



City of Colleyville City Council Special Meeting Agenda

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

Monday, May 9, 2022
5:30 p.m.

Council Chambers
Third Floor, City Hall

Notice is hereby given that the Colleyville City Council will conduct a Special Meeting on Monday, May 9, 2022 at Colleyville City Hall, 100 Main Street, Colleyville, Texas 76034. A quorum of the governing body will be physically present at the foregoing location; however, one or more members of the City Council may participate in the Special Meeting via videoconference in conformance with Chapter 551 of the Texas Government Code.

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

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

2. CALL TO ORDER AND ROLL CALL

3. RESOLUTION(S): READING AND PUBLIC HEARING

3a Resolution R-22-4726

Discuss and consider approval of a developer's agreement between the City of Colleyville and Toll Dallas TX, LLC, in connection with the proposed development of the following property: Old Grove Addition, Phase II, being Lots 1 and 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

3b Resolution R-22-4723

Consideration of abandonment of dedicated right-of-way as a part of a replat for Lots 1, 2, 3X, and 4X, Block E, Old Grove Addition, Phase II, being Lots 1 and 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 GC22-006

3c Resolution R-22-4724

Consideration of a replat for Lots 1, 2, 3X, and 4X, Block E, Old Grove Addition, Phase II, being Lots 1 and 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

4. ADJOURNMENT

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

Christine Loven, TRMC
City Secretary

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

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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 3a

Agenda Date 5/9/2022

Number Resolution R-22-4726

Type Resolution

Department City Manager

Title

Discuss and consider approval of a developer's agreement between the City of Colleyville and Toll Dallas TX, LLC, in connection with the proposed development of the following property: Old Grove Addition, Phase II, being Lots 1 and 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

Explanation

Reading and Public Hearing

At the May 3, 2022 City Council Meeting, Resolution R-22-4723, consideration of abandonment of dedicated right-of-way as a part of a replat for Lots 1, 2, 3X, and 4X, Block E, Old Grove Addition, Phase II, being Lots 1 and 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, and Resolution R-22-4724, consideration of a replat for Lots 1, 2, 3X, and 4X, Block E, Old Grove Addition, Phase II, being Lots 1 and 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 were tabled to a date certain of May 9, 2022. At that time, Mayor Newton called this Special City Council Meeting for May 9, 2022, at 5:30 p.m. in Council Chambers for consideration of both resolutions and to allow time for attorneys for the City and Toll Brothers, to negotiate and finalize a proposed developer agreement.

The City Attorney will be available to brief the Council and answer questions regarding this item.

Attachments

1. Draft Old Grove Phase 2 Development Agreement
2. Resolution R-22-4726

DEVELOPMENT AGREEMENT FOR OLD GROVE PHASE 2

THIS DEVELOPMENT AGREEMENT FOR OLD GROVE PHASE 2 ("Agreement") is made and entered into this ____ day of _____, 2022, by and between the City of Colleyville, Texas (the "City"), and Toll Dallas TX LLC, a Texas limited liability company ("Developer"). The City and Developer are each referred to herein as a "party" and collectively as the "parties."

WITNESSETH:

WHEREAS, Developer proposes to develop two (2) single-family dwellings ("Project") on property encompassing approximately 2.2 acres in Colleyville, Texas, more particularly described by metes and bounds on **Exhibit A** and as depicted on the approved final plat on **Exhibit B**, both of which are attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, the parties wish to address various development issues related to the Project, including the abandonment of the City's existing public access easement depicted on **Exhibit B** (the "Existing Public Access Easement") to allow for larger lot areas for the two (2) single family dwellings, all as more specifically described herein; and

WHEREAS, the parties acknowledge that the foregoing issues should be addressed through this Agreement.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City and Developer covenant and agree as follows:

1. Abandonment of the Public Access Easement. City and Developer mutually desire to enhance the value of the Project and surrounding neighborhood by providing for the larger residential lots and natural open space upon the property to be developed as shown on **Exhibit B**. Accordingly, City agrees to abandon the Existing Public Access Easement (by separate instrument) contemporaneous with the approval of the final plat attached as **Exhibit B** at no cost to Developer.

2. Drainage Flow and Collection. Developer intends to direct drainage from the Project such that all drainage flow will be (i) collected on-site; and (ii) conveyed through a drainage pipe located within Lot 17X, Old Grove Addition, an addition to the City of Colleyville, Texas, according to the plat filed as Cabinet A, Slide 9807, Tarrant County, Texas ("Lot 17X"), which will connect directly to the existing stormwater system downstream of the outfall, in general conformance with the drainage plans that have been submitted to the City as part of the final plat review, subject to issuance of a building permit for such drainage work in compliance with the City's Land Development Code and applicable law.

3. Contribution for Pond Improvements. Developer agrees to make a one-time payment in the amount of \$50,000.00 ("Developer's Contribution") to the City, to be paid

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SUBJECT TO FINAL NEGOTIATION

within sixty (60) days of the Effective Date hereof, to be used solely for maintenance, repairs, and/or improvements to the existing pond within Lot 17X and generally depicted on **Exhibit C** hereto ("Existing Pond"). For the avoidance of doubt, the City agrees to use the aforementioned \$50,000.00 payment only for maintenance, repairs, and/or improvements to the Existing Pond and shall not spend the payment on anything else. Notwithstanding any statement to the contrary herein, City agrees, upon written request of Developer, to promptly refund any remaining balance of Developer's Contribution not used for the purposes set forth herein within 36 months of the Effective Date.

4. Captions and Headings. The captions and headings of the sections of this Agreement are for convenience and reference only and shall not affect, modify or amplify the provisions of this Agreement, nor shall they be employed to interpret or aid in the construction of this Agreement.

5. Applicable Laws and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Tarrant County, Texas. Venue for any action arising under this Agreement shall lie in Tarrant County, Texas.

6. Notices. Any notices required or permitted to be given hereunder shall be given by certified or registered mail, return receipt requested; or via hand-delivery service, or a courier service that provides a return receipt showing the date of actual delivery of the same to the addressee. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee set forth below or to such other address as either party hereto shall notify the other:

If to the Town: The City of Colleyville, Texas
 100 Main St., 3rd Floor
 Colleyville, Texas 76034
 Attn: Jerry Ducay, City Manager
 jducay@colleyville.com

If to Developer: Toll Dallas TX LLC
 c/o Toll Brothers
 2555 SW Grapevine Parkway, Suite 100
 Grapevine, TX 76051
 Attn: Mike Boswell, Director of Land Development
 mboswell@tollbrothers.com

7. Attorneys' Fees. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorneys' fees (including its reasonable costs and attorneys' fees on any appeal).

8. Entire Agreement. This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the

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subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.

9. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

10. Binding Obligation. The Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The City warrants and represents that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same pursuant to Resolution R-22-4726 _____ passed by the City Council of the City on _____. Developer warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind Developer to same.

11. Mutual Assistance. The parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications supplemental hereto, as may be necessary or appropriate to carry out the terms, provisions and intent of this Agreement.

12. Default. No party shall be in default of provisions under this Agreement until notice of the alleged failure of such party to perform has been given as provided herein (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such party has been given a reasonable time to cure the alleged failure (such reasonable time determined based upon the nature of the alleged failure, but in no event less than forty-five (45) calendar days after written notice of the alleged failure has been given by the other party).

13. Reservation of Rights. Except for the matters expressly agreed to by the parties in this Agreement, Developer does not waive any of Developer's rights under the City's Code of Ordinances or any state or federal law, including, but not limited to a waiver of any claim of a regulatory taking or illegal exaction or a waiver of any vested rights for the Project or any portion thereof that have already accrued or may accrue in the future under Chapter 245 of the Texas Local Government Code or any other state law.

14. Force Majeure. It is expressly understood and agreed by the parties to this Agreement that if the performance of any obligations hereunder (excluding Developer's payment obligation in Section 4, above and the City's obligation to return the Developer Contribution in Section 4 above, if applicable) is delayed by reason of an act of God, including without limitation earthquakes, fire, floods, tornados, hurricanes and extreme weather conditions; acts of war or terrorism; shortages or unavailability of labor or materials; strike; unreasonable delays by the City in issuing permits or certificates of occupancy, or in conducting any inspections (based on the then-current workload of City departments(s) responsible for undertaking the activity in question); governmental shut-downs or public health emergencies; utility delays or interruptions; financial and/or banking crises that limit normal extensions of credit; civil disturbances; the discovery of

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SUBJECT TO FINAL NEGOTIATION

hazardous materials, or other circumstances which are reasonably beyond the control of the party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstance is similar to any of those enumerated or not, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such design or construction requirement and any applicable completion deadline shall be extended for a period of time equal to the period such party was delayed.

15. Estoppel. Either party shall, at any time upon reasonable request by the other party, provide an estoppel certificate or similar document evidencing that this Agreement is in full force and effect, that no event of default exists hereunder (or, if appropriate, specifying the nature and duration of any existing event of default and the steps required to cure the same), the status of completion of any obligations, the identity of any assignment or amendment, and/or any other obligations set forth in this Agreement.

16. No Third Party Beneficiaries. Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the parties do not intend to create any third party beneficiaries by entering into this Agreement.

17. Multiple Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. An electronic mail or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.

18. Exhibits. The following exhibits are attached hereto and incorporated into this Agreement for all purposes:

- | | |
|-----------|---|
| Exhibit A | Metes and Bounds Description of the Property |
| Exhibit B | Final Plat of the Property |
| Exhibit C | Depiction Showing the Location of the Existing Pond |

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date first above written.

CITY OF COLLEYVILLE, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

ATTEST:

By: _____
Name: _____
City Secretary
Date: _____

APPROVED AS TO FORM:

By: _____
Name: _____
City Attorney
Date: _____

DEVELOPER:

Toll Dallas TX LLC,
a Texas limited liability company

By: _____
David M. "Mike" Boswell,
Vice President of Land Development

Date: _____

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EXHIBIT A

Metes and Bounds Description of the Property

Being 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 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 line 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.

EXHIBIT B

Final Plat of the Property

(see attached)

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EXHIBIT C

Depiction Showing the Location of the Existing Pond

(see attached)

DRAFT

RESOLUTION R-22-4726

A RESOLUTION APPROVING A CITY/DEVELOPER AGREEMENT BETWEEN THE CITY OF COLLEYVILLE AND TOLL DALLAS TX, LLC, IN CONNECTION WITH THE PROPOSED DEVELOPMENT OF THE OLD GROVE ADDITION, PHASE II, BEING LOTS 1 AND 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; AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, Toll Dallas TX, LLC ("Developer"), in connection with the proposed development of the Old Grove Addition, Phase II (the "Development"), is requesting a City/Developer agreement providing for certain covenants from Developer, including a monetary contribution for the improvement of certain drainage facilities adjacent to the development in consideration for the City's abandonment of an existing public access easement (the "Easement") to allow for the creation of larger residential lots and open space within the Development; and

WHEREAS, the City Council finds that the Easement is presently unimproved and that abandoning the Easement to allow for larger residential lots and the preservation of open space within the Development is in the best interest of the residents of Colleyville; and

WHEREAS, the City Council has therefore determined that it is in the best interest of the public to enter into the City/Developer agreement described above.

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

Sec. 1. THAT the City/Developer agreement between Toll Dallas TX, LLC, and the City of Colleyville, Texas, attached hereto as Exhibit "A", is hereby approved. The City Manager is hereby authorized to execute the agreement.

Sec. 2. THAT this Resolution shall become effective immediately.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE 3RD DAY OF
MAY 2022.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC City Secretary	Richard Newton Mayor
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City of Colleyville City Council Agenda Briefing

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

Agenda Number 3b

Agenda Date 5/9/2022

Number Resolution R-22-4723

Type Resolution

Department Community Development

Title

Consideration of abandonment of dedicated right-of-way as a part of a replat for Lots 1, 2, 3X, and 4X, Block E, Old Grove Addition, Phase II, being Lots 1 and 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 GC22-006

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

UPDATE: This item was presented at the May 3, 2022 City Council Meeting. Following City Council discussion with and agreement of representatives of Toll Brothers Land Development, Mayor Newton made a motion to table Resolution R-22-4723 and Resolution R-22-4724, to a date certain of May 9, 2022 and calling a Special City Council Meeting for May 9, 2022, at 5:30 p.m. in Council Chambers for consideration of both. The motion was seconded by Mayor Pro Tem Lindamood and was approved by an aye vote of Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

Mike Boswell, of Toll Brothers Land Development, has submitted a request for a Right-of-Way abandonment at 103 and 105 John McCain Road and 7189 Cast Iron Forest Trail known as Lots 1 and 2, Block 1, of the Neidholt Addition, being a 15 foot right-of-way area dedicated with the plat.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is associated with Lots 1 and 2, Block 1, Neidholt Addition and Lot 2X, Block 1, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north. The property is currently undeveloped. The Neidholt plat dedicated a 15 foot right-of-way area with the intent for John McCain to continue to the west in the future.

Analysis: Presently there exists an approximate fifteen foot wide (15') public right-of-way (ROW) running diagonally across proposed Lot 1 identified in the applicant's proposed Replat – Option 2. The applicant has requested the entire ROW be

abandoned so they may replat the existing lots to allow for the residential development of proposed Lot 1 (concurrently filed as PC-22-005).

Background: This ROW was dedicated to the City via a plat filed in 1978 subdividing the land immediately south of the ROW into residential lots. The purpose of the original dedication was, at least in part, to provide the necessary public access for the residential lots identified on the 1978 plat as well as the surrounding residential properties. The location of the ROW provides access to John McCain Road, which remains to this day a major collector street serving the surrounding area. It is currently unknown what type of access or road, if any, was developed along this ROW following the 1978 dedication; however, there are presently no developed public facilities within the ROW.

Authority: The City Council is responsible for any action to abandon the ROW pursuant to state law and the City's Charter. Accordingly, the City Council may approve or deny the applicant's request; or, alternatively, the City Council may condition the approval on the applicant relocating the ROW (if feasible) to an agreed location to preserve the City's public access across the property. Any action on this item requires a simple majority vote of the City Council and would not constitute action on the applicant's concurrent replat case.

Required Action: If the City Council desires to abandon the ROW, the method for doing so would be by resolution or ordinance, which must contain a legal description of the ROW to be abandoned and be filed in the real property records for Tarrant County. The applicant's final plat will be required to reference the filed resolution or ordinance abandoning the ROW. Conversely, action to deny applicant's request will result in the ROW remaining on the property.

Plat Status: The property is a platted as Lots 1 and 2, Block 1, of the Neidholt Addition and Lot 2X, Block 1, of the Old Grove Addition. The Neidholt plat dedicated a 15 foot right-of-way area.

DRC Review: The DRC reviewed the request during their March 22, 2022 meeting and determined the application was complete and may be scheduled for the City Council meeting associated with the replat.

Drainage: NA

Surrounding Development: The properties to the north, south, and west are zoned PUD-R and developed with single family residences. The property to the east is zoned R-30 and is improved with a single family residence.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, designates the subject property for residential use.

Staff Recommendation: Staff is neutral on this request.

Financial Impact

There is no financial impact to the City.

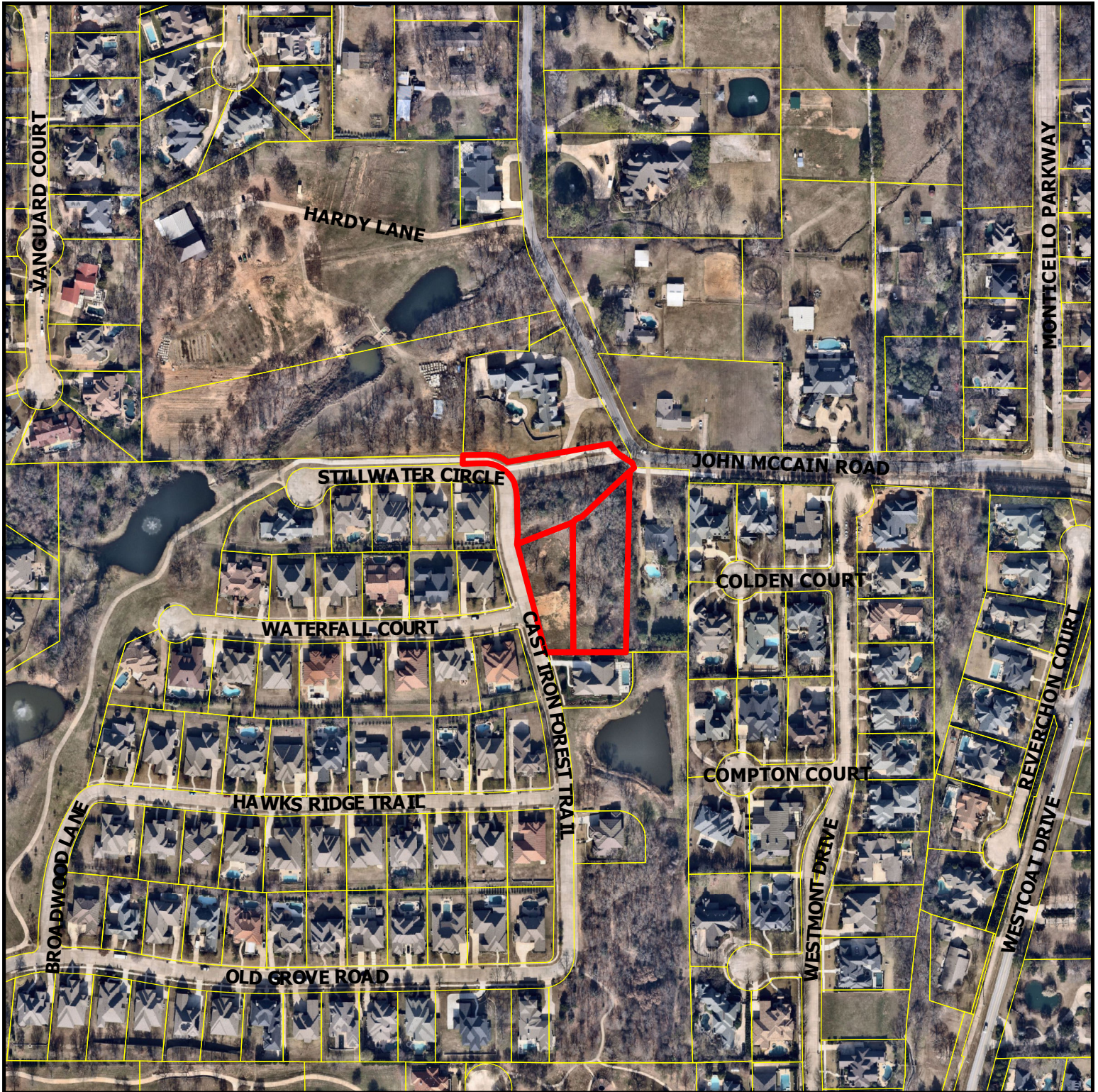
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Neidholt Addition
5. Old Grove FINAL PLAT
6. Replat
7. Resolution R-22-4723

Aerial Map



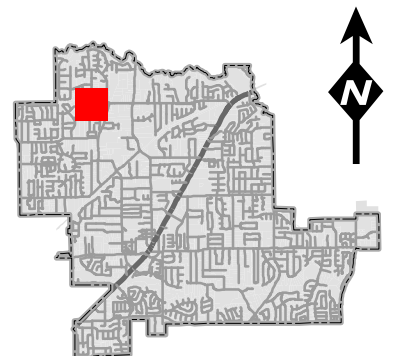
PC22-005

103 John McCain Road

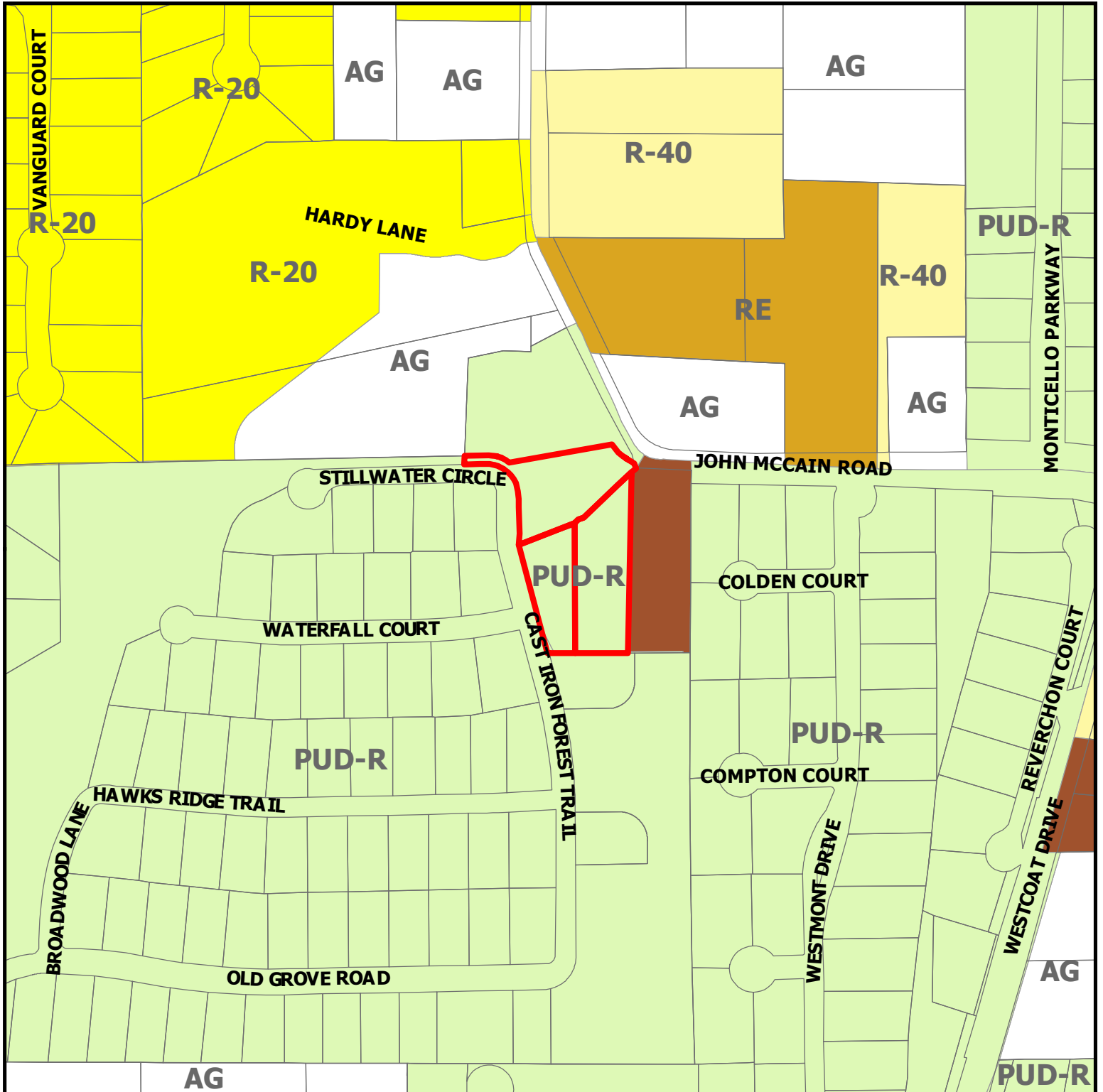
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Subject Property



Zoning Map



PC22-005

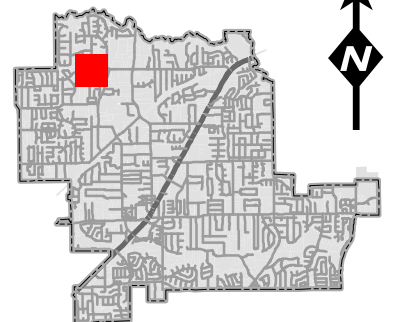
103 John McCain Road

DISCLAIMER:

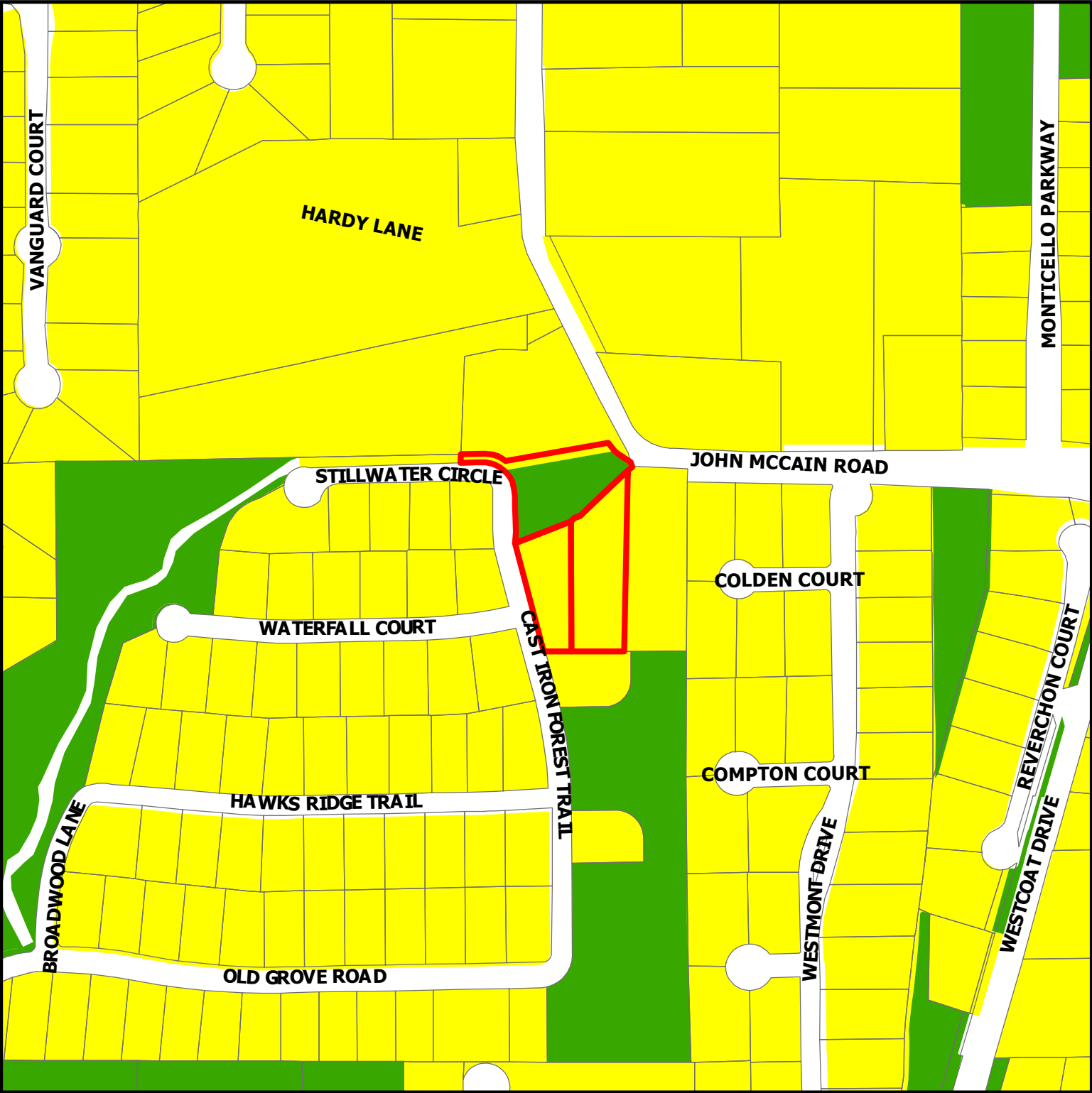
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Subject Property



Future Land Use Map

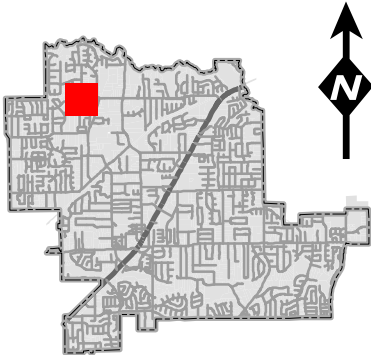


PC22-005

103 John McCain Road

DISCLAIMER:
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-  Subject Property
-  Residential
-  Open Space; Parks



STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT:
That I, LARRY NEIDHOLT, being the owner of the following described property to wit:

ALL that certain tract or parcel of land out of the D. J. Beddo Survey, A-232, Colleyville, Tarrant County, Texas and being described by notes and bounds as follows:

BEGINNING at a steel rod in the Northwestern right of way line of County Road 23006 (McCain Road), by deed call 121.68 feet West and 38.33 feet South 37 degrees 14 minutes East of the Northwest corner of the H. P. Williams Survey;

THENCE South 63 degrees 58 minutes 48 seconds East along the Southerly right of way line of said McCain Road 106.49 feet to a steel rod;

THENCE South 0 degrees 44 minutes 20 seconds West with fence line, 407.49 feet to a steel rod;

THENCE North 89 degrees 24 minutes 20 seconds West with fence line 299.56 feet to a steel rod;

THENCE North 14 degrees 35 minutes 25 seconds West with fence line, 248.22 feet to a steel rod;

THENCE North 62 degrees 01 minute 10 seconds East 132.1 feet to a steel rod;

THENCE North 51 degrees 30 minutes 50 seconds East 182.5 feet to the place of beginning and containing 2.73 acres of land.

and hereby adopt the attached plat as my plan to subdivide the same to be known as LOTS 1, 2, & 3, BLOCK 1, NEIDHOLT ADDITION, City of Colleyville, Tarrant County, Texas, and the street dedications, easements and building lines are to be as shown on attached plat.

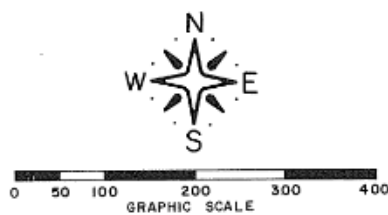
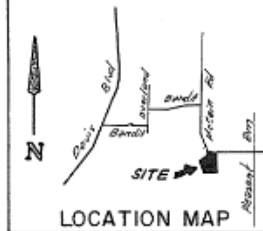
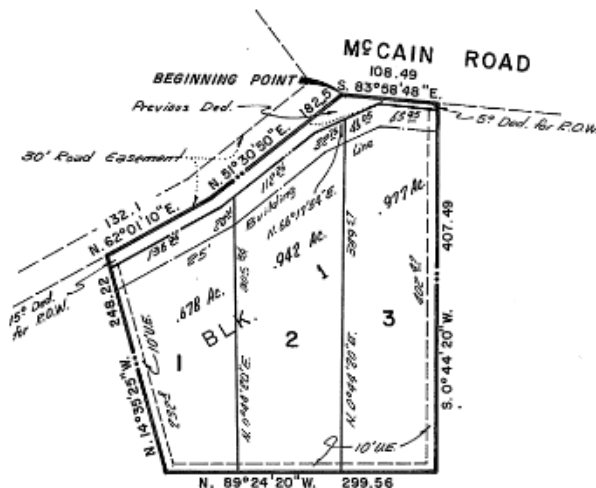
Larry Neidholt
LARRY NEIDHOLT

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 LARRY NEIDHOLT, 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 purpose and consideration therein expressed.

Given under my hand and Seal of Office this the 25th day of September, 1978.

David C. Moak
Notary Public in and for TARRANT COUNTY, TEXAS



Plat Showing
NEIDHOLT ADDITION
Colleyville,
TARRANT COUNTY, TEXAS.
(Being Part of the D.J. BEDDO Survey,
Abst. 232)

OWNER-
LARRY R. NEIDHOLT
500 E. REDBUD
HURST, TEXAS
282-2805

APPROVED BY THE PLANNING AND
ZONING COMMISSION FOR THE CITY
OF COLLEYVILLE, TEXAS.
Michael D. Schmitz
CHAIRMAN
SECRETARY
DATE Sept. 23, 1978

Note:
Occupancy of any tract is prohibited until a septic tank with a capacity of not less than 1,000 gallons and with a drain field of not less than 140 feet per bedroom, or lesser length as authorized prior to recording of this plat, has been installed on such tract and has been inspected and approved by the health officer having jurisdiction.

Note:
Occupancy of any tract is prohibited until water, satisfactory for human consumption is available from a source on the land, a community source, or a public utility source in an adequate and sufficient supply for family use and operation of a septic tank and system approved by health officer having jurisdiction.

I DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND STEEL RODS ARE LOCATED ON ALL PROPERTY CORNERS.

David C. Moak
DAVID C. MOAK

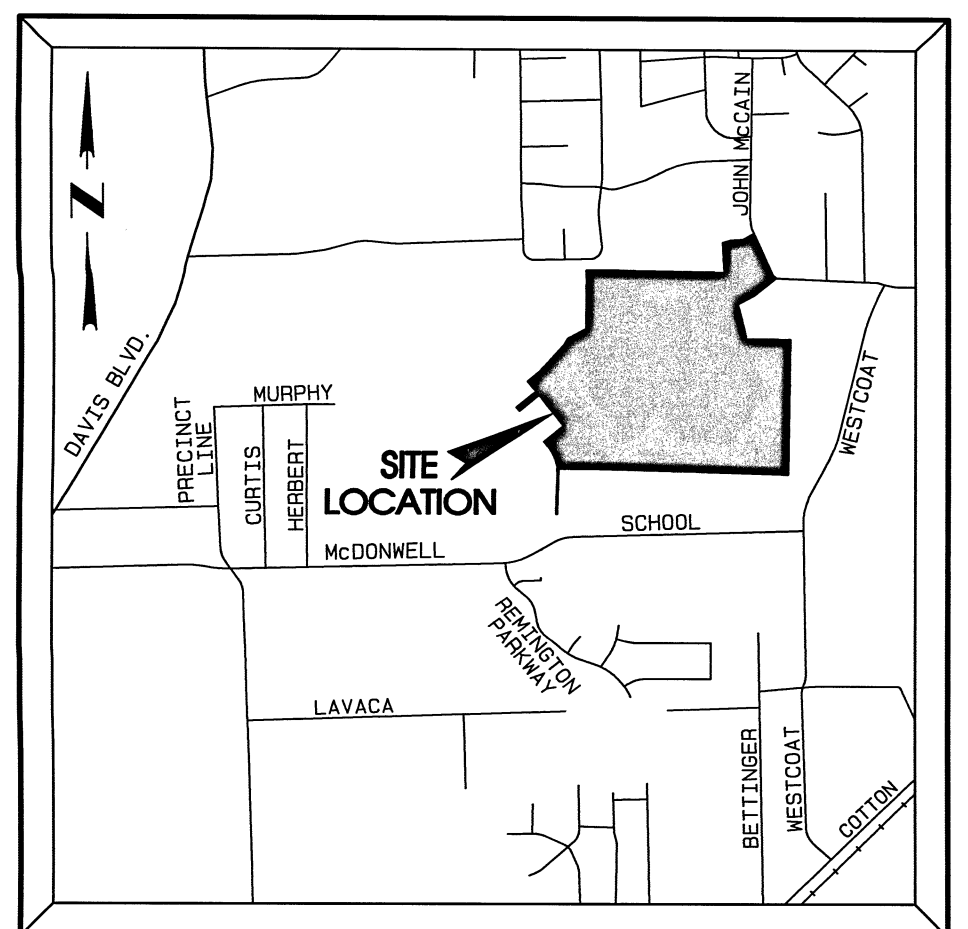
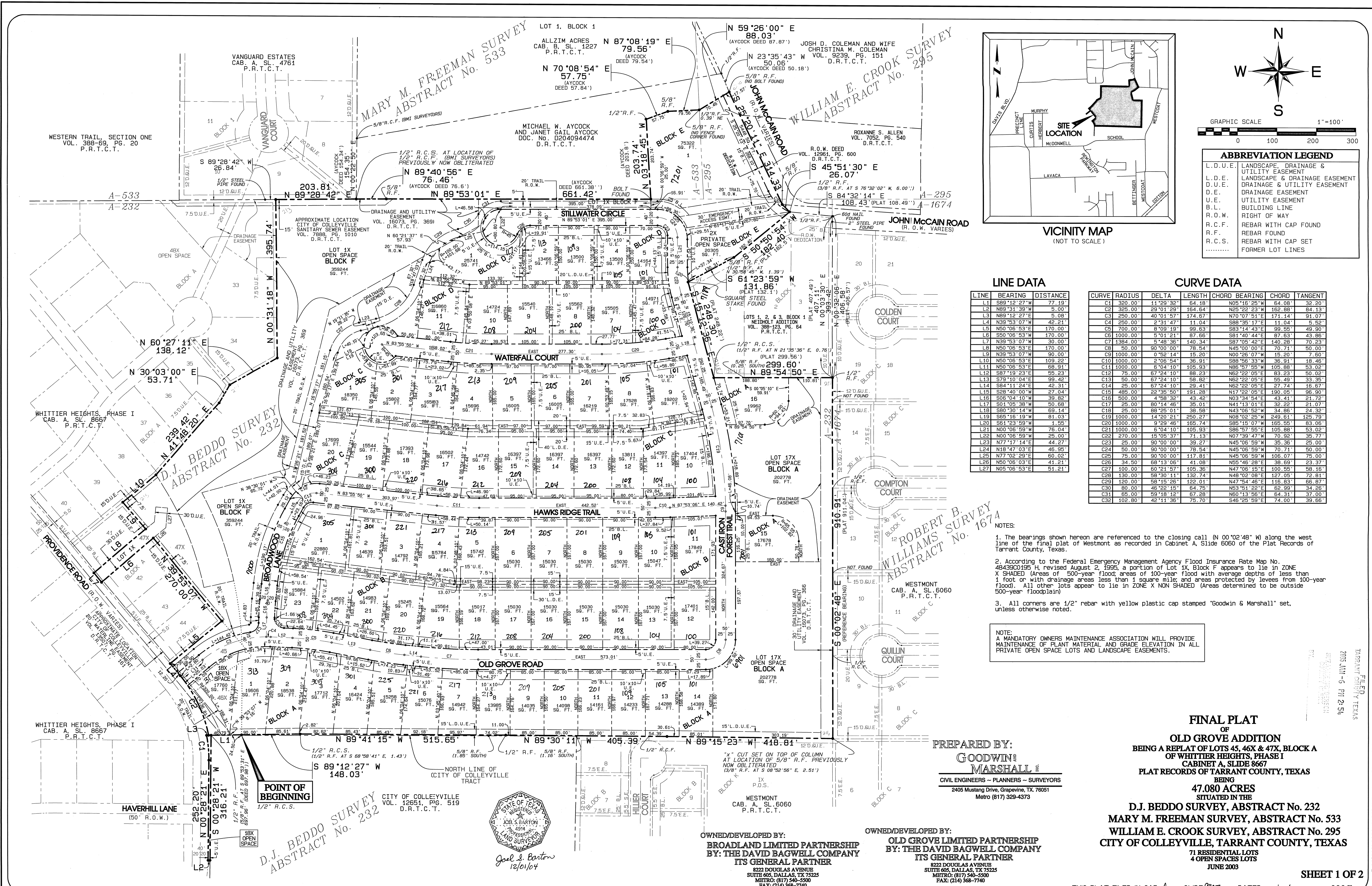
R.P.S. 156

SCALE 1"=100'
LEGEND
● FOUND STEEL ROD
○ SET STEEL ROD
◇ FOUND PIPE
□ FOUND BOIS D'ARC STAKE
--- POWER OR TELEPHONE LINE
--- FENCE



David C. Moak
REGISTERED PUBLIC SURVEYOR
P. O. BOX 1034 282-2805
HURST, TEXAS
Date 9-25-78 78-981

NEIDHOLT ADDN.



GRAPHIC SCALE 1"=100'

0 100 200 300

ABBREVIATION LEGEND

L.D.U.E.	LANDSCAPE, DRAINAGE & UTILITY EASEMENT
L.D.E.	LANDSCAPE & DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT OF WAY
R.C.F.	REBAR WITH CAP FOUND
R.F.	REBAR FOUND
R.C.S.	REBAR WITH CAP SET
.....	FORMER LOT LINES

LINE DATA

LINE	BEARING	DISTANCE
L1	S89°12'27"W	77.49'
L2	N89°31'39"W	5.00'
L3	N89°12'27"E	5.00'
L4	N39°53'07"E	42.21'
L5	N50°08'53"E	170.00'
L6	S50°08'53"W	170.00'
L7	N39°53'07"W	30.00'
L8	N50°08'53"E	170.00'
L9	N39°53'07"W	90.00'
L10	N50°08'53"E	109.22'
L11	N50°08'53"E	68.31'
L12	S87°19'23"E	55.23'
L13	S79°10'04"E	99.42'
L14	S84°11'24"E	42.31'
L15	S28°40'00"W	27.04'
L16	S06°04'10"W	39.82'
L17	S01°05'38"W	50.68'
L18	S80°30'14"W	69.14'
L19	S65°16'19"W	81.03'
L20	S61°23'59"W	1.55'
L21	N00°08'59"W	76.04'
L22	N00°08'59"W	25.00'
L23	N77°17'14"E	44.27'
L24	N18°47'03"E	46.95'
L25	N77°02'29"E	60.02'
L26	N50°08'03"E	41.21'
L27	N05°06'53"E	51.21'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	320.00'	11°29'32"	64.18'	N05°16'25"W	64.08'	32.20'
C2	325.00'	29°01'29"	164.64'	N85°22'23"W	162.88'	84.13'
C3	250.00'	40°01'57"	174.67'	N70°07'51"E	171.14'	91.07'
C4	250.00'	2°31'47"	11.04'	S88°36'17"E	11.04'	5.62'
C5	700.00'	8°09'19"	99.63'	S83°14'43"E	99.55'	49.90'
C6	1000.00'	5°01'21"	87.66'	S81°40'44"E	87.63'	43.86'
C7	1384.00'	5°48'36"	140.34'	S87°05'42"E	140.28'	70.23'
C8	50.00'	90°00'00"	78.54'	N45°00'00"E	70.71'	50.00'
C9	1000.00'	0°52'14"	15.20'	N00°26'07"W	15.20'	7.60'
C10	1000.00'	0°06'54"	36.91'	S89°56'33"W	36.91'	18.46'
C11	1000.00'	6°04'10"	105.93'	N85°57'55"W	105.88'	53.02'
C12	75.00'	67°24'10"	88.23'	N62°22'05"E	83.23'	50.02'
C13	50.00'	67°24'10"	58.82'	N62°22'05"E	55.49'	33.35'
C14	25.00'	67°24'10"	29.41'	N62°22'05"E	27.74'	16.67'
C15	485.00'	22°35'50"	191.28'	N17°22'05"E	190.05'	96.90'
C16	500.00'	4°58'32"	43.42'	N03°34'54"E	43.41'	21.72'
C17	25.00'	80°14'46"	35.01'	N41°13'01"E	32.22'	21.07'
C18	25.00'	88°25'01"	38.58'	N43°06'52"W	34.86'	24.32'
C19	1000.00'	14°20'21"	250.27'	N08°02'25"W	249.61'	125.79'
C20	1000.00'	9°29'46"	165.74'	S85°15'07"W	165.55'	83.06'
C21	1000.00'	6°04'10"	105.93'	S85°57'55"E	105.88'	53.02'
C22	270.00'	15°05'37"	71.13'	N07°39'47"W	70.92'	35.77'
C23	25.00'	90°00'00"	39.27'	N45°06'59"W	35.36'	25.00'
C24	50.00'	90°00'00"	78.54'	N45°06'59"W	70.71'	50.00'
C25	75.00'	90°00'00"	117.81'	N45°06'59"W	105.07'	75.00'
C26	34.50'	68°13'06"	41.08'	N55°46'28"E	38.69'	23.37'
C27	100.00'	60°21'57"	105.36'	N47°06'15"E	100.55'	58.16'
C28	130.00'	58°30'11"	132.74'	N48°02'08"E	127.05'	72.81'
C29	120.00'	58°15'26"	122.01'	N47°54'46"E	116.83'	68.67'
C30	80.00'	46°22'16"	64.75'	N53°51'22"E	62.99'	34.26'
C31	65.00'	59°18'12"	67.28'	N60°13'56"E	64.31'	37.00'
C32	102.80'	42°11'36"	75.70'	S46°25'59"E	74.00'	39.66'

NOTES:

- The bearings shown herein are referenced to the closing call (N 00°02'48" W) along the west line of the final plat of Westmont as recorded in Cabinet A, Slide 6060 of the Plat Records of Tarrant County, Texas.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0195 H, revised August 2, 1995, a portion of Lot 1X, Block F appears to lie in ZONE X SHADED (Areas of 500-year flood areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood). All other lots appear to lie in ZONE X NON SHADED (Areas determined to be outside 500-year floodplain).
- All corners are 1/2" rebar with yellow plastic cap stamped "Goodwin & Marshall" set, unless otherwise noted.

NOTE:
A MANDATORY OWNERS MAINTENANCE ASSOCIATION WILL PROVIDE MAINTENANCE OF PLANT MATERIAL AND GRADE ELEVATION IN ALL PRIVATE OPEN SPACE LOTS AND LANDSCAPE EASEMENTS.

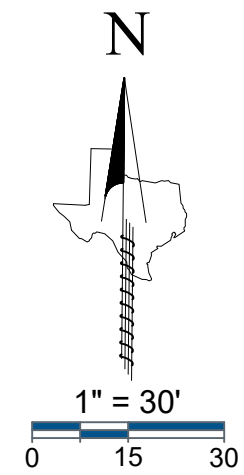
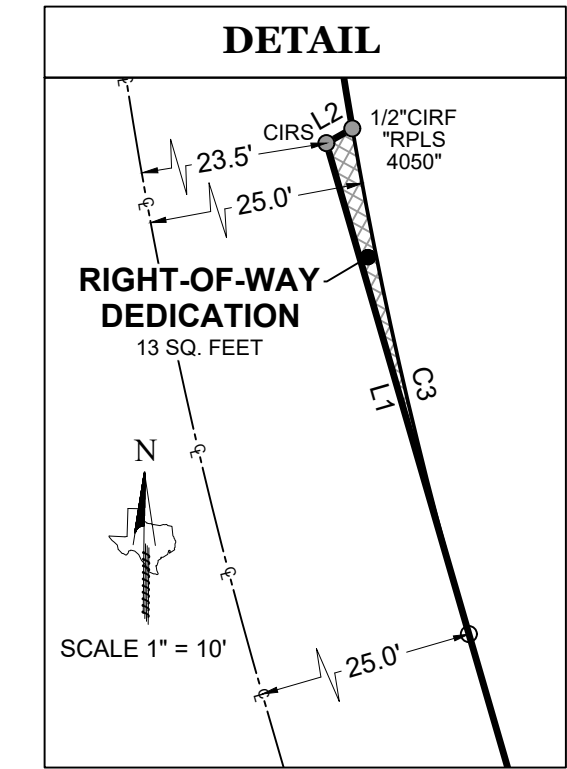
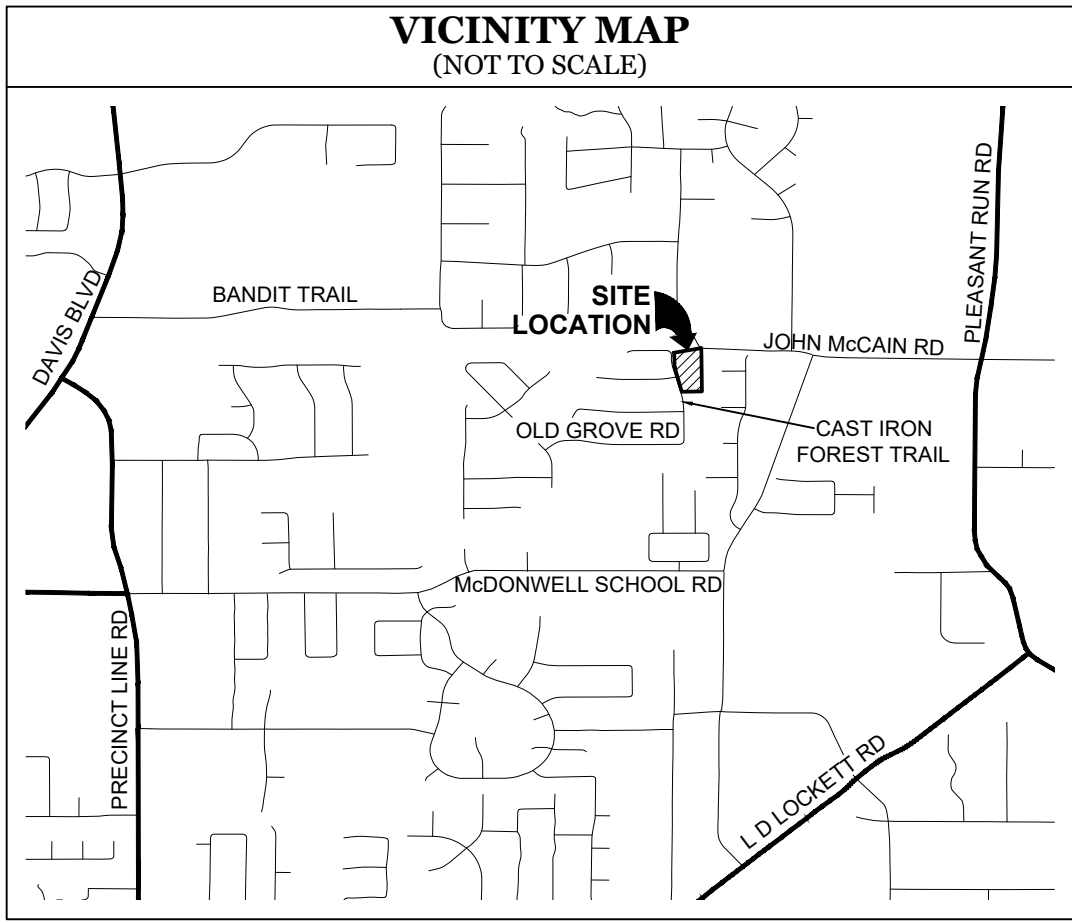
PREPARED BY:

GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, TX 76061
Metro (817) 329-4373

OWNED/DEVELOPED BY:
BROADLAND LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

OWNED/DEVELOPED BY:
OLD GROVE LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

FINAL PLAT
OF
OLD GROVE ADDITION
BEING A REPLAT OF LOTS 45, 46X & 47X, BLOCK A
OF WHITTIER HEIGHTS, PHASE I
CABINET A, SLIDE 8667
PLAT RECORDS OF TARRANT COUNTY, TEXAS
BEING
47,080 ACRES
SITUATED IN THE
D.J. BEDDO SURVEY, ABSTRACT No. 232
MARY M. FREEMAN SURVEY, ABSTRACT No. 533
WILLIAM E. CROOK SURVEY, ABSTRACT No. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
71 RESIDENTIAL LOTS
4 OPEN SPACE LOTS
JUNE 2003



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'
L5	N 00°51'07" W	20.00'
L6	S 89°00'13" W	9.00'
L7	N 00°58'17" W	20.02'
L8	N 89°00'13" E	9.04'
L9	N 00°51'07" W	375.66'

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 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, 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

RESOLUTION R-22-4723

A RESOLUTION APPROVING ABANDONMENT OF A 15 FOOT RIGHT-OF-WAY

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

Sec. 1. THAT the abandonment of a 15 foot right-of-way on Lots 1 and 2, Block 1, of the Neidholt Addition, and associated with a replat for Lots 1, 2, 3X and 4X, Block 1, Old Grove Addition, Phase II on approximately 2.20 acres as shown and described per the attached as Exhibit "A", is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE 3RD DAY OF MAY 2022.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 3, Kathy Wheat _____
Place 4, George Dodson _____

Mayor Pro Tem Bobby Lindamood _____
Place 5, Chuck Kelley _____
Place 6, Callie Rigney _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

REPLAT
OLD GROVE ADDITION, PHASE II
LOTS 1-3X, BLOCK 1
2.20 ACRES





City of Colleyville City Council Agenda Briefing

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

Agenda Number 3c

Agenda Date 5/9/2022

Number Resolution R-22-4724

Type Resolution

Department Community Development

Title

Consideration of a replat for Lots 1, 2, 3X, and 4X, Block E, Old Grove Addition, Phase II, being Lots 1 and 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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

UPDATE: This item was presented at the May 3, 2022 City Council Meeting. Following City Council discussion with and agreement of representatives of Toll Brothers Land Development, Mayor Newton made a motion to table Resolution R-22-4723 and Resolution R-22-4724, to a date certain of May 9, 2022 and calling a Special City Council Meeting for May 9, 2022, at 5:30 p.m. in Council Chambers for consideration of both. The motion was seconded by Mayor Pro Tem Lindamood and was approved by an aye vote of Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

Matt Maly, the applicant, requests approval of a replat for Lots 1, 2, 3X, and 4X, Block E, Old Grove Addition, Phase II on approximately 2.20 acres, located at 103 and 105 John McCain Road and 7189 Cast Iron Forest Trail. The applicant proposes to combine and redevelop two lots, an old right-of-way area, and an open space lot into two single family residential lots and one or two open space lots. The old right-of-way area is requested to be abandoned as part of the plat in one scenario.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is a combination of Lots 1 and 2, Block 1, Neidholt Addition, an old right-of-way area, and Lot 2X, Block E, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north. The property is currently undeveloped. The plat up for consideration proposes to combine and redevelop the property for future residential development on two lots and one or two open space lots.

Lot Dimensions and Setbacks: Per Ordinance O-04-1475, Lot Requirements and

Setbacks, the PUD zoning regulations require the following standards:

Minimum Lot Area:	13,000 square feet
Average Lot Area:	16,000 square feet
Minimum Lot Width:	90 feet
Minimum Lot Depth:	120 feet
Minimum Front Yard Setback:	25 feet
Minimum Side Yard Setbacks:	10 feet
Minimum Rear Yard Setback:	25 feet

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning and the Land Development Code.

Surrounding Development: The properties to the north, south, and west are zoned PUD-R Planned Unit Development – Residential district and primarily developed with single family homes. The property to the east is zoned R-30 Single Family Residential district and developed with a single family home. There is a large retention/detention pond adjacent to the south.

Analysis: The property is located at the northeast side of the Old Grove neighborhood. The PUD-R zoning approved in 2004 was originally planned for four lots. The proposals have reduced the lot number to two lots for single-family residential development.

Option 1 includes three total lots. Two lots for homes and one lot of open space. There is an old right-of-way currently unused with no improvements between Lot 1 and open space Lot 2X. Both residential lots meet the dimensional requirements of the PUD-R Ordinance.

Option 2 is for four lots, with two being open space lots and two for new homes. Lot 1 and 2 both meet the dimension requirements of the PUD-R Ordinance. In this option, an old right-of-way area is currently unused with no improvements existing. The applicant has requested that the right-of-way area be abandoned and incorporated into proposed Lot 1.

DRC Comments, Drainage, and Engineering:

March 22, 2022:

Option 1

1. Lot 1: the minimum lot width at the street needs to be 100 feet for it to meet the lot dimensional requirements. To vary from this requirement necessitates a plat waiver.

2. Show the ROW is to remain and delineate the lot line for Lot 2X appropriately. Otherwise the ROW abandonment is required to proceed to the City Council for consideration. It would be placed on the same agenda as the replat.

Option 2

1. The ROW abandonment is required to proceed to the City Council for consideration. It would be placed on the same agenda as the replat.

Urban Forestry Comments applies to Option 1 and Option 2:

1. The Tree Preservation Plan or Urban Forestry Plan provided appears to be the same plan from 2018 and is dated as such. It does not match either of the two plat options for property boundaries or grading, but it accounts for the trees more as a survey of what exists. The new options appear to preserve as much or more trees than the previous plat application (which would have met the requirements at the time) so I believe there will be no issue with minimum tree preservation in regards to the lot layout or grading.

2. This project will require an Urban Forestry Plan meeting the format, content, and 2019 rules for Chapter 5 of the LDC before any grading permits, tree removal permits, or building permits are approved. We can review it now if you want to submit it, but if not, the main issue of minimum tree preservation should not be an issue with the proposed grading and lot layout. The other requirements of minimum site canopy and heritage tree mitigation can easily be met regardless of the lot or grading design.

The drainage plans are primarily in compliance with the Land Development Code:

Option 1- The side property lines need 7.5' side property line easements.

Option 2- The side property lines need 7.5' side property line easements.

April 1, 2022:

Applicant provided an updated plat on April 1, 2022 which addressed Option 1 specifically, meeting the lot dimension on the street being 90 feet.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by

State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this plat request.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of both options at their April 11, 2022 meeting. Option 1 was approved by a vote of 6-0. Option 2 was approved subject to the right-of-way abandonment by a vote of 5-1.

Financial Impact

There is no financial impact to the City.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Civil Construction Plans - Option 1
5. Masonry Retaining Wall - Option 1
6. Tree Survey - Option 1
7. Civil Construction Plans - Option 2
8. Masonry Retaining Wall - Option 2
9. Tree Survey - Option 2
10. Notification Map
11. Notification Letter
12. Notification List
13. Letters of Opposition
14. Resolution R-22-4724 - Option 1
15. Resolution R-22-4724 - Option 2

Aerial Map



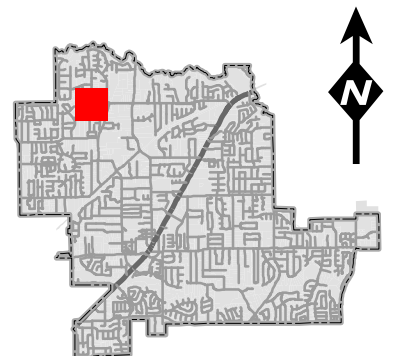
PC22-005

103 John McCain Road

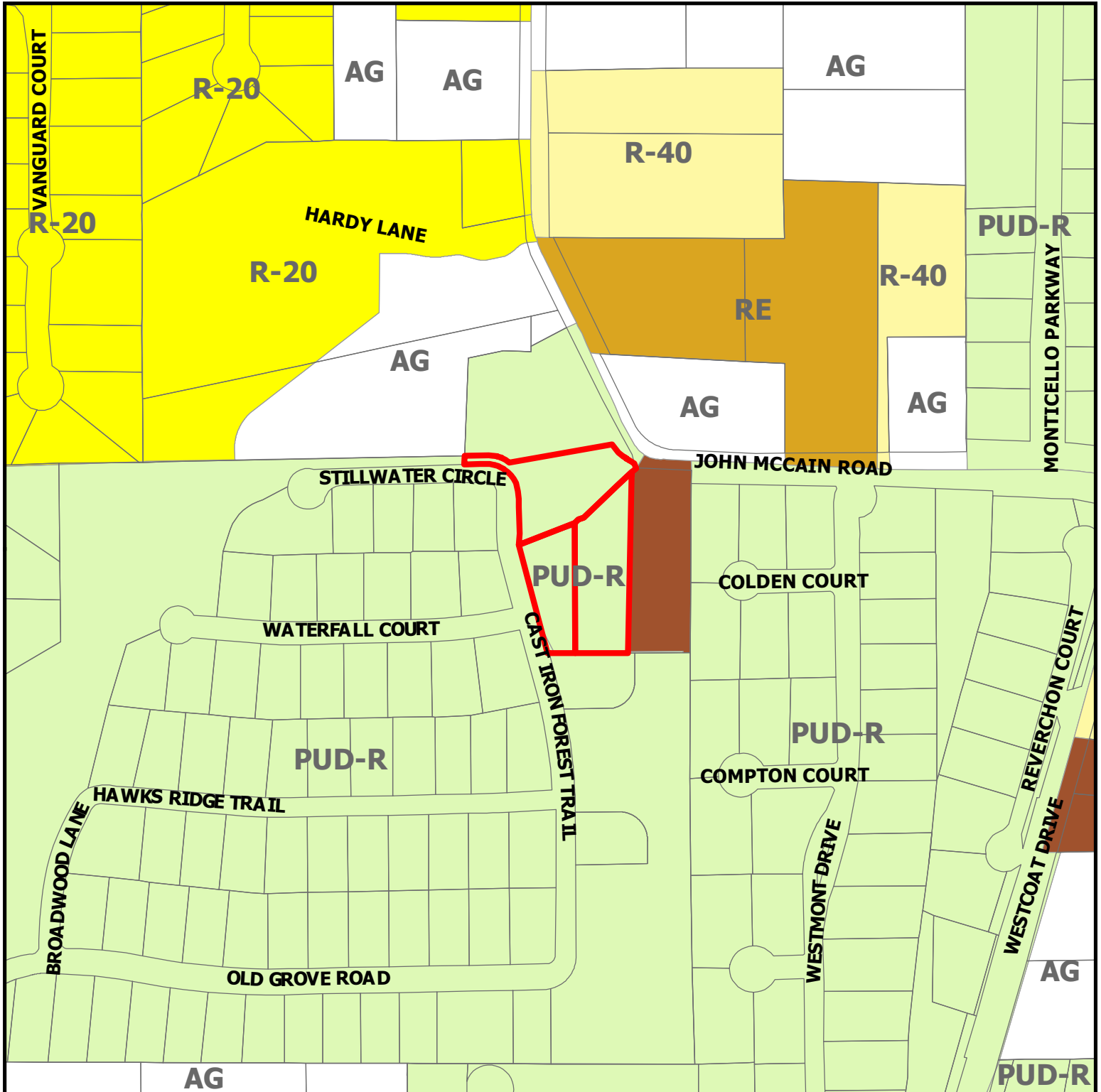
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



Zoning Map



PC22-005

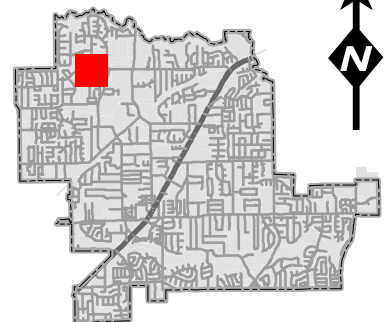
103 John McCain Road

DISCLAIMER:

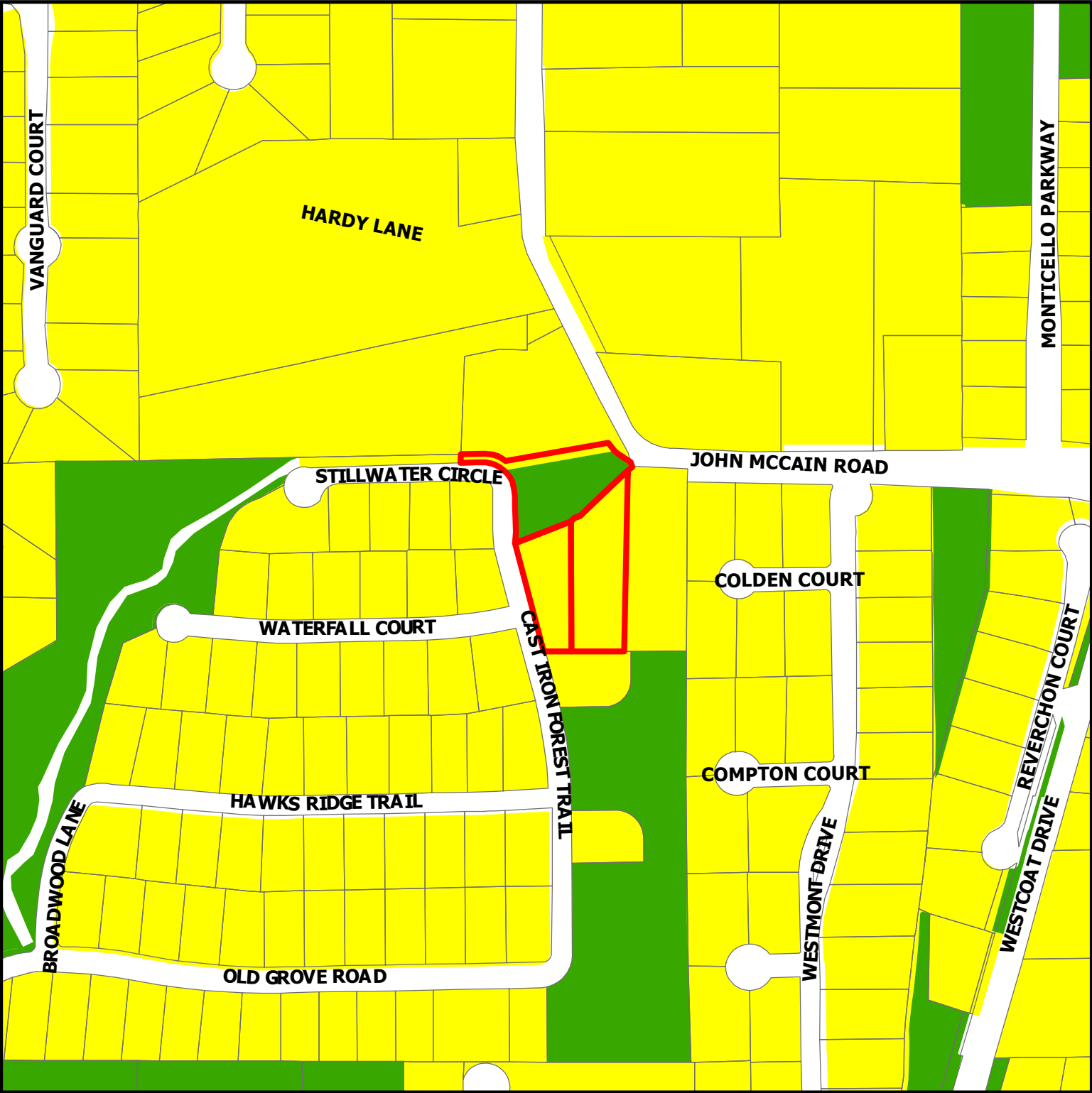
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Subject Property



Future Land Use Map

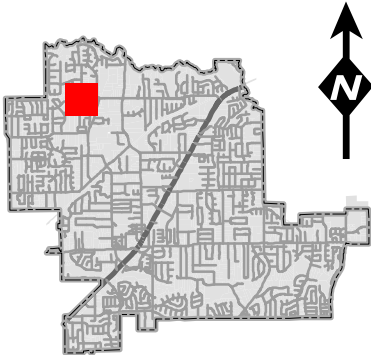


PC22-005

103 John McCain Road

DISCLAIMER:
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-  Subject Property
-  Residential
-  Open Space; Parks

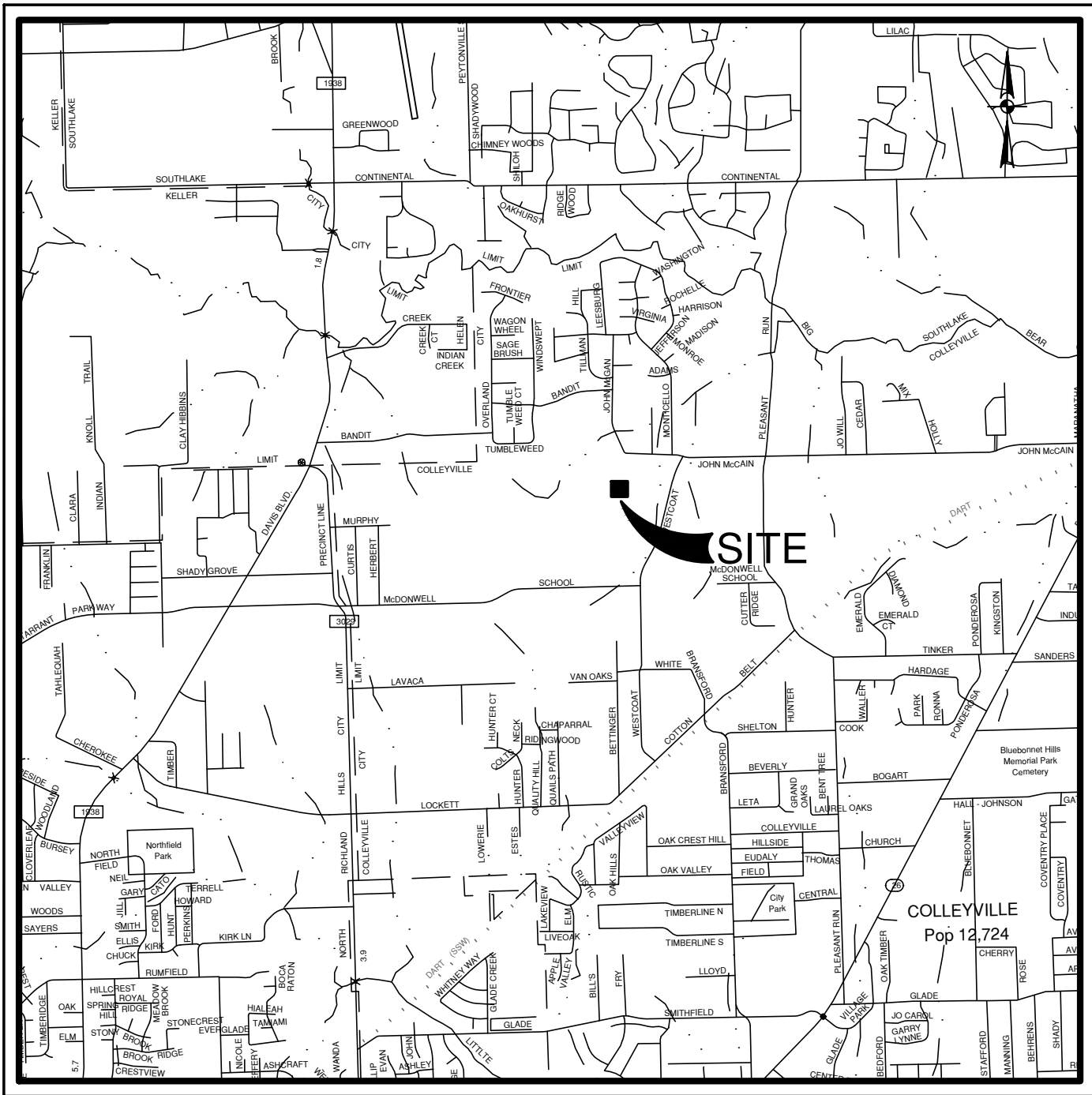


OLD GROVE - GRADING AND DRAINAGE

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



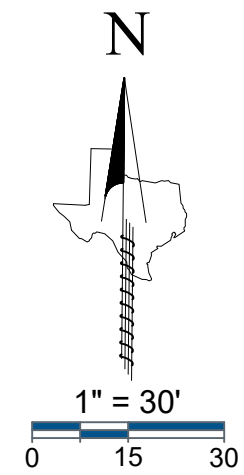
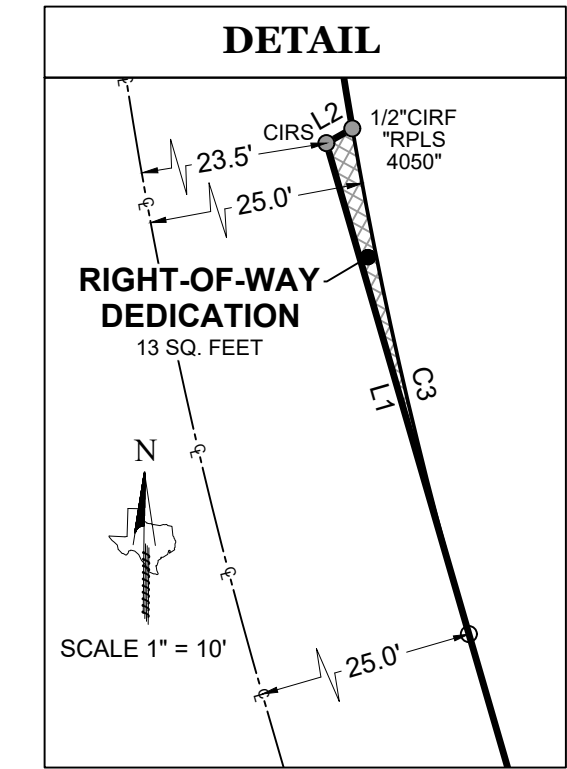
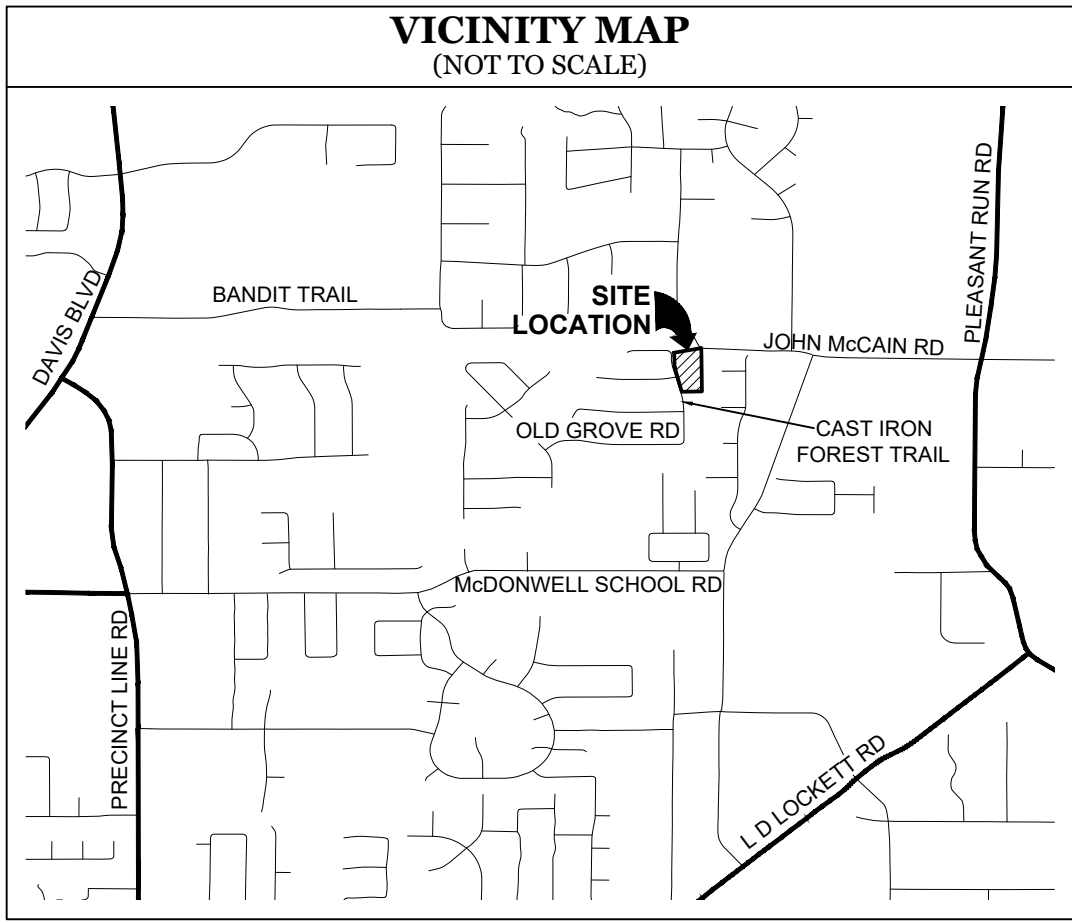
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

SHEET INDEX

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

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
BRANDON O'DONALD,
P.E. #90241
MARCH 31, 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 31, 2022.
IT IS NOT FOR
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 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 00°51'07" W	10.00'
L4	S 89°00'13" W	9.00'
L5	N 00°58'17" W	20.02'
L6	N 89°00'13" E	9.04'
L7	N 00°51'07" W	385.66'

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

Date: Mar 31, 2022, 3:34pm User ID: kmurphy
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 |
| 8LEVEL (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" EXCEPT TESTS 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 COLLEYSVILLE 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

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 BEHIND 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.

[illegible]

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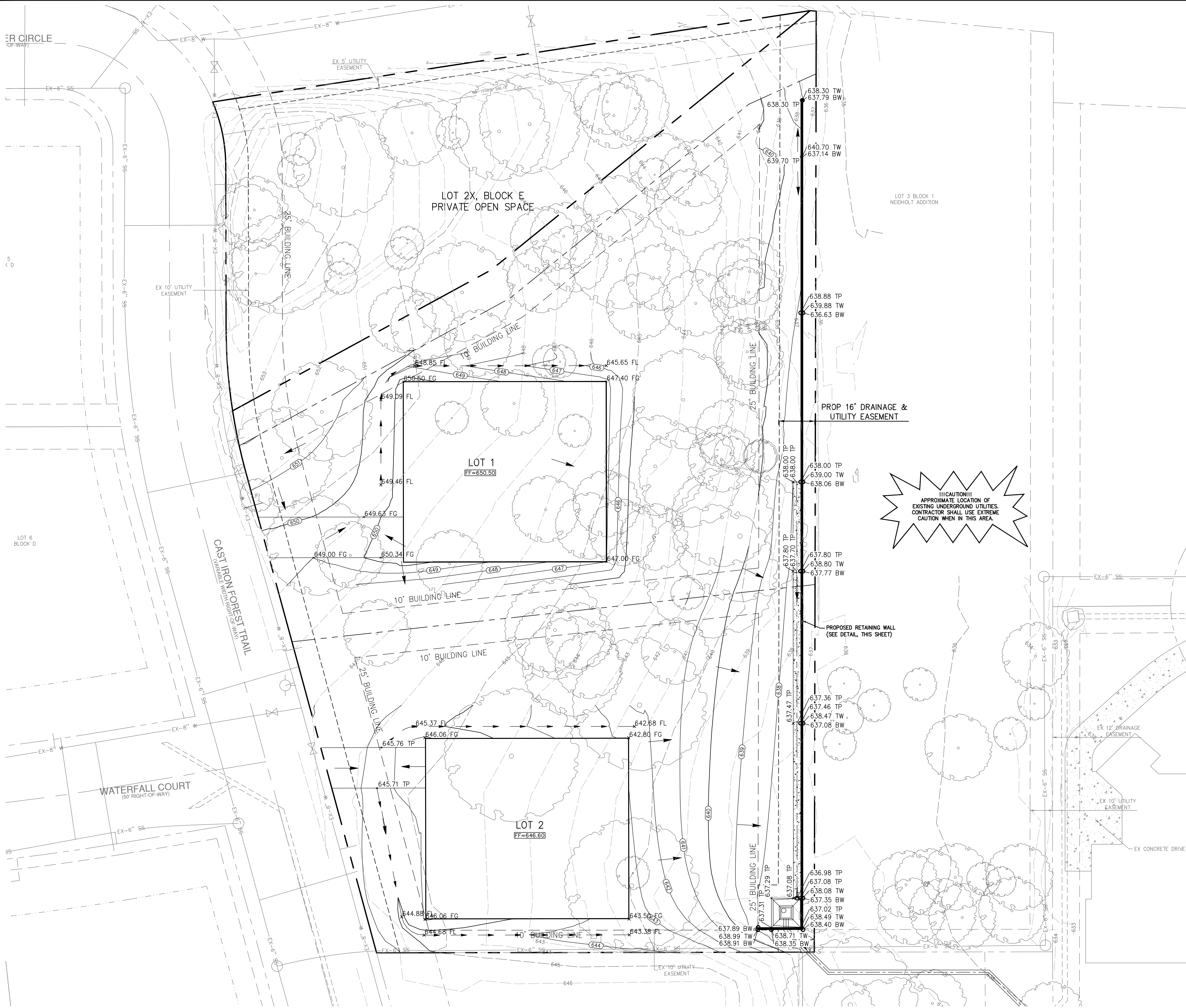
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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
GENERAL NOTES
OPTION 1

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

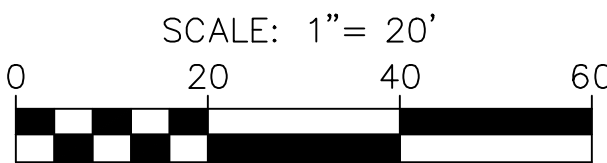
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UTILITY NOTE

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LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- FINISHED PAD
- FLOW LINE
- TOP OF WALL
- BOTTOM OF WALL
- SWALE FLOW LINE
- PROPOSED RETAINING WALL

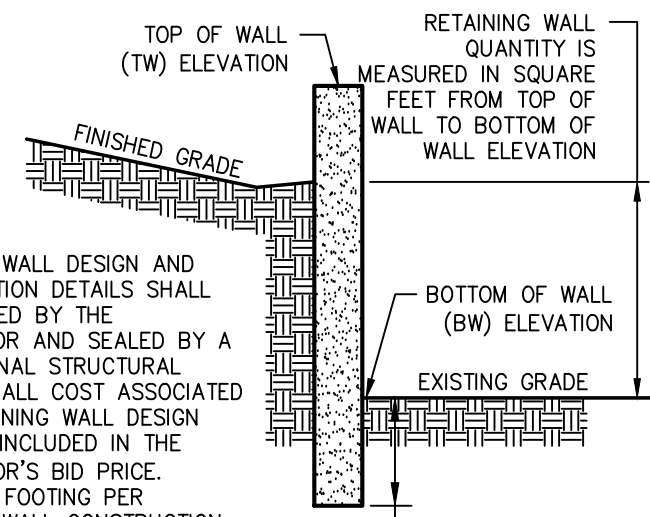
GRADING NOTES

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.

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
 - ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
 - 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.
 - *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% 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.
 - *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.
 - COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
 - GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
 - CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
 - 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.
 - CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
 - NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
 - REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 1410X8K12, DATED AUGUST 21, 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.

NOTES:

- RETAINING WALL DESIGN AND CONSTRUCTION DETAILS SHALL BE PROVIDED BY THE CONTRACTOR AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER. ALL COST ASSOCIATED WITH RETAINING WALL DESIGN SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE.
- COVER ON FOOTING PER RETAINING WALL CONSTRUCTION DETAIL.



RETAINING WALL GRADING DETAIL
NOT-TO-SCALE

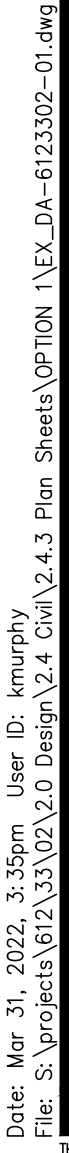
NO.	REVISION	DATE

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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
GRADING PLAN
OPTION 1

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



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.

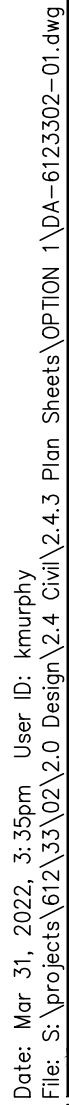
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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
EXISTING DRAINAGE AREA MAP
OPTION 1

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

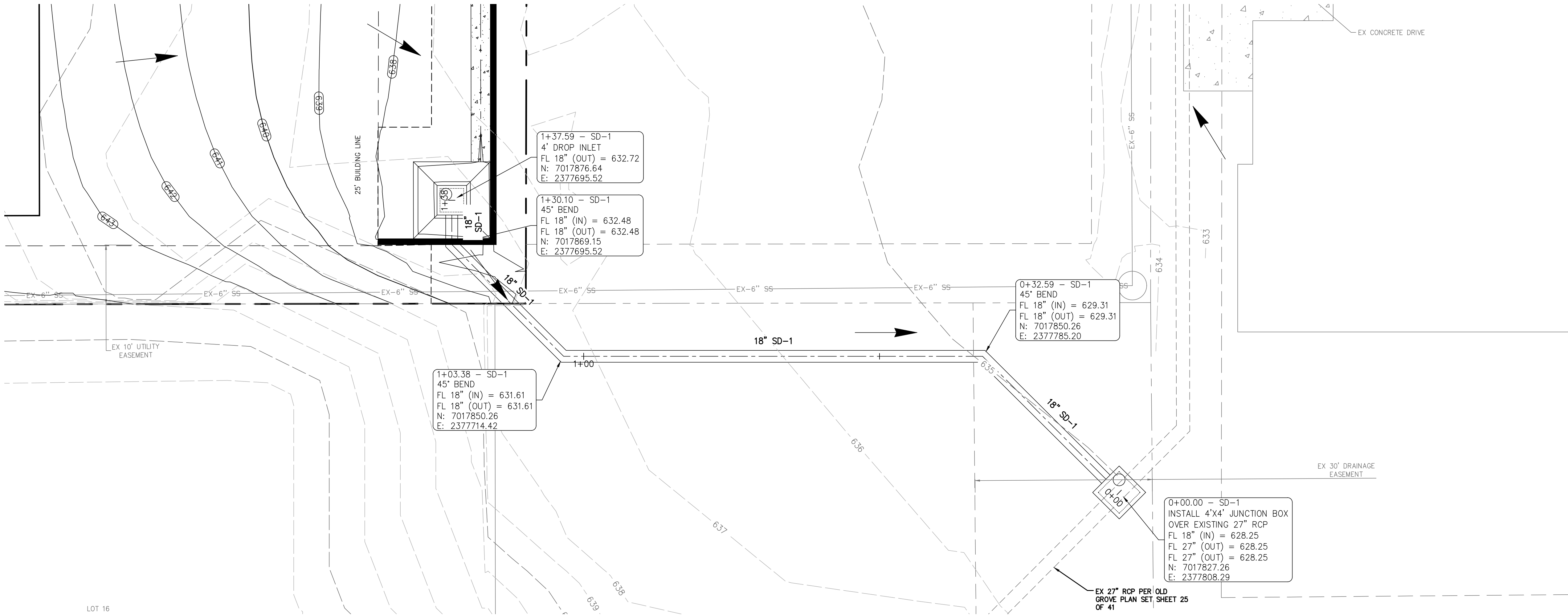
PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	Notes
Onsite																	
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	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 Neidholt 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



CONSTRUCTION PLANS

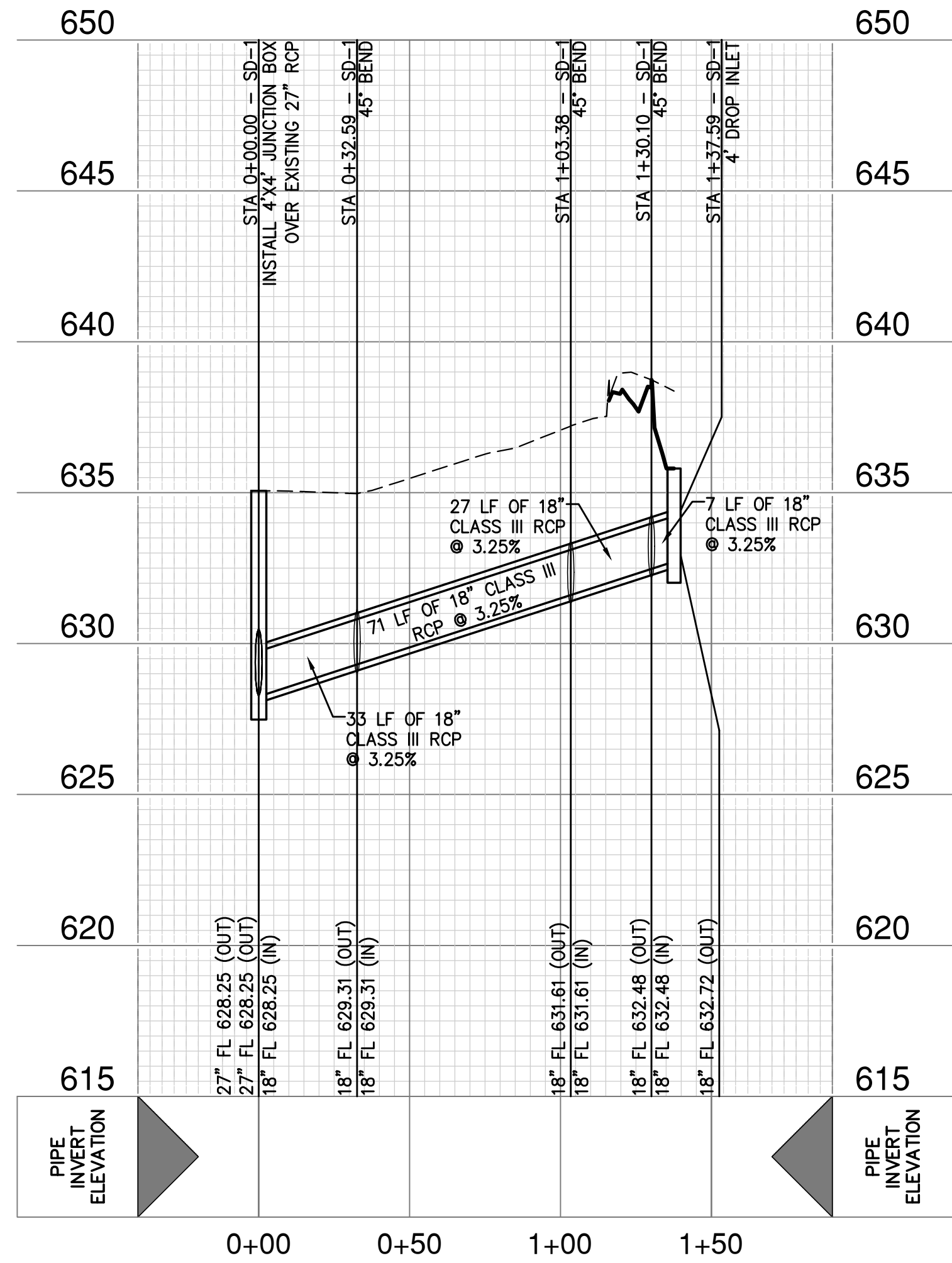
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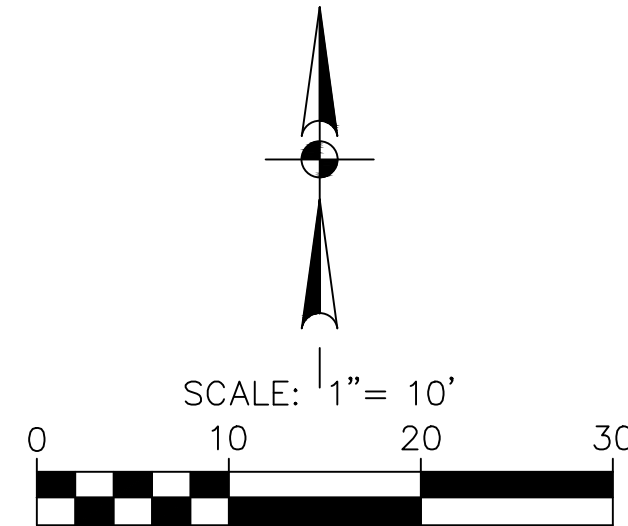
LINE SD-2
(STA 0+00 TO END)

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



UTILITY NOTE

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LEGEND

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

NOTES

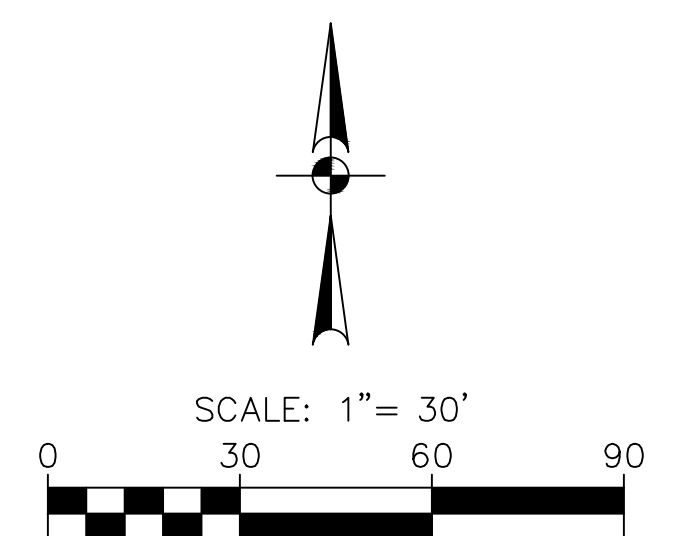
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

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

PLAT NO.
JOB NO.
DATE
DESIGNER
CHECKED
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 TIDES 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 TIDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TIDES 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 TIDES GENERAL PERMIT GUIDELINES.
 - a. EXCAVATION CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCE/GEXIT.
 - 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 CONCENTRATION. 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.

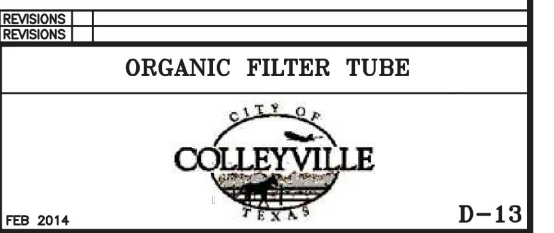
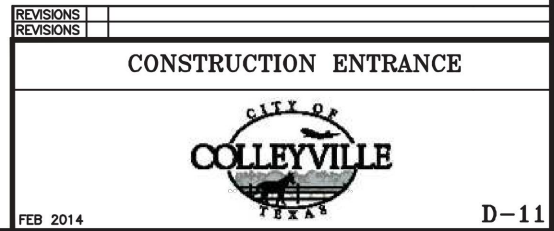
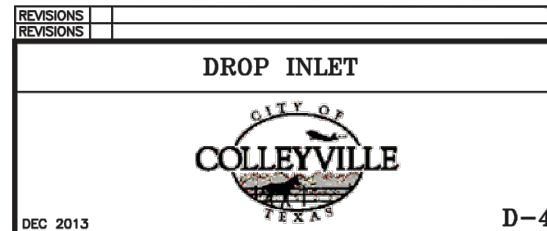
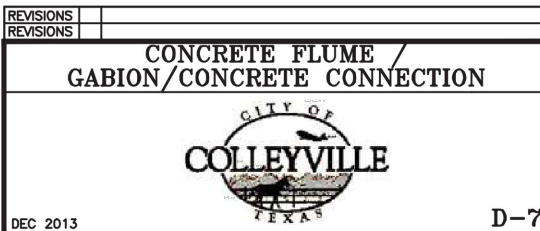
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

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

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

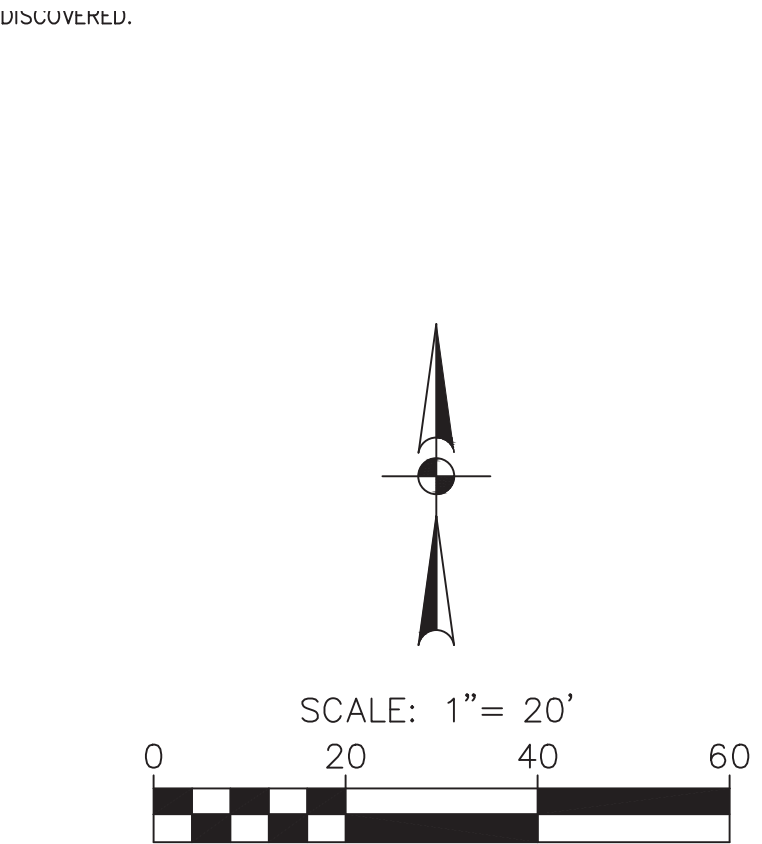
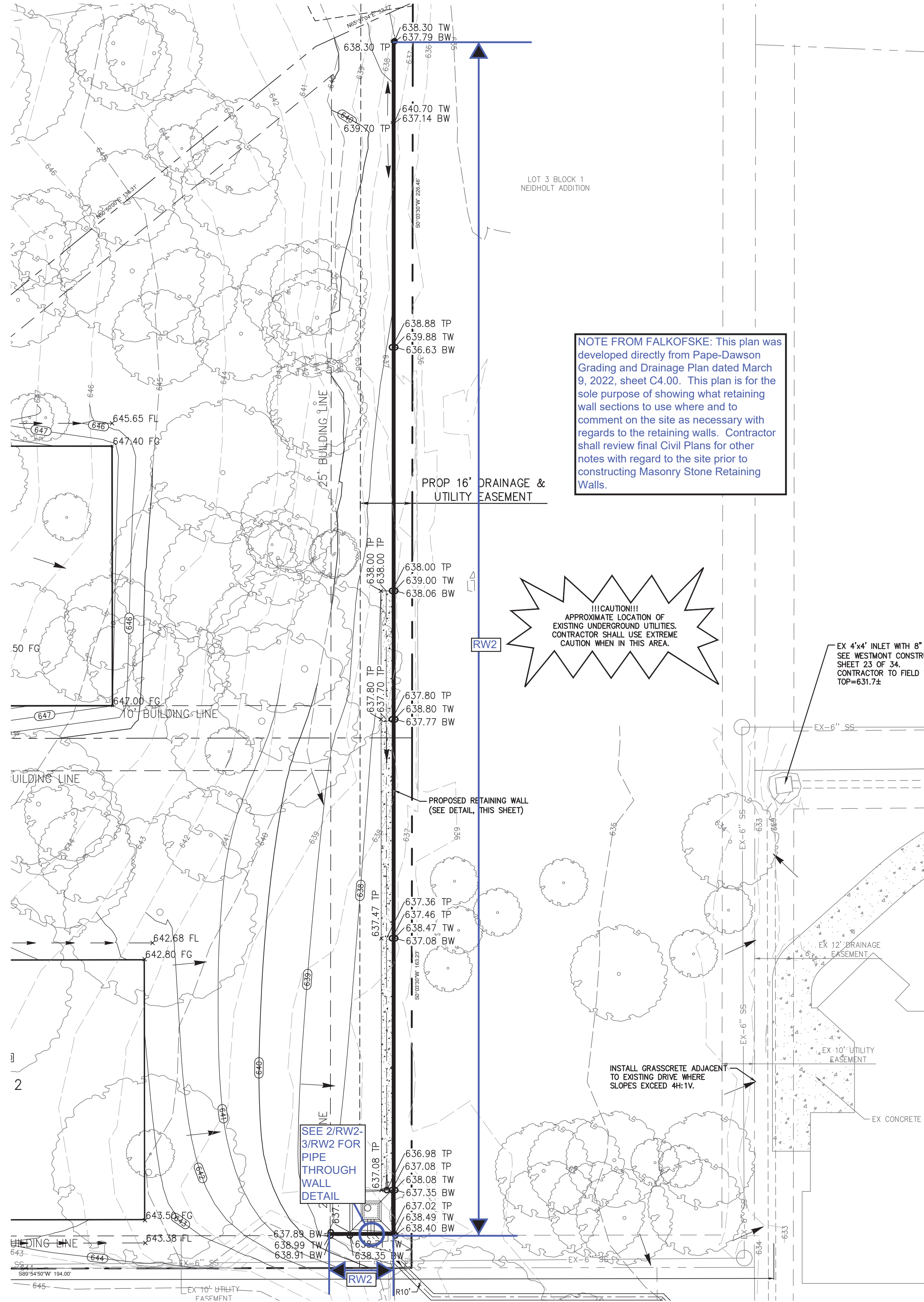


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E - GRADING AND DRAINAGE

CONSTRUCTION DETAILS

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



NOTE FROM FALKOFSKE: This plan was developed directly from Pape-Dawson Grading and Drainage Plan dated March 9, 2022, sheet C4.00. This plan is for the sole purpose of showing what retaining wall sections to use where and to comment on the site as necessary with regards to the retaining walls. Contractor shall review final Civil Plans for other notes with regard to the site prior to constructing Masonry Stone Retaining Walls.

!!!CAUTION!!!
APPROXIMATE LOCATION OF
EXISTING UNDERGROUND UTILITIES.
CONTRACTOR SHALL USE EXTREME
CAUTION WHEN IN THIS AREA.

EX 4"x4" INLET WITH 8"
SEE WESTMONT CONSTR.
SHEET 23 OF 34.
CONTRACTOR TO FIELD
TOP=631.7±

INSTALL GRASSCRETE ADJACENT
TO EXISTING DRIVE WHERE
SLOPES EXCEED 4H:1V.

SEE 2/RW2-
3/RW2 FOR
PIPE
THROUGH
WALL
DETAIL

Falkofske Engineering, Inc. Structural Engineering Consultants TX Reg. Engineering Firm F-4038 722 North Fielder Road Arlington, Texas 76012 (817) 261-8300				DATE	BY	NO.	DATE	REVISION	BY
DES.	03-15-22	AMB							
DRN.	03-15-22	EG							
CHK.	03-15-22	AMB							

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MASONRY RETAINING WALLS - SITE PLAN OPTION 1
OLD GROVE PHASE II
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS

TOLL BROTHERS, INC.
2555 SW GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051

STATE OF TEXAS
AARON BERKE
107154
REGISTERED PROFESSIONAL ENGINEER
03-15-22

JOB NO. 117.22.1
SP1

GENERAL NOTES

1. Design

1.1. Design Codes

International Building Code, 2018 Edition

1.2. Geotechnical Report

Firm: SE&T
Report No. 141GX8KK12 Dated: August 21, 2012
Allowable Bearing Capacity 1500 psf

1.3. Design Parameters

Soil Parameters:			
Soil Type*	Friction Angle	Cohesion (psf)	Unit Weight (pcf)
Retained Backfill (On site clay)	28 deg	0 psf	120 pcf
Foundation Soils (1500 psf)	28 deg	0 psf	120 pcf

*See materials below for a description of each Soil Type.

Factors of Safety:

External Stability	
a. Minimum Factor of Safety Against Base Sliding (Static Condition)	1.5
b. Minimum Factor of Safety Against Overturning	2.0
c. Minimum Factor of Safety Against Global Stability	1.5
d. Minimum Factor of Safety for Bearing Capacity	3.0

Design Loading:

Lateral earth pressures are calculated using Coulombs Lateral Earth Pressure Theory. Designs have been performed to accept loading per the proposed loading conditions based on the Civil Grading Plans. A live loading of 250 psf has been used for all walls supporting areas subject to firelane loading.

Retaining walls should not have solid fence (such as wood fence) placed on top of wall other than that shown on these plans. Retaining walls shall not have additional surcharge placed above wall other than that shown on these plans. Retaining walls shall not have slope at base or top of wall that exceed that which is shown on these plans. The retaining walls noted above require special design.

2. Materials

2.1. Soil Types

- Retained Backfill
 - On site clayey soils
 - Properly compacted on-site fill soils, verification by others.
 - Free draining granular backfill, clean, non-plastic, relatively well-graded.
- Foundation Soils (Allowable Bearing = 1500 psf min)
 - Bearing on Stiff Natural Undisturbed Clayey or Sandy Soils or Compacted and Tested Fill Soils
 - Friction Angle between Base of Wall and Soil - 17 deg
 - Bearing in fill soils. Fill soils supporting the retaining walls hall be placed in accordance with the recommendations for the fill placement per the geotechnical report.
- Drainage Material
 - Free draining granular backfill, clean, non-plastic, relatively well-graded.

2.2. Dimension Stone

- Average Density of masonry wall varies from 135pcf to 145pcf.
- Stone size varies from 4" to 18".
- Face stone shall be coordinated between contractor and owner/developer.
- Recycled concrete 4" to 18" may be used in place of dimension stone, contractors option.

2.3. Rebar/Welded Wire Fabric (If Required)

- All steel reinforcement shall be new billet steel conforming to ASTM A-615, Grade 60 with fy=60ksi.
- All reinforcement shall not have deleterious material on it.
- All welded wire fabric shall have minimum fy=65ksi and be hot dip galvanized.

2.4. Drainage Materials

- Weep pipes shall be PVC or corrugated HDPE pipe.
- Drainage zone shall be separated from retained backfill by mirafi 140N filter fabric or approved equal.

2.5 Portland Cement Mortar for Retaining Wall Construction.

The portland cement mortar used for construction of the masonry stone retaining walls shall be provided with the following proportions per cubic yard of concrete. The portland cement mortar supplier shall provide "batch tickets" clearly indicating that the appropriate amount of materials are provided in each truck load. The batch tickets shall clearly indicate the amount batched, the date, the project name and shall be provided to Falkofske Engineering, Inc. for review, documentation, and file.

Contents	Amount per cubic yard	Specific Gravity	Volume ft³3
Type 1 Portland cement:	451 lbs	3.15	2.29
Type F Fly Ash	113 lbs	2.53	0.62
Fine Aggregate (sand):	2746 lbs	2.59	16.99
Potable Water	367 lbs	44 Gallons	5.88
Sika Air (or equivalent)	(AS REQ'D) oz	4.5%	1.22
			27.0 Total

Note: the portland cement mortar supplier material weights may vary slightly based on the specific gravity of the materials used.

Concrete retarders may be used at the discretion of the masonry wall contractor. A greater amount of retarder is typically used during hot periods and a less amount of retarder is typically used during cool weather.

Please note that the above proportions will provide a portland cement mortar with a compressive strength of about fc = 2500 psi. Falkofske Engineering, Inc. does not require any concrete testing provided the above proportions are verified by way of the "batch tickets".

3. Construction

3.1 Preparation Work

- Prior to grading or excavation of the site, confirm the location of the retaining walls and all underground features, including utility location within the area of construction. Ensure surrounding structures are protected from effects of wall excavation, and construction.
- Coordinate installation of underground utilities and other improvements with wall installation.

3.2 Excavation

- If a mortared footing is over-excavated, then the dimension stone shall be placed mortared. If a dry stone footing is over excavated, then the dimension stone does not need to be mortared.
- Fill over-excavated area in front of the wall footing with compacted on site soils before the wall construction exceeds 4 feet in height.
- In areas where the walls are installed in a cut, the required excavation shall extend horizontally to the extent of the width of the retaining wall. The wall may be built to the cut. If the wall is over cut, then soil shall either be compacted or the drainage zone may be widened.

3.3 Wall Construction

- The wall shall be constructed to the dimensions as shown on these plans. Front leads, back leads, and string lines shall be set for each wall. Care shall be taken to install the mortar zones the correct thickness, and to place drainage behind the wall as required.
- Control joints shall be installed at a maximum of 16'-0" o.c. per these plans.
- Weep pipes shall be placed at 8'-0" o.c. max.
- Face rock type shall be coordinated between the architect, owner, and retaining wall contractor.

3.4 Retained Backfill Placement

- Retained backfill shall be placed per the recommendations of the geotechnical engineer, but should not be less than 93% Standard Proctor Maximum Dry Density (ASTM D698).
- Fill should be placed in maximum 8" thick compacted lifts.
- Large compaction equipment (equipment heavier than 7,500 lb) shall remain a minimum of 1.5x the height of the wall away from the back of the wall for a period of 2 weeks from the time of construction.
- After a period of 2 weeks from the time of construction large compaction equipment may be used behind the wall but shall stay a minimum of 5'-0" away from the back of the wall.
- Soil placed with in 5'-0" of the back of the wall shall be placed using handheld compaction equipment.
- If the wall is in a cut situation the wall may be built up to the cut. If the wall is overcut the drainage zone may be widened to the cut or compacted fill may be placed between the drainage zone and the cut.

3.6 Retaining Wall Performance, Maintenance, and Other Comments

- Control joints are provided in the retaining wall to allow for minor movements due to settlement and shrink swell of the soils. Some cracking may occur in the face of the retaining wall. This cracking, if minor (less than 3/8"), may be cosmetically repaired as desired.
- The retaining walls are designed to allow surface water to flow over the tops of the retaining walls. Care should be taken during and after construction to not allow water to pond behind the retaining walls, as this can have a negative impact on the stability of the retaining walls.
- If downspouts are located near the back of the retaining wall they should either be plumbed through the retaining wall to drain below the wall or collected and tied into the storm sewer system. Perforated subsurface pipes shall not be used behind the retaining walls.
- Positive drainage over the top of the walls shall be maintained throughout the life of the structure. If swales are placed behind the wall they shall remain clean and free draining. If water is found to be ponding in the swale it shall be fixed to allow water to freely drain as soon as possible.
- Any broken sprinklers behind the retaining wall shall be turned off and repaired as soon as possible.

3.7 Cold Weather Construction of Retaining Walls

Construction Requirements for temperatures between 40°F and 32°F:

- Water and aggregates used in mortar shall not be heated above 140°F.
- Mortar sand or mixing water shall be heated to produce mortar temperatures between 40°F and 120°F at the time of mixing.

Construction Requirements for temperatures between 32°F and 25°F:

- The guidelines above for construction requirements for temperatures between 40°F and 32°F and the following shall be met.
- The mortar temperature shall be maintained above freezing until used in masonry stone retaining wall.
- Visible ice and snow shall be removed from the top surface of existing foundations and masonry to receive new construction. These surfaces shall be heated to above freezing, using methods that do not result in damage.
- Newly constructed masonry shall be completely covered with weather-resistive membrane for 48 hours after being completed.

Construction Requirements for temperatures between 25°F and 20°F:

- The guidelines above for construction requirements for temperatures between 40°F and 32°F, the construction guidelines for temperatures between 32°F and 25°F, and the following shall be met.
- Masonry (raw stone) surfaces under construction shall be heated to 40°F.
- Wind breaks or enclosures shall be provided when the wind velocity exceeds 15 miles per hour.
- Newly constructed masonry shall be completely covered with weather-resistive insulating blankets, or equal protection, for 48 hours after being completed.

The above procedures comes from sections 2104.3.2.1, 2104.3.2.2, 2104.3.2.3, 2104.3.3.3, and 2104.3.3.4 of the International Building Code, and is in compliance with Masonry Standards Joint Committee recommendations for cold weather construction of masonry structures.

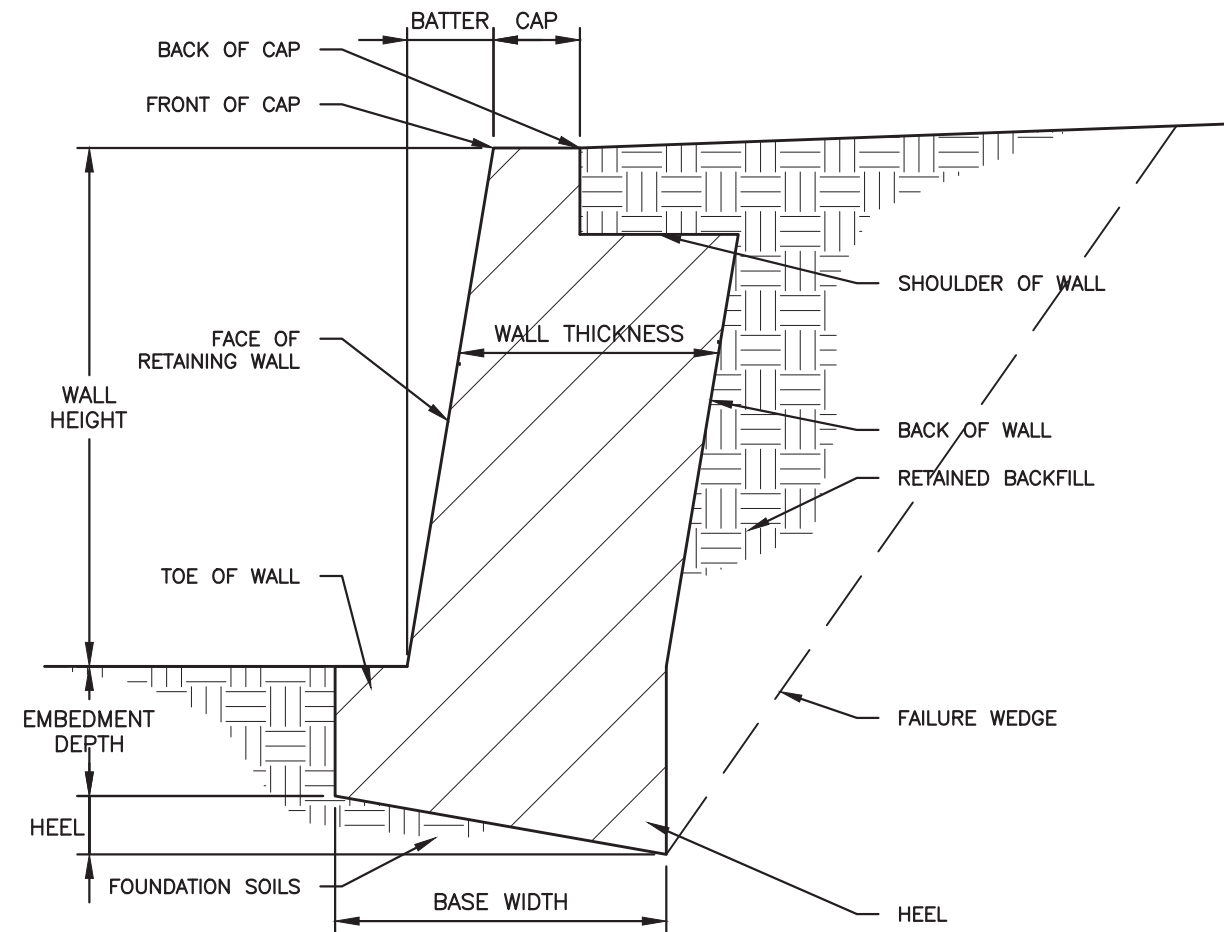
4. Construction Observations

4.1 Construction Observations by Falkofske Engineering, Inc.

- Falkofske Engineering, Inc. will perform construction observation, but only as a means of verification of the contractors quality control performance.
- Falkofske Engineering, Inc. will act as the Special Inspector for this project. Contractor shall contact Falkofske Engineering to set up inspections, at least 1 day before construction starts.
- All required materials testing shall be performed by an approved materials testing laboratory.
- Falkofske Engineering, inc. is not responsible for means, methods, and material furnished by the retaining wall contractor.

4.2 Construction Observations by Others

- Construction observations as required by the city shall be coordinated by the contractor.

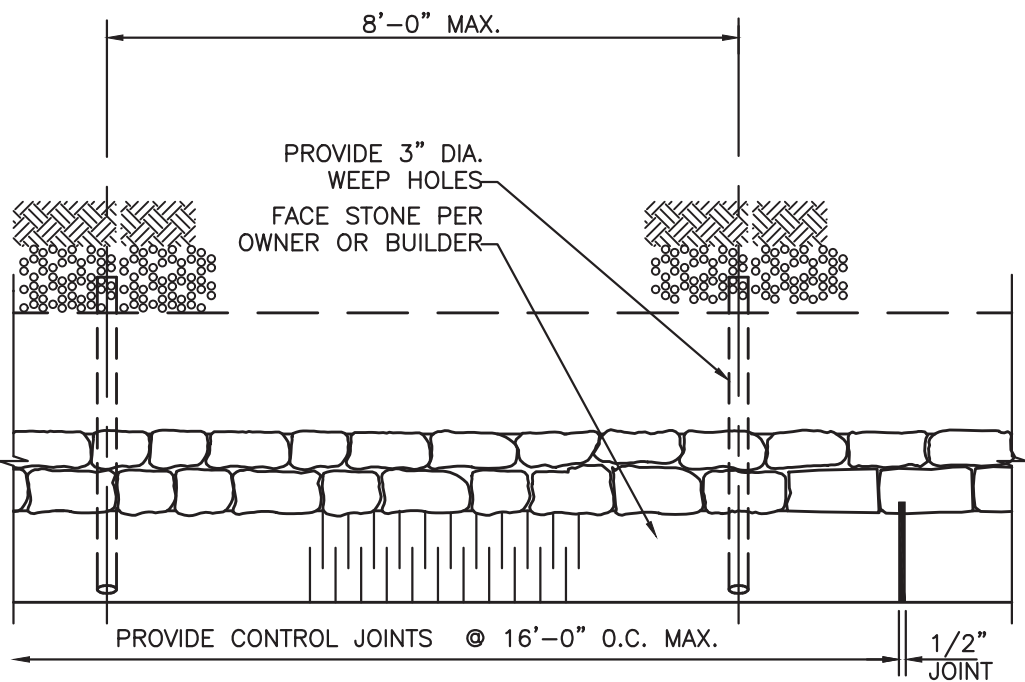


LEGEND

1
RW1

WALL SECTION W/HANDRAIL POST
CONTRACTOR OPTION

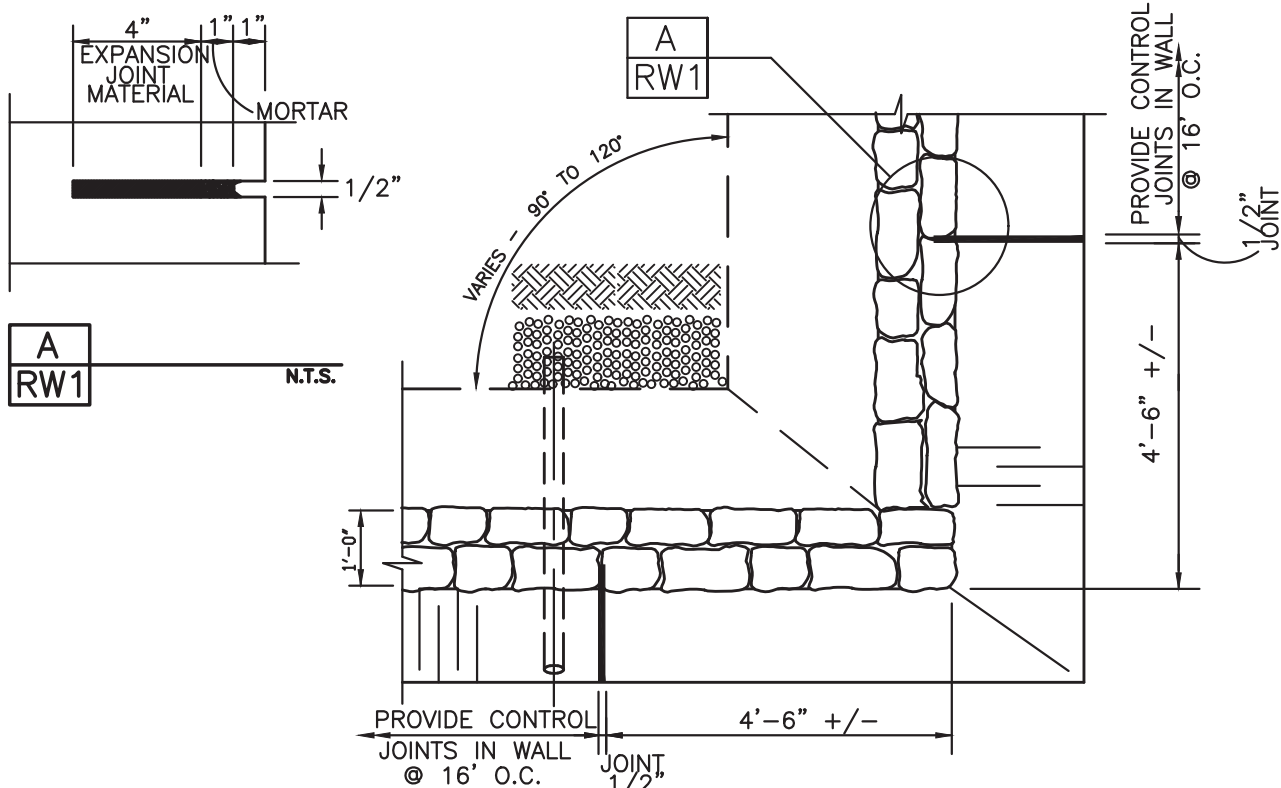
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2
RW1

TYPICAL PLAN VIEW AT BASE

N.T.S.



3
RW1

TYPICAL PLAN VIEW AT CORNERS

N.T.S.

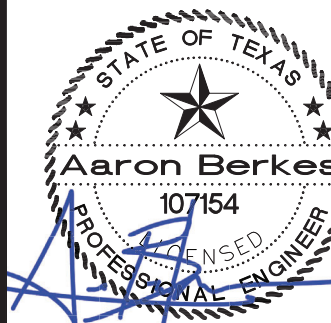
DATE	BY	DES.	DRN.	CHK.	NO.	DATE	REVISION	BY
03-15-22	AMB		EG					
03-15-22								
03-15-22								

Falkofske Engineering, Inc.
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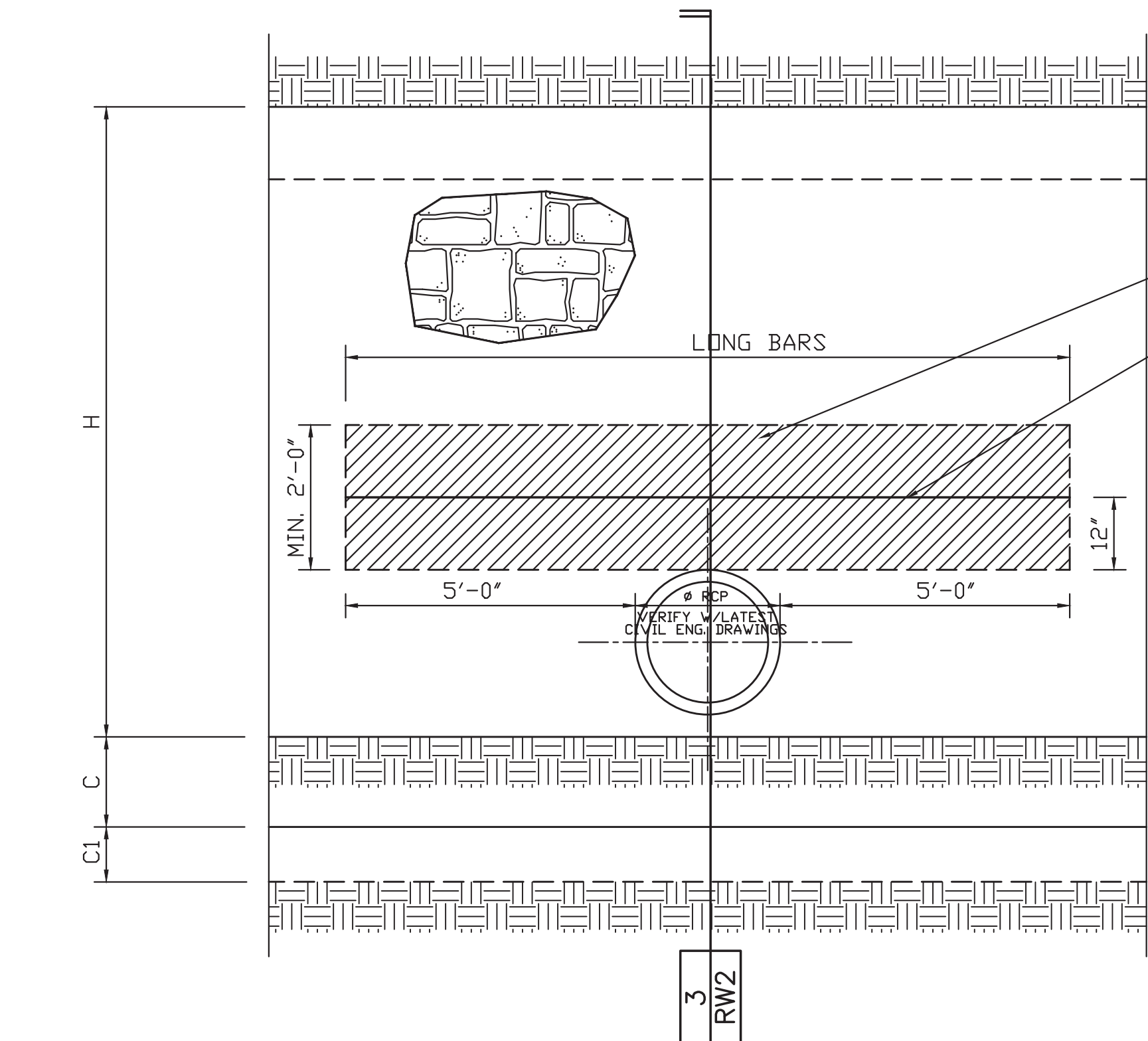
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MASONRY RETAINING WALLS – NOTES & STANDARD DETAILS
OLD GROVE PHASE II – OPTION 1
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
TOLL BROTHERS, INC.
2555 SW GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051

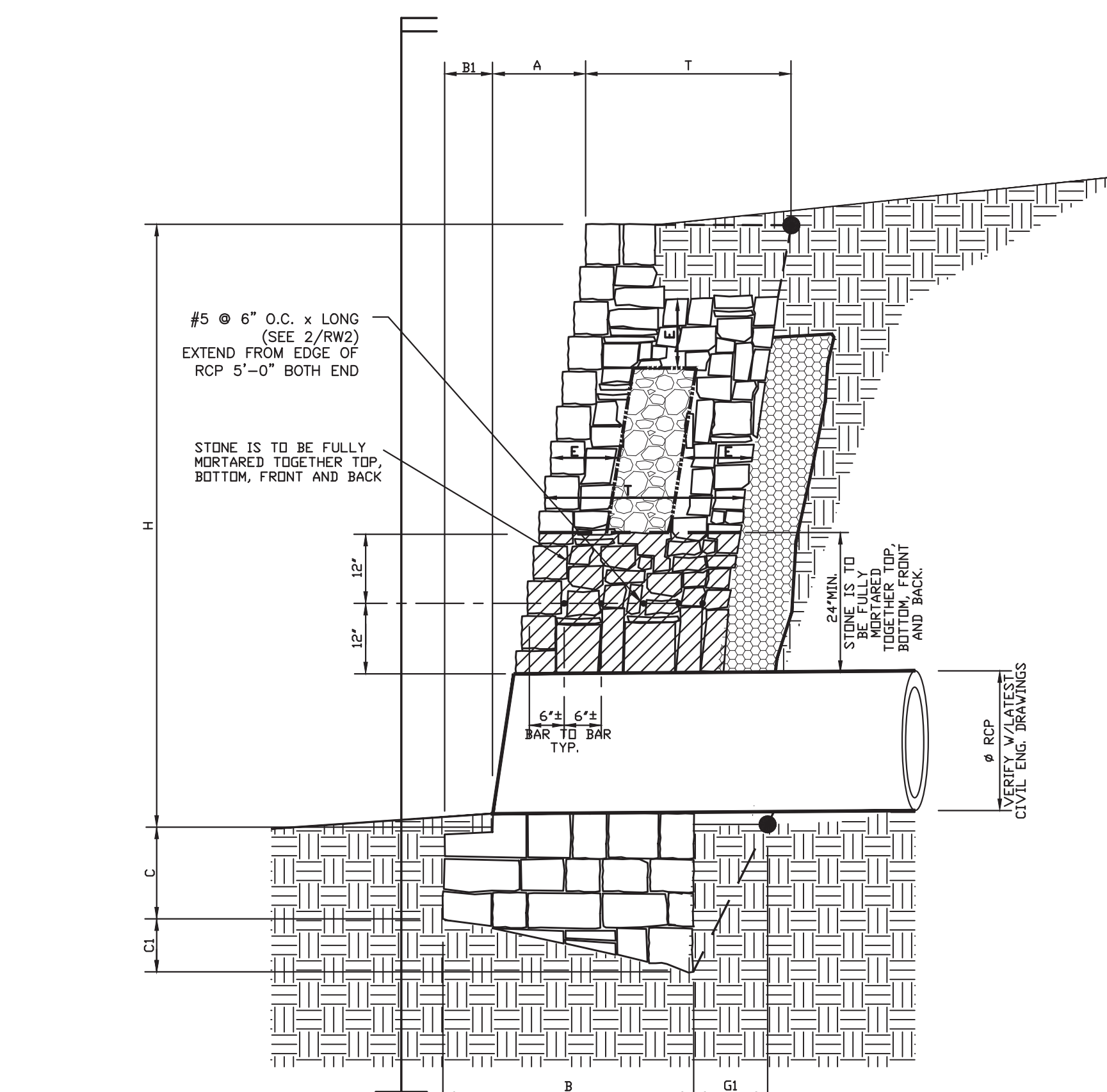


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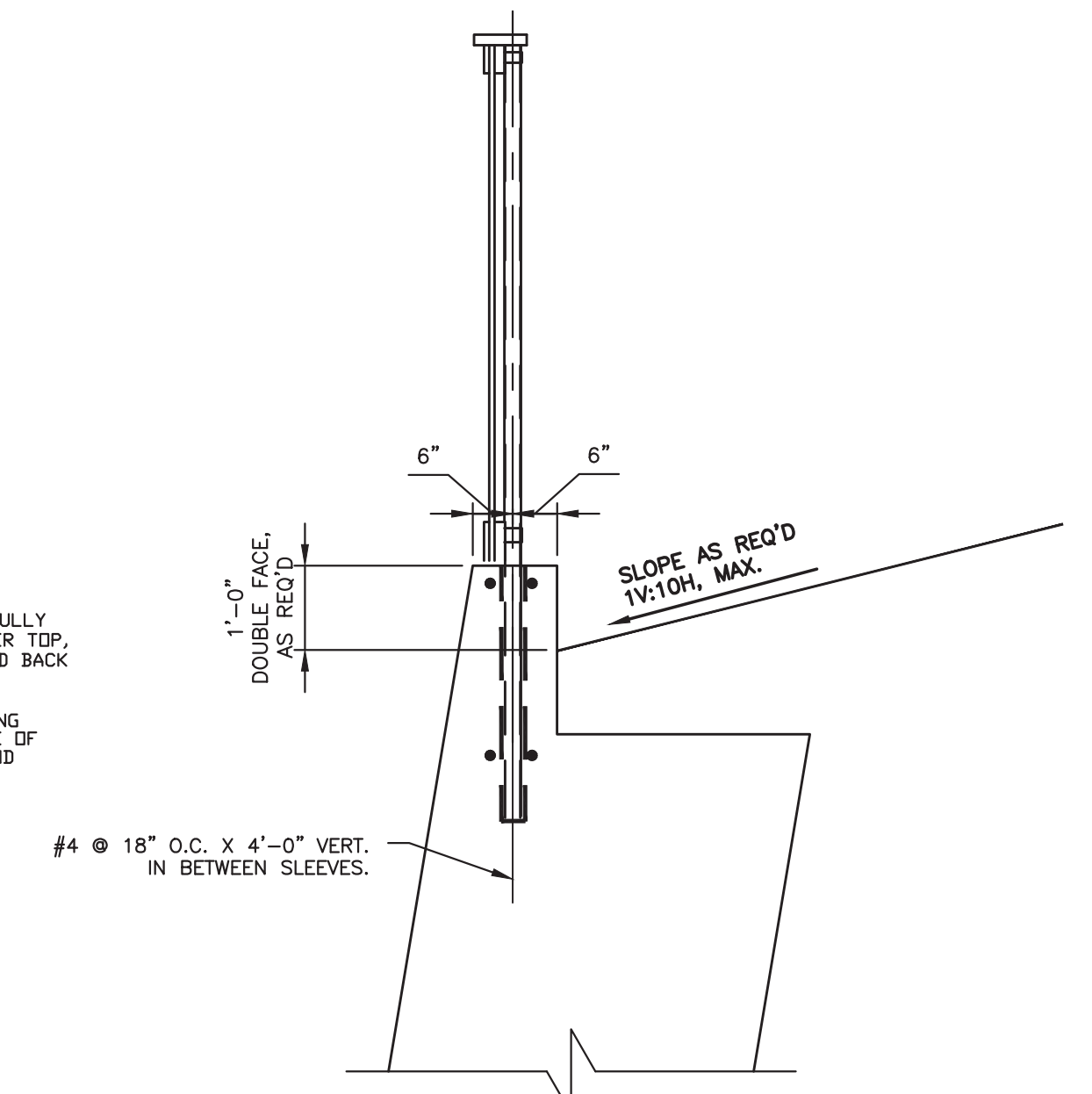
RW1



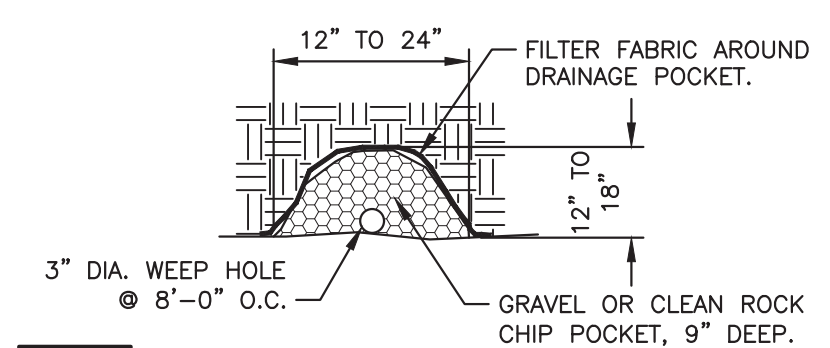
2
RW2
WALL ELEVATION W/RCP



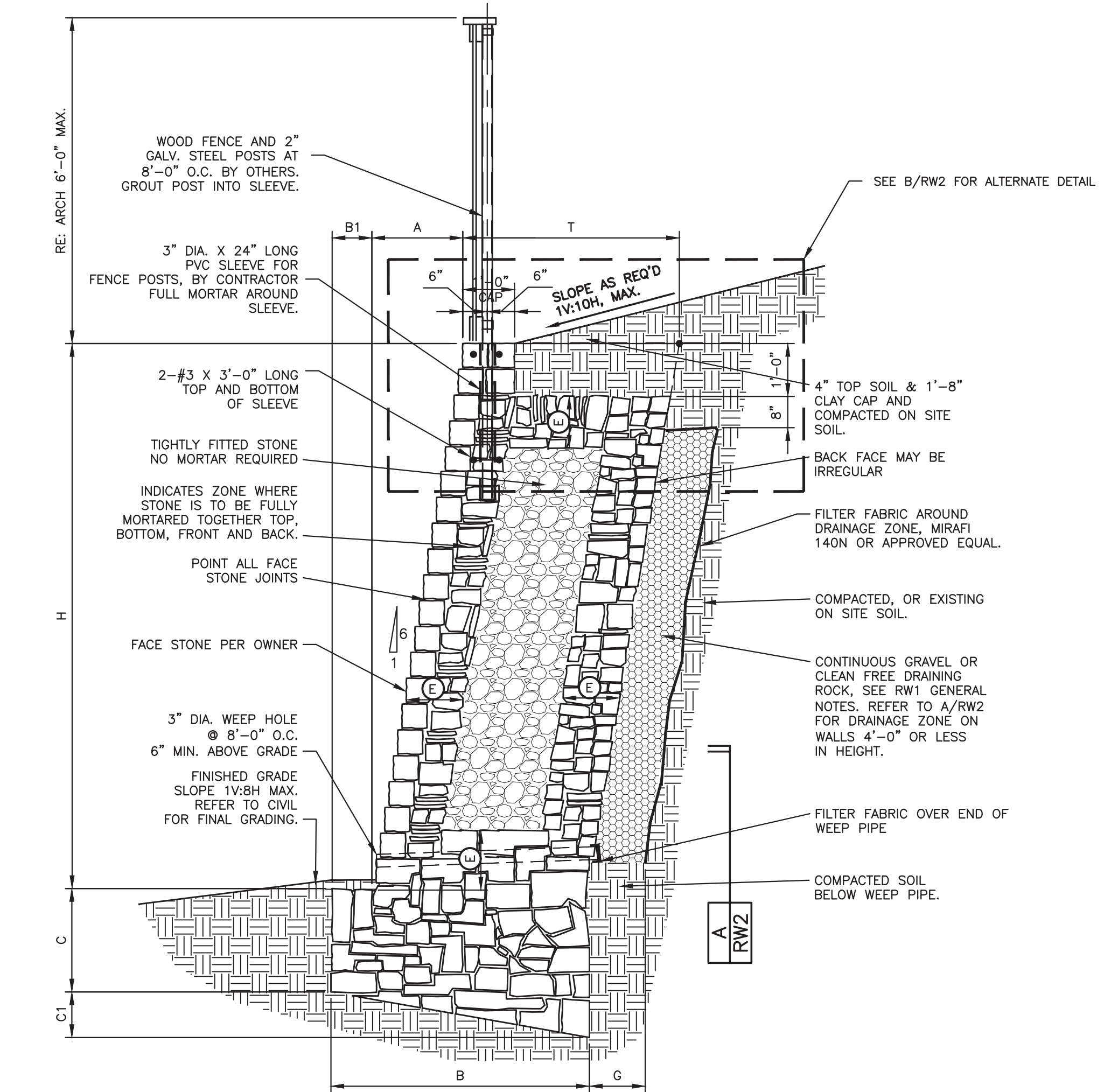
3
RW2
WALL SECTION W/RCP



B
RW2
1'-0" DOUBLE FACE
CAP EXTENDED DETAIL



A
RW2
DRAINAGE POCKET
WALLS 4'-0" OR LESS



1
RW2
TYPICAL WALL SECTION
1V:10H MAX SLOPE ABOVE WALL
1V:8H MAX SLOPE BELOW WALL
BEARING IN CLAYEY SOILS

MASONRY WALL SCHEDULE									
1500 psf – BEARING CAPACITY (TYPICAL NATURAL UNDISTURBED SOILS OR COMPACTED AND TESTED SOILS SEE GENERAL NOTES SHEET RW2)									
WALL HEIGHT H	BASE WIDTH B	TOE B1	BASE DEPTH (TOE) C	BASE DEPTH (HEEL) C1	BATTER A	FULLY MORTARED ZONE E	THICKNESS OF WALL T	DRAINAGE ZONE THICKNESS G	BEARING CAPACITY
1'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-2"	FULLY MORTARED	1'-7"	SEE A/RW2	1500 psf
2'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-4"	FULLY MORTARED	1'-7"	SEE A/RW2	
3'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-6"	FULLY MORTARED	1'-7"	SEE A/RW2	
4'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-8"	FULLY MORTARED	1'-7"	SEE A/RW2	
WALL DESIGN CRITERIA									
BEARING Q _a	SLOPE TOP β	SLOPE BOT β1	ACTIVE PRESSURE Q _a	PASSIVE PRESSURE Q _p	FRICTION ANGLE BASE δ	SLOPE OF BACK OF WALL α	SURCHARGE q	WIND LOAD W	
1500PSF	5.71 deg	7.13 deg	28 deg	28 deg	17 deg	99.46 deg	0 psf	15 psf	
USE THIS SCHEDULE FOR 1/RW2									

USE THIS SCHEDULE FOR 1/RW2

DATE

BY

DES.

DRN.

CHK.

03-15-22

AMB

03-15-22

EG

03-15-22

NO.

DATE

REVISION

BY

Falkofske Engineering, Inc.
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ENGINEERING

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MASONRY RETAINING WALLS
OLD GROVE PHASE II - OPTION 1
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS

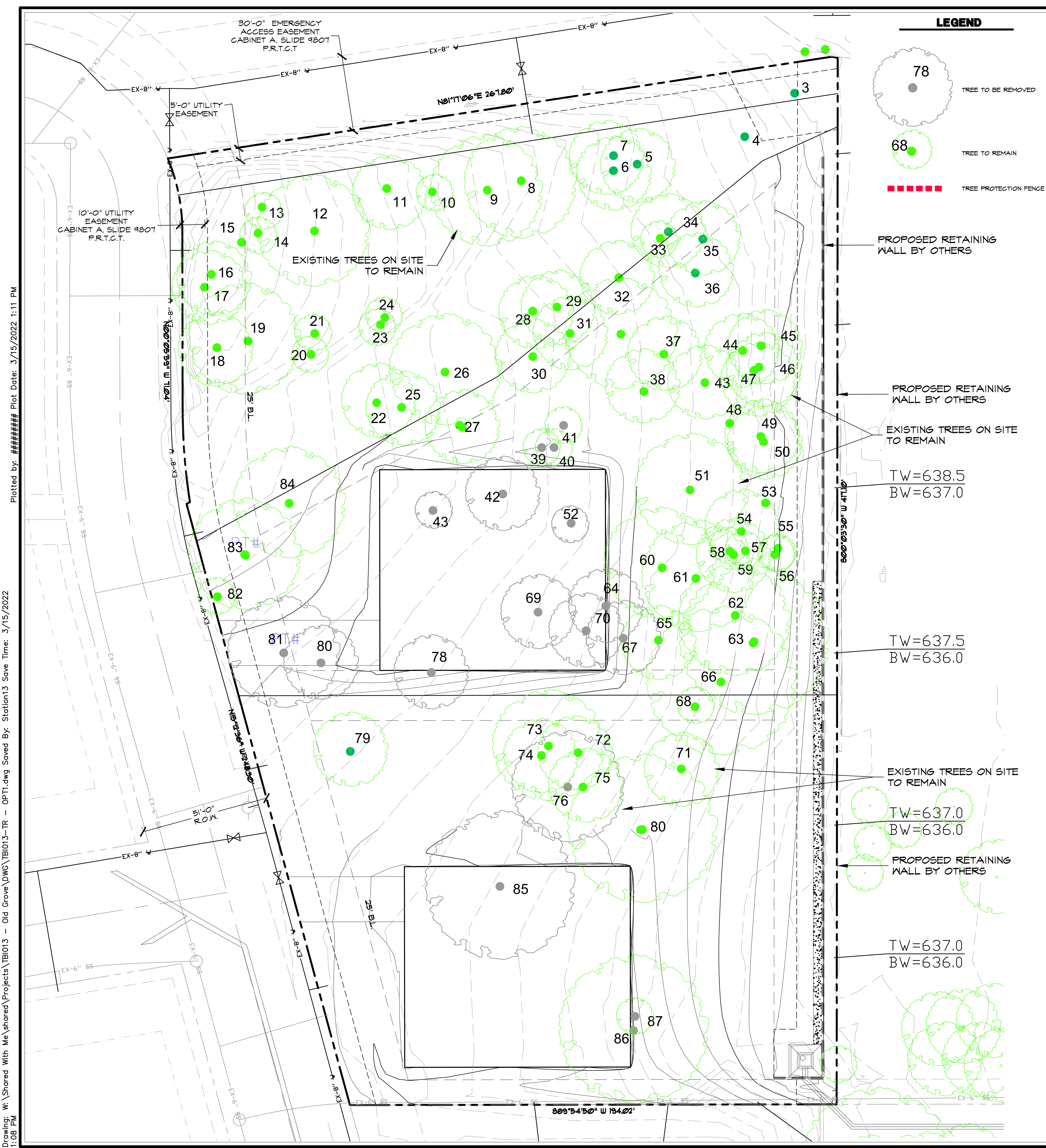
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03-15-23

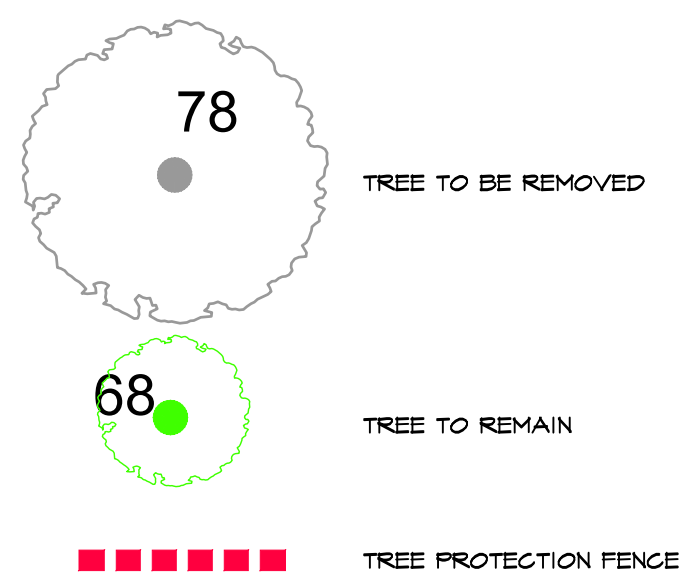
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RW2

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LEGEND



PROPOSED RETAINING
WALL BY OTHERS

PROPOSED RETAINING
WALL BY OTHERS

EXISTING TREES ON SITE
TO REMAIN

$$\frac{TW=638.5}{BW=637.0}$$
$$\frac{TW=637.5}{BW=636.0}$$

EXISTING TREES ON SITE
TO REMAIN

$$\frac{TW=637.0}{BW=636.0}$$

PROPOSED RETAINING
WALL BY OTHERS

$$\frac{TW=637.0}{BW=636.0}$$

Old Grove, Ph. 2 - Option 1
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	Remove	Open Space Lot 5X
4	9	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remove	Lot 1
5	12	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
6	17	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remove	Lot 1
7	18	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	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	Remove	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	Remove	Lot 1
18	16	Post Oak	Quercus Stellata	OK	Exempt	Remove	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	Remove	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	Remove	Lot 1
31	12.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
32	13	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
33	9	Easter Red Cedar	Juniperus Virginiana	Poor - Understory - Leaning	Exempt	Remove	Lot 1
34	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
35	12.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
36	17.5	Post Oak	Quercus Stellata	Slight Canopy Dieback	Non-Exempt	Remove	Lot 1
37	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
38	17.25	Post Oak	Quercus Stellata	OK - Vines	Non-Exempt	Remove	Lot 1
39	8.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	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	Remove	Lot 1
44	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
45	15	Post Oak	Quercus Stellata	Poor - Understory - Leaning - Cavity	Exempt	Remove	Lot 1
46	15.5	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Exempt	Remove	Lot 1
47	17.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Vines	Exempt	Remove	Lot 1
48	8.5	Mexican Plum	Prunus Mexicana	Understory	Exempt	Remove	Lot 1
49	14	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
50	15.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
51	19.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
52	9	Chinaberry	Melia Azadirach	Cavity	Exempt	Remove	Lot 1
53	8	Mexican Plum	Prunus Mexicana	Poor	Non-Exempt	Remove	Lot 1
54	13	Post Oak	Quercus Stellata	Canopy Dieback	Non-Exempt	Remove	Lot 1
55	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
56	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
57	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
58	9.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remove	Lot 1
59	11.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remove	Lot 1
60	18	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remove	Lot 1
61	24	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
62	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
63	24.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
64	16.25	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remove	Lot 1
65	17.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
66	26.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remove	Lot 2
67	14.5	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remove	Lot 1
68	10	Hackberry	Celtis Occidentalis	OK	Exempt	Remove	Lot 2
69	17.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
70	14.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
71	13.25	Chinaberry	Melia Azadirach	Canopy Dieback	Exempt	Remove	Lot 2
72	16.75	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remove	Lot 2
73	19	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 2
74	15.5	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remove	Lot 2
75	12.75	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remove	Lot 2
76	24	Post Oak	Quercus Stellata	Poor - Cavity	Exempt	Remove	Lot 2
77	33.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Wind Damage	Exempt	Remove	Lot 2
78	17.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 2
79	18.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 2
80	14.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 2
81	22	Post Oak	Quercus Stellata	Poor - Dying - Cavity - Lighting 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	26.25	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 (3" CALIPER)
Post Oak	71	1110	28	159.5	#VALUE!	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	2	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	0	0	0
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
Liveslark Elm	0	0	0	0	0	0	0
Hackberry	7	62.5	6	0	0	0	0
American Elm	0	0	0	0	0	0	0
Total	85	1259.5	36	167.5	#VALUE!	24	8

CANOPY COVERAGE

TOTAL EXISTING TREE CANOPY COVERAGE ON SITE

- 46.8%
- TOTAL CANOPY COVERAGE 44,870sf
- TOTAL SITE 95,729sf

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 = 95,129SF
- TOTAL CANOPY COVERAGE ON SITE = 44,870SF

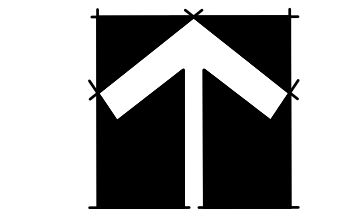
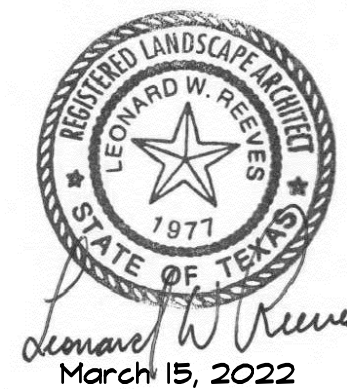
46.8% CANOPY COVERAGE ON SITE
50% MIN. CANOPY COVERAGE TO BE PRESERVED

74.3% OF EXISTING CANOPY COVERAGE REMAINING



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

TBAE Firm #BR643



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 Mitigation Plan - Option 1

Old Grove, Ph. 1

City Colleyville, Tarrant County, Texas

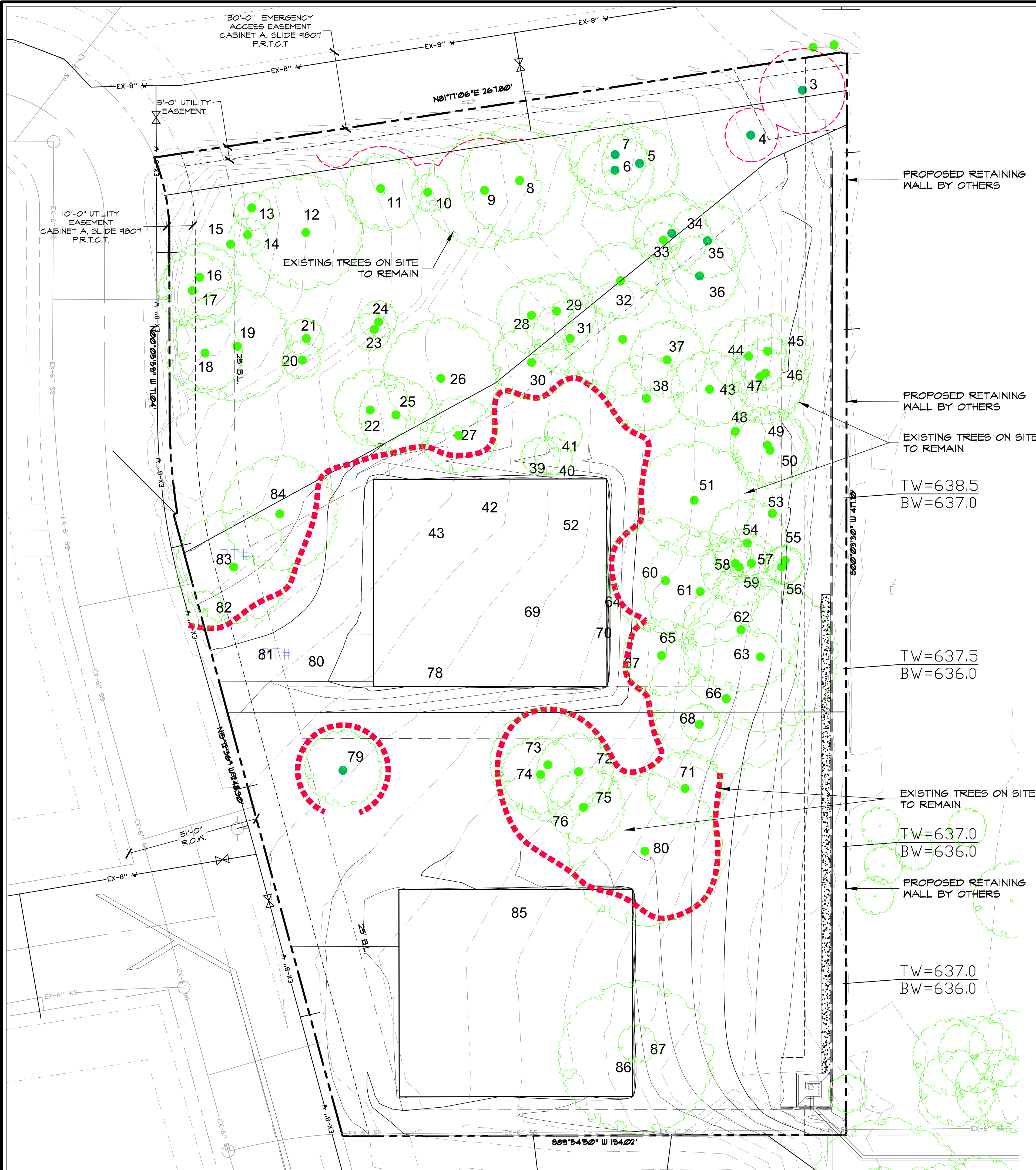
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PROJECT
TBI013

SHEET

TR2 of 3

Drawing: W:\Shared With Me\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR - OPT1.dwg Saved By: Station13 Save Time: 3/15/2022 1:08 PM
Plotted By: ##### Plot Date: 3/15/2022 1:11 PM



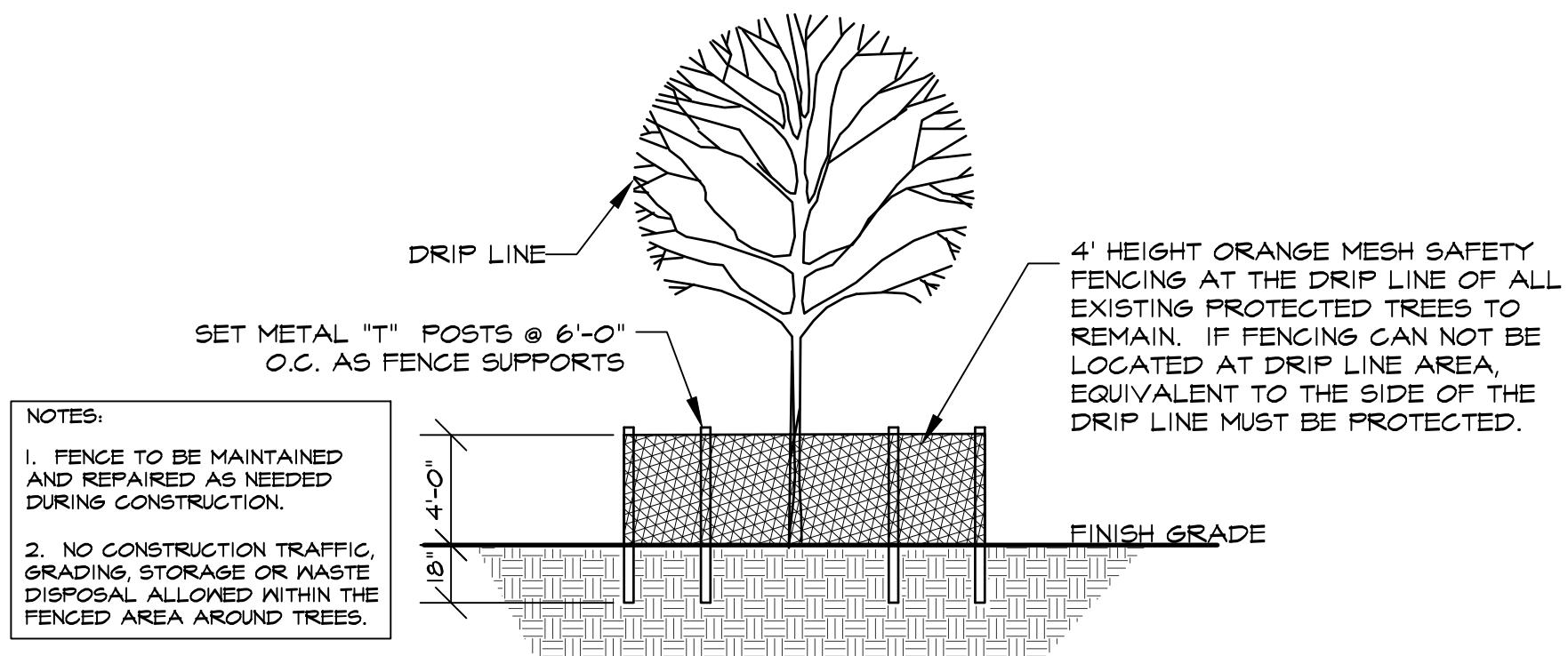
LEGEND

68. 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.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- 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



1 TR3 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

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.

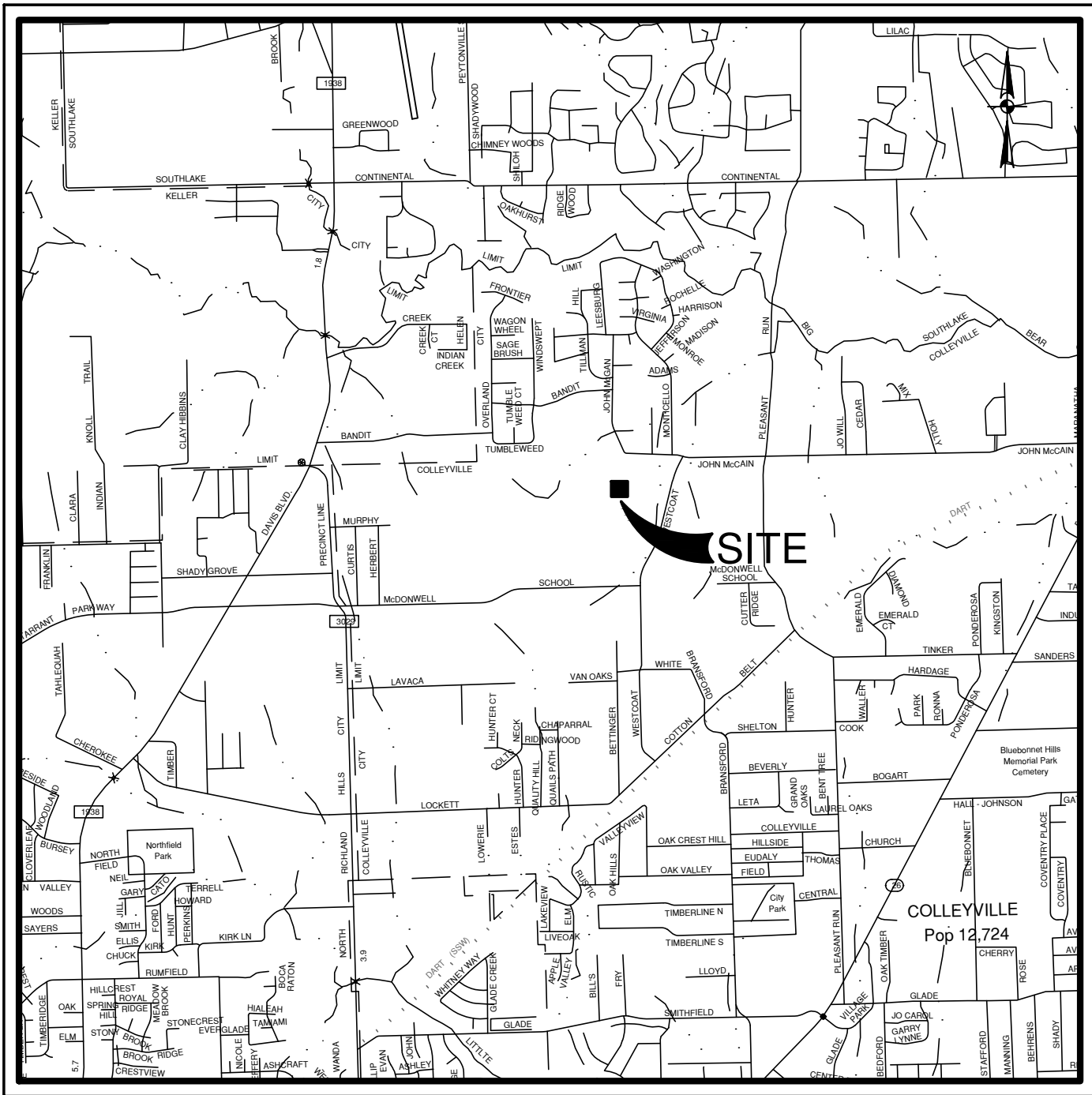
One Inch

TREE SURVEY	
Tree Protection Plan - Option 1	
Old Grove, Ph. 2	
City Colleyville, Tarrant County, Texas	
DATE	
BY	
PLAN REVIEW/REVISIONS	
#	
PROJECT TBI013	
SHEET TR3 of 3	

OLD GROVE - GRADING AND DRAINAGE

COLLEYVILLE, TARRANT COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS OPTION 2



LOCATION MAP
NOT-TO-SCALE

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

MARCH 2022



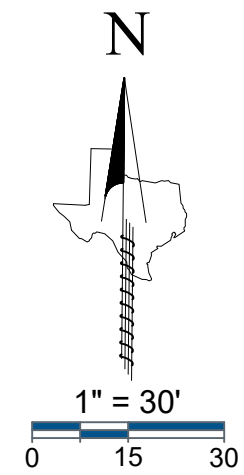
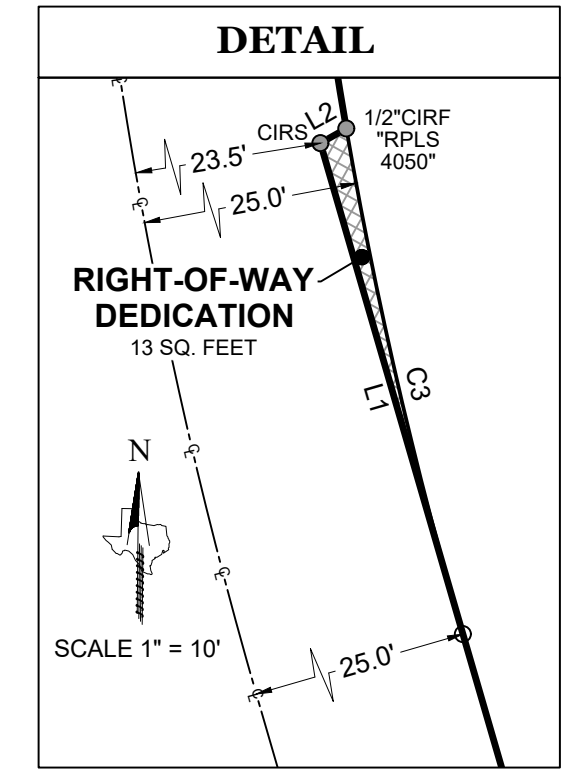
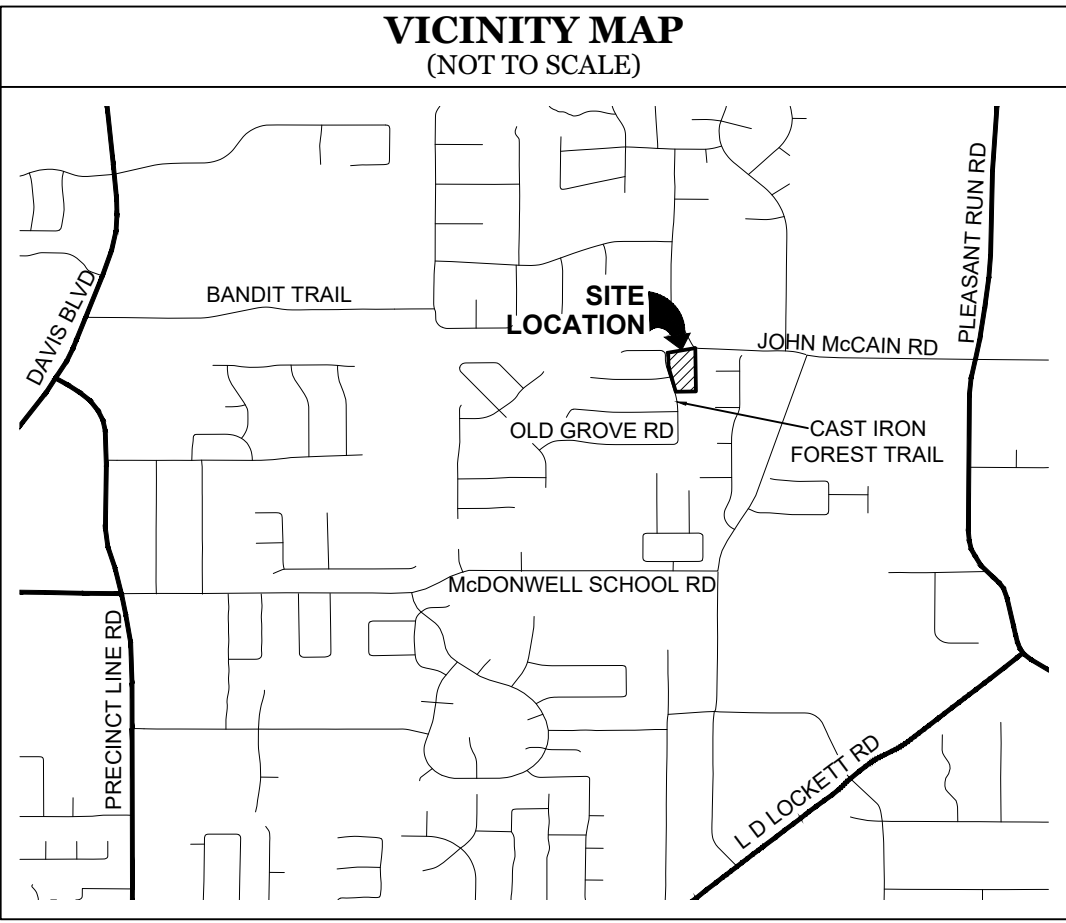
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

SHEET INDEX

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

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
BRANDON O'DONALD,
P.E. #90241
MARCH 31, 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 31, 2022.
IT IS NOT FOR
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'
L5	N 00°51'07" W	20.00'
L6	S 89°00'13" W	9.00'
L7	N 00°58'17" W	20.02'
L8	N 89°00'13" E	9.04'
L9	N 00°51'07" W	375.66'

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 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, 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

Date: Mar 31, 2022, 3:59pm User ID: kennyth File: S:\projects\451674\13\13\02_120_Engn\24.3_Gen\24.3_Plan_Sheets\OPTION 2\GH-6123302-02.dwg

GENERAL CONSTRUCTION NOTES

1.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
2.

A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE:
WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDDETAILS
3.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
4.

WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
5.

A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.
6.

THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

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 COLLEYVILLE (817) 748-8082

DIGTESS (LINE LOCATES) (800) 344-8377

BLEVEL (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
7.

WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
8.

ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
9.

THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS. PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.
10.

THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
11.

ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

12.

RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.
13.

THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
14.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.
15.

THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
16.

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.
17.

ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE

WATER IMPROVEMENTS

1.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
2.

WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
3.

ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYVILLE REPRESENTATIVE.
4.

FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
5.

ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7)WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.
6.

SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. 1/2" TAPS AND SERVICE LINES ARE PROHIBITED.
7.

WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
8.

WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
9.

WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
10.

CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
11.

ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMULSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.
12.

ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.
13.

FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
14.

WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
15.

ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
16.

FOR VALVES WITH OPERATING NUTS 6' BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).

SANITARY SEWER 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" LOOSE. TESTS 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 COLLEYVILLE 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.
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 3/4 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

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

PLAT NO.

61233-02

JOB NO.

61233-02

DATE

MARCH 2022

DESIGNER

KMM

CHECKED

MJM

DRAWN

KMM

SHEET

C2.00

PAPE-DAWSON
ENGINEERS

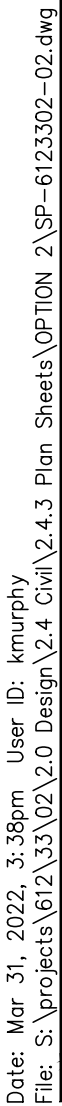
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS

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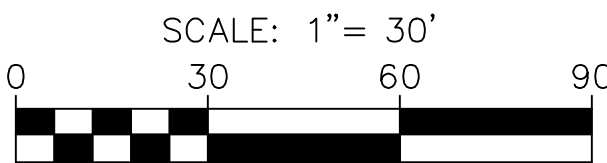
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NO.	REVISION	DATE



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.



	EXISTING WATER LINE
	EXISTING GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE

1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
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.

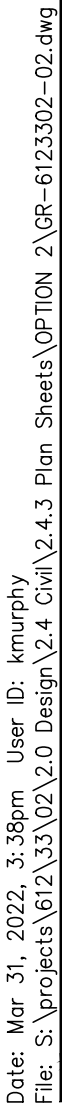
NO.	REVISION
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ENGINEERS**

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

PLAT NO. _____
JOB NO. 61233-02
DATE MARCH 2022
DESIGNER KMM
CHECKED MLM DRAWN KM
SHEET C3.00

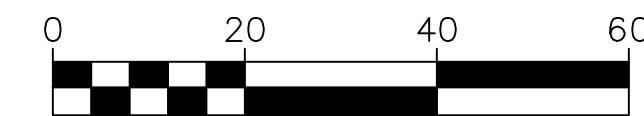


UTILITY NOTE

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SCALE: 1"= 20'



LEGEND

Legend for Figure 1:

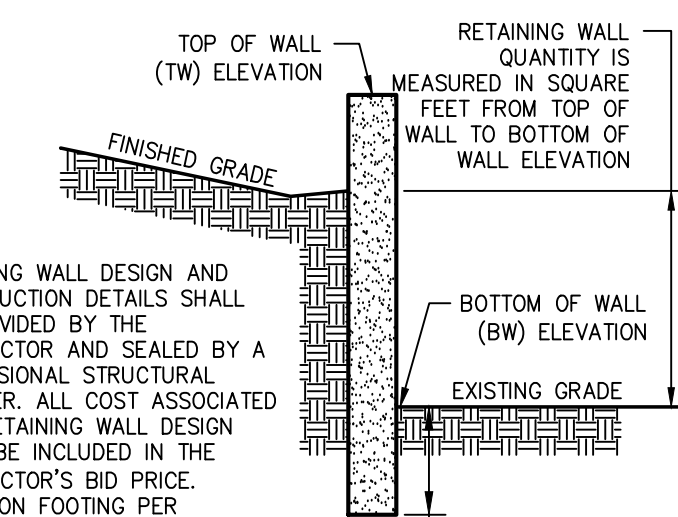
- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- FINISHED PAD
- FLOW LINE
- TOP OF WALL
- BOTTOM OF WALL
- SWALE FLOW LINE
- PROPOSED RETAINING WALL

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 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE PLAYS DURING PLACEMENT SHOULD BE AT OPTIMUM TEMPTUM 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 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 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 THE WORK DAY IF SAID 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 (E.G. PARK) INCLUDING FOOTING.
12. REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 1059XK12, DATED AUGUST 21, 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

CONSTRUCTION PLANS

[illegible]

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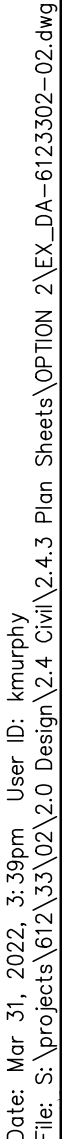
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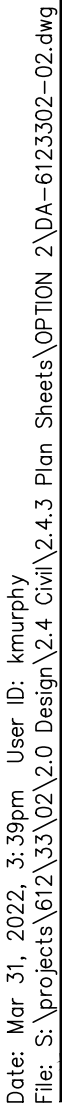
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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
GRADING PLAN
OPTION 2

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



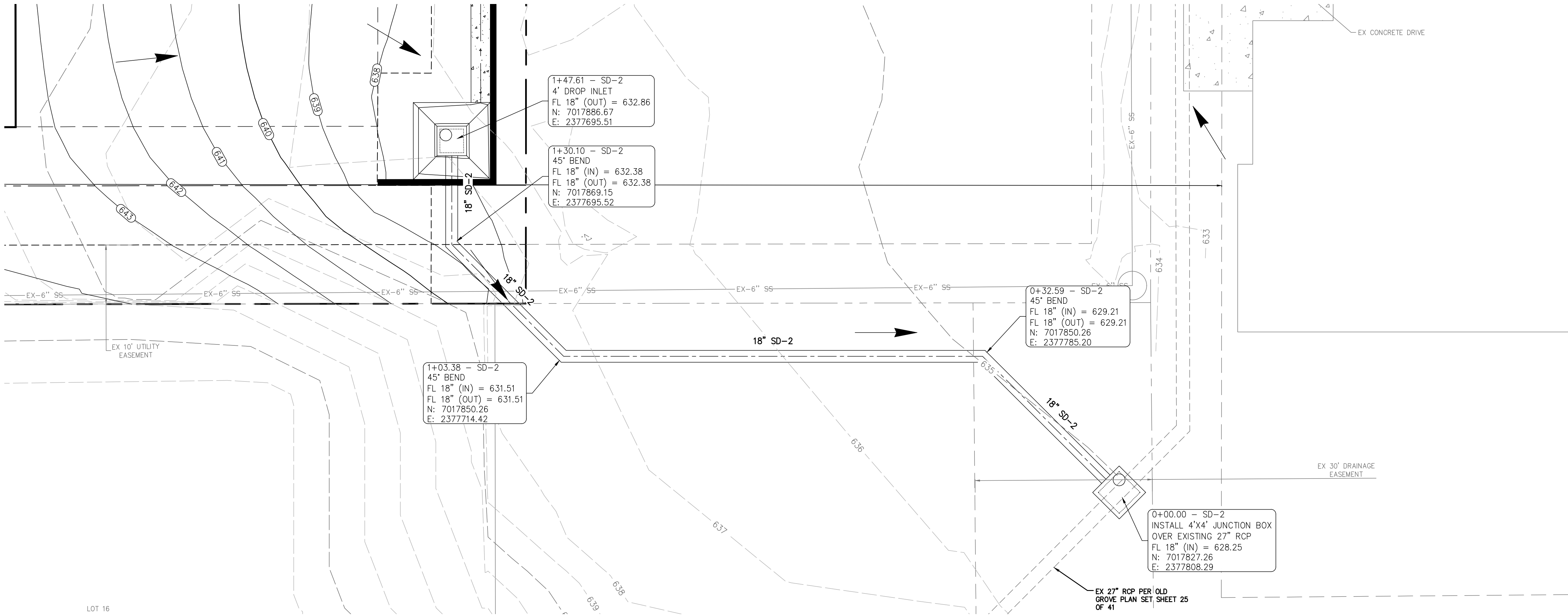
CONSTRUCTION PLANS



**Designed in accordance with the City of Colleyville's Land Development Code

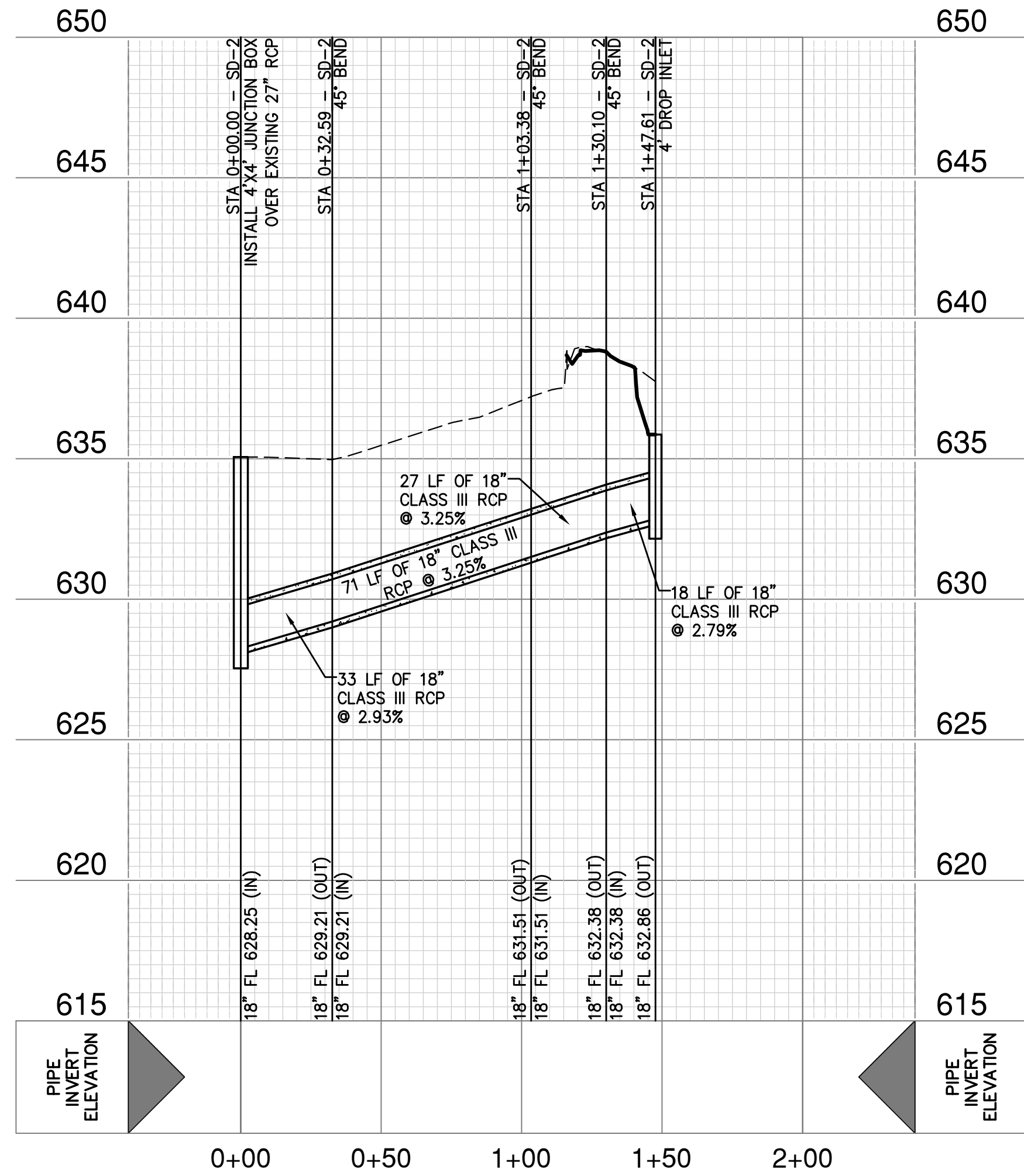
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Plot: S:\Projects\612133\02-133-02-01.dwg

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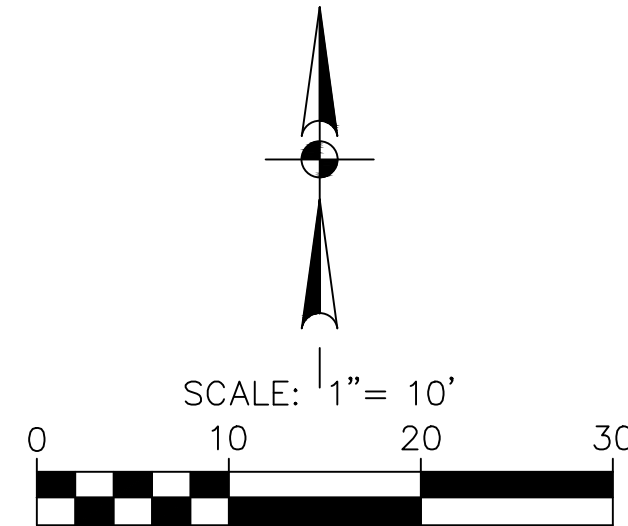
LINE SD-2
(STA 0+00 TO END)

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



UTILITY NOTE

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LEGEND

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

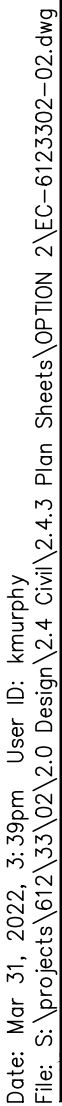
NOTES

- 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.

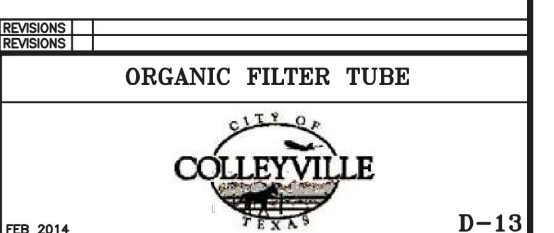
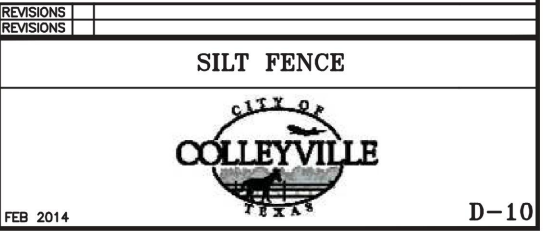
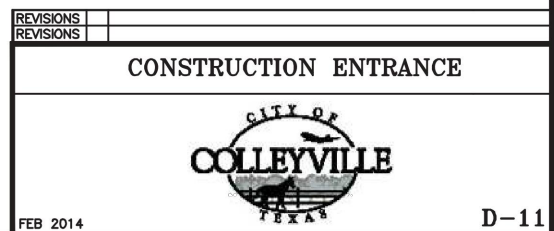
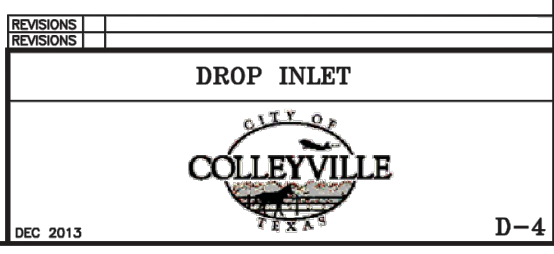
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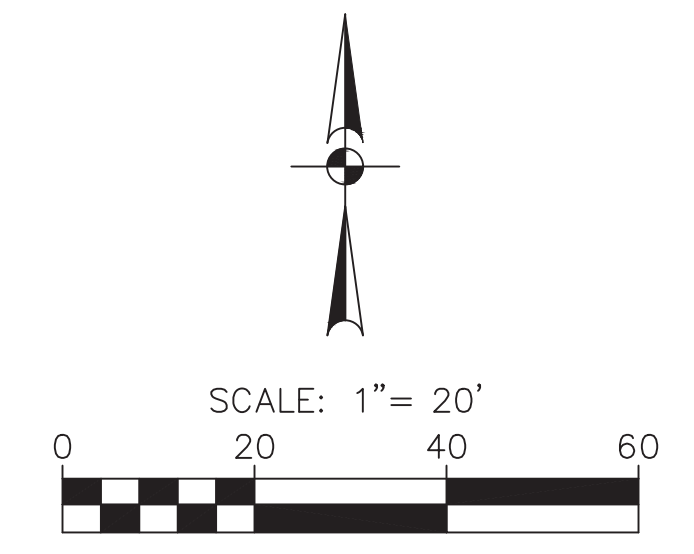
OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TX
STORM DRAINAGE PLAN

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



CONSTRUCTION PLANS





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			DES.	03-15-22	AMB				
			DRN.	03-15-22	EG				
			CHK.	03-15-22	AMB				
					NO.	DATE	REVISION	BY	

GENERAL NOTES

1. Design

1.1. Design Codes

International Building Code, 2018 Edition

1.2. Geotechnical Report

Firm: SE&T
Report No. 141GX8KK12 Dated: August 21, 2012
Allowable Bearing Capacity 1500 psf

1.3. Design Parameters

Soil Parameters:			
Soil Type*	Friction Angle	Cohesion (psf)	Unit Weight (pcf)
Retained Backfill (On site clay)	28 deg	0 psf	120 pcf
Foundation Soils (1500 psf)	28 deg	0 psf	120 pcf

*See materials below for a description of each Soil Type.

Factors of Safety:

External Stability	
a. Minimum Factor of Safety Against Base Sliding (Static Condition)	1.5
b. Minimum Factor of Safety Against Overturning	2.0
c. Minimum Factor of Safety Against Global Stability	1.5
d. Minimum Factor of Safety for Bearing Capacity	3.0

Design Loading:

Lateral earth pressures are calculated using Coulombs Lateral Earth Pressure Theory. Designs have been performed to accept loading per the proposed loading conditions based on the Civil Grading Plans. A live loading of 250 psf has been used for all walls supporting areas subject to firelane loading.

Retaining walls should not have solid fence (such as wood fence) placed on top of wall other than that shown on these plans. Retaining walls shall not have additional surcharge placed above wall other than that shown on these plans. Retaining walls shall not have slope at base or top of wall that exceed that which is shown on these plans. The retaining walls noted above require special design.

2. Materials

2.1. Soil Types

- Retained Backfill
 - On site clayey soils
 - Properly compacted on-site fill soils, verification by others.
 - Free draining granular backfill, clean, non-plastic, relatively well-graded.
- Foundation Soils (Allowable Bearing = 1500 psf min)
 - Bearing on Stiff Natural Undisturbed Clayey or Sandy Soils or Compacted and Tested Fill Soils
 - Friction Angle between Base of Wall and Soil - 17 deg
 - Bearing in fill soils. Fill soils supporting the retaining walls hall be placed in accordance with the recommendations for the fill placement per the geotechnical report.
- Drainage Material
 - Free draining granular backfill, clean, non-plastic, relatively well-graded.

2.2. Dimension Stone

- Average Density of masonry wall varies from 135pcf to 145pcf.
- Stone size varies from 4" to 18".
- Face stone shall be coordinated between contractor and owner/developer.
- Recycled concrete 4" to 18" may be used in place of dimension stone, contractors option.

2.3. Rebar/Welded Wire Fabric (If Required)

- All steel reinforcement shall be new billet steel conforming to ASTM A-615, Grade 60 with fy=60ksi.
- All reinforcement shall not have deleterious material on it.
- All welded wire fabric shall have minimum fy=65ksi and be hot dip galvanized.

2.4. Drainage Materials

- Weep pipes shall be PVC or corrugated HDPE pipe.
- Drainage zone shall be separated from retained backfill by mirafi 140N filter fabric or approved equal.

2.5 Portland Cement Mortar for Retaining Wall Construction.

The portland cement mortar used for construction of the masonry stone retaining walls shall be provided with the following proportions per cubic yard of concrete. The portland cement mortar supplier shall provide "batch tickets" clearly indicating that the appropriate amount of materials are provided in each truck load. The batch tickets shall clearly indicate the amount batched, the date, the project name and shall be provided to Falkofske Engineering, Inc. for review, documentation, and file.

Contents	Amount per cubic yard	Specific Gravity	Volume ft³
Type 1 Portland cement:	451 lbs	3.15	2.29
Type F Fly Ash	113 lbs	2.53	0.62
Fine Aggregate (sand):	2746 lbs	2.59	16.99
Potable Water	367 lbs	44 Gallons	5.88
Sika Air (or equivalent)	(AS REQ'D) oz	4.5%	1.22
			27.0 Total

Note: the portland cement mortar supplier material weights may vary slightly based on the specific gravity of the materials used.

Concrete retarders may be used at the discretion of the masonry wall contractor. A greater amount of retarder is typically used during hot periods and a less amount of retarder is typically used during cool weather.

Please note that the above proportions will provide a portland cement mortar with a compressive strength of about fc = 2500 psi. Falkofske Engineering, Inc. does not require any concrete testing provided the above proportions are verified by way of the "batch tickets".

3. Construction

3.1 Preparation Work

- Prior to grading or excavation of the site, confirm the location of the retaining walls and all underground features, including utility location within the area of construction. Ensure surrounding structures are protected from effects of wall excavation, and construction.
- Coordinate installation of underground utilities and other improvements with wall installation.

3.2 Excavation

- If a mortared footing is over-excavated, then the dimension stone shall be placed mortared. If a dry stone footing is over excavated, then the dimension stone does not need to be mortared.
- Fill over-excavated area in front of the wall footing with compacted on site soils before the wall construction exceeds 4 feet in height.
- In areas where the walls are installed in a cut, the required excavation shall extend horizontally to the extent of the width of the retaining wall. The wall may be built to the cut. If the wall is over cut, then soil shall either be compacted or the drainage zone may be widened.

3.3 Wall Construction

- The wall shall be constructed to the dimensions as shown on these plans. Front leads, back leads, and string lines shall be set for each wall. Care shall be taken to install the mortar zones the correct thickness, and to place drainage behind the wall as required.
- Control joints shall be installed at a maximum of 16'-0" o.c. per these plans.
- Weep pipes shall be placed at 8'-0" o.c. max.
- Face rock type shall be coordinated between the architect, owner, and retaining wall contractor.

3.4 Retained Backfill Placement

- Retained backfill shall be placed per the recommendations of the geotechnical engineer, but should not be less than 93% Standard Proctor Maximum Dry Density (ASTM D698).
- Fill should be placed in maximum 8" thick compacted lifts.
- Large compaction equipment (equipment heavier than 7,500 lb) shall remain a minimum of 1.5x the height of the wall away from the back of the wall for a period of 2 weeks from the time of construction.
- After a period of 2 weeks from the time of construction large compaction equipment may be used behind the wall but shall stay a minimum of 5'-0" away from the back of the wall.
- Soil placed with in 5'-0" of the back of the wall shall be placed using handheld compaction equipment.
- If the wall is in a cut situation the wall may be built up to the cut. If the wall is overcut the drainage zone may be widened to the cut or compacted fill may be placed between the drainage zone and the cut.

3.6 Retaining Wall Performance, Maintenance, and Other Comments

- Control joints are provided in the retaining wall to allow for minor movements due to settlement and shrink swell of the soils. Some cracking may occur in the face of the retaining wall. This cracking, if minor (less than 3/8"), may be cosmetically repaired as desired.
- The retaining walls are designed to allow surface water to flow over the tops of the retaining walls. Care should be taken during and after construction to not allow water to pond behind the retaining walls, as this can have a negative impact on the stability of the retaining walls.
- If downspouts are located near the back of the retaining wall they should either be plumbed through the retaining wall to drain below the wall or collected and tied into the storm sewer system. Perforated subsurface pipes shall not be used behind the retaining walls.
- Positive drainage over the top of the walls shall be maintained throughout the life of the structure. If swales are placed behind the wall they shall remain clean and free draining. If water is found to be ponding in the swale it shall be fixed to allow water to freely drain as soon as possible.
- Any broken sprinklers behind the retaining wall shall be turned off and repaired as soon as possible.

3.7 Cold Weather Construction of Retaining Walls

Construction Requirements for temperatures between 40°F and 32°F:

- Water and aggregates used in mortar shall not be heated above 140°F.
- Mortar sand or mixing water shall be heated to produce mortar temperatures between 40°F and 120°F at the time of mixing.

Construction Requirements for temperatures between 32°F and 25°F:

- The guidelines above for construction requirements for temperatures between 40°F and 32°F and the following shall be met.
- The mortar temperature shall be maintained above freezing until used in masonry stone retaining wall.
- Visible ice and snow shall be removed from the top surface of existing foundations and masonry to receive new construction. These surfaces shall be heated to above freezing, using methods that do not result in damage.
- Newly constructed masonry shall be completely covered with weather-resistive membrane for 48 hours after being completed.

Construction Requirements for temperatures between 25°F and 20°F:

- The guidelines above for construction requirements for temperatures between 40°F and 32°F, the construction guidelines for temperatures between 32°F and 25°F, and the following shall be met.
- Masonry (raw stone) surfaces under construction shall be heated to 40°F.
- Wind breaks or enclosures shall be provided when the wind velocity exceeds 15 miles per hour.
- Newly constructed masonry shall be completely covered with weather-resistive insulating blankets, or equal protection, for 48 hours after being completed.

The above procedures comes from sections 2104.3.2.1, 2104.3.2.2, 2104.3.2.3, 2104.3.3.3, and 2104.3.3.4 of the International Building Code, and is in compliance with Masonry Standards Joint Committee recommendations for cold weather construction of masonry structures.

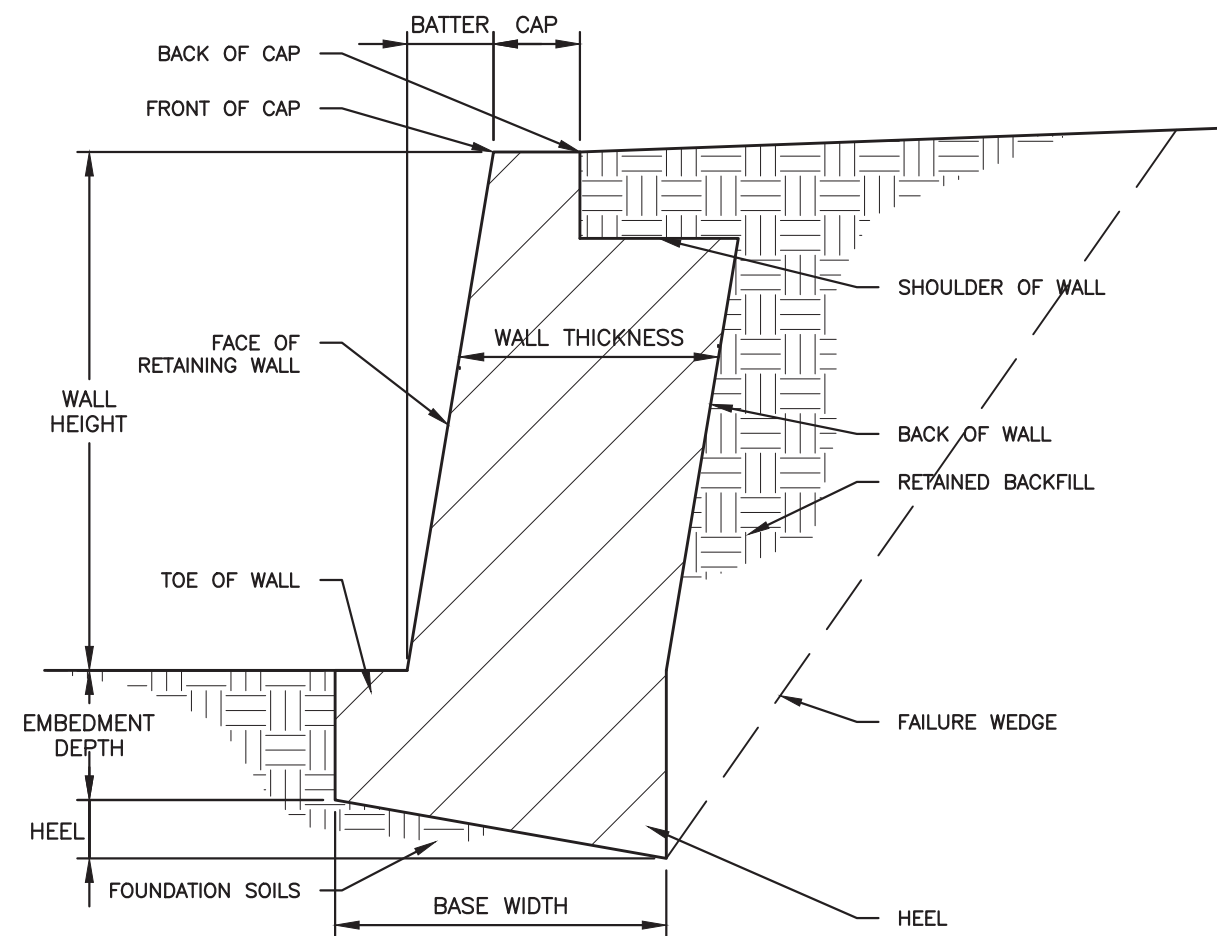
4. Construction Observations

4.1 Construction Observations by Falkofske Engineering, Inc.

- Falkofske Engineering, Inc. will perform construction observation, but only as a means of verification of the contractors quality control performance.
- Falkofske Engineering, Inc. will act as the Special Inspector for this project. Contractor shall contact Falkofske Engineering to set up inspections, at least 1 day before construction starts.
- All required materials testing shall be performed by an approved materials testing laboratory.
- Falkofske Engineering, inc. is not responsible for means, methods, and material furnished by the retaining wall contractor.

4.2 Construction Observations by Others

- Construction observations as required by the city shall be coordinated by the contractor.

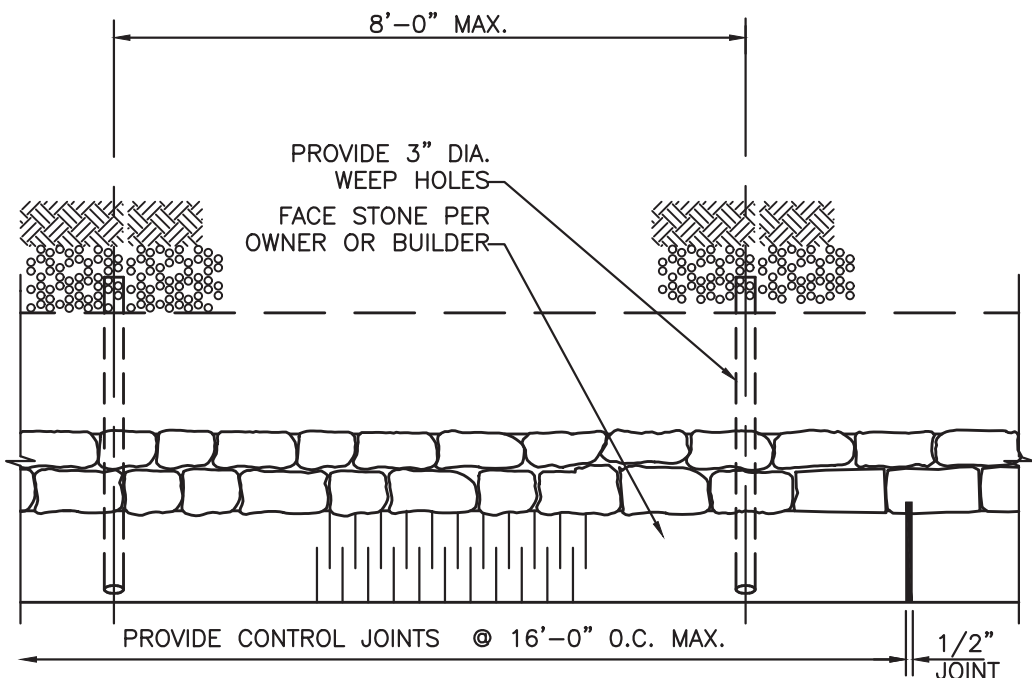


LEGEND

1
RW1

WALL SECTION W/HANDRAIL POST
CONTRACTOR OPTION

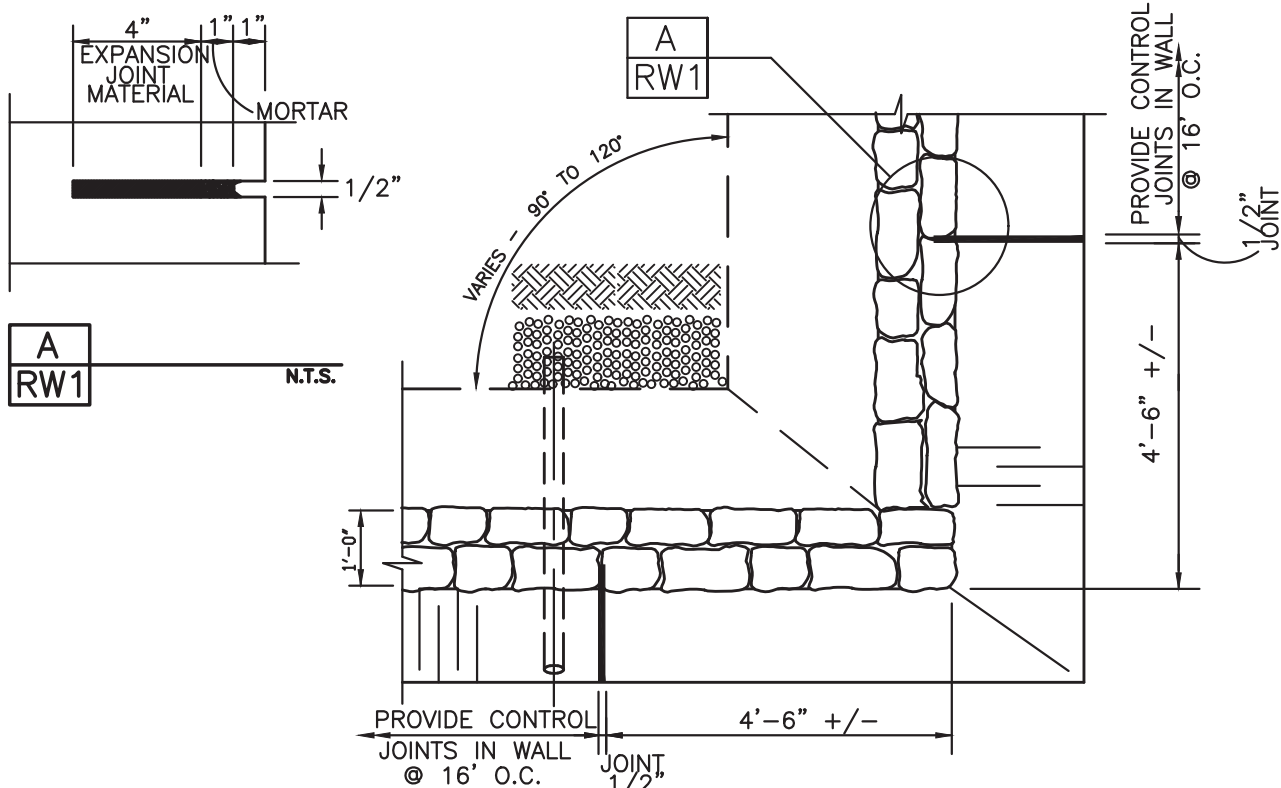
N.T.S.



2
RW1

TYPICAL PLAN VIEW AT BASE

N.T.S.



3
RW1

TYPICAL PLAN VIEW AT CORNERS

N.T.S.

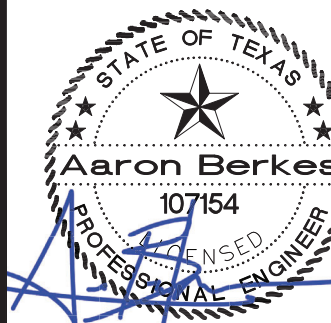
DATE	BY	DES.	DRN.	CHK.	NO.	DATE	REVISION	BY
03-15-22	AMB		EG					
03-15-22								
03-15-22								

Falkofske Engineering, Inc.
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Frelser Road
Arlington, Texas 76012
(817) 261-8300



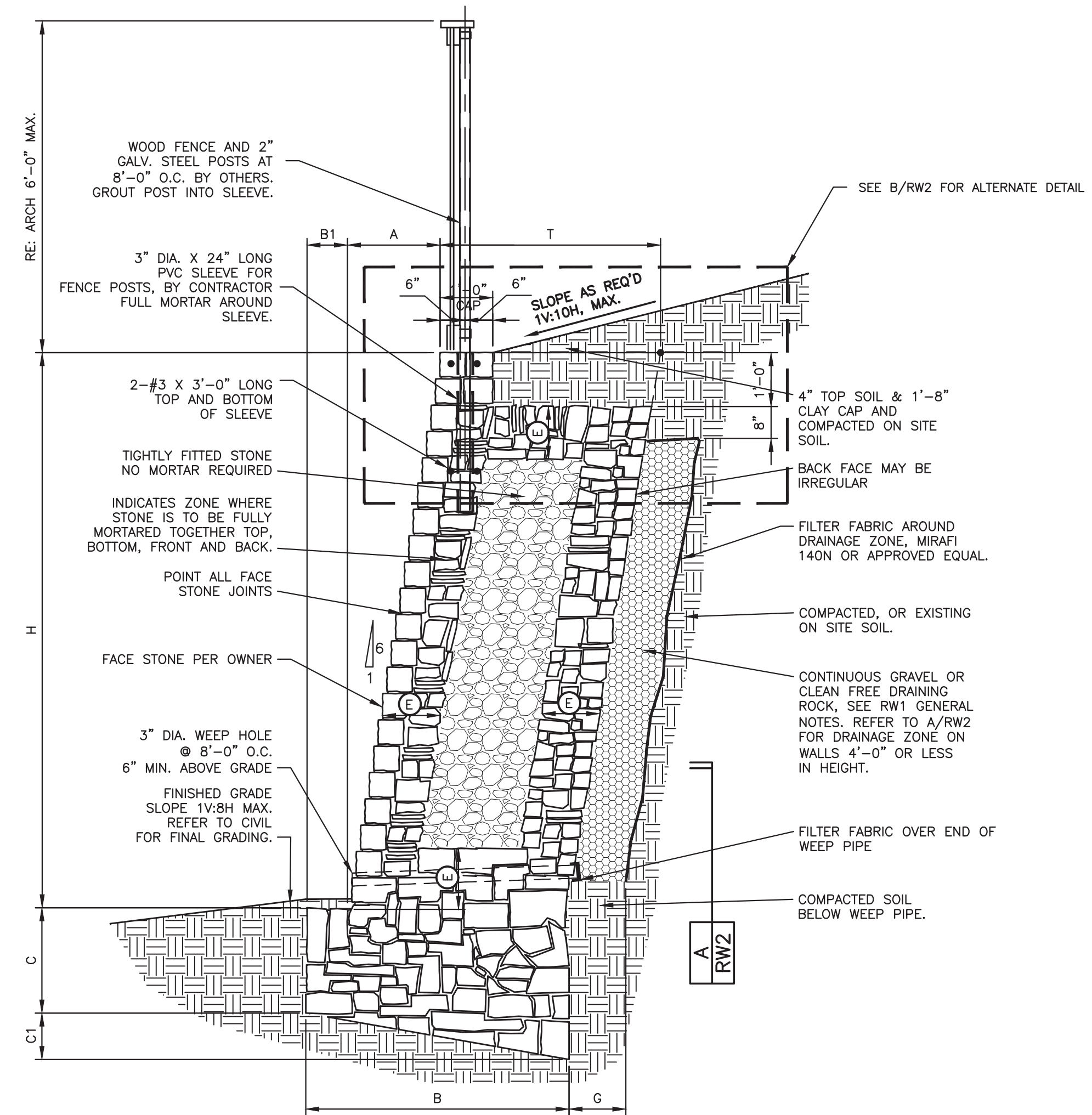
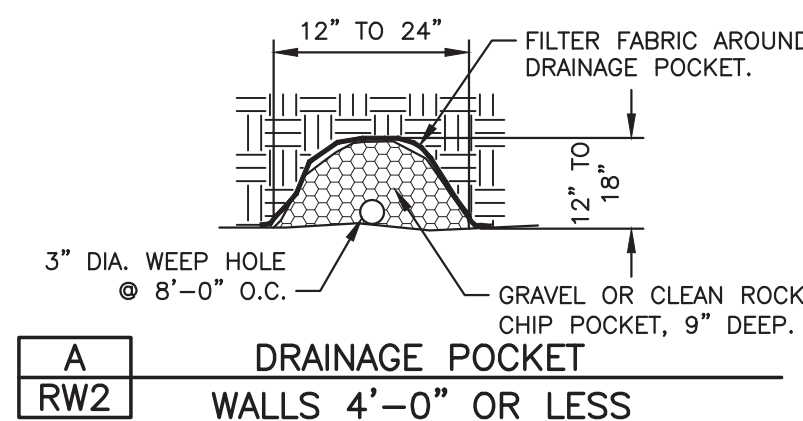
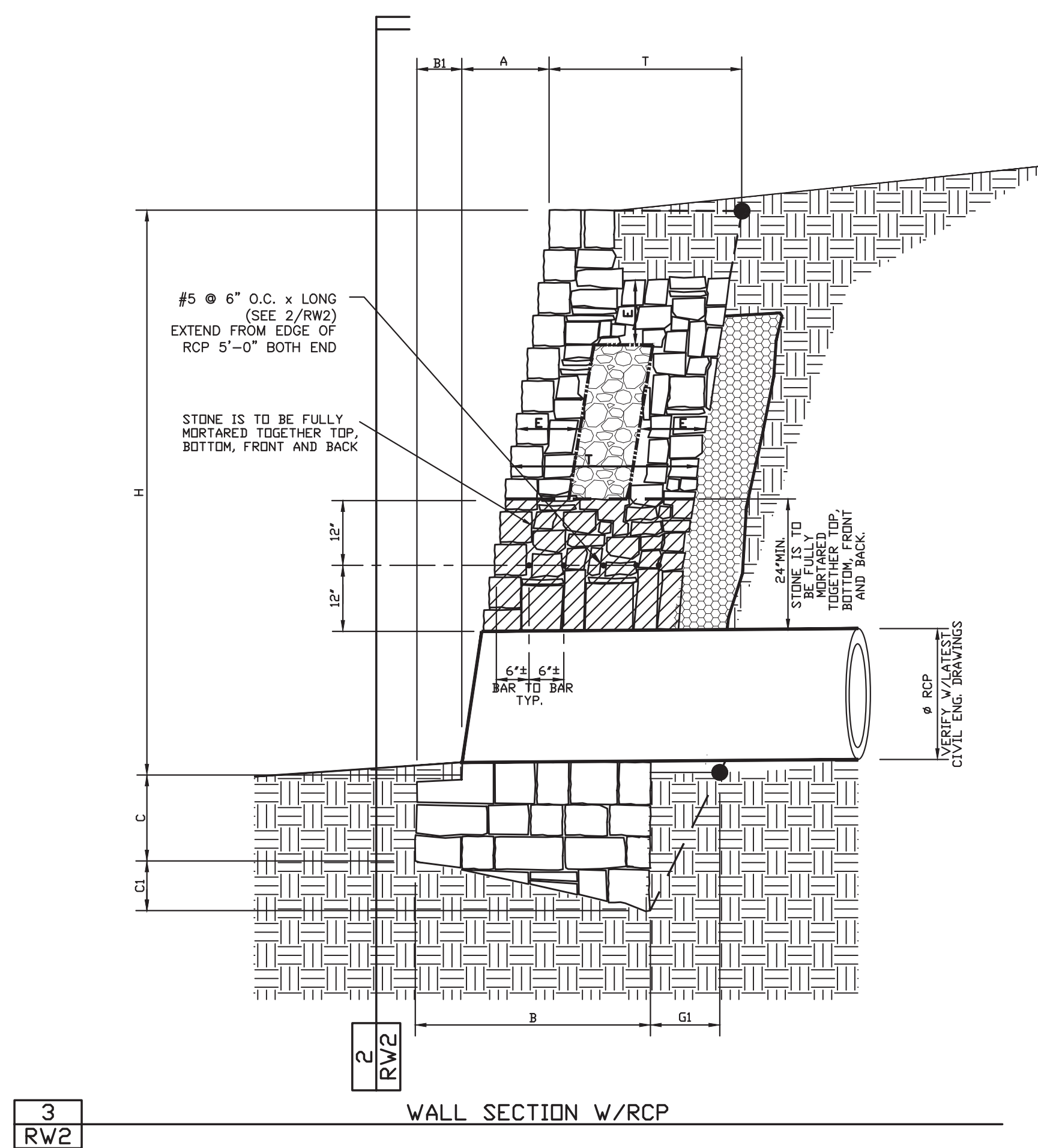
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MASONRY RETAINING WALLS - NOTES & STANDARD DETAILS
OLD GROVE PHASE II - OPTION 2
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
TOLL BROTHERS, INC.
2555 SW GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051



JOB NO. 117.22.2

RW1



MASONRY WALL SCHEDULE										BEARING CAPACITY
1500 psf ~ BEARING CAPACITY (TYPICAL NATURAL UNDISTURBED SOILS OR COMPACTED AND TESTED SOILS SEE GENERAL NOTES SHEET A/RW2)										
WALL HEIGHT H	BASE WIDTH B	TOE B1	BASE DEPTH (TOE) C	BASE DEPTH (HEEL) C1	BATTER A	FULLY MORTARED ZONE E	THICKNESS OF WALL T	DRAINAGE ZONE THICKNESS G	1500 psf	
1'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-2"	FULLY MORTARED	1'-7"	SEE A/RW2		
2'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-4"	FULLY MORTARED	1'-7"	SEE A/RW2		
3'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-6"	FULLY MORTARED	1'-7"	SEE A/RW2		
4'-0"	2'-1"	0'-6"	1'-0"	0'-5"	0'-8"	FULLY MORTARED	1'-7"	SEE A/RW2		
WALL DESIGN CRITERIA										
BEARING G _o	SLOPE TOP β	SLOPE BOT β1	ACTIVE PRESSURE P _a	PASSIVE PRESSURE P _p	FRICTION ANGLE δ	SLOPE OF BACK OF WALL S	SURCHARGE Q	WIND LOAD W _t		
1500PSF	5.71 deg	7.13 deg	28 deg	28 deg	17 deg	99.46 deg	0 psf	15 psf		
USE THIS SCHEDULE FOR 1/RW2										

1	TYPICAL WALL SECTION
RW2	1V:10H MAX SLOPE ABOVE WALL 1V:8H MAX SLOPE BELOW WALL BEARING IN CLAYEY SOILS

	DATE	BY			
DES.	03-15-22	AMB			
DRN.	03-15-22	EG			
CHK.	03-15-22	AMB			
			NO.	DATE	REVISION
					BY

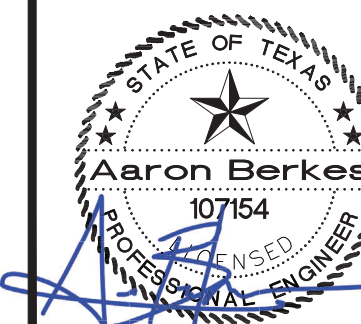
Falkoffs Engineering, Inc.
Structural Engineering Consultants
TX Reg. Engineering Firm F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300



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MASONRY RETAINING WALLS
OLD GROVE PHASE II – OPTION 2
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS

TOLL BROTHERS, INC.
2555 SW GRAPEVINE PARKWAY, SUITE 100
GRAPEVINE, TEXAS 76051

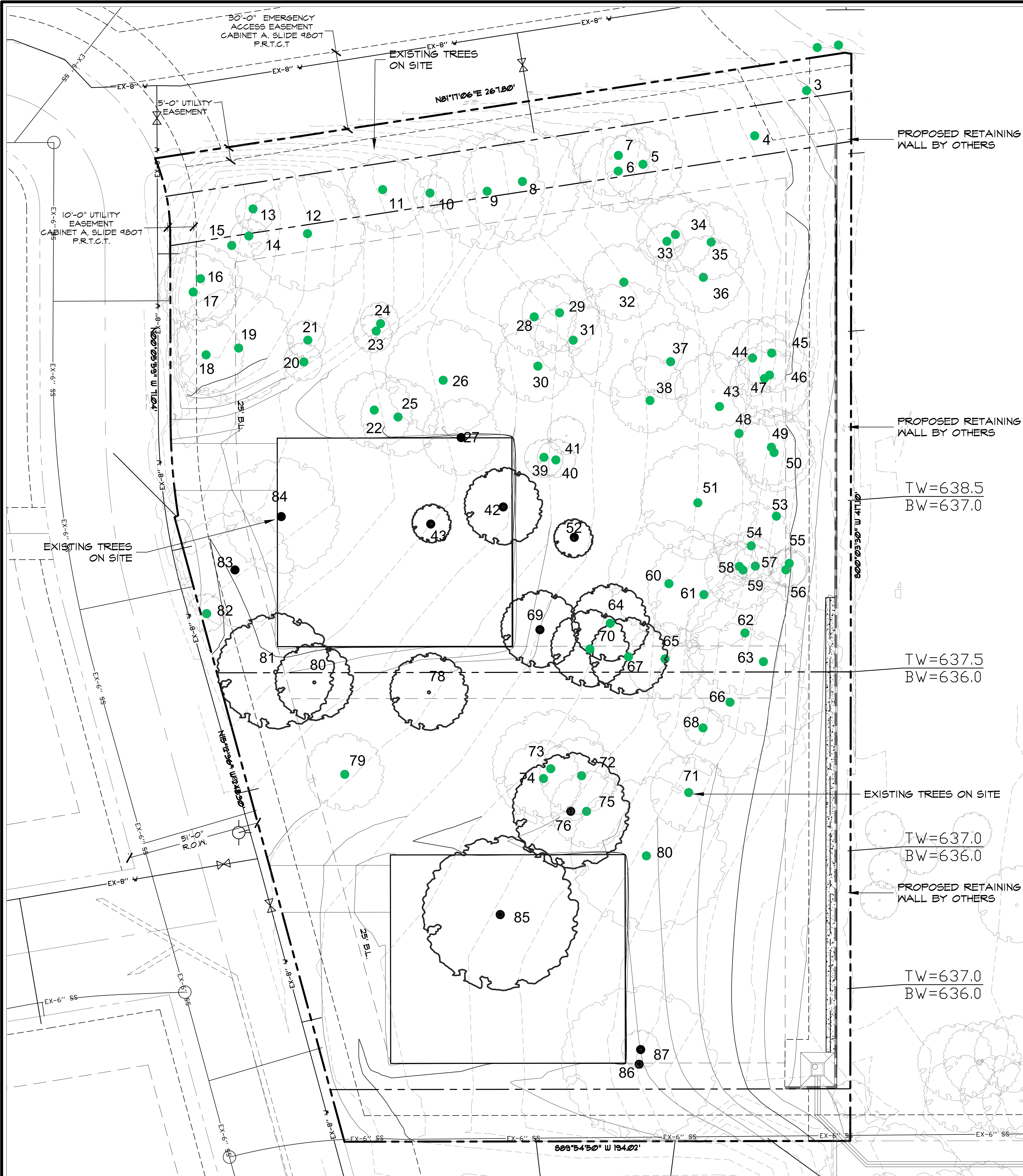


03-15-22

JOB NO. 117.22.2

RW2

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Plotted By: ##### Plot Date: 3/15/2022 1:41 PM



EXISTING TREE COVERAGE
- TOTAL PROPERTY AREA = 45,124SF
- TOTAL CANOPY COVERAGE ON SITE = 44,810SF

LEGEND
87 EXISTING TREE

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 ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- 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
DESIGN GROUP

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

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	BY	DATE
REVISER PER CIVIL CHANGES	MRH	7-5-2018
#	1	
PROJECT	TBI013	
SHEET	TR1 of 3	

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Old Grove, Ph. 2 - Option 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	Remove	Open Space Lot 5X
4	9	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remove	Lot 1
5	12	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
6	17	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remove	Lot 1
7	18	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	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	Remove	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	16	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
26	20.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	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	Remove	Lot 1
33	9	Easter Red Cedar	Juniperus Virginiana	Poor - Understory - Leaning	Exempt	Remove	Lot 1
34	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
35	12.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
36	17.5	Post Oak	Quercus Stellata	Slight Canopy Dieback	Non-Exempt	Remove	Lot 1
37	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
38	17.25	Post Oak	Quercus Stellata	OK - Vines	Non-Exempt	Remove	Lot 1
39	8.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	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	Remove	Lot 1
44	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
45	15	Post Oak	Quercus Stellata	Poor - Understory - Leaning - Cavity	Exempt	Remove	Lot 1
46	15.5	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Exempt	Remove	Lot 1
47	17.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Vines	Exempt	Remove	Lot 1
48	8.5	Mexican Plum	Prunus Mexicana	Understory	Exempt	Remove	Lot 1
49	14	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
50	15.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
51	19.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 1
52	9	Chinaberry	Melia Azedarach	Cavity	Exempt	Remain	Lot 1
53	8	Mexican Plum	Prunus Mexicana	Poor	Non-Exempt	Remove	Lot 1
54	13	Post Oak	Quercus Stellata	Canopy Dieback	Non-Exempt	Remove	Lot 1
55	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
56	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
57	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 1
58	9.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remove	Lot 1
59	11.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remove	Lot 1
60	18	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remove	Lot 1
61	24	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
62	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
63	24.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
64	16.25	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remain	Lot 1
65	17.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
66	26.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remove	Lot 2
67	14.5	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remain	Lot 1
68	10	Hackberry	Celtis Occidentalis	OK	Exempt	Remove	Lot 2
69	17.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
70	14.25	Post Oak	Quercus Stellata	Canopy Dieback	Non-Exempt	Remain	Lot 1
71	13	Chinaberry	Melia Azedarach	Canopy Dieback	Exempt	Remove	Lot 2
72	16.75	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remove	Lot 2
73	19	Post Oak	Quercus Stellata	OK	Non-Exempt	Remove	Lot 2
74	15.5	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remove	Lot 2
75	12.75	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remove	Lot 2
76	24	Post Oak	Quercus Stellata	Poor - Cavity	Exempt	Remove	Lot 2
77	33.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Wind Damage	Exempt	Remove	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 - Lighting Damage - Ants	Exempt	Remain	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	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 (3" CALIPER)
Post Oak	72	1110	23	158.5	54	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	1	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	0	0	0
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	5	9	0	0	0
American Elm	0	0	0	0	0	0	0
Total	87	1259.5	29	167.5	57	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	87	44,870	29	10,014	57	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 95,729sf

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 = 95,729SF
- TOTAL CANOPY COVERAGE ON SITE = 44,870SF

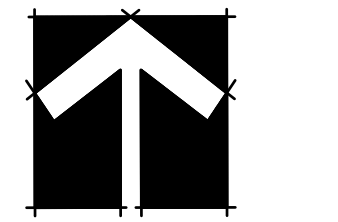
46.8% CANOPY COVERAGE ON SITE
50% MIN. CANOPY COVERAGE TO BE PRESERVED

74.3% OF EXISTING CANOPY COVERAGE REMAINING



Audio 13 Design Group, PLLC.
6 W. Main Street
Lewisville, Texas 75057
9-635-1900

BAE Firm #BR643



$I'' = 20' - 0''$

is one inch on original
ring. If not one inch on this
t, adjust scale as necessary.

ne Inch

TREE SURVEY

Tree Mitigation Plan
Old Grove, Ph. 2

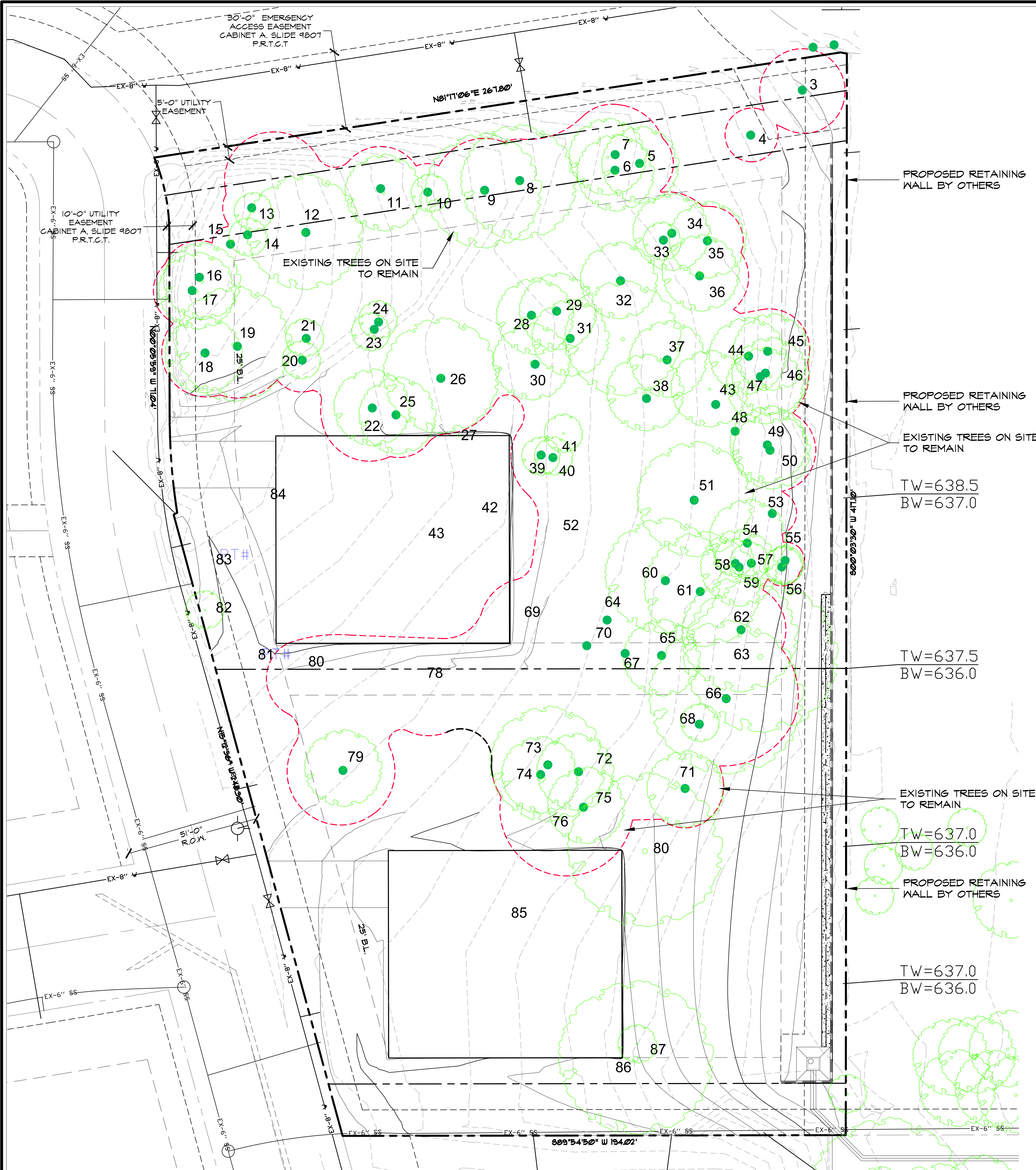
City Colleyville, Tarrant County, Texas

[illegible]PROJECT
TBI013

SHEET

PR2 of 3

Drawing: W:\Shared With Me\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR - OPT2.dwg Saved By: Station13 Save Time: 3/14/2022 5:39 PM
Plotted by: ##### Plot Date: 3/15/2022 1:41 PM



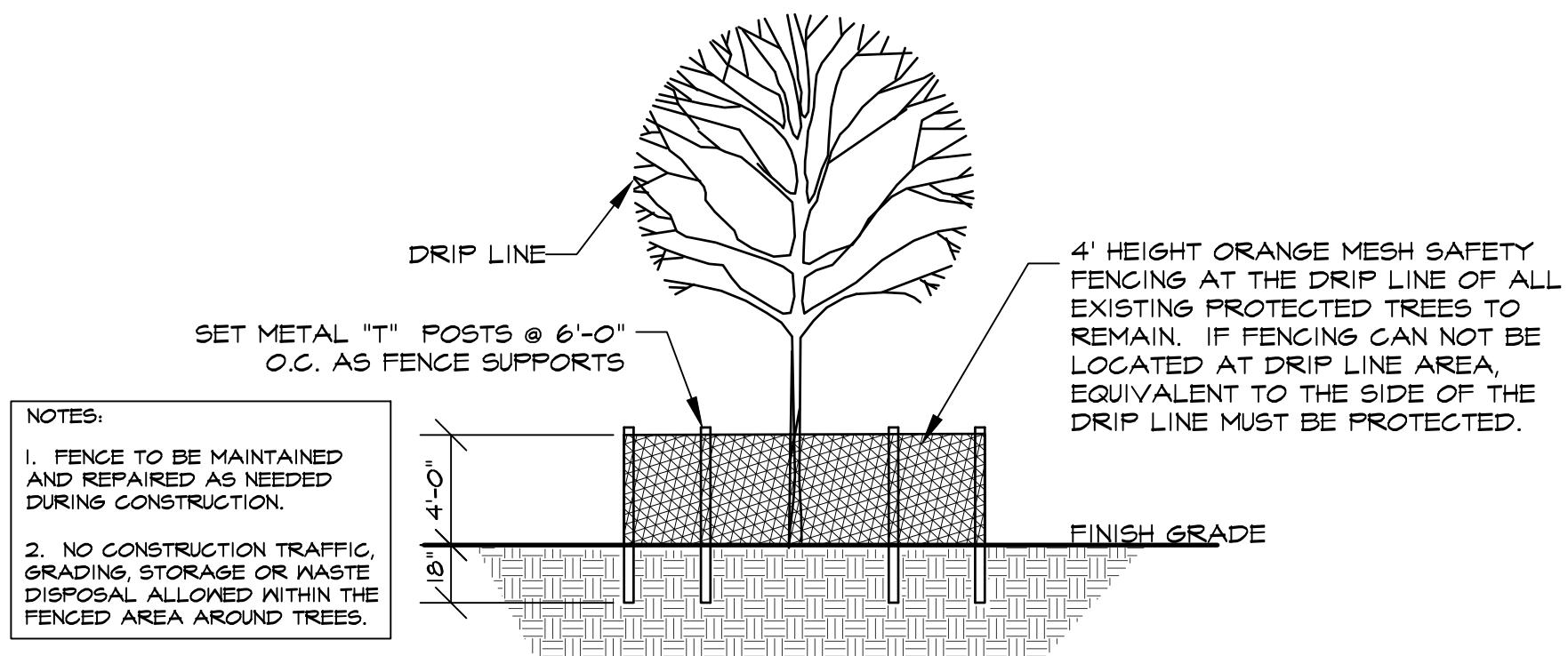
LEGEND

68. 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.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- 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



1 TR3 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

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

PLAN REVIEW/REVISIONS	BY	DATE
REVIEWED PER CIVIL CHANGES	MRH	7-5-2018

#	1				
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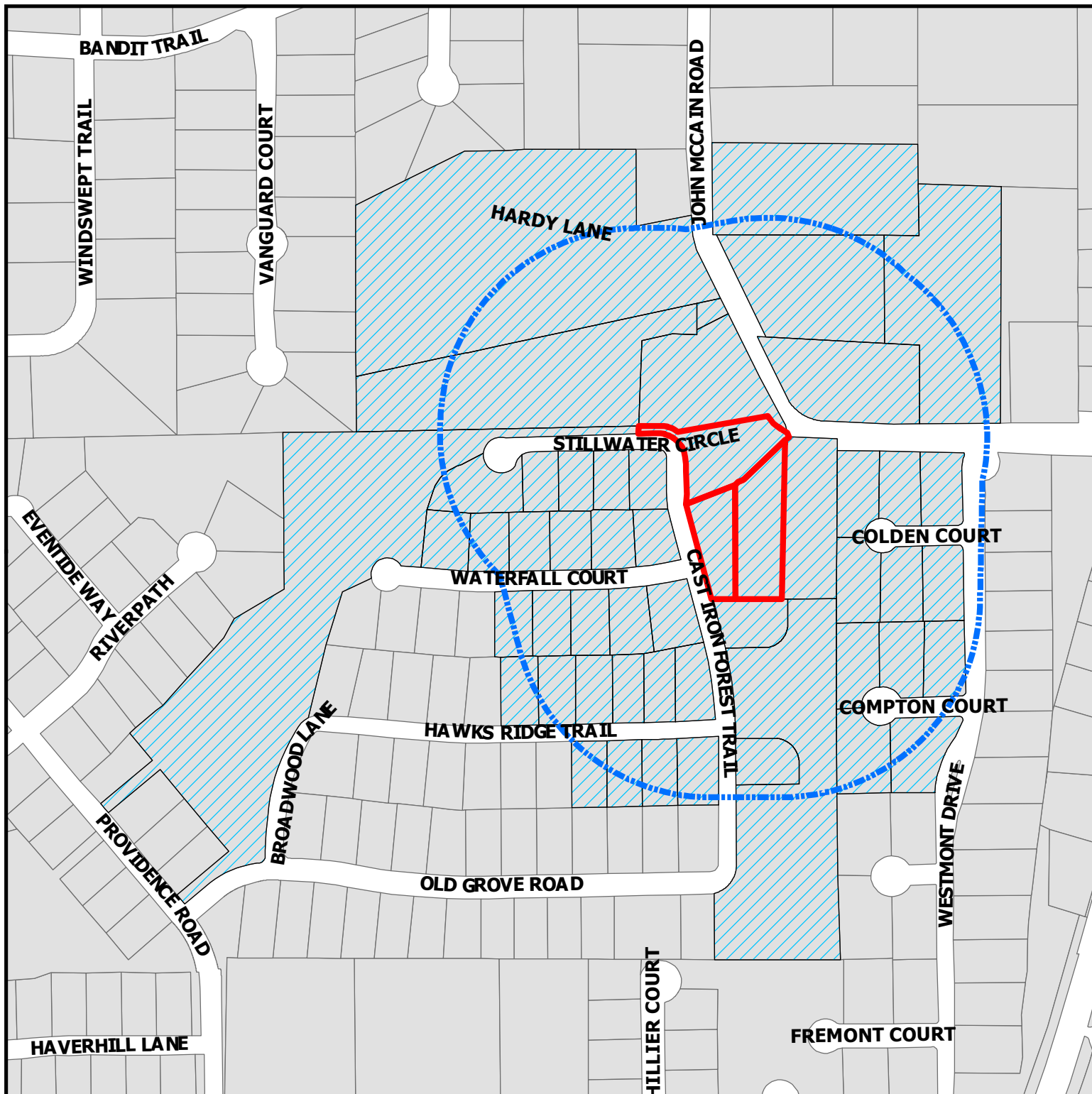
PROJECT

TBI013

SHEET

TR3 of 3

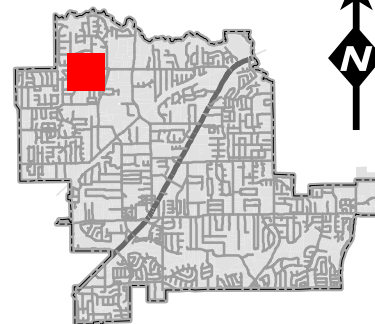
Notification Map



PC22-005
103 John McCain Road

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

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, April 11, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, May 3, 2022 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for Lots 1, 2, 3X, & 4X, Block E, Old Grove Addition, Phase II, being Lots 1 and 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition. The purpose of the request 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.

Zoning Case: PC22-005

Applicant: Matthew Maly

Owner: Toll Dallas TX LLC

Location: 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail

Property Description: Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition

Present Zoning: PUD-R Planned Unit Development-Residential

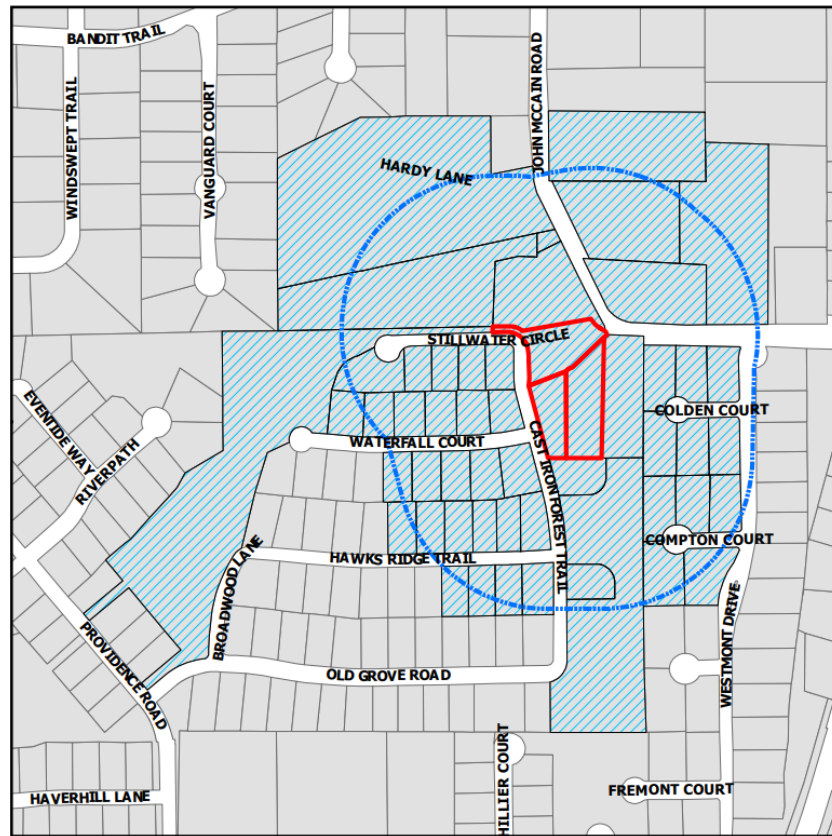
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

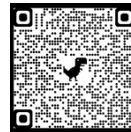
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
JOHNSON, MARK	203 COLDEN CT	COLLEYVILLE, TX
BATTLES, BRANDON	101 JOHN MCCAIN RD	COLLEYVILLE, TX
BELL, APRIL	7204 JOHN MCCAIN RD	COLLEYVILLE, TX
COX, CLYDE	105 STILLWATER CIR	COLLEYVILLE, TX
GULAMHUSSAIN, DIDAR	200 HAWKS RIDGE TRL	COLLEYVILLE, TX
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX
SMITH, WILLIAM	205 WATERFALL CT	COLLEYVILLE, TX
REVOCABLE TRUST OF CLINT D JAY	201 COMPTON CT	COLLEYVILLE, TX
MCKENNA, DENISE	109 HAWKS RIDGE TRL	COLLEYVILLE, TX
BROYLES, RANDY	7212 JOHN MCCAIN RD	COLLEYVILLE, TX
BYRD, MICHAEL C	113 STILLWATER CIR	COLLEYVILLE, TX
TOLL DALLAS TX LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA
WHEAT, CARROL	206 COLDEN CT	COLLEYVILLE, TX
CARDONA, GLORIA J	213 COLDEN CT	COLLEYVILLE, TX
FREIG, JOSE	104 HAWKS RIDGE TRL	COLLEYVILLE, TX
PATEL, AJAY ARVIND	209 WATERFALL CT	COLLEYVILLE, TX
DECKER, RENNI	108 HAWKS RIDGE TRL	COLLEYVILLE, TX
JOHNSON, J	201 HAWKS RIDGE TRL	COLLEYVILLE, TX
PINTO, LYNDIA D ETAL	105 HAWKS RIDGE TR	COLLEYVILLE, TX
MCKINNON JAMES S & VICKIE S MC	207 COLDEN CT	COLLEYVILLE, TX
BARNES, IRWIN	200 WATERFALL CT	COLLEYVILLE, TX
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX
VAN HORNE, EDWARD	108 JOHN MCCAIN RD	COLLEYVILLE, TX
OWEN, JOHN	201 WATERFALL CT	COLLEYVILLE, TX
BOLTON, JONATHON	202 COLDEN CT	COLLEYVILLE, TX
HA, THANH THUC	100 HAWKS RIDGE TR	COLLEYVILLE, TX
YANG, YAN	204 HAWKS RIDGE TRL	COLLEYVILLE, TX
PIERRO, REBEKAH	208 HAWKS RIDGE TRL	COLLEYVILLE, TX
LAW, JAMES	109 STILLWATER CIR	COLLEYVILLE, TX
CARLSEN, DAVID	208 COMPTON CT	COLLEYVILLE, TX
PINTO, EZEQUIEL	101 HAWKS RIDGE TR	COLLEYVILLE, TX
AGNEW, GARRICK D	204 WATERFALL CT	COLLEYVILLE, TX
RAU, SUSAN	7105 CAST IRON FOREST TRL	COLLEYVILLE, TX
TOLL DALLAS TX LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA
MORSE, ERIC	200 COMPTON CT	COLLEYVILLE, TX
RIEWE, KEITH	204 COMPTON CT	COLLEYVILLE, TX
KELLY, JOHN	105 WATERFALL CT	COLLEYVILLE, TX
CLARK, EDWARD D	104 WATERFALL CT	COLLEYVILLE, TX
TOLL DALLAS TX LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA
TAYLOR, ROGER	210 COLDEN CT	COLLEYVILLE, TX
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX
ETTA, ANITA B	101 WATERFALL CT	COLLEYVILLE, TX
BUTLER, PERRY L	208 WATERFALL CT	COLLEYVILLE, TX
WIRT, CARL BRITTON	205 COMPTON CT	COLLEYVILLE, TX
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD #101	PLANO, TX
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX
RAHMAN, EDWARD A	100 WATERFALL CT	COLLEYVILLE, TX
DAWSON FARMS LLC	3421 S BRIERY	IRVING, TX
LEE, JENNIFER FANG EN	117 STILLWATER CIR	COLLEYVILLE, TX
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD #101	PLANO, TX
INMAN, MARGARET K	212 WATERFALL CT	COLLEYVILLE, TX
VOGEL, DEREK E	7001 CAST IRON FOREST TRL	COLLEYVILLE, TX
OLD GROVE ADDITION	P.O. Box 1481	COLLEYVILLE, TX

WESTMONT ADDITION
CHANEL COURT
VANGUARD ESTATES ADDITION
MONTICELLO ADDITION-COLLEYVLE
KELLER ISD
GRAPEVINE COLLEYVILLE ISD

5751 KROGER DRIVE
7300 CHANEL COURT
7205 VANGUARD COURT
P.O. BOX 254
350 KELLER PKWY
3051 IRA E WOODS AVE

KELLER, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
KELLER, TX
GRAPEVINE, TX

**Susan Rau & Richard Freitag
7105 Cast Iron Forest Trail
Colleyville TX 76034**

TO: Colleyville Planning & Zoning Commission

CC: Ms. Jacquelyn Reyff, Principal Planner, City of Colleyville TX

RE: Zoning Case PC22-005

We are in receipt of the letter and Notice of Public Hearing regarding the proposed replat for Lots 1, 2, 3X & 4X, Block E, Old Grove Addition, Phase II. These properties are immediately adjacent to our property and development of these lots and the replat being proposed may, depending on the analysis and recommendations of the City staff and decisions made by the P&Z Commission, affect our property's value and our quality of life. The three homeowners whose properties would be most affected include the Battles (John McCain Road), the Johnsons (Westmont) and ourselves. The Battles and the Johnsons, and possibly other interested parties, may respond directly to the P&Z as they have done with earlier replat proposals.

Given personnel changes at the City and changes in the membership of the P&Z Commission, current staff and Commission members may not be aware that the replat of these lots has come before P&Z and the City Council numerous times over the past 5+ years. Each and all of those proposals were denied by P&Z, denied by the City Council, approved by P&Z and then denied by the City Council or withdrawn by the petitioners. Each and all of the proposals had numerous hearings and Toll Brothers was encouraged to modify the submissions, which they did. The City encouraged Toll Brothers to hold ad hoc meetings with those homeowners most directly involved. The discussions were frank, but ultimately did not lead to viable plans.

The rationale for denying the prior replat proposals was, above all, how the drainage from the two new lots might impact the areas being replatted and the adjacent properties, common areas and the existing large retention pond on Cast Iron Forest Trail. The City also raised issues about Toll Brothers' request that the City abandon an existing right of way.

Regarding the most recent proposal that P&Z is being asked to consider, we have several concerns:

1. **Drainage.** The most current proposal addresses some previous concerns, but not all. Much of the water management is now proposed to be underground, which may seem to be an improvement. However, the underground piping does not change the fact that the solution is overly complex insofar as storm water will be directed south, then turn east, then turn north and then, ultimately tie into the Westmont sewer system intake. Common sense suggests that such an intricate system must, by its nature and design, work precisely as engineered and do so over many decades.
2. **Failure to remediate noted deficiencies in the existing retention pond.** In 2019-2020, questions about the existing large retention pond on Cast Iron Forest Trail led the City Council to request that Toll Brothers conduct a new survey of the pond. The survey concluded that the area on the north side of the pond was modestly lower than optimal. The City Council and the City Manager concluded that the City would undertake the necessary remediation. To date, no work has taken place. The replat now being proposed by Toll Brothers includes significant drainage and excavation work in the area identified as deficient, but the proposal does not address those deficiencies. Accordingly, we ask P&Z to withhold approval of the replat until the proposal is revised to ALSO address the grading, drainage and other identified deficiencies of the existing retention pond.

3. **Burden will be borne by the new home buyers of these lots.** The 30' drainage easement for the proposed lots 1 and lots 2, the concrete swale and the headwall/inlet on Lot 2 would be the only such structures on private property in the Old Grove subdivision. If the buyers of these two new lots fail to properly maintain these critical drainage structures, the adjacent properties, including ours, could be damaged or even flooded. Any actions and oversight by the Old Grove HOA would be after the fact and leave open the extent and costs of remediation for damage done.
4. **The headwall/intake structure and the underground piping proposed on Lot 2 abuts an existing retention wall at the back corner of our lot.** Our concern is that any overflow or seepage may undermine our wall and cause significant erosion or flooding. Accordingly, we ask P&Z to require more detail and protection assurances that the construction of this structure is sealed and separated from our retention wall.
5. **The proposed tie-in with the existing pipe leading out of the large retention pond may impact surrounding trees.** Most notably, there is a 100+ year old post oak tree with a mature root structure. Although the replat schematics note that the tree is to be protected the tie-in is very close to the tree and its root structure. The exact positioning of the tie-in should be examined more closely.
6. **Green belt elimination.** The latest proposal fails to take into account the very real possibility of increased rainfall, more frequent and more violent storms, tree and root growth and disruption to what is today a healthy green belt populated with hawks, owls, water fowl, turtles and many other wildlife which help to maintain an attractive habitat and a viable natural barrier to flooding.
7. **Option #2 includes a new "open space" identified as 4X.** However, upon closer examination this "Open Space" contains the normal 10' utility easement and 10' building line. Thus, the 20' between Lot 2 and our property is the same 20' as would normally be required between lots. The Open Space designation appears to be a misnomer and its intent is unclear.

4900 Behrens Road
Colleyville TX

April 27, 2022

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

RE: Zoning Case VC 22-003 and Zoning Case VC 22-004

I am opposed to granting a Variance for both lots, each under 40,000 square feet for two single family houses at 4801 and 4809 Manning Drive; zoning case numbers referenced above.

The two proposed platted lots were sold recently (December, 2021); listed as a single property.

There has NEVER been a house or other building on the address listed as 4801 Manning Drive, VC 22-003. The land at 4801 Manning Drive in the Tarrant Appraisal District is listed at 35,571 square feet.

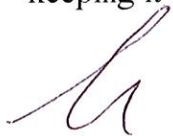
Our home is at 4900 Behrens Road, directly behind both the referenced properties. If you look at the map, our land is wider and deeper at 76,286 square feet; a little over 1.75 acres.

We were not permitted to have two homes under the R40 minimum lot size.

Our home at 4900 Behrens Road did not accommodate our larger family adequately in 2020, but in order to comply with the R40 zoning, we were unable to build an additional house on our property. As a result, we then opted to build a larger, one story home on our land, but necessarily had to demolish the existing family home to keep within the Colleyville ordinances.

We have lived in Colleyville for 35 years and actively supported large pastoral lot sizes in R40 zoning. This is a lovely area and was intended by Master Plan to remain R40 as the minimum lot size.

As the applicant is a real estate investor/speculator, he does not have the same interest in keeping it this way.



Ramie Word
4900 Behrens RD
Colleyville, TX 76034
(817) 657-2981

RESOLUTION R-22-4724

**A RESOLUTION OF A REPLAT FOR LOTS 1, 2, AND 2X, BLOCK E, OF
THE OLD GROVE ADDITION, PHASE II**

WHEREAS, the Planning and Zoning Commission recommended approval of the replat for Lots 1, 2, and 2X, Block E, of the Old Grove Addition, Phase II on April 11, 2022.

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

Sec. 1. THAT the replat for Lots 1, 2, and 2X, Block E, of the Old Grove Addition, Phase II on approximately 2.20 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE 3RD DAY OF MAY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

[illegible]

RESOLUTION R-22-4724

**A RESOLUTION OF A REPLAT FOR LOTS 1, 2, 3X, AND 4X, BLOCK E,
OF THE OLD GROVE ADDITION, PHASE II**

WHEREAS, the Planning and Zoning Commission recommended approval of the replat for Lots 1, 2, 3X and 4X, Block 1, of the Old Grove Addition, Phase II on April 11, 2022.

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

Sec. 1. THAT the replat for Lots 1, 2, 3X, and 4X, Block 1, of the Old Grove Addition, Phase II on approximately 2.20 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE 3RD DAY OF MAY 2022.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 3, Kathy Wheat _____
Place 4, George Dodson _____

Mayor Pro Tem Bobby Lindamood _____
Place 5, Chuck Kelley _____
Place 6, Callie Rigney _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

Exhibit "A" - Plat Exhibit

