAR ELEVATION IS
SIMILAR

FRONT ELEVATION



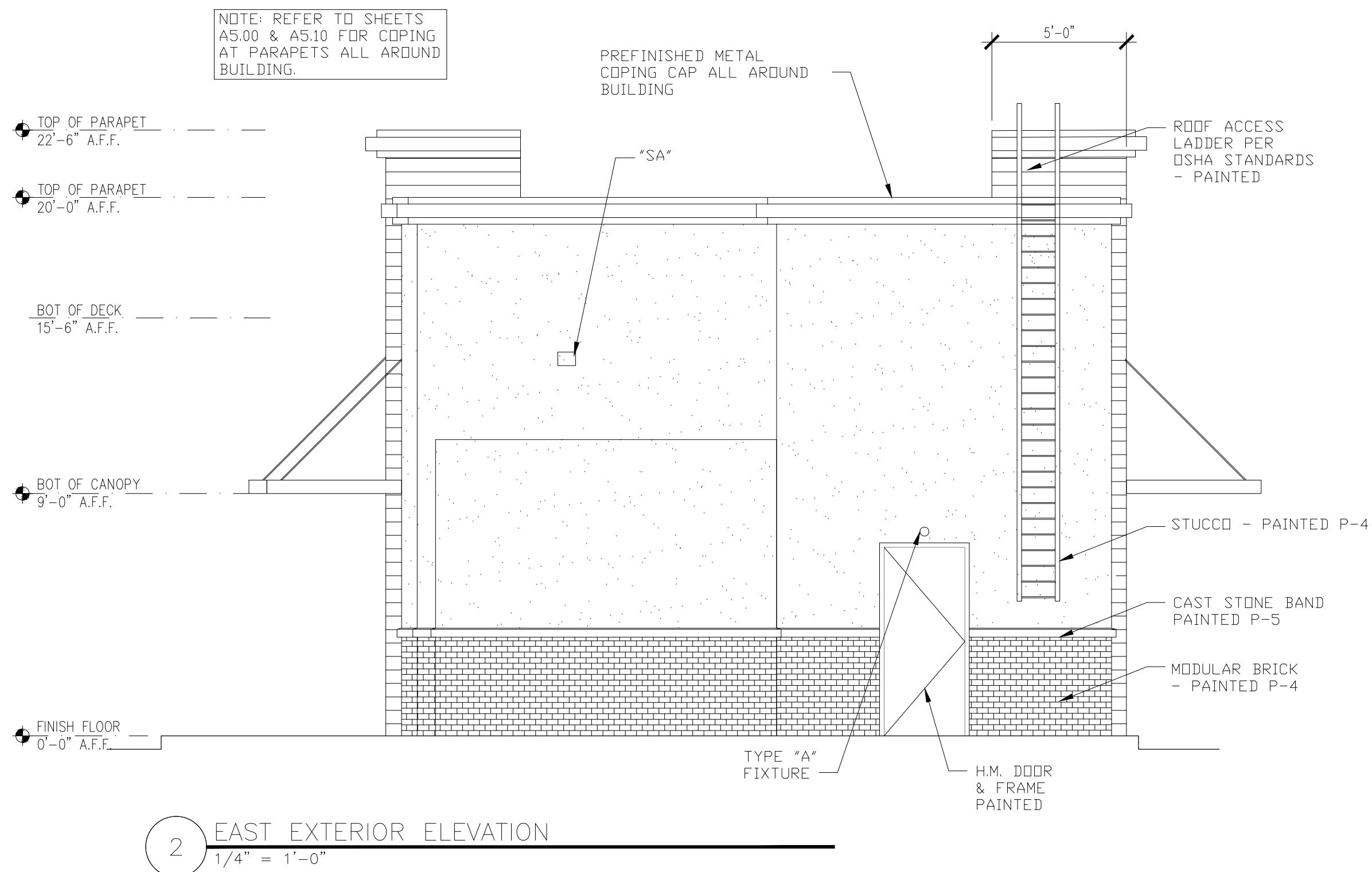
PLAN

3 DUMPSTER SCREEN WALL
1/4" = 1'-0"

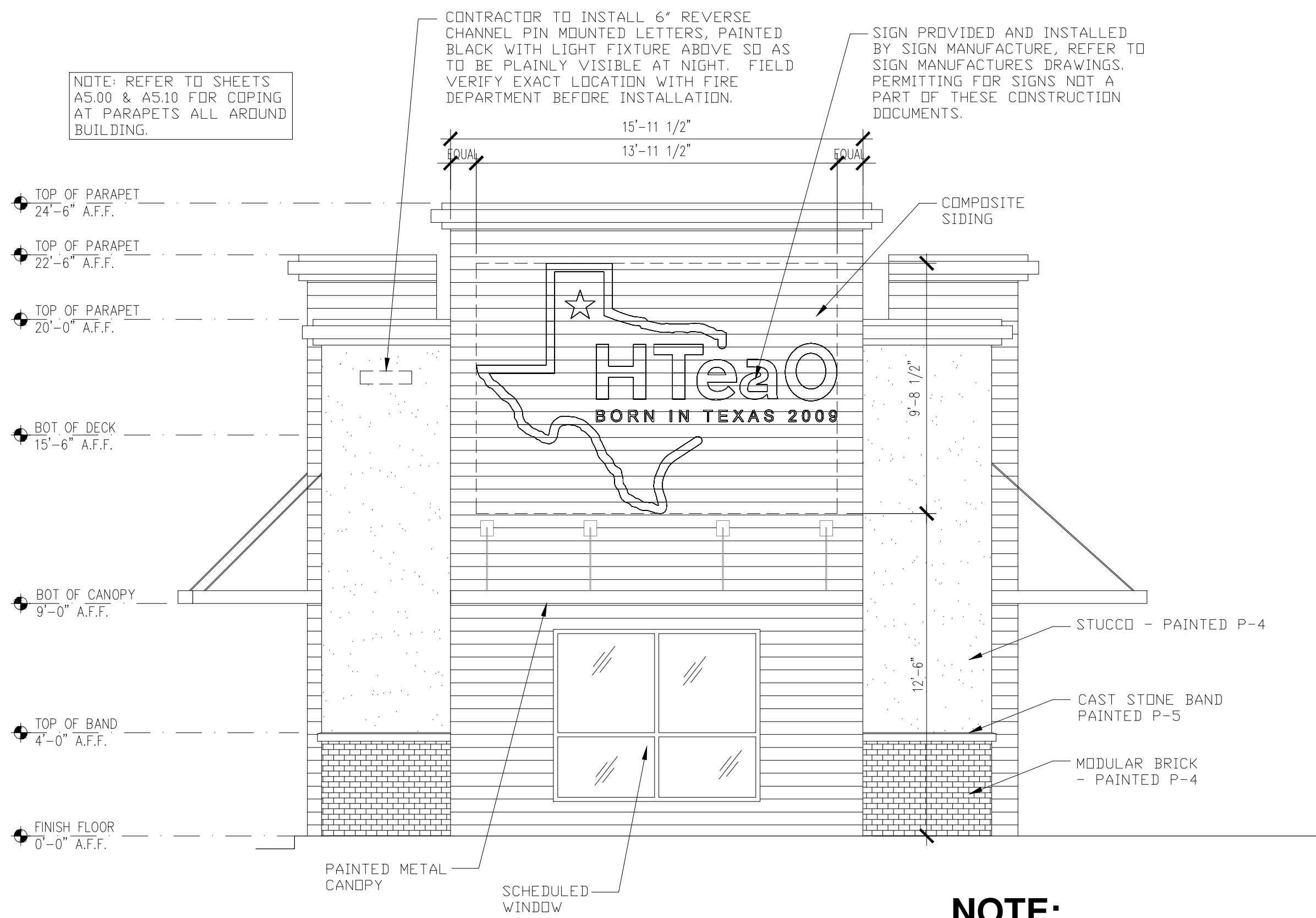
FINISH SCHEDULE			
MARK	DESCRIPTION	COLOR & FINISH	MANUFACTURER
P-3	HOLLOW METAL DOOR & FRAMES	SW 7664 - STEELY GRAY, SEMI-GLOSS FINISH	SHERWIN WILLIAMS
P-4	STUCCO & MASONRY MAIN WALL COLOR	SW7002 DOWNY, SMOOTH FINISH	DRYVIT
P-5	PER-CAST STONE TRIM BAND COLOR	SW7038 TONY TAUPE, SMOOTH FINISH	DRYVIT
P-6	METAL CANOPIES, PARAPET TRIM, LEADER BOXES AND DOWNSPOUTS	DARK BRONZE	
CP-1	COMPOSITE SIDING AT ENTRY (POLYMER)	EQUAL PARTS OF FOLLOWING COLORS: 1. BRAZILIAN IPE 2. PERUVIAN TEAK 3. SPANISH WALNUT 4. HAWAIIAN CHARCOAL CORNERS AND TRIM: BRAZILIAN IPE	NEW TECHWOOD
NOTES: 1) PAINT BRAND: SHERWIN WILLIAMS.			

MATERIAL TABULATIONS

ORIENTATION	MASONRY	STUCCO	SIDING	GLASS
NORTH	13%	60%	17%	10%
SOUTH	15%	51%	28%	6%
EAST	16%	72%	8%	4%
WEST	7%	26%	60%	7%



2 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



1 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

NOTE:

REFER TO SHEET A2.20 FOR FINISHES SCHEDULE

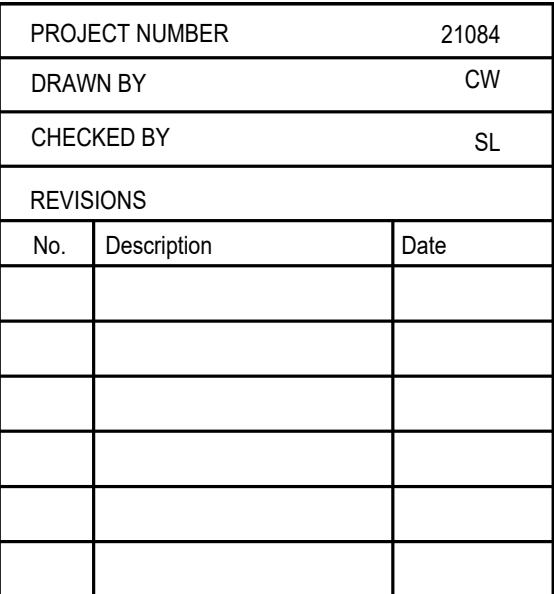
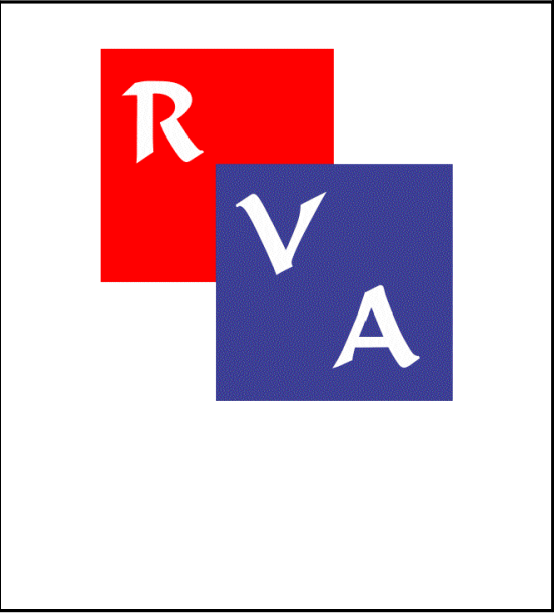


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02.01.22

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PRELIMINARY REVIEW		

A3.01
EXTERIOR
ELEVATIONS
MASONRY 2



E1.00
LIGHTING
PHOTOMETRIC
PLAN



CALCULATION SUMMARY								
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	PtSpCr	PtSpTb
SITE	Fc	2.15	15.0	0.2	10.75	75.00	10	10

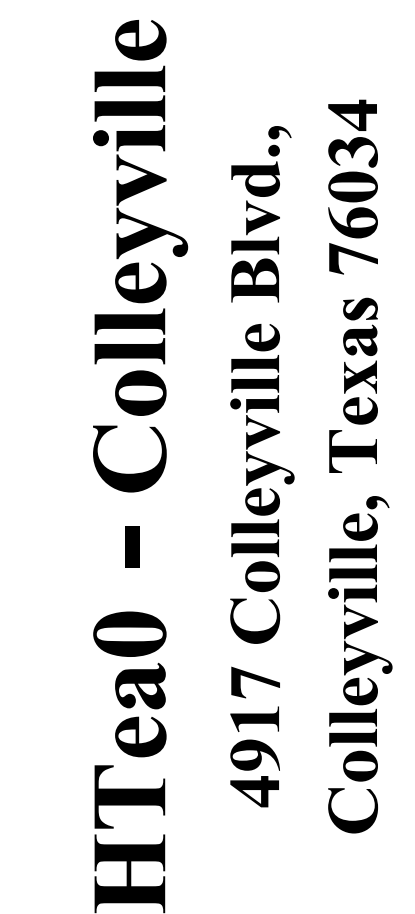
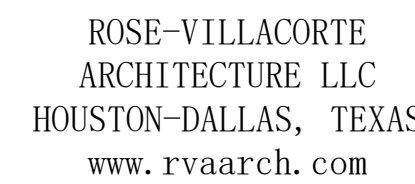


**TEXAS
PROFESSIONAL
ENGINEERING
GROUP, LLC**

TEXAS ENG. FIRM
REG. NO. F-20382

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LUMINAIRE SCHEDULE AND LIGHTING DATA								
SYMBOL	QTY	LABEL	FIXTURE TYPE	DESCRIPTION	MOUNTING HEIGHT	SHIELDING	WATTS	LUMENS
A 	3	A	EMERGENCY WALL SCONCE	RP LIGHTING REL7LED-OB	7'7" MOUNTING HEIGHT	ALL LIGHT SOURCES SHALL BE CONCEALED OR SHIELDED WITH LUMINARIES WITH SHIELDING, SKIRTS OR CUT-OFFS WITH AN ANGLE NOT EXCEEDING 90 DEGREES TO MINIMIZE THE POTENTIAL FOR GLARE AND UNNECESSARY DIFFUSION ON ADJACENT PROPERTY.	14.1	1191
E1 	13	E1	DOWN LIGHT	RP LIGHTING #8120H-14-40-8587 (15W, 3000K, WET LOCATION)	9' MOUNTING HEIGHT		15	1500
G 	2	G	WALL CYLINDER	PROGRESS LIGHTING P5642-31-30K-P860046	7'6" MOUNTING HEIGHT		59.4	1783
SA 	3	SA	LIGHT POLE	NV-1-T4-64L-7-40K-UNV-HSS NV-2-T4-96L-1-40K-UNV-HSS	15' TO 20' MOUNTING HEIGHT		316	19276
SW 	1	SW	WALL PACK	TECHLIGHT LMWC-1-N-8-T3-1	14' MOUNTING HEIGHT		40.7	3906
Y 	4	Y	WALL WASHER SCONCE	NUVO LIGHTING #TH203-SATCO S9428 13W PAR30 LED LAMP	10' MOUNTING HEIGHT		12.8	1768



02.04.22

FOR REVIEW

L1.01

LANDSCAPE PLAN

LANDSCAPE NOTES

GENERAL

- Contractor shall obtain all required permits prior to starting construction.
- Contractor shall comply with all applicable codes, laws, and regulations required by any authorities having jurisdiction over project site.
- All underground utility locations shall be verified by Contractor prior to any site excavation.
- The Contractor shall verify all material measurements and plant quantities.
- Contractor to attend pre-installation meeting and participate in an installation meeting with Owner's Representative.

MATERIALS

- TOPSOIL
Provide topsoil which is fertile, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension and other extraneous or toxic matter harmful to plant growth.
- PLANTING BEDS
a. All Planting bed areas shall be prepared with 6" depth planting mix consisting of: 50% topsoil, 25% compost, 25% sand (not bank sand); 6" planting mix shall be tilled into existing soil.
b. All planting beds shall have continuous shovel-cut bed edge when steel edge is not specified.
- PLANT MATERIAL
a. Planting shall be of normal growth, free of disease, insects, insect eggs and larva, and have strong root systems. Plant material shall be typical for variety and species and conform to size specified in plant list.
b. All plant material shall meet or exceed the size specified in the plant list.
- MULCH
All mulch shall be shredded hardwood mulch.
- TREE STAKING
a. Hose shall be 2 ply reinforced rubber hose.
b. Wire shall be no.10 or 12 gauge twisted taunt with one wire per hose.
c. Stakes shall be metal.

PLANT INSTALLATION

- Excavation for container trees shall be twice the width of the container (with angled sides) and the depth shall be the container depth.
- Set plants at the same relationship to finish grade as they bore to the ground from which they were in their container.
- Utilities, rock, tree roots, or obstructions encountered in site inspection or excavation of tree or shrub pits shall be brought to the attention of the Owner. Proceed with work after alternate planting locations have been designated or approved by the Owner's Representative.
- When plant pits have been backfilled approximately 2/3 full with soil mixture, water thoroughly before installing remaining soil, allowing soil to settle. After water has been absorbed, fill pit with soil mix.
- Form an earth saucer around the perimeter of plant pits.
- Water all plant material immediately after planting.
- Mulch all plant material 2"-3" deep after planting.
- When staking plants, plants shall stand plumb after staking and all trees shall be staked within 24 hours of planting. Stakes shall be driven into ground outside of excavated hole.

GRASS PLANTING

SURFACE PREPARATION

- Clean all areas of weeds and debris prior to any soil preparation or grading work.
- Remove all core plugs, debris, roots, rocks, clods, and construction debris and dispose off site.

SOLID SOD:

- See plant list for type of sod to be used.
- Add 1" minimum, or as-needed, of final grade material as a setting bed for sod.
- Sod areas to be graded to achieve proper final elevations and allowing smooth drainage.
- Grades to be approved before sodding.
- Lay sod in rows with staggered joints. Butt sections tightly without overlapping or leaving gaps between sections. Joints to be sand filled.
- Roll sodded areas in two directions perpendicular to each other.
- Repair and re-roll areas with lump, depressions, or other irregularities.
- Water sodded areas immediately after planting to provide minimum of four (4) inches of penetration into soil below sod.

CLEANUP

- The site shall be kept as clean as possible at all times.
- As planting operations proceed, all rope, wire, empty containers, rocks, clods and any other debris shall not be allowed to accumulate and should be removed daily.
- After planting operations are complete, all paved surfaces shall be swept and washed if necessary.

MAINTENANCE

- Contractor shall begin maintenance upon starting any portion of work and shall continue 60 days beyond Substantial Completion.
- Maintenance of all new planting shall consist of watering, weeding, mulching, tightening and repairing guys, resetting plants to proper grades or upright position, and keeping plants free of insects and disease.
- New lawn maintenance shall consist of mowing, watering, weeding, repairing all erosion, and reseeding as necessary to establish a uniform stand of the specified grass.

WARRANTY

- Contractor shall warrant that all trees, shrubs, and groundcover planted under this contract will remain healthy and alive for one (1) year after Substantial Completion.

Landscape Analysis

A. Site Landscaping Ratios

Landscaping of 20% of the total lot required.

Total Lot SF = 20,255 sf
Required Landscape Area : 4,051 sf (20%) Provided: 2,784 sf

B. Trees - one (1) three-inch caliper tree per each forty (40) feet of street frontage

Colleyville Blvd: 135' / 40 = 3 trees requires Provided: 3
W Glade Rd: 120' / 40 = 3 trees requires Provided: 3

C. Shrubs - one five-gallon shrub for each five (5) linear feet of street frontage

Total Street frontage: 255' / 5 = 51 shrubs required Provided: 57

D. Parking - one tree per 18 spaces & each space within 90' of tree

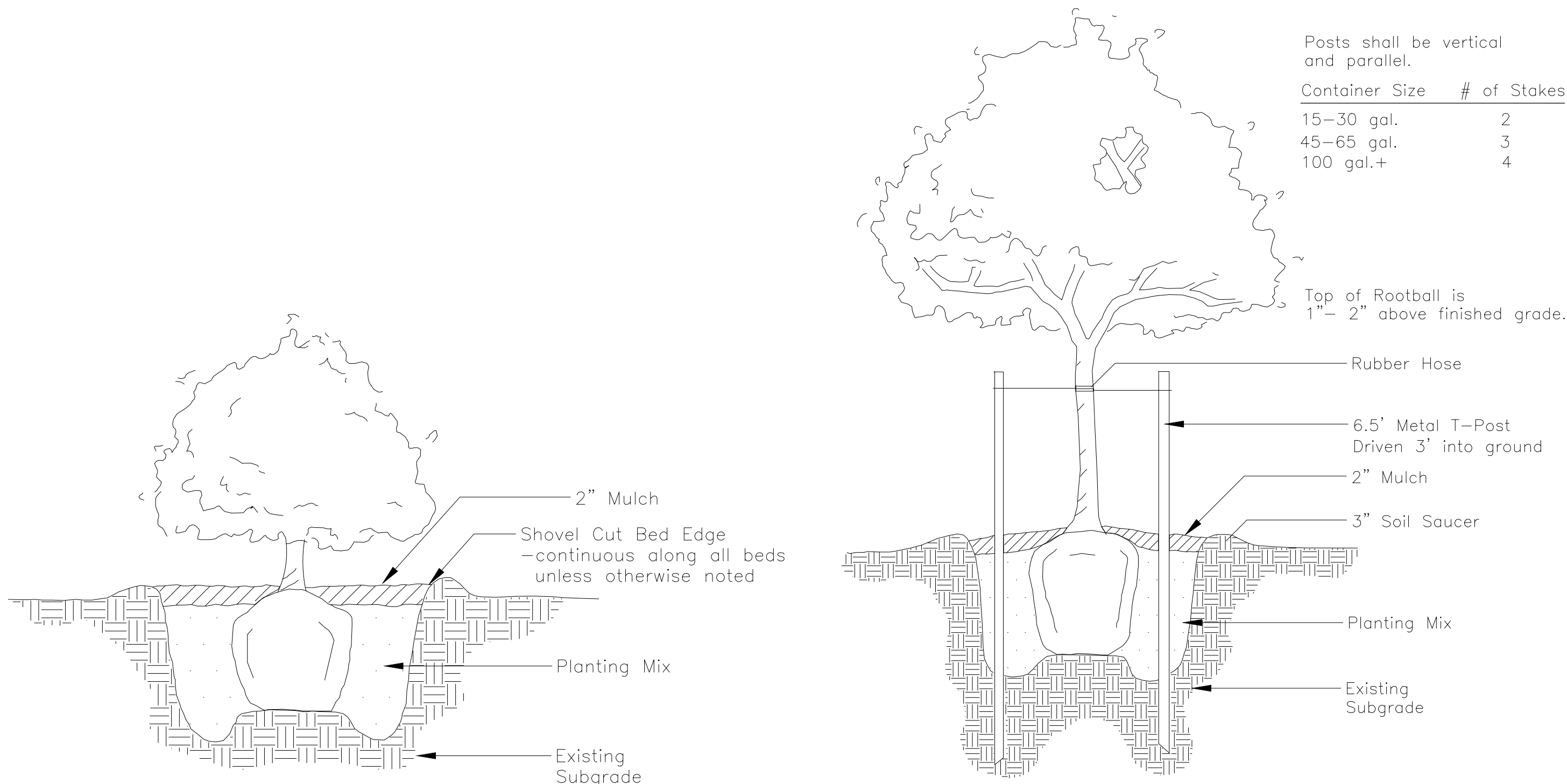
Required: 1 tree Provided: 2 trees

E. Urban Forestry - 50% site tree canopy required

Required: 8,542 sf Provided: 10,300 sf (5 large, 3 small trees)

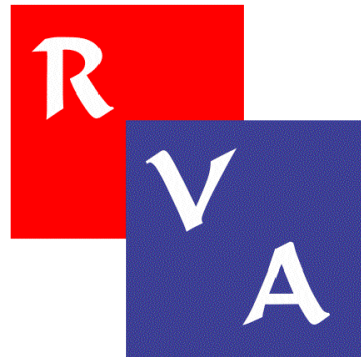
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Lagerstroemia indica / Crape Myrtle	30 gal		3
	Quercus virginiana / Live Oak	65 gal	3"Cal	5
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HT.	QTY
	Dietes bicolor / Bicolor Iris	3 gal		3
	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 gal		48
	Ilex vomitoria 'Nana' / Dwarf Yaupon	3 gal		6
	Common Bermuda Solid Sod			



A Shrub Planting
NTS

B Tree Planting
NTS



ROSE-VILLACORTE
ARCHITECTURE LLC
HOUSTON-DALLAS, TEXAS
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HTeaO - Colleyville
4917 Colleyville Blvd.,
Colleyville, Texas 76034

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APPROVAL, PERMITTING,
OR CONSTRUCTION"

02.04.22

PROJECT NUMBER			21084
REVISIONS			
No.	Description	Date	

FOR REVIEW

L1.02
LANDSCAPE
DETAILS

No.	Description	Date

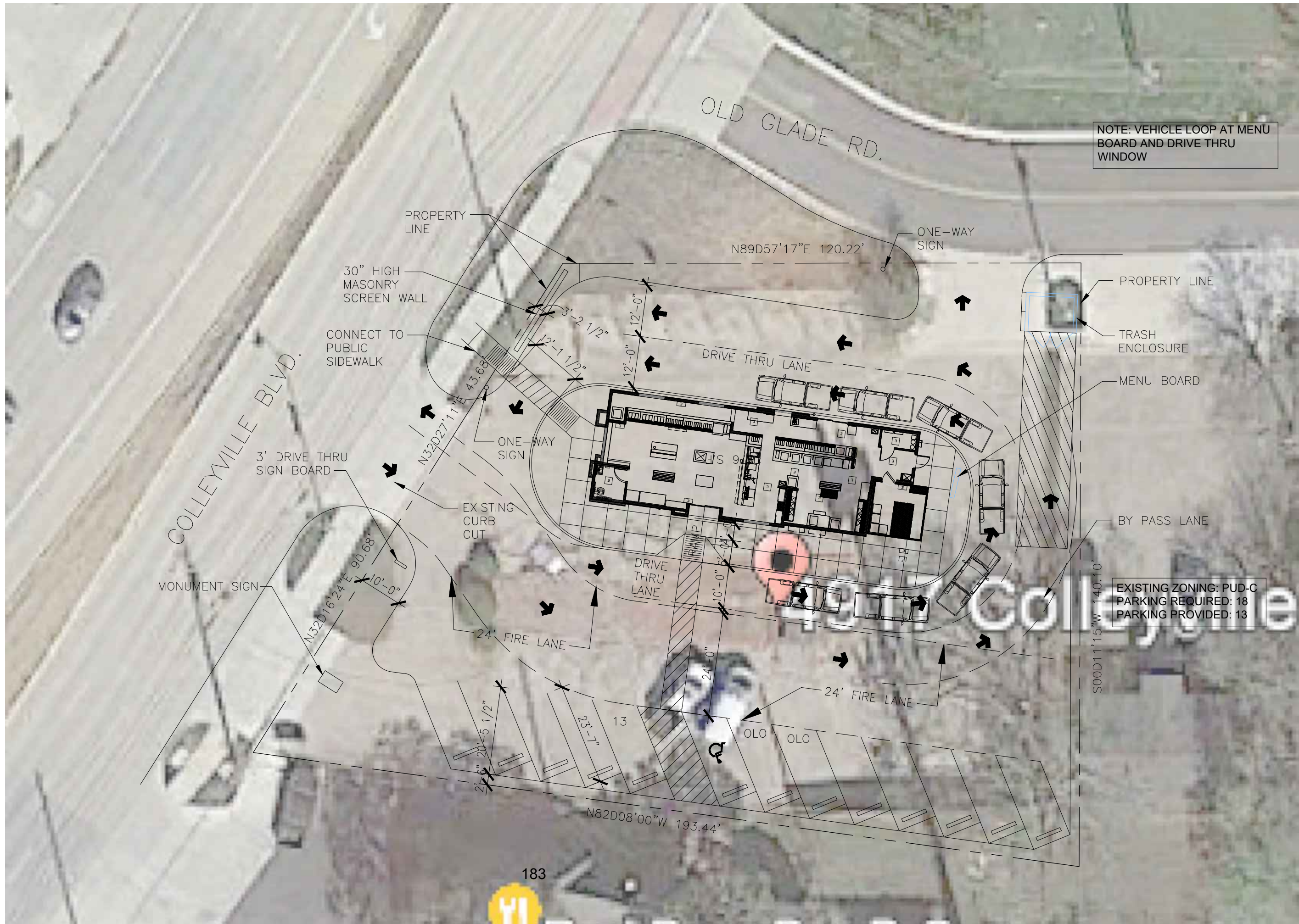
LOT COVER % TABLE

Schedule of Gross Area			
HTeaO Colleyville			
	Acres	Square Feet	Percentage
Building Square Feet		1776	
Attached Walk in Cooler		144	
Total Gross Area of Buildings		1920	9.48%
Total Gross Area of Streets/Sidewalks		15570	76.87%
Total Gross Area of Open/Landscape Space		2766	13.66%
Total Gross Area	0.46	20256	100.00%

STATEMENT OF OBJECTIVE

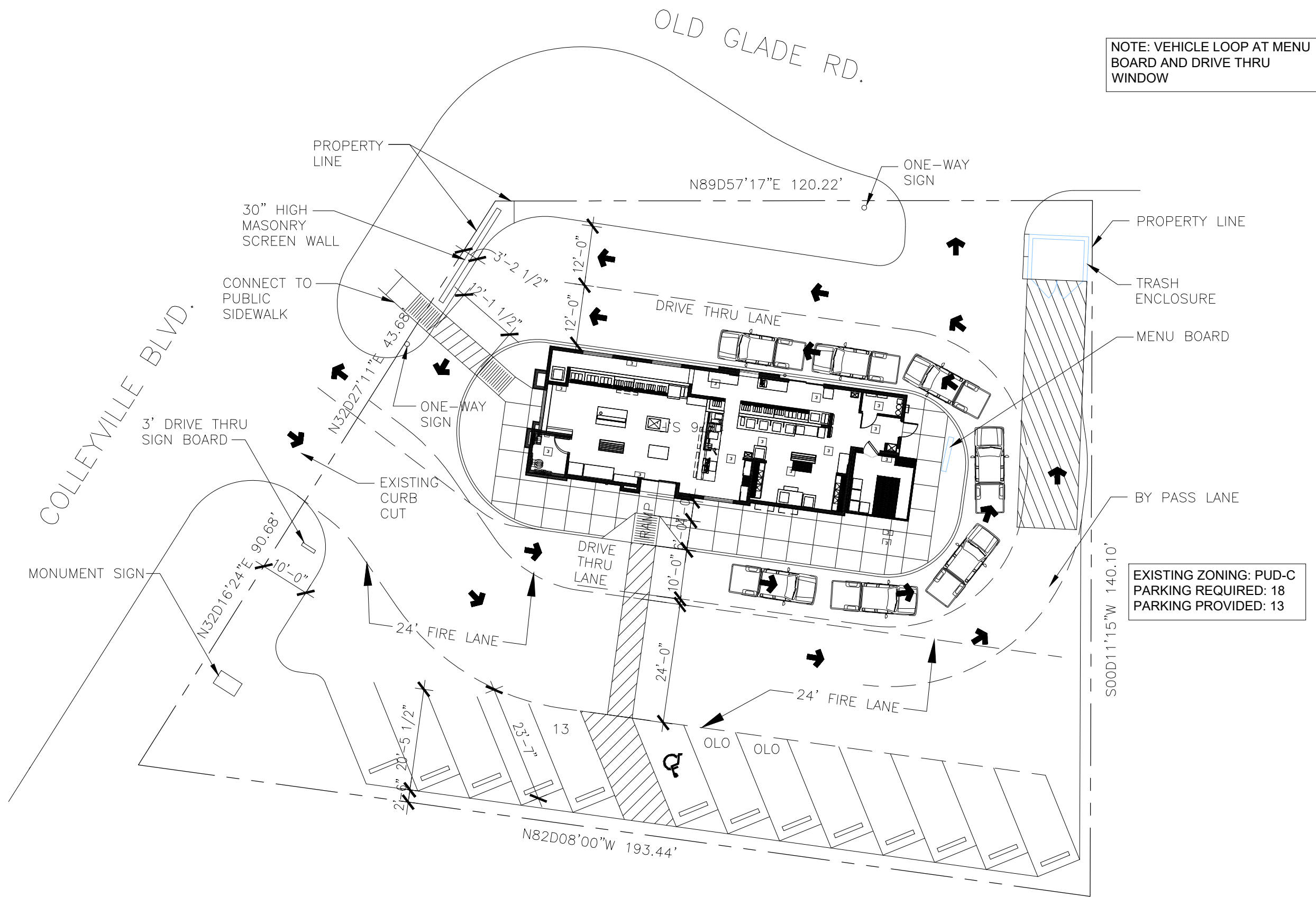
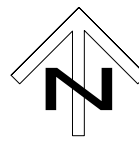
HTea0 is a 1,776 square foot Retail Store that sells flavored tea, coffee, dry pre-packaged food, yeti cooler, pre-packaged bottled water and ice. There is no kitchen or fume hoods. No food will be cooked. There is no sit-down or wait service. There is no seating inside or outside the store. The store will be at 4917 Colleyville Blvd., Colleyville Texas 76034, Tarrant County.

The building includes the following spaces. Front of house consist of a retail area and a public restroom. The Back of house consist of a Point-of-Sale Counter, Brew area (this is the area where the tea is brewed), Coffee station (this is the are where the coffee is made), Prep area, Receiving area, RO Closet, Drive-thru area and a Walk-in-Cooler.



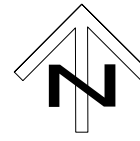
2 AERIAL SITE PLAN

1" = 20'-0"



1 SITE PLAN

1" = 20'-0"

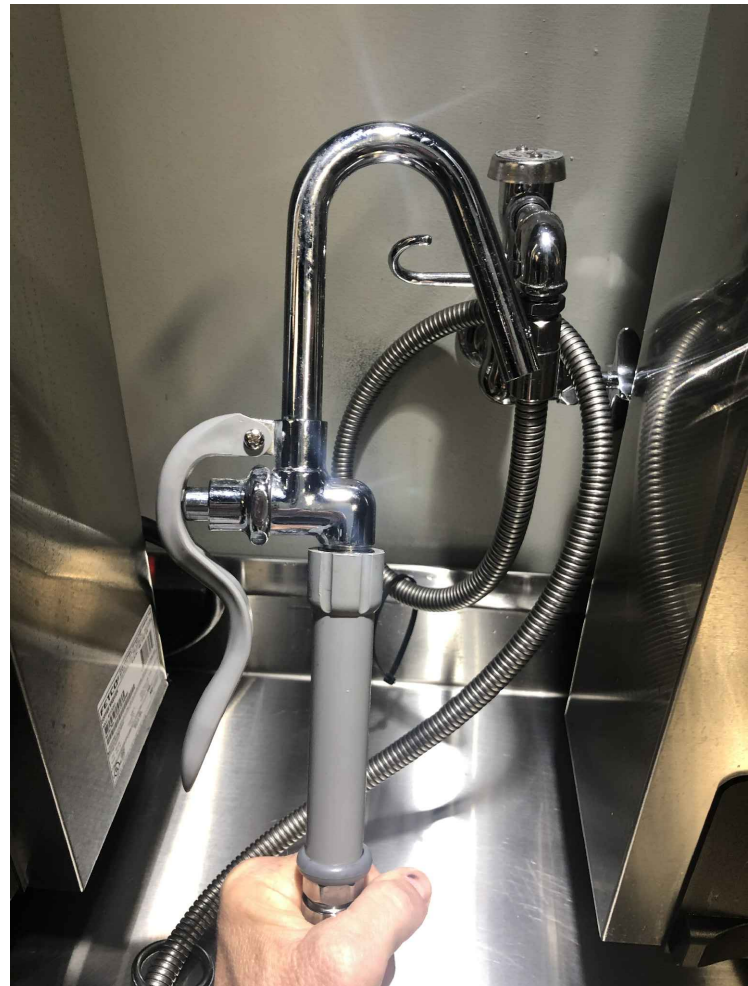




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Timothy P. Rose
02.01.23

PROJECT NUMBER		Z1084
REVISIONS		
No.	Description	Date
PRELIMINARY REVIEW		

A2.10 EQUIPMENT PLAN OPTION 2



2 JUG FILLER FAUCET
COORDINATE WITH PLUMBING DRAWINGS



1 JUG FILLER FAUCET
COORDINATE WITH PLUMBING DRAWINGS

EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	MFG	MODEL	VOLTZ	PHASE	AMPS	HP	CONNECTION TYPE	PLUMBING				DIMENSIONS			NOTES	PROVIDED BY	INSTALLED BY	
										CW	HW	DRAIN	GAS	(INCHES U.N.O.)						
													H	W	D					
E 101	1	WALK IN COOLER	US COOLER	CRHCUS	240	1	9	2HP	NEMA 3R HEAVY DUTY DISCONNECT WHITE OAK – 20A MOCP – CONTRACTOR TO VERIFY BASED ON FINAL SELECTION	--	--	--	--	7.5'	11.8'	11.8'	WEATHER PROOF GFCI RECEPTACLE WITHIN 25 FEET OF UNIT. PROVIDE INSULATED FLOOR.	OWNER	GENERAL CONTRACTOR	
E 101a	1	WALK IN EVAPORATIVE COIL	BOHN	ADT156AEK	120	1	2.0	--	SINGLE POLE MOTOR SWITCH AT COIL WITH WEATHER PROOF COVER.	--	--	--	--	--	--	--	SEE NOTE 2	OWNER	GENERAL CONTRACTOR	
E 101b	1	WALK IN LIGHTING & CONTROL	US COOLER	CUSTOM	120	1	2.0	--	ONE 120V CIRCUIT FOR COOLER LIGHTS AND CONTROLS	--	--	--	--	--	--	--		OWNER	GENERAL CONTRACTOR	
E 102	2	ICE NUGGET MAKER	SCOTSMAN	N1322R-32	208-230	1	30	--	LOCAL FUSED NEMA 3R DISCONNECT	3/8"	--	3/4" INDIRECT	--	27"	22.9"	24"	G.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE UNIT WITH MANUFACTURE. SEE NOTE 1	OWNER	GENERAL CONTRACTOR	
E 103	2	ICE CUBE MACHINE	SCOTSMAN	EH330SL-1	115	1	15	--	NEMA 5-20P	3/8"	--	3/4" INDIRECT	--	23"	30"	24"	G.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE UNIT WITH MANUFACTURE. SEE NOTE 1	OWNER	GENERAL CONTRACTOR	
E 104a	1	VERT. AIR CURTAIN OPEN DISPLAY	TURBO AIR	TOM-72EB-N	220	1	18	--	NEMA 6-20P	--	--	--	--	81 1/8"	72"	29 7/8"		OWNER	GENERAL CONTRACTOR	
E 104b	0	VERT. AIR CURTAIN OPEN DISPLAY	TURBO AIR	TOM-50MW(B)-N	115	1				--	--	--	--	60 1/2"	50 7/8"	28"		OWNER	GENERAL CONTRACTOR	
E 105	1	59" UNDERCOUNTER REFRIGERATOR	TRUE	TUC-60G-LP-HC-FGD01	115	1	4.0	1/4HP	NEMA 5-15P	--	--	--	--	31 7/8"	59"	27 1/2"	G.C. TO VERIFY SIZE AND LOCATION OF CONDENSATE DRAIN IF REQUIRED SEE NOTE 1 AND ITEM 105a. LOW PROFILE CASTERS. G.C. SHALL INSTALL AND COORDINATE SIZE, LOCATION OF ESPRESSO MACHINE MILK TUBE LINE WITH MANUFACTURES. REFER TO E128.	OWNER	GENERAL CONTRACTOR	
E 105a	1	CASTERS FOR TRUE LOCK (2) LOCK 2.5" DIAM SET OF 4	TRUE	LOW PROFILE CASTERS	--	--	--	--	--	--	--	--	--	--	--	--		OWNER	GENERAL CONTRACTOR	
E 106	1	ICE DISPENSER	MULTIPLEX	2705519	120	1	2.8	--	NEMA 5-20P	--	--	3/4"	--	34.88" VERIFY	30"	31.13"	G.C. TO VERIFY NUMBER OF POWER CONNECTIONS NEEDED FOR REMOTE UNIT WITH MANUFACTURE. SEE NOTE 1. MODEL NUMBER S-150, S-200, OR 2-250 TO BE SELECTED BASED ON NEED	OWNER	GENERAL CONTRACTOR	
E 107	4	40' COPPER LINE SET	SCOTSMAN	BTR40					BRAZED ENDS								LIQUID LINE DIAMETER: 3/8"; DISCHARGE LINE DIAMETER: 1/2"	OWNER	GENERAL CONTRACTOR	
E 108	5	BEVERAGE DISPENSER 3 BOWL	CRATHCO	D35-3	120	1	9	--	NEMA 5-20P	--	--	--	--	27.3"	25.6"	15.9"	OWNER	GENERAL CONTRACTOR		
E 109	12	BEVERAGE DISPENSER 4 BOWL	CRATHCO	E49-3	120	1	6	--	NEMA 5-20P	--	--	--	--	25.5"	20.5"	15"	OWNER	GENERAL CONTRACTOR		
E 110	3	KETTLE AND POT FILLER	T&S BRASS	B-0605						1/2"							REFER TO PLUMBING DRAWING AND PHOTOS THIS SHEET	OWNER	GENERAL CONTRACTOR	
E 111	4	FETCO BREWING UNIT	FETCO	CBS-2132XTS-1G (E213251)	200-240	1	REF MANUF.	--	HARD WIRED PROVIDE CORD SET AND LOCAL DS AS NEEDED	3/8"	--	REF MANUF.	--	26 1/4"	19 3/4"	20 3/8"	G.C. PROVIDE REGULATOR REFER TO MEP AND COORDINATE WITH MANUFACTURE, INFRASTRUCTURE FOR 5 FUTURE UNITS.	OWNER	GENERAL CONTRACTOR	
E 112	2	WATER JUG FILL STATIONS	OWNER		120	1	10		NEMA 5-20P	1/2" (2 EA)	--	1.5"	--	65.5"	35.4"	17.7"	OWNER	GENERAL CONTRACTOR		
E 113	1	WATER DISINFECTION SYSTEM	VIQUA	S80-PA	100-240	1	--	--	NEMA 5-20P	3/4"	--	--	--	35.5"	--	--	RO SUPPLIER	RO SUPPLIER		
E 114	1	REVERSE OSMOSIS SYSTEM	CULLIGAN	E1-1F	115	1	12	3/4HP	NEMA 5-20P PROVIDE CORD SET	--	--	--	--	37"	10"	46.3"	PIPING PROVIDED AND INSTALLED BY G.C. REF MEP	RO SUPPLIER	RO SUPPLIER	
E 115	1	WATER PRESSURE BOOST PUMP	GRUNDFOS	M03-35	120	1	12	3/4HP	HARDWIRE MOTOR RATED SWITCH	1"	--	--	--	--	--	--	RO SUPPLIER	RO SUPPLIER		
E 116	1	NUGGET ICE BINS	SCOTSMAN	BH1600BB-A	--	--	--	--	--	--	--	1"	--	62"	60"	43.625"	OWNER	GENERAL CONTRACTOR		
E 117	3	MODULAR ICE STORAGE BIN	SCOTSMAN	B530P	--	--	--	--	--	--	--	3/4"	--	44"	30"	45.5"	OWNER	GENERAL CONTRACTOR		
E 118	4	CUP DISPENSING CABINET	SAN JAMAR	C2804	--	--	--	--	--	--	--	--	--	30 1/4"	8 1/16"	24 3/8"	OWNER	GENERAL CONTRACTOR		
E 119	4	RO STORAGE TANK	AXIS	140 GAL. 23" SQUARE	--	--	--	--	--	2"	--	1"	--	72.6"	25.1"	23"	RO SUPPLIER	RO SUPPLIER		
E 120	1	DROP-IN ICE BIN	ADVANCE TABCO	D-24-IBL	--	--	--	--	--	--	--	1"	--	14"	21"	18"	OWNER	GENERAL CONTRACTOR		
E 120a	1	DROP-IN ICE BIN	ADVANCE TABCO	D-12-IBL	--	--	--	--	--	--	--	1"	--	6"	12"	18"		OWNER	GENERAL CONTRACTOR	
E 121	2	HAND SINK WITH SPLASH GUARDS TO MEET ADA & HEALTH CODES	ADVANCE TABCO	7-PS-EC-SP-1X	--	--	--	--	--	1/2"	1/2"	1 1/2"	--	13"	17"	15.25"	INSULATE EXPOSED PIPES PER TAS/ADA GUIDELINES	OWNER	GENERAL CONTRACTOR	
E 122a	1	24"x48" WIRE RACK "METRO" SHELF	--	--	--	--	--	--	--	--	--	--	--	--	--	--	OWNER	GENERAL CONTRACTOR		
E 122b	0	24"x36" WIRE RACK "METRO" SHELF	--	--	--	--	--	--	--	--	--	--	--	--	--	--	OWNER	GENERAL CONTRACTOR		
E 122c	7	18"x48" WIRE RACK "METRO" SHELF	--	--	--	--	--	--	--	--	--	--	--	--	--	--	OWNER	GENERAL CONTRACTOR		
E 122d	0	18"x48"x7" WIRE RACK "METRO" SHELF, BLUE EPOXY	--	--	--	--	--	--	--	--	--	--	--	--	--	--	OWNER	GENERAL CONTRACTOR		
E 122e	1	18"x24" WIRE RACK "METRO" SHELF	--	--	--	--	--	--	--	--	--	--	--	--	--	--	OWNER	GENERAL CONTRACTOR		
E 123	1	ICE COOLER	LEER, INC	LO30UAQE	115	1	15	1/3HP	NEMA 5-20P	--	--	--	--	76.5"	36"	30"		OWNER	GENERAL CONTRACTOR	
E 124	1	24" REACH-IN COOLER	TURBO AIR	TGM-11L	115	1	2.2	1/4HP	NEMA 5-20P	--	--	--	--	62 3/4"	23 5/8"	23 3/8"		OWNER	GENERAL CONTRACTOR	
E 125	1	KBS TOUCH SCREEN MONITOR	VIEWSONIC	VSD-242	115 (for adapter)	1	4	1/4HP	PROVIDE 1" EMPTY CONDUIT FOR DATA REF. ELECTRICAL PLAN FOR ROUTING	--	--	--	--	14"	22.6"	1.9"	WALL MOUNTED	CNC	CNC	
E 126	1	DRIVE-THRU MENU BOARD	--	--	--	--	--	--	PROVIDE (3) 1" EMPTY CONDUIT FOR DATA REF. ELECTRICAL PLAN FOR ROUTING.	--	--	--	--	--	--	--		OWNER – VENDOR	SIGN COMPANY	
E 127	3	P.O.S.	--	--	--	--	--	--	--	--	--	--	--	--	--	--	G.C. TO PROVIDE WALL OUTLETS WITH (2) TWO USB CHARGING PORTS, (1) ONE AT EACH POS. REFER TO MEP DRAWINGS.	CNC	CNC	
E 128	1	ESPRESSO CAPPUCCINO MACHINE	EVERSYS	CAMEO CLASSIC C'2m Color: Earth	208	1	15/30	--	NEMA L6-30 TWIST	3/8"	--	1.25" I.D.	--	24.8"	16.9"	23.6"	REFER TO MANUFACTURER RECOMMENDATIONS FOR WATER REQUIREMENTS. CORPORATE HAS APPROVED HIGH VOLUME OPTION, PLEASE SEEK APPROVAL BEFORE ORDERING. DEDICATED REVERSE OSMOSIS WATER (50 PPM)	OWNER	GENERAL CONTRACTOR	
E 128a	--	ESPRESSO PARTS NSF COUNTERTOP BAR & CAFE RINSER	--	W17B-EPPRCT662	120	1	2.0	--	SINGLE POLE MOTOR SWITCH AT COIL WITH WEATHER PROOF COVER.	3/8"	--	1/2"	--	--	--	--	USED AT STORES WHERE RECESSED COUNTER RINSER CAN NOT BE USED.	OWNER	GENERAL CONTRACTOR	
E 128b	1	4.5" RECESSED STAINLESS STEEL RINSER WITH DRIP TRAY AND DRAIN	VEVOR	--	--	--	--	--	--	1/2" TO 3/8" & 3/4" ADPATERS	--	1/2" TO 3/8" & 3/4" ADPATERS	--	.05"	8.6"	25.7"	GLASS WASHER FOR BAR, 25.7"x8.6" (652x218MM) IN SIZE, WITH CUTOUT SIZE OF 24.2"x7.2" (615x182MM). RECOMMENDED WATER PRESSURE 15-30 PSI	OWNER	GENERAL CONTRACTOR	
E 129	2	3-COMPARTMENT SINK STAINLESS STEEL SINK MODEL NO# FE-1620-18RL-X W/20" DRAIN BOARDS EACH END – NOMINAL LENGTH 10'-0"														REFER TO E 143 FOR FAUCET		GENERAL CONTRACTOR	GENERAL CONTRACTOR	
E 130	2	ALUMINUM DUNNAGE RACK – 60"x20"x8" – FOCUS FOOD SERVICE, MODEL #FADR60208																OWNER	GENERAL CONTRACTOR	
E 131	1	BUFFET STYLE FOOD, DOUBLE SIDED. SNEEZE GUARDS ON BOTH SIDES, FOR FRUIT BAR CART, BLACK FRAME FINISH – FBC-2, MANUFACTURE: CAL-MILL, MODEL #2027-36-13. BASE CABINET AND QUARTZ TOP BY OTHERS – ASSEMBLY BY G.C.																OWNER	GENERAL CONTRACTOR	
E 132	1	DEPOSITORY SAFE – MESA MFL3020CC – 3.6 CU.FT.												30"	20"	20"	FIELD VERIFY EXACT LOCATION AND SIZE		OWNER	GENERAL CONTRACTOR
E 133	1	FRUIT BAR COUNTER																GENERAL CONTRACTOR	GENERAL CONTRACTOR	
E 134	1	4'-0" BRAND INC RETAIL ISLAND REFER TO SHEET A3.05																OWNER	OWNER	
E 135	2	HME VEHICLE DETECTOR LOOP SYSTEM – VOL100 – ONE LOOP FOR DRIVE THRU MENU BOARD, AND ONE LOOP TO COUNT TIME AT THE DRIVE THRU WINDOW																OWNER	GENERAL CONTRACTOR	
E 136	2	WALL MOUNTED STAINLESS STEEL SHELF, 10'-0" (LENGTH TO MATCH EXISTING 3 COMPARTMENT SINK G.C. TO FIELD VERIFY), HEIGHT TO BE FIELD VERIFIED, WIDTH 12"																OWNER	GENERAL CONTRACTOR	
E 137	1	KNOX BOX – G.C. SHALL COORDINATE EXACT LOCATION, MANUFACTURE AND MODEL NUMBER OF UNIT WITH FIRE DEPARTMENT.																GENERAL CONTRACTOR	GENERAL CONTRACTOR	
E 138	1	MOP SINK & RACK																GENERAL CONTRACTOR	GENERAL CONTRACTOR	
E 139	1	SNEEZE GUARD – POLISHED STAINLESS 24" TOTAL HEIGHT ROUND POST SUPPORT SYS. INLCUDING NEW LOW WALL – FIELD VERIFY HEIGHT OF SNEEZE GUARD : C.R. LAURENCE. PP0818EBS, GLASS: 1/4" TEMPERED GLASS WITH POLISHED EDGES.																GENERAL CONTRACTOR	GENERAL CONTRACTOR	
E 140	0	WATER VENDING MACHINE	WATER VENDING BY US	WV 3000 SDWM	120	1	3 TO 5	--	PER MANUFACTURE	3/4" R.O. AND 1/2" TEE TO VALVES	--	1 1/4" RIBBED	--	46	50	13	FIELD VERIFY EXACT LOCATION OUT SIDE OF BUILDING ON EXTERIOR WALL, COORDINATE WITH PLAN, PROVIDE R.O. WATER, MOUNT PER MANUFACTURER REQUIREMENTS. G.C. SHALL PROVIDE INFRASTRUCTURE FOR UNIT AS PART OF BASE BID.	OWNER	GENERAL CONTRACTOR.	
E 141	3	ERC REMOTE CONDENSER	SCOTSMAN	ERC311-32	208	1	1.25	3 X 2	NEMA 5-20P	--	--	--	--	38.5"	29.2"	29.5"	MEP TO MATCH-UP TO CORRECT UNIT	OWNER	GENERAL CONTRACTOR	
E 142	1	ECC REMOTE CONDENSER	SCOTSMAN	ECC1200-32	208-230	1	30	3 X 2	NEMA 5-20P	--	--	--	--	39.75"	39.1"	32.1"	MEP TO MATCH-UP TO CORRECT UNIT	OWNER	GENERAL CONTRACTOR	
E 143	2	8" WALL MOUNT PRE-RINSE	KROWNE	17-109WL	--	--	--	--	--	1/2"	--	--	--					OWNER	GENERAL CONTRACTOR	
E 144		NOT USED																		
E 145	0	BABY CHANGING STATION	KOALA KARE	KB200	--	--	--	--	--	--	--	--	--	22 1/4"	35 3/16"	4"	HORIZONTAL WALL MOUNTED, WHITE GRANITE OS	GENERAL CONTRACTOR	GENERAL CONTRACTOR	
E 146	2	THERMAL DISPENSER 1.5 GAL D449	--	W438-L4D15	--	--	--	--	--	--	--	--	--	24"	9"	9"		OWNER	GENERAL CONTRACTOR	
E 148	1	4 QT. 2 COMPARTMENT STAINLESS STEEL CONDIMENT DISPENSER WITH TWO PUMPS	WINCO	PKTS-2D	--	--	--	--	--	--	--	--	--	16"	11"	8 3/4"		OWNER	OWNER	
E 149	2	4 TIER SYRUP RACK	WINCO	PKTS-2D	--	--	--	--	--	--	--	--	--	13"	4"	15 1/2"		OWNER	OWNER	
E 150	1	RUBBER BAR MAT	BONBON	--	--	--	--	--	--	--	--	--	--	--	12"	18"		OWNER	OWNER	
E 151	2	RUBBER BAR MAT	TEBERY	--	--	--	--	--	--	--	--	--	--	--	23"	3"		OWNER	OWNER	
E 152	1	COFFEE BATCH GRINDER	BUNN	G2-HD-BLK	120	1	11	--	NEMA 5-15P	--	--	--	--	26.5"	7.3"	16.8"		OWNER	GENERAL CONTRACTOR	
E 153	1	COFFEE CUP DISPENSER	--	--	--	--	--	--	--	--	--	--	--	--	--	--		OWNER	OWNER	
E 154	1 EA	VIEW MONITOR AND PRINTER	--	--	--	--	--	--	--	--	--	--	--	--	--	--	PROVIDE DUAL USB POWER UNDER COUNTERTOP	CNC	CNC	

NOTES:
1. ROUTE PIPING IN WALL
2. ROUTE PIPING IN PVC PIPE AND PAINT PIPE – COLOR TO BE DETERMINED
3. ROUTE PIPING UP TIGHT TO WALL AND PAINT – COLOR TO BE DETERMINED
4. ROUTE POWER AND REFRIGERANT LINES FOR ICE MAKERS REMOTE CONDENSERS UP THRU ROOF. PROVIDE ROOF MANUFACTURE’S STANDARD ROOF PENETRATION DETAIL AT EACH LOCATION.
5. PROVIDE 3/4" PIPING IN WALL TO ROUTE DISCHARGE FROM STAINLESS STEEL TABLE TROUGHS AND ICE BIN TABLE TO FLOOR SINK.

- NOTES:
1. ROUTE PIPING IN WALL
2. ROUTE PIPING IN PVC PIPE AND PAINT PIPE – COLOR TO BE DETERMINED
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5. PROVIDE 3/4" PIPING IN WALL TO ROUTE DISCHARGE FROM STAINLESS STEEL TABLE TROUGHS AND ICE BIN TABLE TO FLOOR SINK.



HTea0 - Colleyville
4917 Colleyville Blvd.,
Colleyville, Texas 76034

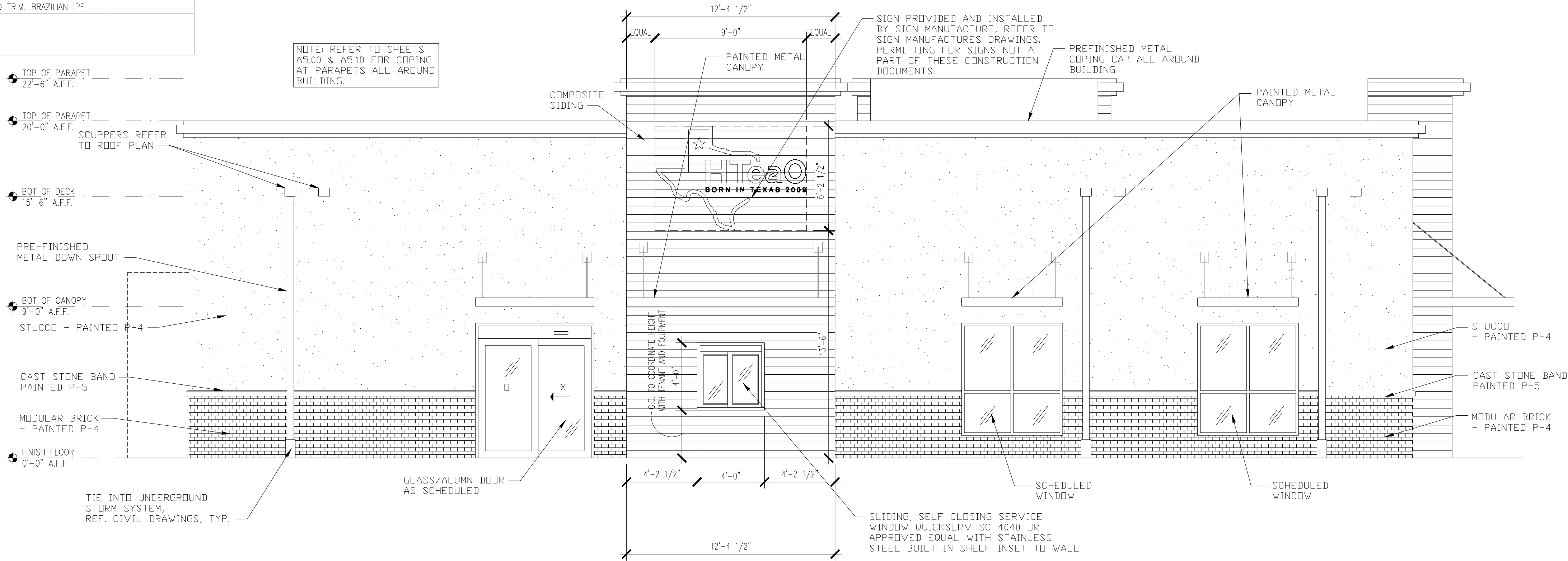
"NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION"
Limothy P. Rose
01.12.22

PROJECT NUMBER		21084
DRAWN BY		TPR
CHECKED BY		TPR
REVISIONS		
No.	Description	Date

PRELIMINARY REVIEW

A2.11
EQUIPMENT
SCHEDULE

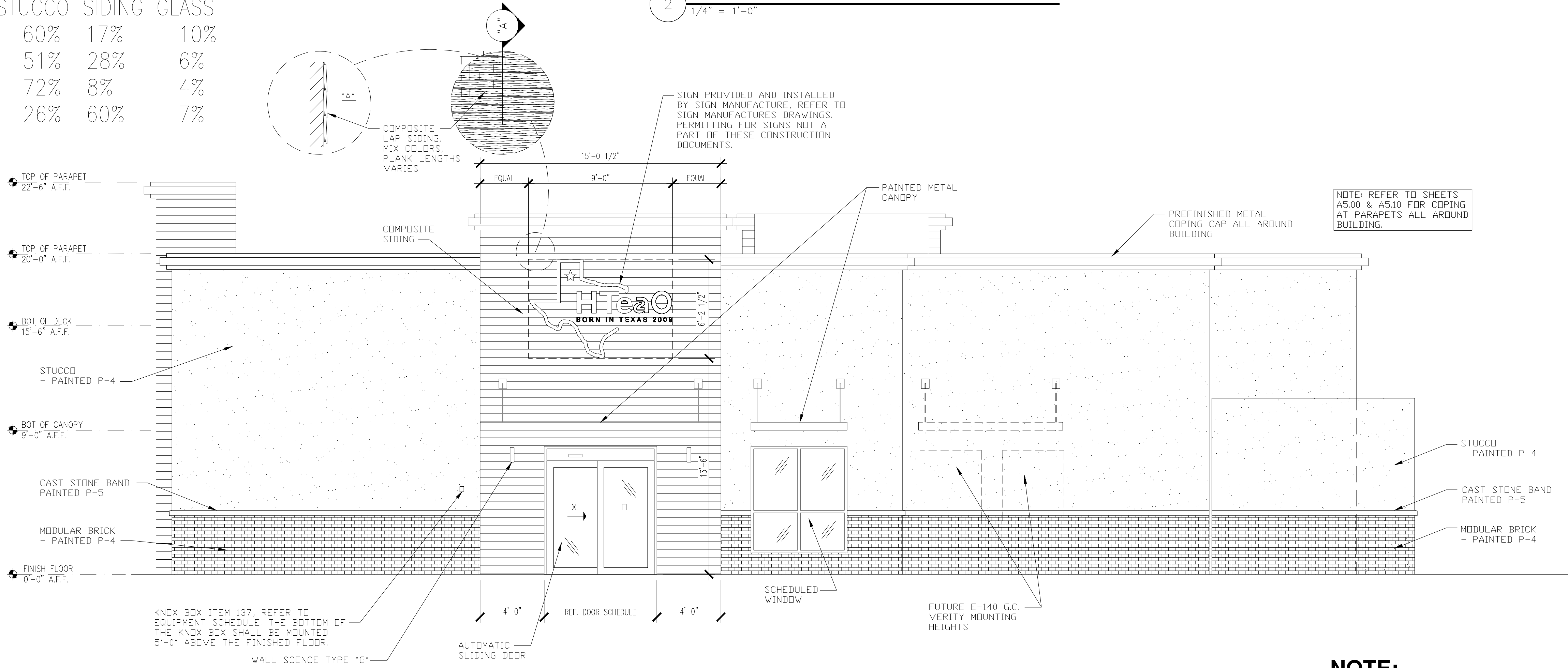
FINISH SCHEDULE			
MARK	DESCRIPTION	COLOR & FINISH	MANUFACTURER
P-3	HOLLOW METAL DOOR & FRAMES	SW 7664 - STEELY GRAY, SEMI-GLOSS FINISH	SHERWIN WILLIAMS
P-4	STUCCO & MASONRY MAIN WALL COLOR	SW7002 DOWNY, SMOOTH FINISH	DRYVIT
P-5	PER-CAST STONE TRIM BAND COLOR	SW7038 TONY TAUPE, SMOOTH FINISH	DRYVIT
P-6	METAL CANOPIES, PARAPET TRIM, LEADER BOXES AND DOWNSPOUTS	DARK BRONZE	
CP-1	COMPOSITE SIDING AT ENTRY (POLYMER)	EQUAL PARTS OF FOLLOWING COLORS: 1. BRAZILIAN IPE 2. PERUVIAN TEAK 3. SPANISH WALNUT 4. HAWAIIAN CHARCOAL CORNERS AND TRIM: BRAZILIAN IPE	NEW TECHWOOD
NOTES: 1) PAINT BRAND: SHERWIN WILLIAMS.			



2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

MATERIAL TABULATIONS

ORIENTATION	MASONRY	STUCCO	SIDING	GLASS
NORTH	13%	60%	17%	10%
SOUTH	15%	51%	28%	6%
EAST	16%	72%	8%	4%
WEST	7%	26%	60%	7%



1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

NOTE:

REFER TO SHEET A2.20 FOR FINISHES SCHEDULE



HTea0 - Colleyville
4917 Colleyville Blvd.,
Colleyville, Texas 76034

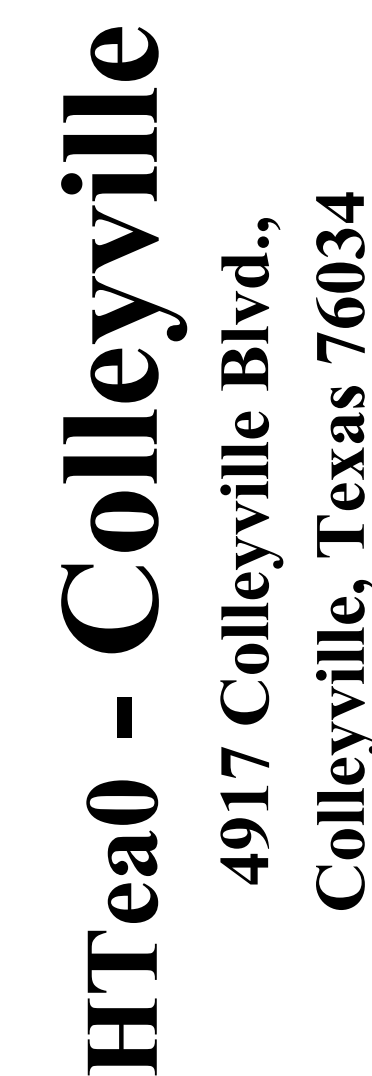
"NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION"
Limothy P. Rose
02.01.22

PROJECT NUMBER	21084
DRAWN BY	TPR
CHECKED BY	TPR

REVISIONS		
No.	Description	Date

PRELIMINARY REVIEW

A3.00
EXTERIOR
ELEVATIONS
MASONRY 2



"NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION"
Timothy P. Rose
02 01 22

PRELIMINARY REVIEW

A3.01

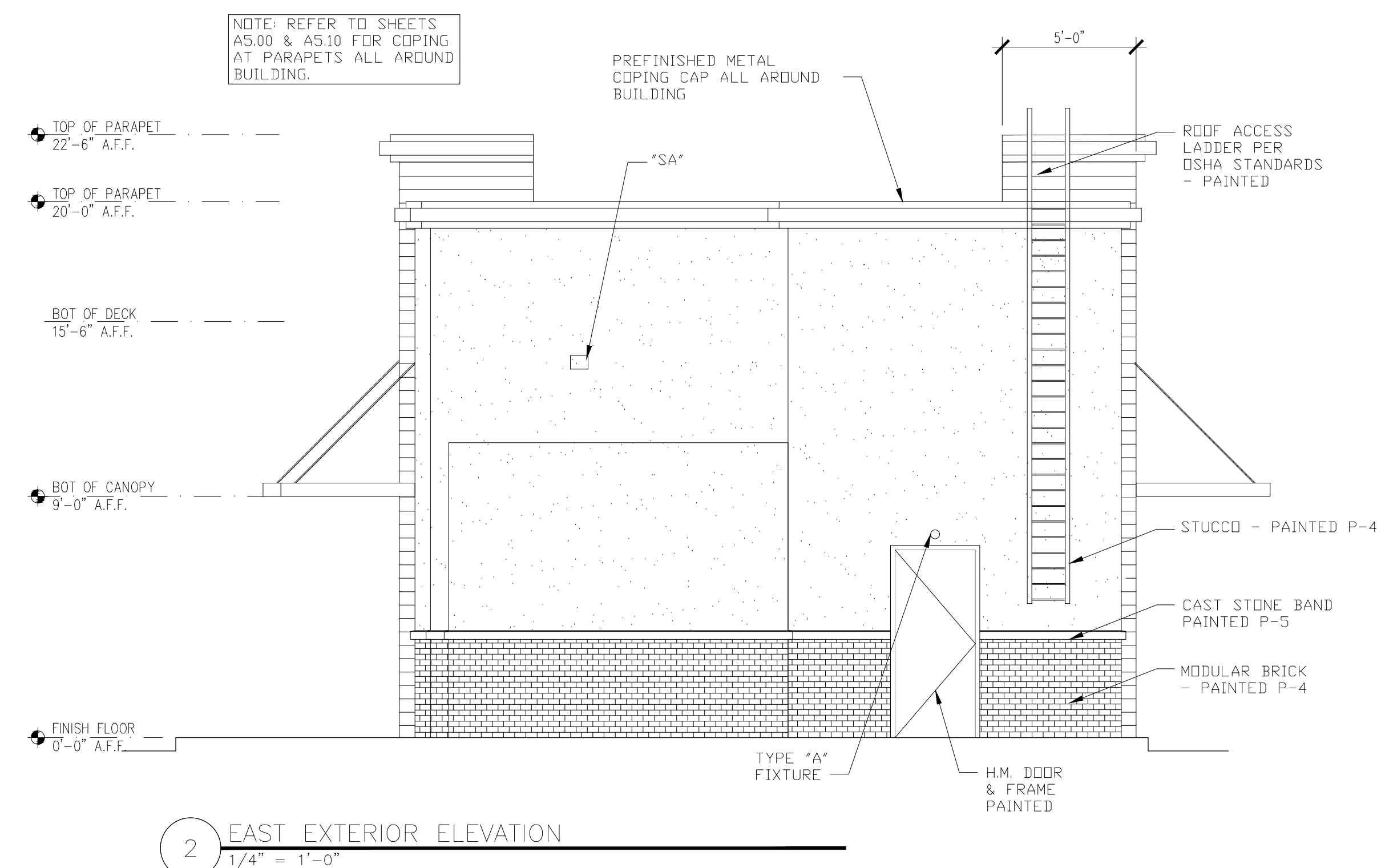
EXTERIOR ELEVATIONS MASONRY 2

ORIENTATION	MASONRY	STUCCO	SIDING	GLASS
NORTH	13%	60%	17%	10%
SOUTH	15%	51%	28%	6%
EAST	16%	72%	8%	4%
WEST	7%	26%	60%	7%



3 DUMPSTER SCREEN WALL
1/4" = 1'-0"

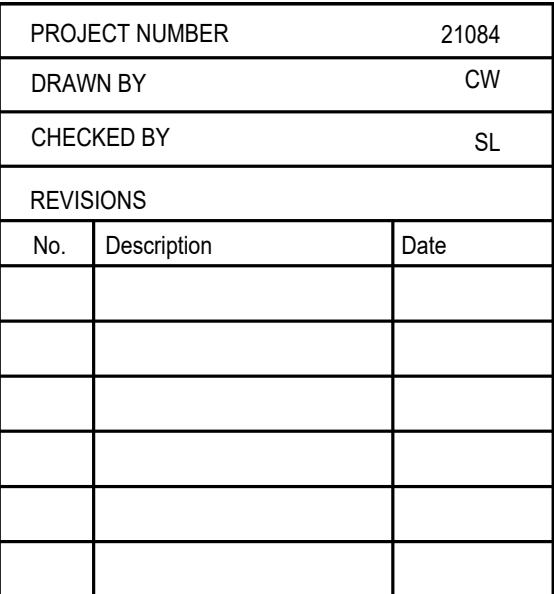
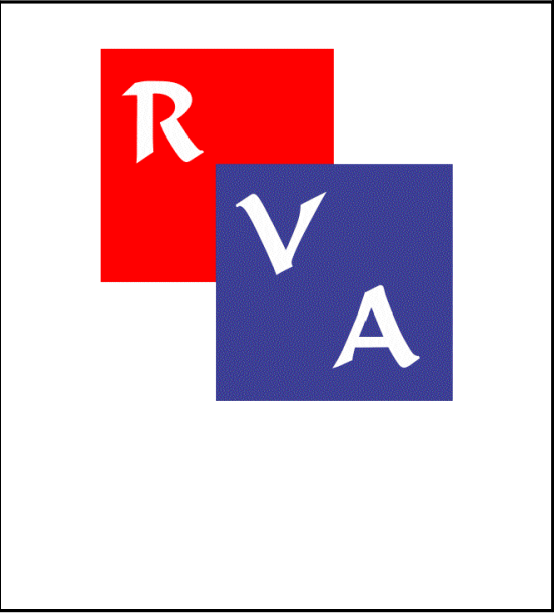
FINISH SCHEDULE			
MARK	DESCRIPTION	COLOR & FINISH	MANUFACTURER
P-3	HOLLOW METAL DOOR & FRAMES	SW 7664 - STEELY GRAY, SEMI-GLOSS FINISH	SHERWIN WILLIAMS
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P-6	METAL CANOPIES, PARAPET TRIM, LEADER BOXES AND DOWNSPOUTS	DARK BRONZE	
CP-1	COMPOSITE SIDING AT ENTRY (POLYMER)	EQUAL PARTS OF FOLLOWING COLORS: 1. BRAZILIAN IPE 2. PERUVIAN TEAK 3. SPANISH WALNUT 4. HAWAIIAN CHARCOAL CORNERS AND TRIM: BRAZILIAN IPE	NEW TECHWOOD
NOTES: 1) PAINT BRAND: SHERWIN WILLIAMS.			



2 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



REFER TO SHEET A2.20 FOR FINISHES SCHEDULE



E1.00
LIGHTING
PHOTOMETRIC
PLAN



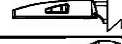
CALCULATION SUMMARY								
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	PtSpCr	PtSpTb
SITE	Fc	2.15	15.0	0.2	10.75	75.00	10	10

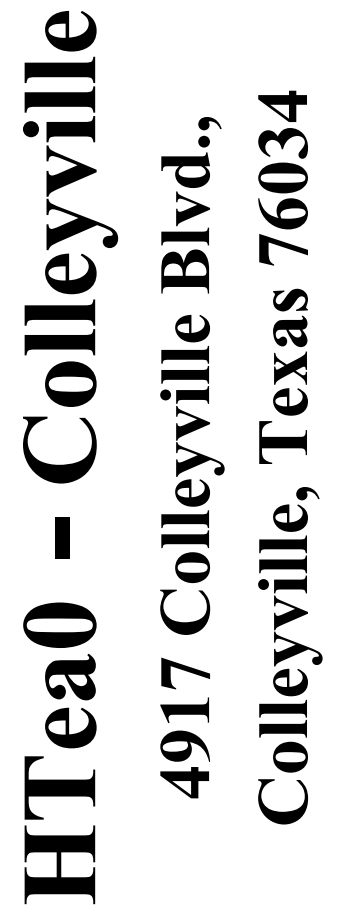
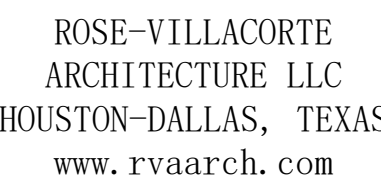


PREPARERS	
NAME:	SAMUEL LEE, P. E., LEED AP TEXAS PROFESSIONAL ENGINEERING GROUP, LLC
ADDRESS:	4422 GREEN FOREST PASS, HOUSTON, TX 77084
PHONE NO:	832.409.2673
EMAIL:	SAMUEL@TXPEG.COM
DATE OF SUBMISSION: 02-04-2022	



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LUMINAIRE SCHEDULE AND LIGHTING DATA								
SYMBOL	QTY	LABEL	FIXTURE TYPE	DESCRIPTION	MOUNTING HEIGHT	SHIELDING	WATTS	LUMENS
A 	3	A	EMERGENCY WALL SCONCE	RP LIGHTING REL7LED-OB	7'7" MOUNTING HEIGHT	ALL LIGHT SOURCES SHALL BE CONCEALED OR SHIELDED WITH LUMINARIES WITH SHIELDING, SKIRTS OR CUT-OFFS WITH AN ANGLE NOT EXCEEDING 90 DEGREES TO MINIMIZE THE POTENTIAL FOR GLARE AND UNNECESSARY DIFFUSION ON ADJACENT PROPERTY.	14.1	1191
E1 	13	E1	DOWN LIGHT	RP LIGHTING #8120H-14-40-8587 (15W, 3000K, WET LOCATION)	9' MOUNTING HEIGHT		15	1500
G 	2	G	WALL CYLINDER	PROGRESS LIGHTING P5642-31-30K-P860046	7'6" MOUNTING HEIGHT		59.4	1783
SA 	3	SA	LIGHT POLE	NV-1-T4-64L-7-40K-UNV-HSS NV-2-T4-96L-1-40K-UNV-HSS	15' TO 20' MOUNTING HEIGHT		316	19276
SW 	1	SW	WALL PACK	TECHLIGHT LMWC-1-N-8-T3-1	14' MOUNTING HEIGHT		40.7	3906
Y 	4	Y	WALL WASHER SCONCE	NUVO LIGHTING #TH203-SATCO S9428 13W PAR30 LED LAMP	10' MOUNTING HEIGHT		12.8	1768



2.04.22

FOR REVIEW

L1.01

LANDSCAPE PLAN

LANDSCAPE NOTES

GENERAL

- Contractor shall obtain all required permits prior to starting construction.
- Contractor shall comply with all applicable codes, laws, and regulations required by any authorities having jurisdiction over project site.
- All underground utility locations shall be verified by Contractor prior to any site excavation.
- The Contractor shall verify all material measurements and plant quantities.
- Contractor to attend pre-installation meeting and participate in an installation meeting with Owner's Representative.

MATERIALS

- TOPSOIL
Provide topsoil which is fertile, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension and other extraneous or toxic matter harmful to plant growth.
- PLANTING BEDS
a. All Planting bed areas shall be prepared with 6" depth planting mix consisting of: 50% topsoil, 25% compost, 25% sand (not bank sand); 6" planting mix shall be tilled into existing soil.
b. All planting beds shall have continuous shovel-cut bed edge when steel edge is not specified.
- PLANT MATERIAL
a. Planting shall be of normal growth, free of disease, insects, insect eggs and larva, and have strong root systems. Plant material shall be typical for variety and species and conform to size specified in plant list.
b. All plant material shall meet or exceed the size specified in the plant list.
- MULCH
All mulch shall be shredded hardwood mulch.
- TREE STAKING
a. Hose shall be 2 ply reinforced rubber hose.
b. Wire shall be no.10 or 12 gauge twisted taunt with one wire per hose.
c. Stakes shall be metal.

PLANT INSTALLATION

- Excavation for container trees shall be twice the width of the container (with angled sides) and the depth shall be the container depth.
- Set plants at the same relationship to finish grade as they bore to the ground from which they were in their container.
- Utilities, rock, tree roots, or obstructions encountered in site inspection or excavation of tree or shrub pits shall be brought to the attention of the Owner. Proceed with work after alternate planting locations have been designated or approved by the Owner's Representative.
- When plant pits have been backfilled approximately 2/3 full with soil mixture, water thoroughly before installing remaining soil, allowing soil to settle. After water has been absorbed, fill pit with soil mix.
- Form an earth saucer around the perimeter of plant pits.
- Water all plant material immediately after planting.
- Mulch all plant material 2"-3" deep after planting.
- When staking plants, plants shall stand plumb after staking and all trees shall be staked within 24 hours of planting. Stakes shall be driven into ground outside of excavated hole.

GRASS PLANTING

SURFACE PREPARATION

- Clean all areas of weeds and debris prior to any soil preparation or grading work.
- Remove all core plugs, debris, roots, rocks, clods, and construction debris and dispose off site.

SOLID SOD:

- See plant list for type of sod to be used.
- Add 1" minimum, or as-needed, of final grade material as a setting bed for sod.
- Sod areas to be graded to achieve proper final elevations and allowing smooth drainage.
- Grades to be approved before sodding.
- Lay sod in rows with staggered joints. Butt sections tightly without overlapping or leaving gaps between sections. Joints to be sand filled.
- Roll sodded areas in two directions perpendicular to each other.
- Repair and re-roll areas with lump, depressions, or other irregularities.
- Water sodded areas immediately after planting to provide minimum of four (4) inches of penetration into soil below sod.

CLEANUP

- The site shall be kept as clean as possible at all times.
- As planting operations proceed, all rope, wire, empty containers, rocks, clods and any other debris shall not be allowed to accumulate and should be removed daily.
- After planting operations are complete, all paved surfaces shall be swept and washed if necessary.

MAINTENANCE

- Contractor shall begin maintenance upon starting any portion of work and shall continue 60 days beyond Substantial Completion.
- Maintenance of all new planting shall consist of watering, weeding, mulching, tightening and repairing guys, resetting plants to proper grades or upright position, and keeping plants free of insects and disease.
- New lawn maintenance shall consist of mowing, watering, weeding, repairing all erosion, and reseeding as necessary to establish a uniform stand of the specified grass.

WARRANTY

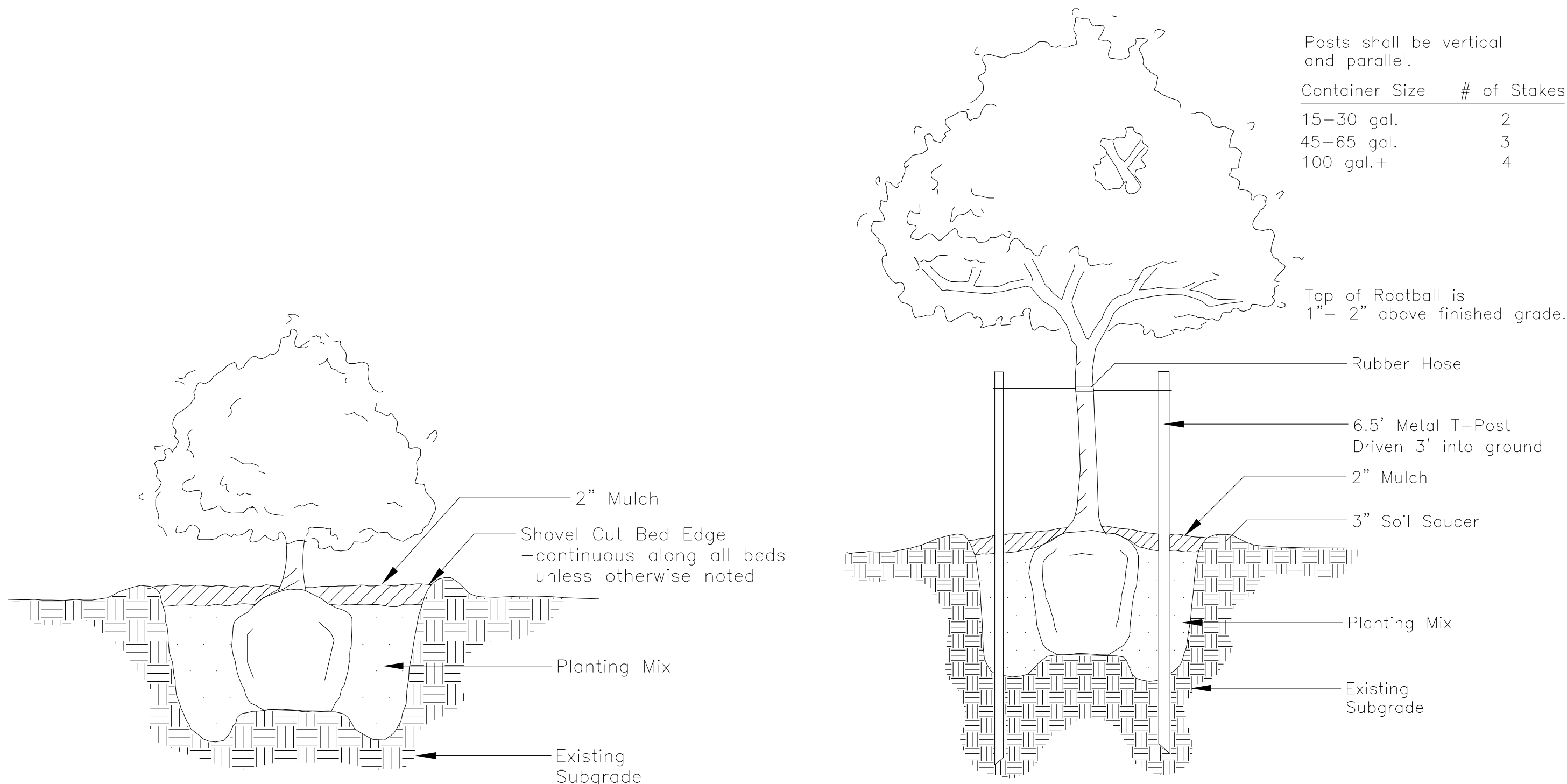
- Contractor shall warrant that all trees, shrubs, and groundcover planted under this contract will remain healthy and alive for one (1) year after Substantial Completion.

*2,818 sqft landscaped ROW x 50% = 1,409 sqft landscape area credit.

Landscape Analysis

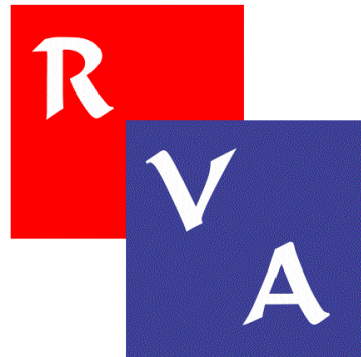
- A. Site Landscaping Ratios
Landscaping of 20% of the total lot required.
Total Lot SF = 20,255 sf
Required Landscape Area : 4,051 sf (20%) Provided: 2,784 sf + 1,409 = 4,193 sf
- B. Trees - one (1) three-inch caliper tree per each forty (40) feet of street frontage
Colleyville Blvd: 135' / 40 = 3 trees requires Provided: 3
W Glade Rd: 120' / 40 = 3 trees requires Provided: 3
- C. Shrubs - one five-gallon shrub for each five (5) linear feet of street frontage
Total Street frontage: 255' / 5 = 51 shrubs required Provided: 57
- D. Parking - one tree per 18 spaces & each space within 90' of tree
Required: 1 tree Provided: 2 trees
- E. Urban Forestry - 50% site tree canopy required
Required: 8,542 sf Provided: 10,300 sf (5 large, 3 small trees)

PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Lagerstroemia indica / Crape Myrtle	30 gal		3
	Quercus virginiana / Live Oak	65 gal	3"Cal	5
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HT.	QTY
	Dietes bicolor / Bicolor Iris	3 gal		3
	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 gal		48
	Ilex vomitoria 'Nana' / Dwarf Yaupon	3 gal		6
	Common Bermuda Solid Sod			



A Shrub Planting
NTS

B Tree Planting
NTS



ROSE-VILLACORTE
ARCHITECTURE LLC
HOUSTON-DALLAS, TEXAS
www.rvaarch.com



HTea0 - Colleyville
4917 Colleyville Blvd.,
Colleyville, Texas 76034

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02.04.22

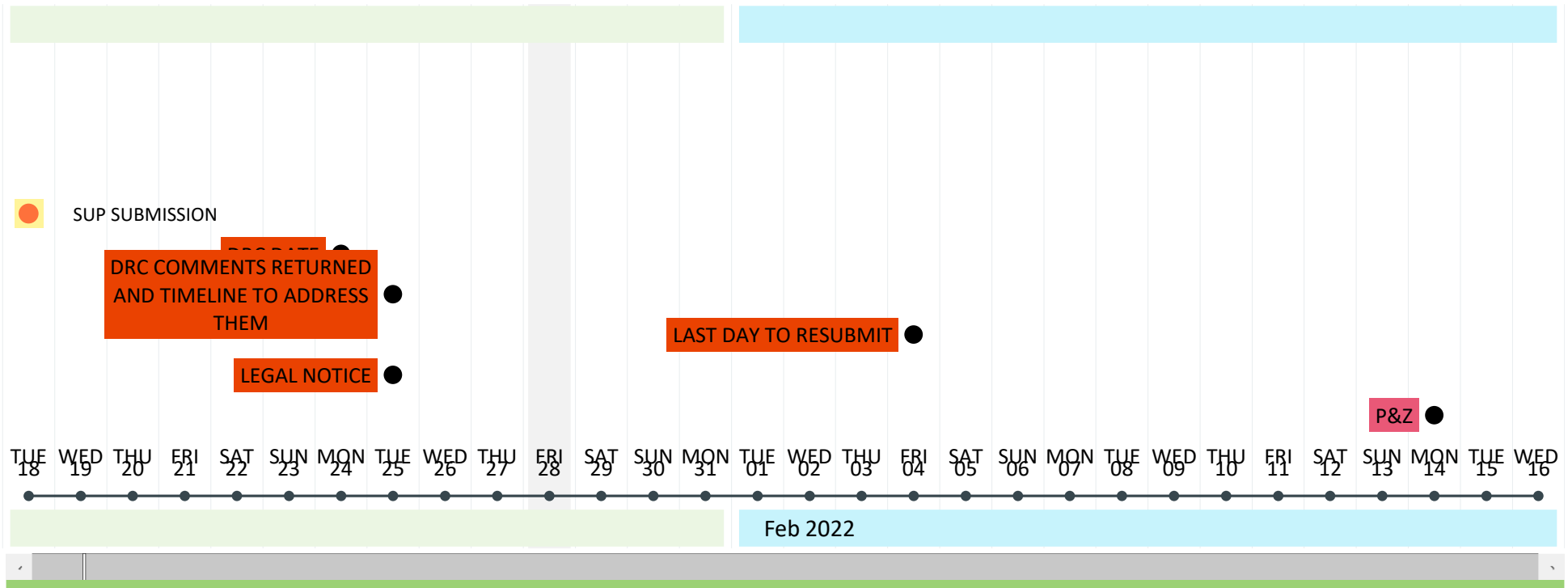
PROJECT NUMBER			21084
REVISIONS			
No.	Description	Date	

FOR REVIEW

L1.02
LANDSCAPE
DETAILS



PROJECT TIMELINE



ENTER START DATE:

1/1/2022

ACTIVITY	START	END	NOTES
SUP Submission	1/18/2022		28 Days before P&Z- SUP Review before DRC Review
DRC Date	1/24/2022		21 Days before P&Z- DRC Review and comment
DRC comments returned and timeline to address them	1/25/2022		Day After DRC meeting (Tuesday)- Comments returned to applicant for review and changes
Last day to Resubmit	2/4/2022		10 Days Before P&Z- Last day you can Resubmit with comments addressed
Legal Notice	1/25/2022		20 Days before P&Z-

ACTIVITY	START	END	NOTES
P&Z	2/14/2022		Second Monday of the month
City Council Meeting 1	3/2/2022		First Tuesday of the month
City Council Meeting 2	3/22/2022		Third Tuesday of the month

Schedule of Gross Area

HTeaO Colleyville

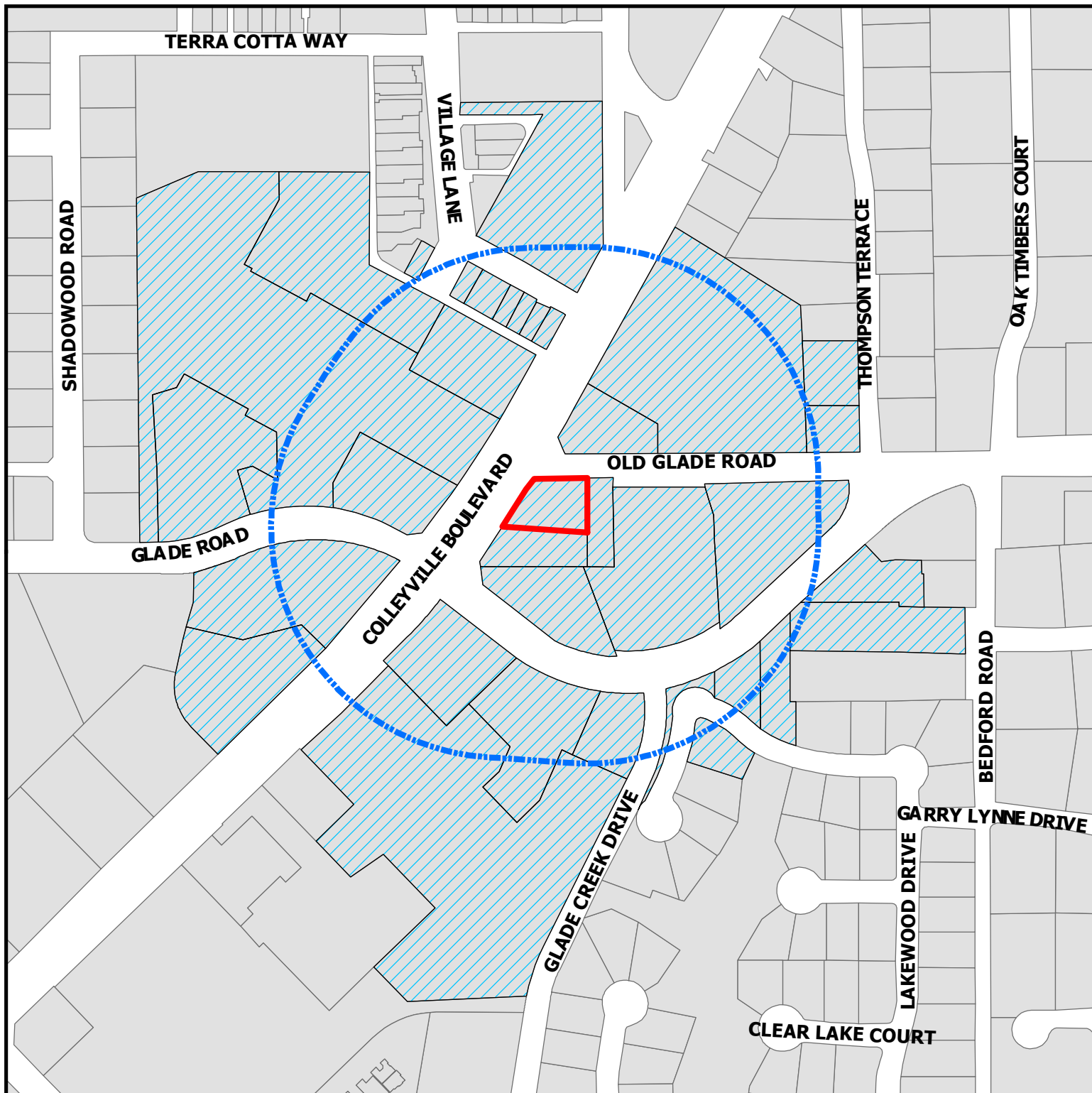
	Acres	Square Feet	Percentage
Building Square Feet		1776	
Attached Walk In Cooler		144	
Total Gross Area of Buildings		1920	9.48%
Total Gross Area of Streets/Sidewalks		15570	76.87%
Total Gross Area of Open/Landscape Space		2766	13.66%
Total Gross Area	0.46	20256	100.00%

Economic Development Information

HTeaO Colleyville

Total Sq Footage of Building	Estimated Sales/Sq Ft	Estimated Sales/Year	Estimated Ad Valorum Taxes/Year
1776 \$	628.13 \$	1,115,550.00 \$	2,900.07

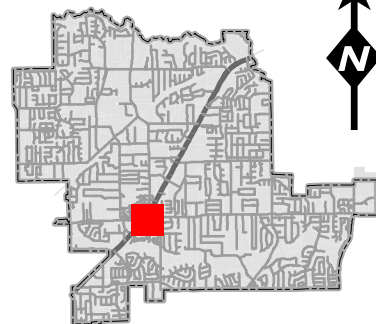
Notification Map



ZC22-001
4917 Colleyville Boulevard

DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

-  Subject Property
-  500ft Buffer
-  Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, February 14, 2022 at 7:00 p.m.
City Council Meetings: Wednesday, March 2, 2022 & Tuesday, March 22, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a change of zoning from a PUD-C Planned Unit Development-Commercial district to a PUD-C Planned Unit Development-Commercial district, specifically for a restaurant with drive-in or drive-thru service. The request is for a new business, HTeaO.

Zoning Case: ZC22-001

Applicant: Brady Shackelford

Owner: Brad Williamson

Location: 4917 Colleyville Boulevard

Property Description: Tract 2C03, Abstract 206, BBB & C RY Survey

Present Zoning: Planned Unit Development-Commercial

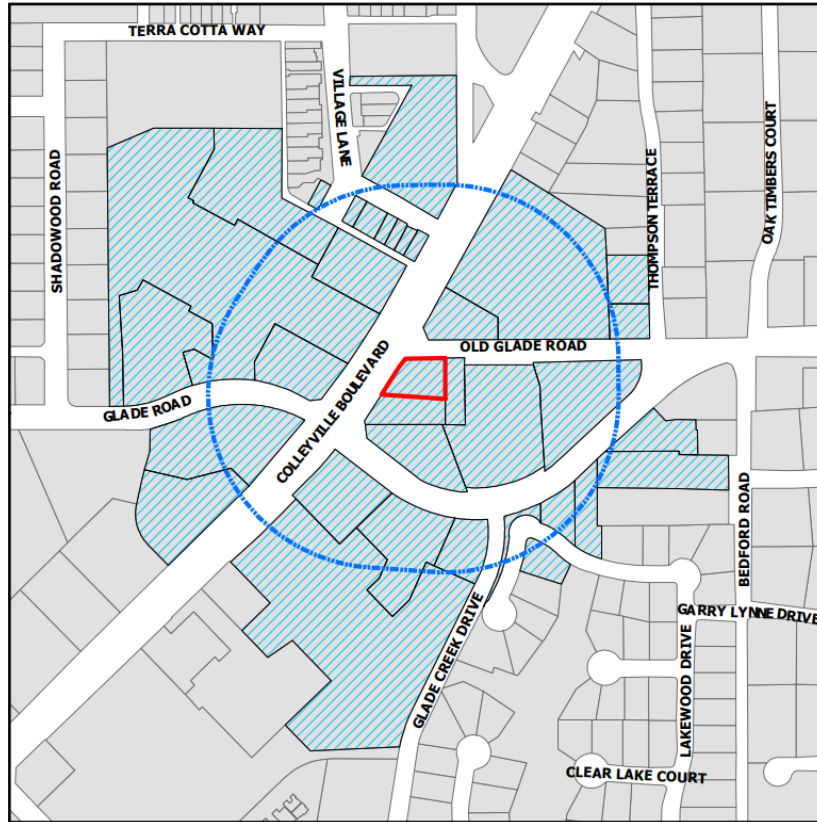
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

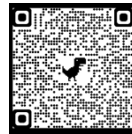
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX
HOA - LAKEWOOD ESTATES	6707 BRENTWOOD STR RD	FORT WORTH, TX
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
O'BRIEN, PETE	609 CHEEK SPARGER RD STE 120	COLLEYVILLE, TX
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX
BONEY, TRAVIS	4925 LAKEWOOD DR	COLLEYVILLE, TX
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	N. RICHLAND HILLS, TX
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
ESCOBAR, ROSA	4804 BEDFORD RD	COLLEYVILLE, TX
THOMPSON, JOHN E	5017 MONTCLAIR DR	COLLEYVILLE, TX
NOBLIT, DON	PO BOX 820895	FORT WORTH, TX
DELGADO, MARK ETAL	5000 THOMPSON TERR	COLLEYVILLE, TX
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX
HOA - LAKEWOOD ESTATES	12700 PARK CTRL DR STE 600	DALLAS, TX
WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE, AR
BOWDEN, WILLIAM	4928 LAKEWOOD DR	COLLEYVILLE, TX
NOBEL SOURCE COMPANY LLC	640 S HILL ST STE 341	LOS ANGELES, CA
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX
PP COLLEYVILLE I LLC	8350 N CENTRAL EXPWY STE 1313	DALLAS, TX
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX
HEA21 LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX
ZELL THREE INC	1190 EXPLORER ST	DUNCANVILLE, TX
WORTHINGTON NATIONAL BANK	500W MAIN ST	FORT WORTH, TX
FAIRWAY INDEPENDENT MORTGAGE	4750 S BILTMORE LN	MADISON, WI
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN
COMPASS BANCSHARES INC	PO BOX 10566	BIRMINGHAM, AL
HERITAGE PERSONAL TRAINING INC	1208 CREST DR	COLLEYVILLE, TX
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN
LAKEWOOD ESTATES	213 MILL CROSSING WEST	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-2194

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY REZONING FROM PUD-C PLANNED UNIT DEVELOPMENT-COMMERICAL TO PUD-C PLANNED UNIT DEVELOPMENT-COMMERICAL DISTRICT ON TRACT 2C03, ABSTRACT 206, BBB & C RY SURVEY LOCATED AT 4917 COLLEYVILLE BOULEVARD; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application to change the zoning from PUD-C Planned Unit Development-Commercial to PUD-C Planned Unit Development-Commercial Overlay District with CC-1 Village Retail base zoning, Case No. ZC22-001; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT the purpose of this ordinance is to amend the base zoning for the real property described as Tract 2C03, Abstract 206, BBB & C RY Survey, commonly known as 4917 Colleyville Boulevard (the "Property"), and to further provide for a PUD-C overlay district to allow the development and construction of

an 1,776 s.f. drive-thru restaurant and iced tea shop (the "Business") on the Property.

Sec. 2. THAT the zoning for the Property is hereby amended as follows:

1. GENERAL

- a. The Property shall have a base zoning classification of CC-1 Village Retail upon the effective date of this ordinance.
- b. The Property shall further be subject to a PUD-C overlay district (the "Overlay District") upon the effective date of this ordinance. The Overlay District shall be subject to all CC-1 Village Retail base zoning district regulations, except as expressly provided otherwise in this ordinance.
- c. Should the Overlay District terminate in the manner provided in this ordinance, the Property shall retain the zoning classification of CC-1 Village Retail.

2. DEVELOPMENT OF THE PROPERTY

- a. The Property shall be developed solely as a drive-thru restaurant and tea shop in the manner set forth herein, generally consistent with the Statement of Planning Objectives and Site Plan, which are attached hereto as Exhibit "B" and Exhibit "C", respectively.
- b. The buildings erected on the Property shall be consistent with the elevations, materials, and articulation as depicted in Exhibit "D", unless expressly provided otherwise in this ordinance.

3. PUD-C OVERLAY DISTRICT REGULATIONS

The following PUD-C Overlay District regulations shall apply to the Property while the Overlay District is in effect:

- a. **Permitted Use.** The permitted uses for the Property shall be those listed for the CC-1 Village Retail base zoning district. All CC-1 Village Retail district

regulations shall apply to the Overlay District except as expressly provided otherwise by this ordinance.

- b. **Business Name.** Business shall at all times be required to operate under the name "HTeaO"; provided, the owner of the Business may request to change the name of the Business by applying for a special use permit (SUP).
- c. **Drive Thru.** The Business shall be permitted to operate a drive-thru restaurant.
- d. **Parking.** The minimum number of parking spaces is reduced to 13.
- e. **Impervious Coverage.** The maximum impervious lot coverage is 86.34%.
- f. **Landscaping.** No landscaping buffer area along Colleyville Boulevard shall be required. In addition, the required pervious area is reduced to approximately 13.66%.
- g. **Building Materials and Articulation.** Per the elevations the horizontal and vertical articulation of all elevations vary from the requirements of Chapter 6. The building is non-compliant on all elevations.

4. TERMINATION OF THE PUD-C OVERLAY DISTRICT

- a. The PUD-C Overlay District is conditioned upon the development and operation of the Property in the manner provided herein. The PUD-C Overlay District Regulations provided in Section 2, subsection 3 above, shall automatically expire upon any one or more of the following:
 - i. a building permit for development of the Business is not issued within 12 months of the effective date of this ordinance;

- ii. following completion of construction, the Business ceases to operate for a period of 90 consecutive days;
- iii. the Business operates under any name other than HTeaO, unless otherwise permitted by this ordinance; or
- iv. there is a change in ownership of the Business.

Sec. 3. THAT the Property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein. All requirements of the Land Development Code shall be met, except as expressly amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of March 2022.

The second reading and public hearing being conducted on the 22nd day of March 2022.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 22nd DAY OF MARCH 2022.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 4, George Dodson _____
Place 6, Callie Rigney _____

Mayor Pro Tem Bobby Lindamood _____
Place 3, Kathy Wheat _____
Place 5, Chuck Kelley _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Exhibit

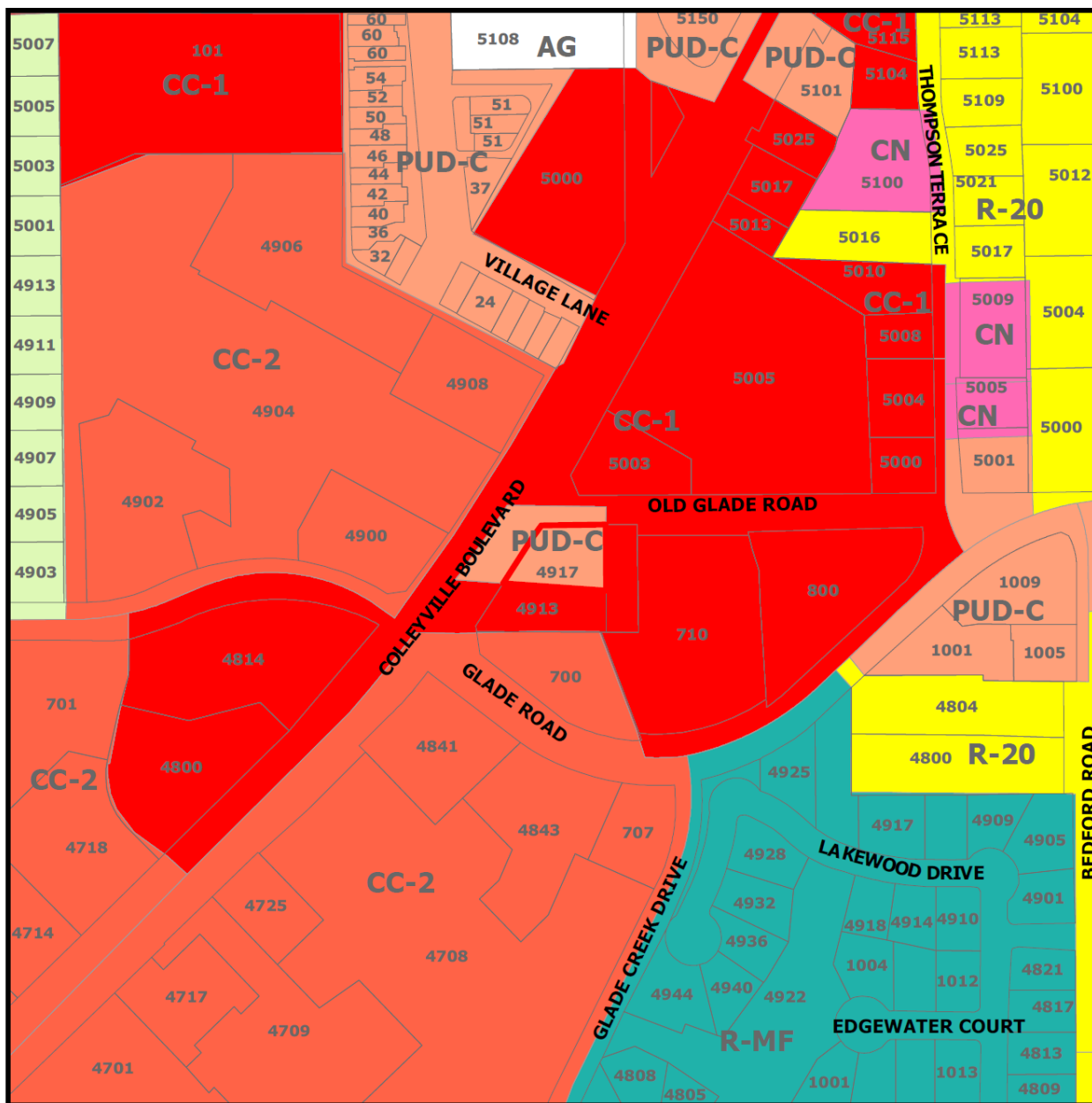


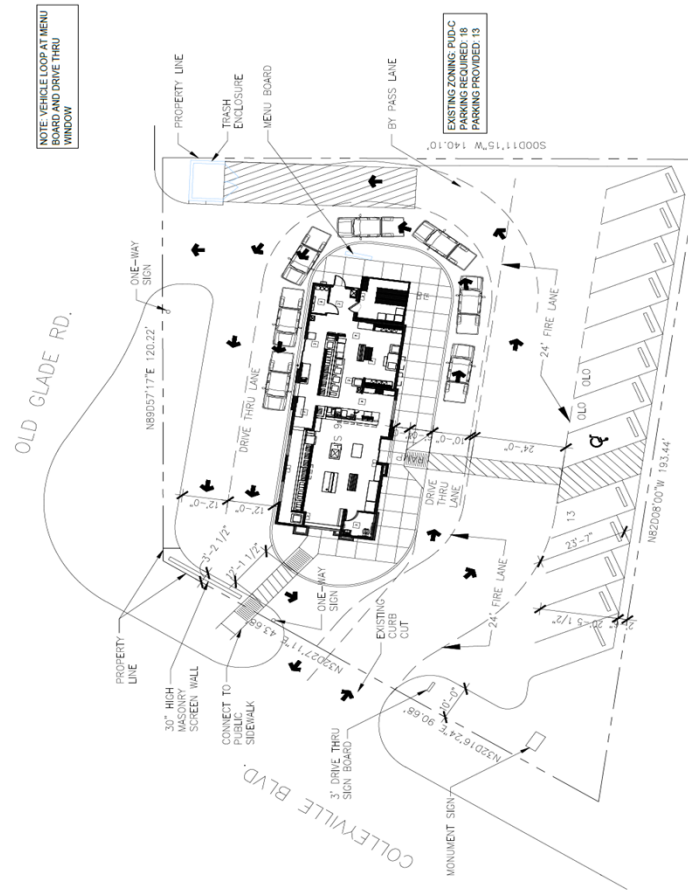
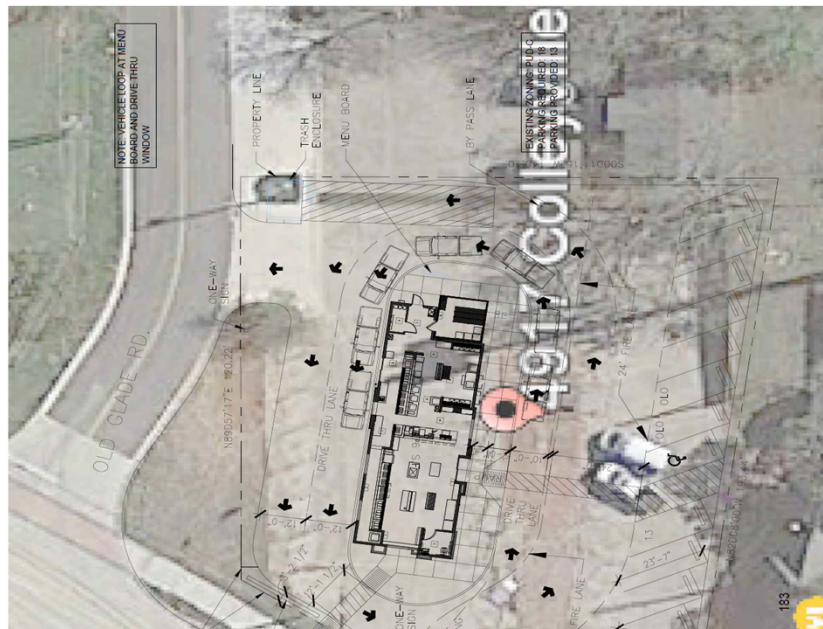
Exhibit "B" – Statement of Program Objectives

STATEMENT OF OBJECTIVE

HTea0 is a 1,776 square foot Retail Store that sells flavored tea, coffee, dry pre-packaged food, yeti cooler, pre-packaged bottled water and ice. There is no kitchen or fume hoods. No food will be cooked. There is no sit-down or wait service. There is no seating inside or outside the store. The store will be at 4917 Colleyville Blvd., Colleyville Texas 76034, Tarrant County.

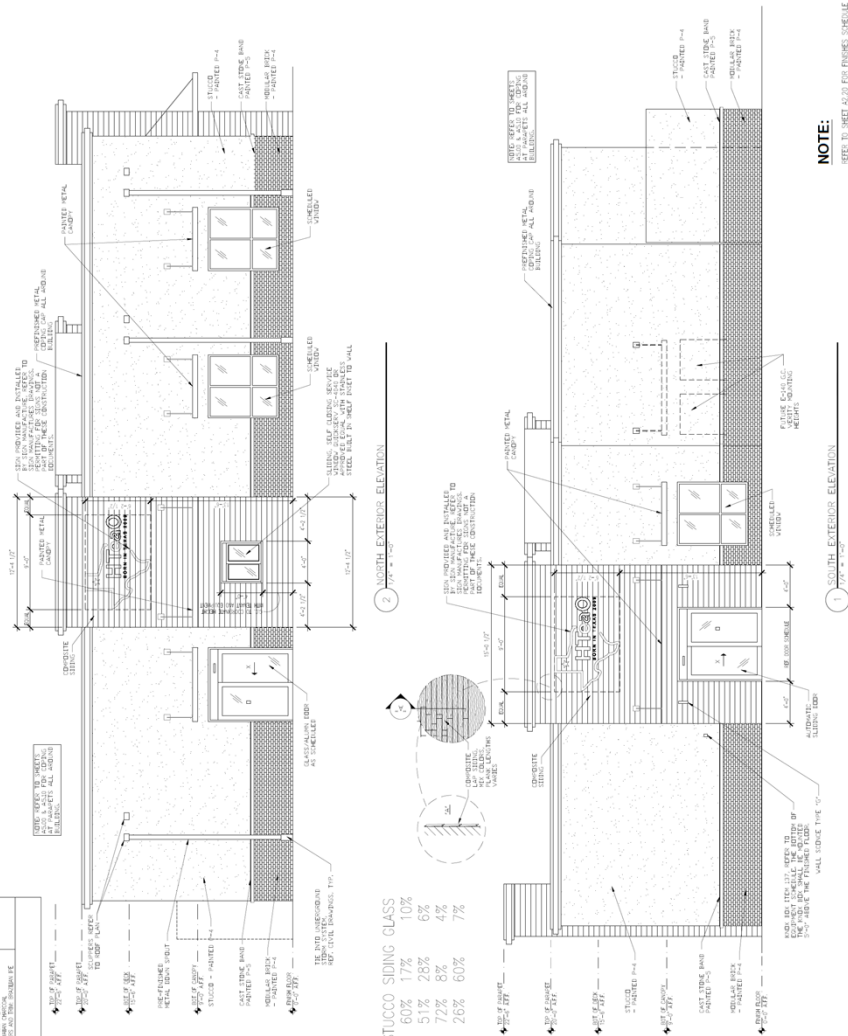
The building includes the following spaces. Front of house consist of a retail area and a public restroom. The Back of house consist of a Point-of-Sale Counter, Brew area (this is the area where the tea is brewed), Coffee station (this is the are where the coffee is made), Prep area, Receiving area, RO Closet, Drive-thru area and a Walk-in-Cooler.

Exhibit "C" – Site Plan



[illegible]

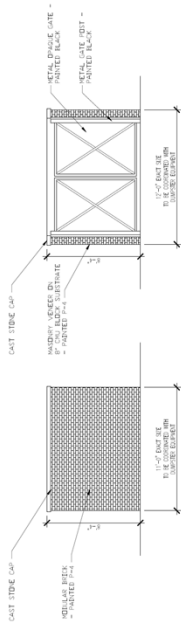
ORIENTATION	MASONRY	STUCCO	SIDING	GLASS
NORTH	13%	60%	17%	10%
SOUTH	15%	51%	28%	6%
EAST	16%	72%	8%	4%
WEST	7%	26%	60%	7%



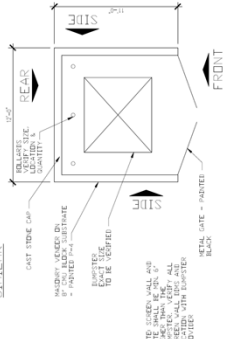
NOTE:

MATERIAL TABULATIONS

ORIENTATION	MASONRY	STUCCO	SIDING	GLASS
NORTH	13%	60%	17%	10%
SOUTH	15%	51%	28%	6%
EAST	16%	72%	8%	4%
WEST	7%	26%	60%	7%



FRONT ELEVATION
SIDE ELEVATION IS
SIMILAR



FRONT PLAN

3 DUMPSTER SCREEN WALL
7'0" x 1'0"

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	1.00	CU YD	120.00	120.00
2	BRICK	1.00	SQ YD	120.00	120.00
3	STUCCO	1.00	SQ YD	120.00	120.00
4	GLASS	1.00	SQ YD	120.00	120.00
5	STONE	1.00	SQ YD	120.00	120.00
6	PAINT	1.00	SQ YD	120.00	120.00
7	LABOR	1.00	HOUR	120.00	120.00
8	PERMIT	1.00	DAY	120.00	120.00
9	DEMOLITION	1.00	SQ YD	120.00	120.00
10	WASTE REMOVAL	1.00	SQ YD	120.00	120.00
11	FOUNDATION	1.00	SQ YD	120.00	120.00
12	ROOFING	1.00	SQ YD	120.00	120.00
13	CLADDING	1.00	SQ YD	120.00	120.00
14	INTERIOR FINISH	1.00	SQ YD	120.00	120.00
15	MECHANICAL	1.00	SQ YD	120.00	120.00
16	ELECTRICAL	1.00	SQ YD	120.00	120.00
17	PLUMBING	1.00	SQ YD	120.00	120.00
18	HVAC	1.00	SQ YD	120.00	120.00
19	LANDSCAPE	1.00	SQ YD	120.00	120.00
20	ASPHALT	1.00	SQ YD	120.00	120.00
21	CEMENT	1.00	SQ YD	120.00	120.00
22	IRON	1.00	SQ YD	120.00	120.00
23	STEEL	1.00	SQ YD	120.00	120.00
24	ALUMINUM	1.00	SQ YD	120.00	120.00
25	COPPER	1.00	SQ YD	120.00	120.00
26	SILVER	1.00	SQ YD	120.00	120.00
27	GOLD	1.00	SQ YD	120.00	120.00
28	PLATINUM	1.00	SQ YD	120.00	120.00
29	DIAMOND	1.00	SQ YD	120.00	120.00
30	EMERALD	1.00	SQ YD	120.00	120.00
31	SAPPHIRE	1.00	SQ YD	120.00	120.00
32	RUBY	1.00	SQ YD	120.00	120.00
33	PEARL	1.00	SQ YD	120.00	120.00
34	OPAL	1.00	SQ YD	120.00	120.00
35	AMBER	1.00	SQ YD	120.00	120.00
36	JACQUARD	1.00	SQ YD	120.00	120.00
37	CHIFFON	1.00	SQ YD	120.00	120.00
38	VELVET	1.00	SQ YD	120.00	120.00
39	SATIN	1.00	SQ YD	120.00	120.00
40	TAFFETA	1.00	SQ YD	120.00	120.00
41	CRISPIN	1.00	SQ YD	120.00	120.00
42	POPLIN	1.00	SQ YD	120.00	120.00
43	PERCALE	1.00	SQ YD	120.00	120.00
44	FLANNEL	1.00	SQ YD	120.00	120.00
45	WELLS	1.00	SQ YD	120.00	120.00
46	WELLS	1.00	SQ YD	120.00	120.00
47	WELLS	1.00	SQ YD	120.00	120.00
48	WELLS	1.00	SQ YD	120.00	120.00
49	WELLS	1.00	SQ YD	120.00	120.00
50	WELLS	1.00	SQ YD	120.00	120.00

NOTE:
REFER TO SHEET 42.25 FOR FINISHES SCHEDULE

1 WEST EXTERIOR ELEVATION
7'0" x 1'0"

2 EAST EXTERIOR ELEVATION
7'0" x 1'0"



A Landscape Plan
SCALE: 1" = 10'



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 6a

Agenda Date 3/2/2022

Number Ordinance O-22-2192

Type Ordinance

Department Community Development

Title

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a zoning change from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district, specifically for a senior living facility, for Lots 1 and 2, Block A, Heritage Farms, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC21-037

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

The applicant has requested to Table the item to the March 22, 2022 meeting

Tabled from the February 15, 2022 City Council meeting

First Reading and Public Hearing

Steven Ailey, the applicant, has submitted a request to rezone the 18.45 acre property located at 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court from PUD-C Planned Unit Development-Commercial to a new PUD-C Planned Unit Development-Commercial district to replace the existing ordinance. The purpose is to rezone in order to allow for the development and operation of a new senior living community for the property.

Existing Conditions/Background: The subject property is platted as Lots 1 and 2, Block A, of the Heritage Farms Addition and is currently undeveloped. The applicant proposes to develop the property into a Senior Living Community. The current zoning was approved in 2012 and allows for a senior living community, but it never developed.

Proposed Zoning Change: Request – The request is to rezone from the PUD-C Planned Unit Development Commercial to the PUD-C Planned Unit Development-Commercial district to replace the existing ordinance. The request is to construct a senior living community development that is restricted to individuals 55 years old and above.

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater

flexibility and discretion in the approval of residential, non-residential, and mixed-use developments by encouraging creative, efficient, and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development which will be of special benefit to the property owners or to the community.

Analysis: The subject property, with the proposed new configuration and a decrease in the number of units, necessitates the change in zoning and request for a new PUD-C Planned Unit Development-Commercial district. This property has zoning, which was approved in 2012, for a senior living community. At that time, the total unit count was 281 units to include 162 independent units, 74 assisted living units, and 45 memory support units. The average independent living units were between 625 (square feet) – 1,200 s.f. The height of the buildings were approved up to two and a half stories. Total project size was 321,500 s.f. with 282 parking spaces. The buildings were also not connected to each other and there was a retail building to be constructed along Cheek-Sparger Road.

Per the proposed PUD-C, this project is requesting to significantly vary from the 2012 ordinance. The request includes 164 independent living units, 44 assisted living units, and 30 memory care units. This is a reduction in the total unit count from 281 units to 238 units. The average independent unit size is increased to 885 s.f. – 1,950 s.f. The height of the buildings is proposed to be two stories except for a three story spine in the independent living building. The total project size is 350,000 s.f. with parking spaces in Phase 1 of 322 and Phase II of 45 for a total of 367 spaces. The exterior walls of the buildings shall be a minimum of 50 percent masonry materials. The buildings are connected and there is no retail building proposed. This development would provide 50 percent common open space.

Regarding public improvements, the current PUD-C district requires the developer to improve the intersection of Cheek-Sparger Road and Bedford Road/Bedford Court with a roundabout. The applicant is still committed to the requirement, but is evaluating the level of participation with the improvement. The applicant will also add a right-turn-only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road. A City/Developer Agreement (CDA) shall be accepted prior to any applications by the developer and City Council. Additionally, the developer is proposing a Payment in Lieu of Taxes, or PILOT, payment to the City to offset the increase in Emergency Medical Costs from this project.

The Land Development Code only allows the proposed senior living community with a Planned Unit Development-Commercial zoning.

Plat Status: The subject property is platted as Lots 1 and 2, Block A, of the Heritage Farms Addition.

DRC Review: This request was reviewed during the December 20, 2021, DRC

meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting on January 10, 2022.

Drainage: Preliminary drainage information has been provided.

Surrounding Development: Property to the south and east is located in the City of Bedford and is developed with single family homes. Property to the north is CC-1 Village Retail zoning and PUD-R Planned Unit Residential zoning, and is developed with commercial uses south of Cheek-Sparger Road and residential uses with single family homes north of Cheek Sparger Road. Property to the west is PUD-C Planned Unit Commercial zoning and is developed as Colleyville Covenant Christian Academy.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, designates the subject property and most of the property near this location along Cheek-Sparger as planned for future commercial use. The addition of the senior living community meets the intent of the comprehensive plan. The proposed rezoning request does comply with the commercial land use designation stated in the comprehensive plan.

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a building permit, if applicable.

Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued which is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on the request. The following items should be considered as part of the consideration:

- The proposed use conforms to the Future Land Use Plan and stated goals described in the Destination Colleyville Plan.
- The proposed project reduces the number of units while maintaining 50% of pervious cover.
- Staff recognizes further discussion needed on outstanding agreements.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the request at their January 10, 2022, meeting by a vote of 5-0. When the Planning and Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Financial Impact

There is no financial impact to the City.

Recommendation

None

Attachments

1. Request to Table
2. Appeal to City Council for Case ZC21-37
3. Aerial Map
4. Zoning Map
5. Future Land Use Map
6. Proposed PUD Ordinance Text
7. Master Plan
8. Conceptual Site Plan
9. Rendered Elevations
10. Conceptual Elevations
11. Masonry Fence Plan
12. Trash Compactor and Generator Plan
13. Project Comparison Matrix
14. EMS Call Worksheet
15. Drainage Plan
16. Tree Preservation Plan
17. Trip Generation Memo
18. Notification Map
19. Notification Letter
20. Notification List
21. Letter of Opposition
22. Letters of Support
23. Ordinance O-22-2192

From: [Russell Jones](#)
To: [Jackie Reyff](#)
Cc: [Barry Hudson](#)
Subject: Table Request for Case ZC21-037 - 913 Cheek Sparger Rd. at Wayne Drive PUD-C
Date: Wednesday, February 23, 2022 12:02:16 PM

Hi Jackie,

Good morning. The applicant, Forefront Living, for Case ZC21-037 has requested to table the case from the March 2nd City Council meeting.

Please let me know if you have any questions. Thank you.

Best Regards,

Russell Jones

First Vice President | Greystone
o 972.402.3681 | m 214-505-9219
rjones@greystonecommunities.com

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From: [Russell Jones](#)
To: [Jackie Reyff](#); [Ben Bryner](#)
Cc: [Steven Ailey](#); [Scott Polzin](#); [Robert Green](#); [Stuart Jackson](#)
Subject: Appeal to City Council for Case ZC21-37
Date: Wednesday, January 19, 2022 2:55:41 PM

Hi Jackie,

Good afternoon.

On behalf of Steve Ailey, Forefront Living has elected to appeal the Planning and Zoning Commission's denial from their January 10, 2022 decision to the City Council.

However, we do not want to proceed to the February 1st City Council meeting but instead request the case be tabled to the follow City Council meeting of February 15th. This will allow Forefront Living the additional time to better understand outstanding concerns.

Please let me know if we need to do any other additional steps in this process. Kindly confirm receipt of this appeal. Thank you.

Best Regards,

Russell Jones

First Vice President | Greystone
o 972.402.3681 | m 214-505-9219
rjones@greystonecommunities.com

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Aerial Map

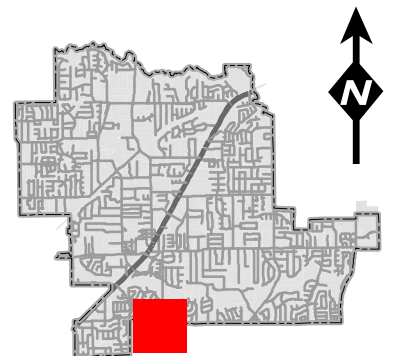


ZC21-037
913 Cheek-Sparger Road

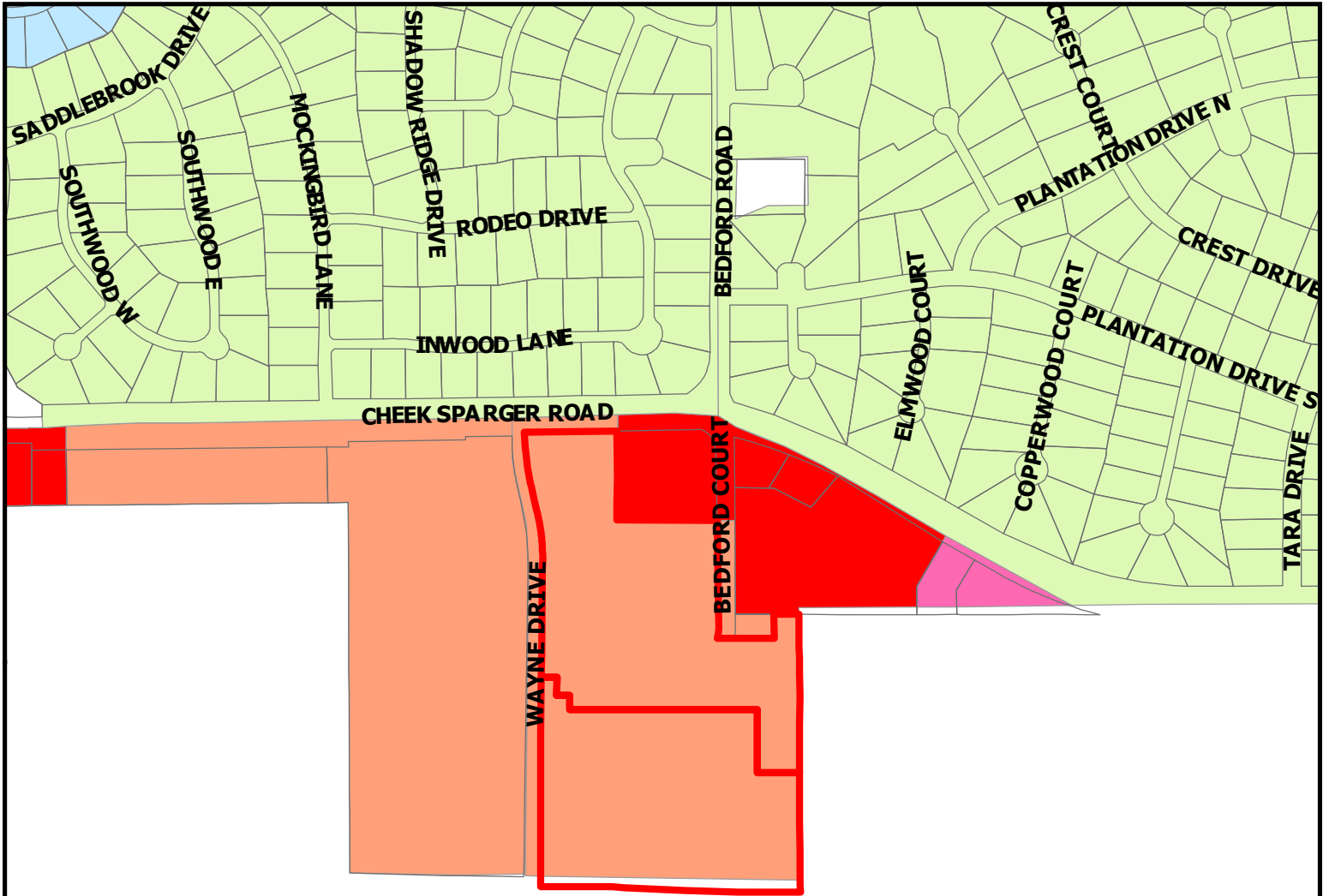
DISCLAIMER:
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Subject Property



Zoning Map



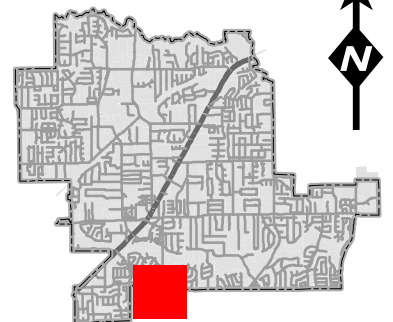
ZC21-037
913 Cheek-Sparger Road

DISCLAIMER:

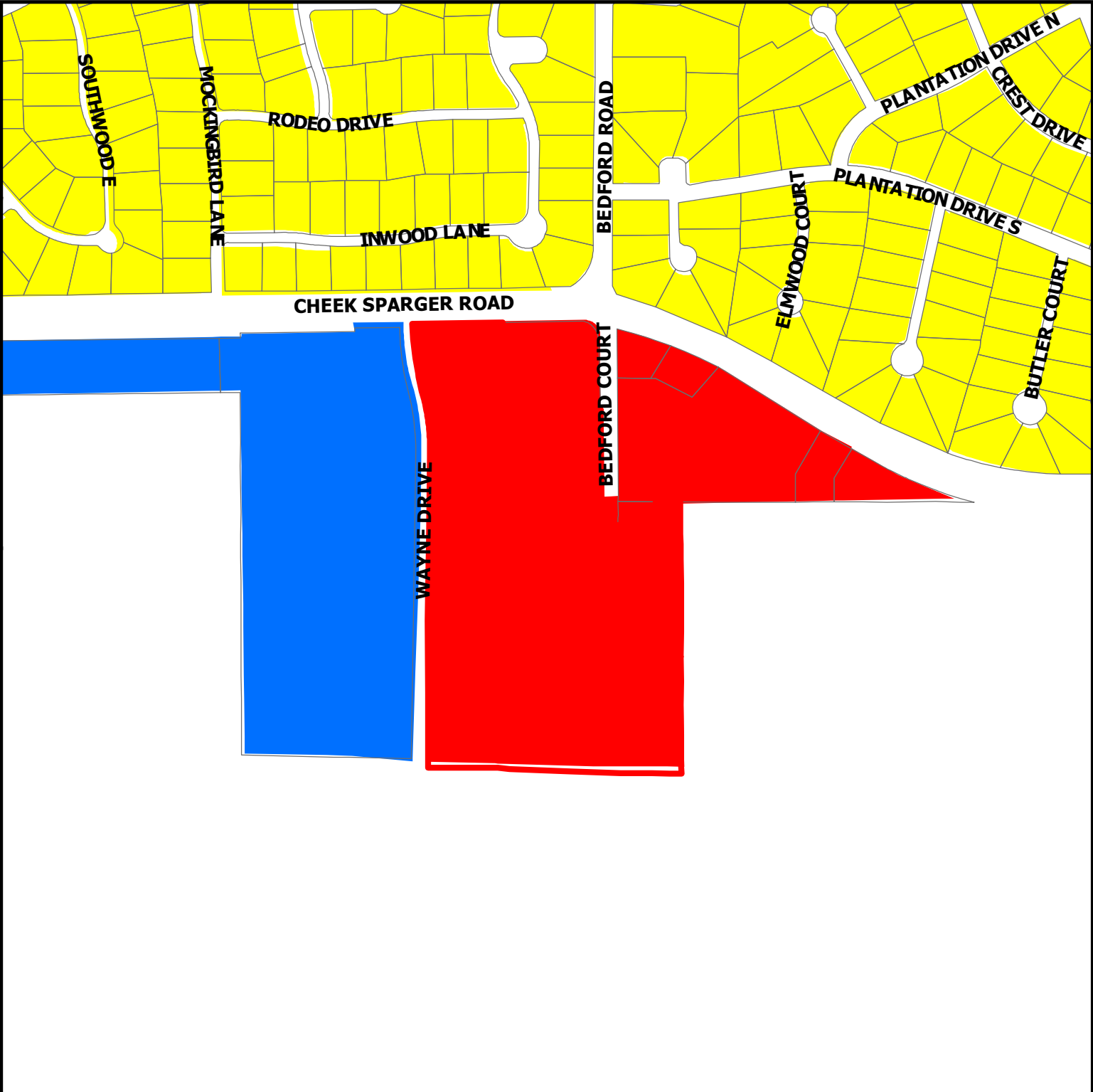
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Subject Property



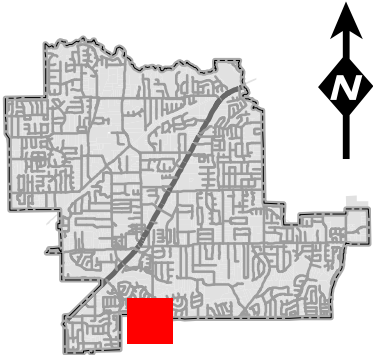
Future Land Use Map



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ZC21-037
913 Cheek-Sparger Road

-  Subject Property
-  Residential
-  Commercial
-  Institutional



December 13, 2021

1. GENERAL

- a. The purpose of this Planned Unit Development is for the development of a senior housing community on the 18.45-acre tract located on the southeast corner of Cheek-Sparger Road and Wayne Drive with combination of independent living, assisted living, and memory care.
- b. This facility shall be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to the issuance of a Certificate of Occupancy for this property.
- c. This property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. PERMITTED LAND USES

- a. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 44 units for assisted living uses and a maximum of 30 beds for memory care uses, as depicted in Site Plan Exhibit "D".
- b. A maximum of 164 independent living units are permitted as depicted in Site Plan Exhibit "D".
- c. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per the requirements of the United States Department of Housing and Urban Development.
- d. All accessory buildings and uses, customarily incidental to the above uses on the same lot within.

3. HOURS OF OPERATION

- a. Deliveries to the facility for food service and general delivery will be restricted to 7:00 a.m. to 6:00 p.m. daily.

4. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Site Plan Exhibit "D", which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use or increase the density, may be approved administratively by the staff.
- b. The developer shall submit, and receive approval from the City of Colleyville, a replat in accordance with the requirements of the Land Development Code prior to development of

December 13, 2021

this PUD-C.

5. BUILDINGS

- a. Building elevations shall be consistent with the elevations shown on Exhibit "E".
- b. All buildings allowed for this development shall not exceed three stories in height and 45 feet.
- d. There shall be a 50-foot building setback along Cheek-Sparger Road. Otherwise, all building setbacks shall comply with minimum requirements of the Land Development Code.
- e. The cumulative exterior walls of the buildings in this development shall be a minimum of 50 percent masonry. Masonry, for the purposes of this PUD, shall be defined as including: brick, stone, cast stone, simulated stone, faux stone, thin veneered thin-set stone, concrete block, and three coat plaster/stucco. Other wall surface materials may include cementitious siding or ACM (aluminum composite material) panels.
- f. All buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

6. OPEN SPACE

- a. This development shall provide a minimum of 50 percent common open space, as shown on Site Plan Exhibit "D" and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Chapter 4-Landscaping in the Land Development Code.

7. SIDEWALKS

- a. The sidewalk along Cheek-Sparger Road and Wayne Drive must be at least five (5) feet wide. The sidewalks must be installed when any new structures are built on the property.

8. PARKING AND ACCESS

- a. This development shall be allowed to have a minimum of 330 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.
- c. As depicted on Site Plan Exhibit "D", a 26-foot public access and fire lane easement shall be located within the development such that it connects Wayne Drive at the southern terminus of the Bedford Court right-of-way boundary. Said easement shall be included on

December 13, 2021

the final plat for the subject property.

9. LIGHTING

a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

10. FENCING

a. An eight (8) foot precast concrete or masonry fence, with other materials allowed as necessary to protect trees or as needed regarding other considerations, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.

b. Any decorative stone walls throughout the property shall be no more than 42 inches in height.

11. SIGNAGE

a. All monument signs shall meet the minimum requirements of the Land Development Code.

12. DUMPSTER, COMPACTOR AND GENERATOR ENCLOSURES

a. Any dumpsters, compactors or generators located in the development shall be enclosed in a structure that shall be a minimum of eight (8) feet in height and composed of masonry materials.

b. All requirements of the Land Development Code shall be met, except where amended herein.

13. PUBLIC IMPROVEMENTS

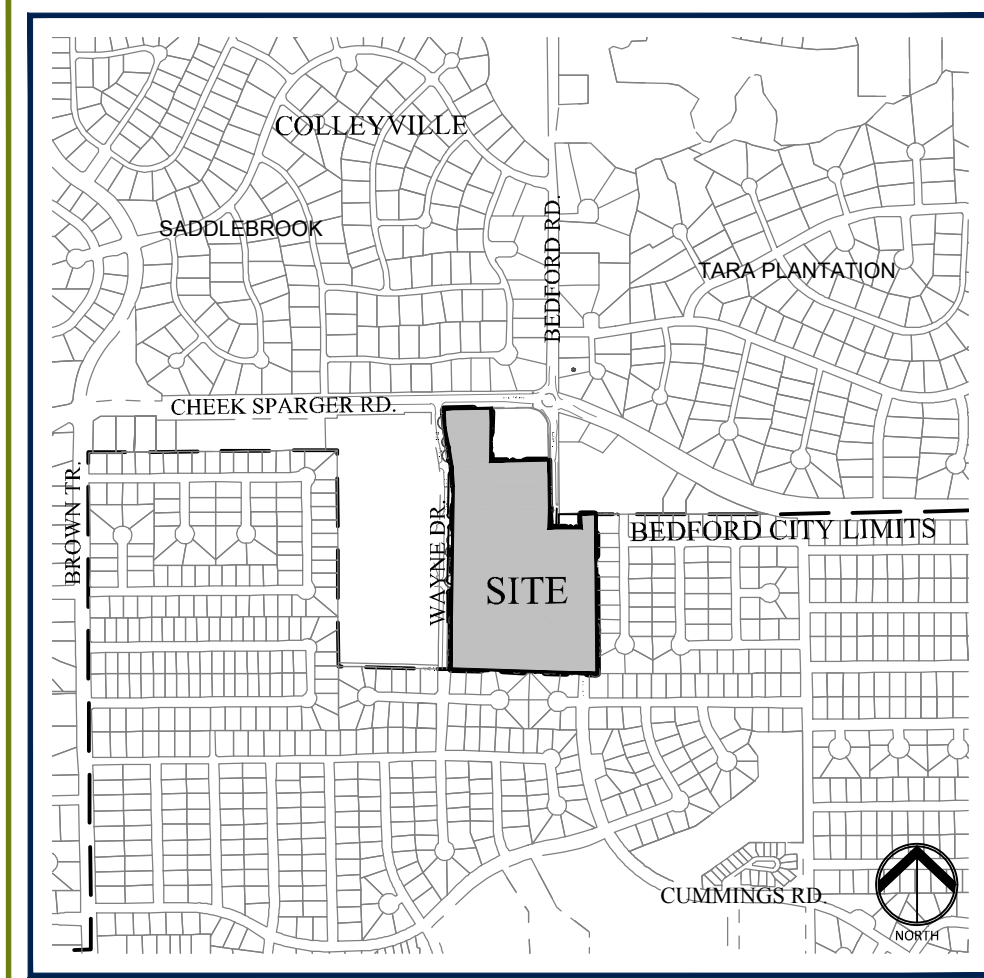
a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road.

b. Additionally, the developer shall pay a one-time Special Roadway Impact Fee to the City which shall be utilized by the City for the construction of a roundabout at the intersection of Cheek – Sparger Road and Bedford Road/Court.

c. Given the requirements of Section “b” above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a revised City/Developer Agreement (CDA) for an approval by the City Council that, at a minimum, addresses the following areas:

December 13, 2021

- (1) City shall be responsible for all of the design, contracting, construction, right-of-way acquisition, landscaping and ongoing maintenance for the roundabout at the intersection of Cheek Sparger and Bedford Road/Court.
- (2) Establish the total amount of the Special Roadway Impact Fee to be paid from the developer to the City.
- (3) Timing of the payment of the Special Roadway Impact Fee to the City for the roundabout shall be at the issuance or receipt of the building permit.
- (4) City shall complete the roundabout improvements within 3 years of the payment of the Special Roadway Impact Fee.
- (5) Any change to the terms of this section shall require an amendment to this ordinance.



TARA PLANTATION
SINGLE FAMILY
RESIDENTIAL

ZONED
PUD-R

BEDFORD CT.

KID'S KAMPUS
PRE-SCHOOL / PRE-K

ZONED
CC-1

SADDLEBROOK
SINGLE FAMILY
RESIDENTIAL

ZONED
PUD-R

- LEGEND
- OPEN SPACE / LANDSCAPE AREA
 - 26' EMERGENCY ACCESS
 - SECOND STORY
 - THIRD STORY
 - FUTURE PHASE
 - EXISTING TREE PROPOSED TO REMAIN
 - PROPOSED TREE

Site Summary		
Site Area	18.45 AC.	803,682 SF.
Building Footprint	194,307 SF.	24.2%
Paved Surfaces (Parking & Drive)	3.16 AC.	137,689 SF.
Open Space (Includes Detention)	9.23 AC.	50.0%
Detention Area	5.32 AC.	28.7%
Independent Living Units	164 Units	272,859 SF.
Assisted Living Units	44 Units	36,981 SF.
Memory Support Units	30 Units	14,405 SF.
Total Senior Living Units	260 Units	316,601 SF.
Common Area & Back of House		32,783 SF.
Total Building Sf.		357,028 SF.
Required Parking Spaces	208	
Covered Parking Spaces	144	
Surface Parking Spaces	158	
Garage Parking Spaces	20	
Future Parking Spaces	45	
Total Parking Spaces	367	122 Extra

TARA VILLAGE RETAIL &
OFFICE SHOPPING CENTER

ZONED
CC-1

SINGLE FAMILY
RESIDENTIAL

ZONED
R9

CUMMINGS DR.

DETENTION
AREA
5.32 AC.

8' MASONRY FENCE

BEDFORD HEIGHTS
SINGLE FAMILY RESIDENTIAL

ZONED
PUD

COVERED
PARKING, TYP.

DETENTION
AREA

COVENANT CHRISTIAN ACADEMY
PRIVATE SCHOOL

ZONED
PUD-C

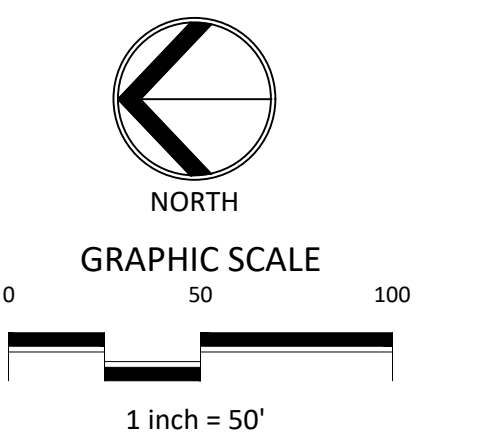
NOTES:

- 18.45 acres platted as Heritage Farms, Block A, Lot 1.
- No FEMA 100 Year Floodplain on this property or on the Cheek Sparger right of way.
- Parking Spaces are 9' x 18'.
- Detailed landscaping and planting plans will be prepared with final construction plans for many open space/landscape areas. This includes foundation plantings, courtyard areas and along Wayne Drive to screen parking.

OWNER:
Forefront Living
12467 Merit Drive
Dallas, TX 75251

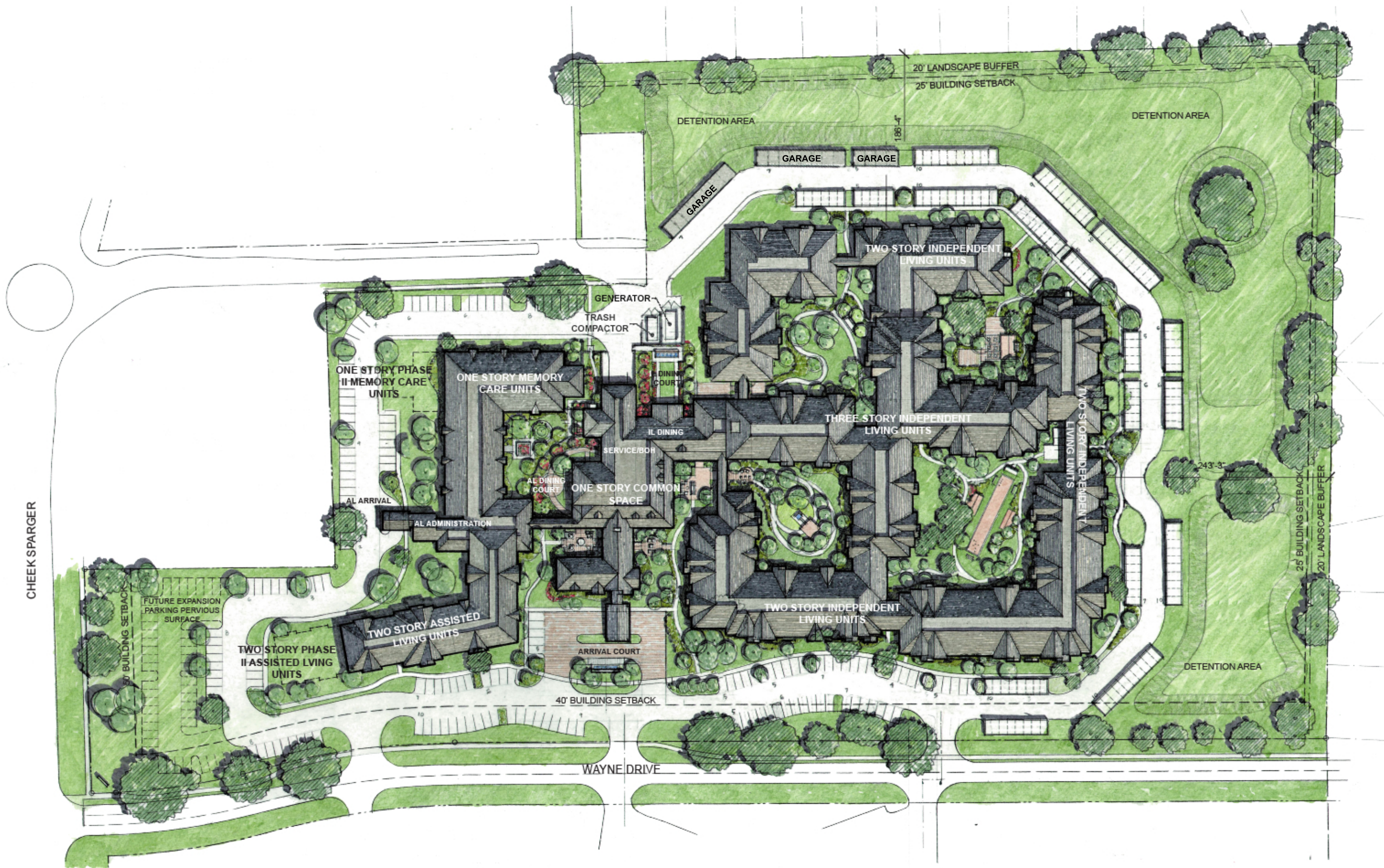
DEVELOPER:
Greystone Communities
225 E. John Carpenter Frwy, Ste 700
Irving, TX 75062

ENGINEER/PLANNER:
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.256.1121
TX REG. F-1114



MASTER PLAN
for
FOREFRONT LIVING
SENIOR COMMUNITY
November 12, 2021

PUD Site Plan for Senior Living PUD
Zoning Amendment



site plan - conceptual
Scale: 1"=100'-0"





Independent Living - Rendered Elevation

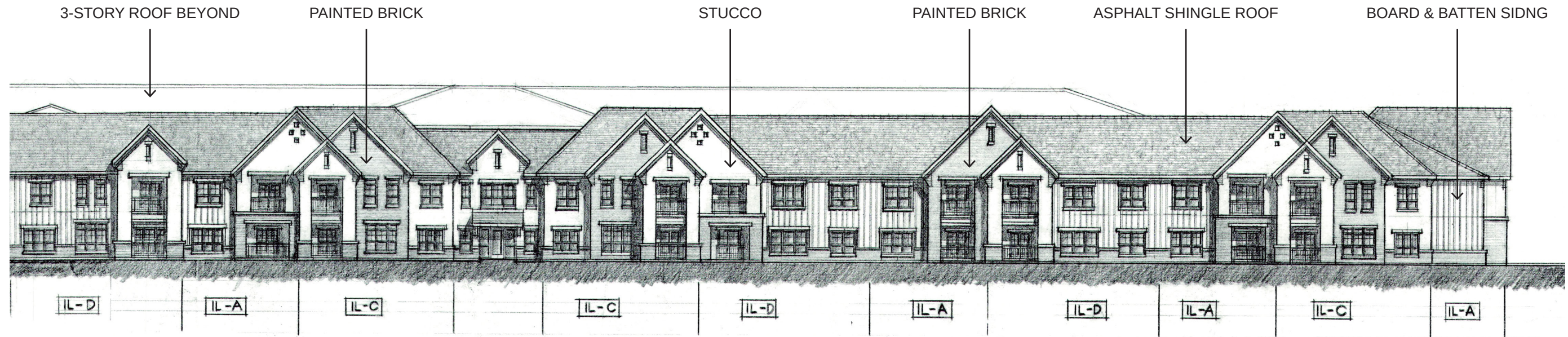


Assisted Living - Rendered Elevation

FFL Senior Living Colleyville
Colleyville, Texas



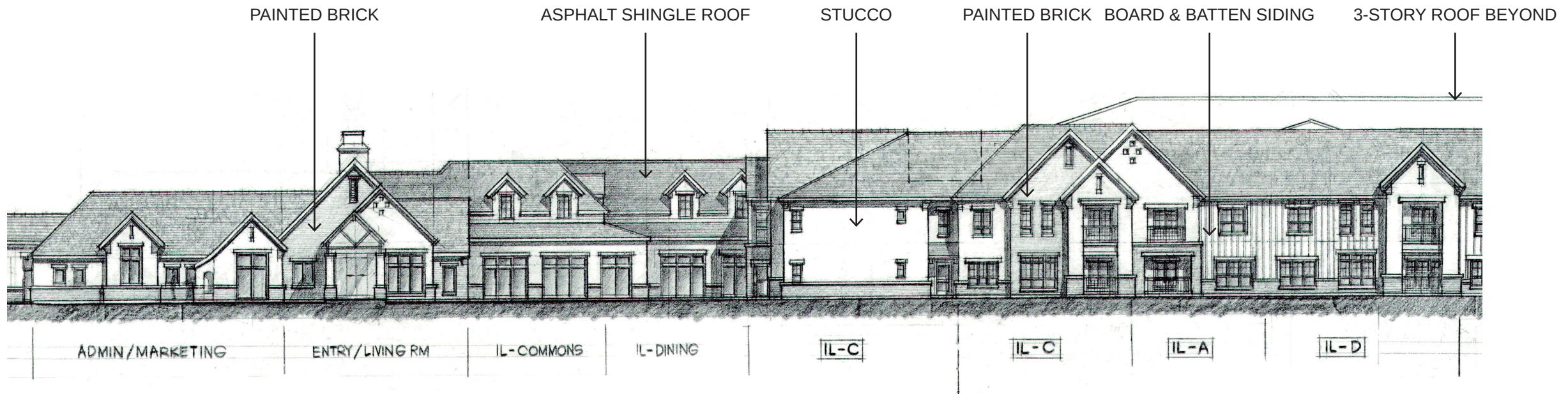
Commons - Rendered Elevation



Scale: 3/64"=1'-0"



Independent Living - Conceptual Elevation
Scale: 1/64"=1'-0"

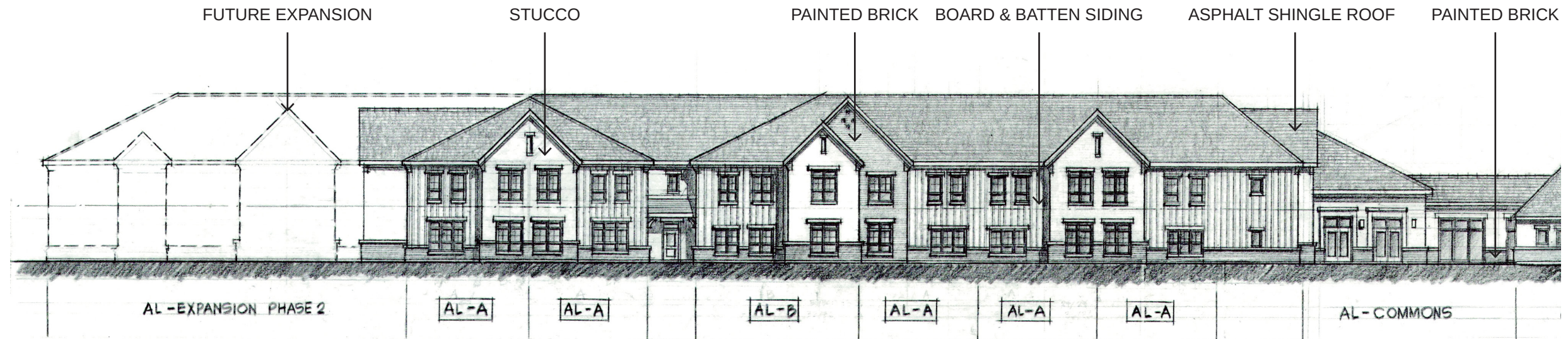


Scale: 3/64"=1'-0"



Entry/Community Commons - Conceptual Elevation

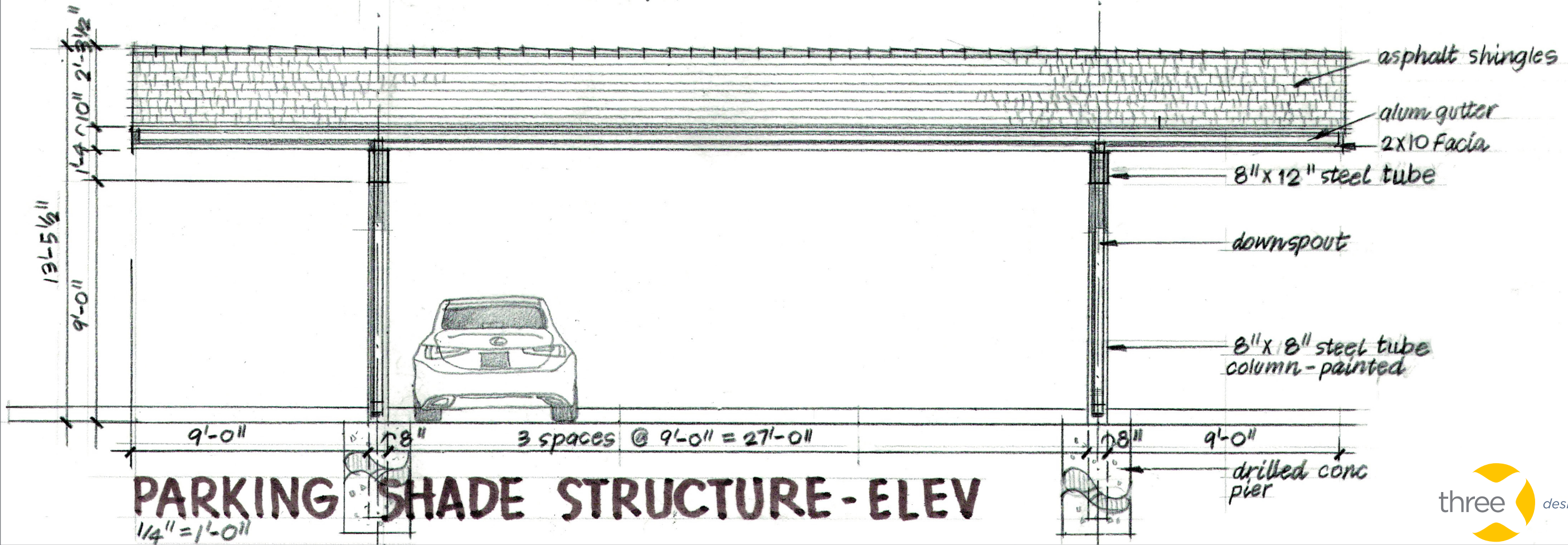
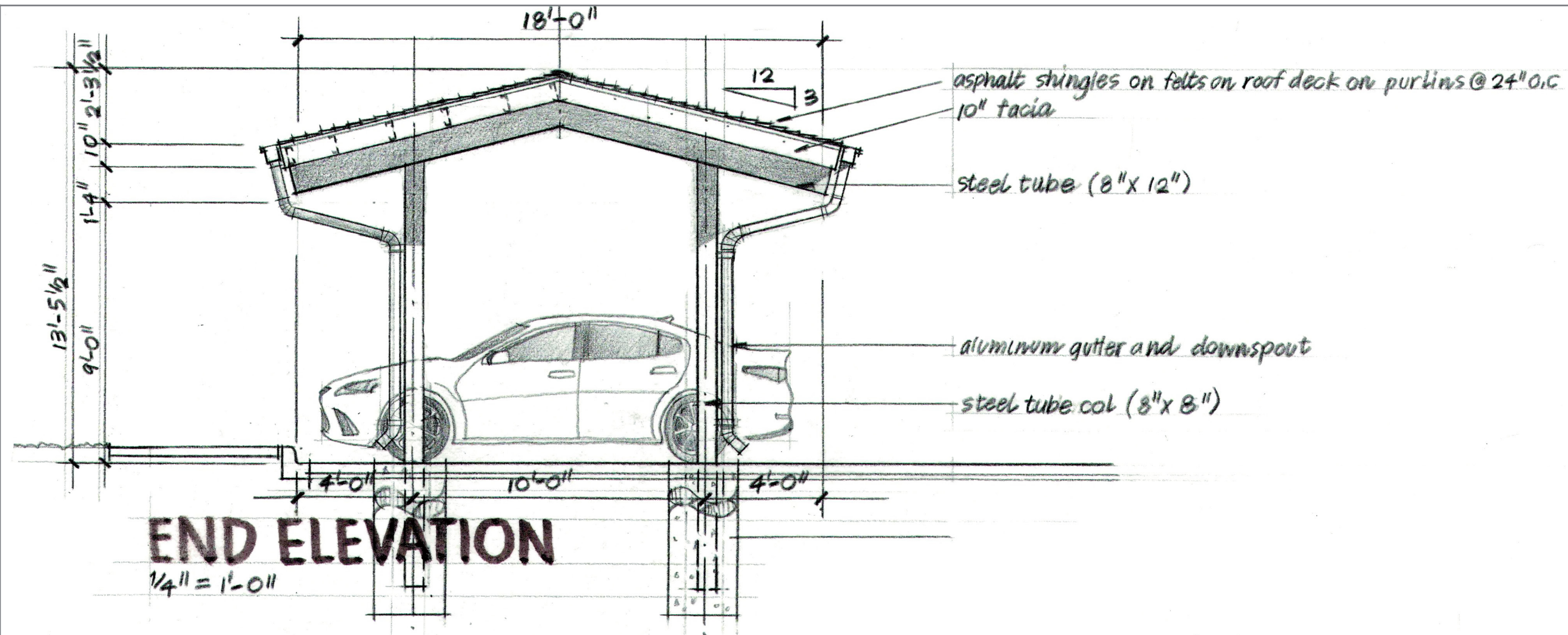
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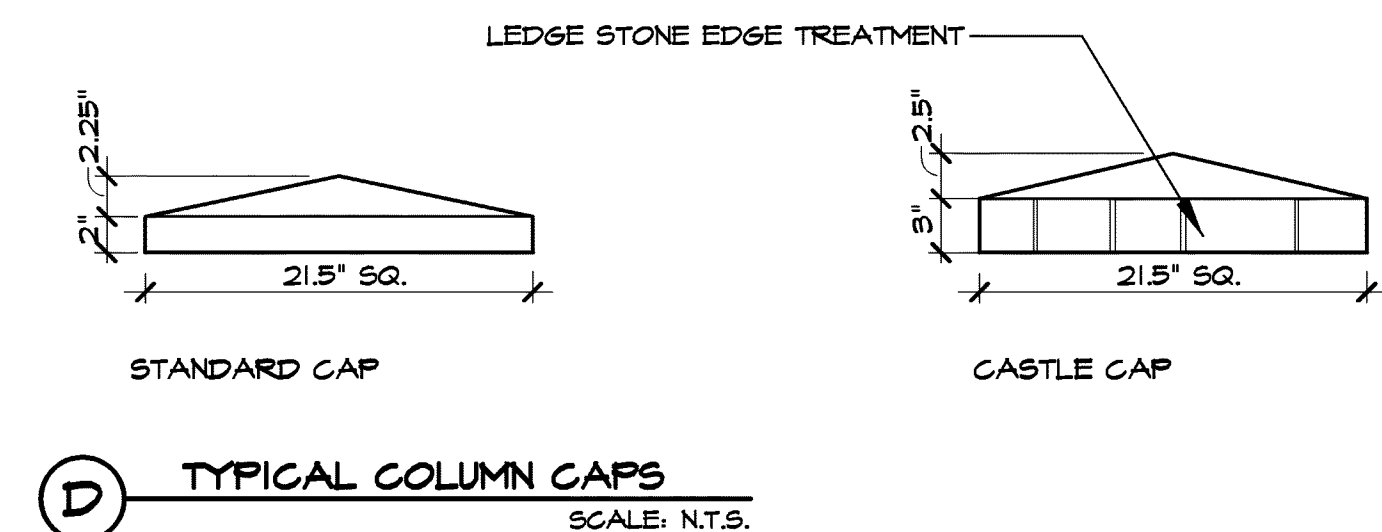
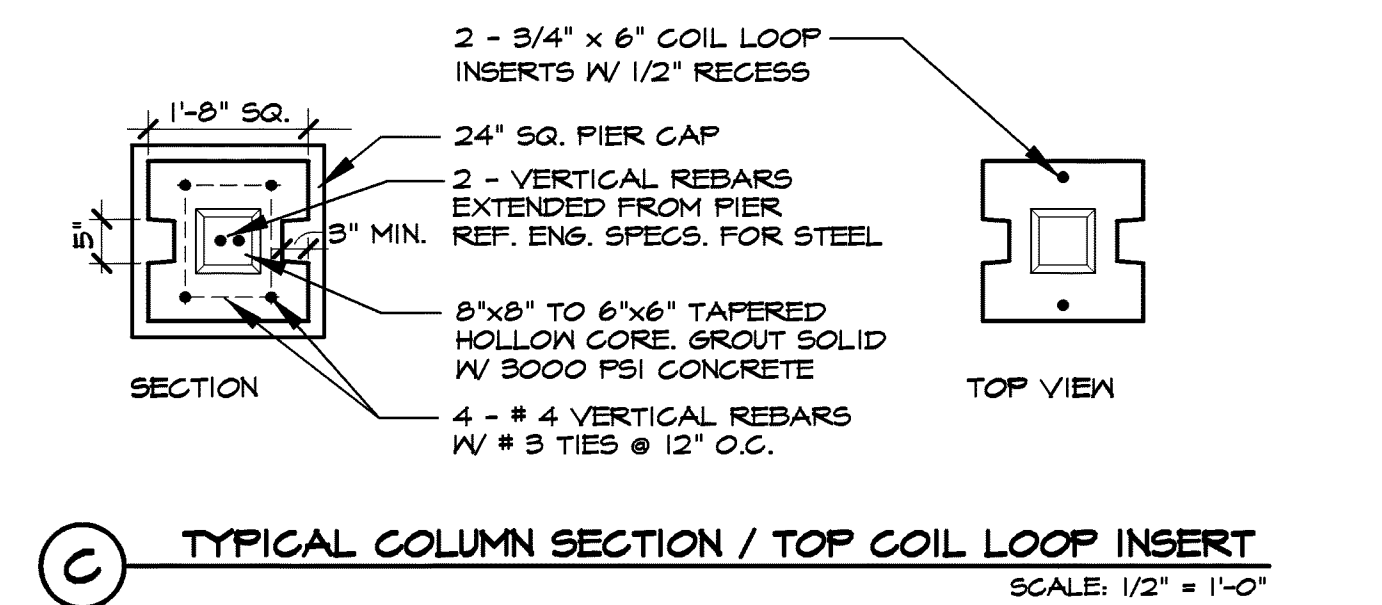
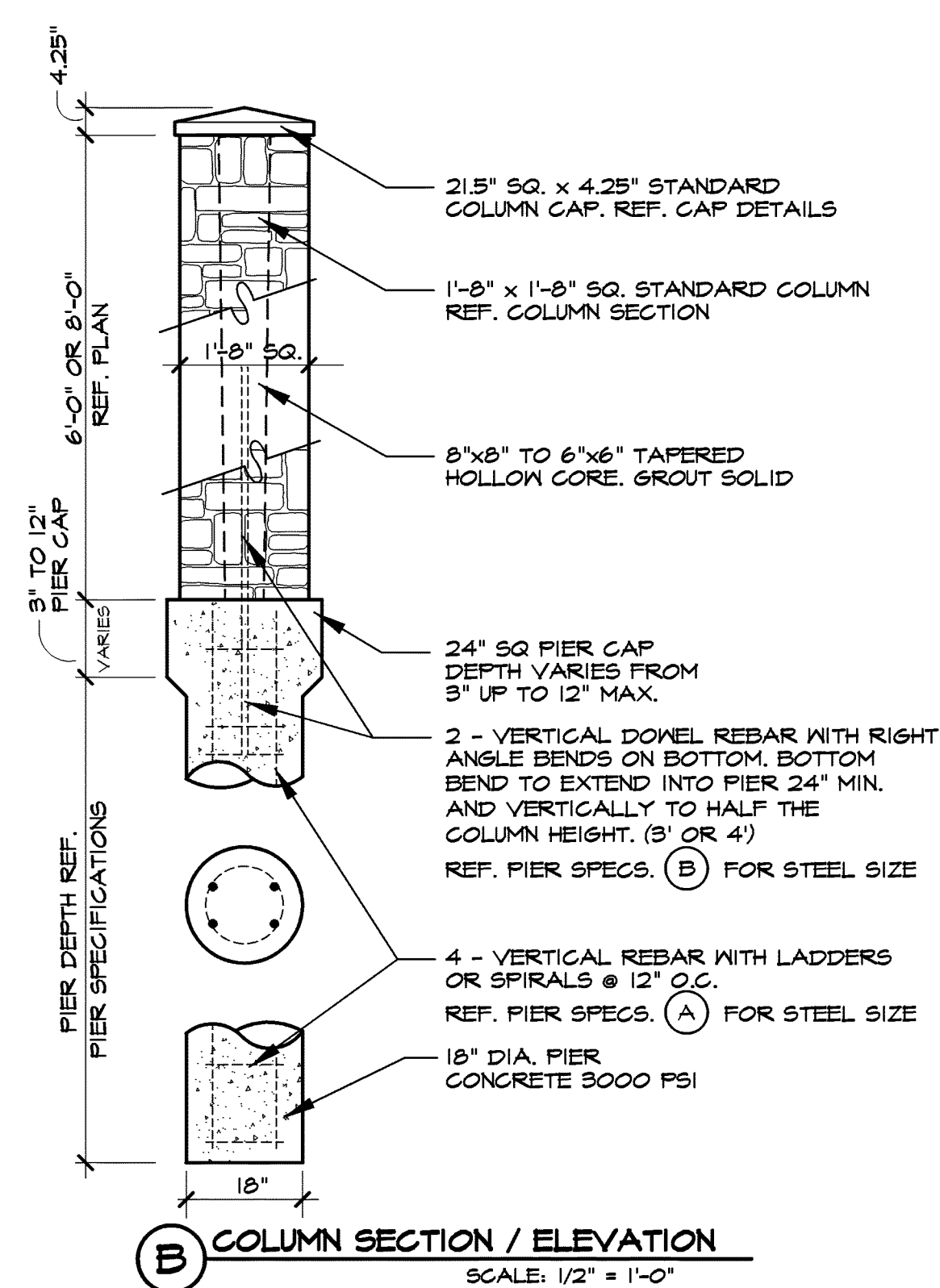
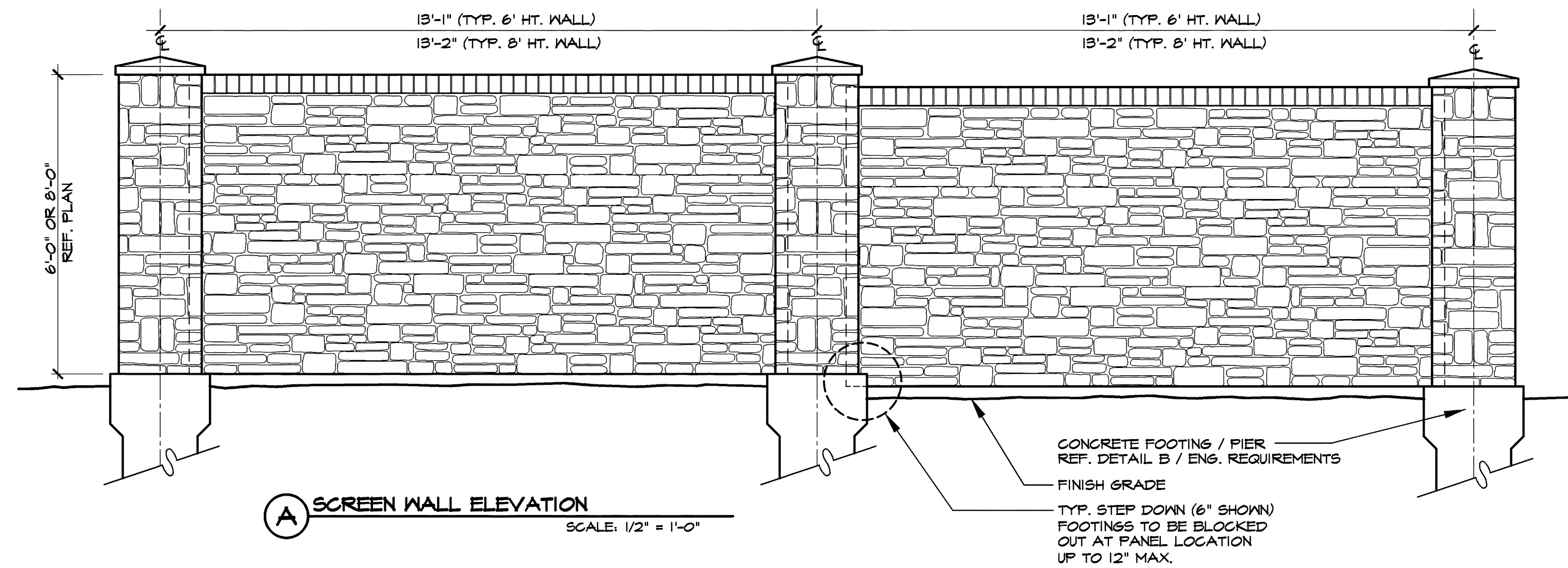


Scale: 3/64"=1'-0"



Assisted Living - Conceptual Elevation
Scale: 1/64"=1'-0"





GEOTECHNICAL INFORMATION:

TEST PREPARED BY: _____

REPORT NUMBER: _____

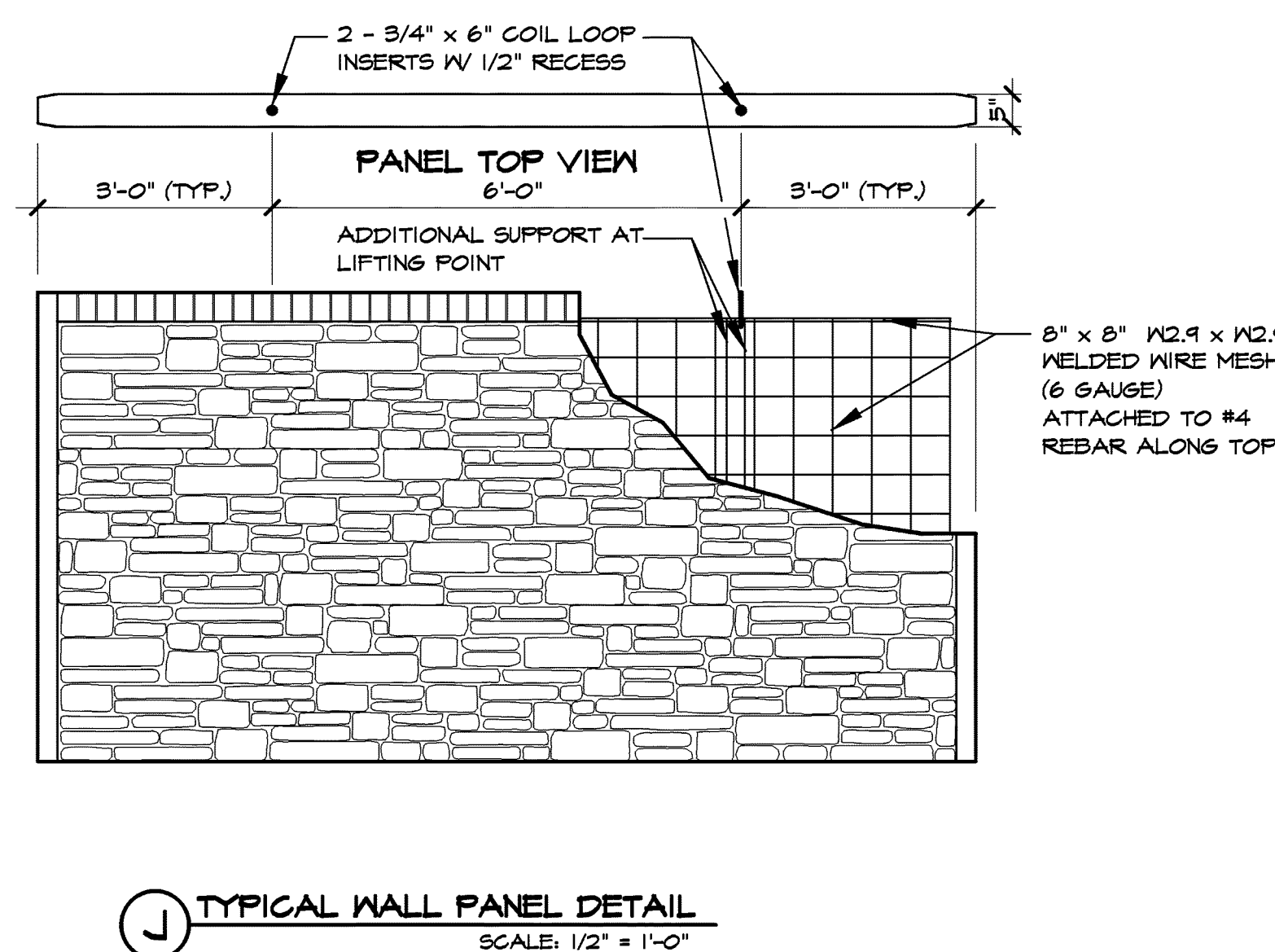
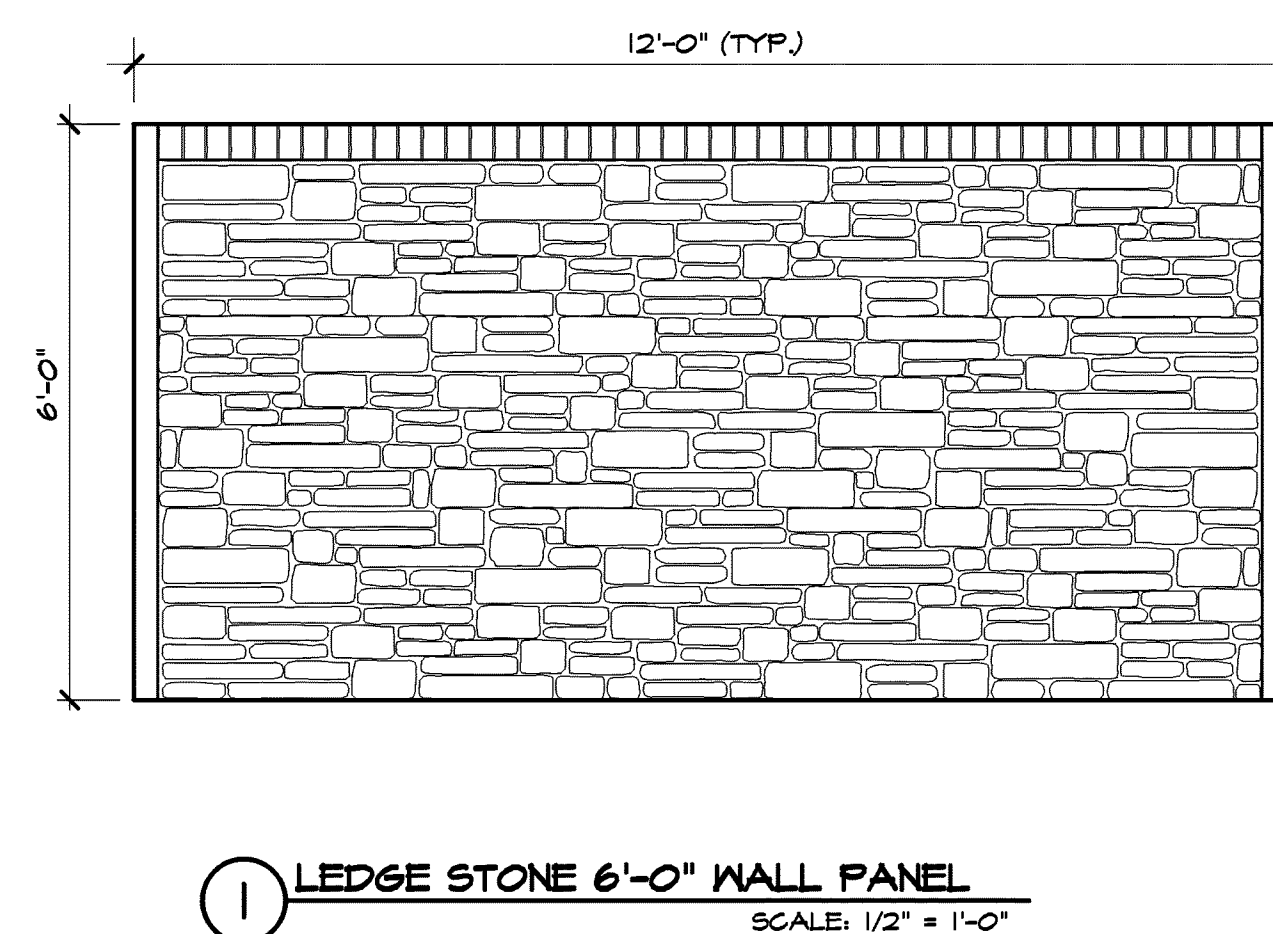
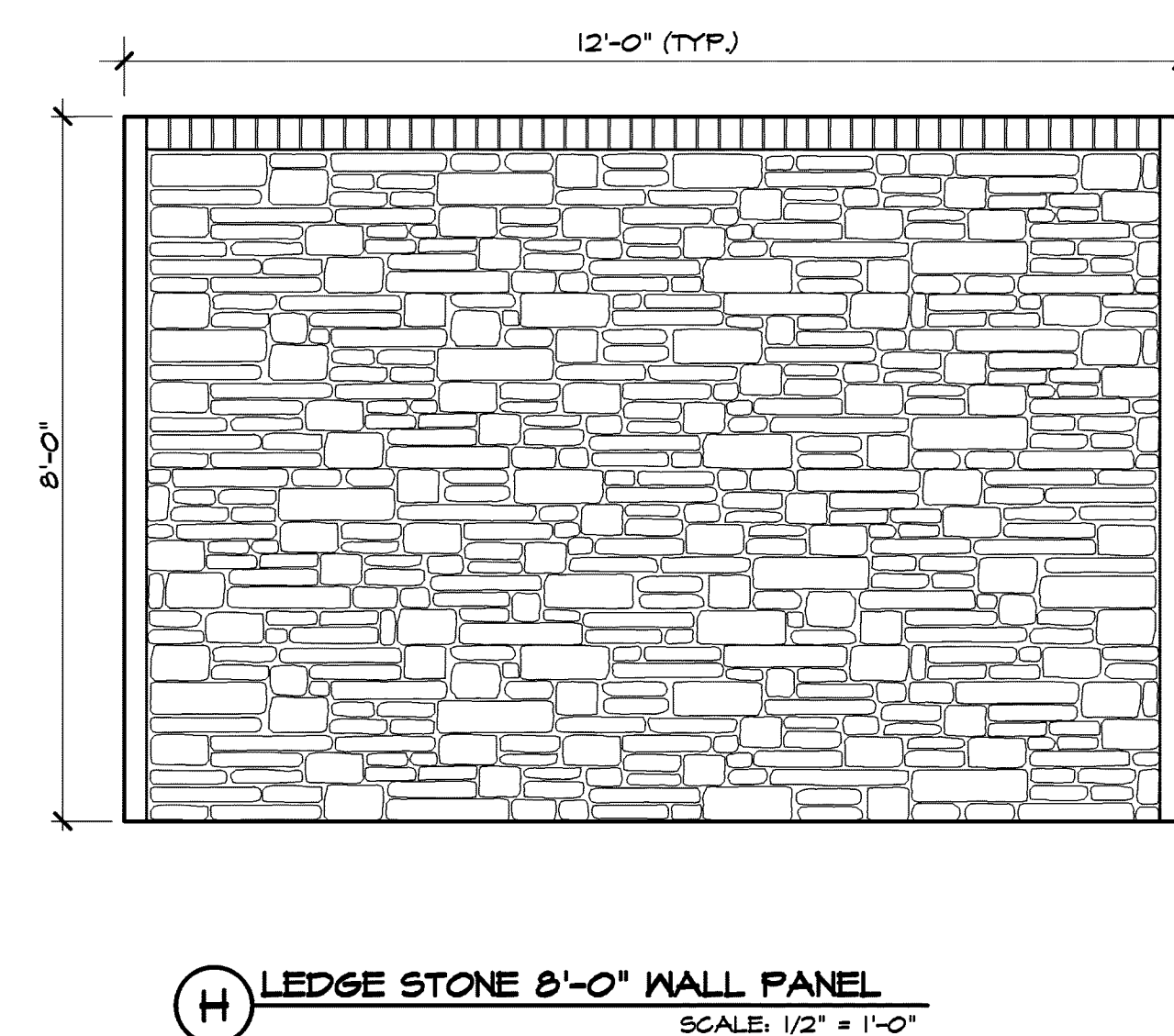
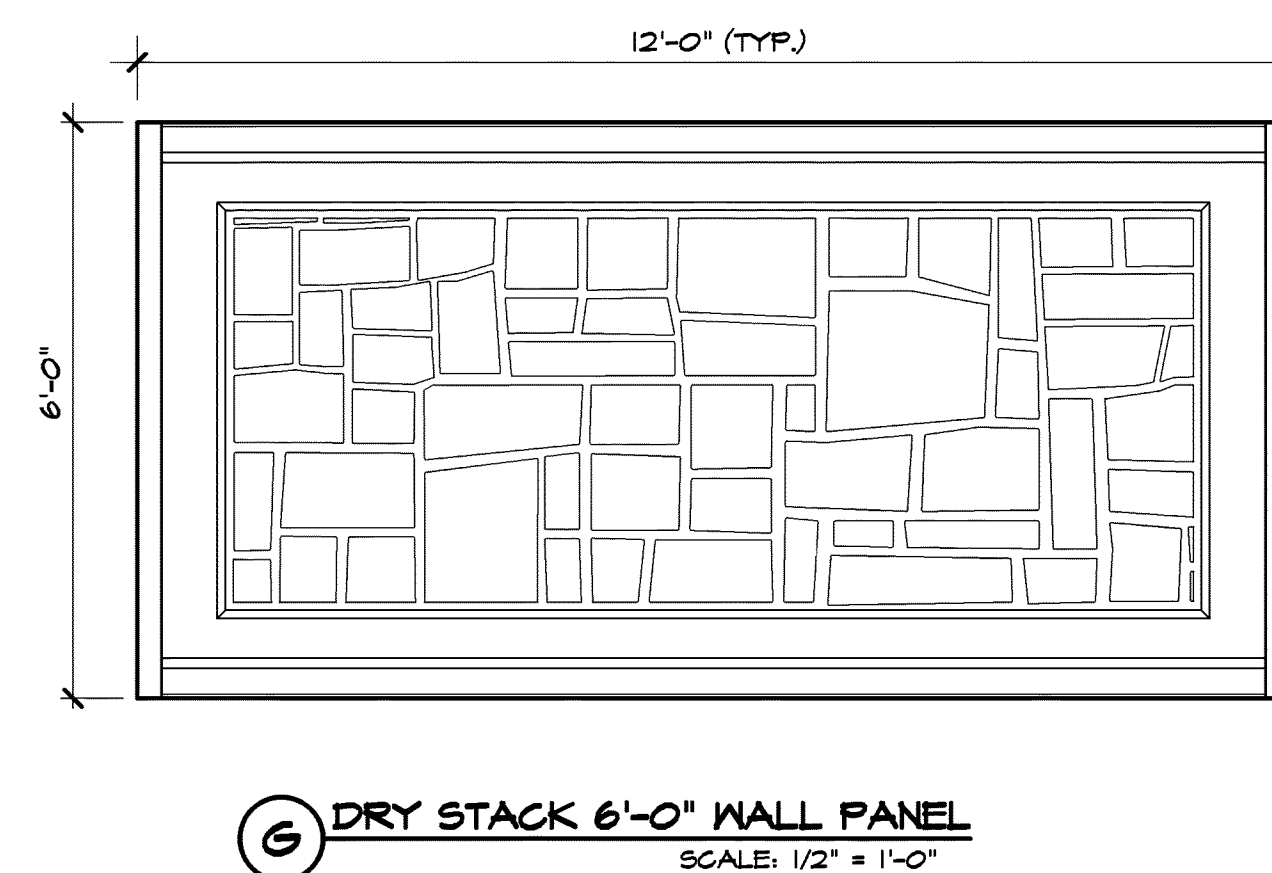
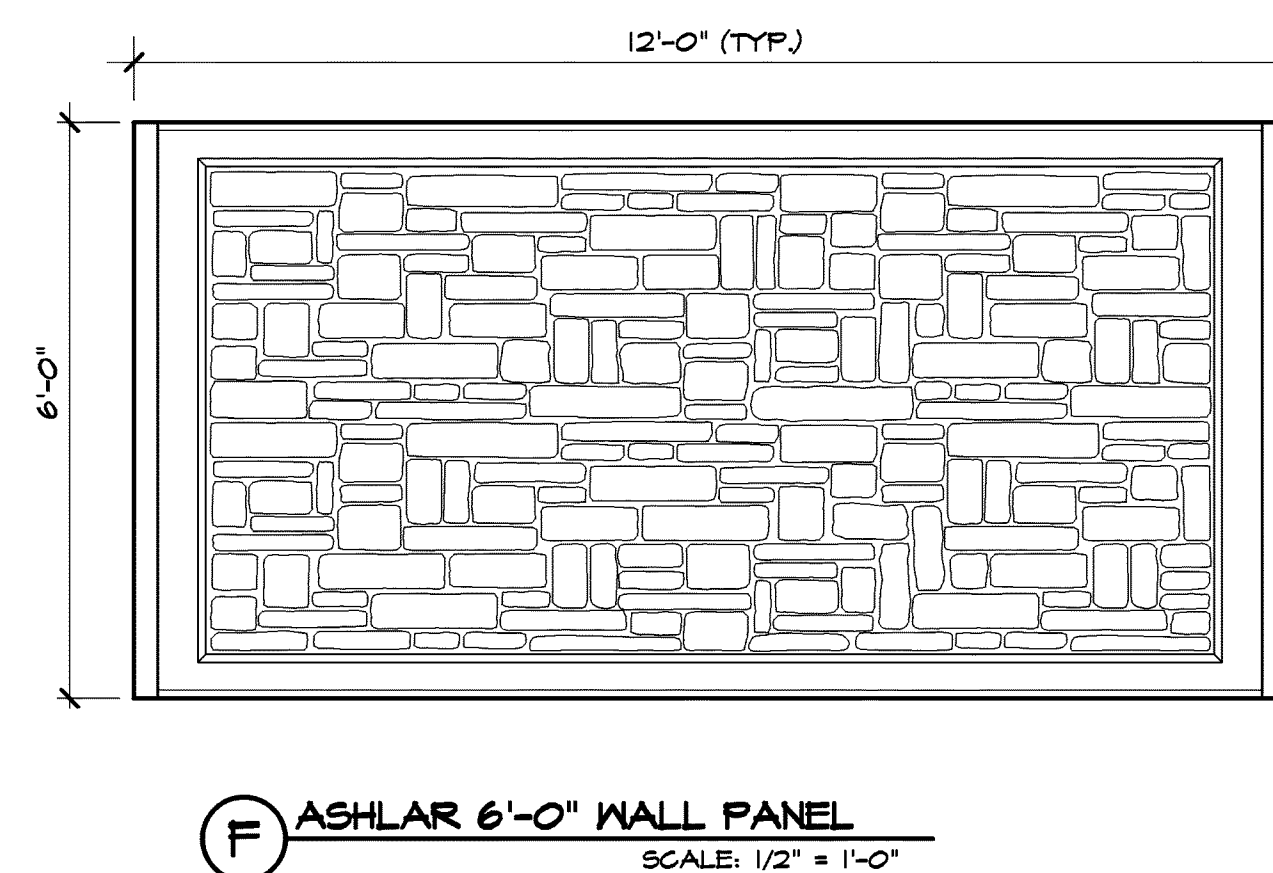
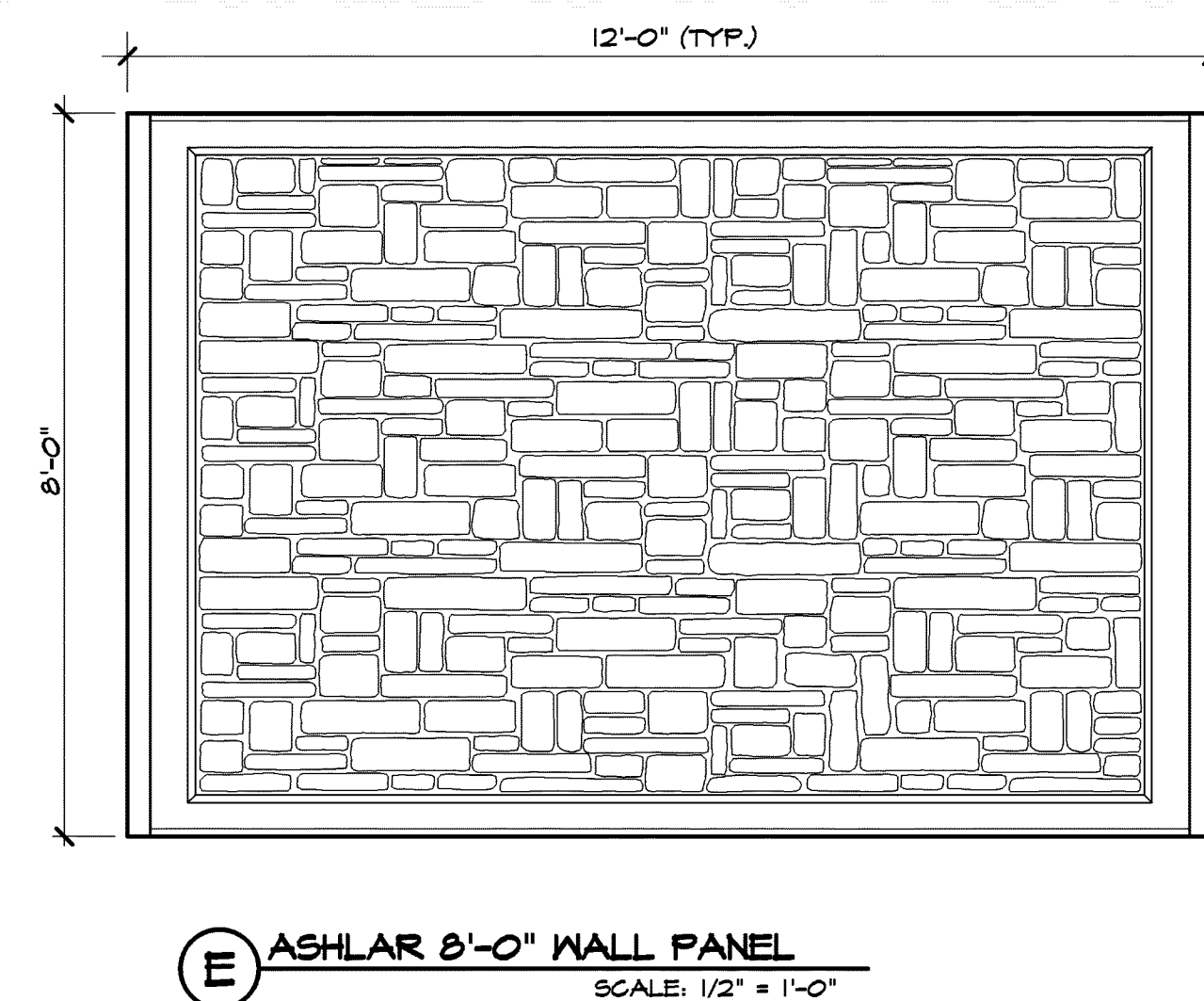
DATE PREPARED: _____

PIER SPECIFICATIONS:

18" DIAMETER PIER _____ FT. DEEP OR 2' INTO BEDROCK
WHICH EVER COMES FIRST
CONCRETE 3000 PSI @ 28 DAYS, STEEL 60 KSI

(A) (4) # _____ VERTICAL REBAR
_____ SPIRALS OR LADDERS @ 12" O.C.

(B) (2) # _____ VERTICAL DOWEL - 24" MIN INTO PIER W/ RIGHT ANGLES,
36" MIN. INTO 6' COLUMN, 48" MIN INTO 8' COLUMN



SPECIFICATIONS AND NOTES:

GENERAL NOTES:

1. PRODUCT TO BE MANUFACTURED BY HAWK CONSTRUCTION.
2. SCREENING MALL IS TO BE CONSTRUCTED ENTIRELY ON THE PROJECT PROPERTY.
3. COLOR: TO ACHIEVE THE FINAL EFFECT OF REAL STONE, VERTI-CRETE WALLS ARE COLORED WITH A WATER-BASED ACRYLIC STRUCTURAL CONCRETE PAINT DESIGNED FOR SUPERIOR PENETRATION. THE PAINT IS SPECIFICALLY FORMULATED TO ENSURE MOISTURE PROOFING, COLOR STABILITY, AND ULTRAVIOLET RESISTANCE.

CONCRETE:

- 1. CONCRETE MATERIALS:
 - A. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING SAND AND GRAVEL OR CRUSHED STONE AGGREGATE, MIXED WITH ASTM-C150, TYPE I OR III PORTLAND CEMENT TO MEET THE MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS:
 - PANELS & FOST, 4000 PSI @ 28 DAYS.
 - FOOTINGS & PIERS, 3000 PSI @ 28 DAYS.
 - B. WATER USED FOR CONCRETE SHALL BE CLEAN WATER AND FREE FROM CONTAMINANTS SUCH AS OILS, ACIDS, ALKALITES, ORGANICS OR OTHER HARMFUL SUBSTANCES.
 - C. ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL CONTAIN AN AIR-ENTRAINING ADMIXTURE RESULTING IN 3 TO 6 PERCENT ENTRAINED AIR OR AS RECOMMENDED BY THE MANUFACTURER OR SPECIFIED BY THE CONTRACTOR.
- 2. CONCRETE WORKMANSHIP:
 - A. FRESH POURED CONCRETE SHALL BE TAMPED INTO PLACE USING STEEL RAMMER, SLICING TOOLS, OR MECHANICAL VIBRATOR, UNTIL CONCRETE IS THOROUGHLY COMPACT AND WITHOUT VOID.
 - B. EXCAVATION FOR FOOTING SHALL BE ON UNDISTURBED SOIL OR THE TOP OF THE DRAININGS. LEAVE THE BOTTOM BEARING SURFACE CLEAN AND SMOOTH. IF THE FOOTING EXCAVATIONS ARE MADE DEEPER THAN INTENDED, ONLY CONCRETE SHALL BE USED FOR FILL. REMOVE ALL LOOSE MATERIAL FROM EXCAVATIONS PRIOR TO CONCRETE POUR.

REINFORCEMENT:

1. REINFORCING MATERIALS:
 - A. DEFORMED TYPE BARS SHALL CONFORM TO ASTM-A 615, GRADE 60 PLACED AS SHOWN ON THE DRAWINGS.
 - B. STEEL REINFORCING WIRE SHALL MEET U.S. STEEL WIRE GAUGE, ASTM-A 82. $f_y = 60,000$ PSI MIN.
 - C. ALL TIES AND STIRRUPS SHALL CONFORM TO THE REQUIREMENTS OF ASTM-A 615, GRADE 40.
2. REINFORCING WORKMANSHIP:
 - A. REINFORCEMENT STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE CRSI STANDARD DETAIL. REINFORCING BARS SHALL BE COLD BENT ONLY. USE OF HEAT TO BEND REINFORCEMENT STEEL SHALL BE CAUSE FOR REJECTION.
 - B. REINFORCEMENT STEEL BARS AND WIRE FABRIC SHALL BE THOROUGHLY CLEANED BEFORE PLACEMENT AND SHALL BE ACCURATELY POSITIONED AND SECURED IN PLACE. NO BRICKS, PIPES OR POROUS MATERIALS MAY BE USED TO SUPPORT THE STEEL OFF THE GROUND.
 - C. INSTALL ALL REINFORCEMENT WITH THE FOLLOWING CLEARANCE BETWEEN REINFORCING STEEL AND FACE OF CONCRETE:
 1. FOOTING, PIER OR BEAM BOTTOM (3")
 2. EARTH FORMED PIER OR BEAM SIDE (2")
 3. FORMED FOOTING, PIER OR BEAM SIDE, EXPOSED (1")
 4. PRECAST PANELS EXPOSED TO WEATHER (3/4")
 5. PRECAST POSTS EXPOSED TO WEATHER (1 1/4")
 - D. SPLICES WITHIN CONTINUOUS UNSCHEDULED REINFORCING STEEL SHALL HAVE A MINIMUM LAP OF 30 BAR DIAMETERS.

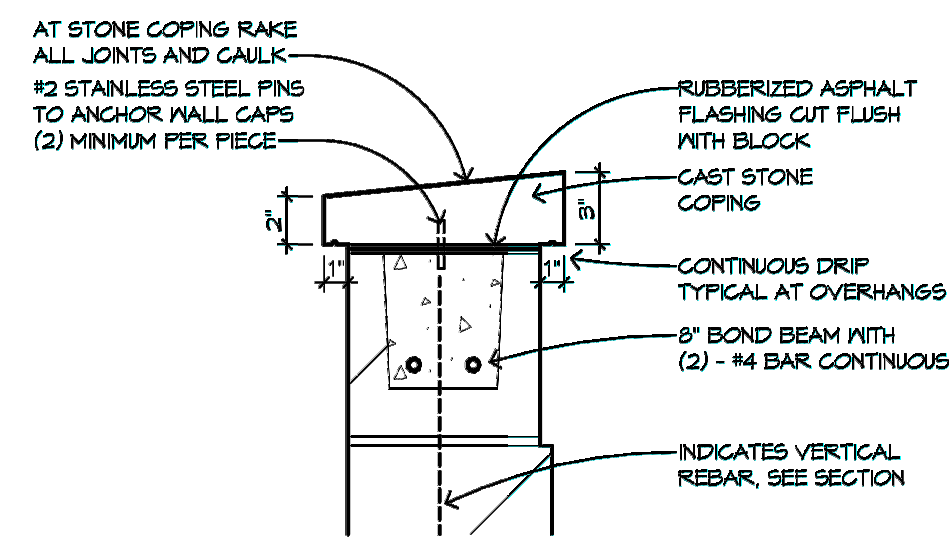
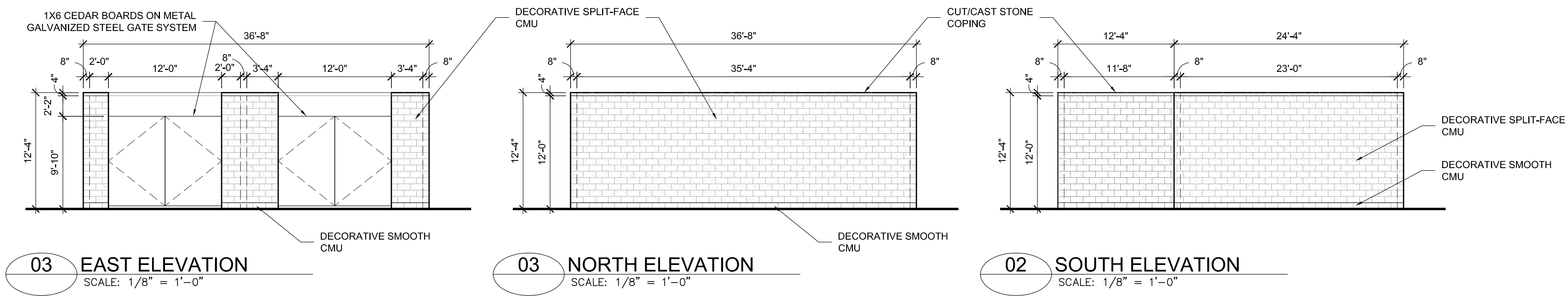
HAWK CONSTRUCTION
5002 HIGHWAY 380 PRINCETON, TEXAS 75407
VOICE: 972-547-6652 FAX: 972-542-0201
WEB SITE: WWW.HAWKCONST.COM

FOREFRONT LIVING SENIOR COMMUNITY COLLEYVILLE

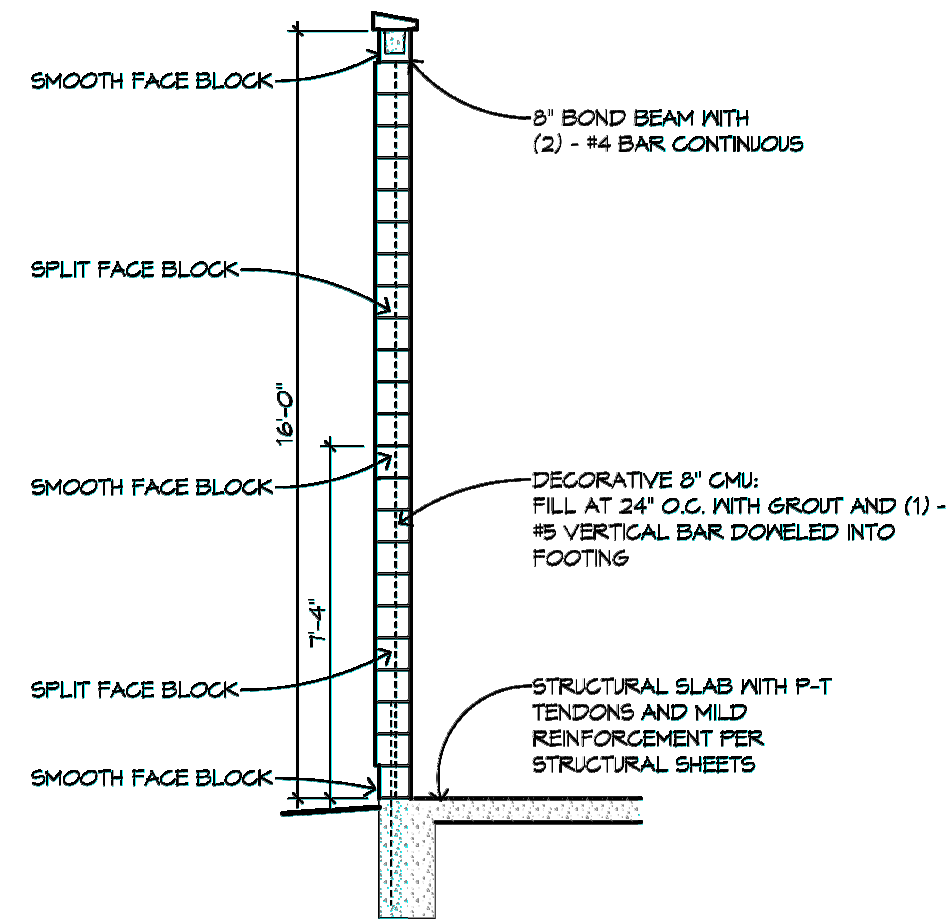
Project:

VERTI - CRETE PRECAST SCREEN WALLS DETAILS

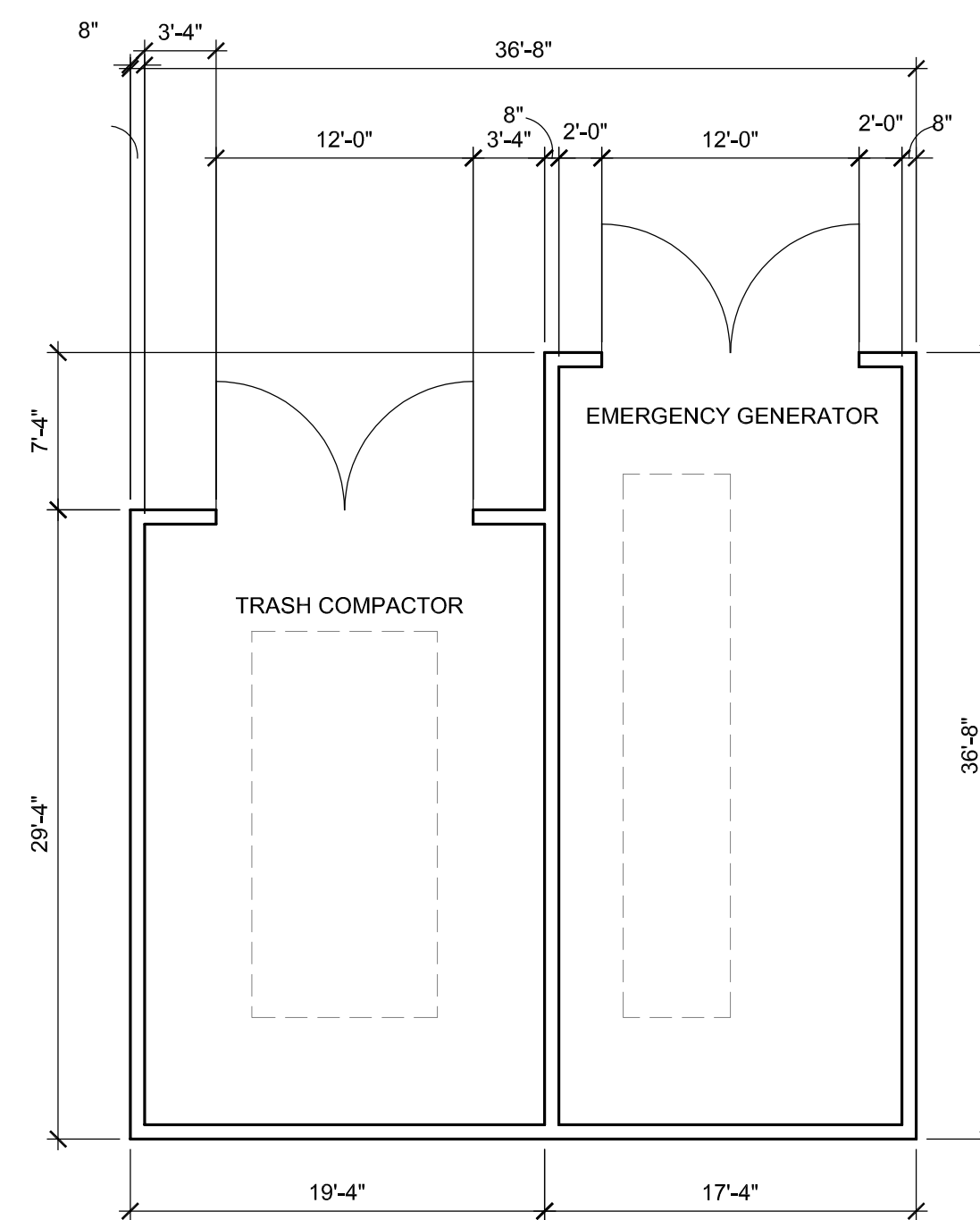
Sheet Number:
S1.0



04 COPING DETAIL
SCALE: 3" = 1'-0"



04 WALL SECTION
SCALE: 1/4" = 1'-0"



01 TRASH / EMG. GENERATOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT COMPARISON MATRIX

	Existing PD	Proposed PD
Land size w/o cell tower	18.45 acres	18.45 acres
Ownership type	For profit	Nonprofit
Operational model	Rental, Fee for Service	Entrance Fee, Continuing Care Retirement Community
Other uses	Retail/office use	Retirement community only
Levels of care	Independent Living, Assisted Living and Memory Support	Independent Living, Assisted Living and Memory Support
Total unit count	281 units	238 Units
Independent Living units	162	164
Assisted Living units	74	44 (Phase I: 32; Phase II: 12)
Memory Support units	45	30 (Phase I: 24; Phase II: 6)
Independent Living unit sizes (Range and averages)	625 SF - 1,200 SF 903 SF average	885 SF – 1,950 SF 1,243 SF average
Number of stories	2 1/2	2 with 3 story IL spine*
Total project size	321,500 SF	350,000 (Phase I)
Distance from building to East property line	237'	186'
Distance from building to South property line	175'	243'
Total parking spaces	282 (330 max including retail/office)	367 (Phase I: 322, Phase II: 45)

*Same finish floor elevation as existing PD

Forefront Living EMS Call Worksheet

<u>Community</u>	<u>Location</u>	<u>Total Unit Count</u>	<u>Independent Living Units (% of Total Units)</u>	<u>Annual EMS Counts</u>	<u>Monthly EMS Counts</u>	<u>Annual EMS Counts per Unit</u>
The Barrington at Carmel	Carmel, IN	271	141 (52%)	168	14.00	0.62
Aberdeen Heights	Kirkwood, MO	326	243 (75%)	208	17.33	0.64
Edgewater	West Des Moines, IA	239	151 (63%)	160	13.30	0.67
Terraces of Boise	Boise, ID	273	161 (59%)	62	5.17	0.23
The Terraces at Bonita Springs	Bonita Springs, FL	251	144 (57%)	95	7.90	0.38
The Stayton at Museum Way	Ft. Worth, TX	296	189 (64%)	151	12.58	0.51
MRC Mirador	Corpus Christi, TX	228	125 (55%)	84	7.00	0.37
Legacy at Willow Bend	Plano, TX	233	106 (45%)	159	13.21	0.68
MRC Crestview	Bryan, TX	205	91 (44%)	183	15.25	0.89
MRC The Crossings	League City, TX	224	116 (52%)	30	2.50	0.13
Santa Marta	Olathe, KS	280	162 (58%)	177	14.75	0.63
El Castillo	Santa Fe	176	116 (65%)	110	9.17	0.63
MRC Pine Crest	Lufkin, TX	232	119 (51%)	103	8.58	0.44
Community Averages		249	143 (57%)	130	10.83	0.52
Forefront Living Colleyville - Projected (Unit Adjusted Range)	Colleyville	238	164 (69%)	31.9 - 212.5	2.7 - 17.7	.13 - .89
Forefront Living Colleyville - Projected (Based Upon Annual Averages)	Colleyville	238	164 (69%)	124	10.36	0.52
Forefront Living Colleyville- Projected (Based Upon Median Values)	Colleyville	238	164 (69%)	148	12.30	0.62

Low End of Range (annual)	31.9
High End of Range (annual)	212.5
Low End of Range (Monthly)	2.7
High End of Range (Monthly)	17.7
	0.133928571
	0.892682927

Preliminary Drainage Analysis
FOR
Forefront Living Senior Community
(18.5-acre tract)
LOCATED ON
913 Cheek-Sparger Road
IN THE
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



PREPARED FOR:

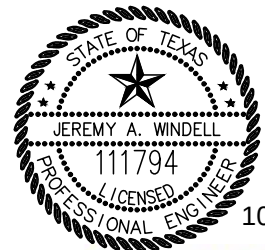
Forefront Living Colleyville Community
12467 Merit Drive
Dallas, TX 75251

PREPARED BY:



550 Bailey Avenue, Suite 400, Fort Worth, Texas 76107
Phone 817.335.1121, Fax 817.335.7437r

October 1, 2021



10/01/21

Jeremy A. Windell

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Hydraulics 3

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Background

Dunaway Associates L.P. (Dunaway) performed this preliminary drainage analysis to assess hydrologic and hydraulic impacts of the proposed senior living development at 913 Cheek-Sparger Road, between Wayne Dr. and Bedford Ct. in Colleyville, TX for Forefront Living and Greystone Communities. The analysis examines drainage runoff for pre-project and post-project conditions to evaluate the need for runoff mitigation and/or detention storage in compliance with the City of Colleyville Land Development Code, and according to standard engineering analysis procedures.

Hydrology

The approximately 18.5-acre tract is undeveloped, partially treed, and contains a small pond, drainage swales, and a drainage channel. The site receives public overland runoff from the cities of Bedford and Colleyville to a common discharge point (DP-2) which drains to a system of 2 parallel 66" RCP pipes that ultimately outfall north of Cheek-Sparger Road into an existing drainage channel.

According to the Land Development Code, a unit hydrograph calculation is required for drainage areas larger than 100 acres. Dunaway utilized the Bentley PondPack drainage modeling software to perform the Soil Conservation Service (SCS) method calculations.

The SCS method uses the Time of Concentration (T_c) to estimate the time required for water to flow from the most hydraulically remote point of the basin to the design point of interest. Section 1.2.4 of the NCTCOG Integrated Storm Water Management Technical Manual was referenced to calculate the travel times through the 5 different components for this analysis: sheet flow, shallow concentrated flow, street flow, pipe flow, and channel flow, Table 1.

Table 1. Time of Concentration Results Summary.

Summary of Time of Concentration (T_c)		
Area ID	Existing	Proposed
	TOC (min)	TOC (min)
A-1	15.0	15.0
A-2	18.0	15.0
A-3	-	15.0
A-3	-	15.0
O-1	19.4	0.0
O-2	18.3	0.0
O-3	13.2	0.0
O-4	24.9	0.0
O-5	10.4	0.0

Individual T_c calculations are provided in the Appendix.

The curve number (CN) is used to represent the runoff potential of a given area using the SCS method. The CN is determined by land use and the type of hydrologic soil group. A land use zoning map for the cities of Bedford and Colleyville is included in the Appendix. Based on the aerial for the offsite areas, all off-site areas are assumed to be fully developed in the existing and proposed condition. Composite CN's were calculated for each drainage area since more than one soil type existed within these areas. Each CN value used in this analysis was obtained from Table 1.9 in the NCTCOG Integrated Storm Water Management Technical Manual. CN calculation results are shown in Table 2 while the full calculations and hydrologic soil group map are included in the Appendix.

Table 2. Curve Number Summary

Summary of Existing and Proposed Curve Numbers					
Basin No.	Existing	Proposed	Existing	Proposed	Percent Increase
	Size (AC)	Size (AC)	Curve No.	Curve No.	%
A-1	5.2	4.15	67.0	86.7	
A-2	16.3	8.38	77.7	84.5	
A-3	-	5.74	-	79.7	
A-4	-	3.23	-	84.9	
A (Site) Total	21.5	21.5	75.1	85.2	13.5%
O-1	32.1	0.00	83.7	0.0	0.0%
O-2	37.5	0.00	80.8	0.0	0.0%
O-3	33.1	0.00	84.0	0.0	0.0%
DP-1 Total	124.2	124.2	81.4	83.2	2.2%
O-4	51.2	0.00	81.1	0.0	0.0%
O-5	2.2	0.00	92.0	0.0	0.0%
DP-2 Total	177.6	177.6	814	82.7	1.5%

Hydraulics

The SCS analysis was utilized to assess the existing downstream infrastructure and determine whether storm mitigation would be required. Through field inspection, DP-2 is a junction box/headwall structure with a 66" RCP entering from the west, a 66" orifice opening in the southern wall, a 66" RCP entering from the south, and two 66" RCPs exiting to the north. The double barrel 66" RCP lines discharge to the channel on the north side of Cheek-Sparger Road. Based on the existing entrance and exit flowline grades, a slope of 0.6%, with a Manning's roughness of 0.013 for concrete, and a full flow capacity of **520.2 cfs** was calculated.

In the current undeveloped condition, this system does not have the capacity to handle the public runoff draining to DP-2. The confluence of the existing public runoff to DP-2 creates a tail

water situation on the site. This tailwater condition causes water to overtop Bedford Court and drain into the curb inlet to the northeast.

A comparison between the pre- and post-development models demonstrates that a pond will be required to bring the post-development flows to match the existing flow condition at DP-2. Table 3 summarizes the results for the routing through the site un-detained.

Table 3. PondPack Routing Summary

SCS Method - PondPack Routing Results Summary										
	Existing Storm Event				Proposed Storm Event				Change	
Label	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP 2	100	105.126	724	1306.73	100	106.595	729	1155.26	1.469	-151.47
DP 2	50	84.361	724	1058.1	50	85.751	729.6	925.3	1.39	-132.8
DP 2	25	67.793	724	856.59	25	69.088	730.8	716.8	1.295	-139.79
DP 2	10	51.589	724.2	656.24	10	52.755	733.2	477.03	1.166	-179.21
DP 2	5	48.673	724.2	619.78	5	49.81	733.8	433.38	1.137	-186.4
DP 2	2	24.137	25.137	26.137	2	24.887	730.4	159.93	0.75	133.793

Conclusions

Confirmation of the data at DP-2 shows that in the existing condition, anything stronger than a 5-year storm event causes the tailwater condition to occur and overtop Bedford Court. In the existing 100-year event, the flow rate at DP-2 prior to the subject property development is more than double the available capacity of the downstream receiving system.

The proposed site development results in a 1.8% increase in runoff in the 100 yr storm event. This increase in runoff will require an approximately 2-acre-ft pond to detain the 100-year storm event runoff back to conditions prior to the subject property's development. However, this analysis also demonstrates that the existing downstream system of 66" diameter pipes is currently undersized for the existing public off-site runoff. A series of detention ponds have been analyzed with project that results in a reduction in flows at DP-2 in the 100, 50, 25, 10, 5, and 2 year storm events. These ponds result in approximately 13 ac-ft of additional storage being added to the system. This results the aforementioned reductions in flow to the downstream system. These reductions in flow would still not alleviate the undersizing of the existing public system. It should also be noted that due to the amount of offsite flow being routed through these ponds, the design criteria of full drainage of detention ponds within 3 hours is not feasible. These ponds have also not been sized to provide 2 feet of sedimentation storage for all of the offsite drainage passing through.

The final sizing of the proposed detention ponds will be done during final engineering design such that the development does not result in the release of additional runoff from the site than what is currently being discharged in the existing condition.

Appendices

Existing Drainage Area Map

Proposed Drainage Area Map

NRCS Web Soil Survey Map

Time of Concentration Tables

City of Bedford Land Use

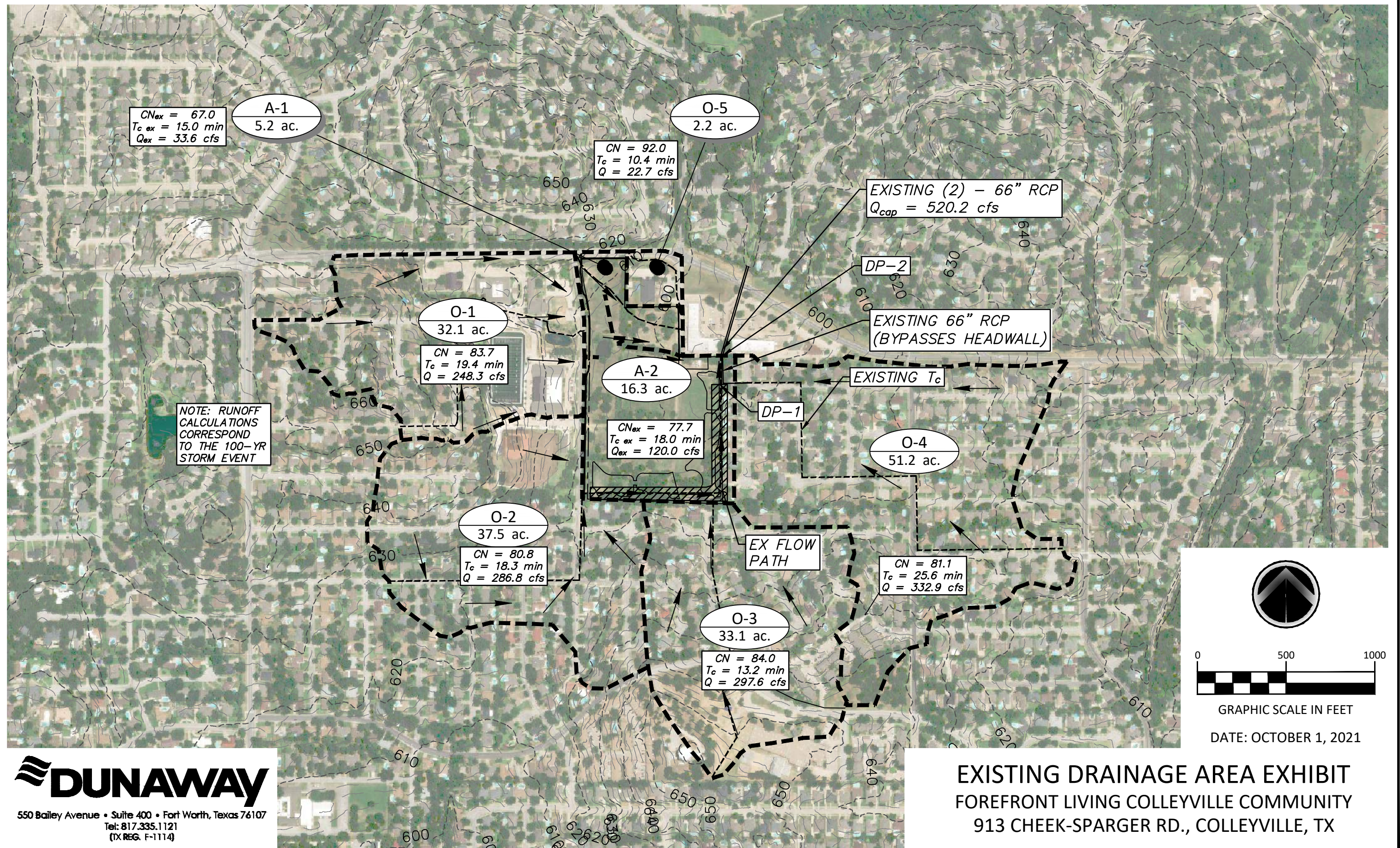
City of Colleyville Land Use

Curve Numbers

PondPack Results

66" RCP Existing Pipe Output

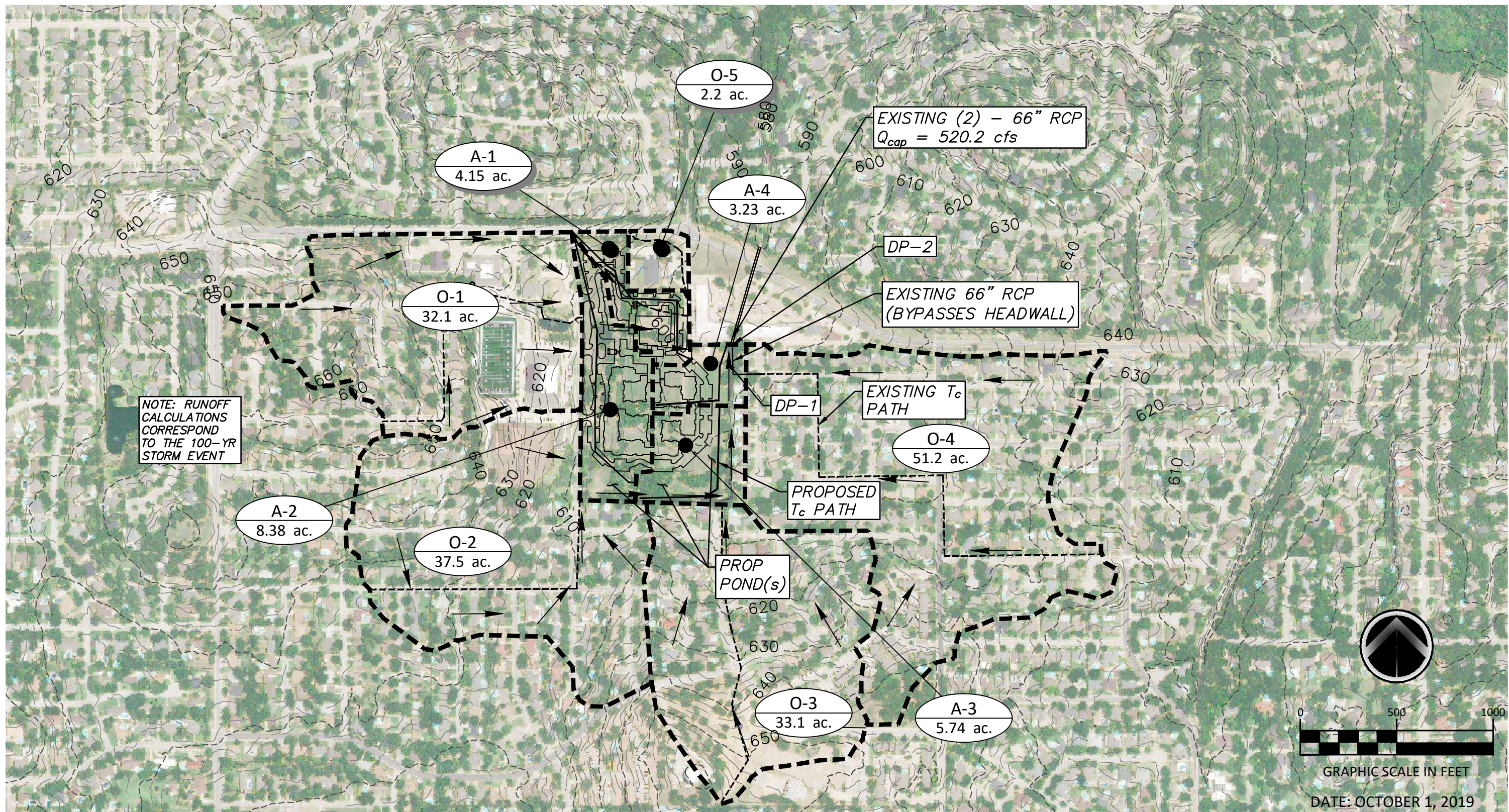
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DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-11114)

EXISTING DRAINAGE AREA EXHIBIT
FOREFRONT LIVING COLLEYVILLE COMMUNITY
913 CHEEK-SPARGER RD., COLLEYVILLE, TX

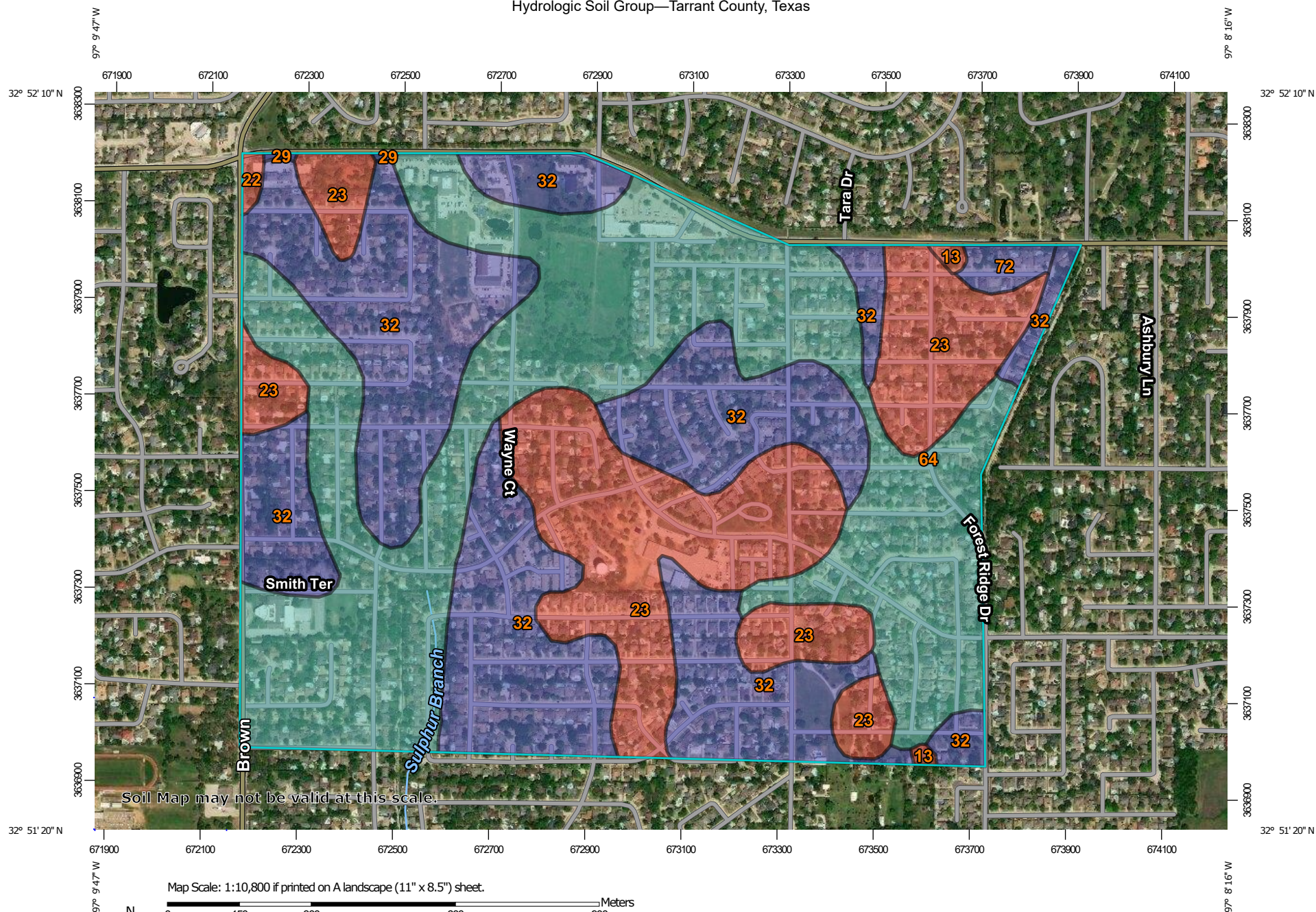
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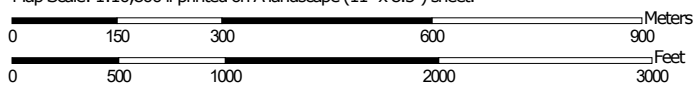
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
(TX REG. F-11114)

PROPOSED DRAINAGE AREA EXHIBIT
FOREFRONT LIVING COLLEYVILLE COMMUNITY
913 CHEEK-SPARGER RD., COLLEYVILLE, TX

Hydrologic Soil Group—Tarrant County, Texas



Map Scale: 1:10,800 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/15/2019
Page 1 of 5

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features

-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tarrant County, Texas
Survey Area Data: Version 16, Sep 16, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 29, 2016—Nov 29, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
13	Birome-Aubrey-Urban land complex, 5 to 15 percent slopes	D	1.2	0.3%
22	Crosstell fine sandy loam, 3 to 8 percent slopes	D	1.1	0.2%
23	Crosstell-Urban land complex, 1 to 5 percent slopes	D	104.7	22.7%
29	Gasil fine sandy loam, 1 to 3 percent slopes	B	0.4	0.1%
32	Gasil-Urban land complex, 1 to 8 percent slopes	B	172.7	37.4%
64	Rader-Urban land complex, 0 to 3 percent slopes	C	177.1	38.4%
72	Silstid-Urban land complex, 1 to 5 percent slopes	B	3.9	0.8%
Totals for Area of Interest			461.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: 0

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Summary of Existing and Proposed Time of Concentration (Tc)

Area ID	Existing TOC (min)	Proposed TOC (min)	
A-1	15.0	15.0	<<<Minimum of 15 min for Residential
A-2	18.0	15.0	<<<Minimum of 15 min for Residential
A-3	-	15.0	<<<Minimum of 15 min for Residential
A-4	-	15.0	<<<Minimum of 15 min for Residential
O-1	19.4	0.0	
O-2	18.3	0.0	
O-3	13.2	0.0	
O-4	24.9	0.0	
O-5	10.4	0.0	

Existing Time of Concentration Calculations

AREA:	EX A1
LENGTH (ft):	785.0
TC (min):	12.6
LAG TIME (min):	7.5

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0281	3.36	0.20	8.35	8.35

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 785	UNPAVED	685	0.0281	2.70	4.22	4.22

Existing Time of Concentration Calculations

AREA:	EX A2
LENGTH (ft):	1490.0
TC (min):	18.0
LAG TIME (min):	10.8

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0080	3.36	0.12	13.79	13.79

CHANNEL FLOW COMPONENT

(STA)	LENGTH (FEET)	BOTTOM WIDTH (FEET)	TOP WIDTH (FEET)	DEPTH (FEET)	SS (H:V)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)
100 - 609	509	5	10	5.0	2.00	0.050	0.0080	5.22	1.62
609 - 1490	881	5	10	5.0	0.50	0.050	0.0120	5.72	2.57

Proposed Time of Concentration Calculations

AREA:	O-1
LENGTH (ft):	1363.00
TC (min):	19.4
LAG TIME (min):	11.7

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0080	3.36	0.12	13.79	13.79

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 727	627	0.02	0.50	0.017	0.0325	7.48	1.40	1.40

PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
727 - 1048	321.0	0.013	0.0080	5.78	2.50	2.14	
1048 - 1193	145.0	0.013	0.0012	23.97	2.50	0.97	
1193 - 1363	170.0	0.013	0.0232	2.60	2.50	1.13	4.24

*Minimum Self Cleaning Velocity

Proposed Time of Concentration Calculations

AREA:	O-3
LENGTH (ft):	1600.00
TC (min):	13.2
LAG TIME (min):	7.9

<u>SHEET FLOW COMPONENT</u>							TOTAL TRAVEL TIME (MINUTES)
(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	
0 - 100	100	0.150	0.0320	3.36	0.21	7.92	7.92

<u>SHALLOW FLOW COMPONENT</u>						TOTAL TRAVEL TIME (MINUTES)
(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	
100 - 250	UNPAVED	150	0.0320	2.89	0.87	3.34
250 - 552	UNPAVED	302	0.0400	3.23	1.56	
552 - 746	PAVED	194	0.0300	3.52	0.92	

<u>STREET FLOW COMPONENT</u>								TOTAL TRAVEL TIME (MINUTES)
(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	
746 - 1600	854	0.02	0.50	0.017	0.0325	7.48	1.90	1.90

Proposed Time of Concentration Calculations

AREA:	O-4
LENGTH (ft):	2707.00
TC (min):	24.9
LAG TIME (min):	15.0

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0-100	100	0.150	0.0145	3.36	0.15	10.87	10.87

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 816	716	0.02	0.50	0.017	0.0125	4.64	2.57	
816 - 1236	420	0.02	0.50	0.017	0.0100	4.15	1.69	4.26

PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
1236 - 1643	407.0	0.013	0.0090	5.29	2.50	2.71	
1643 - 2707	1064.0	0.013	0.0060	7.17	2.50	7.09	9.81

*Minimum Self-Cleaning Design Pipe Velocity

Proposed Time of Concentration Calculations

AREA:	O-5
LENGTH (ft):	567.00
TC (min):	10.4
LAG TIME (min):	6.2

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0600	3.36	0.27	6.16	6.16

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100 - 567	UNPAVED	467	0.0130	1.84	4.23	4.23

Proposed Time of Concentration Calculations

AREA:	PROP A1	<< Minimum is 15 Minutes
LENGTH (ft):	1050.00	
TC (min):	13.1	
LAG TIME (min):	7.9	

SHEET FLOW COMPONENT							TOTAL TRAVEL TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)		
0 - 100	100	0.150	0.0200	3.36	0.17	9.56	9.56	
STREET FLOW COMPONENT								TOTAL TRAVEL TIME (MINUTES)
(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	
100-900	800	0.02	0.50	0.017	0.0100	4.15	3.21	
PIPE FLOW COMPONENT								TOTAL TRAVEL TIME (MINS)
(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)		
900-1050	150.0	0.013	0.0040	55.31	7.97	0.31	0.31	

*Design Pipe Velocity

Proposed Time of Concentration Calculations

AREA:	PROP A2	<< Minimum is 15 Minutes
LENGTH (ft):	1400.00	
TC (min):	13.1	
LAG TIME (min):	7.9	

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0200	3.36	0.17	9.56	9.56

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100-500	400	0.02	0.50	0.017	0.0050	2.93	2.28	2.28

PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
500-1400	900.0	0.013	0.0030	126.78	12.00	1.25	1.25

*Design Pipe Velocity

Proposed Time of Concentration Calculations

AREA:	PROP A3	<< Minimum is 15 Minutes
LENGTH (ft):	800.00	
TC (min):	13.8	
LAG TIME (min):	8.3	

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0200	3.36	0.17	9.56	9.56

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100-400	UNPAVED	400	0.0200	2.28	2.92	2.92

STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100-500	200	0.02	0.50	0.017	0.0050	2.93	1.14	1.14

PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
100-200	100.0	0.013	0.0020	171.84	12.00	0.14	0.14

*Design Pipe Velocity

Proposed Time of Concentration Calculations

AREA:	PROP A4
LENGTH (ft):	600.00
TC (min):	11.1
LAG TIME (min):	6.7

<< Minimum is 15 Minutes

SHEET FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	P2 (INCHES)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
0 - 100	100	0.150	0.0200	3.36	0.17	9.56	9.56

SHALLOW FLOW COMPONENT

(STA)	UNPAVED OR PAVED	LENGTH (FEET)	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
100-200	PAVED	100	0.0200	2.87	0.58	0.58

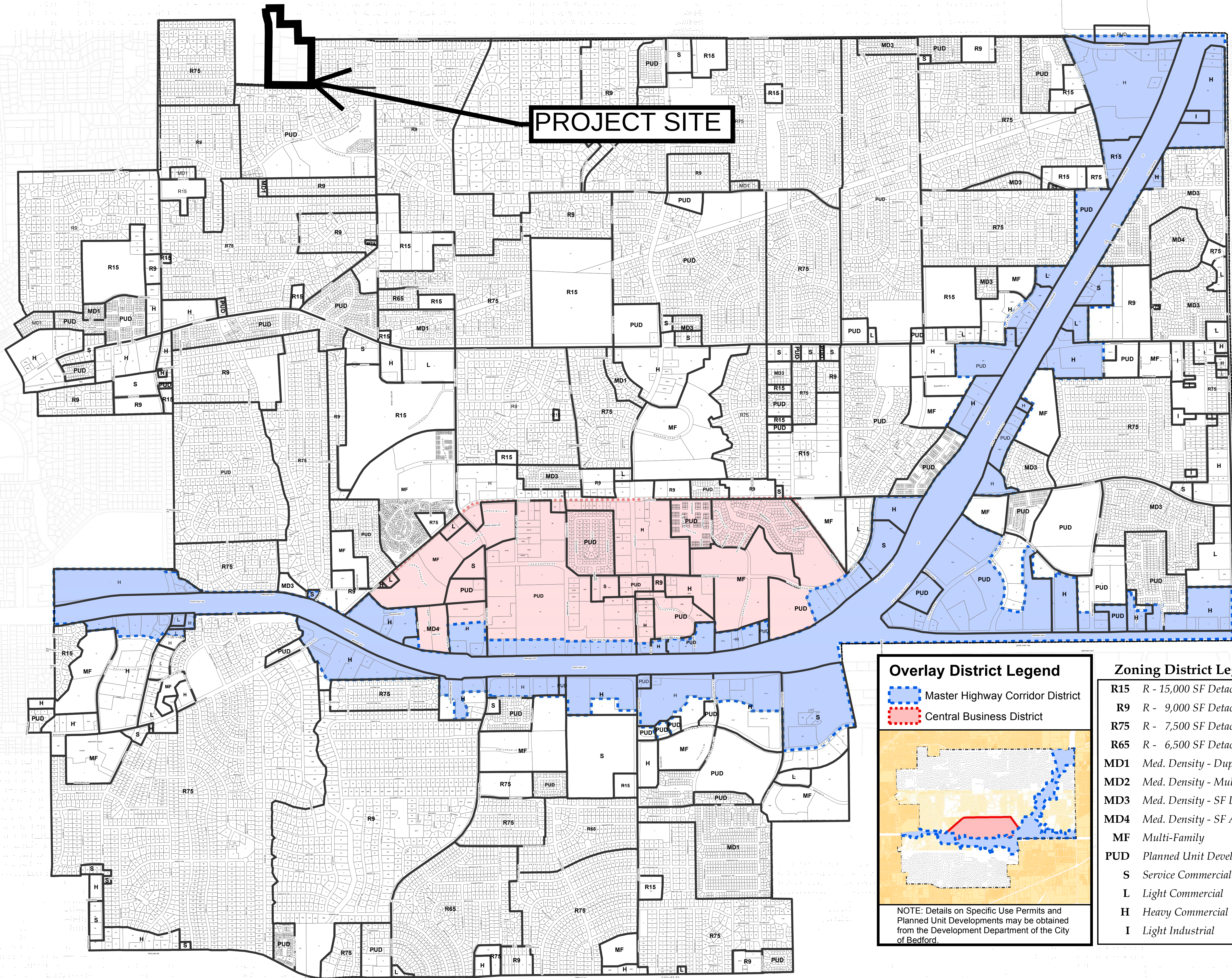
STREET FLOW COMPONENT

(STA)	LENGTH (FEET)	CROWN (FT/FT)	DEPTH (FEET)	N	SLOPE (FT/FT)	VELOCITY (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINUTES)
200-500	300	0.02	0.50	0.017	0.0206	5.96	0.84	0.84

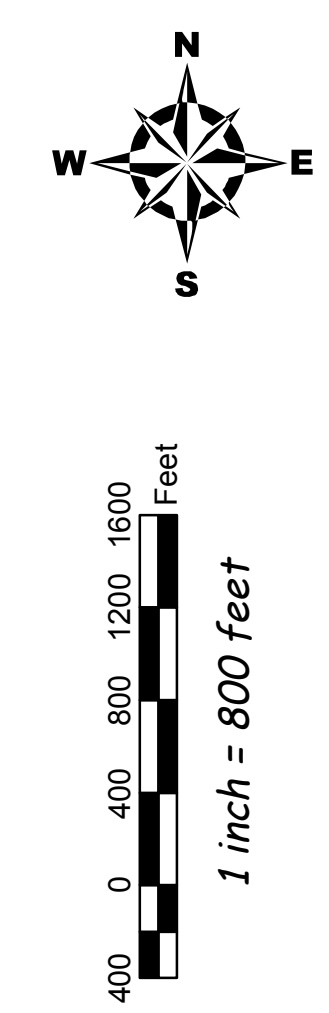
PIPE FLOW COMPONENT

(STA)	LENGTH (FEET)	N	SLOPE (FT/FT)	MIN PIPE DIA (INCHES)	VELOCITY* (FT/SEC)	TRAV. TIME (MINUTES)	TOTAL TRAVEL TIME (MINS)
500-600	100.0	0.013	0.0100	51.39	12.00	0.14	0.14

*Design Pipe Velocity



PROJECT SITE



* NOTE: This data is to be used for graphical representation only. The accuracy is not to be taken/ used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. The City of Bedford assumes no responsibility for the accuracy of said data.

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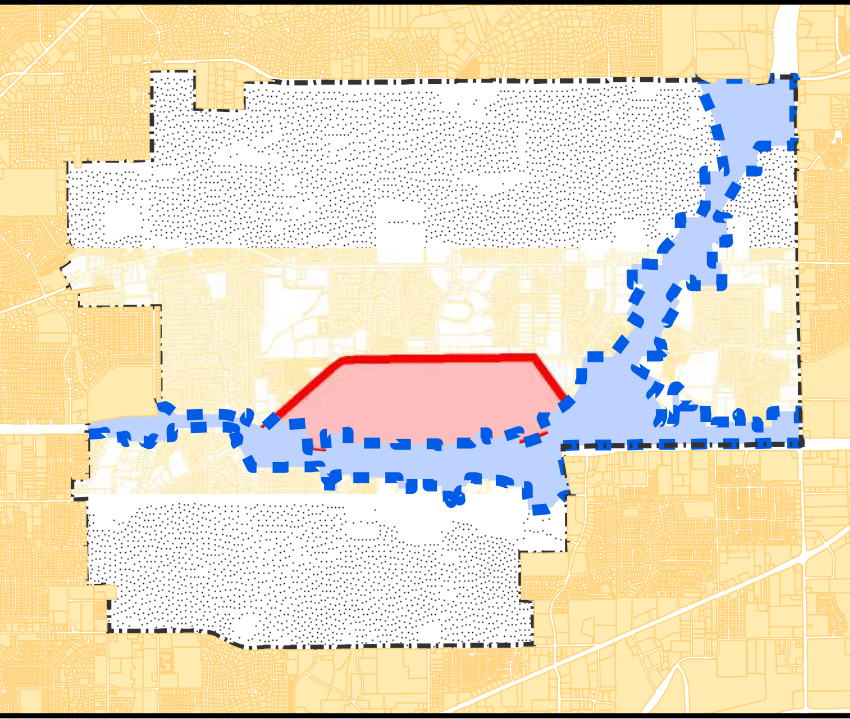
OFFICIAL ZONING MAP

Revised: 8-2016

GIS Division
Development Department

Overlay District Legend

- Master Highway Corridor District
- Central Business District



NOTE: Details on Specific Use Permits and Planned Unit Developments may be obtained from the Development Department of the City of Bedford.

Zoning District Legend

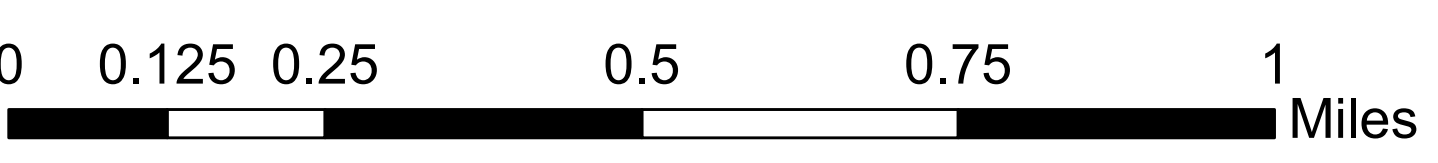
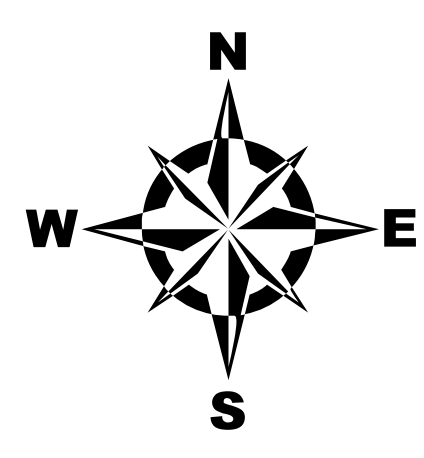
- R15 R - 15,000 SF Detached
- R9 R - 9,000 SF Detached
- R75 R - 7,500 SF Detached
- R65 R - 6,500 SF Detached
- MD1 Med. Density - Duplex
- MD2 Med. Density - Multiplex
- MD3 Med. Density - SF Detached
- MD4 Med. Density - SF Attached
- MF Multi-Family
- PUD Planned Unit Development
- S Service Commercial
- L Light Commercial
- H Heavy Commercial
- I Light Industrial

City of Colleyville Future Land Use Map

- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- PARKS/OPEN SPACE
- COLLEYVILLE BOULEVARD CORRIDOR

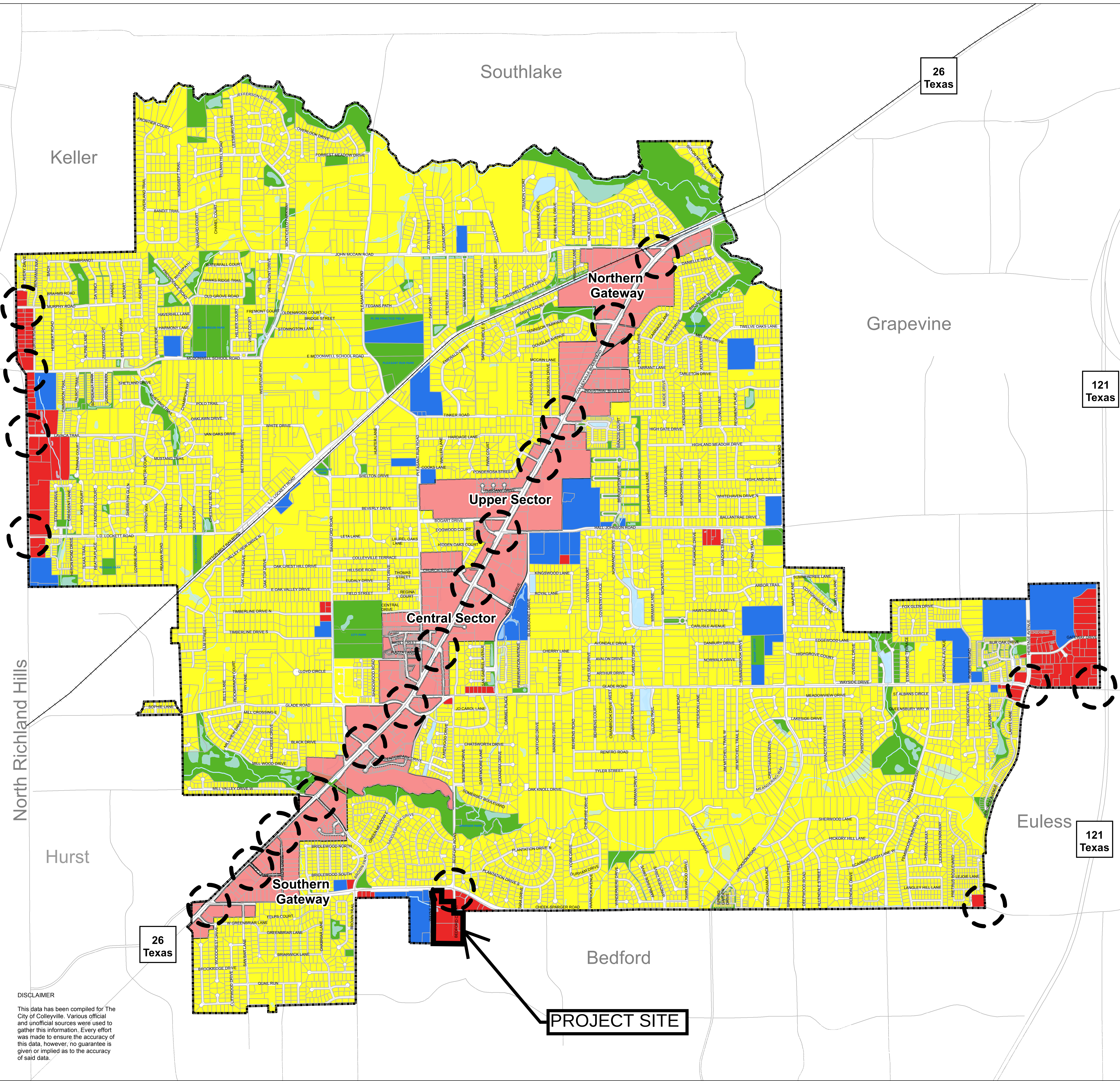
- SALES TAX PREFERRED INTERSECTION
- COLLEYVILLE CITY LIMITS
- ROADS
- RAILROADS
- WATER BODIES AND CREEKS
- PARCELS

Approved by City Council
December 15, 2015
Ordinance O-15-1972



Adopted Date: December 15, 2015

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



DISCLAIMER
This data has been compiled for The City of Colleyville. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

Summary of Existing and Proposed Curve Numbers

Basin No.	Existing Size (AC)	Proposed Size (AC)	Existing Curve No.	Proposed Curve No.	Percent Increase %
A1	5.20	4.15	67.0	86.7	
A2	16.30	8.38	77.7	88.3	
A3	-	5.74	-	79.7	
A4	-	3.23	-	84.9	
A (SITE)Totals	21.5	21.5	75.1	85.2	13.5%
O-1	32.1	32.10	83.7	83.7	
O-2	37.5	37.50	80.8	80.8	
O-3	33.1	33.10	84.0	84.0	
DP-1 Totals	124.2	124.2	81.4	83.2	2.2%
O-4	51.2	51.20	81.1	81.1	
O-5	2.2	2.20	92.0	92.0	
DP-2 Totals	177.6	177.6	81.4	82.7	1.5%

Total Area of Basin:	EX A-1	5.2	AC
Average CN No:	67.0		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
62.4%	3.24	Good Condition	B	61	197.9328
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
33.2%	1.73	Good Condition	C	74	127.7536
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
4.4%	0.23	Paved; curbs and storm drains (Excluding ROW)	C	98	22.539608
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0%

Average CN Value = 67.0

Total Area of Basin:	EX A2	16.3	AC
Average CN No:	77.7		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
6.5%	1.06	Good Condition	B	61	64.6295
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
37.5%	6.11	Poor Condition	C	86	525.675
56.0%	9.13	Good Condition	C	74	675.472
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0%

Average CN Value = 77.7

Total Area of Basin:	O-1	32.1	AC
Average CN No:	83.7		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
18.9%	6.07	Industrial	B	88	534.1583808
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
36.3%	11.66	1/4 Acre (10,890 SF)	B	75	874.404
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.86	Dirt (Including ROW)	C	87	74.82
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
23.0%	7.39	Industrial	C	91	672.466431
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
3.5%	1.11	1/4 Acre (10,890 SF)	C	83	92.104851
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	D	91	0
	0.00	With Conservation Treatment	D	81	0
		Pasture or Range Land:			0
	0.00	Poor Condition	D	89	0
	0.00	Good Condition	D	80	0
		Meadow:			0
	0.00	Good Condition	D	78	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	D	83	0
	0.00	Good Cover	D	77	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	D	89	0
	0.00	Fair Condition (Grass Cover 50-75%)	D	84	0
	0.00	Good Condition (Grass Cover >75%)	D	80	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	D	98	0
	0.00	Paved; Open Ditches (including ROW)	D	93	0
	0.00	Gravel (Including ROW)	D	91	0
	0.00	Dirt (Including ROW)	D	89	0
		Urban Districts:			0
	0.00	Commercial and Business	D	95	0
	0.00	Industrial	D	93	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	D	92	0
18.3%	5.88	1/4 Acre (10,890 SF)	D	87	511.538859
	0.00	1/3 Acre (14,520 SF)	D	86	0
	0.00	1/2 Acre (21,780 SF)	D	85	0
	0.00	1 Acre (43,560 SF)	D	84	0
	0.00	2 Acres (87,120 SF)	D	82	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	D	94	0

100.0%

Average CN Value = 83.7

Total Area of Basin:	O-2	37.5	AC
Average CN No:	80.8		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
11.8%	4.41	Industrial	B	88	387.75
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
45.3%	16.97	1/4 Acre (10,890 SF)	B	75	1272.88125
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
2.4%	0.92	Industrial	C	91	83.36055
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
24.6%	9.21	1/4 Acre (10,890 SF)	C	83	764.43
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	D	91	0
	0.00	With Conservation Treatment	D	81	0
		Pasture or Range Land:			0
	0.00	Poor Condition	D	89	0
	0.00	Good Condition	D	80	0
		Meadow:			0
	0.00	Good Condition	D	78	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	D	83	0
	0.00	Good Cover	D	77	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	D	89	0
	0.00	Fair Condition (Grass Cover 50-75%)	D	84	0
	0.00	Good Condition (Grass Cover >75%)	D	80	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	D	98	0
	0.00	Paved; Open Ditches (including ROW)	D	93	0
	0.00	Gravel (Including ROW)	D	91	0
	0.00	Dirt (Including ROW)	D	89	0
		Urban Districts:			0
	0.00	Commercial and Business	D	95	0
	0.00	Industrial	D	93	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	D	92	0
15.9%	5.98	1/4 Acre (10,890 SF)	D	87	520.23825
	0.00	1/3 Acre (14,520 SF)	D	86	0
	0.00	1/2 Acre (21,780 SF)	D	85	0
	0.00	1 Acre (43,560 SF)	D	84	0
	0.00	2 Acres (87,120 SF)	D	82	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	D	94	0

100.0%

Average CN Value = 80.8

Total Area of Basin:	O-3	33.1	AC
Average CN No:	84.0		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
35.4%	11.72	1/4 Acre (10,890 SF)	B	75	878.805
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
8.9%	2.95	1/4 Acre (10,890 SF)	C	83	244.866849
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	D	91	0
	0.00	With Conservation Treatment	D	81	0
		Pasture or Range Land:			0
	0.00	Poor Condition	D	89	0
	0.00	Good Condition	D	80	0
		Meadow:			0
	0.00	Good Condition	D	78	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	D	83	0
	0.00	Good Cover	D	77	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	D	89	0
	0.00	Fair Condition (Grass Cover 50-75%)	D	84	0
	0.00	Good Condition (Grass Cover >75%)	D	80	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	D	98	0
	0.00	Paved; Open Ditches (including ROW)	D	93	0
	0.00	Gravel (Including ROW)	D	91	0
	0.00	Dirt (Including ROW)	D	89	0
		Urban Districts:			0
	0.00	Commercial and Business	D	95	0
26.3%	8.71	Industrial	D	93	809.5929
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	D	92	0
29.4%	9.73	1/4 Acre (10,890 SF)	D	87	846.574206
	0.00	1/3 Acre (14,520 SF)	D	86	0
	0.00	1/2 Acre (21,780 SF)	D	85	0
	0.00	1 Acre (43,560 SF)	D	84	0
	0.00	2 Acres (87,120 SF)	D	82	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	D	94	0

100.0%

Average CN Value = 84.0

Total Area of Basin:	O-4	51.2	AC
Average CN No:	81.1		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
34.9%	17.87	1/4 Acre (10,890 SF)	B	75	1340.16
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
	0.00	Good Condition (Grass Cover >75%)	C	74	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	C	98	0
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
	0.00	Commercial and Business	C	94	0
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
52.3%	26.78	1/4 Acre (10,890 SF)	C	83	2222.96576
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	D	91	0
	0.00	With Conservation Treatment	D	81	0
		Pasture or Range Land:			0
	0.00	Poor Condition	D	89	0
	0.00	Good Condition	D	80	0
		Meadow:			0
	0.00	Good Condition	D	78	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	D	83	0
	0.00	Good Cover	D	77	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	D	89	0
	0.00	Fair Condition (Grass Cover 50-75%)	D	84	0
	0.00	Good Condition (Grass Cover >75%)	D	80	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	D	98	0
	0.00	Paved; Open Ditches (including ROW)	D	93	0
	0.00	Gravel (Including ROW)	D	91	0
	0.00	Dirt (Including ROW)	D	89	0
		Urban Districts:			0
	0.00	Commercial and Business	D	95	0
	0.00	Industrial	D	93	0
		Residential Districts			0
6.7%	3.43	1/8 Acre (5445 SF) or Less (Townhouse)	D	92	315.549696
6.1%	3.14	1/4 Acre (10,890 SF)	D	87	273.143808
	0.00	1/3 Acre (14,520 SF)	D	86	0
	0.00	1/2 Acre (21,780 SF)	D	85	0
	0.00	1 Acre (43,560 SF)	D	84	0
	0.00	2 Acres (87,120 SF)	D	82	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	D	94	0

100.0%

Average CN Value = 81.1

Total Area of Basin:	O-5	2.2	AC
Average CN No:	92.0		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
100.0%	2.20	Commercial and Business	B	92	202.4
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0

100.0%

Average CN Value = 92.0

Total Area of Basin:	PROP A1	4.15	AC
Average CN No:	86.7		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
22.5%	0.93	Good Condition (Grass Cover >75%)	B	61	56.95875
		Impervious Areas:			0
15.6%	0.65	Paved; curbs and storm drains (Excluding ROW)	B	98	63.32319
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
13.5%	0.56	Commercial and Business	B	92	51.543
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
2.8%	0.11	Good Condition (Grass Cover >75%)	C	74	8.47596
		Impervious Areas:			0
8.7%	0.36	Paved; curbs and storm drains (Excluding ROW)	C	98	35.3829
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
37.0%	1.54	Commercial and Business	C	94	144.337
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0% 4.15

Average CN Value = 86.7

Total Area of Basin:	PROP A2	8.38	AC
Average CN No:	88.3		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value	
		Cultivated Land:			0	
	0.00	Without conservation Treatment	B	81	0	
	0.00	With Conservation Treatment	B	71	0	
		Pasture or Range Land:			0	
	0.00	Poor Condition	B	79	0	
	0.00	Good Condition	B	61	0	
		Meadow:			0	
	0.00	Good Condition	B	58	0	
		Wood or Forest Land:			0	
	0.00	Thin Stand, Poor Cover	B	66	0	
	0.00	Good Cover	B	55	0	
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0	
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0	
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0	
6.8%	0.57	Good Condition (Grass Cover >75%)	B	61	34.76024	0.573
		Impervious Areas:			0	
9.8%	0.82	Paved; curbs and storm drains (Excluding ROW)	B	98	80.48152	0.82259
	0.00	Paved; Open Ditches (including ROW)	B	89	0	
	0.00	Gravel (Including ROW)	B	85	0	
	0.00	Dirt (Including ROW)	B	82	0	
		Urban Districts:			0	
6.6%	0.55	Commercial and Business	B	92	50.88336	0.54841
	0.00	Industrial	B	88	0	
		Residential Districts			0	
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0	
	0.00	1/4 Acre (10,890 SF)	B	75	0	
	0.00	1/3 Acre (14,520 SF)	B	72	0	
	0.00	1/2 Acre (21,780 SF)	B	70	0	
	0.00	1 Acre (43,560 SF)	B	68	0	
	0.00	2 Acres (87,120 SF)	B	65	0	
		Developing Urban Areas and Newly Graded Areas			0	
	0.00	(Previous Areas Only, No vegetation)	B	86	0	
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value	
		Cultivated Land:			0	
	0.00	Without conservation Treatment	C	88	0	
	0.00	With Conservation Treatment	C	78	0	
		Pasture or Range Land:			0	
	0.00	Poor Condition	C	86	0	
	0.00	Good Condition	C	74	0	
		Meadow:			0	
	0.00	Good Condition	C	71	0	
		Wood or Forest Land:			0	
	0.00	Thin Stand, Poor Cover	C	77	0	
	0.00	Good Cover	C	70	0	
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0	
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0	
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0	
21.0%	1.76	Good Condition (Grass Cover >75%)	C	74	130.2252	1.755
		Impervious Areas:			0	
12.6%	1.06	Paved; curbs and storm drains (Excluding ROW)	C	98	103.47624	1.057
	0.00	Paved; Open Ditches (including ROW)	C	92	0	
	0.00	Gravel (Including ROW)	C	89	0	
	0.00	Dirt (Including ROW)	C	87	0	
		Urban Districts:			0	
43.2%	3.62	Commercial and Business	C	94	340.29504	3.621626
	0.00	Industrial	C	91	0	
		Residential Districts			0	
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0	
	0.00	1/4 Acre (10,890 SF)	C	83	0	
	0.00	1/3 Acre (14,520 SF)	C	81	0	
	0.00	1/2 Acre (21,780 SF)	C	80	0	
	0.00	1 Acre (43,560 SF)	C	79	0	
	0.00	2 Acres (87,120 SF)	C	77	0	
		Developing Urban Areas and Newly Graded Areas			0	
	0.00	(Previous Areas Only, No vegetation)	C	91	0	

100.0%

Average CN Value = 88.3

Assumptions for Senior Living:

1. 50% green space.
2. 25% paved areas.
3. 25% residential building areas.

Total Area of Basin:	PROP A2	5.74	AC
Average CN No:	79.7		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
73.5%	4.22	Good Condition (Grass Cover >75%)	C	74	312.1986
		Impervious Areas:			0
10.4%	0.60	Paved; curbs and storm drains (Excluding ROW)	C	98	58.50208
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
16.1%	0.92	Commercial and Business	C	94	86.86916
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0%

Average CN Value = 79.7

Assumptions for Senior Living:

1. 50% green space.
2. 25% paved areas.
3. 25% residential building areas.

Total Area of Basin:	PROP A1	3.23	AC
Average CN No:	84.9		

Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	B	81	0
	0.00	With Conservation Treatment	B	71	0
		Pasture or Range Land:			0
	0.00	Poor Condition	B	79	0
	0.00	Good Condition	B	61	0
		Meadow:			0
	0.00	Good Condition	B	58	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	B	66	0
	0.00	Good Cover	B	55	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	B	79	0
	0.00	Fair Condition (Grass Cover 50-75%)	B	69	0
	0.00	Good Condition (Grass Cover >75%)	B	61	0
		Impervious Areas:			0
	0.00	Paved; curbs and storm drains (Excluding ROW)	B	98	0
	0.00	Paved; Open Ditches (including ROW)	B	89	0
	0.00	Gravel (Including ROW)	B	85	0
	0.00	Dirt (Including ROW)	B	82	0
		Urban Districts:			0
	0.00	Commercial and Business	B	92	0
	0.00	Industrial	B	88	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	B	85	0
	0.00	1/4 Acre (10,890 SF)	B	75	0
	0.00	1/3 Acre (14,520 SF)	B	72	0
	0.00	1/2 Acre (21,780 SF)	B	70	0
	0.00	1 Acre (43,560 SF)	B	68	0
	0.00	2 Acres (87,120 SF)	B	65	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	B	86	0
Percentage	Acreage	Description	Soil Type	CN Value	Acreage*CN_Value
		Cultivated Land:			0
	0.00	Without conservation Treatment	C	88	0
	0.00	With Conservation Treatment	C	78	0
		Pasture or Range Land:			0
	0.00	Poor Condition	C	86	0
	0.00	Good Condition	C	74	0
		Meadow:			0
	0.00	Good Condition	C	71	0
		Wood or Forest Land:			0
	0.00	Thin Stand, Poor Cover	C	77	0
	0.00	Good Cover	C	70	0
		Open Space (Lawns, Parks, Golf Courses, Cemeteries, etc.)			0
	0.00	Poor Condition (Grass Cover < 50%)	C	86	0
	0.00	Fair Condition (Grass Cover 50-75%)	C	79	0
47.5%	1.53	Good Condition (Grass Cover >75%)	C	74	113.5345
		Impervious Areas:			0
10.1%	0.33	Paved; curbs and storm drains (Excluding ROW)	C	98	31.97054
	0.00	Paved; Open Ditches (including ROW)	C	92	0
	0.00	Gravel (Including ROW)	C	89	0
	0.00	Dirt (Including ROW)	C	87	0
		Urban Districts:			0
42.4%	1.37	Commercial and Business	C	94	128.73488
	0.00	Industrial	C	91	0
		Residential Districts			0
	0.00	1/8 Acre (5445 SF) or Less (Townhouse)	C	90	0
	0.00	1/4 Acre (10,890 SF)	C	83	0
	0.00	1/3 Acre (14,520 SF)	C	81	0
	0.00	1/2 Acre (21,780 SF)	C	80	0
	0.00	1 Acre (43,560 SF)	C	79	0
	0.00	2 Acres (87,120 SF)	C	77	0
		Developing Urban Areas and Newly Graded Areas			0
	0.00	(Previous Areas Only, No vegetation)	C	91	0

100.0%

Average CN Value = 84.9

Existing 100-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 100-year	100	2.292	722	33.6
A-2	Pre-Development 100-year	100	9.015	724.8	120.04
DP 2	Pre-Development 100-year	100	105.126	724	1,306.73
O-1	Pre-Development 100-year	100	19.75	724.2	248.16
O-2	Pre-Development 100-year	100	21.95	724.6	286.78
O-3	Pre-Development 100-year	100	20.485	722	287.23
O-4	Pre-Development 100-year	100	30.091	727.2	337.9
O-5	Pre-Development 100-year	100	1.542	722	20.54

Existing 50-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 50-year	50	1.751	722	25.66
A-2	Pre-Development 50-year	50	7.149	724.8	96.08
DP 2	Pre-Development 50-year	50	84.361	724	1,058.10
O-1	Pre-Development 50-year	50	15.947	724.2	202.42
O-2	Pre-Development 50-year	50	17.573	724.6	231.95
O-3	Pre-Development 50-year	50	16.555	722	234.73
O-4	Pre-Development 50-year	50	24.112	727.2	272.99
O-5	Pre-Development 50-year	50	1.274	722	17.15

Post Development 100-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 100-year	100	2.684	722	37.09
A-2	Post-Development 100-year	100	5.557	722	76.04
A-3	Post-Development 100-year	100	3.296	722	47.08
A-4	Post-Development 100-year	100	2.029	722	28.32
DP 1	Post-Development 100-year	100	72.287	729.8	789.23
DP 2	Post-Development 100-year	100	106.595	729	1,155.26
O-1	Post-Development 100-year	100	19.75	724.2	248.16
O-2	Post-Development 100-year	100	21.95	724.6	286.78
O-3	Post-Development 100-year	100	20.485	722	287.23
O-4	Post-Development 100-year	100	30.087	727	332.78
O-5	Post-Development 100-year	100	1.542	722	20.54
Pond 1 (IN)	Post-Development 100-year	100	72.303	728.8	792.29
Pond 1 (OUT)	Post-Development 100-year	100	72.287	729.8	789.23
Pond 2 (IN)	Post-Development 100-year	100	72.464	726	826.22
Pond 2 (OUT)	Post-Development 100-year	100	72.303	728.8	792.29
Pond 3 (IN)	Post-Development 100-year	100	50.157	725.4	596.56
Pond 3 (OUT)	Post-Development 100-year	100	49.95	728.8	567
Pond 4 (IN)	Post-Development 100-year	100	47.257	724.2	607.35
Pond 4 (OUT)	Post-Development 100-year	100	46.861	725.4	553.39

Post Development 50-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 50-year	50	2.186	722	30.55
A-2	Post-Development 50-year	50	4.545	722	62.91
A-3	Post-Development 50-year	50	2.63	722	37.93
A-4	Post-Development 50-year	50	1.644	722	23.21
DP 1	Post-Development 50-year	50	58.189	730.4	631.62
DP 2	Post-Development 50-year	50	85.751	729.6	925.3
O-1	Post-Development 50-year	50	15.947	724.2	202.42
O-2	Post-Development 50-year	50	17.573	724.6	231.95
O-3	Post-Development 50-year	50	16.555	722	234.73
O-4	Post-Development 50-year	50	24.108	727	268.71
O-5	Post-Development 50-year	50	1.274	722	17.15
Pond 1 (IN)	Post-Development 50-year	50	58.202	729.2	634.92
Pond 1 (OUT)	Post-Development 50-year	50	58.189	730.4	631.62
Pond 2 (IN)	Post-Development 50-year	50	58.324	726	665.83
Pond 2 (OUT)	Post-Development 50-year	50	58.202	729.2	634.92
Pond 3 (IN)	Post-Development 50-year	50	40.303	726.6	483.7
Pond 3 (OUT)	Post-Development 50-year	50	40.125	729	458.22
Pond 4 (IN)	Post-Development 50-year	50	38.066	724.2	494.27
Pond 4 (OUT)	Post-Development 50-year	50	37.673	727	451.5

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.469	-151.47

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.39	-132.80

Existing 25-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 25-year	25	1.332	722	19.42
A-2	Pre-Development 25-year	25	5.669	724.8	76.74
DP 2	Pre-Development 25-year	25	67.793	724	856.59
O-1	Pre-Development 25-year	25	12.902	724.2	165.21
O-2	Pre-Development 25-year	25	14.084	724.6	187.49
O-3	Pre-Development 25-year	25	13.407	722	192
O-4	Pre-Development 25-year	25	19.342	727.2	220.39
O-5	Pre-Development 25-year	25	1.057	722	14.38

Existing 10-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 10-year	10	0.938	724	13.56
A-2	Pre-Development 10-year	10	4.234	724.8	57.64
DP 2	Pre-Development 10-year	10	51.589	724.2	656.24
O-1	Pre-Development 10-year	10	9.909	724.2	128
O-2	Pre-Development 10-year	10	10.675	724.6	143.26
O-3	Pre-Development 10-year	10	10.311	722	149.21
O-4	Pre-Development 10-year	10	14.681	727.2	168.11
O-5	Pre-Development 10-year	10	0.841	722	11.59

Post Development 25-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 25-year	25	1.785	722	25.22
A-2	Post-Development 25-year	25	3.73	722	52.21
A-3	Post-Development 25-year	25	2.1	722	30.52
A-4	Post-Development 25-year	25	1.335	722	19.04
DP 1	Post-Development 25-year	25	46.912	731.8	487.29
DP 2	Post-Development 25-year	25	69.088	730.8	716.8
O-1	Post-Development 25-year	25	12.902	724.2	165.21
O-2	Post-Development 25-year	25	14.084	724.6	187.49
O-3	Post-Development 25-year	25	13.407	722	192
O-4	Post-Development 25-year	25	19.34	727	216.79
O-5	Post-Development 25-year	25	1.057	722	14.38
Pond 1 (IN)	Post-Development 25-year	25	46.923	730.6	492.08
Pond 1 (OUT)	Post-Development 25-year	25	46.912	731.8	487.29
Pond 2 (IN)	Post-Development 25-year	25	47.013	727.2	527.17
Pond 2 (OUT)	Post-Development 25-year	25	46.923	730.6	492.08
Pond 3 (IN)	Post-Development 25-year	25	32.426	727.2	383.08
Pond 3 (OUT)	Post-Development 25-year	25	32.271	729.4	366.72
Pond 4 (IN)	Post-Development 25-year	25	30.716	724.2	402.4
Pond 4 (OUT)	Post-Development 25-year	25	30.326	727.4	357.79

Post Development 10-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 10-year	10	1.389	722	19.87
A-2	Post-Development 10-year	10	2.923	722	41.44
A-3	Post-Development 10-year	10	1.584	722	23.17
A-4	Post-Development 10-year	10	1.031	722	14.87
DP 1	Post-Development 10-year	10	35.851	734.4	316.43
DP 2	Post-Development 10-year	10	52.755	733.2	477.03
O-1	Post-Development 10-year	10	9.909	724.2	128
O-2	Post-Development 10-year	10	10.675	724.6	143.26
O-3	Post-Development 10-year	10	10.311	722	149.21
O-4	Post-Development 10-year	10	14.678	727.2	165.23
O-5	Post-Development 10-year	10	0.841	722	11.59
Pond 1 (IN)	Post-Development 10-year	10	35.859	733.4	319.09
Pond 1 (OUT)	Post-Development 10-year	10	35.851	734.4	316.43
Pond 2 (IN)	Post-Development 10-year	10	35.916	729.2	353.24
Pond 2 (OUT)	Post-Development 10-year	10	35.859	733.4	319.09
Pond 3 (IN)	Post-Development 10-year	10	24.704	724	292.76
Pond 3 (OUT)	Post-Development 10-year	10	24.574	731.4	248.87
Pond 4 (IN)	Post-Development 10-year	10	23.507	724.2	310.7
Pond 4 (OUT)	Post-Development 10-year	10	23.12	724	269.97

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.295	-139.79

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.166	-179.21

Existing 5-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 5-year	5	0.87	724	12.53
A-2	Pre-Development 5-year	5	3.978	724.8	54.18
DP 2	Pre-Development 5-year	5	48.673	724.2	619.78
O-1	Pre-Development 5-year	5	9.368	724.2	121.2
O-2	Pre-Development 5-year	5	10.062	724.6	135.2
O-3	Pre-Development 5-year	5	9.751	722	141.38
O-4	Pre-Development 5-year	5	13.842	727.2	158.59
O-5	Pre-Development 5-year	5	0.801	722	11.08

Existing 2-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Pre-Development 2-year	2	0.333	724	4.38
A-2	Pre-Development 2-year	2	1.855	724.8	25
DP 2	Pre-Development 2-year	2	24.137	724.4	307.02
O-1	Pre-Development 2-year	2	4.778	724.4	62.21
O-2	Pre-Development 2-year	2	4.921	724.6	66.16
O-3	Pre-Development 2-year	2	4.995	722	73.25
O-4	Pre-Development 2-year	2	6.798	727.2	77.2
O-5	Pre-Development 2-year	2	0.458	722	6.52

Post Development 5-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 5-year	5	1.317	722	18.89
A-2	Post-Development 5-year	5	2.776	722	39.45
A-3	Post-Development 5-year	5	1.491	722	21.83
A-4	Post-Development 5-year	5	0.976	722	14.1
DP 1	Post-Development 5-year	5	33.855	735.2	284.14
DP 2	Post-Development 5-year	5	49.81	733.8	433.38
O-1	Post-Development 5-year	5	9.368	724.2	121.2
O-2	Post-Development 5-year	5	10.062	724.6	135.2
O-3	Post-Development 5-year	5	9.751	722	141.38
O-4	Post-Development 5-year	5	13.84	727.2	155.86
O-5	Post-Development 5-year	5	0.801	722	11.08
Pond 1 (IN)	Post-Development 5-year	5	33.864	734.2	285.47
Pond 1 (OUT)	Post-Development 5-year	5	33.855	735.2	284.14
Pond 2 (IN)	Post-Development 5-year	5	33.913	728.8	323.48
Pond 2 (OUT)	Post-Development 5-year	5	33.864	734.2	285.47
Pond 3 (IN)	Post-Development 5-year	5	23.311	724.8	279.59
Pond 3 (OUT)	Post-Development 5-year	5	23.186	732	224.81
Pond 4 (IN)	Post-Development 5-year	5	22.207	724.2	293.95
Pond 4 (OUT)	Post-Development 5-year	5	21.82	724.8	258.76

Post Development 2-Year Storm					
Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft ³ /s)
A-1	Post-Development 2-year	2	0.701	722	10.24
A-2	Post-Development 2-year	2	1.509	722	21.96
A-3	Post-Development 2-year	2	0.717	722	10.44
A-4	Post-Development 2-year	2	0.506	722	7.42
DP 1	Post-Development 2-year	2	16.935	733.6	75.68
DP 2	Post-Development 2-year	2	24.887	730.4	159.93
O-1	Post-Development 2-year	2	4.778	724.4	62.21
O-2	Post-Development 2-year	2	4.921	724.6	66.16
O-3	Post-Development 2-year	2	4.995	722	73.25
O-4	Post-Development 2-year	2	6.796	727.2	75.7
O-5	Post-Development 2-year	2	0.458	722	6.52
Pond 1 (IN)	Post-Development 2-year	2	16.939	731.8	76.2
Pond 1 (OUT)	Post-Development 2-year	2	16.935	733.6	75.68
Pond 2 (IN)	Post-Development 2-year	2	16.965	724	105.37
Pond 2 (OUT)	Post-Development 2-year	2	16.939	731.8	76.2
Pond 3 (IN)	Post-Development 2-year	2	11.543	728.6	75.89
Pond 3 (OUT)	Post-Development 2-year	2	11.464	755.8	34.27
Pond 4 (IN)	Post-Development 2-year	2	11.207	724.4	149.35
Pond 4 (OUT)	Post-Development 2-year	2	10.825	729.6	68.07

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	1.137	-186.40

Change (Post-Pre)		
Label	Hydrograph Volume (ac-ft)	Peak Flow (ft ³ /s)
DP-2	0.75	-147.09

Single 66" Existing RCP

Project Description

Friction Method	Manning Formula
Solve For	Full Flow Capacity

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.60000	%
Normal Depth	5.50	ft
Diameter	5.50	ft
Discharge	260.10	ft ³ /s

Results

Discharge	260.10	ft ³ /s
Normal Depth	5.50	ft
Flow Area	23.76	ft ²
Wetted Perimeter	17.28	ft
Hydraulic Radius	1.38	ft
Top Width	0.00	ft
Critical Depth	4.49	ft
Percent Full	100.0	%
Critical Slope	0.00604	ft/ft
Velocity	10.95	ft/s
Velocity Head	1.86	ft
Specific Energy	7.36	ft
Froude Number	0.00	
Maximum Discharge	279.79	ft ³ /s
Discharge Full	260.10	ft ³ /s
Slope Full	0.00600	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

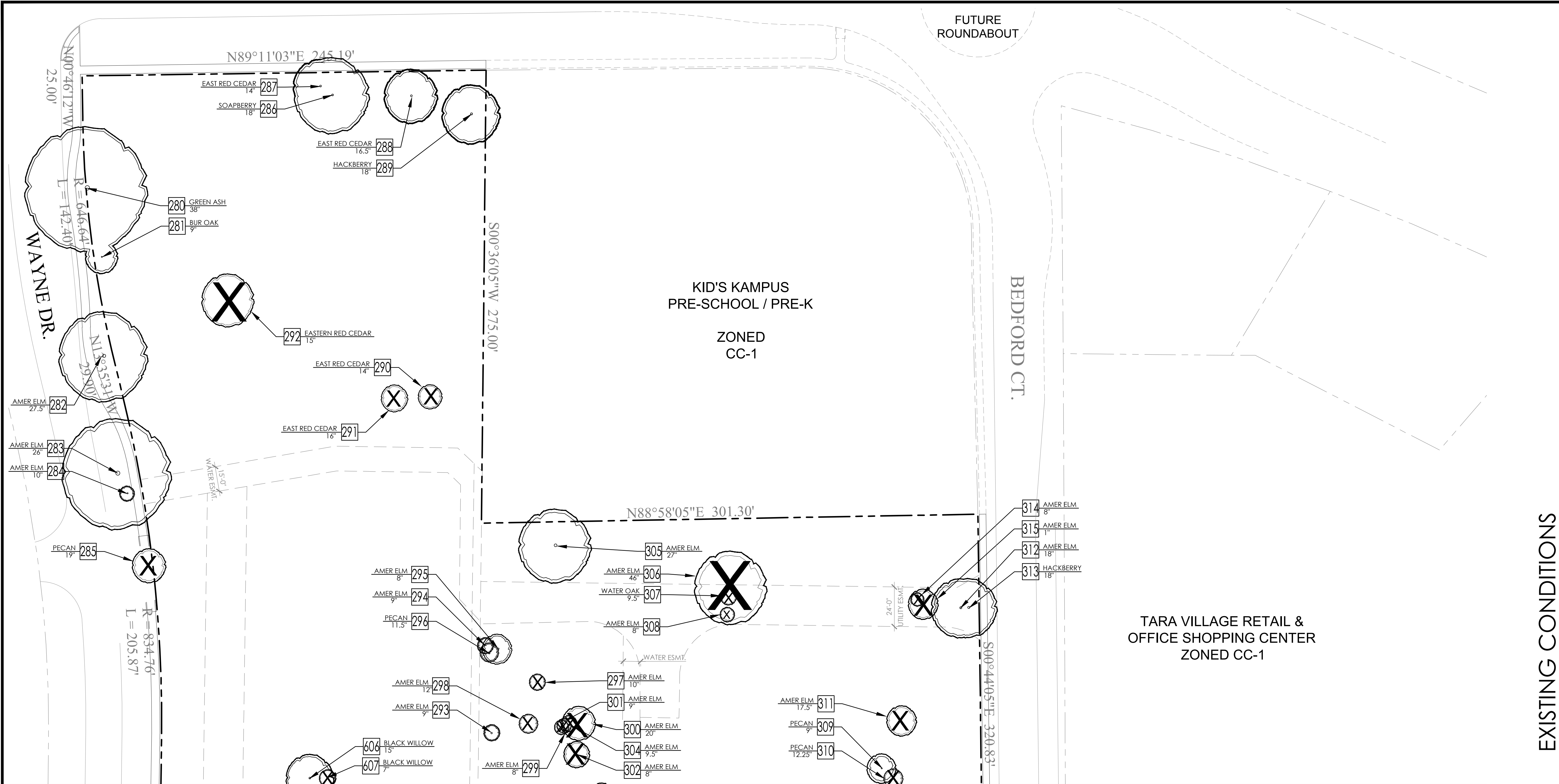
GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%

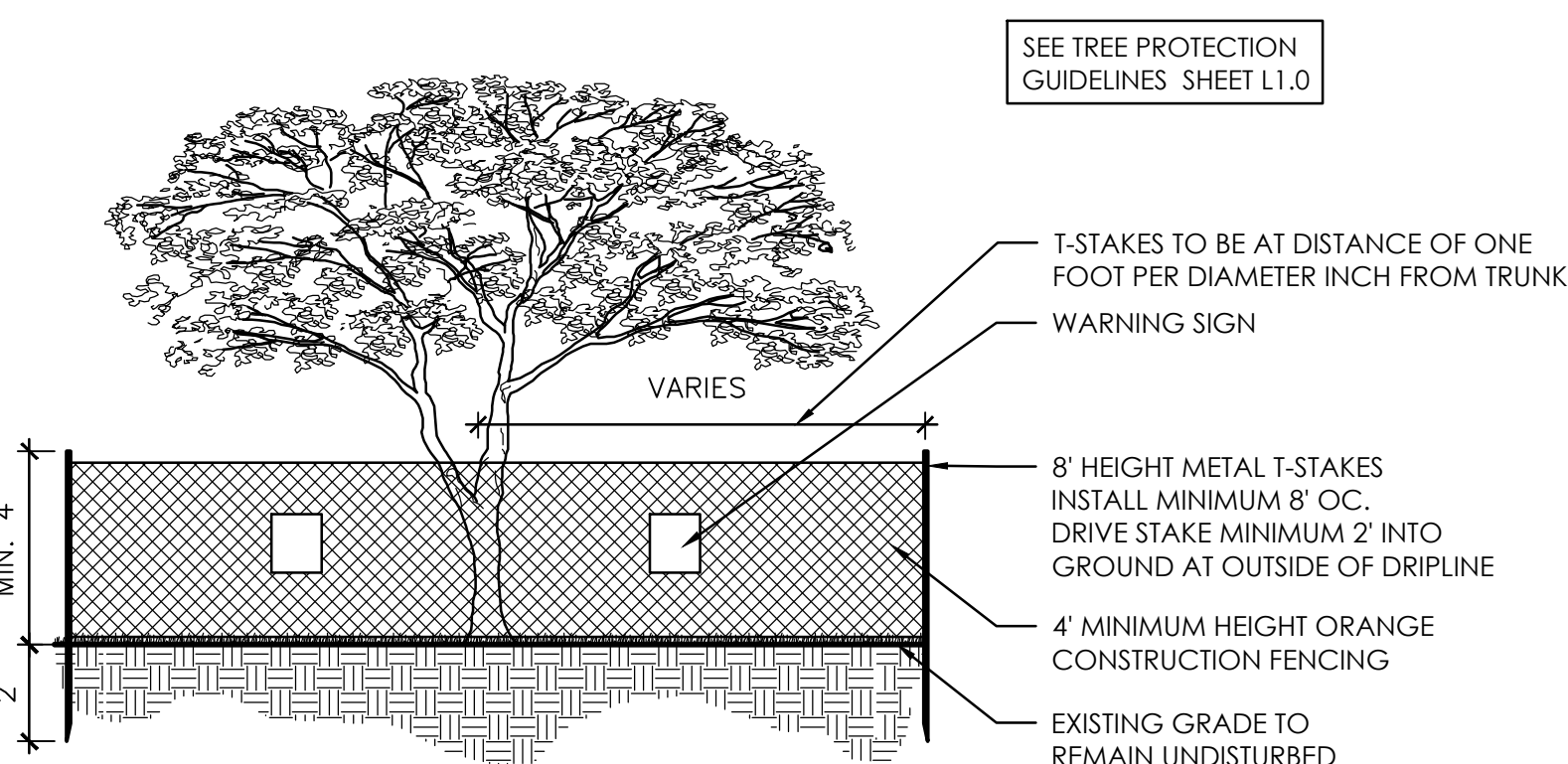
Single 66" Existing RCP

GVF Output Data

Normal Depth Over Rise	100.00	%
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	5.50	ft
Critical Depth	4.49	ft
Channel Slope	0.60000	%
Critical Slope	0.00604	ft/ft



MATCHLINE (SEE SHEET L1.1)



A TREE PROTECTION FENCING DETAIL
SCALE: NTS

TREE PROTECTION NOTES:

1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY 2' BEYOND THE DRIPLINE OF THE EXISTING TREE.
2. WHERE CONSTRUCTION OCCURS WITHIN THE ROOT PROTECTION ZONE THE TREE PROTECTION FENCING IS TO BE SET 4' FROM THE NEW CONSTRUCTION.
3. TREE TRUNK PROTECTION IS REQUIRED FOR ALL TREE TRUNKS IN AREAS WHERE CONSTRUCTION OCCURS WITHIN THE ROOT PROTECTION ZONE.
4. ALL ROOTS LARGER THAN ONE-INCH DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITH APPROVED TREE PAINT WITHIN 30 MINUTES.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE.
6. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
7. NO GRADE CHANGES MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
8. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.

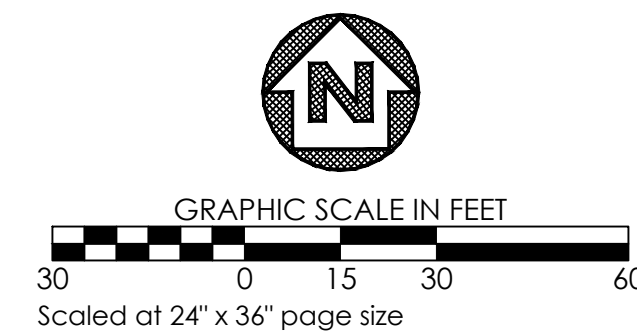
NO ENTRY
TREE PROTECTION AREA
DO NOT REMOVE FENCING
DO NOT MODIFY FENCING
REPORT VIOLATORS TO: 817-503-1030

PROHIBIDO ENTRAR
ZONA DE PROTECCION DE ARBOL
NO RETIRE LA CERCA
NO MODIFIQUE LA CERCA
LLAME ESTE NUMERO DE TELEFONO PARA
VIOLACIONES: 817-503-1030

B TREE PROTECTION SIGNAGE
SCALE: NTS

LEGEND

- PROPERTY LINE
UTILITY EASEMENT
EXISTING TOPO
CRZ / EXISTING TREE TO BE REMOVED
CRZ / EXISTING TREE TO REMAIN



Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McClain Survey No. 1077
Allen Chstrain Survey, Abstract No. 339

Land Owner Name
Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates
Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-835-6141

EXISTING CONDITIONS

TREE PRESERVATION PLAN AREA A

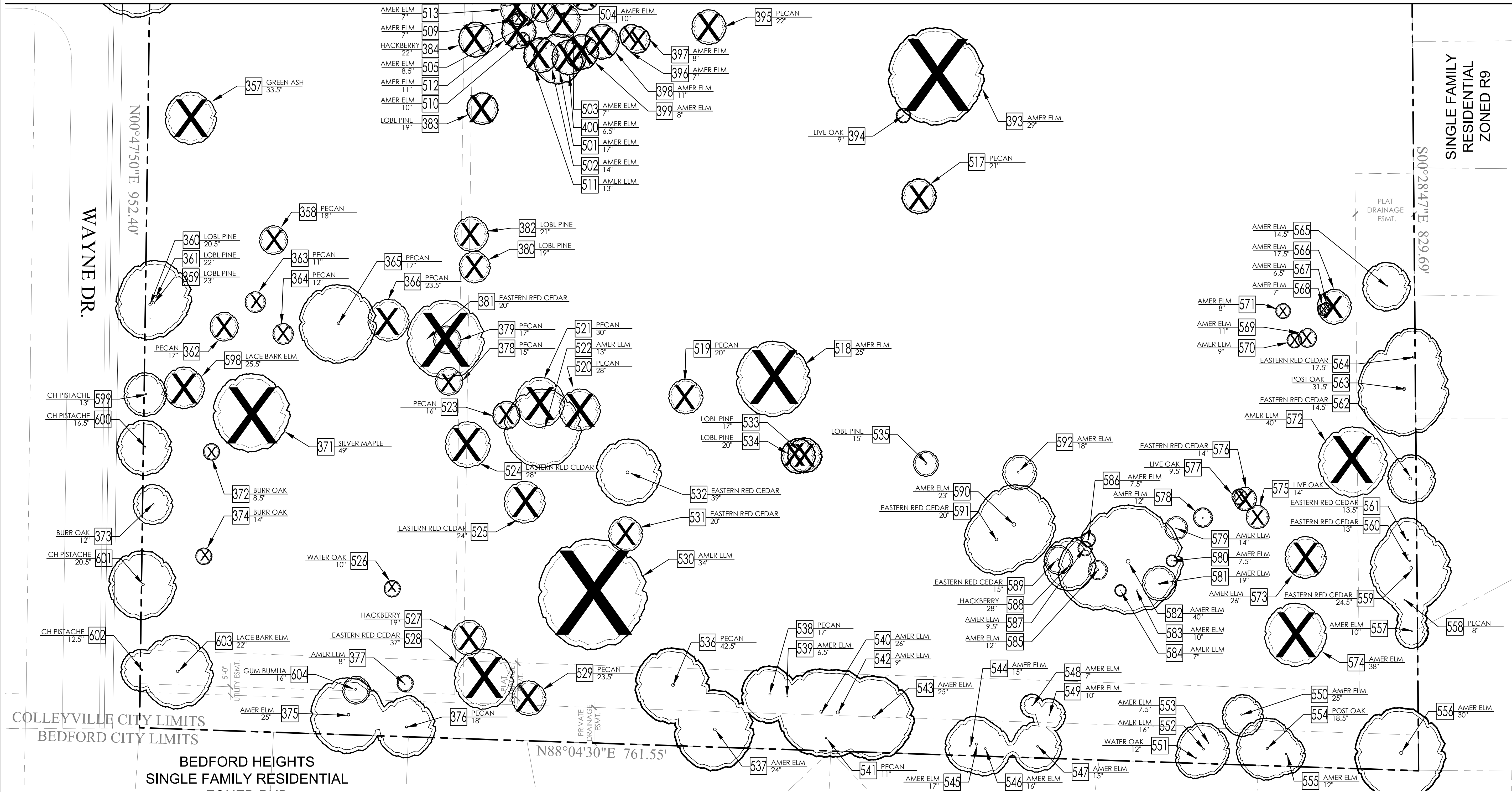
FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. P-1114)

REVISIONS		DESCRIPTION	
NO.	DATE		

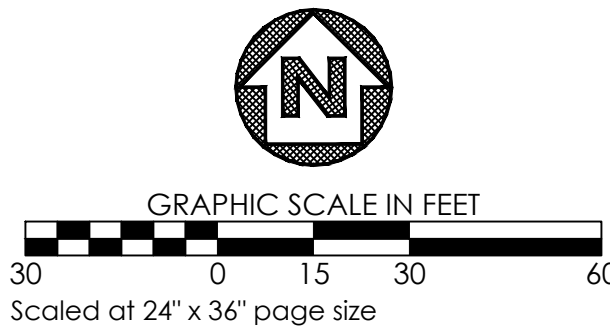
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L1.0

MATCHLINE (SEE SHEET L1.1)



LEGEND

- PROPERTY LINE
UTILITY EASEMENT
EXISTING TOPO
CRZ / EXISTING TREE TO BE REMOVED
CRZ / EXISTING TREE TO REMAIN



Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Survey, Abstract No. 339

Land Owner Name
Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates
Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-835-6141

EXISTING CONDITIONS

TREE PRESERVATION PLAN AREA C

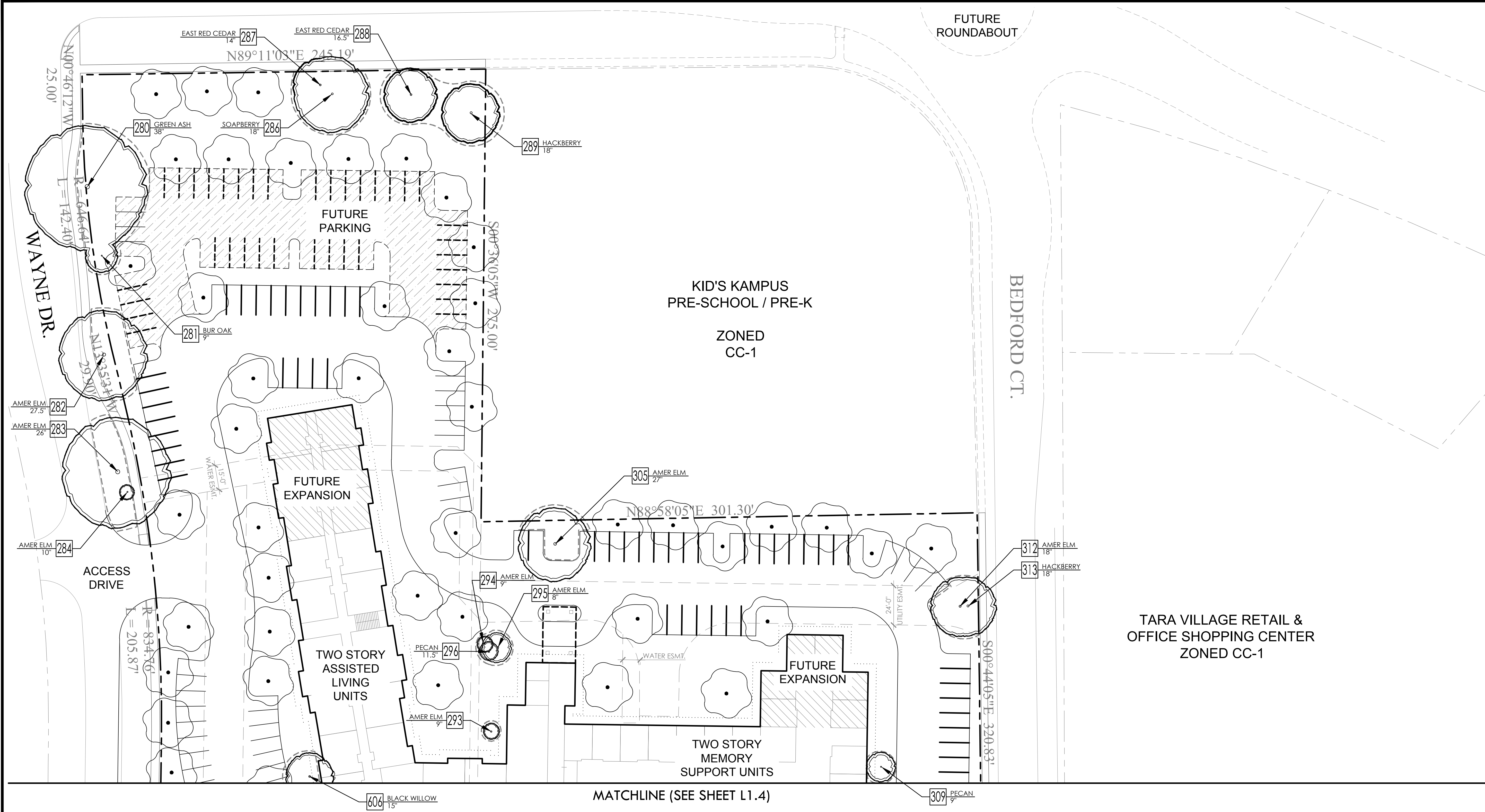
FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. P-1114)

REVISIONS		DESCRIPTION	
NO.	DATE		

SHEET:
L1.2

FILE NAME: Tree Preservation.dwg
PLOT DATE: 12/22/2021
PLOT TIME: 1:25:20 PM

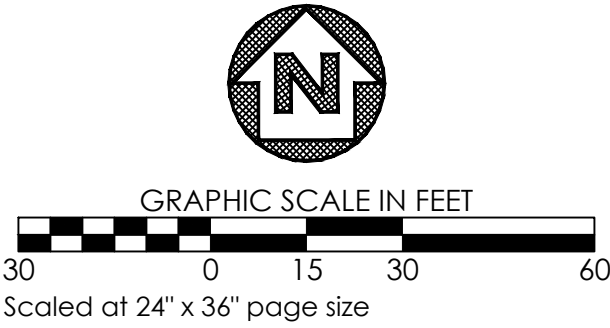


PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	PLT	129	PROPOSED LARGE TREE	PROPOSED LARGE TREE	3"	65 GAL	12'-14'	5'-7'

LEGEND

PROPERTY LINE	
UTILITY EASEMENTS	
EXISTING TOPO	
COM. BUILDING ENVELOPE EXEMPT AREA	
EXISTING TREE TO REMAIN	
TREE PROTECTION FENCING REF. L1.0 FOR DETAIL	
PROPOSED LARGE TREE	



Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McLain Survey No. 1077
Allen Christain Survey, Abstract No. 339

Land Owner Name
Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates
Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-835-6141

PROPOSED DEVELOPMENT

TREE PRESERVATION PLAN AREA A

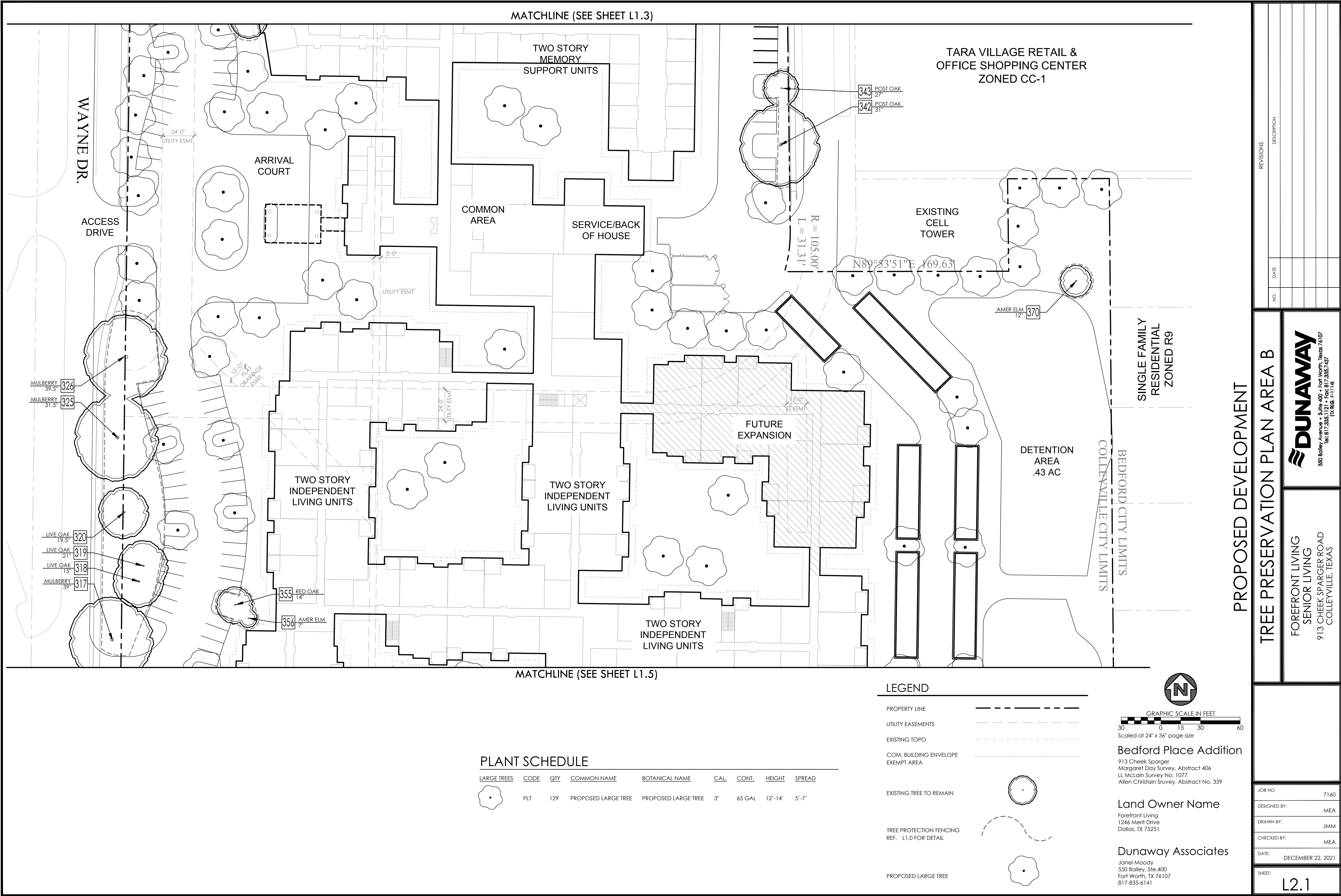
DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. P-1114)

FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

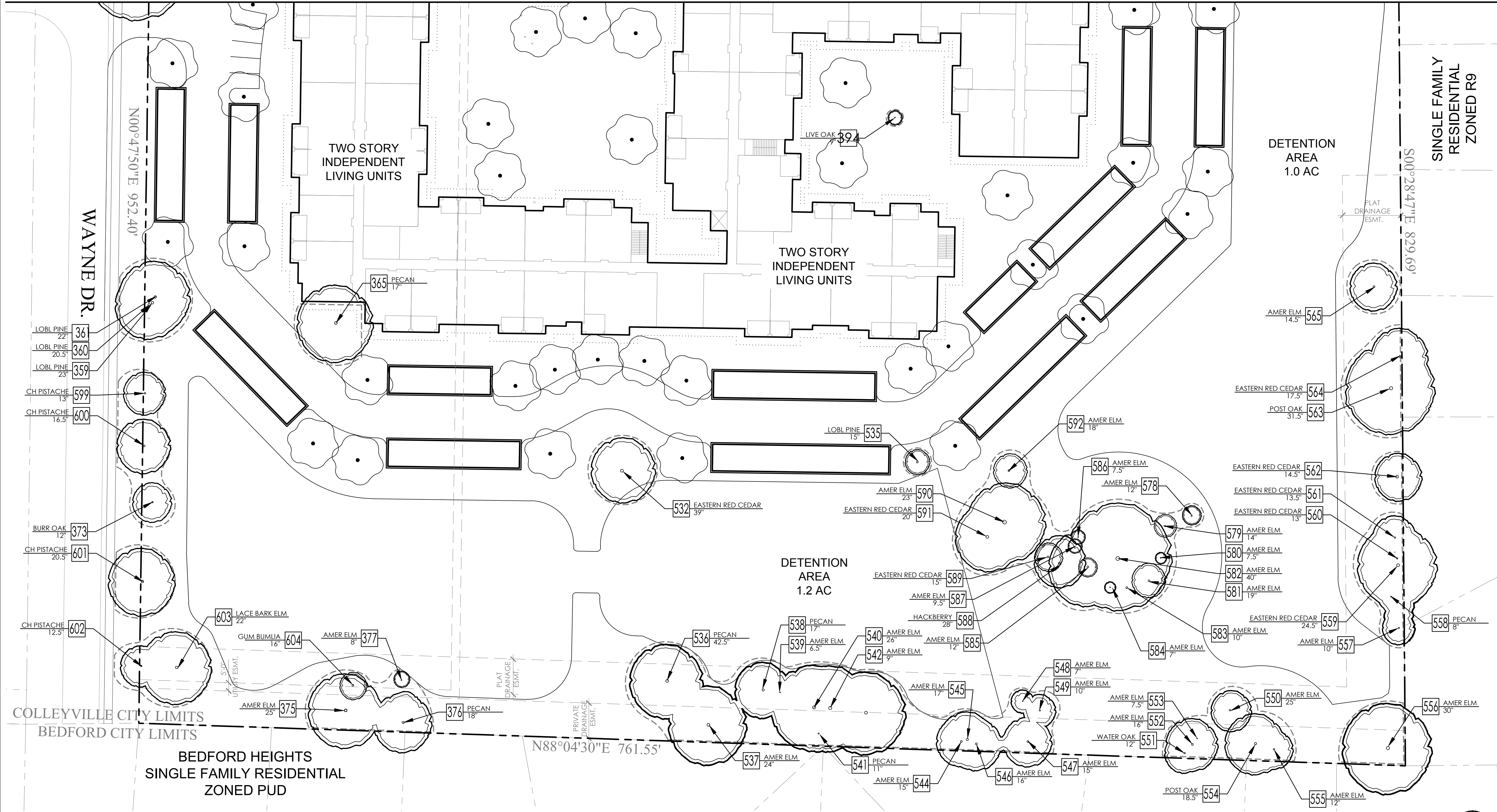
REVISIONS			
NO.	DATE	DESCRIPTION	

JOB NO.	7160
DESIGNED BY:	
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	DECEMBER 22, 2021
SHEET:	L2.0

FILENAME: Tree Preservation.dwg
PLOT DATE: Wednesday, December 22, 2021
PLOT TIME: 1:54:40 PM



MATCHLINE (SEE SHEET L1.4)



COLLEYVILLE CITY LIMITS
BEDFORD CITY LIMITS

BEDFORD HEIGHTS
SINGLE FAMILY RESIDENTIAL
ZONED PUD

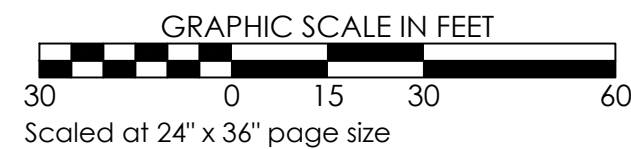
N88°04'30"E 761.55'

PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	PLT	129	PROPOSED LARGE TREE	PROPOSED LARGE TREE	3"	65 GAL	12'-14'	5'-7'

LEGEND

PROPERTY LINE	
UTILITY EASEMENTS	
EXISTING TOPO	
COM. BUILDING ENVELOPE EXEMPT AREA	
EXISTING TREE TO REMAIN	
TREE PROTECTION FENCING REF. L1.0 FOR DETAIL	
PROPOSED LARGE TREE	



Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McClain Survey No. 1077
Allen Christain Survey, Abstract No. 339

Land Owner Name

Forefront Living
1246 Merit Drive
Dallas, TX 75251

Dunaway Associates

Janel Moody
550 Bailey, Ste.400
Fort Worth, TX 76107
817-835-6141

TREE PRESERVATION PLAN AREA C

FOREFRONT LIVING
SENIOR LIVING
913 CHEEK SPARGER ROAD
COLLEYVILLE, TEXAS

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
(TX REG. P-1114)

NO.	DATE	DESCRIPTION

JOB NO.	7160
DESIGNED BY:	
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	DECEMBER 22, 2021
SHEET:	L2.2

FILENAME: Tree Survey.dwg
PLOTTER: Cpl Windows
PLOT DATE: 12/20/2021

TAG NUMBER	CALIPER INCHES	CANOPY SF	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1280	38	4534.2	Green Ash / HERITAGE		PRESERVE
1281	9	254.3	Burr Oak		PRESERVE
1282	27.5	2374.6	American Elm / HERITAGE	OFFSITE	PRESERVE
1283	26	2122.6	American Elm / HERITAGE	OFFSITE	PRESERVE
1284	10	314.0	American Elm	OFFSITE	PRESERVE
1285	19	1133.5	Pecan	OFFSITE	REMOVE
1286	18	1017.4	Soapberry		PRESERVE
1287	14	615.4	Eastern Red Cedar		PRESERVE
1288	16.5	854.9	Eastern Red Cedar		PRESERVE
1289	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1290	14	615.4	Eastern Red Cedar		REMOVE
1291	16	803.8	Eastern Red Cedar		REMOVE
1292	15	706.5	Eastern Red Cedar		REMOVE
1293	9	254.3	Amerian Elm		PRESERVE
1294	11.5	415.3	American Elm		PRESERVE
1295	9	254.3	American Elm		PRESERVE
1296	18.5	1074.7	American Elm		PRESERVE
1297	10	314.0	American Elm	CBE	REMOVE
1298	12	452.2	American Elm	CBE	REMOVE
1299	8	201.0	American Elm	CBE	REMOVE
1300	9.5	283.4	American Elm	CBE	REMOVE
1301	9	254.3	American Elm	CBE	REMOVE
1302	8	201.0	American Elm	CBE	REMOVE
1303	8	201.0	Post Oak	CBE	REMOVE
1304	20	1256.0	American Elm	CBE	REMOVE
1305	27	2289.1	American Elm / HERITAGE		PRESERVE
1306	46	6644.2	American Elm, multi / HERITAGE	EXEMPT-CT	REMOVE
1307	9.5	283.4	Water Oak		REMOVE
1308	8	201.0	American Elm		REMOVE
1309	9	254.3	Pecan		PRESERVE
1310	12.5	490.6	Pecan		REMOVE
1311	17.5	961.6	American Elm		REMOVE
1312	18	1017.4	American Elm		PRESERVE
1313	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1314	8	201.0	American Elm		REMOVE
1315	17	907.5	American Elm, multi		REMOVE
1317	39	4775.9	Mulberry / HERITAGE	OFFSITE	PRESERVE
1318	15	706.5	Live Oak		PRESERVE
1319	15	1384.7	Live Oak		PRESERVE
1320	19.5	1194.0	Live Oak		PRESERVE
1321	19.5	1194.0	Live Oak		REMOVE
1322	24.5	1884.8	Red Oak	CBE	REMOVE
1323	58	10563.0	Mulberry / HERITAGE	EXEMPT-CT/CBE	REMOVE
1324	20	1256.0	Live Oak		REMOVE
1325	31.5	3115.7	Mulberry / HERITAGE	OFFSITE	PRESERVE
1326	39.5	4899.2	Mulberry, multi / HERITAGE		PRESERVE
1327	29.5	2732.6	Live Oak, multi / HERITAGE		REMOVE
1328	25	1862.5	Pecan / HERITAGE	CBE	REMOVE
1329	31	3017.5	Pecan / HERITAGE	CBE	REMOVE
1330	9	254.3	American Elm		REMOVE
1331	10	314.0	American Elm		REMOVE
1332	14	615.4	American Elm		REMOVE
1333	23	1661.1	Sycamore	CBE	REMOVE
1334	25	1962.5	American Elm / HERITAGE	CBE	REMOVE
1335	14	615.4	American Elm	CBE	REMOVE
1336	8	201.0	American Elm	CBE	REMOVE
1337	33.5	3523.9	American Elm / HERITAGE	CBE	REMOVE
1338	29	2640.7	American Elm / HERITAGE	CBE	REMOVE
1339	9	254.3	American Elm	CBE	REMOVE
1340	17	907.5	Blackjack Oak / HERITAGE	CBE	REMOVE
1341	7	153.9	American Elm	CBE	REMOVE
1342	31	3017.5	Post Oak / HERITAGE		PRESERVE
1343	27	2289.1	Post Oak		PRESERVE
1344	27	2289.1	Post Oak, multi / HERITAGE	CBE	REMOVE
1345	20	1256.0	American Elm	CBE	REMOVE
1346	35	3846.5	American Elm / HERITAGE	CBE	REMOVE
1347	36	4069.4	American Elm / HERITAGE	CBE	REMOVE
1348	14	615.4	Eastern Red Cedar		REMOVE
1349	15	706.5	American Elm		REMOVE
1350	12.5	490.6	American Elm	CBE	REMOVE
1351	6	113.0	Live Oak	CBE	REMOVE
1352	20.5	1319.6	Hackberry, multi	NON-PROTECTED	REMOVE
1353	14	615.4	American Elm	CBE	REMOVE
1354	12	452.2	American Elm	CBE	REMOVE
1355	14	615.4	Red Oak	PRESERVE	
1356	7	153.9	American Elm	PRESERVE	
1357	33.5	3523.9	Green Ash		REMOVE
1358	18	1017.4	Pecan		REMOVE
1359	23	1661.1	Loblolly Pine		PRESERVE
1360	20.5	1319.6	Loblolly Pine		PRESERVE
1361	22	1519.8	Loblolly Pine		PRESERVE
1362	17	907.5	Pecan		REMOVE
1363	11	379.9	Pecan		REMOVE
1364	12	452.2	Pecan		REMOVE
1365	17	907.5	Pecan, multi		PRESERVE
1366	23.5	1734.1	Pecan, multi	CBE	REMOVE
1367	16	803.8	American Elm		REMOVE
1368	20	1256.0	American Elm		REMOVE
1369	32	3215.4	American Elm / HERITAGE		REMOVE
1370	12	452.2	American Elm		PRESERVE
1371	49	7539.1	Silver Maple, multi / HERITAGE	EXEMPT-CT	REMOVE
1372	8.5	226.9	Burr Oak		REMOVE
1373	12	452.2	Burr Oak		PRESERVE
1374	10	314.0	Burr Oak		REMOVE
1375	25	1962.5	American Elm / HERITAGE		PRESERVE
1376	18	1017.4	Pecan		PRESERVE
1377	8	201.0	American Elm		PRESERVE
1378	15	706.5	Pecan, multi		REMOVE
1379	17	907.5	Pecan	CBE	REMOVE

TAG NUMBER	CALIPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1380	19	1133.5	Loblolly Pine	CBE	REMOVE
1381	20	1256.0	Eastern Red Cedar	CBE	REMOVE
1382	21	1384.7	Loblolly Pine	CBE	REMOVE
1383	19	1133.5	Loblolly Pine		REMOVE
1384	22	1519.8	Hackberry		REMOVE
1385	14	615.4	American Elm	CBE	REMOVE
1386	8.5	226.9	American Elm	CBE	REMOVE
1387	9	254.3	American Elm	CBE	REMOVE
1388	7	153.9	American Elm	CBE	REMOVE
1389	10.5	346.2	Red Oak	CBE	REMOVE
1390	57	10200.9	American Elm, multi / HERITAGE	EXEMPT-CT/CBE	REMOVE
1391	28	2461.8	American Elm / HERITAGE	CBE	REMOVE
1392	20	1256.0	Pecan, multi	CBE	REMOVE
1393	29	2640.7	American Elm, multi / HERITAGE		REMOVE
1394	9	254.3	Live Oak		PRESERVE
1395	22	1519.8	Pecan	CBE	REMOVE
1396	7	153.9	American Elm		REMOVE
1397	8	201.0	American Elm		REMOVE
1398	11	379.9	American Elm		REMOVE
1399	8	201.0	American Elm		REMOVE
1400	6.5	132.7	American Elm		REMOVE
1501	17	907.5	American Elm		REMOVE
1502	14	615.4	American Elm		REMOVE
1503	7	153.9	American Elm		REMOVE
1504	10	314.0	American Elm		REMOVE
1505	8.5	226.9	American Elm		REMOVE
1506	9	254.3	American Elm	CBE	REMOVE
1507	6	113.0	American Elm	CBE	REMOVE
1508	6.5	132.7	American Elm	CBE	REMOVE
1509	7	153.9	American Elm		REMOVE
1510	10	314.0	American Elm, multi		REMOVE
1511	13	530.7	American Elm		REMOVE
1512	11	379.9	American Elm		REMOVE
1513	7	153.9	American Elm		REMOVE
1514	7	153.9	American Elm		PRESERVE
1515	17	907.5	American Elm, multi		PRESERVE
1516	11.5	415.3	American Elm, multi	CBE	REMOVE
1517	21	1384.7	Pecan	CBE	REMOVE
1518	25	1962.5	American Elm / HERITAGE		PRESERVE
1519	20	1256.0	Pecan, multi		REMOVE
1520	28	2461.8	Pecan / HERITAGE		REMOVE
1521	30	2826.0	Pecan / HERITAGE		REMOVE
1522	13	530.7	American Elm		REMOVE
1523	16	803.8	Pecan		REMOVE
1524	28	2461.8	Eastern Red Cedar / HERITAGE		REMOVE
1525	24	1808.6	Eastern Red Cedar		REMOVE
1526	10	314.0	Water Oak		REMOVE
1527	19	1133.5	Hackberry	NON-PROTECTED	REMOVE
1528	37	4298.7	Eastern Red Cedar, multi / HERITAGE	EXEMPT-CT	REMOVE
1529	23.5	1734.1	Pecan		REMOVE
1530	34	3629.8	American Elm, multi / HERITAGE		REMOVE
1531	20	1256.0	Eastern Red Cedar		REMOVE
1532	39	4775.9	Eastern Red Cedar, multi / HERITAGE		PRESERVE
1533	17	907.5	Loblolly Pine		REMOVE
1534	20	1256.0	Loblolly Pine		REMOVE
1535	15	706.5	Loblolly Pine		REMOVE
1536	42.5	5671.6	Pecan, multi / HERITAGE		PRESERVE
1537	24	1808.6	American Elm		PRESERVE
1538	17	907.5	Pecan		PRESERVE
1539	6.5	132.7	American Elm		PRESERVE
1540	26	2122.6	American Elm / HERITAGE		PRESERVE
1541	11	379.9	Pecan		PRESERVE
1542	9	254.3	American Elm		PRESERVE
1543	25	1962.5	American Elm, multi / HERITAGE		PRESERVE
1544	15	706.5	American Elm		PRESERVE
1545	17	907.5	American Elm		PRESERVE
1546	16	803.8	American Elm		PRESERVE
1547	15	706.5	American Elm		PRESERVE
1548	7	153.9	American Elm		PRESERVE
1549	10	314.0	American Elm		PRESERVE
1550	25	1962.5	American Elm / HERITAGE		PRESERVE
1551	12	452.2	Water Oak		PRESERVE
1552	16	803.8	American Elm		PRESERVE
1553	7.5	176.6	American Elm		PRESERVE
1554	18.5	1074.7	Post Oak / HERITAGE		PRESERVE
1555	12	452.2	American Elm		PRESERVE
1556	30	2826.0	American Elm / HERITAGE		PRESERVE
1557	10	314.0	American Elm		PRESERVE
1558	8	201.0	Pecan, multi		PRESERVE
1559	24.5	1884.8	Eastern Red Cedar		PRESERVE
1560	13	530.7	Eastern Red Cedar		PRESERVE
1561	13.5	572.3	Eastern Red Cedar		PRESERVE
1562	14.5	660.2	Eastern Red Cedar		PRESERVE
1563	31.5	3115.7	Post Oak, multi / HERITAGE		PRESERVE
1564	17.5	961.6	Eastern Red Cedar		PRESERVE
1565	14.5	660.2	American Elm, multi		PRESERVE
1566	17.5	961.6	American Elm		REMOVE
1567	6.5	132.7	American Elm		REMOVE
1568	7	153.9	American Elm		REMOVE
1569	11	379.9	American Elm		REMOVE
1570	9	254.3	American Elm		REMOVE
1571	8	201.0	American Elm		REMOVE
1572	40	5024.0	American Elm / HERITAGE		REMOVE
1573	26	2122.6	American Elm / HERITAGE		REMOVE
1574	38	4534.2	American Elm / HERITAGE		REMOVE
1575	14	615.4	Live Oak		REMOVE
1576	14	615.4	Eastern Red Cedar		REMOVE
1577	9.5	283.4	Live Oak		REMOVE
1578	12	452.2	American Elm		PRESERVE

TAG NUMBER	CALIPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1579	14	615.4	American Elm		PRESERVE
1580	7.5	176.6	American Elm		PRESERVE
1581	19	1133.5	American Elm		PRESERVE
1582	40	5024.0	American Elm, multi / HERITAGE	EXEMPT-CT	PRESERVE
1583	10	314.0	American Elm		PRESERVE
1584	7	153.9	American Elm		PRESERVE
1585	12	452.2	American Elm		PRESERVE
1586	7.5	176.6	American Elm		PRESERVE
1587	9.5	283.4	American Elm, multi		PRESERVE
1588	28	2461.8	Hackberry, multi / HERITAGE	NON-PROTECTED	PRESERVE
1589	15	706.5	Eastern Red Cedar		PRESERVE
1590	23	1661.1	American Elm, multi		PRESERVE
1591	20	1256.0	Eastern Red Cedar		PRESERVE
1592	18	1017.4	American Elm, multi		PRESERVE
1593	12.5	490.6	American Elm, multi		REMOVE
1594	18	1017.4	American Elm		REMOVE
1595	12.5	490.6	Pecan		REMOVE
1596	17	907.5	American Elm		REMOVE
1597	18	1017.4	American Elm		REMOVE
1598	25.5	2041.8	Lace Bark Elm / HERITAGE	EXEMPT-CT	REMOVE
1599	13	530.7	Chinese Pistache		PRESERVE
1600	16.5	854.9	Chinese Pistache		PRESERVE
1601	20.5	1319.6	Chinese Pistache		PRESERVE
1602	12.5	490.6	Chinese Pistache, multi		PRESERVE
1603	22	1519.8	Lace Bark Elm, multi		PRESERVE
1604	16	803.8	Gum Bumelia		PRESERVE
1605	6.5	132.7	Black Willow		REMOVE
1606	15	706.5	Black Willow, multi	CBE	PRESERVE
1607	7	153.9	Black Willow		PRESERVE
1608	10	314.0	Black Willow, multi		REMOVE

TREE DATA SUMMARY	
TOTAL TREE QUANTITY (NON-EXEMPT)	162
TOTAL TREE DIAMETER INCHES (NON-EXEMPT)	2685
TOTAL TREE CANOPY SF (NON-EXEMPT)	170123.6
TOTAL PRESERVATION	93313.0
TOTAL HERITAGE REMOVED	58330.2

TREE DATA

Preservation Summary	Square Feet
Total SF Canopy of Non-Exempt Trees	170,124
Required 50% Preservation	85,062
Provided Preservation	93,313
Required Mitigation Planting (Heritage Trees 58,330 sf)	291,650
Site Canopy Summary	
Gross Area of Lot	803,625
Building Area	241,081
Net Area of Lot	562,544
Required Tree Coverage (50%)	281,272
Preserved Tree Canopy	93,313
Canopy Required	187,

MEMO

To: Larry Wright, PE
City Engineer
City of Colleyville

From: Donald J. Szczesny, PE, PTOE
Senior Discipline Lead | Associate
Dunaway Associates, LLC

Date: October 7, 2021

Re: Trip Generation for Forefront Colleyville Senior Living Facility – Additional Update

Project: B007160.001



Introduction

This trip generation memo is being provided to the City of Colleyville as a comparison of the assumed trip generation between the previously approved Heritage Farms PUD-C site plan and the proposed Forefront Colleyville Senior Living Facility, as shown in the **Attachment**. The proposed facility is planned along the east side of Wayne Drive, southeast of the Wayne Drive and Cheek-Sparger Road intersection in Colleyville, Texas. The proposed modifications to the development will change the development land use mix slightly, as the small commercial/retail building fronting along Cheek Sparger Road has been removed and replaced with a parking lot. The remainder of the development will continue as proposed (Assisted Living) but will include a change in the number and size of the units constructed for the proposed senior living facility. To determine the potential impacts of the new site plan, Dunaway performed a before/after trip generation comparison of the old and new site plans utilizing the Institute of Transportation Engineers *Trip Generation*, 10th Edition.

Previous Site Plan Trip Generation

The previous site plan included 281 units (a mixture of Independent, Assisted, and Memory Care) at an average of 903 SF per unit for a total of 253,700 SF. In addition to the senior living portion, a small building was proposed that included 9,500 SF of office/retail. For ITE land use 254 (Assisted Living Facility) both occupied beds and KSF was checked to determine the worst-case scenario. Based on the calculations, the assisted living facility generates more peak hour trips when KSF is used as the dependent variable. A comparison of the trip generation for the previous site plan can be found in **Table 1**. The trip generation calculations are included as an **Attachment**.

Table 1. Summary of Previous Site Plan Trip Generation

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Small Office Building 712	4.75 KSF	77	8	2	4	8
Variety Store (Specialty Retail) 814	4.75 KSF	305	9	6	17	16
Assisted Living 254	253.7 KSF	1,063	77	22	37	85
Totals		1,445	94	30	58	109

Proposed Site Plan Trip Generation

The modified site plan includes 260 units at an average of 1,218 SF per unit for a total of 316,680 SF. As with the previous site plan, this is a mixture of Independent, Assisted, and Memory Care units. The trip generation for the proposed site plan can be found in **Table 2**.

Table 2. Summary of Proposed Site Plan Trip Generation

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living 254	316.6 KSF	1,327	96	27	46	106
Totals		1,327	96	27	46	106

Trip Generation Comparison (Before / After Analysis)

To capture the potential impact of the proposed development, the trip generation for the previous site plan and updated site plan were compared to determine the net change in trips generated by the site due to the proposed site plan modification. As seen in **Table 3**, the proposed changes to the site plan will cause a decrease in daily traffic by 118 vehicles. During the traditional peak hours, the site traffic is also expected to decrease. The total decrease in trips due to the proposed development equates to 1 during the AM peak hour, and 15 during the PM peak hour.

Table 3. Trip Generation Comparison

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Previous Site Plan						
Small Office Building 712	4.75 KSF	77	8	2	4	8
Variety Store (Specialty Retail) 814	4.75 KSF	305	9	6	17	16
Assisted Living 254	253.7 KSF	1,063	77	22	37	85
Proposed Site Plan						
Assisted Living 254	316.6 KSF	1,327	96	27	46	106
Delta (Proposed - Previous)		-118	+2	-3	-12	-3

Conclusion

Based on the results of the analysis, the new proposed site plan will slightly decrease the number of trips generated by the site over a typical day and during the AM and PM peak hours. It is Dunaway's recommendation to allow the proposed changes from the previously approved site plan.

DJS/djs

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Attachments:

Forefront Colleyville Senior Living Concept
Trip Generation Calculations



ITE Trip Generation Rates - 10th Edition
Pass-by rates from ITE Trip Generation Handbook - 3rd Edition

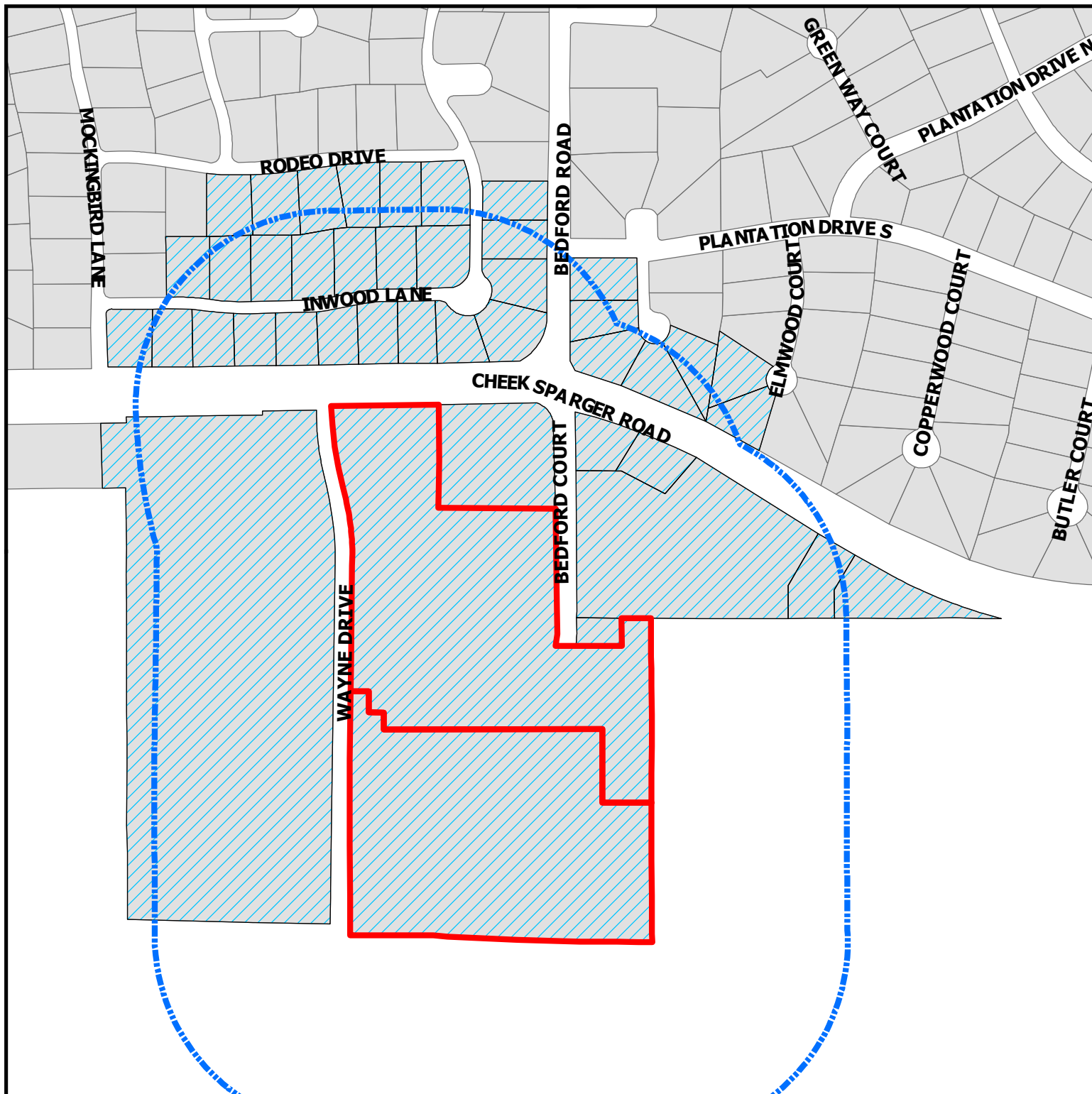
Instructions: Enter Expected Unit Volumes into Column 'M'

Previous Site Plan

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates										Expected Units	Total Generated Trips						Unadjusted Volume		Unadjusted Volume	
		(Peak Hour of Adjacent Street)					(Peak Hour of Generator)						Daily	AM Hour	PM Hour	AM Pass-By	PM Pass-By	AM In	AM Out	PM In	PM Out	
		Weekday	AM	PM	AM Pass-Bv	PM Pass-Bv	AM In	AM Out	PM In	PM Out												
Assisted Living 254	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	253.7	1,063	99	122	0	0	77	22	37	85		
Small Office Building 712	KSF ²	16.19	1.92	2.45			83%	17%	32%	68%	4.75	77	9	12	0	0	8	2	4	8		
Variety Store (Specialty Retail) 814	KSF ²	63.47	3.18	6.84		34%	57%	43%	52%	48%	4.75	301	15	32	0	11	9	6	17	16		
Assisted Living 254	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	316.6	1,327	123	152	0	0	96	27	46	106		

Proposed Site Plan

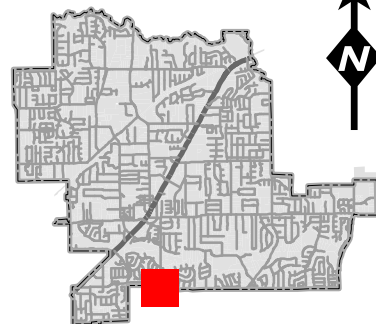
Notification Map



ZC21-037
913 Cheek-Sparger Road

DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

-  Subject Property
-  500ft Buffer
-  Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, January 10, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, February 1, 2022 & Tuesday, February 15, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a change of zoning from a PUD-C Planned Unit Development-Commercial district to a PUD-C Planned Unit Development-Commercial district, specifically for a Senior Living Facility. The request is for a new development on the currently vacant land.

Zoning Case: ZC21-037

Applicant: Steven Ailey

Owner: Robert Beall

Location: 913 Cheek-Sparger Road at Wayne Drive (Southeast Corner)

Property Description: Lot 1, Block A, Heritage Farms

Present Zoning: Planned Unit Development-Commercial

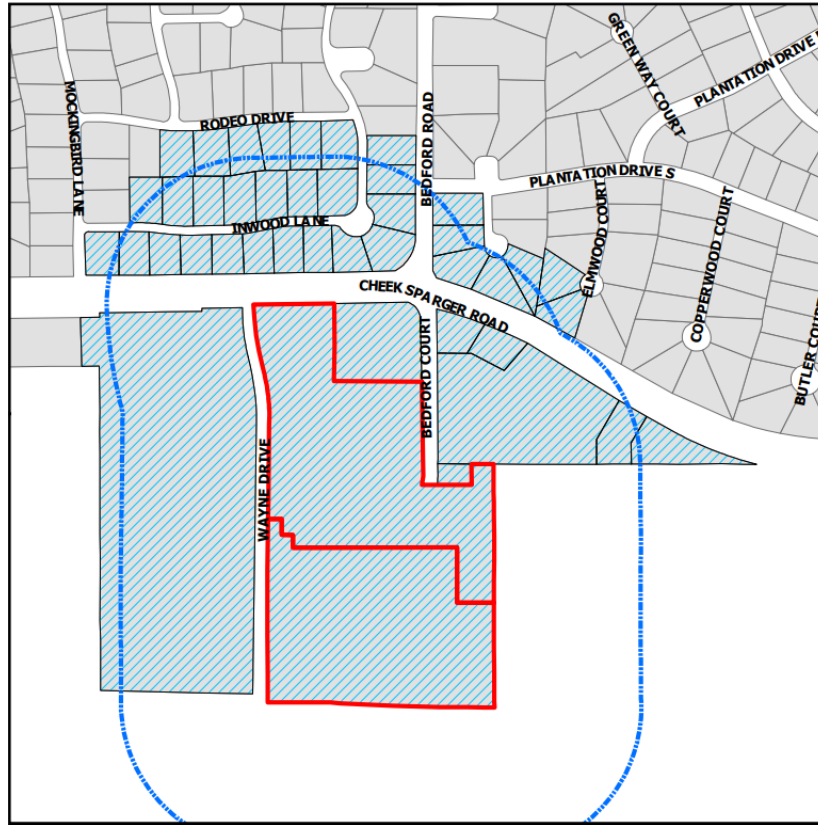
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

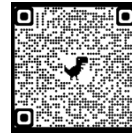
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner_Name	Owner_Addr	Owner_City
FLICK, WILLIAM	900 INWOOD LN	COLLEYVILLE, TX
FOY, STEPHEN	1009 INWOOD LN	COLLEYVILLE, TX
KELLY, DAVID	905 INWOOD LN	COLLEYVILLE, TX
BLOWEN, JACQUELINE A	714 CARDINAL LN #2	BOONE, NC
RINGO, CASEY K	3906 ELMWOOD CT	COLLEYVILLE, TX
BOWEN, WILLIAM M	1001 RODEO DR	COLLEYVILLE, TX
STRAUB, ROBERT C	902 INWOOD LN	COLLEYVILLE, TX
BAERG, HAROLD J	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
HUGGINS, SAMUEL E	4000 PLANTATION CT	COLLEYVILLE, TX
GRIFFITH, JAMES C	4002 PLANTATION CT	COLLEYVILLE, TX
ANDREWS, CHARLEY	PO BOX 1853	COLLEYVILLE, TX
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
FALKENSTEIN, LOUANN	1002 INWOOD LN	COLLEYVILLE, TX
CHERRY, LARRY	903 RODEO DR	COLLEYVILLE, TX
NASH, ROBERT G	905 RODEO DR	COLLEYVILLE, TX
JACKSON, WILLIAM D	1003 INWOOD LN	COLLEYVILLE, TX
ALVAREZ, DAVID	4004 PLANTATION CT	COLLEYVILLE, TX
MECK, TYLER	4001 MOCKINGBIRD LN	COLLEYVILLE, TX
RAWLINGS, RICHARD	4005 INWOOD LN	COLLEYVILLE, TX
COPP, MICHAEL K	803 INWOOD LN	COLLEYVILLE, TX
MCDONALD, RICHARD A	904 INWOOD LN	COLLEYVILLE, TX
ALLEN, SAM H	901 RODEO DR	COLLEYVILLE, TX
REID, TERRY BRYANT	907 INWOOD LN	COLLEYVILLE, TX
WOLLIN, MARK	907 RODEO DR	COLLEYVILLE, TX
IOVINELLI, LUCI	4006 PLANTATION CT	COLLEYVILLE, TX
BELL, MICHAEL E	1001 INWOOD LN	COLLEYVILLE, TX
MILLER, RAY	3904 ELMWOOD CT	COLLEYVILLE, TX
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
DAY, CHRISTOPHER	802 INWOOD LN	COLLEYVILLE, TX
SHIPP, SANDRA L	901 INWOOD LN	COLLEYVILLE, TX
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
COVER-TEK INC	551 SILICON DR STE 100	SOUTHLAKE, TX
SANDIFER, COLLIN	906 INWOOD LN	COLLEYVILLE, TX
COVENANT CHRISTIAN ACADEMY	901 CHEEK SPARGER RD	COLLEYVILLE, TX
BERG, ROBERT E	4003 INWOOD LN	COLLEYVILLE, TX
CHATELAIN, GARY M	1007 INWOOD LN	COLLEYVILLE, TX
SALEEM, NAZEER A	1000 INWOOD LN	COLLEYVILLE, TX
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
ALLRED, SHANE	1005 INWOOD LN	COLLEYVILLE, TX
SCF RC FUNDING IV LLC	902 CARNEGIE CENTER BLVD STE 5	PRINCETON, NJ
JONES, GREGORY	903 INWOOD LN	COLLEYVILLE, TX
MYERS, DAVID W	7017 OAK HILLS CT	NORTH RICHLAND HILLS, TX
TARA PLANTATION ADDITION	P.O. Box 565	COLLEYVILLE, TX
SADDLEBROOK ADDITION	P.O. Box 382	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX

LETTER OF OPPOSITION

To:
Community Development Department

City of Colleyville
100 Main Street
Colleyville, TX 76034

Re:
Zoning case ZC21-037

As a homeowner on Woodmont Court in Bedford, which borders the eastern edge of the proposed Senior Living Community, I am against the zoning change request by Greystone / Forefront Living. I have owned my property for over 30 years, so I was here in 2012 to object to the original rezoning of this property from residential / agriculture to commercial.

Despite objections, the City Council voted nine years ago to rezone this property to commercial, specifically for a Senior Center proposed by Heritage Farms, who did make some compromises on the original site plan. The compromises included the overall reduction of the project's scope by increasing the distance between the Senior Center and the surrounding residents' homes, as well as addressing the drainage flooding concerns. They also agreed to build a roundabout at Bedford and Cheek-Sparger Roads. The result is the approved site plan from 2012.

Heritage Farms abandoned the project several years ago, and now Greystone has applied for a Senior Center, but with changes. The significant changes that I oppose are:

- (1) the reduction of drainage / retention area to control flooding. It is significantly smaller than the approved plan from 2012, and there is no plan to enlarge the 40 year old culvert under the Tara Shopping Center. Currently, during a heavy rain, water approaches yards of Bedford homes adjacent to the planned development. Fortunately, the land for the planned development is serving as a floodplain with the grass absorbing water into the ground. However, with this new proposed development, the concrete/buildings/parking lots will replace the grassy plain, thereby worsening the existing drainage pattern. Flooding of homes on Woodmont Court, of Tara Shopping Center, of Little Bear Creek and the homes surrounding it in Tara Plantation will inevitably worsen, especially with more frequent projected severe storms. As it is, the Bedford Road gates are down anytime there is a heavy rain. The Colleyville City Council was so concerned about this flooding issue in 2012, they required the water retention area to be increased significantly from the original plan.

(2) the increased population density and therefore overcrowding . This will inevitably lead to a strain in resources, increased traffic, noise pollution, light pollution, all a contradiction to the low-density and uniquely open and rural character that the city of Colleyville prides itself in.

(3) the three-story apartment-style buildings at a significantly closer proximity to the Bedford properties. From my fence, it will be about 100 ft. to a building's edge, as opposed to the 250 ft. approved plan from 2012. The roads and carports will also be much closer.

Other Considerations:

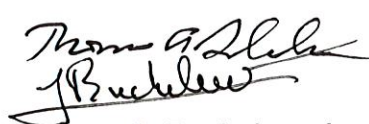
A Senior Living Center located next door to Covenant Christian Academy is not a reasonable fit.

a) significant increase of congestion on Cheek-Sparger and Bedford Road without addressing the need for a roundabout.

(b) The location would also be problematic/unpopular for the clients of the Senior Living Community due to the location of a 4G tower on the property, and the intense lighting and noise from the football, and baseball fields from Covenant Christian Academy.

In conclusion, the changes being proposed by Greystone / Forefront Living, resulting in the **complete destruction of a natural floodplain, and overcrowding this property with 3 story apartment style buildings**, would be detrimental to both Colleyville and Bedford.

Thank You,



12/30/21

Thomas A. Buckelew, Jocelyne S. Buckelew
3709 Woodmont Court
Bedford, TX 76021

902 Inwood Lane
Colleyville, TX 76034
January 5, 2022

TO: Colleyville Development Department
ATTN: Jacquelyn Reyff
Subject: Zoning Case ZC21-037 Retirement Community

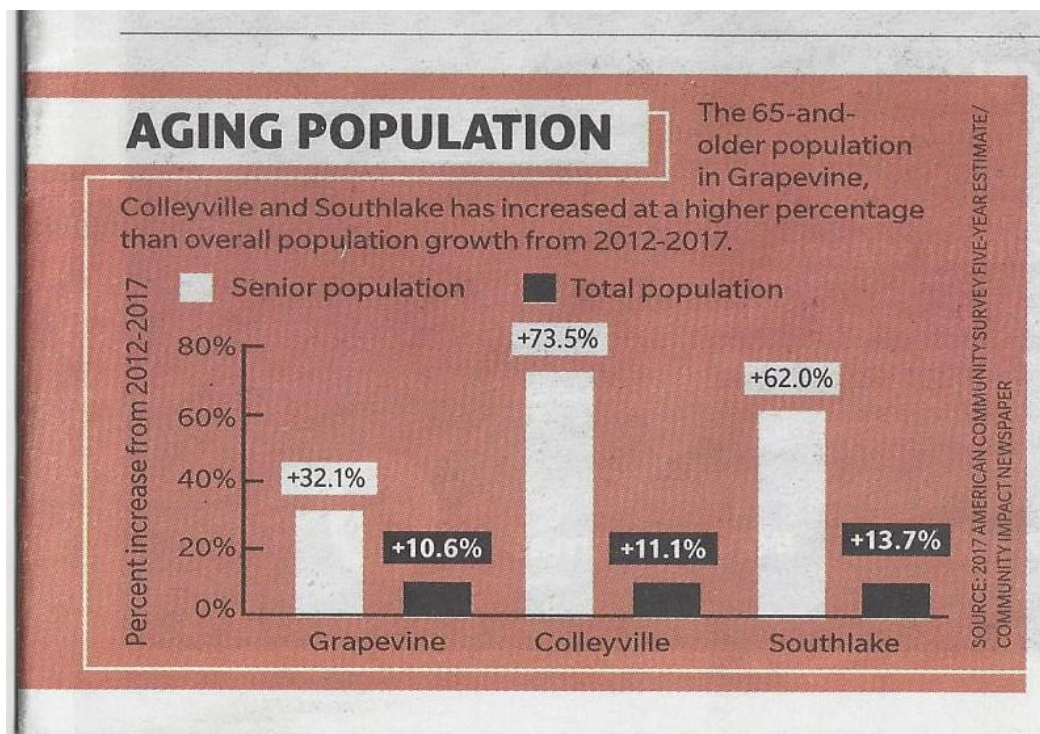
My name is Robert Straub. My wife and I live across the street from the subject zoning case in Saddlebrook where we built a home in 1989. As we are getting up in years, retirement communities like the one of this subject zoning request have become of interest to us. Downsizing from a larger two-story home to something on a single level without the challenges of taking care of a yard, a pool, etc. is something we are interested in. The continuing care aspect of the subject proposed development (while hopefully not in our future) is a positive aspect.

We have lived here for over 30 years and thoroughly enjoy the Colleyville community. We have close access to everything we need on most days: grocery stores, restaurants, pharmacies, doctors, a hardware store, our church and it is only a few minutes to other major retail establishments like Lowes, Home Depot, Kohls, etc. Unfortunately, the opportunities to downsize are limited and the access to a retirement facility like the one proposed are also limited unless we want to leave the Colleyville community.

While the proposed community is of interest to us, our ideal choice would be something akin to what is known as a "patio home" or a "villa". Something in the range of 1700-2100 square feet, single story, 3 bedrooms 2+ baths, 2 car garage and "modern amenities" in a \$350,000 to \$400,000 price range. I had hoped the various developers that have proposed developing the subject property over the years would have considered at least providing some units similar to what I have described with the ability, when appropriate/necessary, to move into a smaller residence, assisted living and/or memory care facilities.

At the last Panning and Zoning meeting when the developer presented his case for the subject property, it was rejected on what seemed to be soft issues: (1) it

was a non-profit so Colleyville would not receive any tax revenues and (2) the additional residences would add to the fire/EMT load. I am curious why the Baptist church was approved for their recent large expansion given it is also a non-profit. Also, Covenant Christian Academy (another non-profit) across the street from where we live, significantly expanded their facilities some years ago. What additional tax revenues were generated as a result of those developments? There is no reason to believe that residences of the subject proposed development would not spend time and money in Colleyville and hence generate revenue for the businesses there and hence tax revenues. Demographics of Colleyville suggest that the over 65 population has increased significantly (and will continue to do so) considerably more than the total population (see chart below). This demographic segment of the population also represents a significantly wealthier portion of the total population. Without attractive alternative home choices in Colleyville, this portion of the population will migrate to those communities that offer retirement/continuing care communities like that proposed by the developer and take their wealth with them.



I strongly urge the Planning and Zoning Commission give the developer every opportunity to add this significant amenity to the Colleyville community and enhance an already attractive place for people of all ages to live. If necessary, work with the developer to embellish the total package by sharing the costs of developing the roundabout at the intersection of Bedford and Cheek-Sparger Roads (it is desperately needed!).

Sincerely,

Robert C. Straub Jr. and Betty L. Straub

Suzi Schieda
3102 Queensbury Way Court
Colleyville, TX 76034

January 07, 2022

To: Colleyville Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

RE: Zoning Case ZC21-037
Senior Living Retirement Community

My name is Suzi Schieda and I reside at the address indicated in the header of this letter. Please consider and record this letter as my documented support of the zoning case referenced above.

My husband and I have been residents of Colleyville for many years. We love Colleyville and want to remain here as we retire. Colleyville has no viable retirement focused living options, however.

We are actually pleased to learn the applicant and owner-developer of the proposed project is a faith based not-for-profit organization with a reputation for quality. Real Estate tax issues and cost of road improvements should be of secondary concern and focus should be on bring quality living options to our ever-expanding senior population within Colleyville

My husband and I strongly urge the P&Z Commission and the City Council to approve this zoning request.

Sincerely,

Suzi and Luigi Schieda

**Patrick Gleason
114 Quail Run
Colleyville, TX 46034**

January 7, 2022

City of Colleyville
100 Main Street
Colleyville, TX 76034

RE: Zoning Case ZC21-037

My wife, Tracy and I have been residents of Colleyville since 2009. We would like to support approval of the proposed Senior Living Community referenced in this zoning case. As we and many of our friends approach retirement, the option of a Colleyville based senior living community is the subject of much discussion. Without a quality senior living community in Colleyville, I am afraid we will not have any option but to leave our home community upon retirement.

This proposed community, per the documents attached to the agenda for the Planning and Zoning Commission meeting of January 10, 2022, would seem to be in accordance with the city's development plan and ordinances. In addition, I would think this would be a good neighbor to the developments surrounding the proposed location. I understand that the proposed community will pay for costs of road improvements and impact fees for use of other city services.

We strongly urge you to approve this proposed development and provide a quality housing option for Colleyville seniors.

Sincerely,

Patrick Gleason

Dakari Hill

From: Jackie Reyff
Sent: Monday, January 10, 2022 8:17 AM
To: Mary Weyand; Ben Bryner
Cc: Dakari Hill
Subject: RE: Support for zoning request ZC21-037

Mr. Weyand,

We are in receipt of your letter regarding Case ZC21-037 and it will be shared with the Planning and Zoning Commission and City Council.

If you have any further questions, I may be reached by phone or email.

Jackie

Jacquelyn Reyff, AICP
Principal Planner



817.503.1056

Integrity ~ Communication ~ Excellence ~ Transparency



ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: Mary Weyand <[REDACTED]>
Sent: Sunday, January 9, 2022 8:11 PM
To: Jackie Reyff <JReyff@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: Support for zoning request ZC21-037

Gentlemen,

I understand the discussion and decision on zoning for a proposed senior living is on the agenda for Monday, January 10, 2022. I am not a resident of Colleyville, but my residence in Grapevine is two blocks from the Colleyville city line and I spend a lot of time and money in Colleyville. I am a senior citizen and have lived in this location for the past 19 years.

During this time I have observed the growth of senior living communities is various locations in the area. I would highly suggest that you approve this zoning request for the following reasons:

1. Seniors should have options when it comes to the final chapters of their stories. Living in a community for a long period of time has enabled seniors to develop relationships with a myriad of entities including medical, financial, social and community groups. When it comes time, and it does for everyone, to make decisions with regards to where they

should or could live, leaving the area where they have put down roots can be traumatic and life altering at a time when such changes are a lot more impactful. Remaining in their chosen community is certainly better than having to relocate to a new community that requires one to start over again. This dramatic change is always more challenging for those that are older and may have lost many of the coping skills that were present when they were younger.

2. Seniors have been identified by our federal government via the IRS as a "vulnerable" population that should be given priority treatment i.e. Medicare, Medicaid, ADA, etc. Assisting this population with viable housing and care options is an endeavor every community should consider to make happen.

3. This zoning change will allow a quality senior living community to be built and operated in the Colleyville area where currently none exists. Providing such an alternative to seniors in Colleyville and even in the close surrounding areas would be very beneficial to the seniors in Colleyville.

4. In these types of discussions and decisions there is always a concern about the property tax revenue loss due to not-for-profit tax exemptions. The state of Texas has recognized the need to provide statutory laws to provide communities such as this to be built and flourish as they care for seniors. The greater impact from all other tax revenue i.e. sales taxes, gas taxes etc. from those seniors residing in such a community as well as the revenue impact of those who will be employed by the community far outweigh the loss of property tax revenue.

5. Seniors contribute so much to a vibrant community. They are not just a drain on the community services that are available, but have funded such services for years as part of the community. Their contribution should not be regarded lightly.

I am approaching the time in my life when I must make decisions with regards to where I want to spend my final days. I would hope that having an option to remain in the area by residing in a quality senior community would be available to me. With this in mind, I hope you would find the decision to approve this zoning request to be in the best interest of the seniors living in Colleyville as well as the other citizens of the community.

Sincerely submitted,

Harold Weyand
3364 Burning Log Drive
Grapevine, TX 76051

ORDINANCE O-22-2192

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 18.45 ACRES ON LOTS 1 AND 2, BLOCK A, OF THE HERITAGE FARMS ADDITION, LOCATED AT 913 CHEEK-SPARGER ROAD, 3808 WAYNE DRIVE, AND 3900 BEDFORD COURT FROM THE PUD-C PLANNED UNIT DEVELOPMENT-COMMERICAL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT-COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC21-037; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by

changing the zoning on 18.45 acres on Lots 1 and 2, Block A, of the Heritage Farms Addition, located at 913 Cheek-Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court from PUD-C Planned Unit Development-Commercial zoning district to the PUD-C Planned Unit Development-Commercial zoning district, as depicted in the attached Exhibit "A" and Exhibit "B".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for the construction of a Senior Living Community on 18.45 acres.
- b. This facility be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to issuance of a Certificate of Occupancy for this property.
- c. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- d. The proposed development is subject to PUD-C Planned Unit Development-Commercial zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the Site Plan and Building Elevations attached in Exhibit "C".

3. PERMITTED USES

- a. The Senior Living Community as depicted in the attached exhibits, shall be a permitted use.
- b. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 44 units for assisted living uses and a maximum of 30 beds for memory care uses, as depicted in Site Plan Exhibit "C".
- c. A maximum of 164 multifamily independent living units are permitted as depicted in Site Plan Exhibit "C".
- d. All residential units permitted by this PUD-C shall only be occupied by persons who are age 55 or older per requirements of the United States Department of Housing and Urban Development.
- e. All accessory buildings and uses, customarily incidental to the above uses on the same lot within.

4. HOURS OF OPERATION

- a. Deliveries to the facility for food service and general delivery will be restricted to 7:00 a.m. to 6:00 p.m. daily.

5. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Site Plan Exhibit "C", which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use or increase the density, may be approved administratively by City staff.

6. BUILDING DESIGN

- a. The Senior Living Community shall be generally consistent with the building elevations and specified material depicted in Exhibit "C".

- b. All buildings allowed for this development shall not exceed two stories and 45 feet in height except a three story spine for independent living as shown on the site plan.
- c. The cumulative exterior walls of the buildings in this development shall be a minimum 50 percent masonry. Masonry, for the purposes of this PUD-C, shall be defined including: brick, stone, cast stone, simulated stone, faux stone, thin veneered thin-set stone, concrete block, and three coat plaster/stucco. Other wall surface materials may include cementitious siding or ACM (aluminum composite material) panels.
- d. Except as modified, all buildings shall, at a minimum, meet the provisions of Chapter 6 - Building Design in the Land Development Code.

7. LANDSCAPING AND OPEN SPACE

- a. This development shall provide a minimum of 50 percent pervious cover area, as shown on Site Plan Exhibit "C" and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Chapter 4 - Landscaping in the Land Development Code.

8. SIDEWALKS

- a. The sidewalk along Cheek-Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must be installed when any new structures are built on the property.

9. PARKING AND ACCESS

- a. This development shall be allowed to have a minimum of 367 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.

- c. As depicted on Site Plan Exhibit "C", a 26-foot public access and fire lane easement shall be located within the development such that it connects Wayne Drive at the southern terminus of the Bedford Court right-of-way boundary. Said easement shall be included on any future plat of the property.

10. LIGHTING

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

11. FENCING

- a. An eight (8) foot precast concrete or masonry fence, with other materials allowed as necessary to protect trees or as needed regarding other considerations, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.
- b. Any decorative stone walls throughout the property shall be no more than 42 inches in height.
- c. The fence shall be generally consistent with Exhibit "D".

12. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.

13. TRASH COMPACTOR AND EMERGENCY GENERATOR ENCLOSURE

- a. The trash compactor and emergency generator enclosure will be fully screened with a ten (10) foot high masonry screening wall with solid gates on the opening side. The enclosures shall be constructed of eight (8) inch concrete block walls with brick and stone veneers and a cast stone cap.

- b. All requirements of the Land Development Code shall be met, except where amended herein.

14. PARKING SHADE STRUCTURES

- a. The covered parking structures will have 3:12 sloped roofs with asphalt shingles to match the building. The structures will have a minimum nine (9) feet of clearance with 2" x 10" fascia and open ended gables.
- b. The parking shade structures shall be generally consistent with Exhibit "E".

15. PUBLIC IMPROVEMENTS

- a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road.
- b. Additionally, the developer shall pay a one-time Special Roadway Impact Fee to the City, which shall be utilized by the City for the construction of a roundabout at the intersection of Cheek-Sparger Road and Bedford Road/Court.
- c. Given the requirements of Section "b" above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a revised City/Developer Agreement (CDA) for an approval by the City Council that, at a minimum, addresses the following areas:
 - (1) City shall be responsible for all of the design, contracting, construction, right-of-way acquisition, landscaping and ongoing maintenance for the roundabout at the intersection of Cheek-Sparger and Bedford Road/Court.
 - (2) Establish the total amount of the Special Roadway Impact Fee to be paid from the developer to the City.
 - (3) Timing of the payment of the Special Roadway Impact Fee to the City for the roundabout shall be at the issuance or receipt of the building permit.

(4) City shall complete the roundabout improvements within three years of the payment of the Special Roadway Impact Fee.

(5) Any change to the terms of this section shall require an amendment to this ordinance.

- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of March 2022.

The second reading and public hearing being conducted on the 22nd day of March 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE
22ND DAY OF MARCH 2022.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

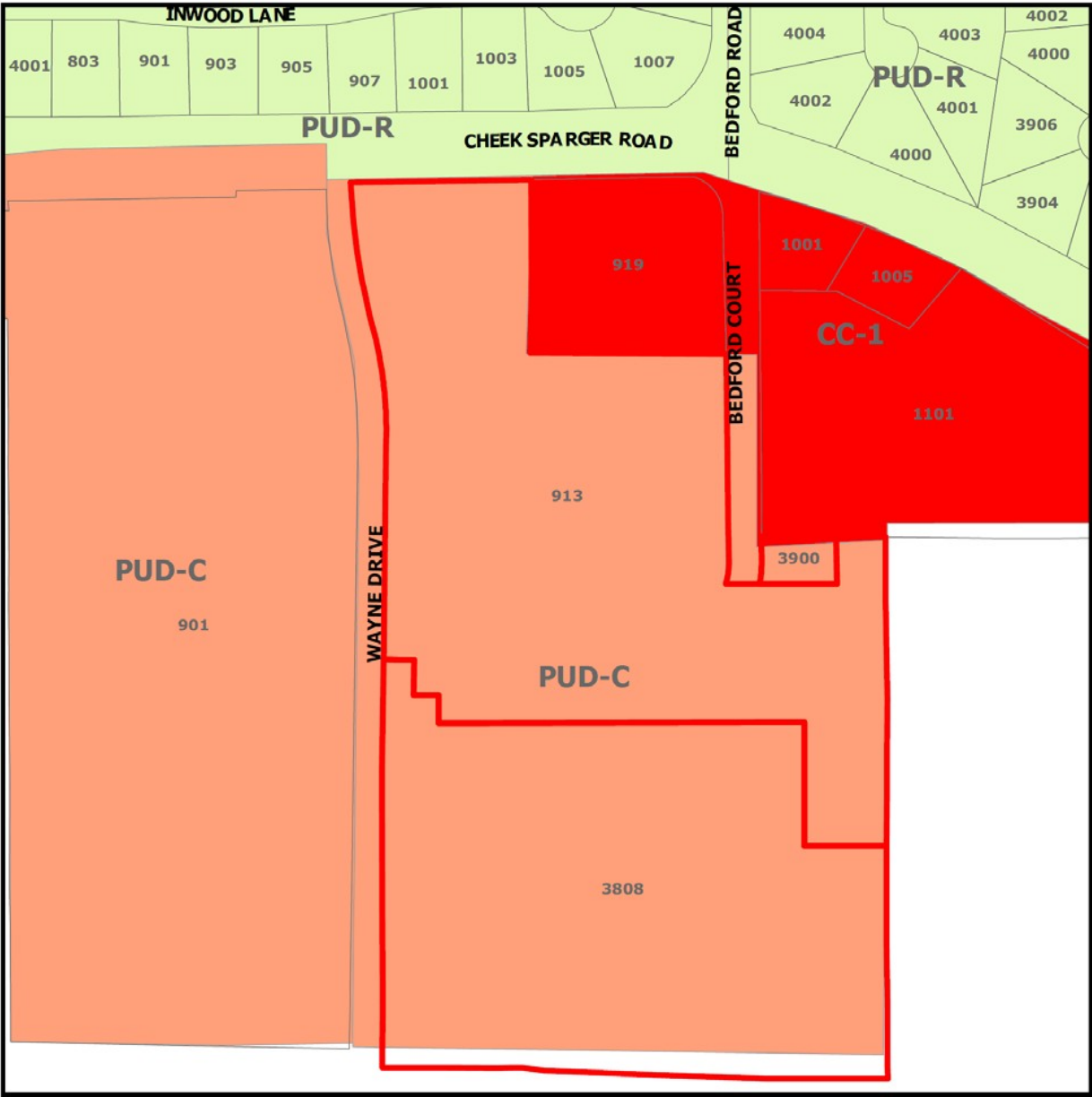


Exhibit “B” – Statement of Planning Objectives

The Forefront Living Colleyville Senior Community will provide a master planned, life care retirement community with three levels of service: independent living (IL), assisted living (AL), and memory support (MS).

The project is designed to be compatible with the surrounding land uses and will be in conformance with the intent parameters of the existing PUD zoning.

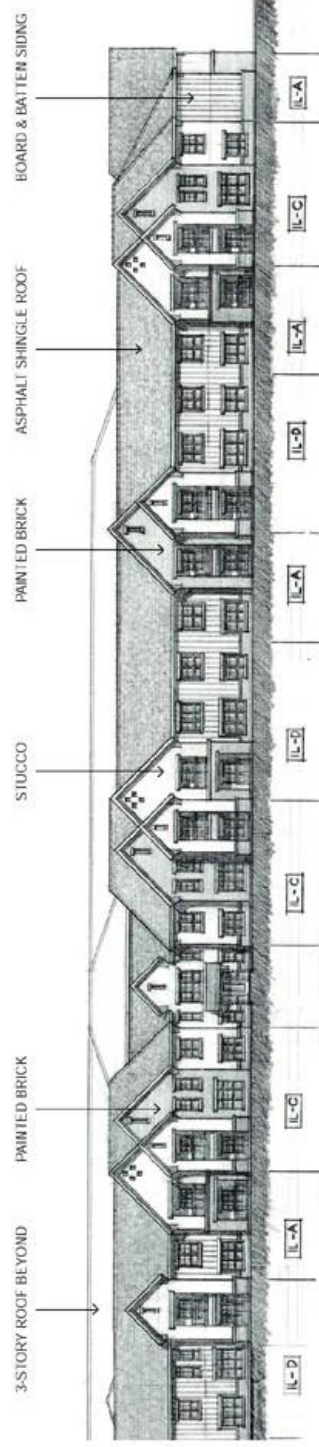
The previous retail/office component has been eliminated to reduce the intensity of the use and to decrease traffic volumes. Additionally, the previously detached buildings will now be connected, which will allow for improved internal resident circulation and for more efficient delivery of services.

The site plan layout will provide over 50% open space and will protect existing trees or plant replacement trees, when necessary. The existing on-site drainage will be improved by engineering drainage detention areas to regulate the off-site drainage flowing through the site. This design will provide quality outdoor spaces for the residents and their families.

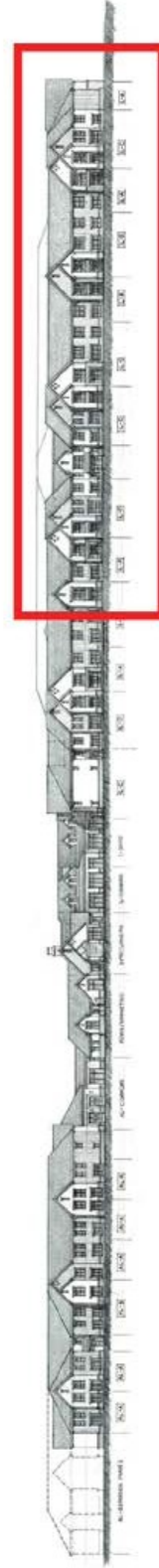
[illegible]

Colleyville, Texas

© three 2021
Oct 4, 2021



Scale: 3/64" = 1'-0"



Independent Living - Conceptual Elevation

Scale: 1/64" = 1'-0"

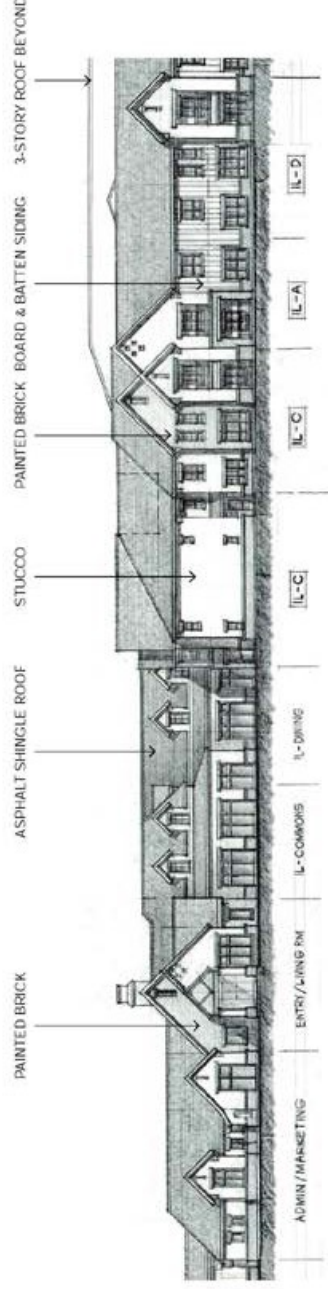


design that lifts the human spirit

FFL Senior Living Colleyville

Colleyville, Texas

© three 2021
oct 4, 2021



Scale: 3/64" = 1'-0"



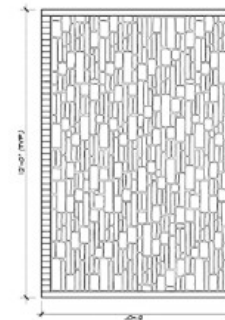
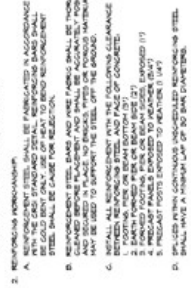
Entry/Community Commons - Conceptual Elevation
Scale: 1/64" = 1'-0"



endent Living - Rendered Elevation

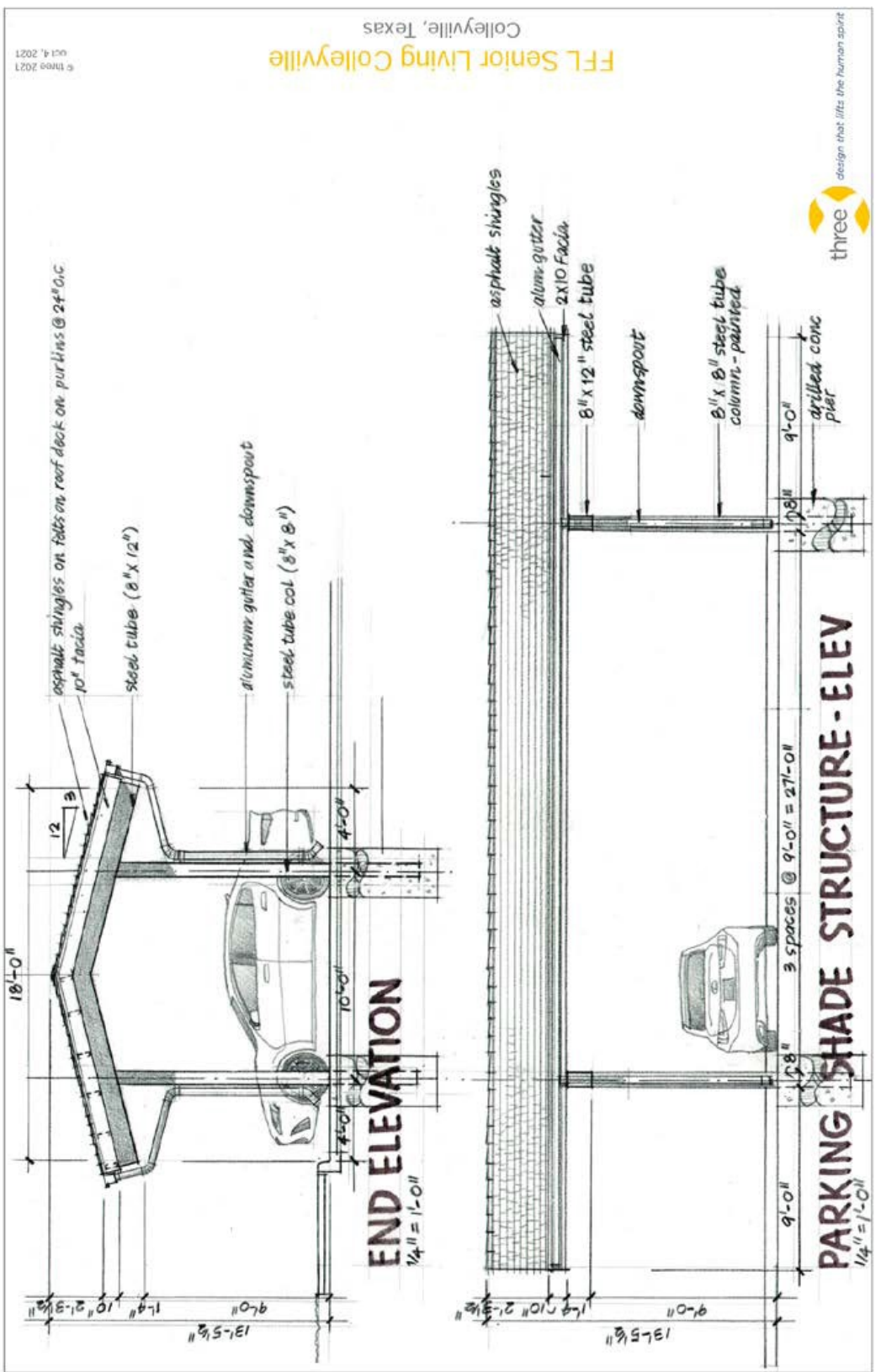


FFL Senior Living Colleyville
Colleyville, Texas

Sheet Number
S1.0

H LEDGE STONE 8'-0" WALL PANEL
SCALE 1/2" = 1'-0"

Exhibit "E" – Parking Shade Structure





City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
www.colleyville.com

Agenda Number 8

Agenda Date 3/2/2022

Type Report

Department City Secretary

Title

Colleyville Library Board Minutes - December 13, 2021

Planning and Zoning Commission Minutes - January 10, 2022

Planning and Zoning Commission Worksession Minutes - January 24, 2022

Attachments

1. Library Board Minutes - December 13, 2021
2. Planning and Zoning Commission Minutes - January 10, 2022
3. Planning and Zoning Commission Worksession Minutes - January 24, 2022



City of Colleyville

Colleyville Library Board MINUTES

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, December 13, 2021
6:00 p.m.

Colleyville Public Library
110 Main Street

1. CALL TO ORDER

Chair Gary McPherson called the meeting of the Colleyville Library Board to order at 6:04 p.m.

Present Board members: Chair Gary McPherson, Pat Jones, Joan Roberts, Wanda Cotter, Molly Skinner, Joseph Stout; City Staff: Library Director Mary Rodne, Administrative Secretary Maria Hoefke

Absent Board Members: Kay Newton, Joy Fulton Lee, Denise Light

2. APPROVAL OF MINUTES

October 25, 2021

A motion was made by Pat Jones and seconded by Joan Roberts to approve the October 25, 2021 minutes. The motion was approved unanimously.

3. REGULAR AGENDA ITEMS

3a Introduction of new Colleyville Library Board Members

Chair Gary McPherson requested board members to introduce themselves and provide background information.

3b Election of Chair and Vice-Chair

A motion was made by Molly Skinner, and seconded by Joan Roberts, to nominate Gary McPherson for Chair of the Colleyville Library Board. A motion was made by Molly Skinner, and seconded by Wanda Cotter, to nominate Joan Roberts as Vice-Chair of the Colleyville Library Board. The nominations were approved, as presented, with a unanimous vote.

3c Review Colleyville Library Board Bylaws

Director Mary Rodne stated that Library Board Bylaws were included, annually, for

member review. Rodne reminded the Board of the importance of adhering to meeting attendance guidelines and described the general frequency of Library Board meetings.

3d Discussion of the Colleyville Public Library Long-Range Plan Update

Director Rodne informed the Board that the process of the Long-Range Plan update was moving forward. Rodne reported that Aaron Babcock of Hidell and Associates Architects, has been in discussion talks with Library staff and the Library Board. It was noted that Babcock has been compiling information on national trends, peer library comparisons, and currently is compiling survey results. The survey was launched in early December. The Library sent a survey link to all Library card holders and the City of Colleyville also sent out a survey link to the community via their weekly e-News blast. Both the Library and the City will re-send the survey in the next couple weeks. Director Rodne said the number of responses to date has been impressive. Currently, the survey has had 1,366 responses. Of those, close to 1,200 have included their contact information for a chance to win prizes. Rodne added that the City provided their \$35 Christmas Gift Cards as incentive and 10 winning names are randomly selected each week. Additionally, there is also a chance to win one of two \$100 Amazon gift cards. The survey runs through January 7th. A finished report is expected before March.

3e Discussion of Items for Future Agendas

The next regularly scheduled meeting was tentatively set for Monday, February 14, 2021, and that one agenda item would include the discussion of the Long-Range Plan update.

4. REPORTS

4a Librarian's Report

A. Monthly Statistics:

Director Rodne provided an overview of the statistics and programs for the months of September 2021 through November 2021.

B. Donations:

Rodne reported that during the months of August and September the Library had not received any donations. In October and November, the Library received a total of \$530 in donations. In October, donations included \$50 from the Saddlebrook Homeowners Association for the purchase of books in memory of Paul Pardo. In November, donations included \$500 from Ann Maddux for the purchase of audio books on CD and for Library staff appreciation; and \$30.00 from Bryan Lucchesi for Library staff in appreciation for home delivery of materials.

C. Programs:

Director Rodne provided an overview of the Library's program and events for October, November, December and early next year.

In Youth Services, 52 programs were held with 598 in attendance. In Adult Services, seven programs were held with 64 in attendance. In October, the Library hosted a special author visit with former Colleyville resident and Chief Meteorologist Kristin Kahanek. Kahanek read her published book on weather, answered questions and provided several giveaways to those in attendance.

In October, the Library hosted Check & Treat. The event was held on October 30th. When patrons came to check out any Library item, staff handed out treat bags. A total of 200 were distributed.

In November, the Library hosted programming for Thanksgiving. A special story time, craft, and movie were held. Additionally, the Library celebrated its 18th birthday on November 24th. To celebrate the Library's special day, and Thanksgiving, any Library card holder who checked out an item that week, received a special birthday card thank you from the Library and a treat bag. Almost 130 bags and cards were given out.

On December 10th, the Library hosted Cookies and Caroling with the Grapevine High School Jazz Choir who performed their holiday program in the Library. The week of Christmas, the Library will also do a special treat bag for patrons checking out materials. The treat bags will also be included for those residents who use the Library's book delivery service. On December 17th, the Library will hold a Back to the Classics movie day, featuring White Christmas, free to the public.

On December 13th, the Library launched the newest StoryWalk® Project featuring the book, *Snow Friends*. The program features stand-alone signs around the Plaza each depicting a page of the book. Activity sheets and a picture hunt are part of the fun. The StoryWalk® Project will continue through January 31, 2022.

The Library continues its promotion of Binge Boxes, which feature a variety of themed DVD's in sets of four, five and six. Any patron who checks out a Binge Box receives a special popcorn container complete with popcorn and candy.

The Library's Winter Reading Program theme will be, *Snow is Falling, Books are Calling*. The program will run for 10 weeks beginning in January.

The Senior Center will begin sharing space at the Library beginning in January. The Senior Center will be undergoing renovations for most of 2022. Additionally, all

voting in 2022 will also be held in the Library. All early voting and election days will be held in the upstairs meeting rooms.

4b Friends of the Colleyville Public Library Report

Joan Roberts stated the mini holiday Friends of the Library Used Book Sale brought in \$410 including \$50 in donations. The Friends are exploring having a bigger book sale in 2022.

4c Colleyville Public Library Foundation Report

Pat Jones stated there was no update.

5. ADJOURNMENT

A motion was made by Pat Jones and seconded by Molly Skinner to adjourn the meeting of the Colleyville Library Board at 6:36 p.m. The motion was approved unanimously.

APPROVED BY A VOTE OF 7 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 14th DAY OF February, 2022.

Minutes taken and prepared by:



Maria Hoefke
Administrative Secretary



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, January 10, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on January 10, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Claudia Bevill, and George Bond (Sayeda Syed arrived after Roll Call)

Absent: Tim Raine

Staff Present: Ben Bryner, Jacquelyn Reyff, and Dakari Hill

Also Present: Attorney, Nicole Corr

There was general discussion amongst Staff and the Commission regarding items to be presented this evening at the regular meeting.

Tim Mallad, Forefront Living, and Kristi Cavrich, Greystone Communities, gave a presentation regarding Agenda Item 2c. The presentation addressed concerns from a previous meeting, specifically entrance fees and the nonprofit business model.

Commissioner Syed arrived at 6:50 p.m.

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:51 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on January 10, 2022, at 7:02 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Claudia Bevill, and George Bond

Absent: Tim Raine

Staff Present: Ben Bryner, Jacquelyn Reyff, and Dakari Hill

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

1a Planning and Zoning Commission Meeting Minutes – December 13, 2021

**Commissioner Williamson made a motion to approve the December 13, 2021 Planning and Zoning Commission Meeting Minutes.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

**Aye: 5 – Groves, Williamson, Syed, Bevill, and Bond
Nay: 0**

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 100, Case ZC21-030, TABLED FROM THE DECEMBER 13, 2021 PLANNING AND ZONING COMMISSION MEETING

**Commissioner Syed made a motion to remove Case ZC21-030 from the table.
Commissioner Bond seconded the motion.**

The motion was carried by the following vote:

**Aye: 5 – Groves, Williamson, Syed, Bevill, and Bond
Nay: 0**

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Lacy Pepperman, 2525 TX-360, Euless, TX, came forward and briefed the Commission.

Ms. Pepperman answered questions of the Commission regarding the operation of the proposed business.

Staff answered questions of the Commission regarding the business's proximity to similar businesses and the proposed business operating independently within another business.

The public hearing was open at 7:15 p.m.

With no one wishing to speak, the public hearing was closed at 7:16 p.m.

Commissioner Groves made a motion to approve Case ZC21-030. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Bevill, and Bond

Nay: 0

2b Consideration of a Special Use Permit for an accessory building to be closer than permitted on Lot 6, Block 1, The Overlook at Big Bear Creek, located at 405 Forest Meadow Drive, Case ZC21-032, TABLED FROM THE DECEMBER 13, 2021 PLANNING AND ZONING COMMISSION MEETING, WITHDRAWN BY APPLICANT

2d Consideration of a Special Use Permit for an accessory building to exceed the permitted lot coverage on Lot 6, Block 1, Western Trails Colleyville, located at 505 Tumbleweed Trail, Case ZC21-035

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Bradley Nichols, 505 Tumbleweed Trail, Colleyville, TX came forward and briefed the Commission.

Mr. Nichols answered questions of the Commission regarding whether the lot coverage overage was present when the home was purchased.

Staff answered questions of the Commission regarding the legal nonconforming status of the property.

The public hearing was open at 7:27 p.m.

Charlie Koenig, 434 Eventide Way, Colleyville, TX came forward and spoke in opposition of this case. Mr. Koenig expressed concerns pertaining to size of the accessory building in relation to the proximity of his home.

Cynthia Koenig, 434 Eventide Way, Colleyville, TX came forward and spoke in opposition of this case. Mrs. Koenig expressed that approving the case would

set a bad precedent.

Christopher Nice, 416 Eventide Way, Colleyville, TX came forward and spoke in opposition of this case. Mr. Nice expressed that compliance with the Land Development Code should be paramount in this case.

Neil Tanner, 513 Tumbleweed Trail, Colleyville, TX came forward and spoke in support of this case. Mr. Tanner expressed the accessory building is not blocking the view of the neighbors in opposition.

Staff answered questions of the Commission regarding setbacks for detached accessory structures.

Mr. Nichols came forward and stated that increasing the height of the fence would address the concerns of his neighbors.

Commissioner Williamson stated that the biggest issue is that a Special Use Permit was not requested prior to the undertaking of the project.

Commissioner Groves stated that granting the request may set a bad precedent of not asking for a Special Use Permit until a project is complete.

Commissioner Bevill stated that approving the case would be difficult due to the amount of opposition and the discrepancy in lot coverage overage.

With no one wishing to speak, the public hearing was closed at 7:51 p.m.

**Commissioner Syed made a motion to deny Case ZC21-035.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

Aye: 4 – Groves, Syed, Bevill, and Bond

Nay: 1 – Williamson

2e Consideration of a Special Use Permit for an accessory building to encroach into the Street Side Yard Setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC21-036

**Commissioner Syed made a motion to table Case ZC21-036.
Commissioner Bond seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Bevill, and Bond

Nay: 0

- 2c** Consideration of a zoning change from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district, specifically for a senior living facility, for Lots 1 & 2, Block A, Heritage Farms, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC21-037

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Tim Mallad, 12467 Merit Drive, Dallas, TX, came forward and briefed the Commission.

An associate of the applicant, Barry Hudson, 550 Bailey Avenue, Suite 400, Fort Worth, TX came forward and briefed the commission.

An associate of the applicant, Russell Jones, 229 East John Carpenter Freeway, Irving, TX came forward and briefed the commission.

The public hearing was open at 8:16 p.m.

Jason Finch, 3721 Woodmont Court, Bedford, TX came forward and spoke in opposition of this case. Mr. Finch expressed concerns regarding the height of the facility, its nonprofit status, drainage, and impervious coverage.

Bob Straub, 902 Inwood Lane, Colleyville, TX came forward and spoke in support of this case. Mr. Straub expressed that the facility's nonprofit status is not a sufficient enough reason for denial, the benefit of the facility to an aging population, and the value the facility would bring to the community.

Kathy Hadley, 204 Timberline North, Colleyville, TX came forward and spoke in opposition of this case. Ms. Hadley expressed that research needed to be done on the company administering the project and that a nonprofit would not be beneficial to the community.

With no one wishing to speak, the public hearing was closed at 8:32 p.m.

Mr. Hudson came forward and addressed concerns regarding drainage.

Mr. Mallad came forward and addressed concerns of impact fees, roundabout contribution, and a long-term contribution to the community.

Staff answered questions of the Commission regarding the difference in the current case and the case that was denied in October.

Commissioner Syed made a motion to adjourn for an Executive Session.

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Bevill, and Bond

Nay: 0

The Commission adjourned into an Executive Session at 8:43 p.m.

The Commission reopened the meeting at 8:53 p.m.

**Commissioner Groves made a motion to deny Case ZC21-037.
Commissioner Syed seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Bevill, and Bond

Nay: 0

5. CITIZEN COMMENTS

Bob Straub, 902 Inwood Lane, Colleyville, TX came forward and questioned the denial of Case ZC21-037.

Kathy Hadley, 204 Timberline North, Colleyville, TX came forward and expressed the need for the City to pursue development that financially benefited Colleyville.

6. AJOURNMENT

The meeting adjourned at 9:04 p.m.

The minutes were written and prepared by:



Dakari Hill

Planning Technician

The meeting minutes were approved on February 14, 2022 by a vote of 5-0.



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, January 24, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on January 24, 2022, at 6:16 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, Claudia Bevill, and George Bond

Absent: N/A

Staff Present: Ben Bryner, Jacquelyn Reyff, Rob McKeown, and Dakari Hill

2. WORKSESSION AGENDA ITEMS

- 2 a** Presentation and discussion of a Special Use Permit for an accessory building to encroach into the Street Side Yard Setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC21-036, TABLED FROM THE JANUARY 10, 2022 PLANNING AND ZONING COMMISSION MEETING

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the street side yard setback, a potential variance that may run with the case, and potential conditions on approval of the case.

- 2b** Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial district to Planned Unit Development-Commercial district, specifically for a restaurant with drive-in or drive-thru service, for Tract 2C03, Abstract 206, BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC22-001

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding whether the proposed business is drive-thru only, signage, and products that will be sold.

3. AJOURMENT

The meeting adjourned at 6:45 p.m.

The minutes were written and prepared by:

A handwritten signature in black ink, appearing to be 'DH' or 'Dakari Hill', is written on a light blue rectangular background.

Dakari Hill

Planning Technician

The meeting minutes were approved on February 14, 2022 by a vote of 5-0.

RESOLUTION R-22-4703

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
MARCH 2, 2022**

WHEREAS, City Council has taken action on certain items on the agenda under Business.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF COLLEYVILLE, TEXAS:**

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 2ND DAY OF MARCH 2022.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 3, Kathy Wheat	_____
Place 4, George Dodson	_____	Place 5, Chuck Kelley	_____
Place 6, Callie Rigney	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor