



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, March 28, 2022
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for an accessory building to exceed the permitted lot coverage for accessory buildings and to encroach into the side yard setback on Lot 9B, Sand Oak Acres Addition, located at 4505 Jim Mitchell Trail East, Case ZC22-009
- 2b** Presentation and discussion of a Zoning Change from ML Light Manufacturing to CPO Professional Office zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-011
- 2c** Presentation and discussion of a Replat for Lot 3R-1 & 3R-2, Block 2, Towne Square Addition, being Lot 3, Block 2, Towne Square Addition, located at 1215 Hall Johnson Road, Case PC22-004
- 2d** Presentation and discussion of a Replat for Lots 1, 2, 3X, & 4X, Block E, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case PC22-005
- 2e** Presentation and discussion of a Preliminary/Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, & 6, Block 1, Shirley Allgood Addition, being Tracts 3P1, 3R1, & 6A17, and 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition, located at 1804 Tyler Street, 1900 Tyler Street, 1907 Renfro Road, and 1911 Renfro Road, Case PC22-006
- 2f** Presentation and discussion of a Zoning Change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-012

3. ADJOURNMENT

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



Dakari Hill
Planning Technician

A quorum of the Colleyville City Council may be in attendance 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 Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2a

Agenda Date 3/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for an accessory building to exceed the permitted lot coverage for accessory buildings and to encroach into the side yard setback on Lot 9B, Sand Oak Acres Addition, located at 4505 Jim Mitchell Trail East, Case ZC22-009

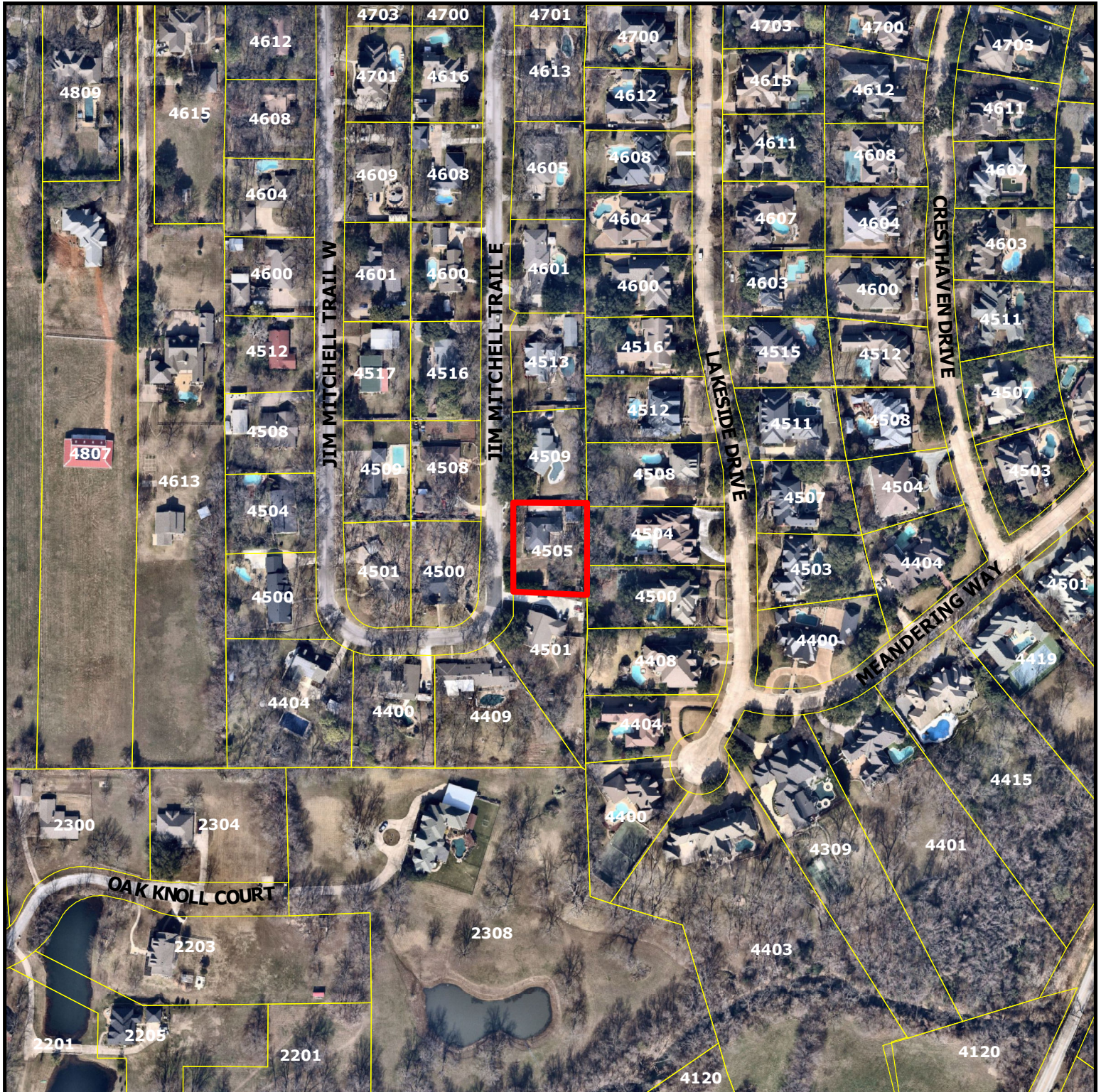
Explanation

Cameron DeRouen, the applicant, has submitted a request for a SUP for an accessory building to exceed the permitted lot coverage and to encroach into the side yard setback on Lot 9B, Sand Oak Acres Addition, approximately 0.48 acres, and zoned R-20 Single Family Residential. The request is to allow for an addition to and enclosure of an existing pergola which will exceed the 4% maximum lot coverage allowed for accessory buildings and extend into the side yard setback. A portion of the enclosed structure is planned as garage space.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Pergola Plan

Aerial Map



ZC22-009

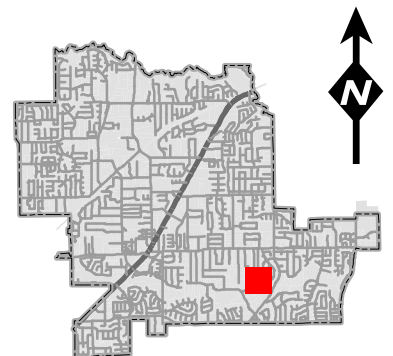
4505 Jim Mitchell Trail East

DISCLAIMER:

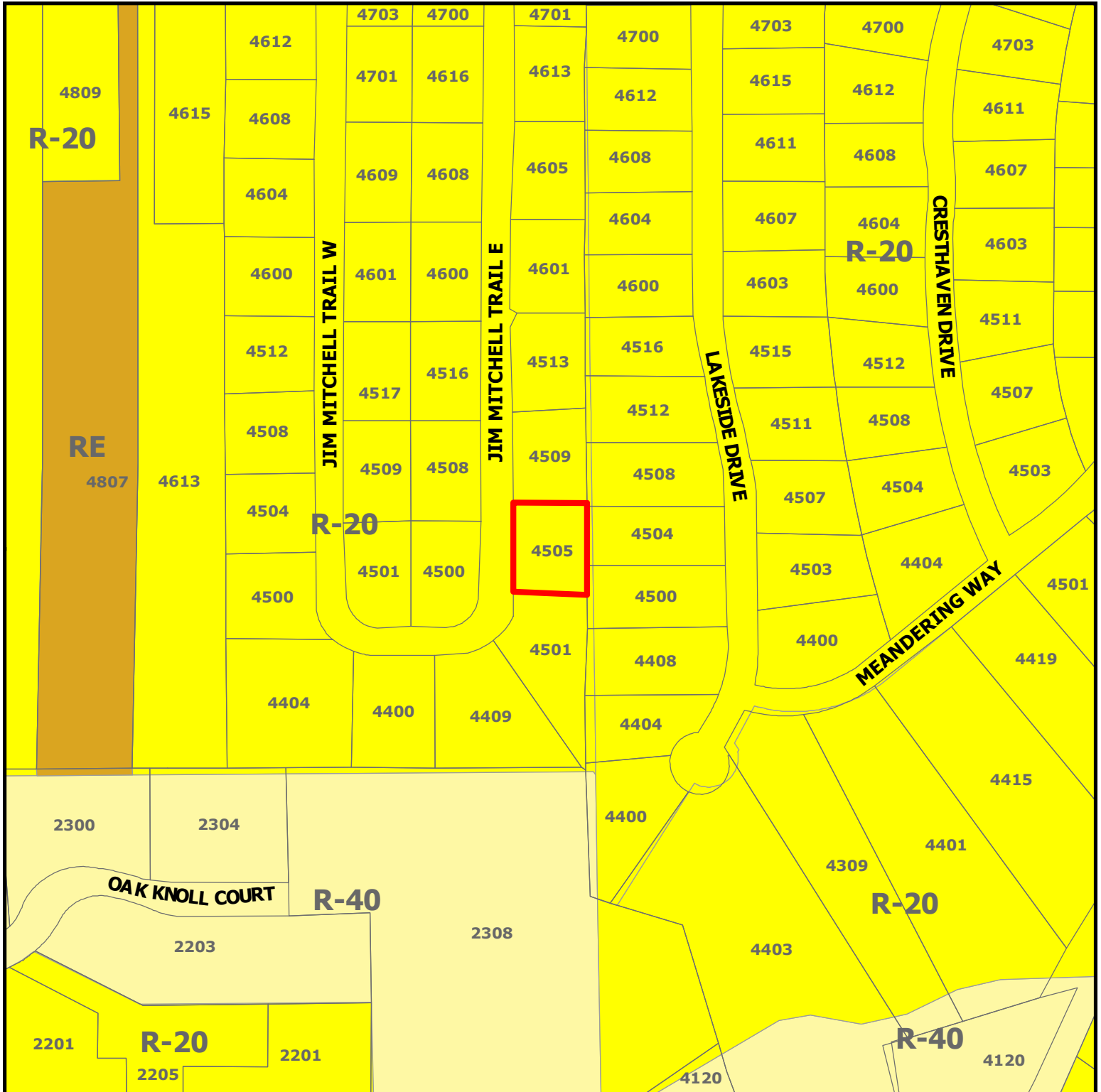
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Subject Property



Zoning Map



ZC22-009

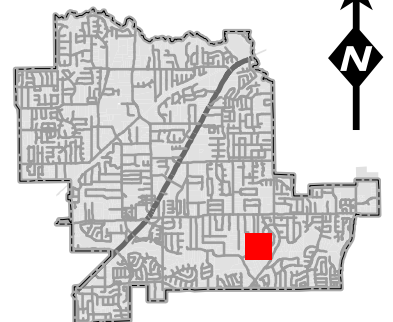
4505 Jim Mitchell Trail East

DISCLAIMER:

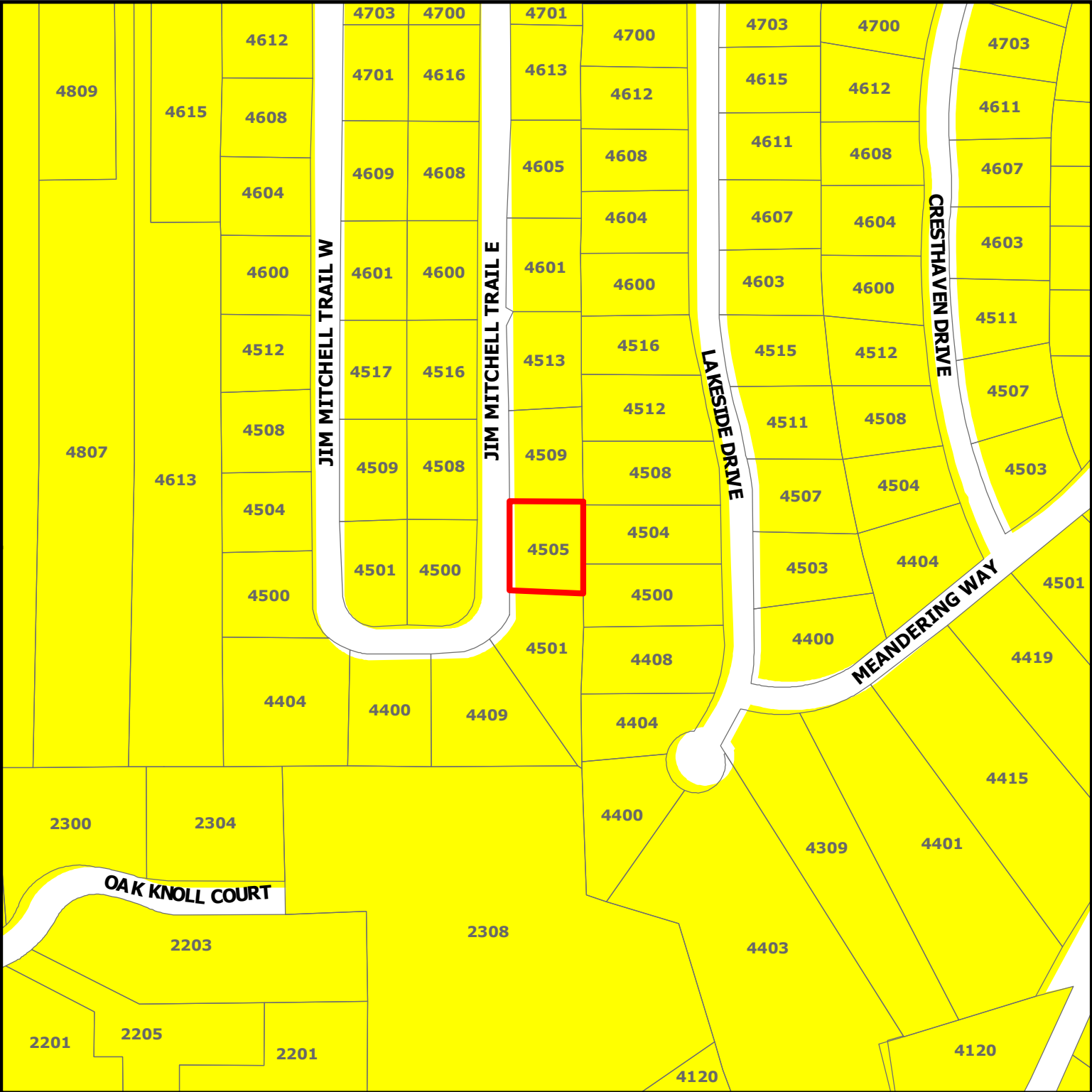
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Subject Property



Future Land Use Map



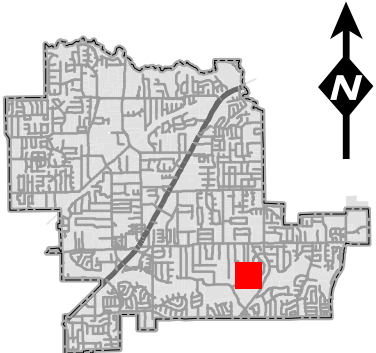
ZC22-009

4505 Jim Mitchell Trail East



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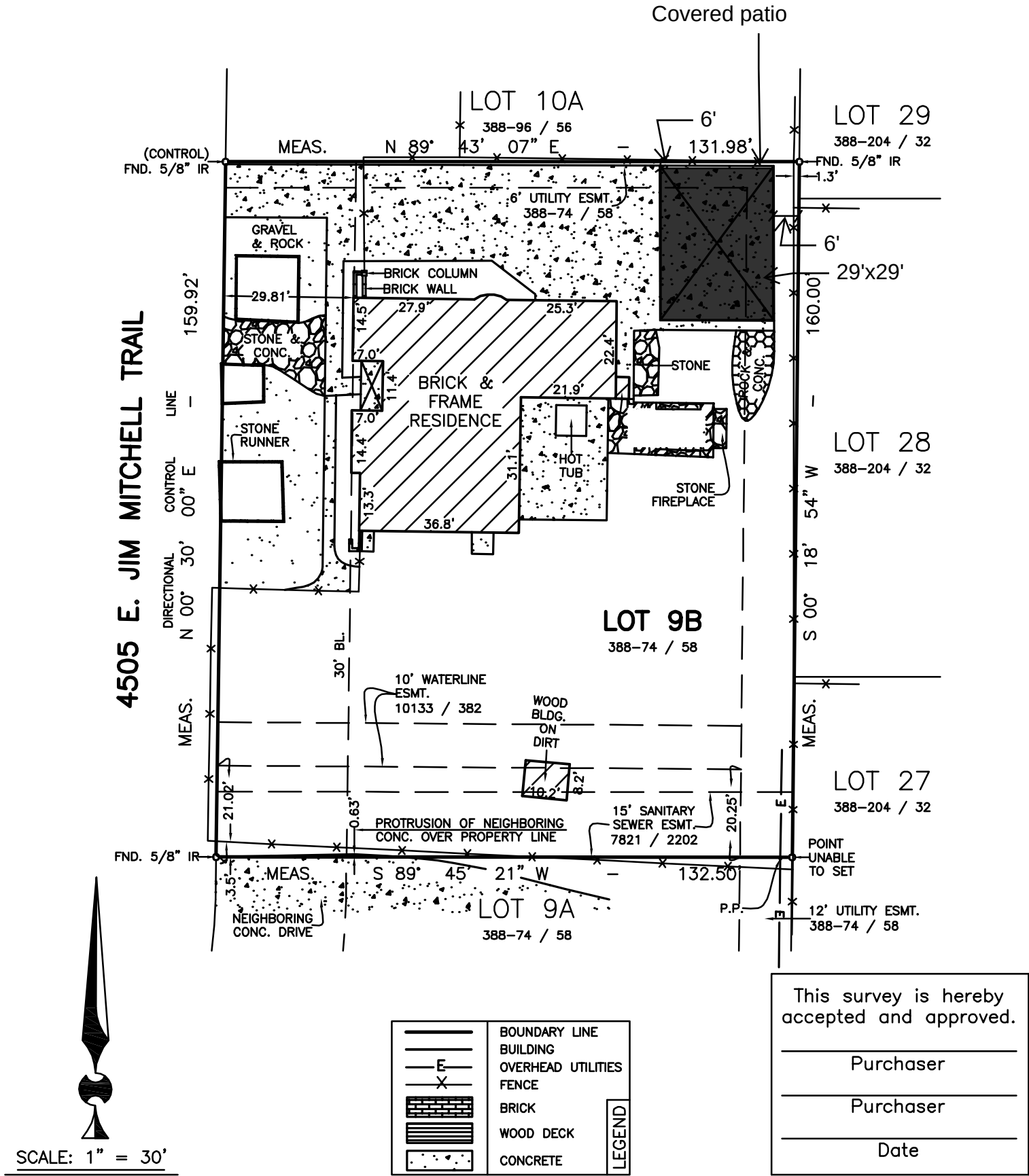
-  Subject Property
-  Residential



PROPERTY DESCRIPTION

Lot 9-B, of SAND OAK ACRES, an Addition to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Volume 388-74, Page 58, Plat Records, Tarrant County, Texas.

1. Residence protrudes over the 30 foot building line by 0.19 feet.



I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

PROLINE
SURVEYING LTD.
www.prolinesurveyors.com
Ph# 817-276-1148 info@prolinesurveyors.com



4505 Jim Mitchell Trail East

- Existing Covered pergola (Over 10 years old), before we bought this property
- Turn into enclosed space



Install roll up door here (highlighted in black). Color to match main house garage door (matte black)

Remove storm shelter and infill.

Pour concrete topping slab to keep water out

Build 2x4 wood wall at face of patio cover (highlighted in red). Clad with a material that will flow with the overall design. This is an existing covered space that has been in place for over 10 years.



Build 2x4 wood wall at face of patio cover (highlighted in red). Clad with a material that will flow with the overall design. This is an existing covered space that has been in place for over 10 years.

Pour concrete topping slab to keep water out

All walls and doors to be fully water tight. Plumbing and HVAC to follow after enclosing the structure. Electrical already in place.



Lean-to covering that was existing before we purchased the property. We have replaced some of the rotten wood on it. Dimensions are 5.5' Wx26' L. This extends 5.5' from the pergola roof structure to the north.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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Agenda Number 2b

Agenda Date 3/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from ML Light Manufacturing to CPO Professional Office zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-011

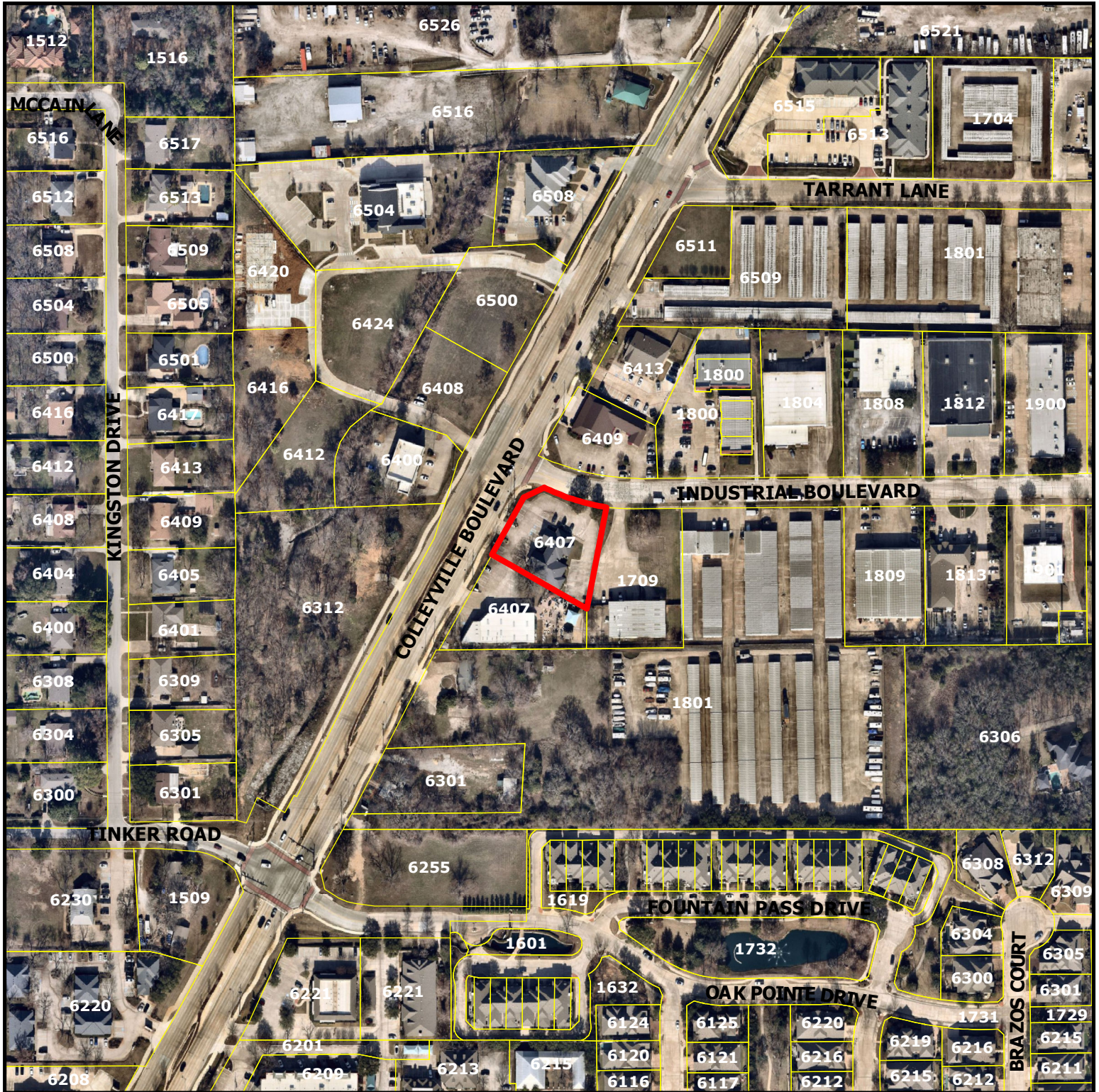
Explanation

Nona Samidon, the applicant, has submitted a request for a zoning change for Lot 16R1A, Block 1, Colleyville Industrial Park, being approximately 0.65 acres, and zoned ML Light Manufacturing district. The request is to rezone the property from ML Light Manufacturing district to CPO Professional Office district to allow for office uses at the location.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Plat Map
6. Front View
7. Rear View

Aerial Map



ZC22-011

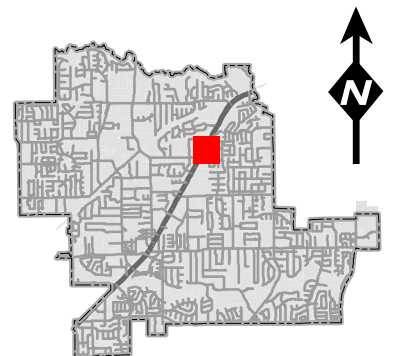
6407 Colleyville Boulevard

DISCLAIMER:

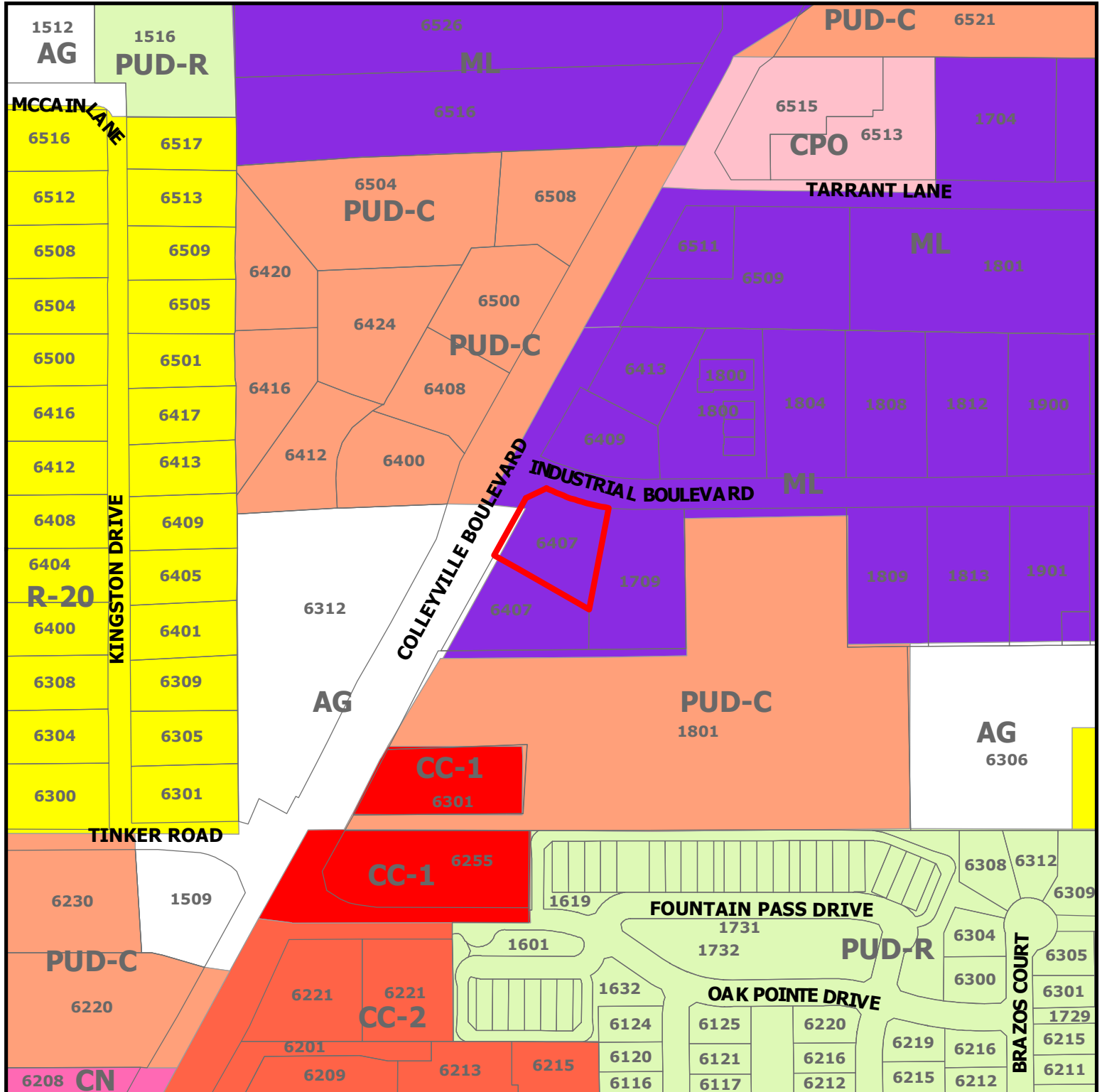
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Subject Property



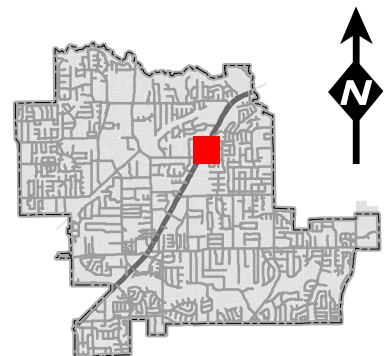
Zoning Map



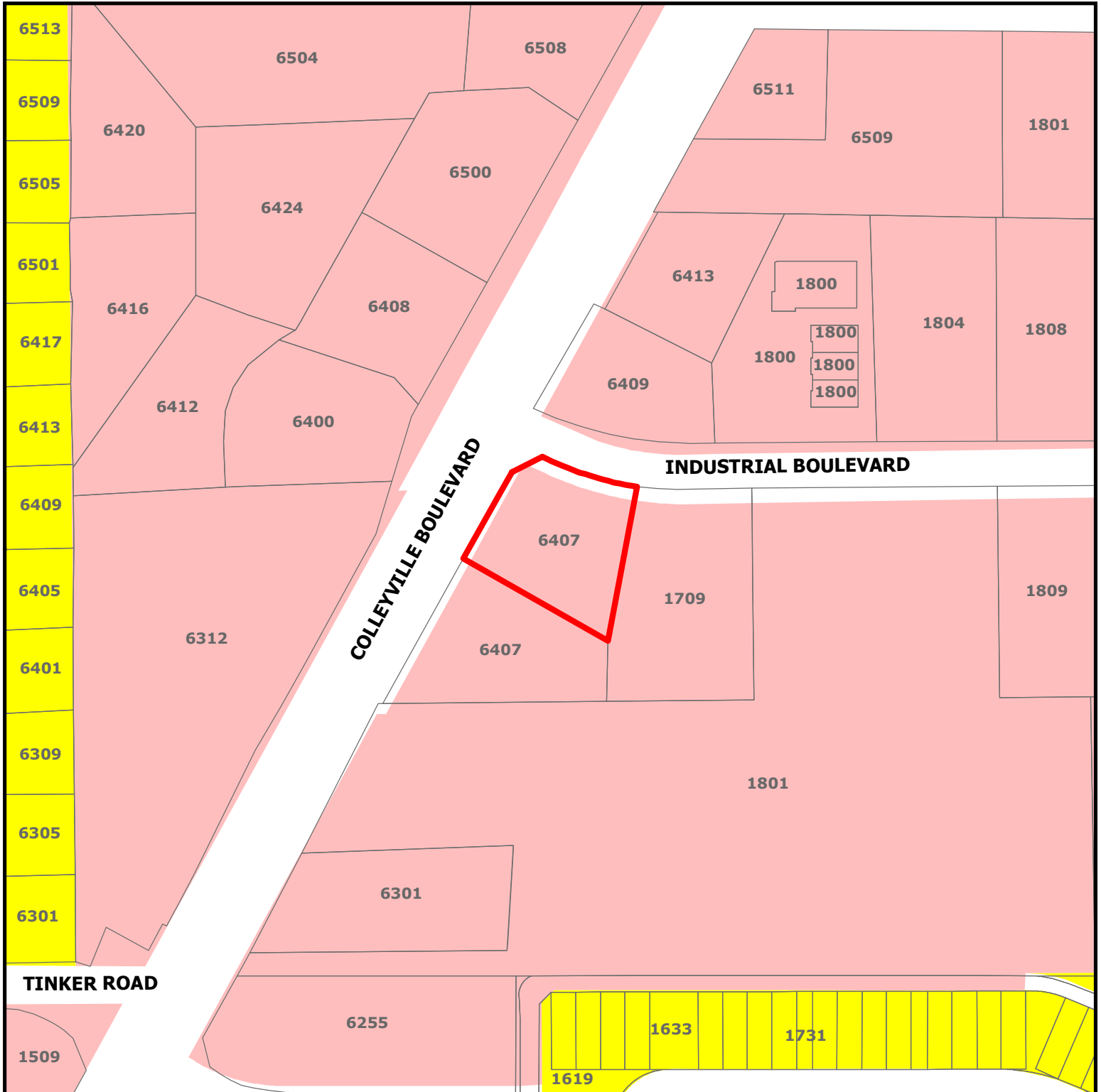
ZC22-011
6407 Colleyville Boulevard

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 Subject Property



Future Land Use Map



ZC22-011

6407 Colleyville Boulevard

DISCLAIMER:

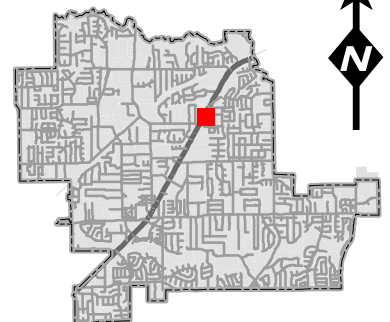
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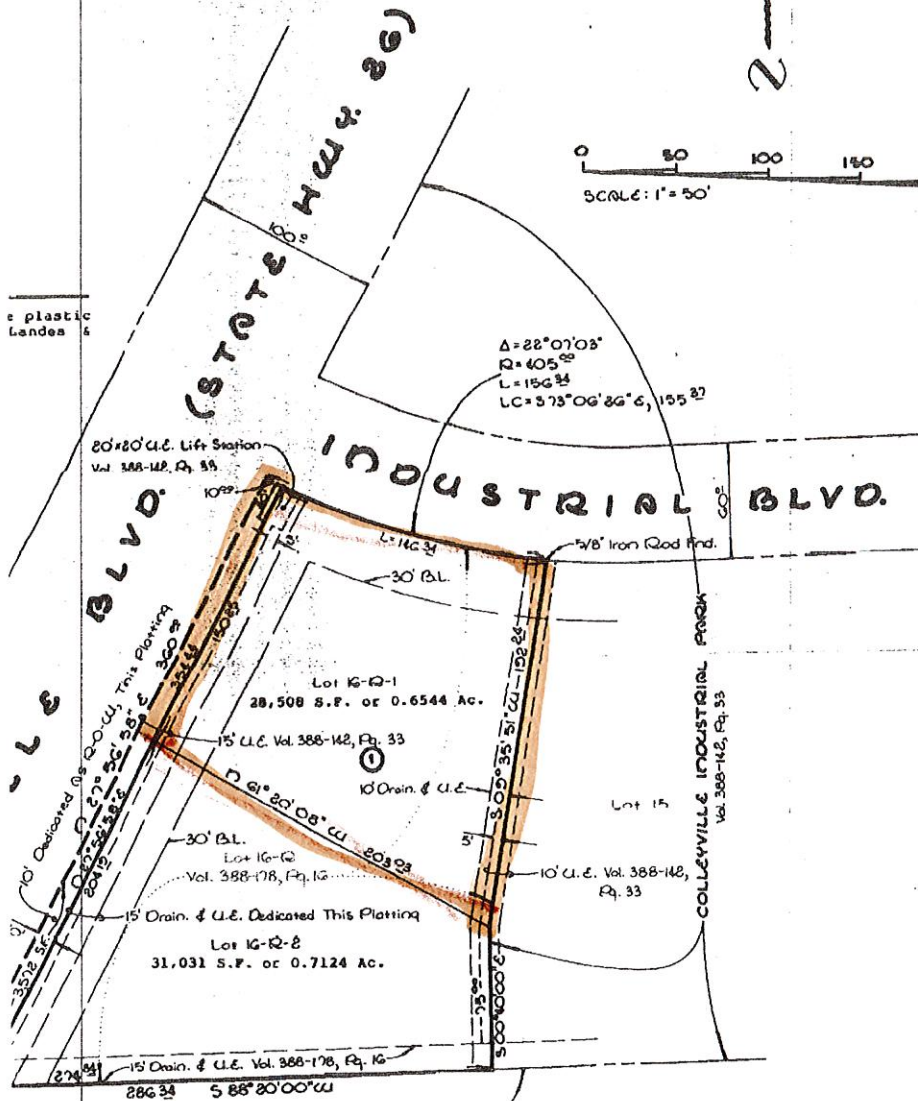


Subject Property

Residential

Colleyville Blvd Corridor





SCALE: 1" = 50'

STATE OF
COUNTY OF
KNOW ALL
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Page 12
All of
addition
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THIS IS
Date:

J.A. REYNOLDS
Vol. 4500, Pg. 467
(Unplatted Land)



CERTIFICATION

"All required monuments and markers actually exist in accordance with the provisions of Chapter 9 of the Colleyville City Code and that their location, size and material are correctly shown on the plat.

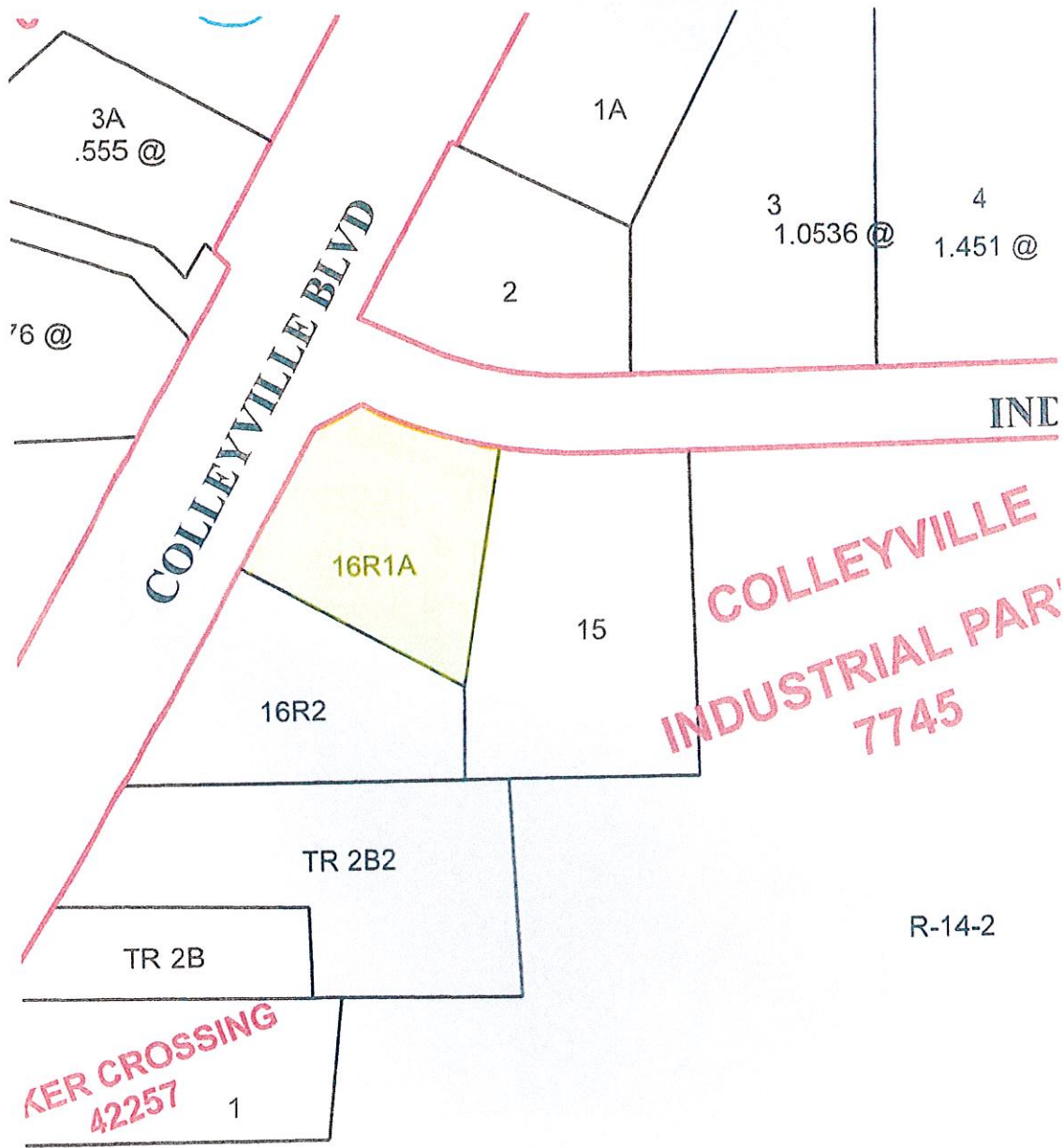
Coy D. Landes
Coy D. Landes, R.P.L.S. #1886

ATES, INC.
SURVEYORS

A Replat of
16-R-1 & 16-R-2,
COLLEYVILLE

an addition to
being a replat
Industrial Park
Colleyville,
recorded in Vol
of Tarrant Cou

OWNER:
James A. Titus
T&M Development
5110 Montclair



PLAT MAP

SUBJECT PROPERTY PHOTOGRAPHS
6407 Colleyville Boulevard



Front View



Rear View



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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Agenda Number 2c

Agenda Date 3/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Replat for Lot 3R-1 & 3R-2, Block 2, Towne Square Addition, being Lot 3, Block 2, Towne Square Addition, located at 1215 Hall Johnson Road, Case PC22-004

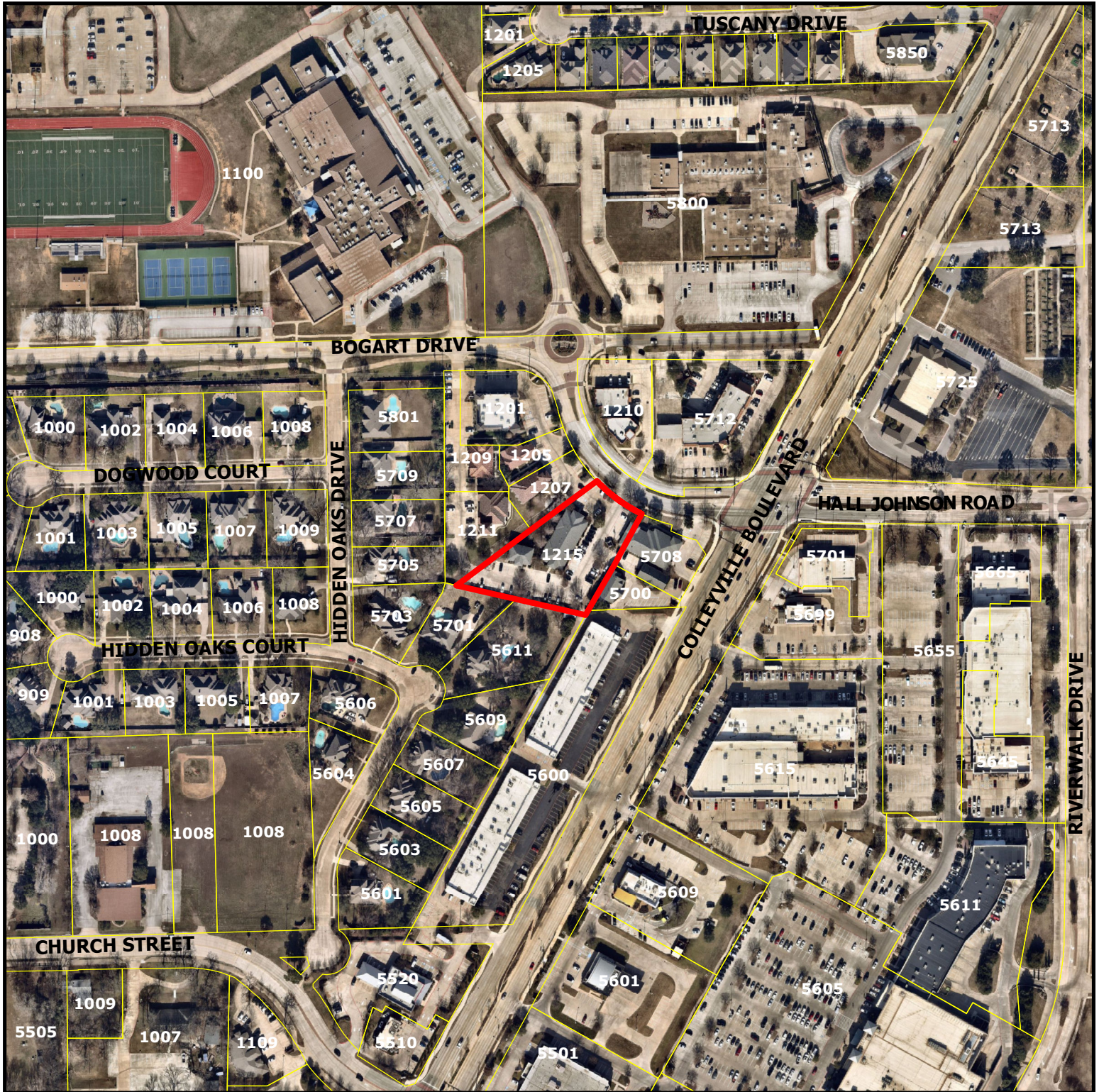
Explanation

George Jensen, the applicant, has submitted a request for a Replat of Lot 3, Block 2, Towne Square Addition, being approximately 1.35 acres, and zoned PUD-C Planned Unit Development-Commercial. The purpose is to subdivide the property into 2 lots in order to allow for a tenant to own the building and property.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Replat

Aerial Map



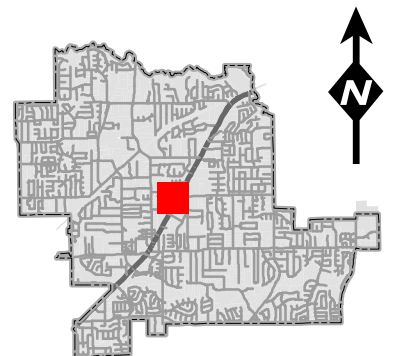
PC22-004

1215 Hall Johnson Road

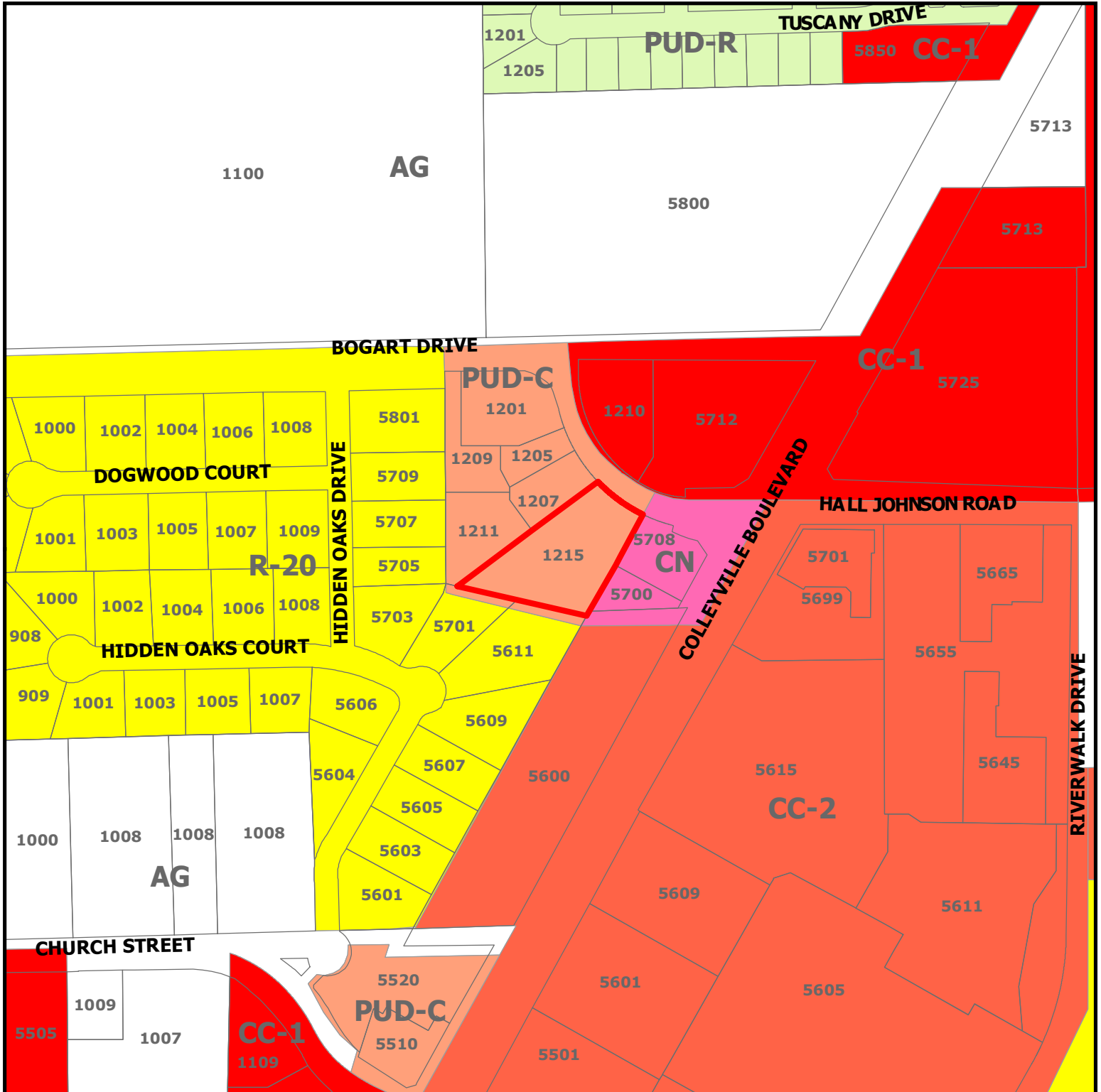
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Subject Property



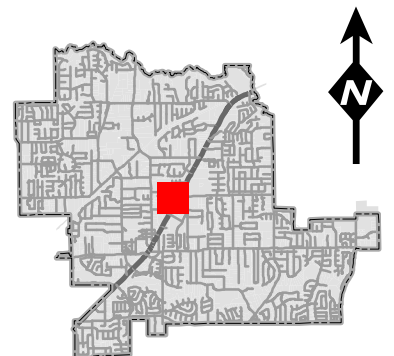
Zoning Map



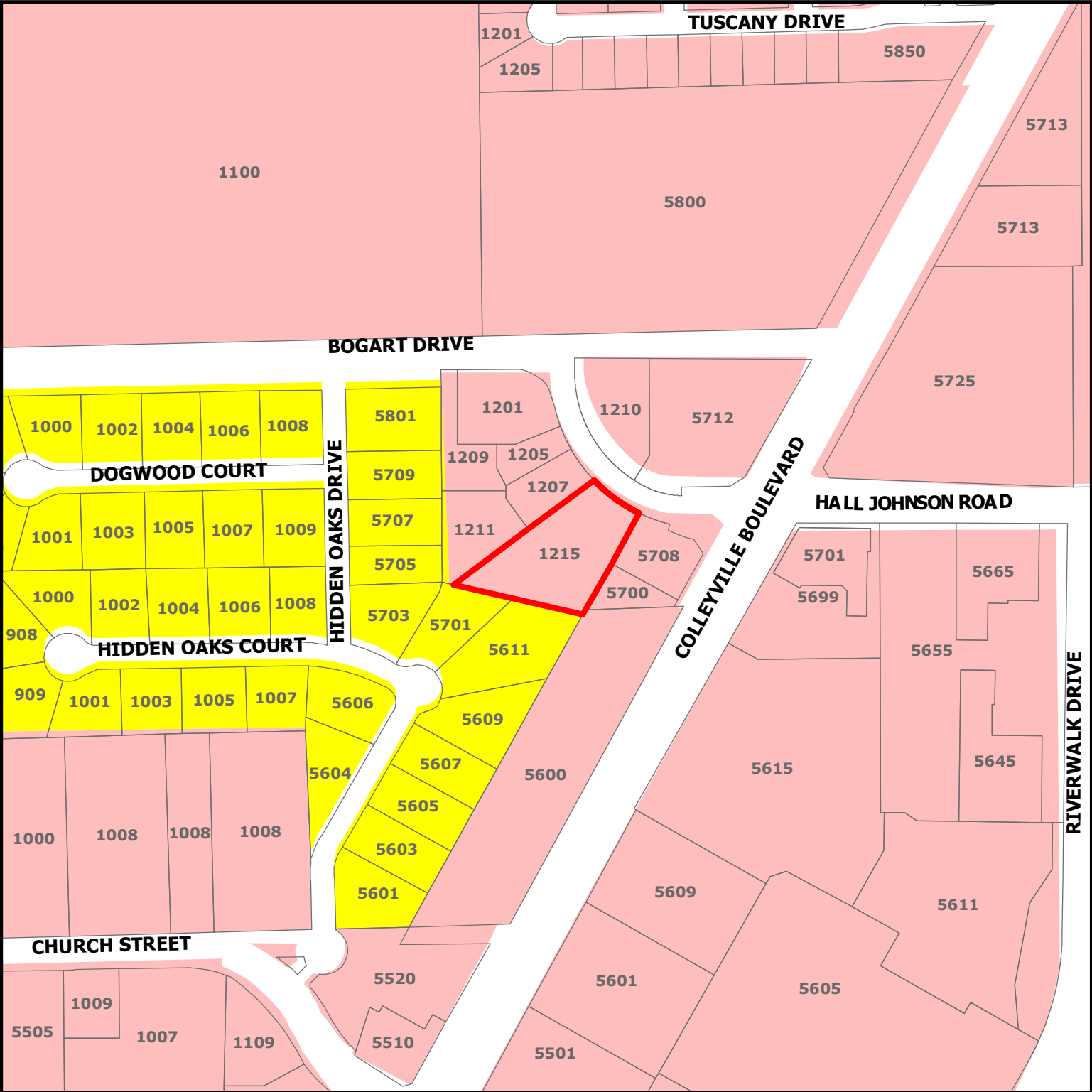
PC22-004
1215 Hall Johnson Road

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 Subject Property



Future Land Use Map

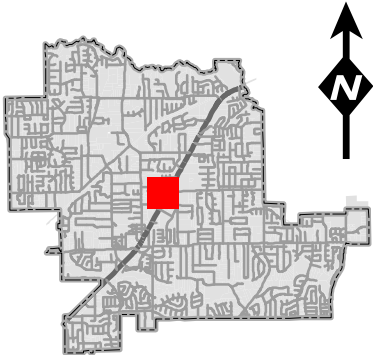


PC22-004

1215 Hall Johnson Road

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



March 14, 2022

To whom it may concern,

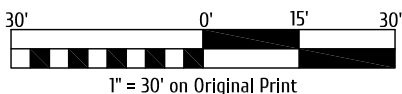
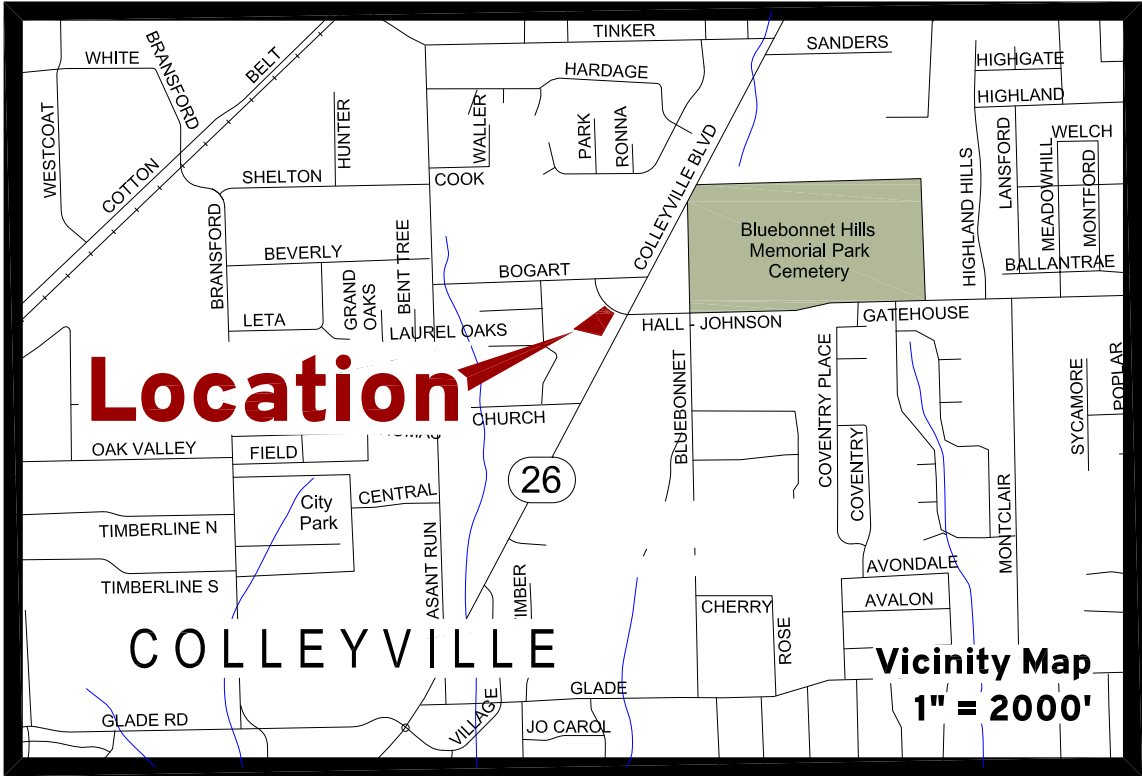
Dr. Beth Lusby is a Colleyville resident who for the past fifteen years has successfully operated her Psychology practice – Cornerstone Assessment & Guidance Center, LLC at 1215 Hall Johnson Road. During this time, she has leased her office from our family and is superb tenant. She has requested us to consider selling her the office building that she is leasing. We fully endorse this idea of a successful woman owning her own building and it is an American Dream come true! For this reason, we hereby request the Planning and Development Department of the City of Colleyville to look favorably upon on our request to re-plat our lot into two parcels and accommodate Dr. Lusby's equity dream.

Respectfully submitted,



George Jensen,

President, GWJ Company



Line Calls		
Line	Bearing	Distance
EL-1	S 60°15'00" E	23.35'
EL-2	N 60°15'00" W	23.35'
EL-3	S 36°39'36" E	10.00'
EL-4	S 53°20'24" W	13.95'
EL-5	S 36°39'36" E	7.50'
EL-6	S 53°20'24" W	25.33'
EL-7	N 36°39'36" W	7.50'
EL-8	S 13°34'02" W	22.16'
EL-9	N 76°25'58" W	10.00'
EL-10	N 13°34'02" E	10.15'
EL-11	S 53°20'24" W	22.36'
EL-12	N 36°39'36" W	10.00'

Curve Calls				
Curve	Arc	Radius	Central Angle	Chord
EC-1	26.52'	60.00'	25°19'20"	S 63°46'18" E 26.30'
EC-2	10.31'	8.00'	73°49'02"	N 66°39'31" E 9.61'
EC-3	41.23'	32.00'	73°49'02"	S 66°39'31" W 38.43'
EC-4	43.26'	84.00'	29°30'18"	N 61°40'49" W 42.78'

STATE OF TEXAS

COUNTY OF TARRANT

OWNER'S DEDICATION AND CERTIFICATE

WHEREAS GWJ Company, acting by and through the undersigned agent thereof, is the owner of:

All of Lot 3, Block 2, Towne Square, an Addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 7244 of the Plat Records of Tarrant County, Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CADG Carmel Place, LLC, acting by and through the undersigned agent thereof, do hereby adopt this plat designating the hereinbefore described property as **LOT 3R-1 AND LOT 3R-2, BLOCK 2, TOWNE SQUARE** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules regulations, and resolutions of the City of Colleyville, Texas.

Witness my hand this ____ day of _____, 20__.

STATE OF TEXAS

S

COUNTY OF TARRANT

S

This instrument was acknowledged before me on the ____ day of _____, 20__, by, Manager of GWJ Company of on behalf of said company.

Notary Public, State of Texas

NOTES PER CITY OF COLLEYVILLE:

Utility Easement: Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Drainage Easement Restriction: No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.

FINAL REPLAT

LOT 3R-1 AND LOT 3R-2, BLOCK 2

TOWNE SQUARE

BEING 1.3577 ACRES OUT OF THE

NANCY LOONEY SURVEY, ABSTRACT NO. 937

Being a revision of Lot 3, Block 2, Towne Square, an Addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 7244 of the Plat Records of Tarrant County, Texas

MARCH 2022



KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

Jason B. Rawlings

Date



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Agenda Number 2d

Agenda Date 3/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Replat for Lots 1, 2, 3X, & 4X, Block E, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case PC22-005

Explanation

Matthew Maly, the applicant, has submitted a request for a Replat of Lots 1 & 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition being approximately 2.20 acres, and zoned PUD-R Planned Unit Development-Residential. The purpose is to replat the property in order to allow for the construction of 2 new single family homes with either 1 or 2 open space lots. There will be 2 options to review, one that includes abandonment of some existing right-of-way and the other designed around the existing right-of-way.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Civil Construction Plans - Option 1
5. Civil Construction Plans - Option 2
6. Tree Survey

Aerial Map



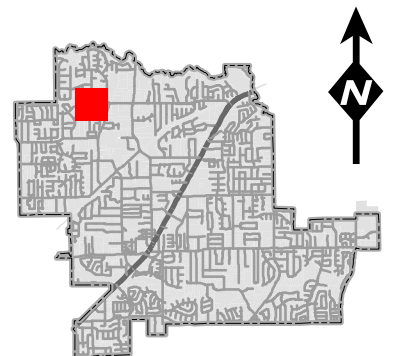
PC22-005

103 John McCain Road

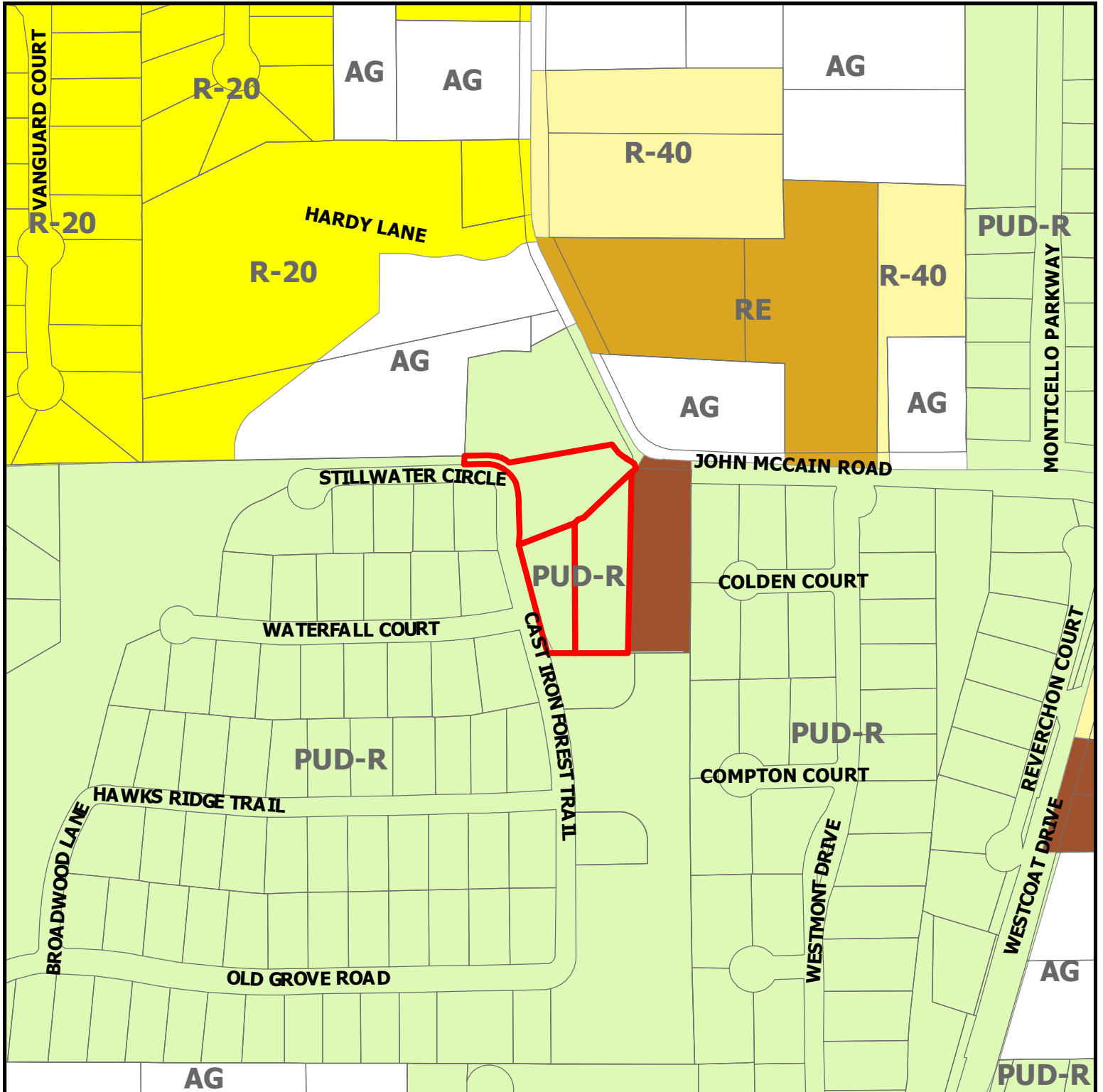
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Subject Property



Zoning Map



PC22-005

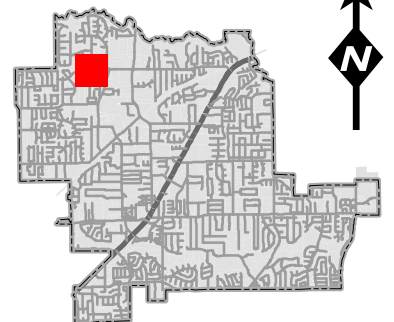
103 John McCain Road

DISCLAIMER:

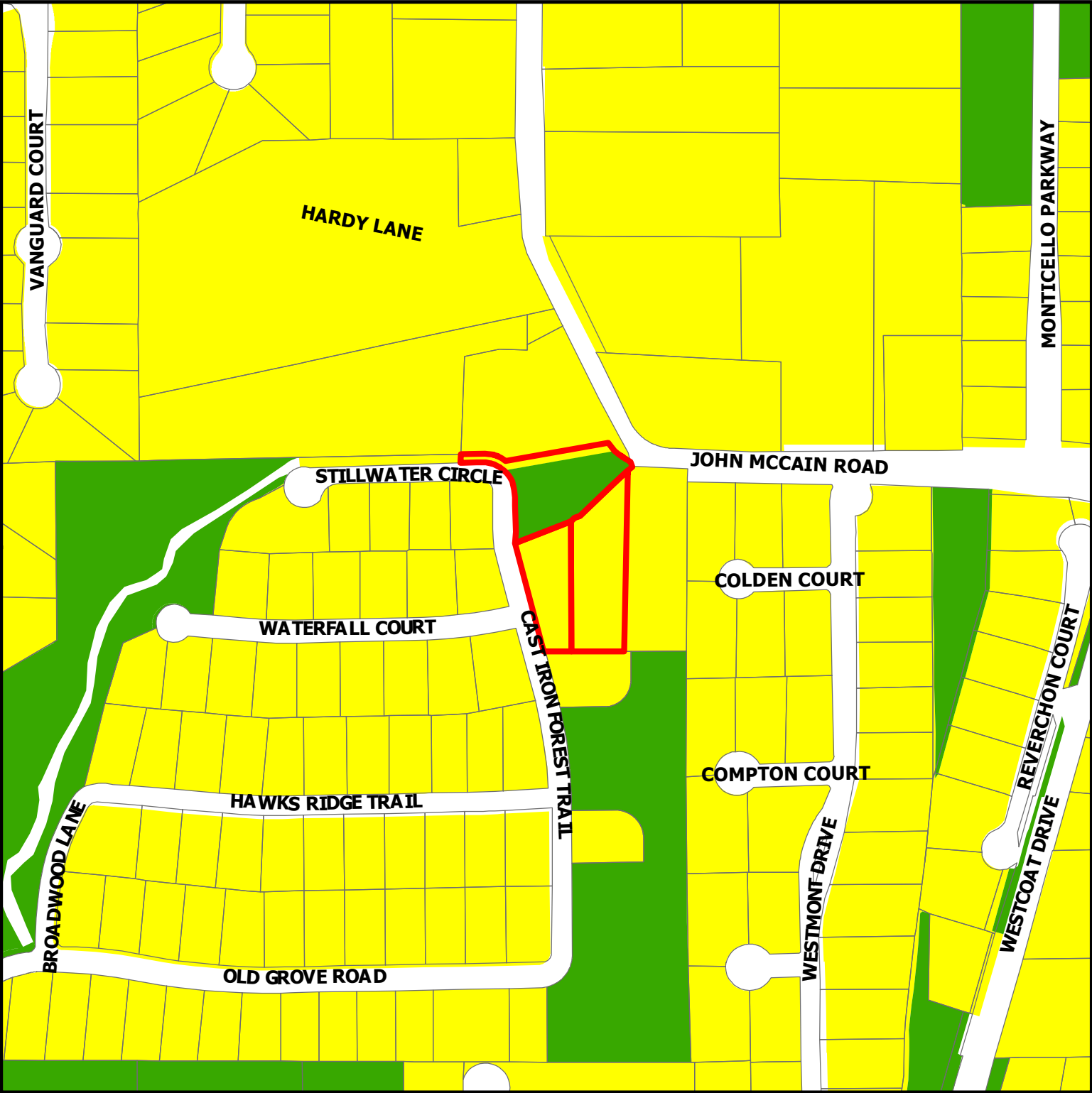
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Subject Property



Future Land Use Map

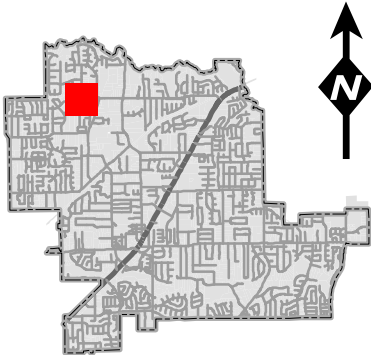


PC22-005

103 John McCain Road

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-  Subject Property
-  Residential
-  Open Space; Parks

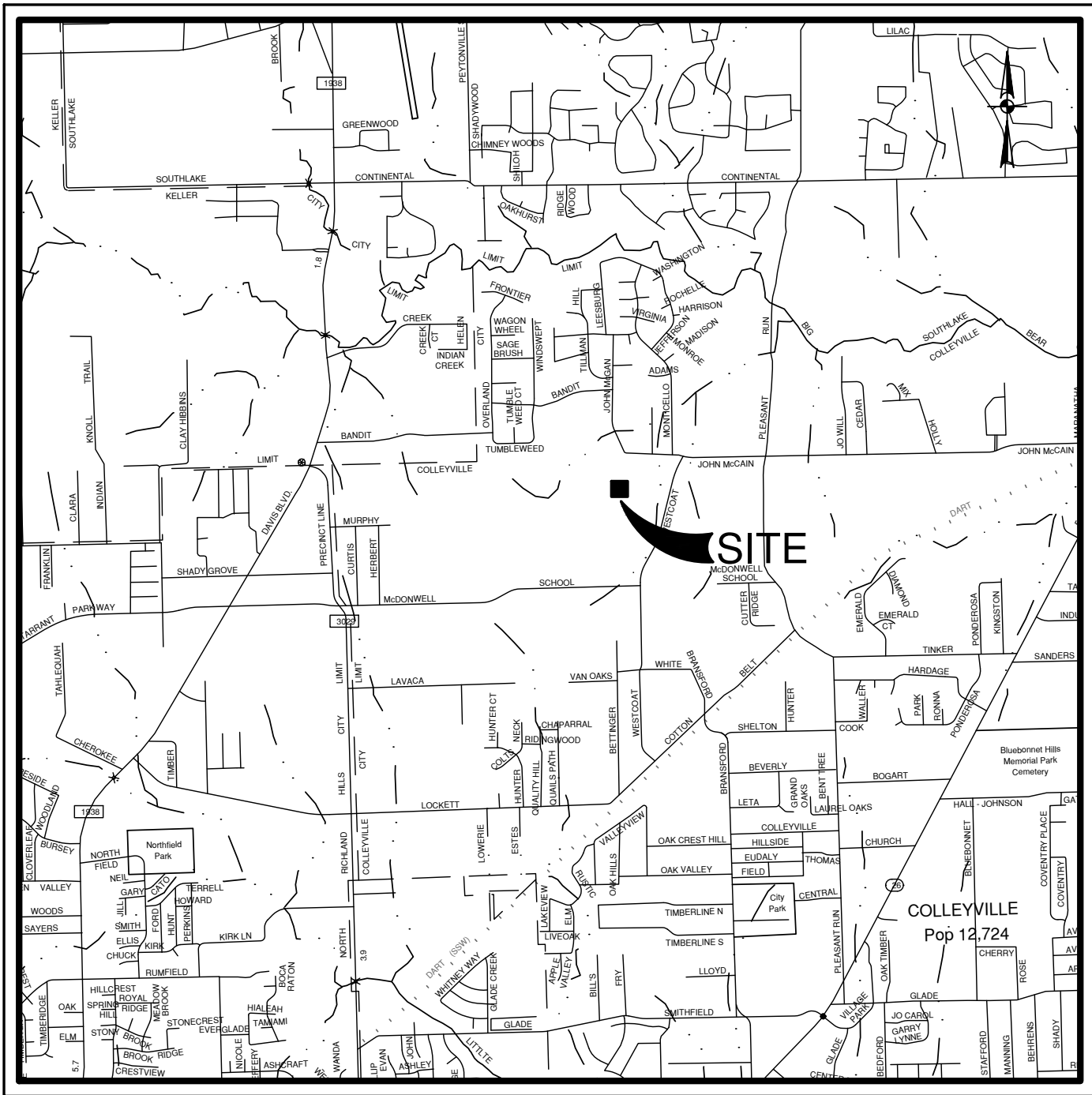


OLD GROVE - GRADING AND DRAINAGE

COLLEYVILLE, TARRANT COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS

OPTION 1



LOCATION MAP
NOT-TO-SCALE

TOLL DALLAS TX, LLC
2555 SW GRAPEVINE PKWY, STE 100
GRAPEVINE, TEXAS 76051

MARCH 2022



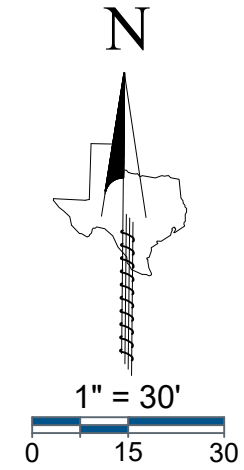
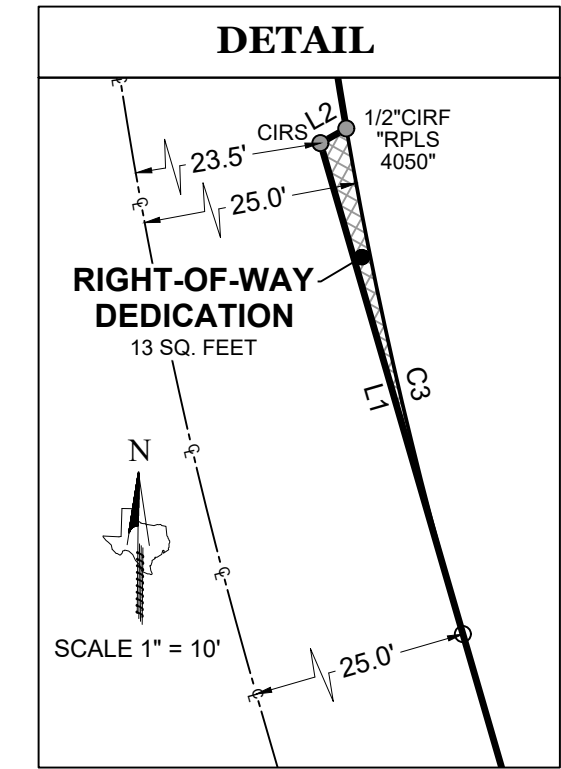
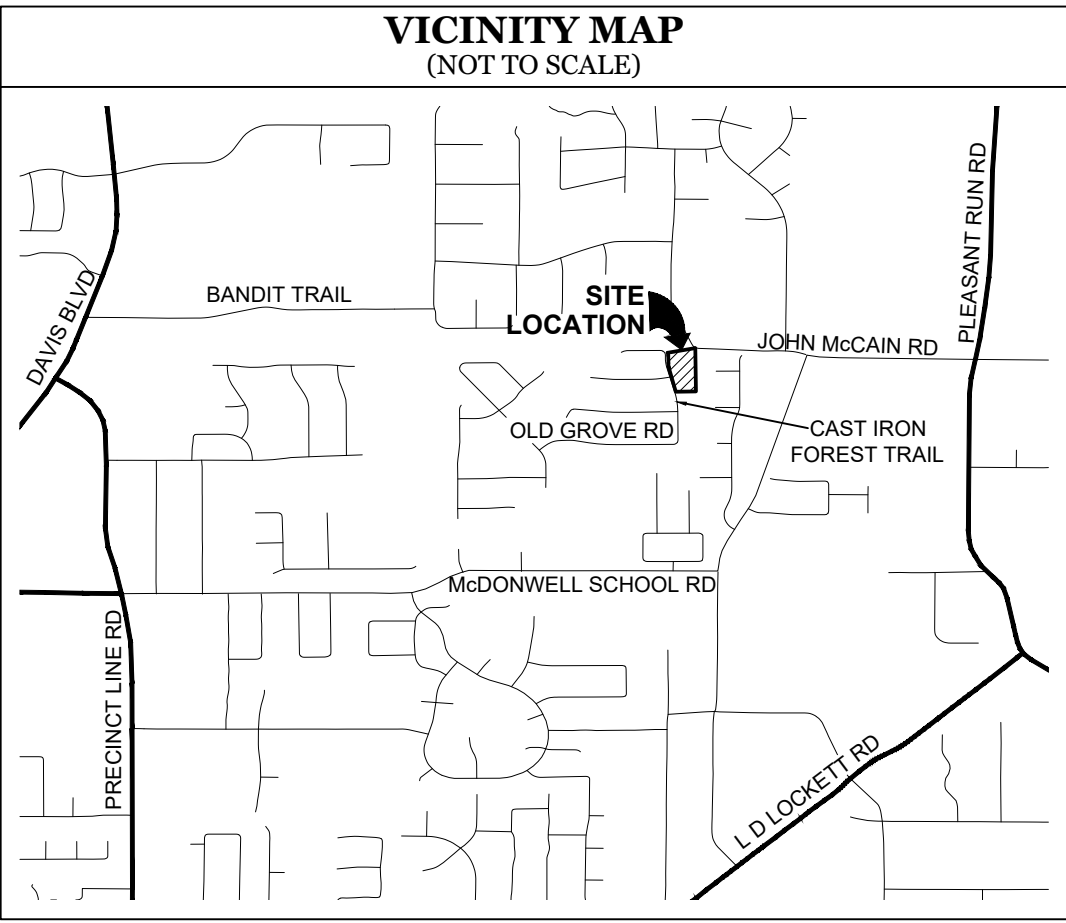
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

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THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
BRANDON O'DONALD,
P.E. #90241
MARCH 14, 2022.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
MARCH 14, 2022.
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GENERAL NOTES

- 1.) The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road, and to include Lot 2X, Block E of Old Grove Addition, and to dedicate easements and right-of-way.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- 7.) DRAINAGE EASEMENT RESTRICTION: No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted, All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- 8.) UTILITY EASEMENTS: Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of it's respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- 9.) The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
- 10.) Open Space Lot 2X, Block E, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	N 27°26'57" W	37.87'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2022 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2022 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 245.00 feet, a chord bearing of N05°27'39"W, a chord length of 37.32 feet, a delta angle of 08°44'07", an arc length of 37.35 feet to a 1/2" iron rod with yellow plastic cap stamped "BEASLEY" found;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North lien of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent _____ Date _____

NAME: _____
Print name _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey document
Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1, 2, & 2X, BLOCK E 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

File: S:\projects\612\33\02\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\OPTION 1\GN-6123302-01.dwg

- | | |
|--------------------------------|----------------|
| UNDERGROUND FACILITY OWNER 811 | (214) 869-8352 |
| AT&T | (214) 745-2964 |
| AT&T TEXAS (CALL DIGTESS) | (800) 344-8377 |
| ATMOS ENERGY | (817) 359-1313 |
| CHARTER COMMUNICATIONS | (817) 822-8745 |
| CITY OF COLLEYSVILLE | (817) 748-8082 |
| DIGTESS (LINE LOCATES) | (800) 344-8377 |
| LEVEL (3) COMMUNICATIONS | (877) 366-8344 |
| ONCOR ELECTRIC DELIVERY | (817) 215-6688 |
| ONE SOURCE COMMUNICATIONS | (817) 692-6042 |
| TRI COUNTY ELECTRIC | (817) 431-1541 |
| VERIZON ENGINEERING | (972) 578-3354 |

- ## WATER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.
 2. PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 3. AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
 4. A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.
 5. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
 6. RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.
 7. MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER.
 8. ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
 9. ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" DEEP. JOINTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEEVILLE HAS APPROVED ALL TRENCH WORK.
 10. ALL MANHOLES SHALL BE VACUUMED TESTED.
 11. ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
 12. CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.
- ## **STORM DRAINAGE IMPROVEMENTS**
1. ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.
 2. BACKFILL SHALL BE ¾ TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
 3. AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
 4. INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
 5. ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
 6. NO PRE-CAST INLETS ARE ALLOWED.

STORM DRAINAGE IMPROVEMENTS

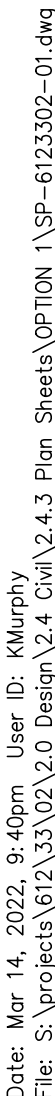
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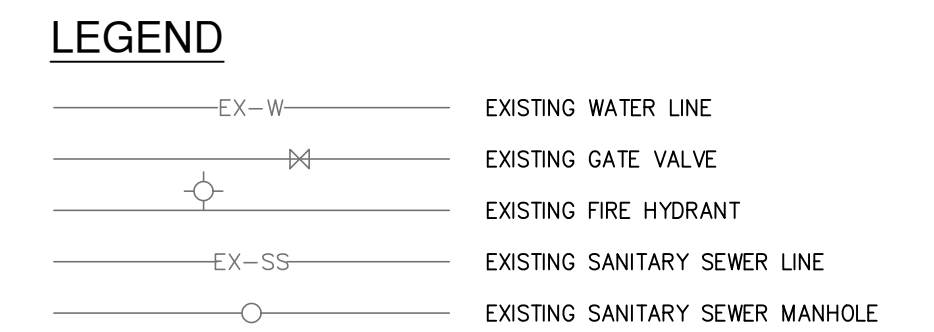
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 W FWY, STE 700 | FT. WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
GENERAL NOTES
OPTION 1

CONSTRUCTION PLANS



THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



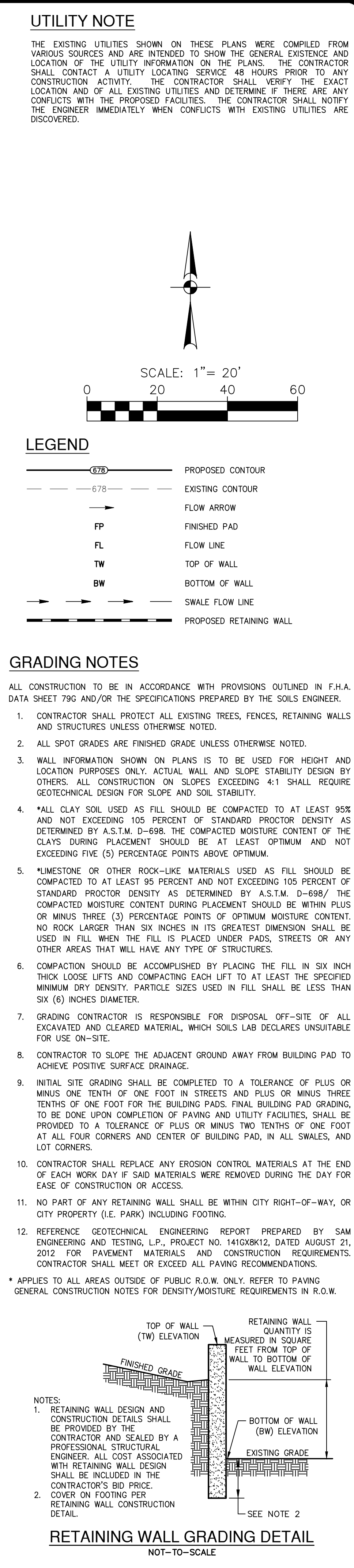
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2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
3. THIS PLAN REFLECTS NO CONSTRUCTION OF PUBLIC WORKS OR SANITARY SEWER INFRASTRUCTURE. CONTRACTOR TO LOCATE EXISTING WATER AND SANITARY SEWER STUBS BUILT AS PART OF OLD GROVE PHASE 1.

PREPARED BY GODWIN MARSHALL, DATED 3/21/2004.

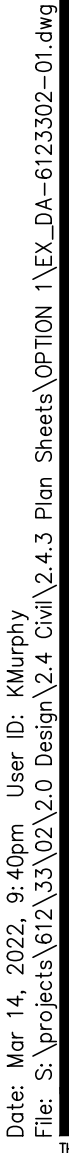
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- PREPARED BY GODWIN MARSHALL, DATED 3/21/2004.

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
SITE & UTILITY PLAN
OPTION 1

CONSTRUCTION PLANS



OLD GROVE - GRADING AND DRAINAGE		
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL		
COLLEYVILLE, TX		
GRADING PLAN		
OPTION 1		
THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 MARCH 14, 2022. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.		
PAPE-DAWSON ENGINEERS		
FORT WORTH SAN ANTONIO AUSTIN HOUSTON DALLAS 6500 W FWY, STE 700 FT. WORTH, TX 76116 817.870.3668 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470		
PLAT NO.		
JOB NO.	61233--02	
DATE	MARCH 2022	
DESIGNER	KMM	
CHECKED	MJM	DRAWN KMM
SHEET	C4.00	



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- ## NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	Notes
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	
Onsite																	
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	5.53	0.63	6.46	0.74	7.20	0.82	7.98	0.91	Sheet flow to existing bar ditch
2	1.77	0.30	0.53	15	3.90	2.07	4.86	2.58	5.53	2.94	6.46	3.43	7.20	3.82	7.98	4.24	Sheet flow to existing 4'x4' inlet
3	0.05	0.30	0.02	15	3.90	0.06	4.86	0.07	5.53	0.08	6.46	0.10	7.20	0.11	7.98	0.12	Sheet flow to Cast Iron Forest Trail
Offsite																	
O1	0.42	0.30	0.13	15	3.90	0.49	4.86	0.61	5.53	0.70	6.46	0.81	7.20	0.91	7.98	1.00	Sheet flow offsite to Lot 3, Block 1 Nieldholt Addition
O2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	Sheet flow to existing 4'x4' inlet

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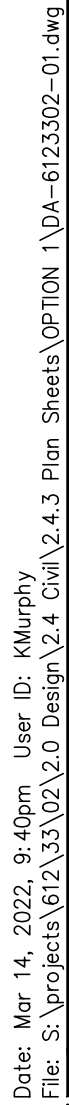
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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
EXISTING DRAINAGE AREA MAP
OPTION 1

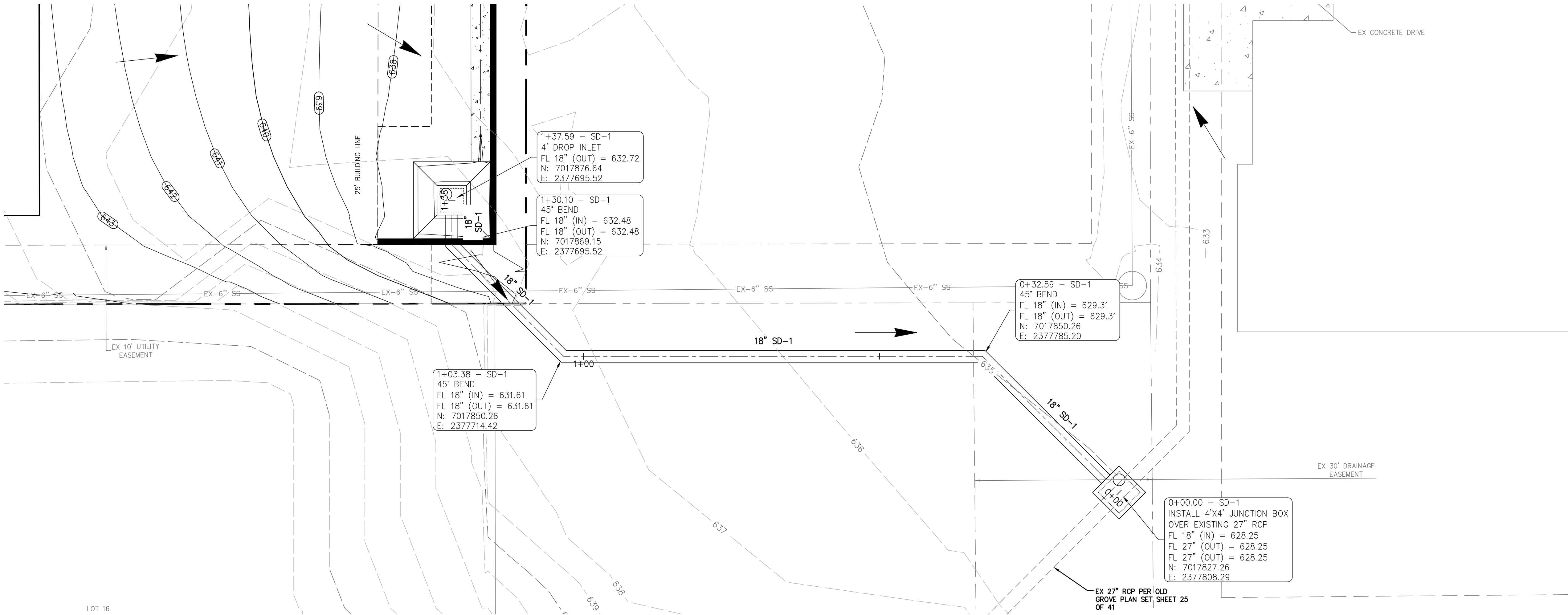
PLAT NO. _____
JOB NO. 61233-02
DATE MARCH 2022
DESIGNER KMM
CHECKED MLM DRAWN KMM
SHEET C5.00



CONSTRUCTION PLANS

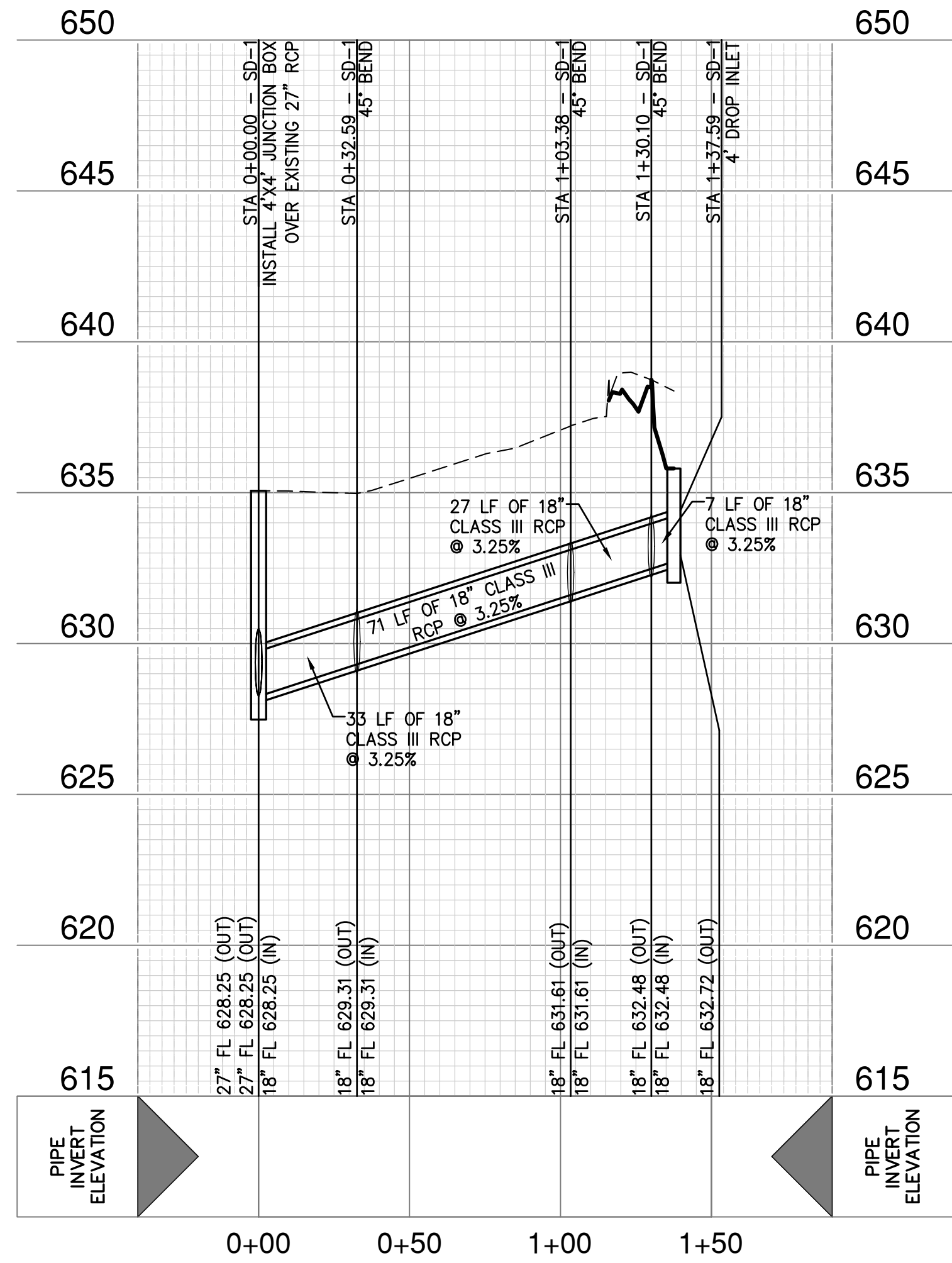
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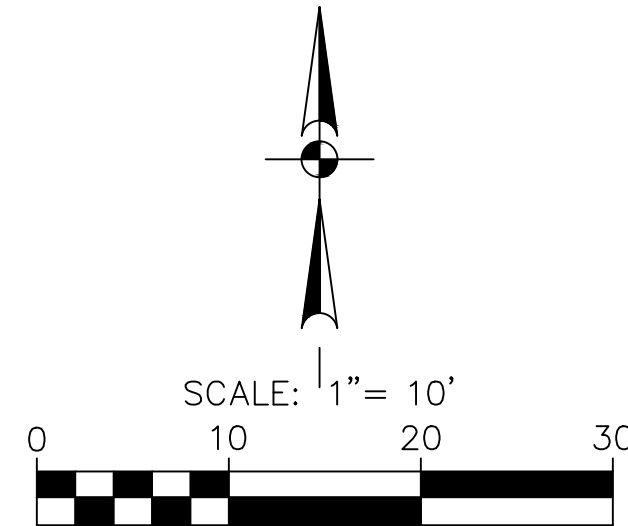
LINE SD-2
(STA 0+00 TO END)

HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'



UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA
A-1
1.00
ACRES

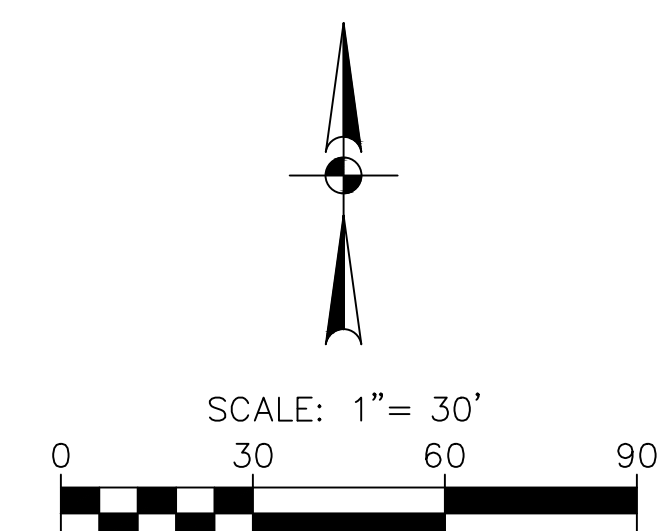
NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

**PAPE-DAWSON
ENGINEERS**
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 W FWY, STE 700 | FT. WORTH, TX 76116 | 817.870.8668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
STORM DRAINAGE PLAN

PLAT NO. KMM
JOB NO. KMM
DATE
DESIGNER MLM
CHECKED DRAWN
SHEET C5.02



1. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
3. THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
4. THE GENERAL CONTRACTOR, AS THE TCEQ DEFINES "OPERATOR," SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TPOES GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP) UNLESS OTHERWISE DIRECTED BY THE OWNER.
5. THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPOES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TPOES GENERAL PERMIT.
6. ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AND/OR IN THE OPINION OF THE CITY INSPECTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPOES GENERAL PERMIT GUIDELINES.
 - a. EXCAVATION CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCE/EXIT.
 - b. UTILITY CONTRACTOR (WATER, SEWER & STORM DRAIN) TO BE RESPONSIBLE FOR INSTALLATION OF STAGE 1 AND STAGE 2 INLET PROTECTION.
 - c. OWNER TO BE RESPONSIBLE FOR SEEDING AND FINAL REMOVAL OF EROSION CONTROLS.
7. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS, INLETS, AND ADJACENT PROPERTY FROM EROSION DEPOSITS. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND THE SWPPP.
9. ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED, AND/OR REPLACED AFTER EACH STORM.
10. USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED. HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 – HAZARDOUS WASTE MANAGEMENT.
11. A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 – CONCRETE WASTE MANAGEMENT.
12. CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS AND SERVICE VEHICLES AT THE 'PARKING AND STORAGE AREA'. THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
13. CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
14. EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
15. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLET OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOOD DAMAGE WHICH MAY OCCUR DUE TO EXCESSIVE DRAINAGE AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT AS A RESULT OF EROSION CONTROL MEASURES.
16. ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
17. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
18. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED AND AREAS WHERE FINAL GRADE HAS BEEN ACHIEVED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
19. PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN (OR WHEN A LANDSCAPING PLAN DOES NOT EXIST) SHALL BE HYDROMULCHED WITH HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
20. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTIONS OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
21. SILT FENCES SHALL BE PLACED AROUND STOCKPILES USED ON THE SITE.
22. THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHDOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.

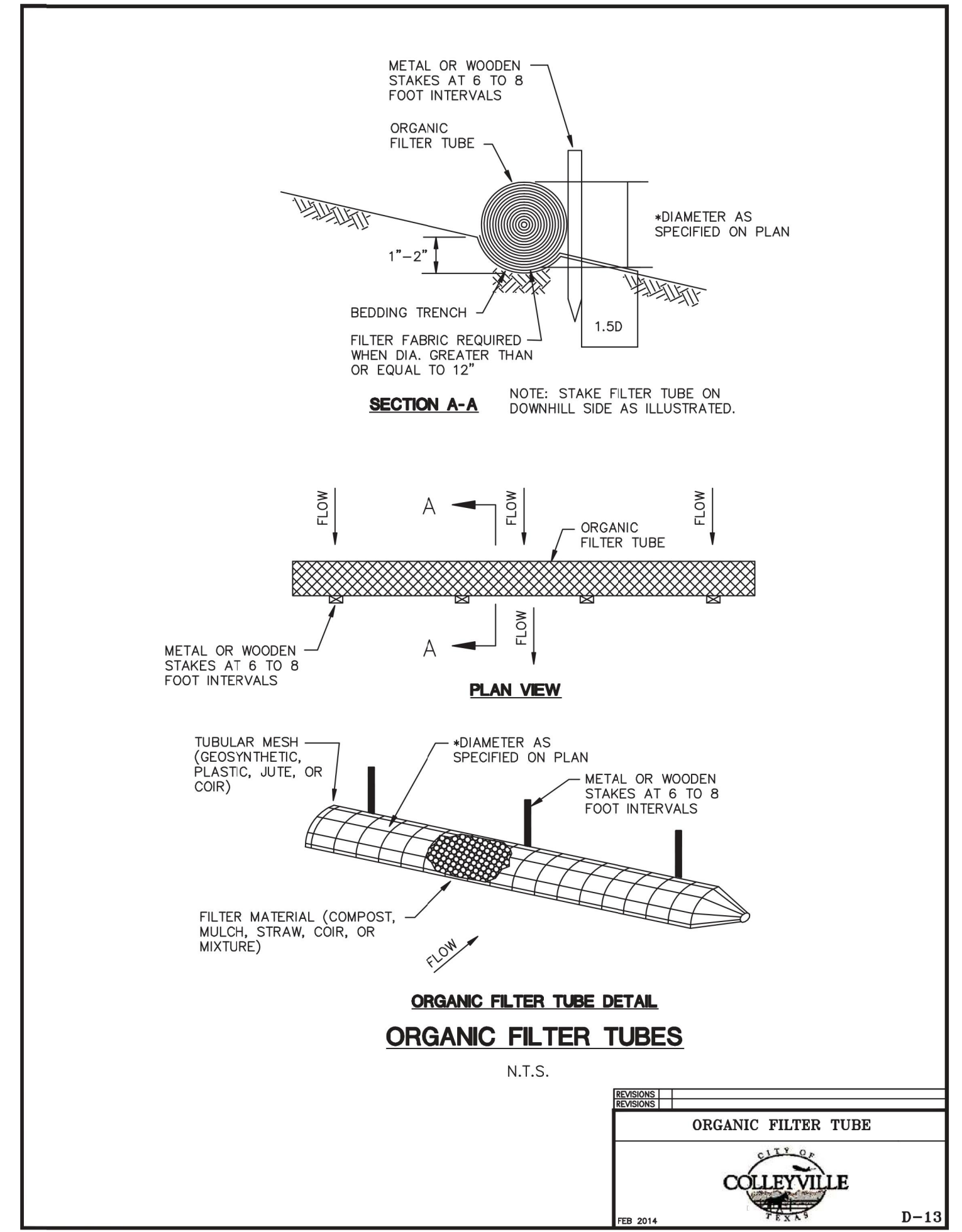
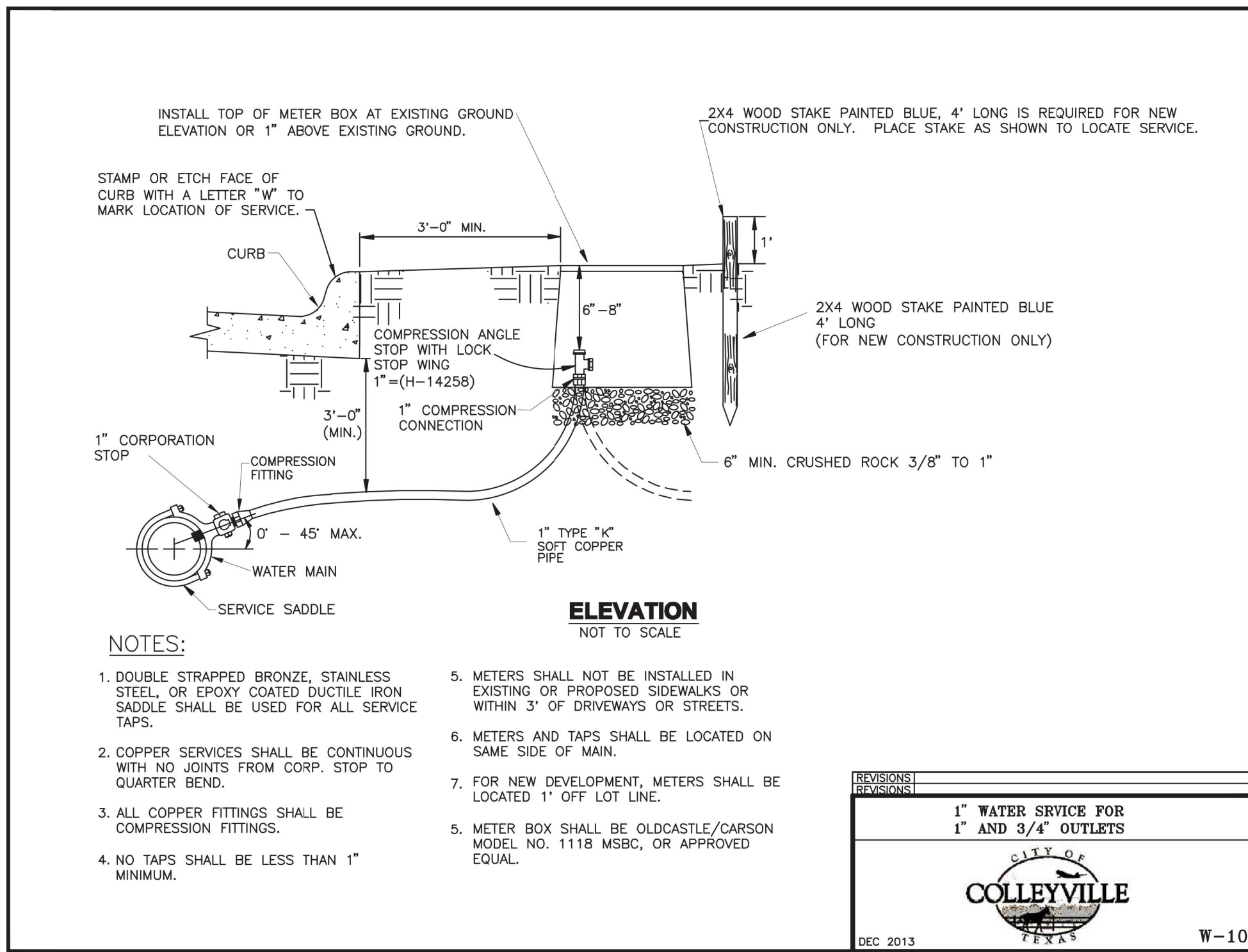
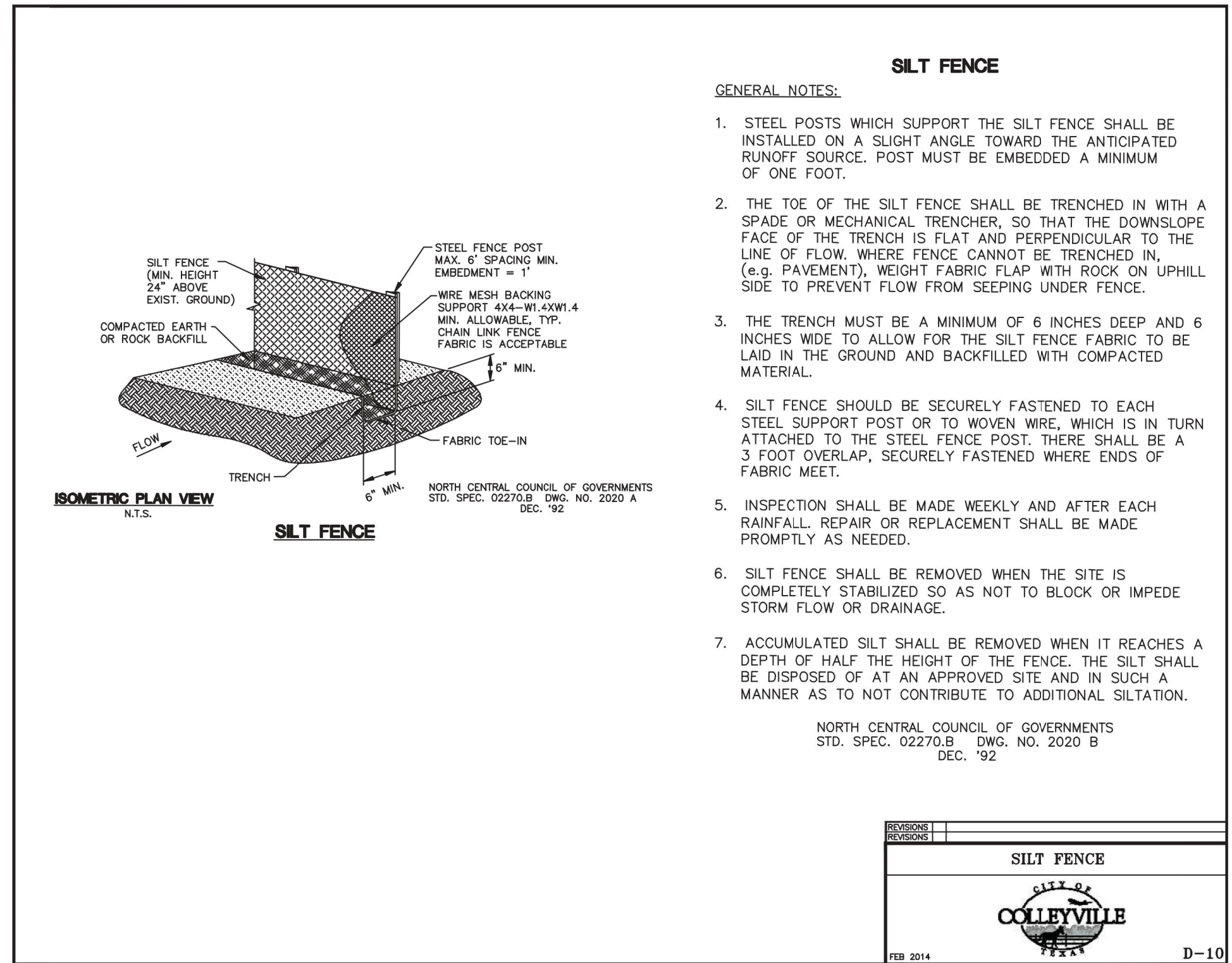
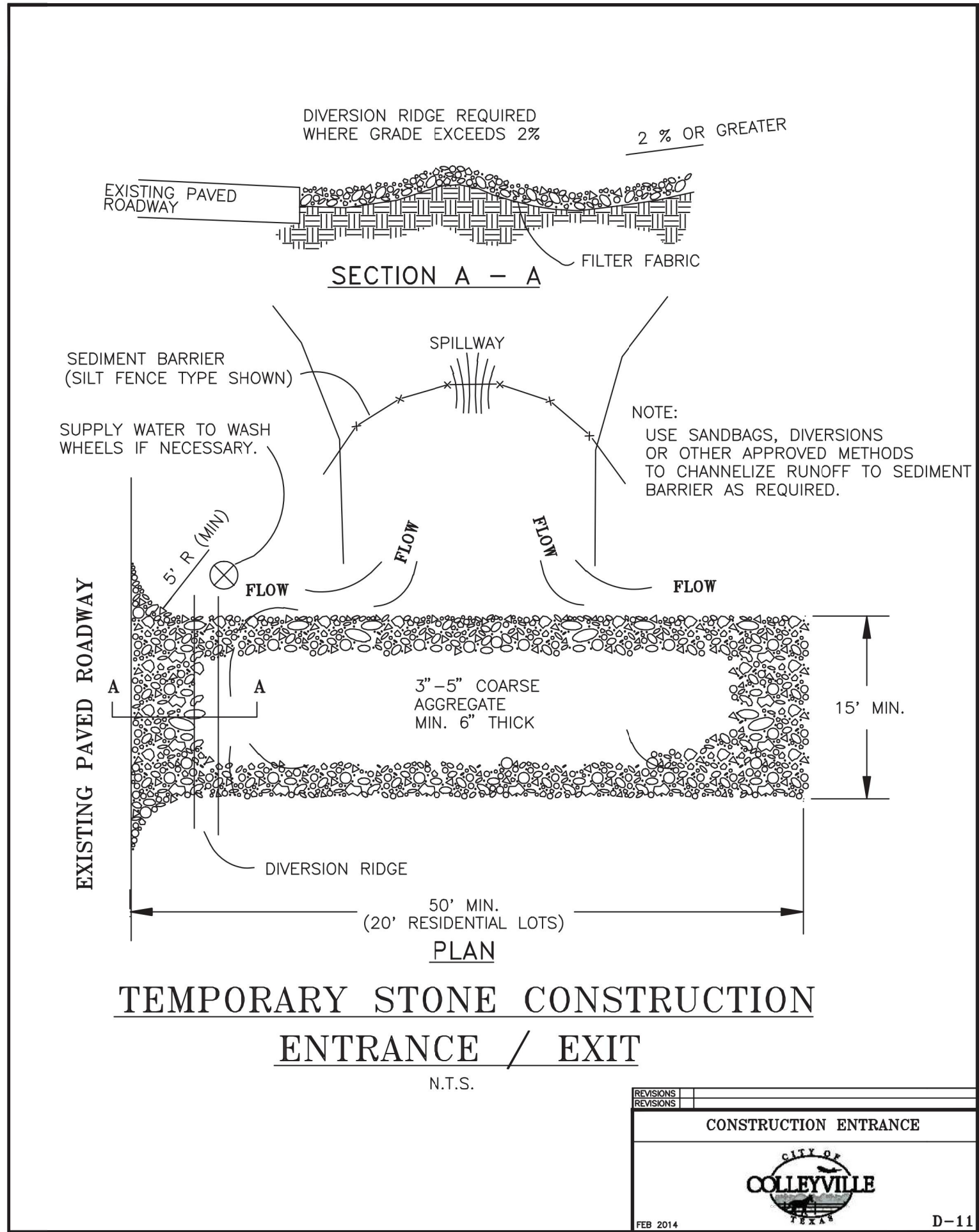
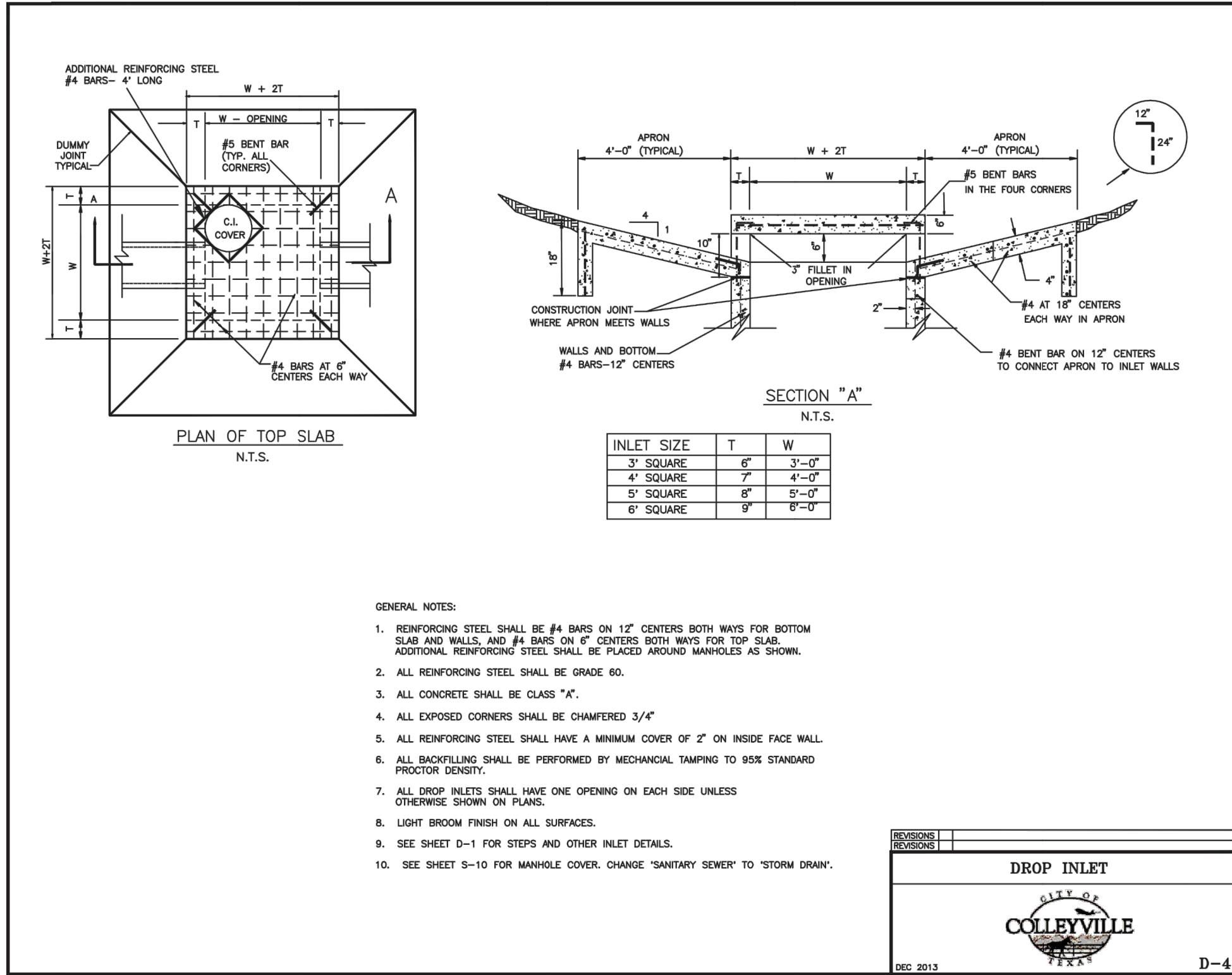
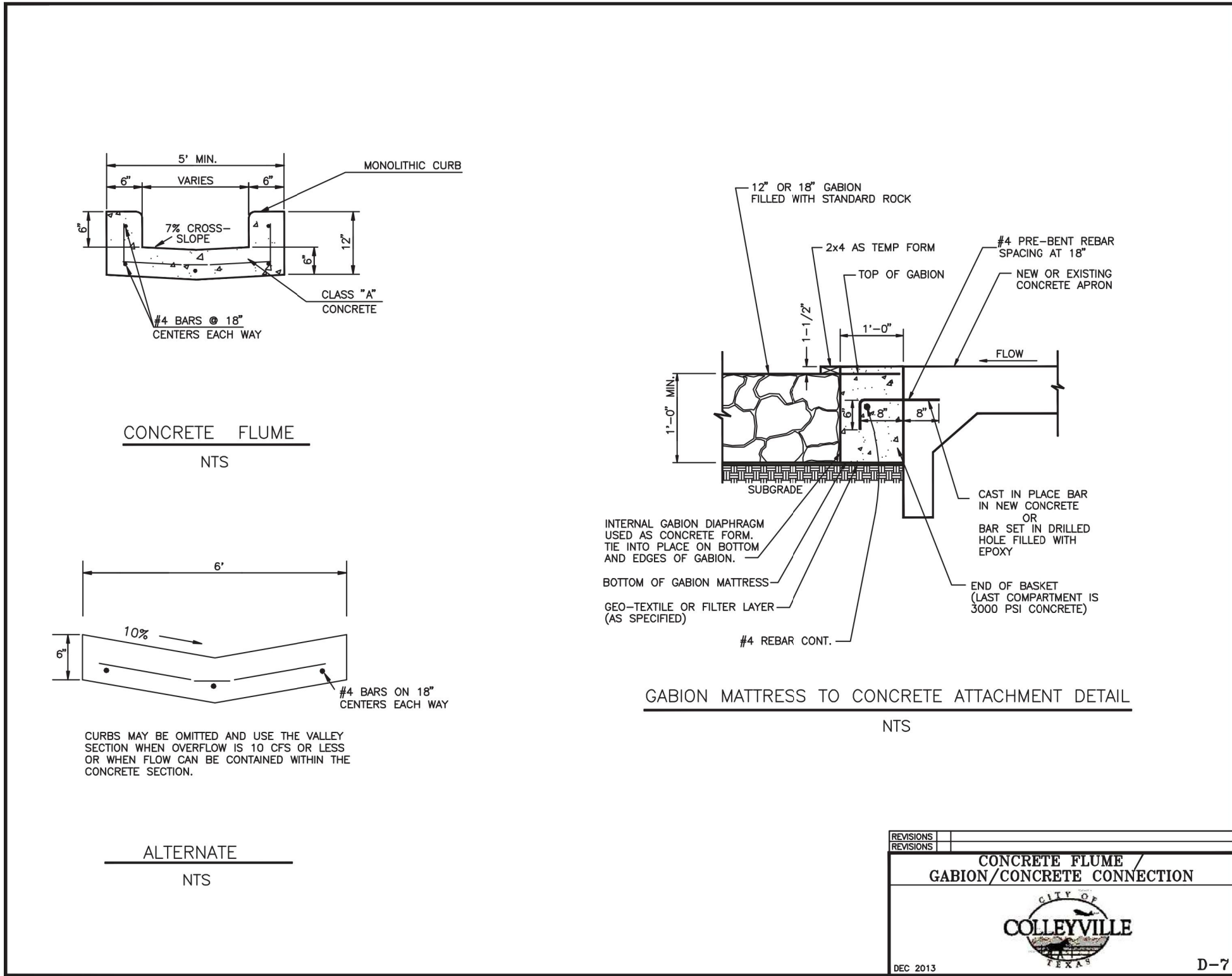
**PAPE-DAWSON
ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 W FWY, STE 700 | FT. WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

PLAT NO. _____ KMM
JOB NO. _____ KMM
DATE _____ MLM
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET **C6.00** _____

Date: Mar 14, 2022, 8:41am User ID: 1044947
File: S:\projects\612133\02-133\02-133.dwg
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DATE	
NO.	
REVISION	

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 MARCH 14, 2022. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
CONSTRUCTION DETAILS

PLAT NO. _____
JOB NO. _____
DATE _____
DESIGNER _____
CHECKED _____
SHEET **C7.00**

CIVIL CONSTRUCTION PLANS

OPTION 2



SHEET DESCRIPTION	SHEET NO.
COVER SHEET	C0.00
FINAL PLAT	C1.00
GENERAL NOTES	C2.00
SITE & UTILITY PLAN	C3.00
GRADING PLAN	C4.00
EXISTING DRAINAGE AREA MAP	C5.00
PROPOSED DRAINAGE AREA MAP	C5.01
STORM DRAINAGE PLAN	C5.02
EROSION CONTROL PLAN	C6.00
CONSTRUCTION DETAILS	C7.00

TOLL DALLAS TX, LLC
2555 SW GRAPEVINE PKWY, STE 100
GRAPEVINE, TEXAS 76051

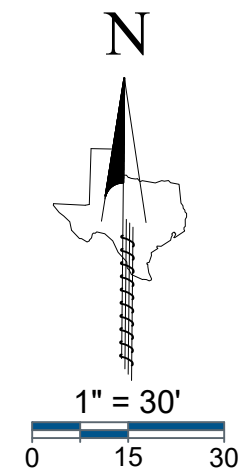
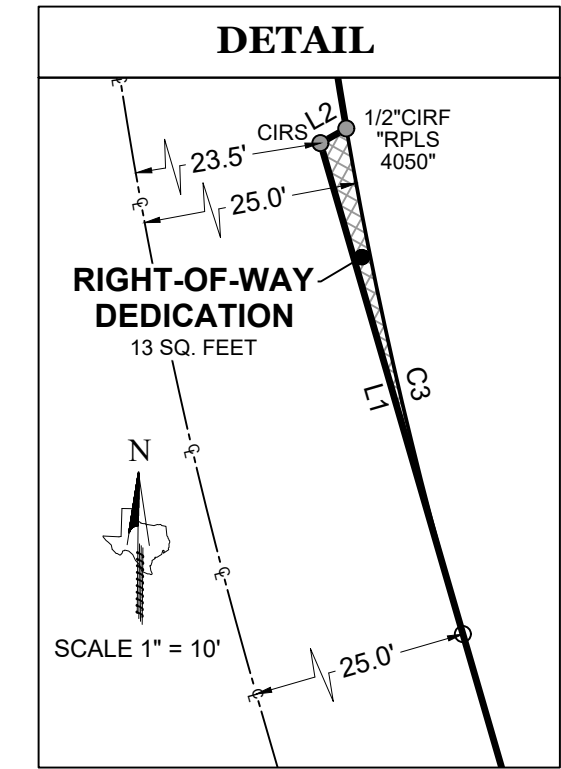
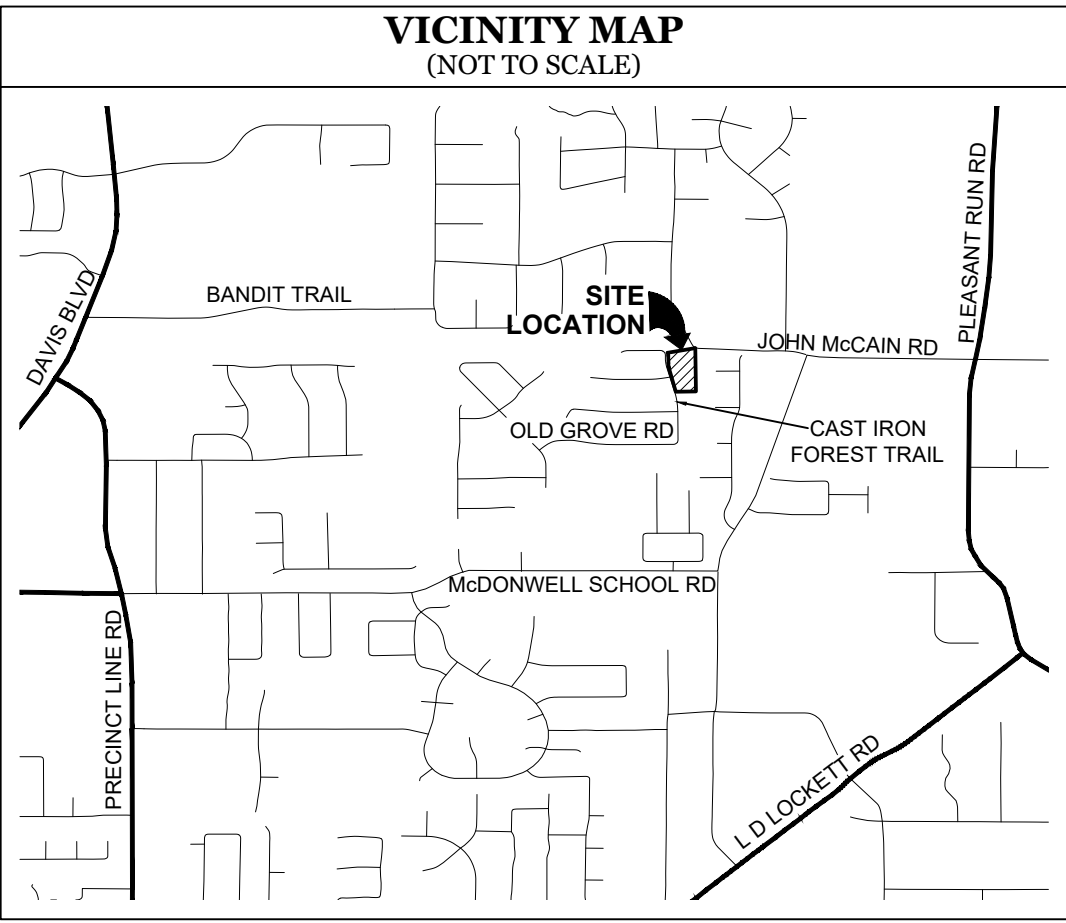
MARCH 2022



FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

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P.E. #120494
MARCH 14, 2022.
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CONSTRUCTION OR
PERMIT PURPOSES.



GENERAL NOTES

- 1.) The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road, and to include Lot 2X, Block E of Old Grove Addition, and to dedicate easements and right-of-way.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- 4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- 7.) DRAINAGE EASEMENT RESTRICTION: No construction of filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted, All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- 8.) UTILITY EASEMENTS: Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of it's respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- 9.) The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
- 10.) Open Space Lot 3X & Lot 4X, Block E, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'50" S	42.10'
L4	N 27°26'57" W	5.25'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2022 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2022 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 245.00 feet, a chord bearing of N05°27'39"W, a chord length of 37.32 feet, a delta angle of 08°44'07", an arc length of 37.35 feet to a 1/2" iron rod with yellow plastic cap stamped "BEASLEY" found;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North lien of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent _____ Date _____

NAME: _____
Print name _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1, 2, 3X & 4X, BLOCK E 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T. AND LOT 2X, BLOCK E OF OLD GROVE ADDITION RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T., D.J. BEDDO SURVEY, ABSTRACT NO. 232, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

File: S:\projects\612\33\02\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\OPTION 2\GN-6123302-02.dwg

- ## WATER IMPROVEMENTS

- ## STORM DRAINAGE IMPROVEMENTS

- [illegible]

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MATTHEW L. MALY,
P.E. #120494
MARCH 14, 2022.
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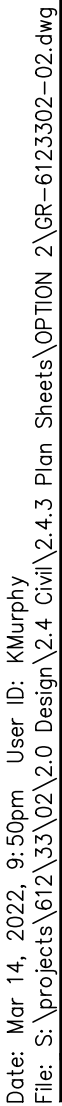
**PAPE-DAWSON
ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 W FWY, STE 700 | FT. WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #4701

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
GENERAL NOTES
OPTION 2

PLAT NO. _____
JOB NO. 61233-02
DATE MARCH 2022
DESIGNER KMM
CHECKED MLM DRAWN KMM
SHEET C2.00



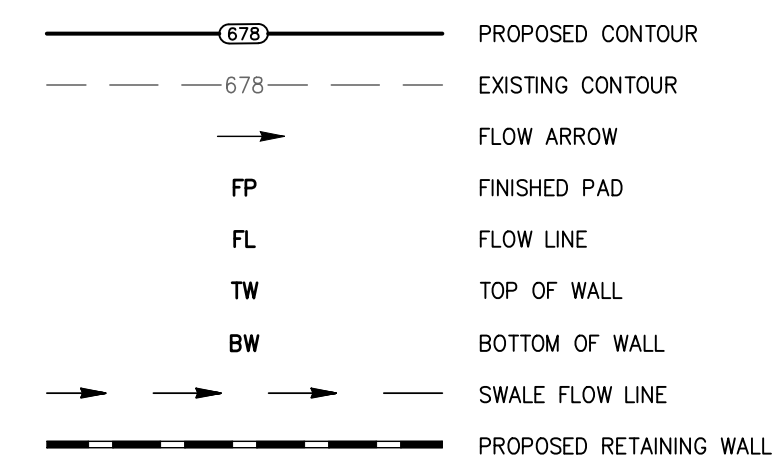


UTILITY NOTE

SCALE: 1" = 20'

0 20 40 60

LEGEND

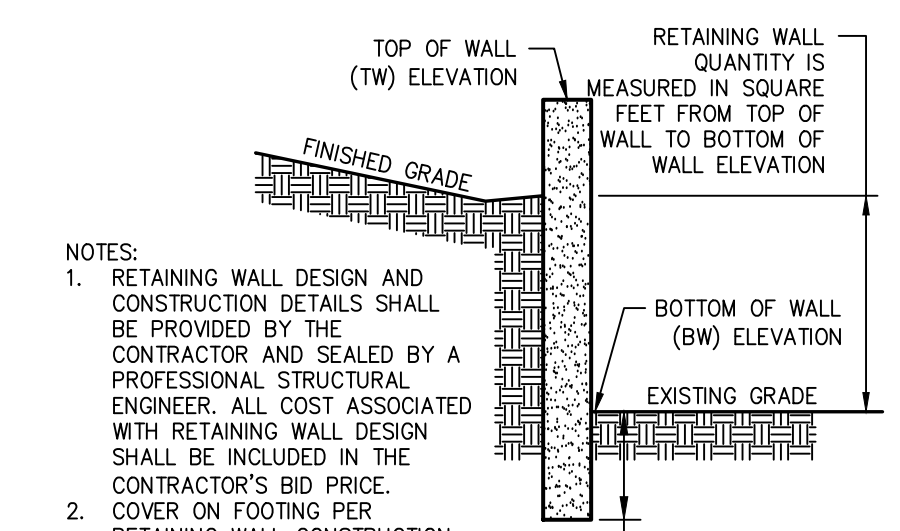


GRADING NOTES

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PROVISIONS OUTLINED IN F.H.A.
DATA SHEET 79G AND/OR THE SPECIFICATIONS PREPARED BY THE SOILS ENGINEER.

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
3. WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
4. *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 90% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
5. *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
6. COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED STANDARD DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
7. GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
8. CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
9. INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
10. CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY. SLOD MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
11. NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
12. REFERENCE: GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 11-000081K12, DATED AUGUST 24, 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.

* APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.



RETAINING WALL GRADING DETAIL
NOT-TO-SCALE

[illegible]

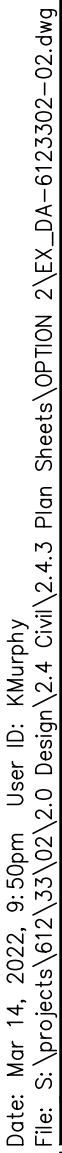
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MARCH 14, 2022.
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PAPE-DAWSON
PE ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 W FWY, STE 700 | FT. WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
GRADING PLAN
OPTION 2

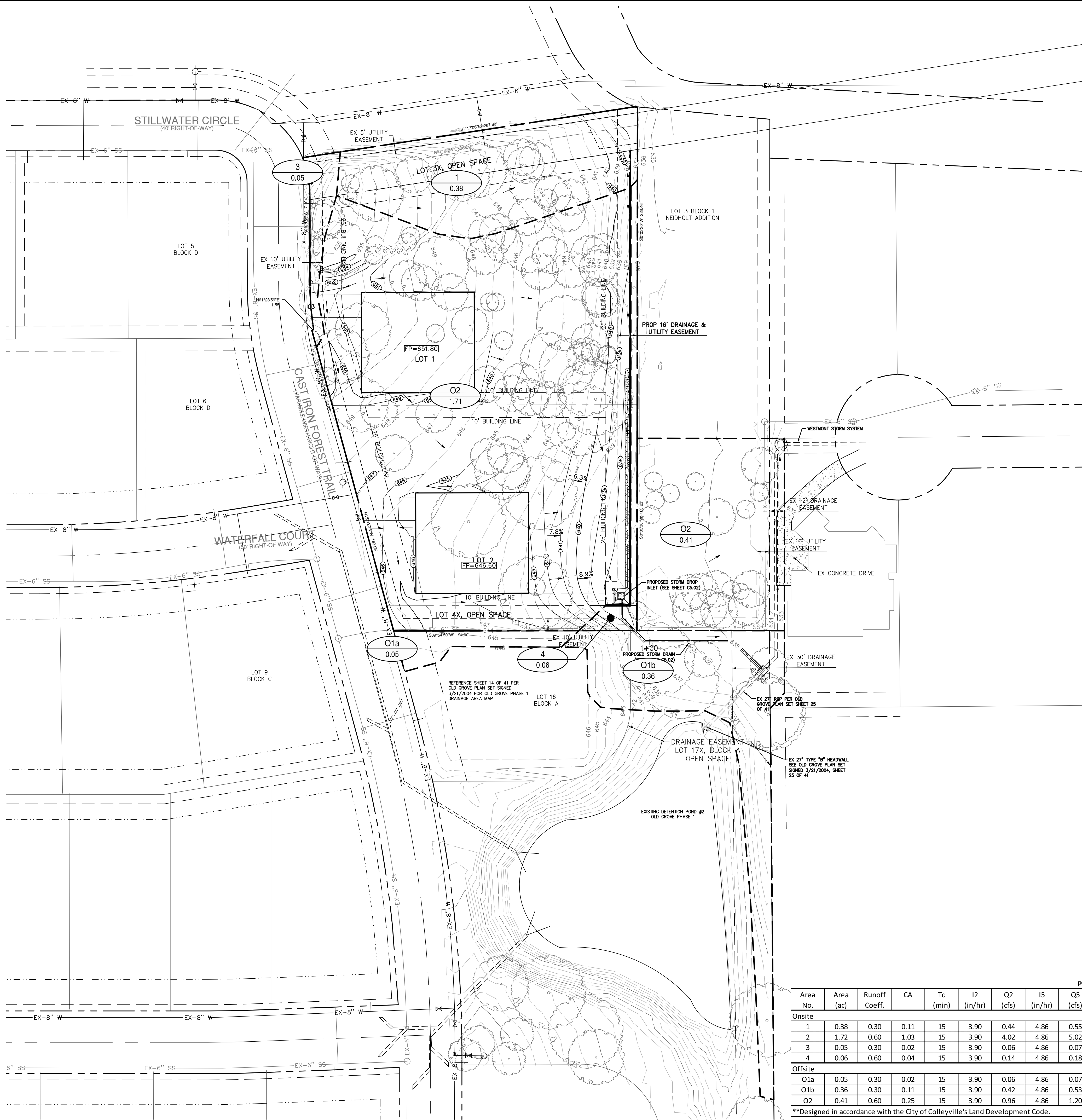
PLAT NO. _____
JOB NO. 61233-02
DATE MARCH 2022
DESIGNER KMM
CHECKED MLM DRAWN KMM
SHEET C4.00



CONSTRUCTION PLANS

Date: Mar 14, 2022, 8:58am User ID: kmmrph
File: S:\projects\6123\6123.dwg (2.3) Design\2.3.dwg\2.3 Prop Sheets\OPTION 2\04-6123302-02.dwg

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UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



SCALE: 1" = 40'



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED DRAINAGE AREA
	PROPOSED FLOW LINE
	PROPOSED DRAINAGE FLOW DIRECTION
	EXISTING STORM DRAIN
	DRAINAGE AREA ACRES

NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS - OPTION 2																	Notes
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	
Onsite																	Sheet flow to existing bar ditch Sheet flow to concrete flume and drop inlet Sheet flow to Cast Iron Forest Trail Sheet flow offsite to Lot 3, Block 1 Neidholt Addition
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	5.53	0.63	6.46	0.74	7.20	0.82	7.98	0.91	
2	1.72	0.60	1.03	15	3.90	4.02	4.86	5.02	5.53	5.71	6.46	6.67	7.20	7.43	7.98	8.23	
3	0.05	0.30	0.02	15	3.90	0.06	4.86	0.07	5.53	0.08	6.46	0.10	7.20	0.11	7.98	0.12	
4	0.06	0.60	0.04	15	3.90	0.14	4.86	0.18	5.53	0.20	6.46	0.23	7.20	0.26	7.98	0.29	Sheet flow to drop inlet Sheet flow offsite to Lot 3, Block 1 Neidholt Addition Sheet flow offsite to Lot 3, Block 1 Neidholt Addition
Offsite																	
O1a	0.05	0.30	0.02	15	3.90	0.06	4.86	0.07	5.53	0.08	6.46	0.10	7.20	0.11	7.98	0.12	
O1b	0.36	0.30	0.11	15	3.90	0.42	4.86	0.53	5.53	0.60	6.46	0.70	7.20	0.78	7.98	0.86	
O2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	Sheet flow offsite to Lot 3, Block 1 Neidholt Addition
**Designed in accordance with the City of Colleyville's Land Development Code.																	

PAPE-DAWSON
ENGINEERS

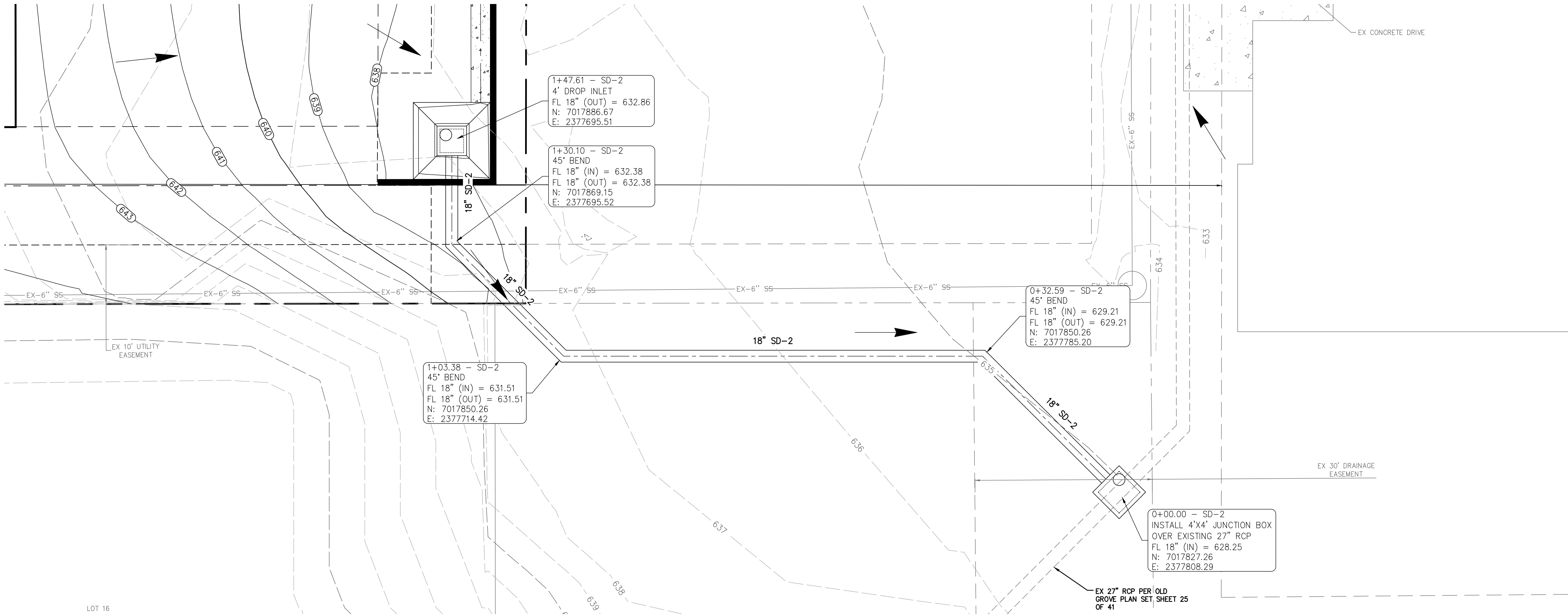
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6500 W FWY. STE 700 | FT. WORTH, TX 76116 | 817.870.8668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
PROPOSED DRAINAGE AREA MAP
OPTION 2

PLAT NO. _____
JOB NO. 61233-02
DATE MARCH 2022
DESIGNER KMM
CHECKED MLM DRAWN KMM
SHEET C5.01

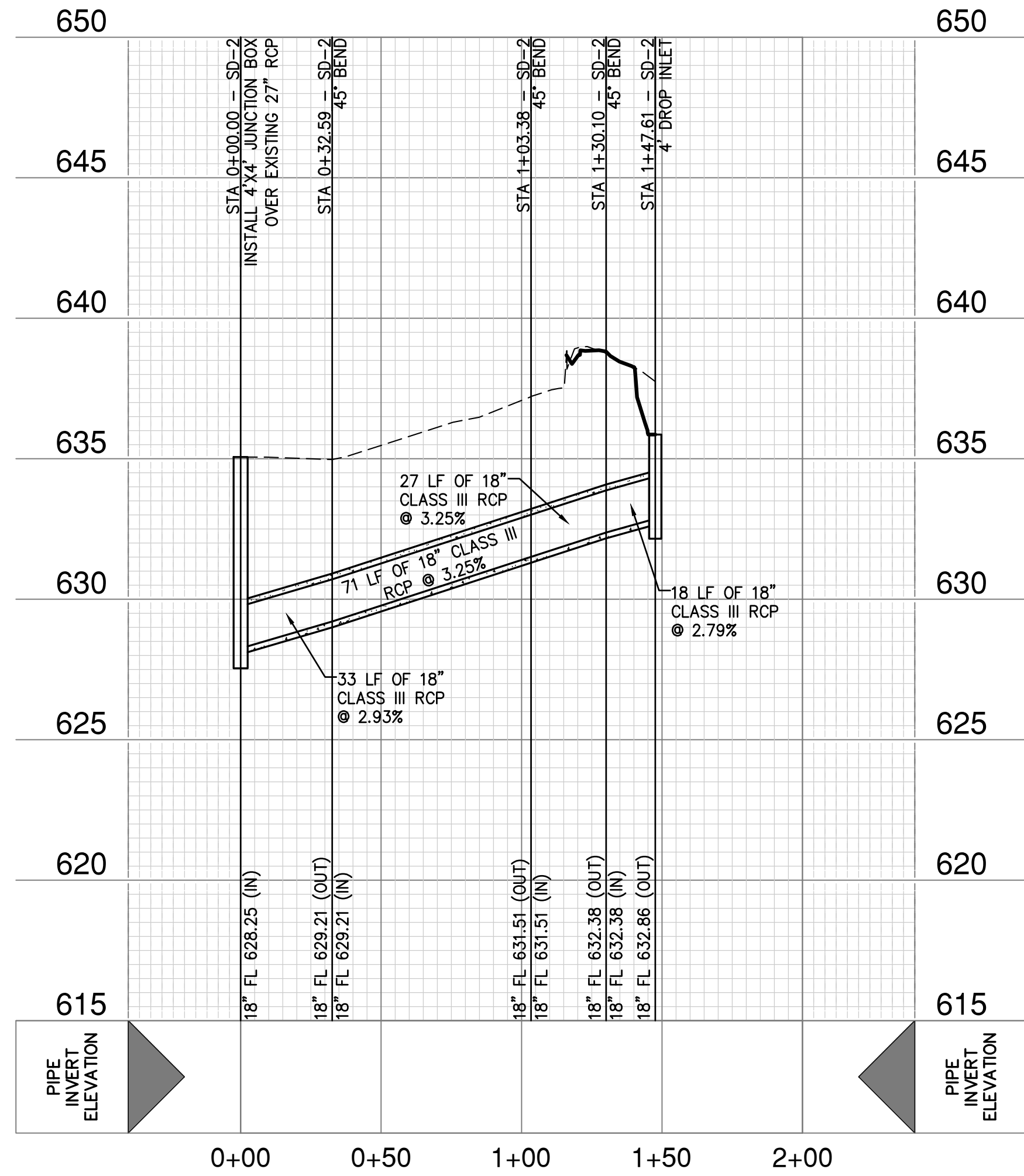
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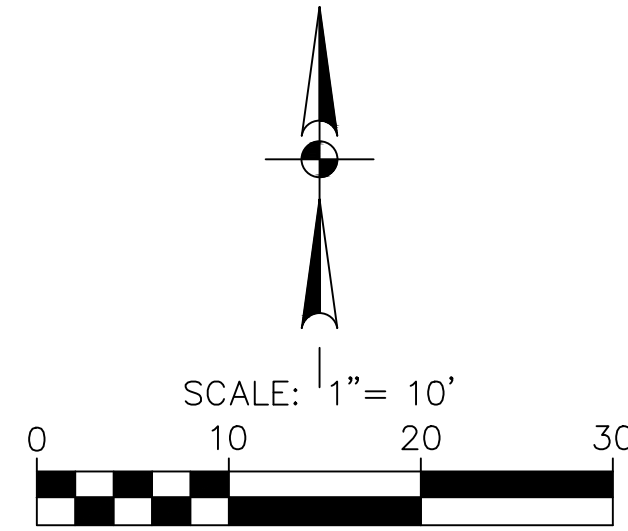
LINE SD-2
(STA 0+00 TO END)

HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 4'



UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA
1.00 ACRES

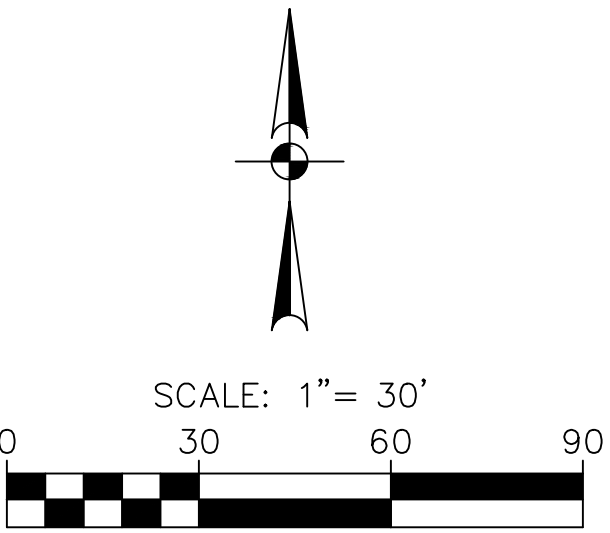
NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

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ENGINEERS**
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
STORM DRAINAGE PLAN

PLAT NO. **KMM**
JOB NO. **KMM**
DATE **MLM**
DESIGNER **DRAWN**
CHECKED **C5.02**
SHEET



1. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
3. THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
4. THE GENERAL CONTRACTOR, AS THE TCEQ DEFINES "OPERATOR," SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TPOES GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP) UNLESS OTHERWISE DIRECTED BY THE OWNER.
5. THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPOES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TPOES GENERAL PERMIT.
6. ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AND/OR IN THE OPINION OF THE CITY INSPECTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPOES GENERAL PERMIT GUIDELINES.
 - a. EXCAVATION CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCE/EXIT.
 - b. UTILITY CONTRACTOR (WATER, SEWER & STORM DRAIN) TO BE RESPONSIBLE FOR INSTALLATION OF STAGE 1 AND STAGE 2 INLET PROTECTION.
 - c. OWNER TO BE RESPONSIBLE FOR SEEDING AND FINAL REMOVAL OF EROSION CONTROLS.
7. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WATERWAYS WHEN NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS, INLETS, AND ADJACENT PROPERTY FROM EROSION DEPOSITS. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND THE SWPPP.
9. ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED, AND/OR REPLACED AFTER EACH STORM.
10. USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED. HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - HAZARDOUS WASTE MANAGEMENT.
11. A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - CONCRETE WASTE MANAGEMENT.
12. CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS AND SERVICE VEHICLES AT THE 'PARKING AND STORAGE AREA'. THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
13. CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
14. EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
15. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLET OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONSTRUCTION. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOOD DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT AS A RESULT OF EROSION CONTROL MEASURES.
16. ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
17. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
18. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED AND AREAS WHERE FINAL GRADE HAS BEEN ACHIEVED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
19. PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN (OR WHEN A LANDSCAPING PLAN DOES NOT EXIST) SHALL BE HYDROMULCHED WITH HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
20. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTIONS OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
21. SILT FENCES SHALL BE PLACED AROUND STOCKPILES USED ON THE SITE.
22. THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHDOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.

[illegible]

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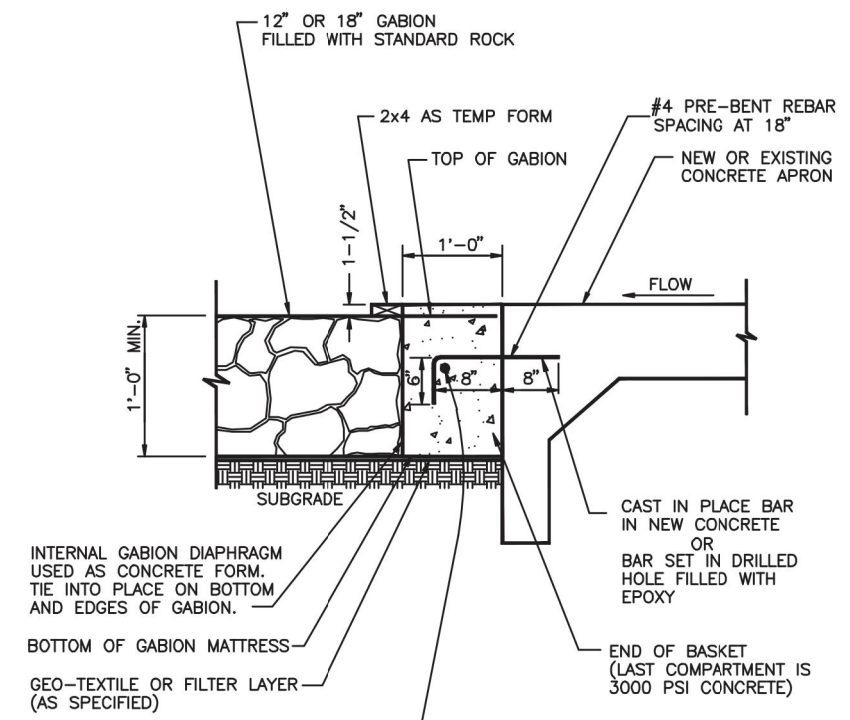
E - GRADING AND DRAINAGE

ER CIRCLE AND CAST IRON FOREST TRAIL

COLLEYVILLE, TX

EROSION CONTROL PLAN

T NO. _____ KMM _____
 NO. _____ KMM _____
 E _____
 SIGNER _____ MLM _____
 CHECKED _____ DRAWN _____
C6.00
 ET



GABION MATTRESS TO CONCRETE ATTACHMENT DETAIL

NTS

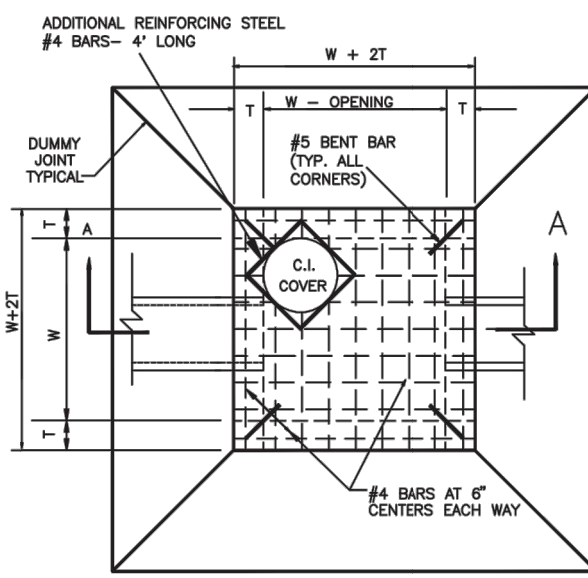
REVISIONS	
REVISIONS	

CONCRETE FLUME /
GABION/CONCRETE CONNECTION

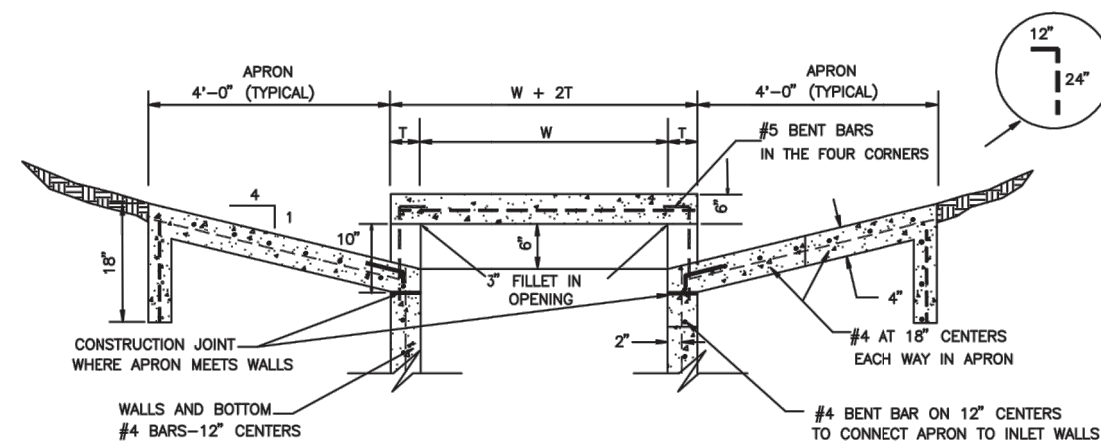
CITY OF
COLLEYVILLE
TEXAS

DEC 2013

D-7



PLAN OF TO
N.T.S.



SECTION "A"
N.T.S.

INLET SIZE	T	W
3' SQUARE	6"	3'-0"
4' SQUARE	7"	4'-0"
5' SQUARE	8"	5'-0"
6' SQUARE	9"	6'-0"

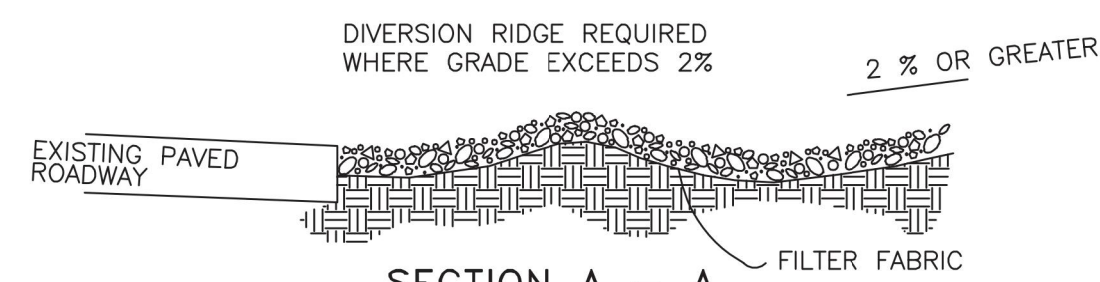
- GENERAL NOTES:
1. REINFORCING STEEL SHALL BE #4 BARS ON 12" CENTERS BOTHWAYS FOR BOTTOM SLAB AND WALLS, AND #4 BARS ON 6" CENTERS BOTHWAYS AROUND FOR TOP SLAB. ADDITIONAL REINFORCING STEEL SHALL BE PLACED AROUND MANHOLES AS SHOWN.
 2. ALL REINFORCING STEEL SHALL BE GRADE 60.
 3. ALL CONCRETE SHALL BE CLASS "K".
 4. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4"
 5. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 2" ON INSIDE FACE WALL.
 6. ALL BACKFILLING SHALL BE PERFORMED BY MECHANICAL TAMPING TO 95% STANDARD PROCTOR DENSITY.
 7. ALL DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
 8. LIGHT ROOM FINISH ON ALL SURFACES.
 9. SEE SHEET D-1 FOR STEPS AND OTHER INLET DETAILS.
 10. SEE SHEET S-10 FOR MANHOLE COVER, CHANGE "SANITARY SEWER" TO "STORM DRAIN"

REVISIONS	
REVISIONS	

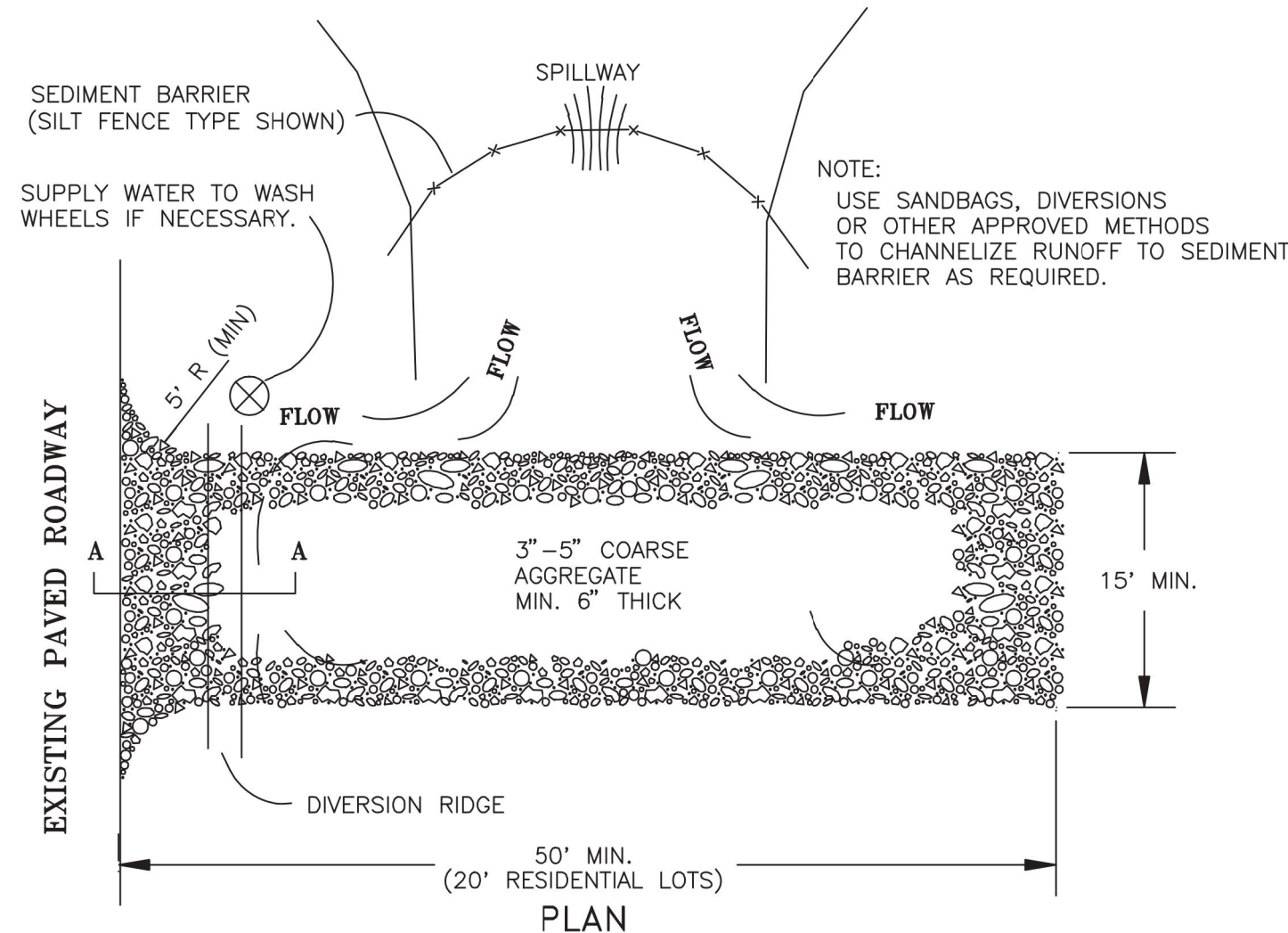
DROP INLET



DEC 2013 D-4



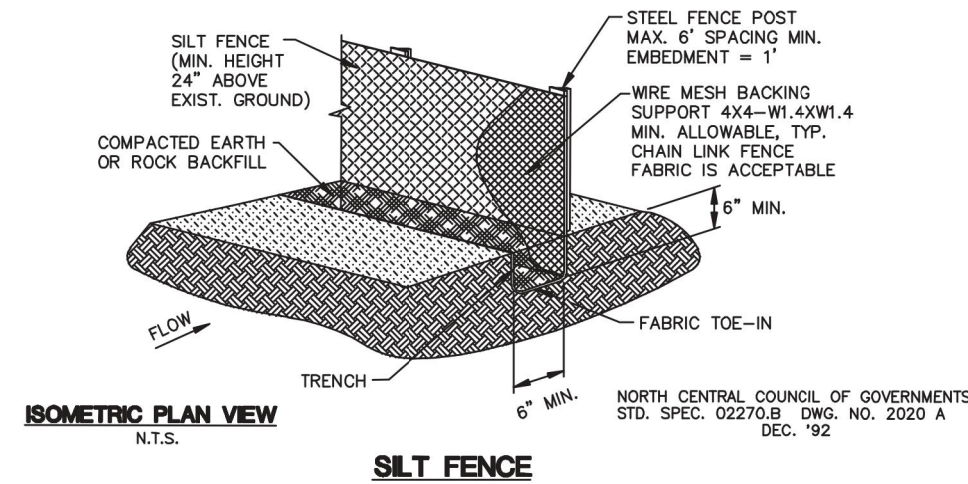
SECTION A - A



TEMPORARY STONE CONSTRUCTION ENTRANCE / EXIT

REVISIONS	
REVISIONS	

CONSTRUCTION ENTRANCE	
	
FEB 2014	D-11



SILT FENCE

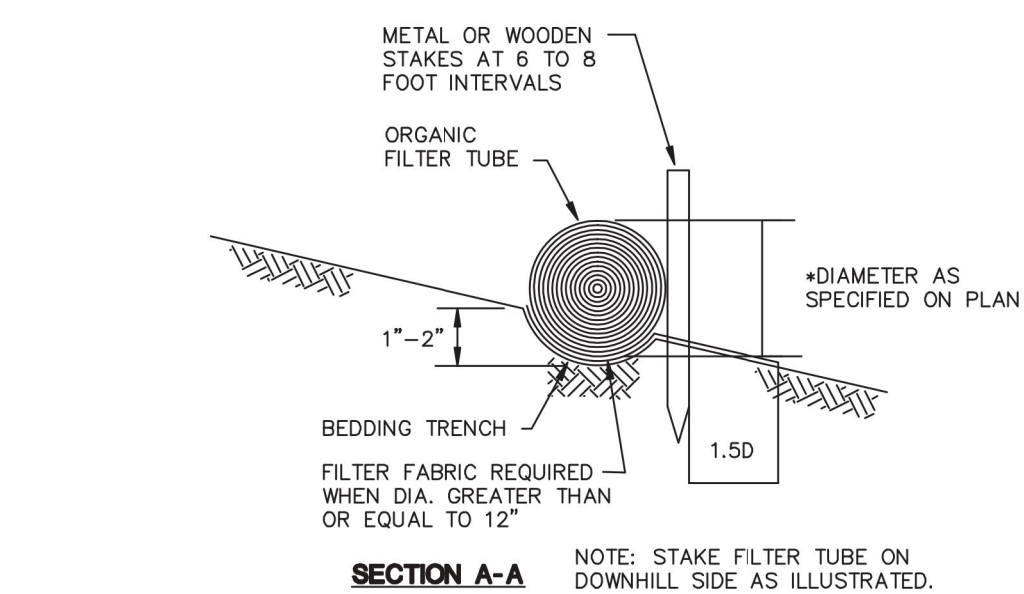
SILT FENCE

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACED TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID ON THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SILT SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS NOT TO CONTRIBUTE TO ADDITIONAL SILTATION.

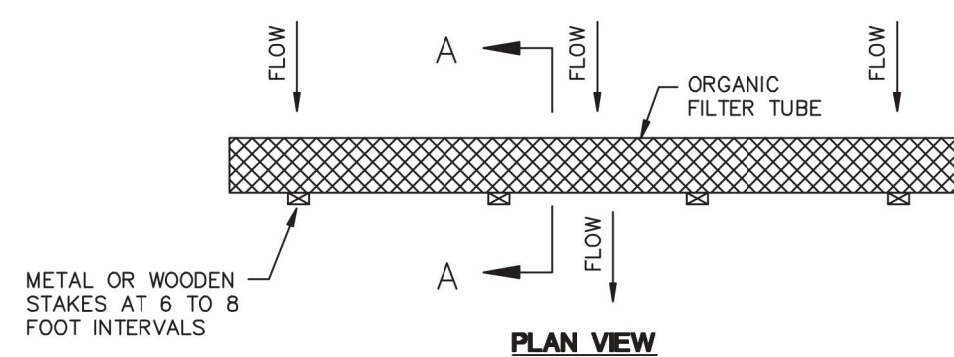
NORTH CENTRAL COUNCIL OF GOVERNMENTS
STD. SPEC. 02270.B DWG. NO. 2020 B
DEC. '92

REVISIONS	
REVISIONS	
SILT FENCE	
	
FEB 2014	D-10

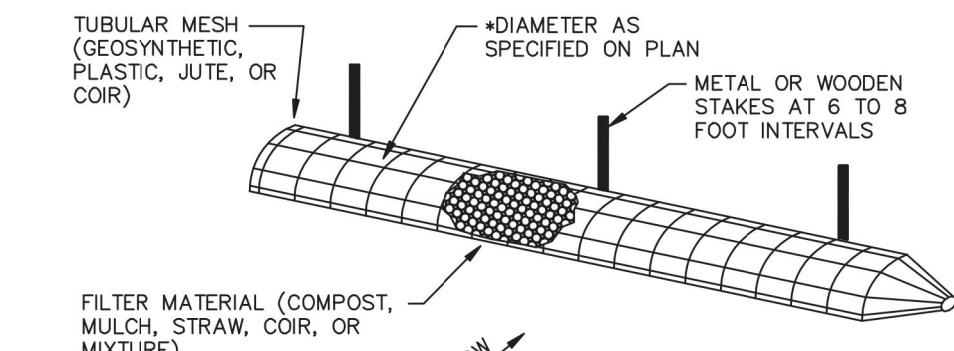


SECTION A-A

NOTE: STAKE FILTER TUBE ON
DOWNHILL SIDE AS ILLUSTRATED.



PLAN VIEW



ORGANIC FILTER TUBE DETAIL

ORGANIC FILTER TUBES

N.T.S.

REVISIONS		
REVISIONS		
ORGANIC FILTER TUBE		
		
FEB 2014		D-13

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
MARCH 14, 2022.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

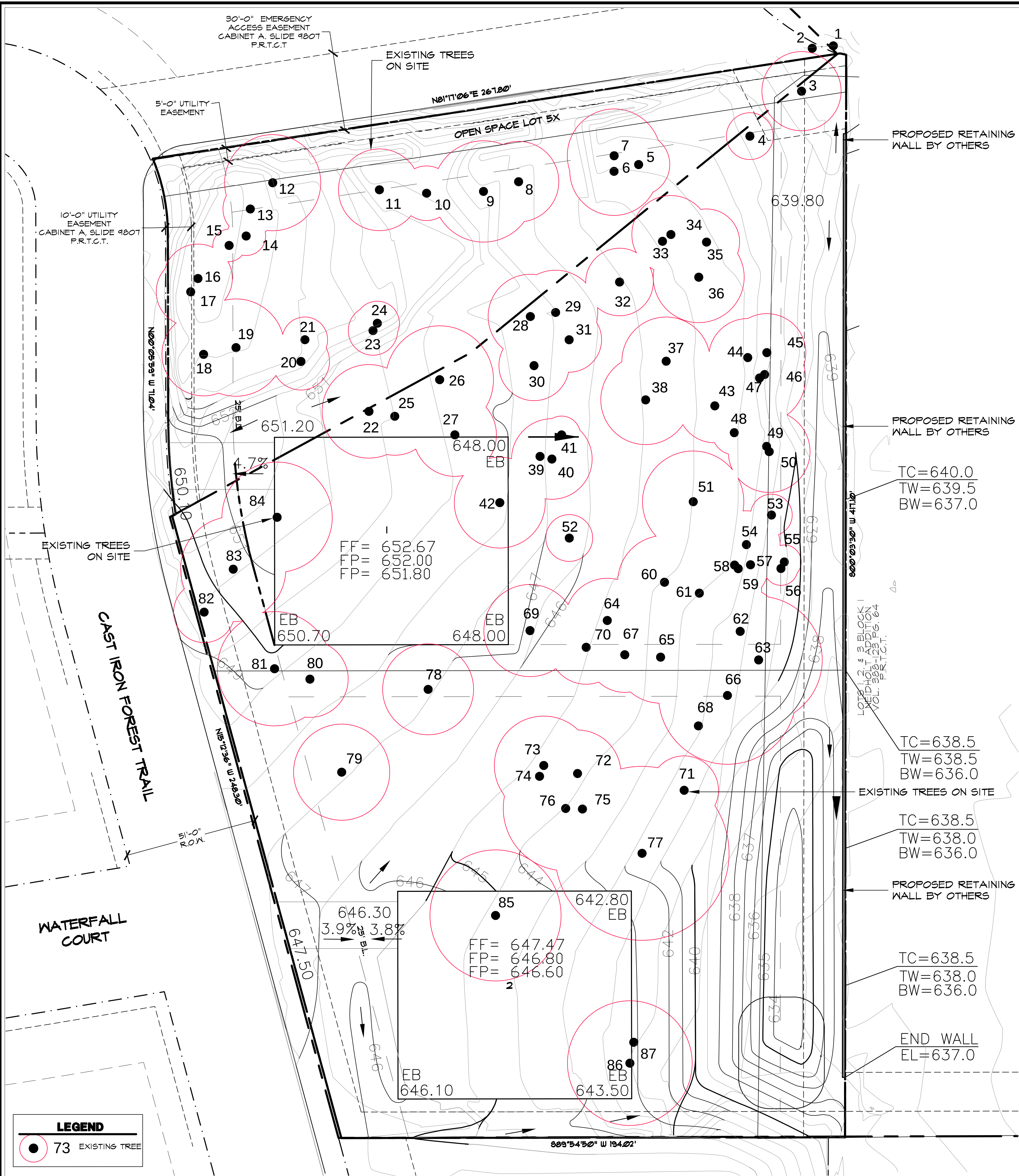
**PAPE-DAWSON
ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 W FWY, STE 700 | FT. WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #670

E - GRADING AND DRAINAGE
ER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
CONSTRUCTION DETAILS

PLAT NO. _____ KMM
JOB NO. _____ KMM
DATE _____ MLM
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET **C7.00**

Drawing: \\Studio13\main\Users Shared\Folders\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Save Time: 7/5/2018 12:05 PM
Plotted by: ##### Plot Date: 7/5/2018 3:08 PM



EXISTING TREE COVERAGE

- TOTAL PROPERTY AREA = 95,724SF
- TOTAL CANOPY COVERAGE ON SITE = 44,870SF

1

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
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- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REES
1971
January 10, 2018

NORTH

20 10 0 10 20

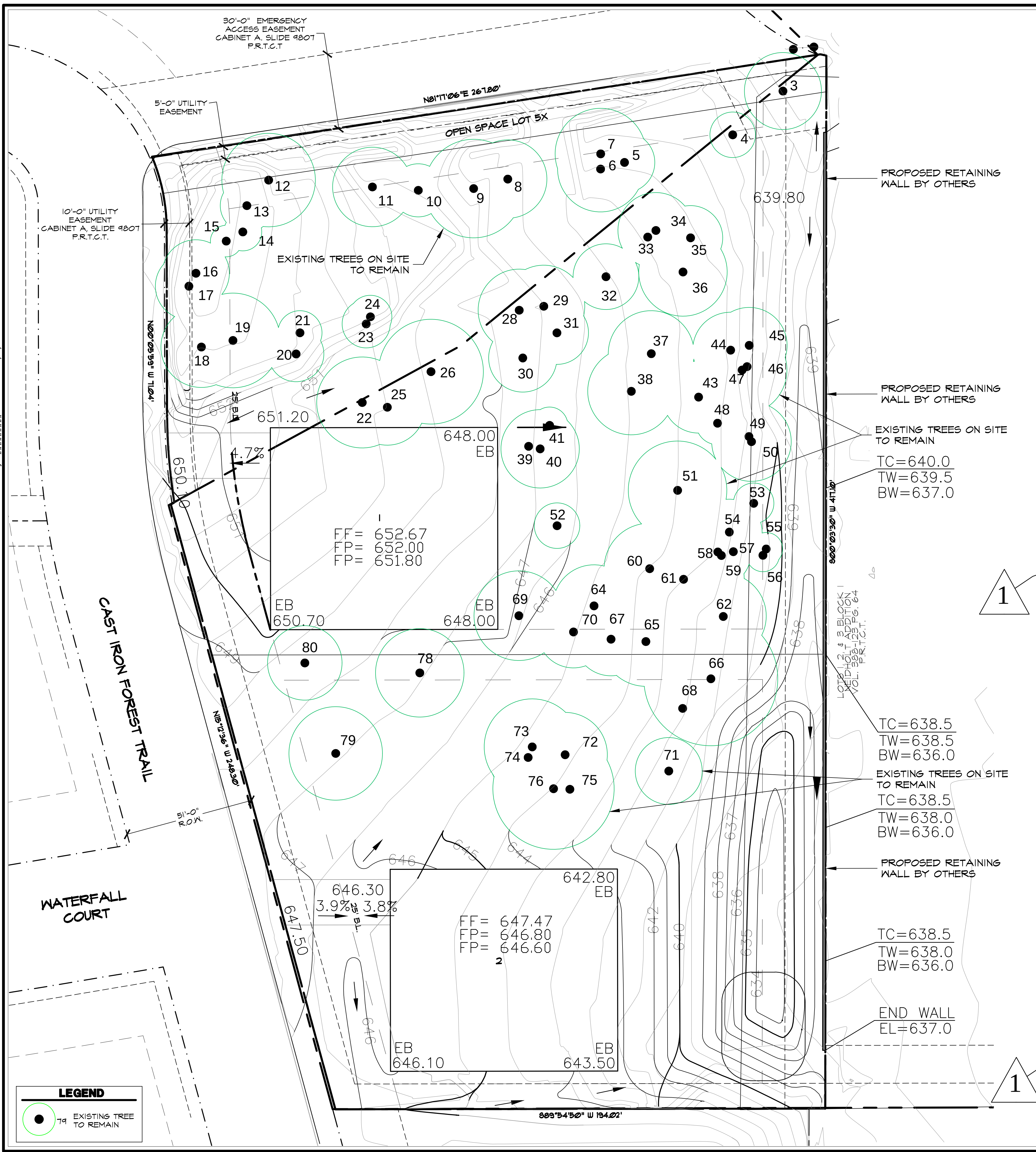
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY				Tree Survey Plan				Old Grove, Ph. 2				City Colleyville, Tarrant County, Texas			
PLAN REVIEW REVISIONS				PLAN REVIEW REVISIONS				PLAN REVIEW REVISIONS				PLAN REVIEW REVISIONS			
REVISOR				REVISOR				REVISOR				REVISOR			
DATE				DATE				DATE				DATE			
BY				BY				BY				BY			
#				#				#				#			
1				1				1				1			
PROJECT				PROJECT				PROJECT				PROJECT			
TBI013				TBI013				TBI013				TBI013			
SHEET				SHEET				SHEET				SHEET			
TR1 of 3				TR1 of 3				TR1 of 3				TR1 of 3			

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Plotted by: ##### Plot Date: 7/5/2018 3:16 PM



Old Grove, Ph. 2 Colleyville, Texas							
TR. NO.	SIZE	COMMON NAME	SCIENTIFIC NAME	STATUS	EXEMPT / NON-EXEMPT	REMOVE / REMAIN	LOCATION
1	0	Post Oak	Quercus Stellata	Poor - Unilateral - Cavity - Canopy Dieback	Exempt	Remain	Off Site - NE Corner
2	0	Post Oak	Quercus Stellata	Good Condition	Exempt	Remain	Off Site - NE Corner
3	15.25	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Open Space Lot 5X
4	9	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
5	12	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
6	17	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
7	18	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
8	15.5	Post Oak	Quercus Stellata	Wire in Trunk	Non-Exempt	Remain	Lot 1
9	19.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
10	10.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
11	15.75	Cedar Elm	Ulmus Crassifolia	Good Condition	Non-Exempt	Remain	Lot 1
12	18.5	Post Oak	Quercus Stellata	75% Dead - Canopy Dieback	Exempt	Remain	Lot 1
13	10.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
14	7.5	Post Oak	Quercus Stellata	Poor - Vines - Canopy Dieback	Exempt	Remain	Lot 1
15	6.25	Post Oak	Quercus Stellata	Poor - Vines	Non-Exempt	Remain	Lot 1
16	13.25	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Non-Exempt	Remain	Lot 1
17	13.25	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
18	16	Post Oak	Quercus Stellata	OK	Exempt	Remain	Lot 1
19	18.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
20	11	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
21	8.75	Easter Red Cedar	Juniperus Virginiana	OK	Exempt	Remain	Lot 1
22	16	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
23	9.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
24	8.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
25	15	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
26	20.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
27	16	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
28	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
29	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
30	13.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
31	12.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
32	13	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
33	9	Easter Red Cedar	Juniperus Virginiana	Poor - Understory - Leaning	Exempt	Remain	Lot 1
34	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
35	12.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
36	17.5	Post Oak	Quercus Stellata	Slight Canopy Dieback	Non-Exempt	Remain	Lot 1
37	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
38	17.25	Post Oak	Quercus Stellata	OK - Vines	Non-Exempt	Remain	Lot 1
39	8.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
40	15.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
41	7.25	Gum Bumelia	Sideroxylon Lanuginosum	Understory	Non-Exempt	Remain	Lot 1
42	17.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
43	14.25	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
44	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
45	15	Post Oak	Quercus Stellata	Poor - Understory - Leaning - Cavity	Exempt	Remain	Lot 1
46	15.5	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Exempt	Remain	Lot 1
47	17.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Vines	Exempt	Remain	Lot 1
48	8.5	Mexican Plum	Prunus Mexicana	Understory	Exempt	Remain	Lot 1
49	14	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
50	15.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
51	19.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
52	9	Chinaberry	Melia Azedarach	Cavity	Exempt	Remain	Lot 1
53	8	Mexican Plum	Prunus Mexicana	Poor	Non-Exempt	Remain	Lot 1
54	13	Post Oak	Quercus Stellata	Canopy Dieback	Non-Exempt	Remain	Lot 1
55	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
56	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
57	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
58	9.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
59	11.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
60	18	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
61	24	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
62	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
63	24.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
64	25.25	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
65	17.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
66	26.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 2
67	14.75	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remain	Lot 1
68	10	Hackberry	Celtis Occidentalis	OK	Exempt	Remain	Lot 2
69	17.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
70	14.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
71	13.25	Chinaberry	Melia Azedarach	Canopy Dieback	Exempt	Remain	Lot 2
72	16.75	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 2
73	19	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
74	15.5	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
75	12.75	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
76	24	Post Oak	Quercus Stellata	Poor - Cavity	Exempt	Remain	Lot 2
77	33.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Wind Damage	Exempt	Remain	Lot 2
78	17.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
79	18.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
80	14.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 2
81	22	Post Oak	Quercus Stellata	Poor - Dying - Cavity - Lightning Damage - Ants	Exempt	Remove	Lot 1
82	11.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
83	20.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
84	21.25	Post Oak	Quercus Stellata	Poor - Wind Damage	Exempt	Remove	Lot 1 - Building Pad
85	25.25	Post Oak	Quercus stellata	Canopy Dieback - Ants	Exempt	Remove	Lot 2 - Building Pad
86	24	Pecan	Carya Illinoensis	OK	Non-Exempt	Remove	Lot 2 - Building Pad
87	9	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 2 - Building Pad

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES (on-site)	NUMBER OF EXEMPT TREES REMOVED	CALIPER INCHES EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	CALIPER INCHES NON-EXEMPT TO BE REMOVED	REPLACEMENT TREES TO BE PLANTED (1" CALIPER)
Post Oak	71	1110	8	158.5	0	0	0
Blackjack Oak	0	0	0	0	0	0	0
Live Oak	0	0	0	0	0	0	0
Bald Cypress	0	0	0	0	0	0	0
Chinaberry	2	22.25	0	0	2	0	0
Persimmon	0	0	0	0	0	0	0
Cottonwood	0	0	0	0	0	0	0
Loblolly Pine	0	0	0	0	0	0	0
Mulberry	0	0	0	0	0	0	0
Gum Bumelia	1	7.25	0	0	1	24	8
Pecan	1	24	0	0	1	24	8
Easter Red Cedar	2	17.75	0	0	0	0	0
Cedar Elm	1	15.75	0	0	0	0	0
Lacebark Elm	0	0	0	0	0	0	0
Hackberry	7	62.5	1	9	0	0	0
American Elm	0	0	0	0	0	0	0
Total	85	1259.5	9	167.5	3	24	8

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CANOPY COVERAGE SF (on-site)	NUMBER OF EXEMPT TREES REMOVED	SQUARE FEET EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	SQUARE FEET NON-EXEMPT TO BE REMOVED	NUMBER OF TREES SAVED/SQUARE FEET
Total	85	44,870	9	10,014	3	1,810	73 / 33,293
% of Total				22.3%		4.0%	74.3%

CANOPY COVERAGE

TOTAL EXISTING TREE CANOPY COVERAGE ON SITE - 46.8%

- TOTAL CANOPY COVERAGE 44,870sf

- TOTAL SITE 45,729sf

TOTAL TREE CANOPY COVERAGE REQUIRED TO BE PRESERVED - 50%

TOTAL TREE CANOPY BEING PRESERVED - 33,293sf 74.3%

EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS

- TOTAL PROPERTY AREA = 45,729sf

- TOTAL CANOPY COVERAGE ON SITE = 44,870sf

46.8% CANOPY COVERAGE ON SITE

50% MIN. CANOPY COVERAGE TO BE PRESERVED

74.3% OF EXISTING CANOPY COVERAGE REMAINING

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

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One Inch

TREE SURVEY

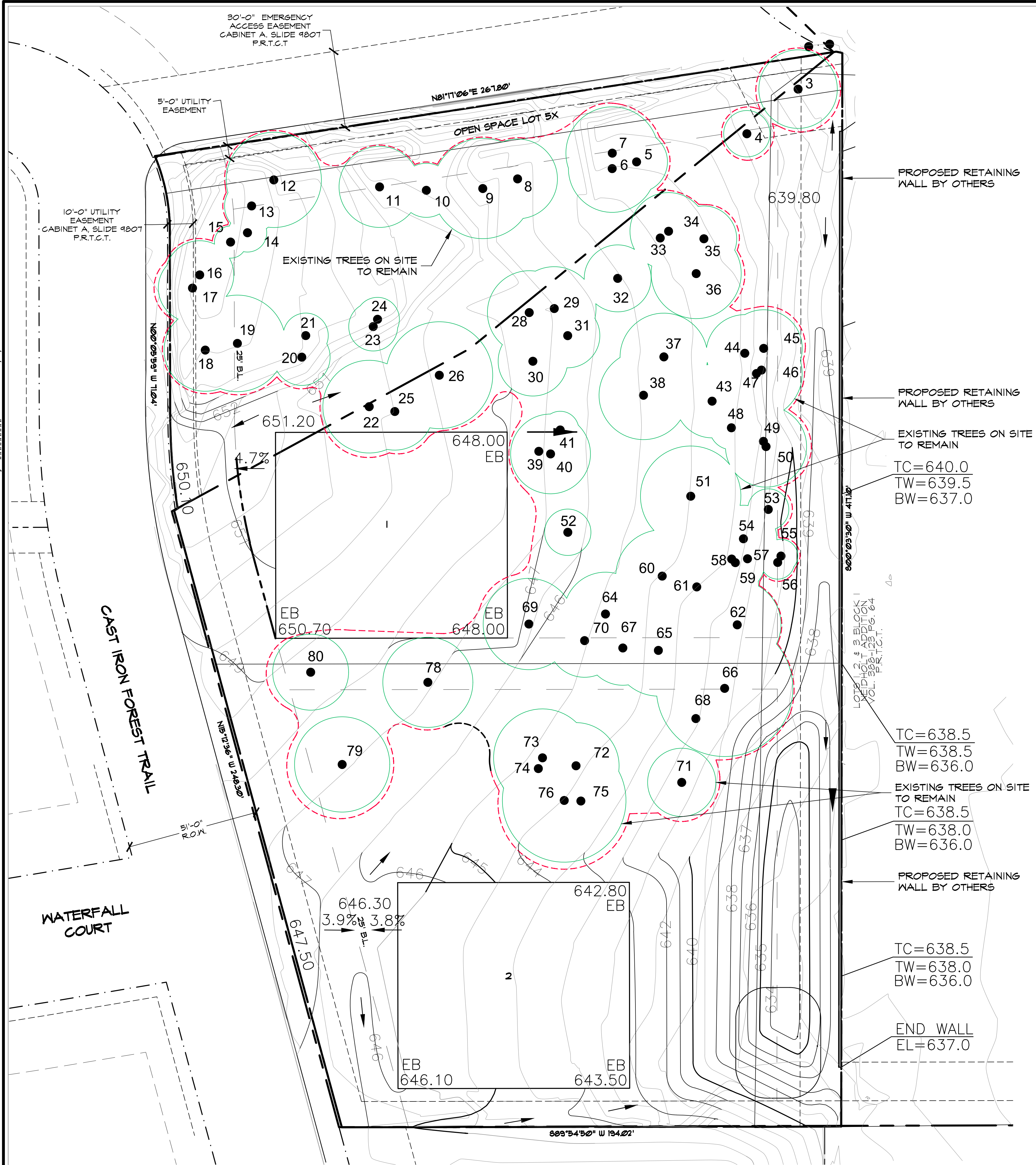
Tree Mitigation Plan
Old Grove, Ph. 2
City Colleyville, Tarrant County, Texas

DATE	7-5-2018
BY	MH
PLAN REVIEW REVISIONS	
REVISED PER CIVIL CHANGES	
#	1

PROJECT
TBI013

SHEET
TR2 of 3

Drawing: \\Studio13\main\Users Shared\Folders\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Save Time: 7/5/2018 12:05 PM
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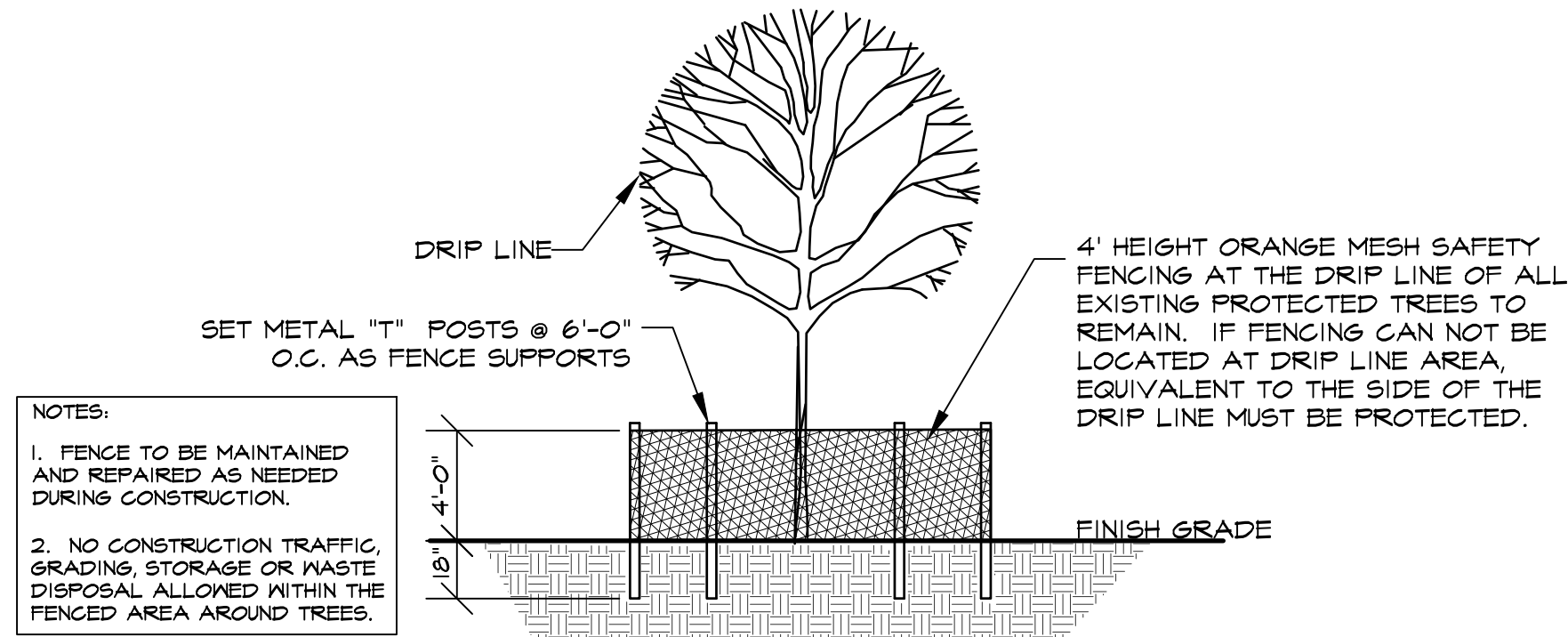


LEGEND

- EXISTING TREE TO REMAIN
- - - TREE PROTECTION FENCE

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
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1 PROTECTED TREES - TREE PROTECTION DETAIL
NOT TO SCALE

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REESE
JANUARY 10, 2018

NORTH

20 10 0 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY	
Tree Protection Plan	
Old Grove, Ph. 2	
City Colleyville, Tarrant County, Texas	

PLAN REVIEW REVISIONS	BY	DATE
REVISOR PER CIVIL CHANGES	MRH	7-5-2018
#	1	
PROJECT		
TBI013		
SHEET		
TR3 of 3		



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2e

Agenda Date 3/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Preliminary/Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, & 6, Block 1, Shirley Allgood Addition, being Tracts 3P1, 3R1, & 6A17, and 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition, located at 1804 Tyler Street, 1900 Tyler Street, 1907 Renfro Road, and 1911 Renfro Road, Case PC22-006

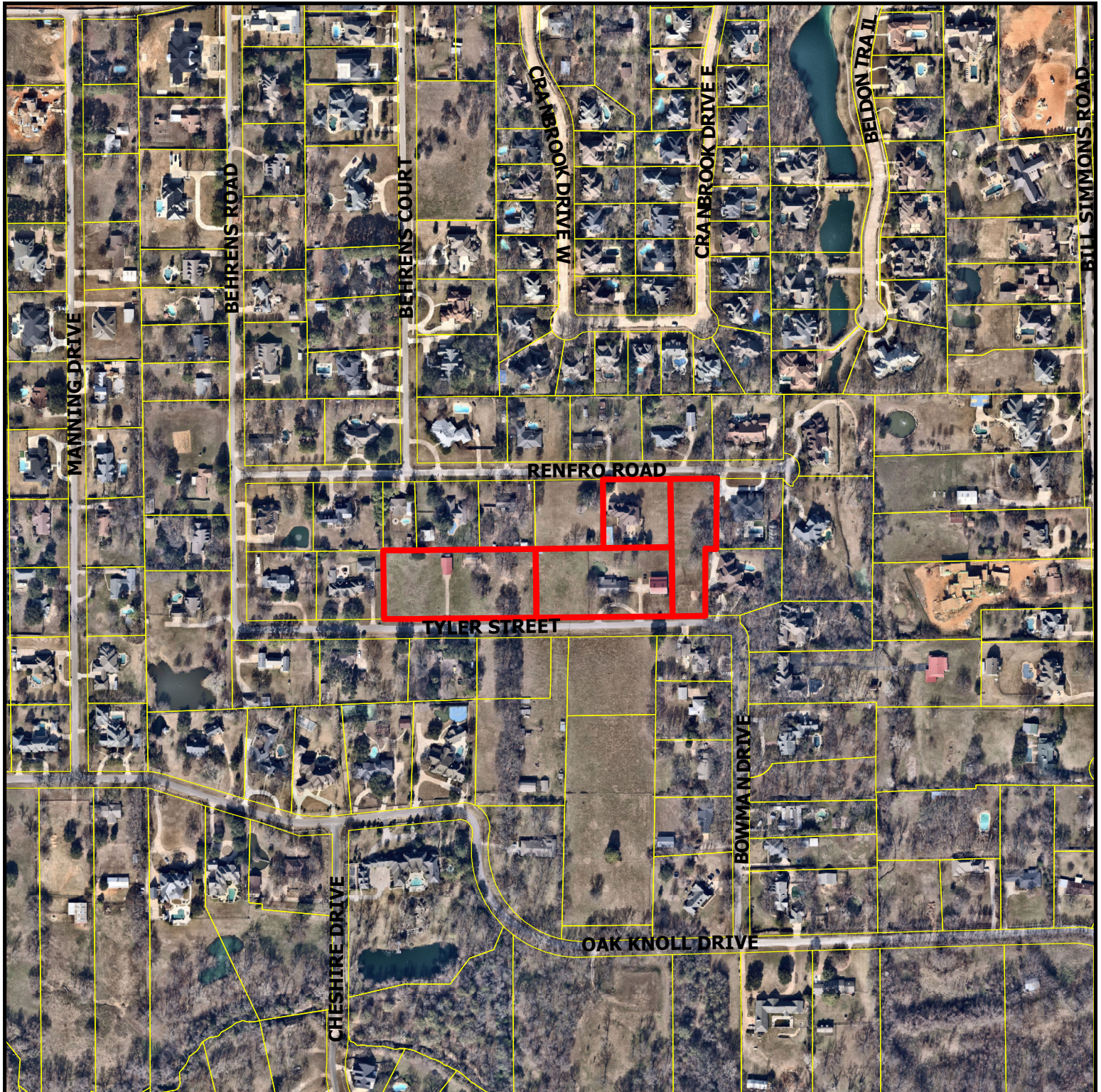
Explanation

Greg Chapa, the applicant, has submitted a request for a Preliminary & Final Plat of Tract 3P1, 3R1, & Tract 6A17, and Tract 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition being approximately 6.56 acres, and zoned R-40 Single Family Residential. The purpose is to plat/replat the properties in order to allow for the construction of new single family homes. A total of 6 lots are proposed.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Combination Preliminary & Final Plat
5. Existing Conditions Exhibit
6. Aerial View
7. Water and Sewer Line Map

Aerial Map

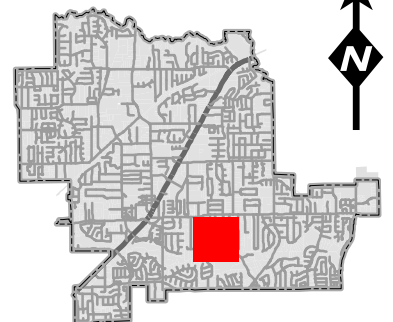


PC22-006
1900 Tyler Street

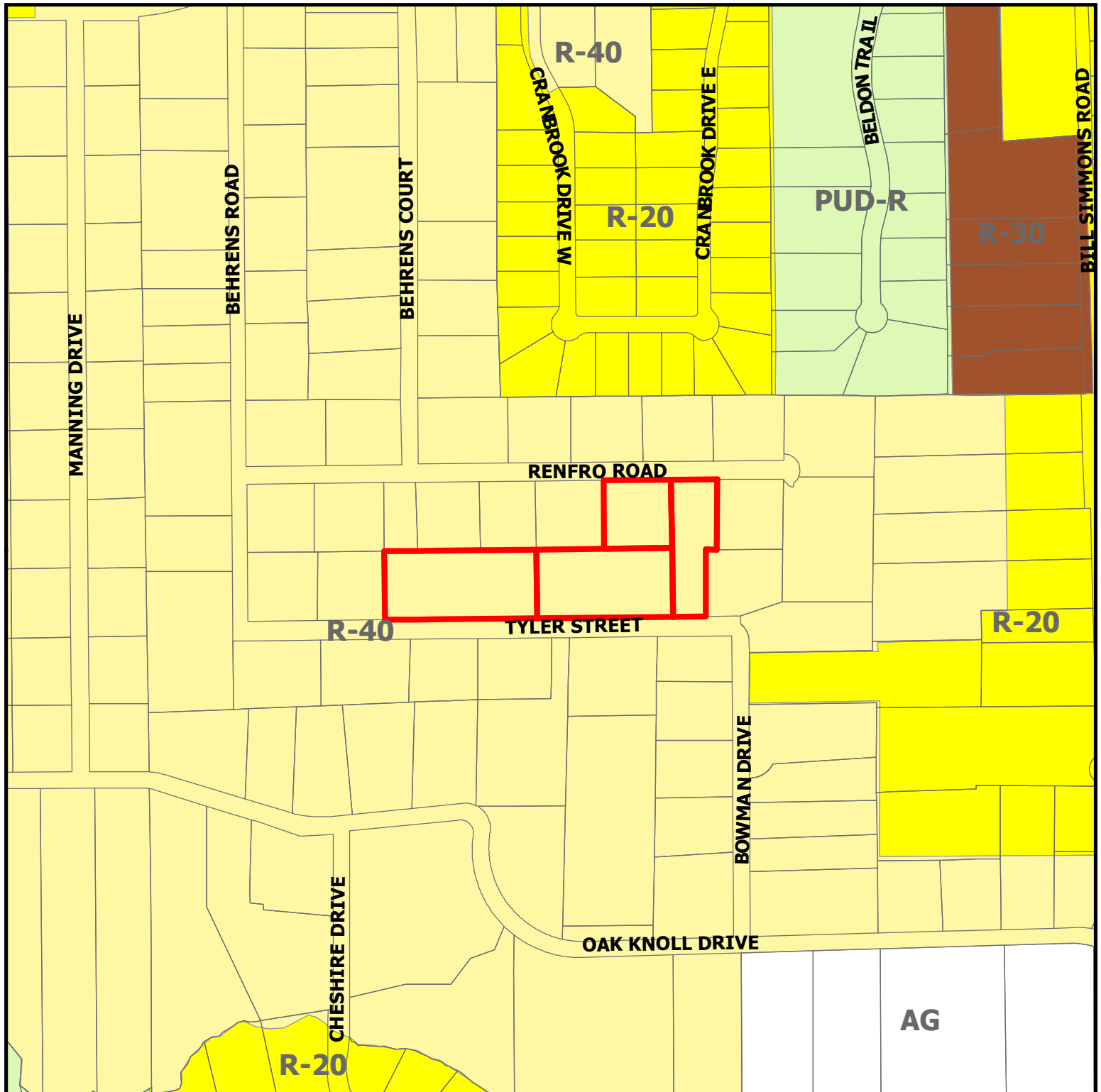
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Subject Property



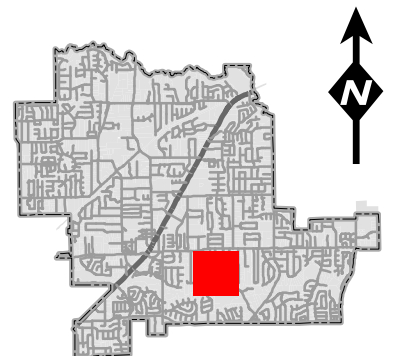
Zoning Map



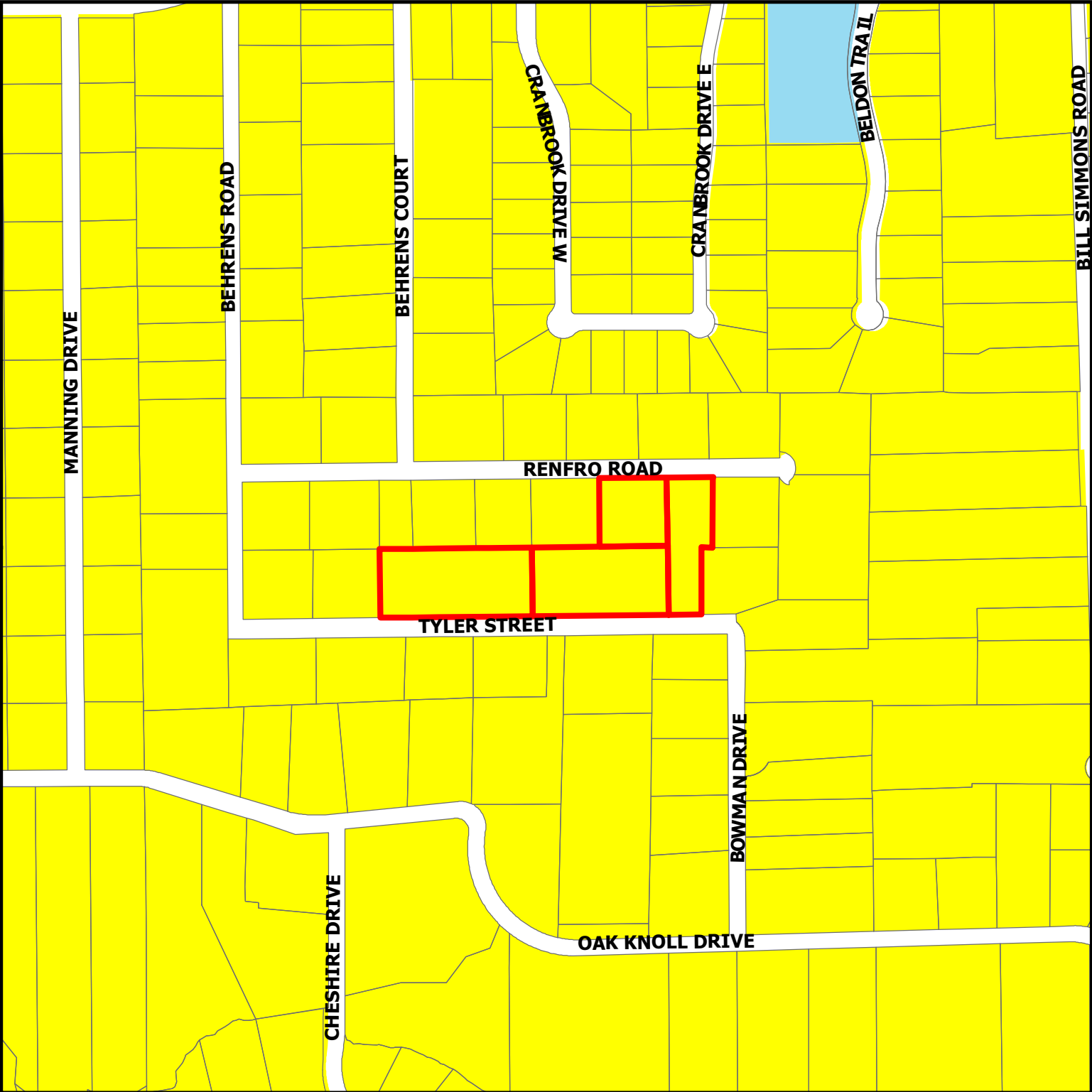
PC22-006
1900 Tyler Street

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 Subject Property



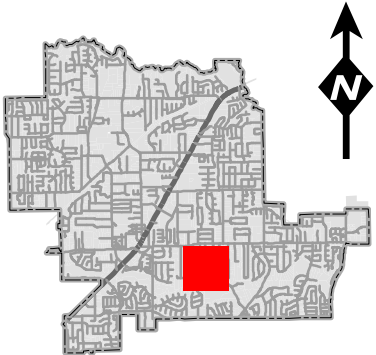
Future Land Use Map

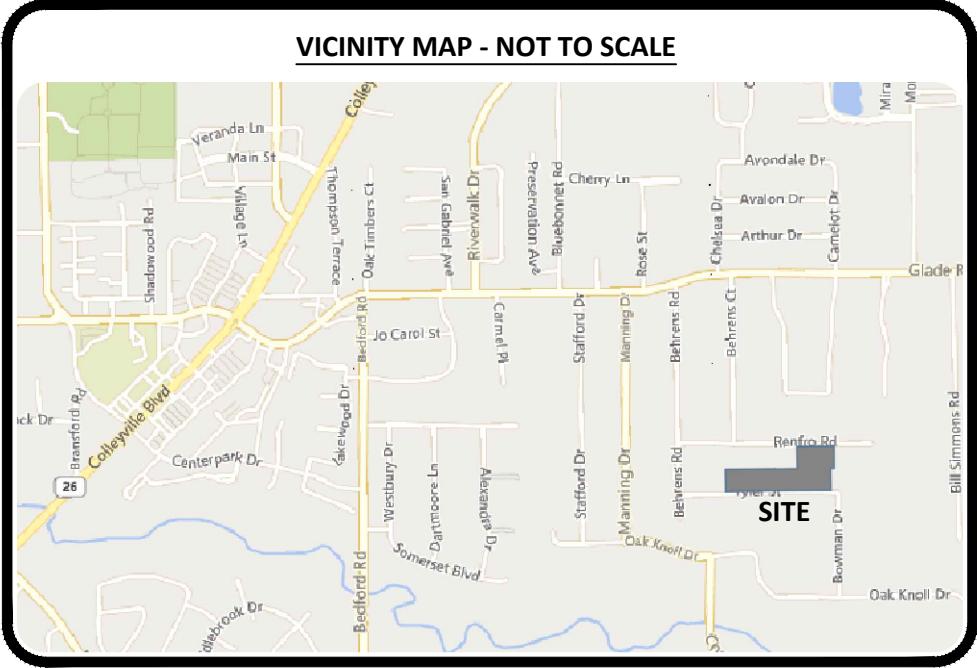


PC22-006
1900 Tyler Street

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-  Subject Property
-  Residential
-  Water Body





- LEGEND OF ABBREVIATIONS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

- NOTES:
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
 - This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
 - Monuments are found unless specifically designated as set.
 - The purpose of this plat is to subdivide two existing lots and two tracts of land into six separate lots.
 - Any existing drainage easement and facilities must be maintained and operated according to their intended function and use.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS GLADE ROAD CAPITAL, LLC, TERRY LYONS AND SUSAN LYONS are the owners of a tract of land out of the Simon Cotrail Survey, Abstract Number 328, in the City of Coleyville, Tarrant County, Texas, and being that same tract of land described by deed to Glade Capital, LLC, as recorded under Document Number D2122102284, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), together with that tract of land described by deed to Terry Lyons and Susan Lyons as recorded under Document Number D212098875, (O.P.R.T.C.T.), and with all of Lot 2R-1 and Lot 2R-2 in Block 1 of Shirley Allgood Addition, an addition in the City of Coleyville, Tarrant County, Texas, according to the plat recorded under Cabinet B, Slide 779, Plat Records, Tarrant County, Texas, (P.R.T.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar for the northwest corner of said Glade Road Capital tract, same being the westernmost northwest corner of the herein described tract;

THENCE North 89 degrees 18 minutes 10 seconds East, with the north line of said Glade Road Capital tract, a distance of 464.40 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") for the northeast corner thereof;

THENCE South 01 degrees 13 minutes 50 seconds East, with the east line of said Glade Road Capital tract, a distance of 2.07 feet to a capped rebar set at the northwest corner of said Lot 2R-1;

THENCE with the perimeter and to the corners of said Lot 2R-1 and said Lot 2R-2, the following calls:

- North 89 degrees 16 minutes 36 seconds East, a distance of 208.71 feet to a capped rebar set;
- North 01 degrees 13 minutes 59 seconds West, a distance of 208.72 feet to a point from which a 1 inch iron pipe found bears South 85 degrees West, a distance of 1.23 feet;
- North 89 degrees 16 minutes 36 seconds East, a distance of 212.66 feet to a 1/2 inch rebar with cap stamped, "VOGT 1928" found for the northeast corner of said Lot 2R-2, same being the northwest corner of said Lyons tract;

THENCE with the perimeter and to the corners of said Lyons tract, the following calls:

- North 89 degrees 46 minutes 15 seconds East, a distance of 138.67 feet to a 1/2 inch rebar with cap stamped, "VOGT 1928" found;
- South 00 degrees 14 minutes 16 seconds East, a distance of 208.13 feet to a 1/2 inch rebar found;
- South 86 degrees 10 minutes 34 seconds West, a distance of 33.36 feet to a 1/2 inch rebar found in a tree;
- South 00 degrees 42 minutes 20 seconds East, a distance of 205.85 feet to a MAG nail found in a wood fence;
- South 89 degrees 54 minutes 05 seconds West, a distance of 99.84 feet to a capped rebar set for the southwest corner of said Lyons tract, same being the southeast corner of said Lot 2R-1;

THENCE South 89 degrees 37 minutes 59 seconds West, with the south line of said Lot 2R-1, a distance of 421.40 feet to a 3/8 inch rebar found for the southwest corner thereof, same being the southeast corner of said Glade Road Capital tract;

THENCE South 89 degrees 09 minutes 10 seconds West, with the south line of said Glade Road Capital tract, a distance of 465.80 feet to a capped rebar set for the southwest corner thereof;

THENCE North 00 degrees 50 minutes 31 seconds West, with the west line of said Glade Road Capital tract, a distance of 207.84 feet to the **POINT OF BEGINNING** and enclosing 6.359 acres (276,978 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That WE, **GLADE ROAD CAPITAL, LLC, TERRY LYONS AND SUSAN LYONS**, do hereby adopt this plat designating the hereinbefore described property as **LOTS 2AR-1, 2AR-2, 3, 4, 5, & 6, BLOCK 1, SHIRLEY ALLGOOD ADDITION**, an addition to the City of Coleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Coleyville, Texas.

Witness my hand this _____ day of _____, 20____.

Glade Road Capital (authorized agent)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

Witness my hand this _____ day of _____, 20____.

Terry Lyons

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

Witness my hand this _____ day of _____, 20____.

Susan Lyons

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act. Fieldwork was completed on February 23, 2022.

Date of Plat/Map: **March 13, 2022**

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT March 15, 2022

John H. Barton III, RPLS# 6737

Date

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Coleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Chairman, Planning and Zoning Commission

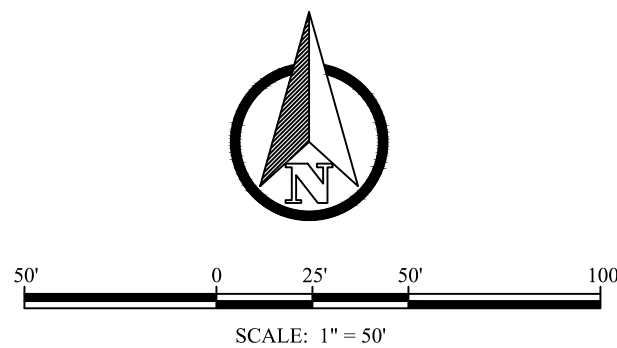
Attest: Secretary, Planning and Zoning Commission

City Council Approval

WHEREAS The City Council of the City of Coleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Mayor, City of Coleyville

Attest: City Secretary



COMBINATION PRELIMINARY
& FINAL PLAT
LOTS 2AR-1, 2AR-2, 3, 4, 5, & 6
BLOCK 1
SHIRLEY ALLGOOD ADDITION
BEING A REPLAT OF LOTS 2R-1 & 2R-2, BLOCK 1,
SHIRLEY ALLGOOD ADDITION
TOGETHER WITH A TWO TRACTS OF LAND OUT OF THE
SIMON COTRAIL SURVEY, ABSTRACT #328
6.359 ACRES
CITY COLLEYVILLE, TARRANT COUNTY, TEXAS
MARCH 2022

SURVEYOR



**BARTON CHAPA
SURVEYING**

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdw.com
TBPLS Firm #10194474

OWNER
TERRY LYONS & SUSAN LYONS
1907 RENFRO ROAD
COLLEYVILLE, TX 76034

OWNER
GLADE ROAD CAPITAL, LLC
1804 TYLER STREET
COLLEYVILLE, TX 76034

JOB NO. 2022.132.004

DRAWN: BCS

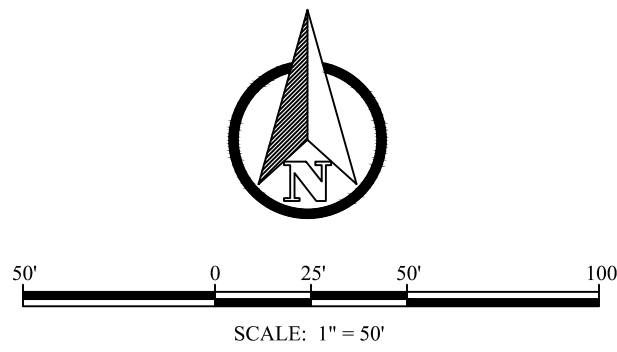
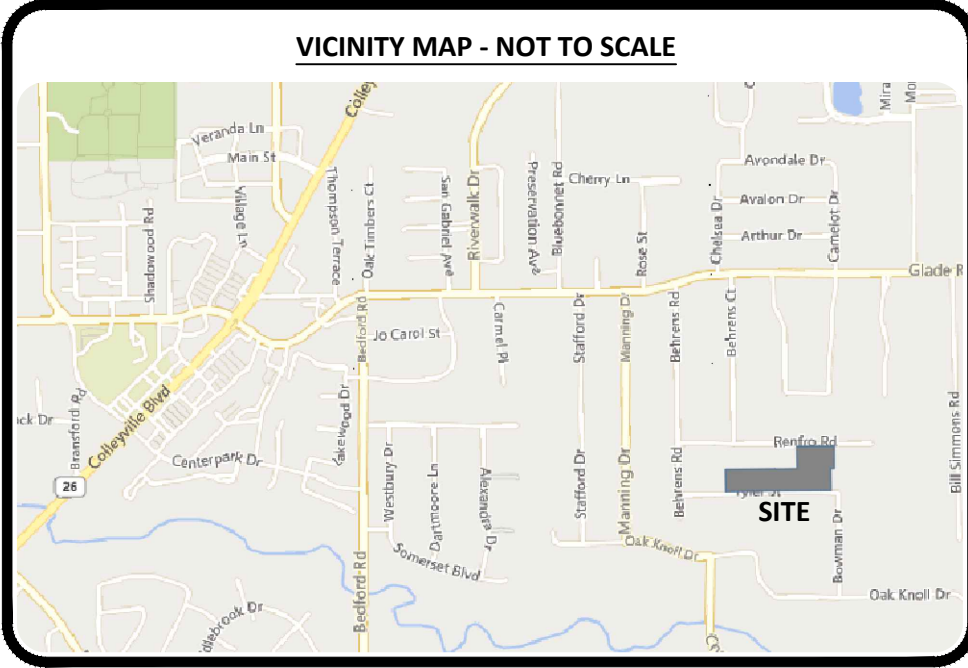
CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

**COLLEYVILLE,
TEXAS**

SHEET:



NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Improvements shown hereon are existing unless otherwise noted.

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR



BARTON CHAPA SURVEYING

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdw.com
TBPLS Firm #10194474

OWNER
TERRY LYONS & SUSAN LYONS
1907 RENFRO ROAD
COLLEYVILLE, TX 76034

OWNER
GLADE ROAD CAPITAL, LLC
1804 TYLER STREET
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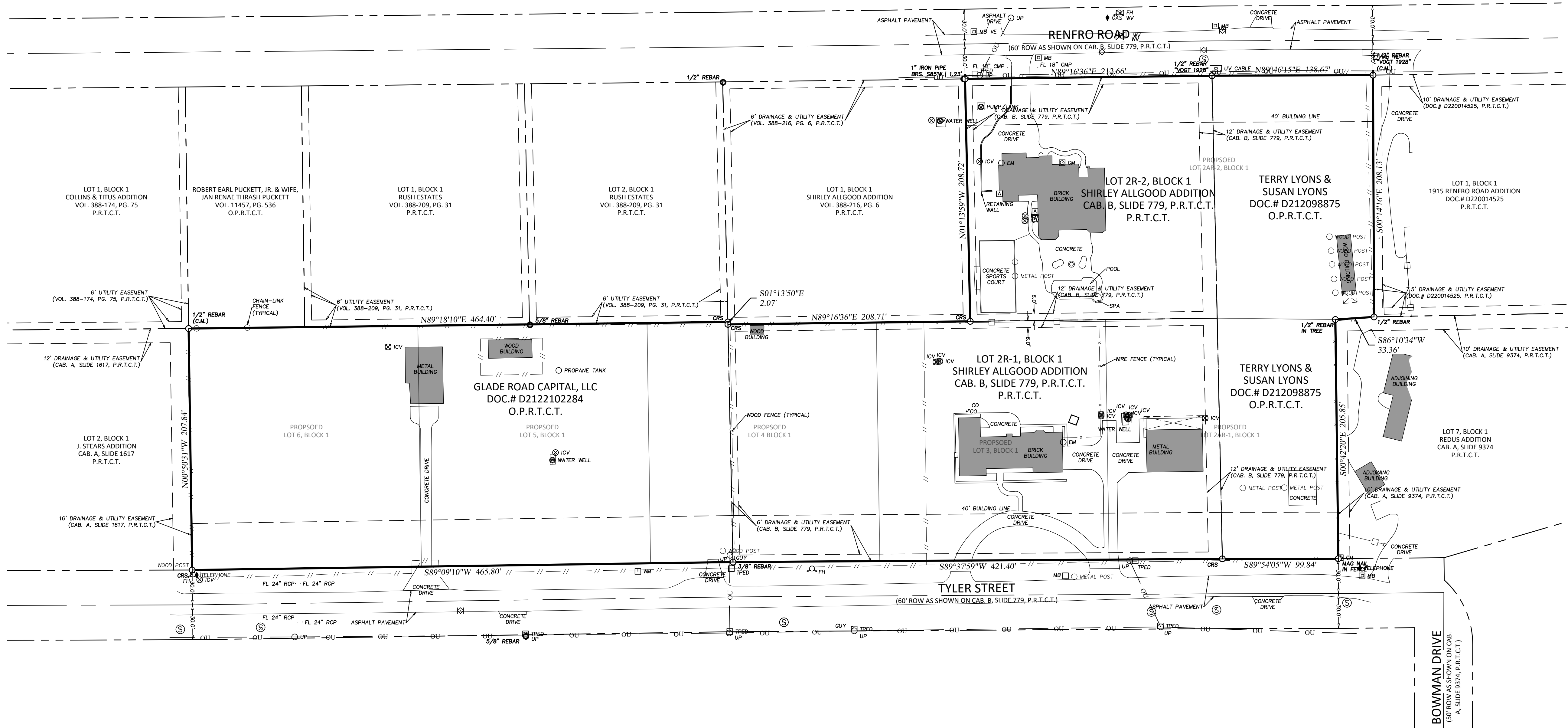
DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

COLLEYVILLE,
TEXAS



EXISTING CONDITIONS EXHIBIT
LOTS 2AR-1, 2AR-2, 3, 4, 5, & 6
BLOCK 1
SHIRLEY ALLGOOD ADDITION
BEING A REPLAT OF LOTS 2R-1 & 2R-2, BLOCK 1,
SHIRLEY ALLGOOD ADDITION
TOGETHER WITH A TWO TRACTS OF LAND OUT OF THE
SIMON COTRAIL SURVEY, ABSTRACT #328
6.359 ACRES
CITY COLLEYVILLE, TARRANT COUNTY, TEXAS

11/2020

Leatherneck Arms

RED LINE REPRESENTS
AN EXISTING SEWER LINE
LOCATED IN AN EXISTING
12' UTILITY EASEMENT ON
LOT 2R2

Renfro Rd

Renfro Rd

Renfro Rd

Renfro Rd

**ALL SECTIONS
COMBINED WILL BE
TREATED AS ONE PLAT
APPLICATION**

APPX 1907 RENFRO - LOT
2R2 WEST P/L

APPX 1911 RENFRO -
UNPLATTED TRACT WEST
P/L

SURVEY/REPLAT SECTION 1

COMBINE EXISTING LOT 2R2 W/ 1911 RENFRO TRACT TO EAST
EXISTING HOME ON LOT 2R2 TO WILL DEMO'D AND NEW HOME RE-BUILT
NEW HOME WILL BE CONSTRUCTED ENTIRELY ON WEST SIDE OF SEWER LINE
EASEMENT (ON FORMER LOT 2R2)

APPX 1804 TYLER - LOT
2R1 WEST P/L

COMBINE WESTERN PORTION OF LOT 2R1 WITH UN-PLATTED TRACT TO WEST
EXISTING BARN TO REMAIN UNTIL FUTURE DEMO & REBUILD
PLAT INTO 3, R-40 LOTS OF APPX 41,000 SF EACH

SURVEY/REPLAT SECTION 3

LOT ??/
APPX 197'W X 210'D

LOT ??/
APPX 197'W X 210'D

LOT ??/
APPX 197'W X 210'D

COMBINE EXISTING HOME ON LOT 2R1 W/ SOUTH PORTION OF 1911 RENFRO TRACT TO EAST
EXISTING HOME & BARN TO REMAIN UNTIL FUTURE DEMO & REBUILD
DECREASE SIZE OF 2R1 AND ADD LAND TO WEST TRACT RE-PLAT
PLAT INTO 2, R-40 LOTS OF APPX 41,000 SF EACH
SEWER LINE WILL EVENTUALLY NEED TO BE MOVED BUT WILL ASK FOR PROVISION IN ORDINANCE
TO MOVE SEWER LATER ONLY WHEN READY TO BUILD

SURVEY/REPLAT SECTION 2

LOT ??/
APPX 197'W X 210'D

LOT ??/
APPX 197'W X 210'D

HOME TO
REMAIN UNTIL
TIME TO
REBUILD NEW
HOME ON LOT

BARN TO
REMAIN UNTIL
TIME TO
REBUILD NEW
HOME ON LOT

Tyler St

Tyler St

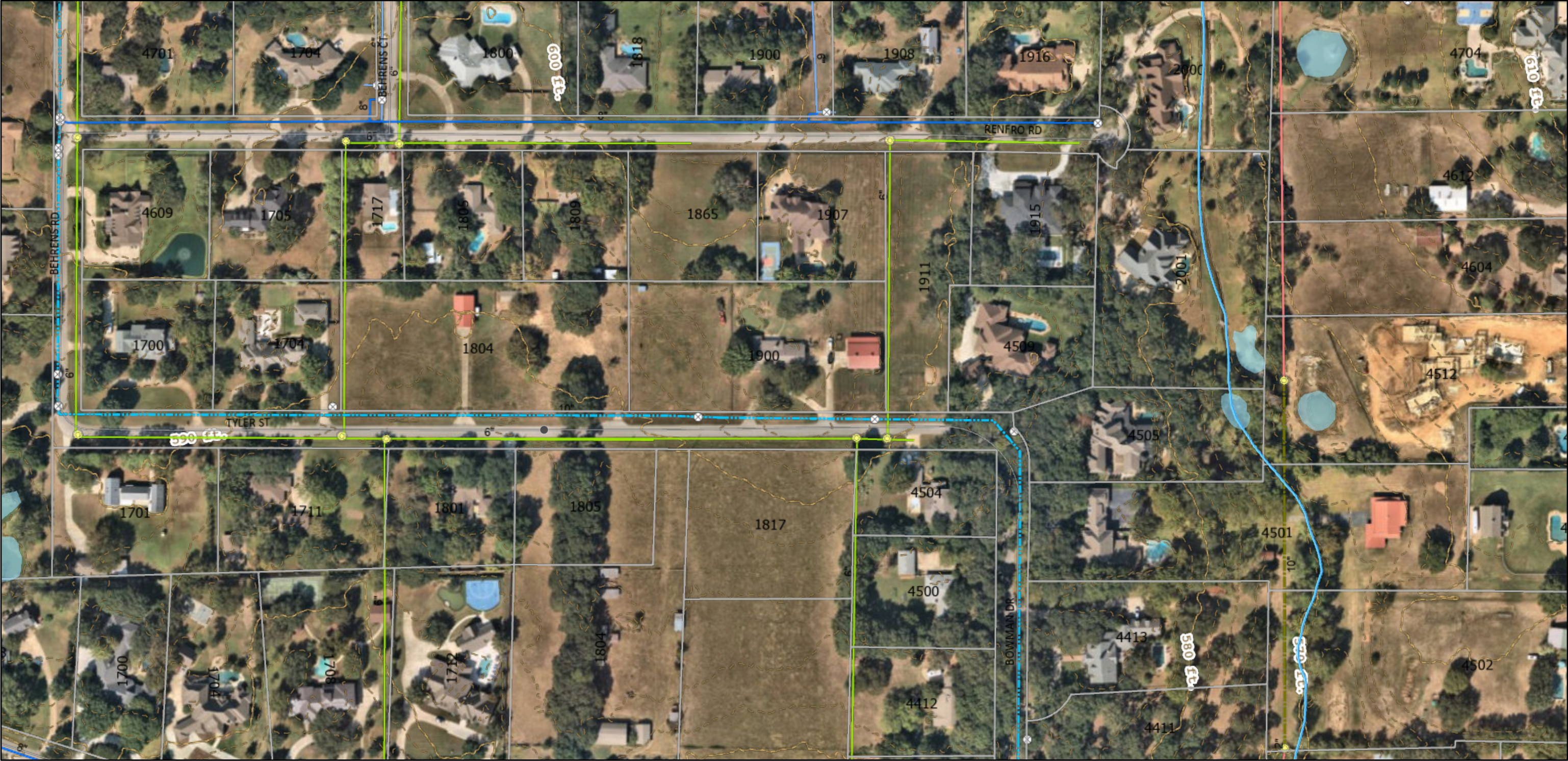
Tyler St

Google Earth

1965

32°52'38.27" N 97°08'27.12" W elev 597 ft eye alt 1518 ft

Colleyville Web Map



12/16/2021 3:42:12 PM

City Limit

Ponds

Streams

Residential / Local

Parcel

Water Line

6"

8"

10"

12"

Other

Water Valve

Flush Valve

Gate Valve

Sewer Line

8"

10"

12"

6"

Sewer Manhole

Precast Manhole

Contour_10FT

Contour_2FT

1:2,257

00.020.040.09

mi

00.040.070.14

km

GIS

City of Colleyville GIS
City of Fort Worth, Tarrant County College, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | See web site for license constraints. | Colleyville GIS | GIS |



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2f

Agenda Date 3/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-012

Explanation

Lane Blessing, the applicant, has submitted a request for a zoning change on Lot 10R & 11R, Block 1, Andy Felps Addition, being approximately 2.33 acres, and zoned CN Neighborhood Commercial. The request is to rezone the property from the CN district to the R-20 Single Family Residential district to allow for the construction of two new homes.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plat

Aerial Map



ZC22-012

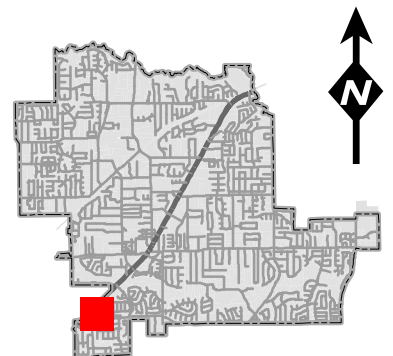
125 Acuff Lane

DISCLAIMER:

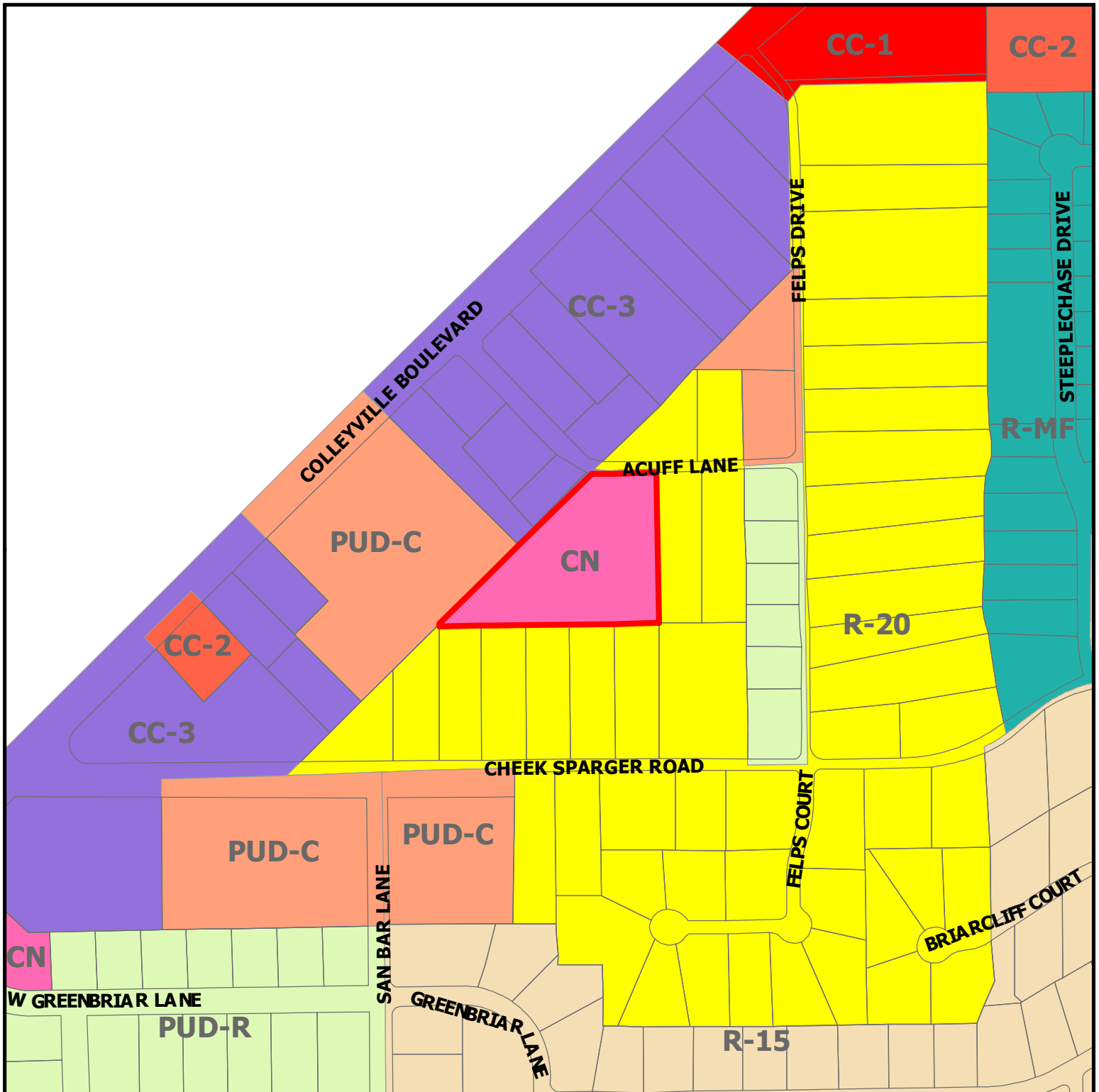
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Subject Property



Zoning Map



ZC22-012

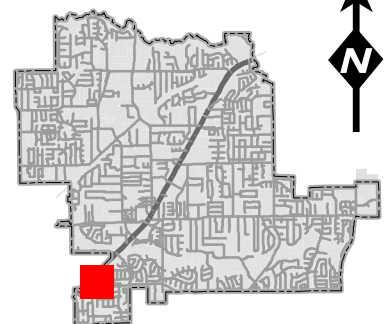
125 Acuff Lane

DISCLAIMER:

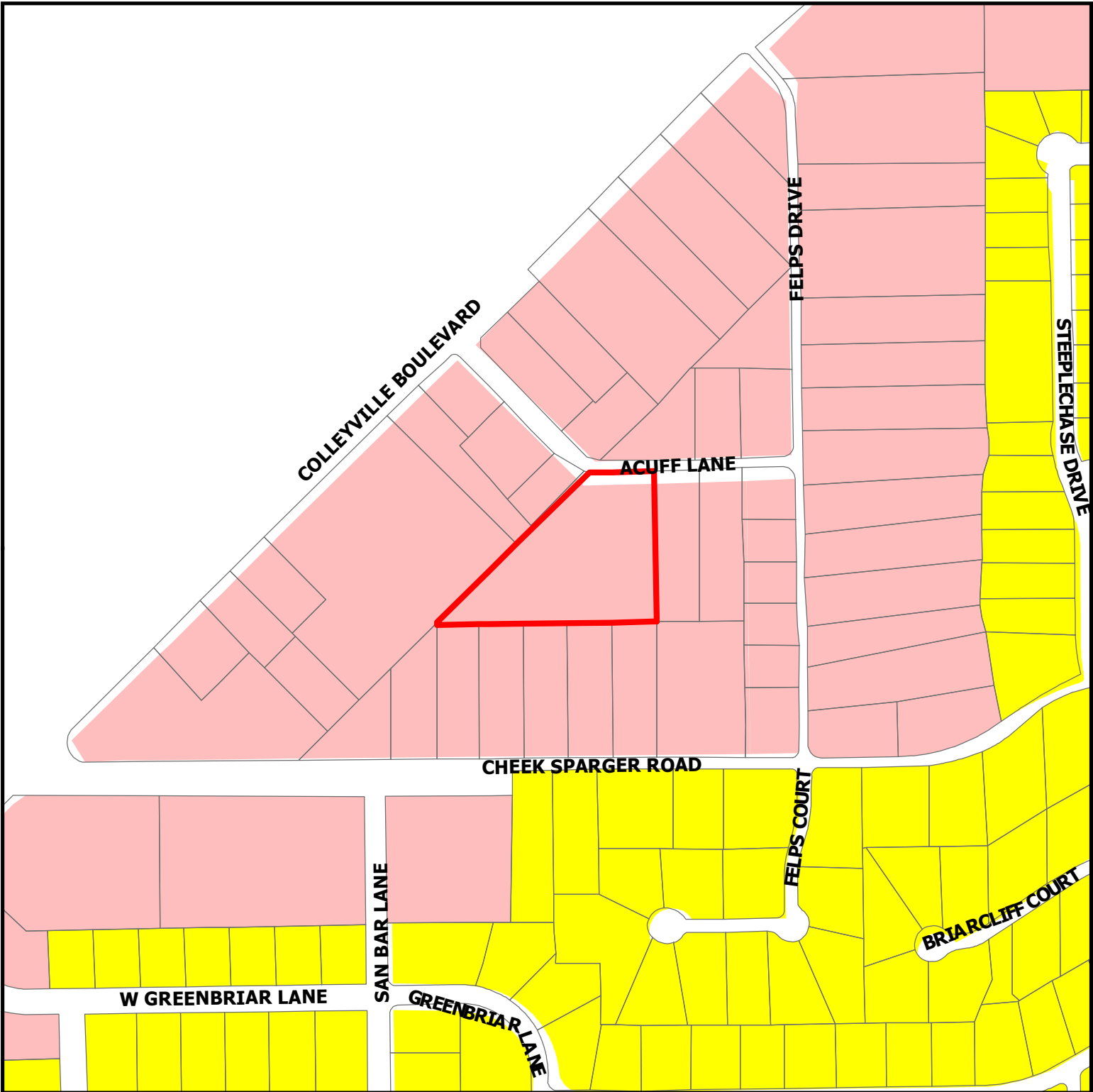
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Subject Property



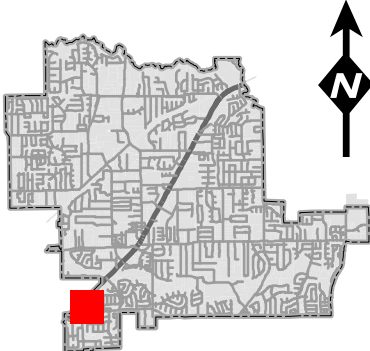
Future Land Use Map



ZC22-012
125 Acuff Lane

DISCLAIMER:
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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives

My objective in requesting this zoning change to residential is to create a place on this property for our family of 3 generations to live side by side. I have lived in Colleyville for 15 years and love the quality of life here. However, at this stage in life, I have a need to downsize from my present home, and have a desire to build a house that is environmentally-friendly. The other lot will be occupied by my daughter, my son in law, and my 3 granddaughters. I look forward to their thriving academically in the outstanding GCISD schools. I care about this community and its future, as it continues to be a city that seeks the welfare of all its citizens. Thank you for considering this zoning change.

Lane Blessing

600
WD

NOV-12-74 62195 A — NO 6.00

THE STATE OF TEXAS
COUNTY OF TARRANT

Whereas, JOHN H. BALLARD, being the owner of the following described property, to wit:

Being Lot 10 and Lot 11, Block 1, ANDY FELPS ADDITION,
to the City of Colleyville, Tarrant County, Texas.

THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN H. BALLARD, do hereby adopt the above described property as Lot 10-R and Lot 11-R, Block 1, said addition, to the City of Colleyville, Tarrant County, Texas and being a revision of Lot 10 and Lot 11, Block 1, said addition, and do hereby dedicate to the public use forever, the streets and/or easements shown thereon.

EXECUTED this the 13th day of September, 1974.

John H. Ballard
JOHN H. BALLARD

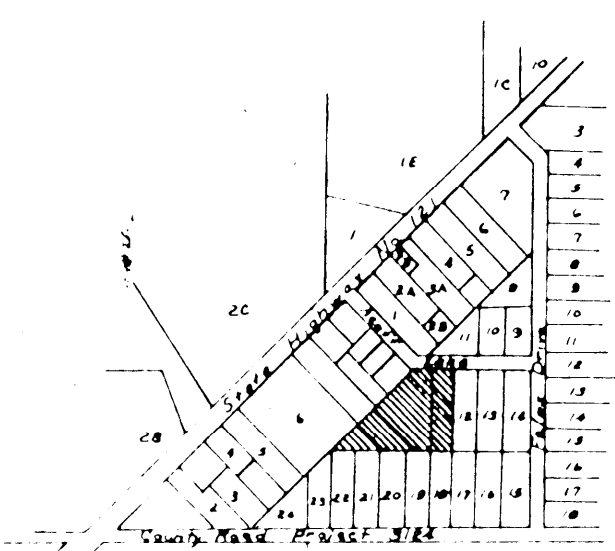
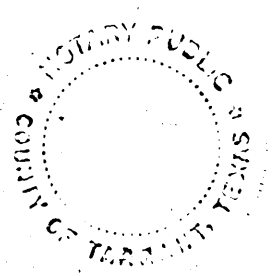
THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a NOTARY PUBLIC, in and for said COUNTY and STATE, on this day personally appeared JOHN H. BALLARD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

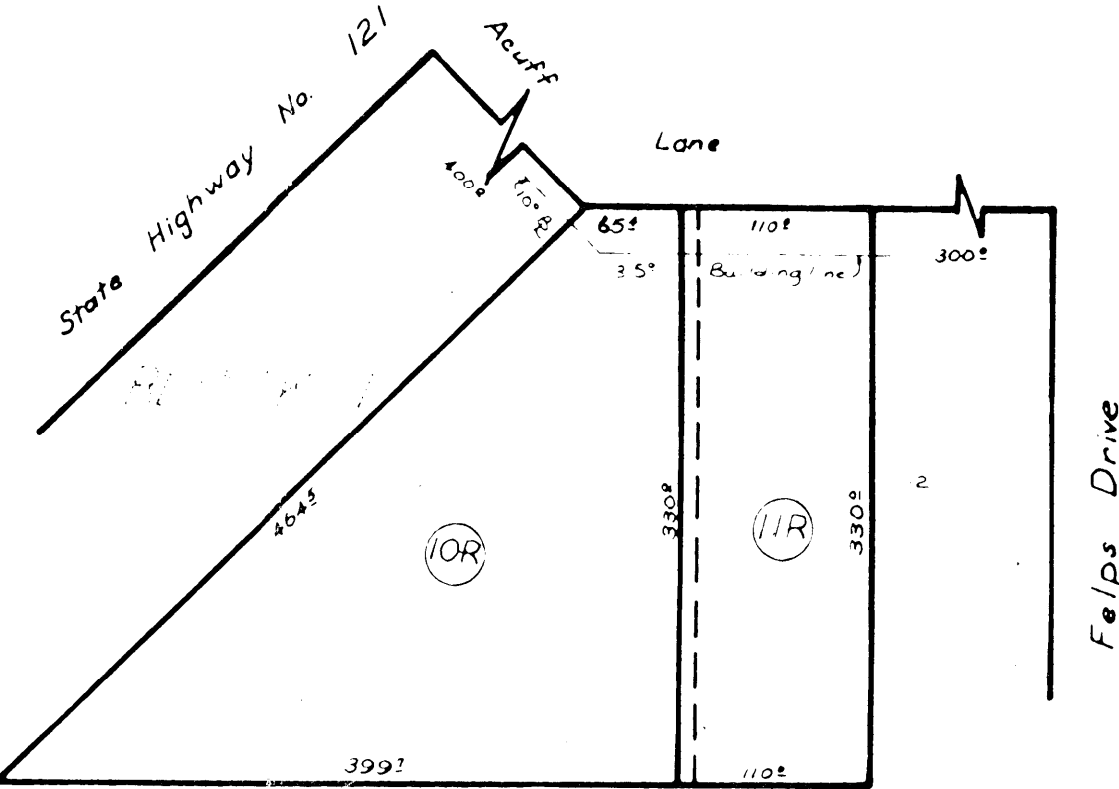
GIVEN UNDER MY HAND AND SEAL OF OFFICE

This the 13th day of September, 1974.

Erin M. Elliott
—NOTARY PUBLIC—
Erin M. Elliott



VICINITY MAP



Plat Showing
LOTS 10-R and 11-R, BLOCK 1
ANDY FELPS ADDITION
To The City of Colleyville, Tarrant County, Texas
Being a Portion of the John H. Duncan Survey
Being a Revision of Lots 10 and 11, Block 1, said addition

Approved: 28 October 1974
CITY of COLLEYVILLE
Colleyville, Tarrant County, Texas
By: *John M. Ramsey*
By: *M. Louise Ramsey*

John H. Ballard
Pl. 1 Box 1193
Smithfield, Texas 76080

STATE OF TEXAS
COUNTY OF TARRANT
I hereby certify that this instrument was FILED on the 12th day of November 1974 at 6:00 PM and at the time stamped herein by me as duly recorded in the Volume and Page of the Public Records of Tarrant County, Texas, as stamped hereon by me.
NOV 12 1974
Erin M. Elliott
COUNTY CLERK
TARRANT COUNTY, TEXAS

Identifying this plat to be a true and accurate representation of this property as determined by plat records.



THOMAS L. THOMPSON
REGISTERED PUBLIC SURVEYOR
FIRST NATIONAL PARK BUILDING
1004 W. Euless Blvd. - Suite 110
Euless, Texas 76039
Ph 817/267-6051
Date August 30th, 1974