



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, OCTOBER 28, 2024

**EXECUTIVE CONFERENCE ROOM - THIRD FLOOR
6:15 P.M.**

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Preliminary/Final Plat for the Oak Creek Subdivision, being Lot 1, Block 1, Allzim Acres Addition and Tracts 2A7B, 2ABC, and 2A9A, Abstract 533, Mary M Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case PC24-012
- 2b** Presentation and discussion of a Preliminary/Final Plat for the Bluffs Subdivision, being Tracts 1B1, 1B2, 1C1, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case PC24-013
- 2c** Presentation and discussion of a Special Use Permit to allow for a fence on Lot 1, Block 1, Chelsea Park Addition, being located at 5000 Chelsea Drive, Case ZC24-020
- 2d** Presentation and discussion of a Rezoning from AG Agricultural to CC-1 Village Retail on Lot 2, Block 1, First Baptist Church-Colleyville Addition, being located at 1007 Church Street, Case ZC24-021
- 2e** Presentation and discussion of a Special Use Permit to allow for a fence on Lot 16, Block 8, Oak Crest Hills Addition, being located at 405 Oak Valley Drive, Case ZC24-022
- 2f** Presentation and discussion of a Special Use Permit to allow for a residential carport on Lot 8, Block 1, Arbor Estates Addition, being located at 2401 Spruce Court, Case ZC24-023
- 2g** Presentation and discussion of an amendment to the Planned Unit Development - Commercial district for The Village at Colleyville for consideration of a specific use to be allowed on Lot 27 of the Village at Colleyville Addition, being located at 55 Main Street, Suite 100, Case ZC24-024

- 2h** Presentation and discussion of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2H, 2J, and 2K, Abstract 963, Absalom J Lott Survey, and Lot 1, Block 1, Konyha Addition, being located at 6600, 6602, 6604, and 6526 Colleyville Boulevard, Case ZC24-025
- 2i** Presentation and discussion of a Special Use Permit for a reduction in Parking on Lot 1, Block 1, Gonzalez Addition, being located at 6609 Colleyville Boulevard, Case ZC24-026

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, October 24, 2024* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

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 PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2a

Agenda Date 10/28/2024

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Preliminary/Final Plat for the Oak Creek Subdivision, being Lot 1, Block 1, Allzim Acres Addition and Tracts 2A7B, 2ABC, and 2A9A, Abstract 533, Mary M Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case PC24-012

Explanation

Clayton Redinger, the applicant, has submitted a Preliminary/Final Plat for a new 7-lot subdivision on Lot 1, Block 1, Allzim Acres and Mary M Freeman Survey, Tracts 2A7B, 2ABC, and 2A9A, Abstract 533, being approximately 12.04 acres, and zoned RE Single Family 'Estate' Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural. The request is to allow for a new 7-lot single-family subdivision.

Attachments

1. Aerial Map
2. Zoning Map
3. Plat Exhibit
4. Grading and Drainage Exhibits

Aerial Map

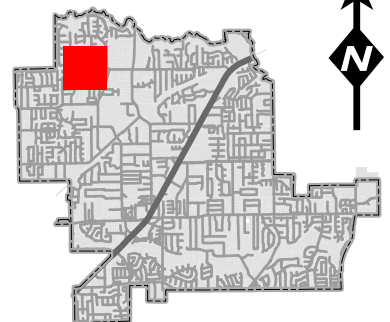


PC24-012

7215 John McCain Rd

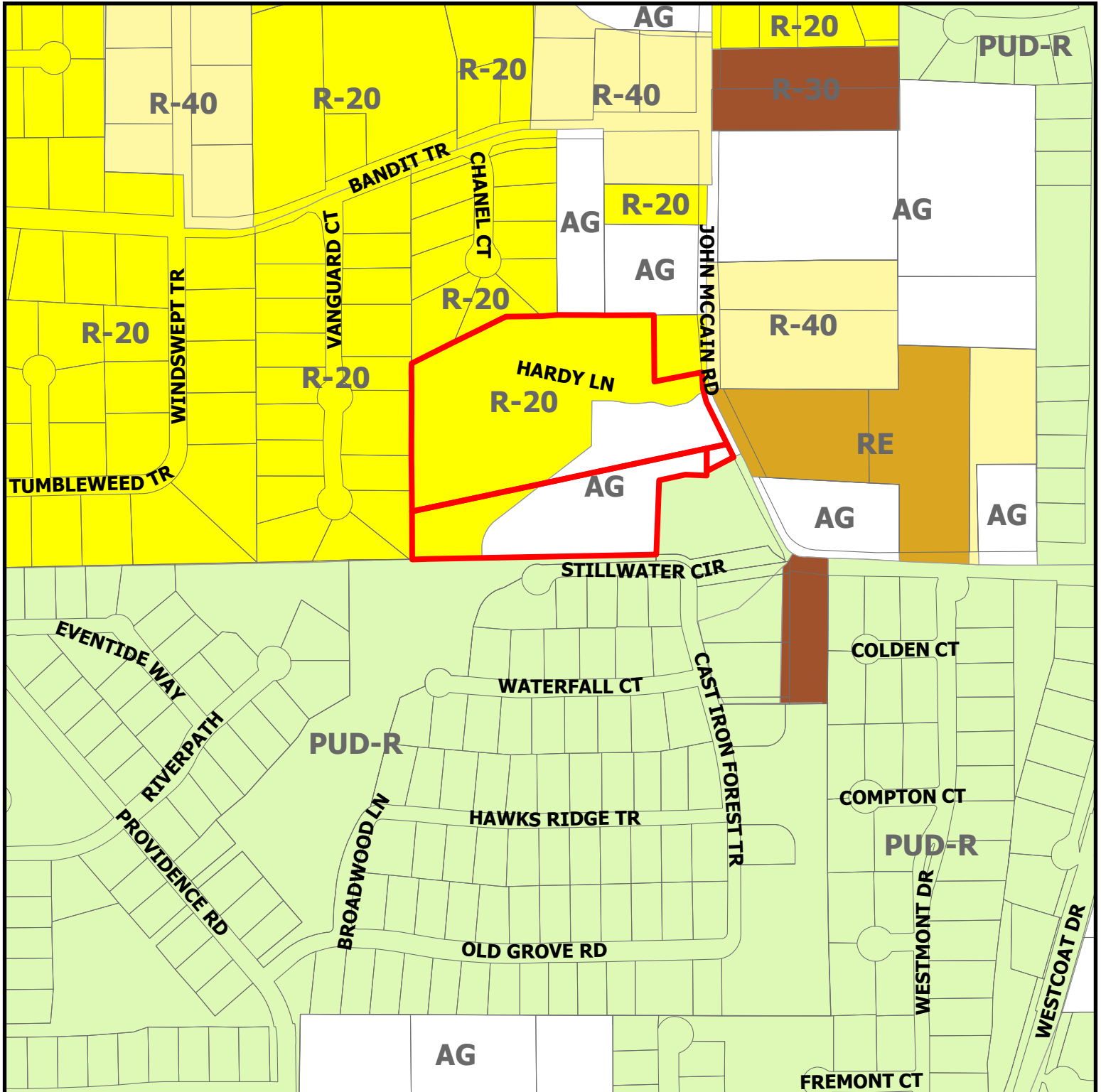


Subject Property



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.

Zoning Map

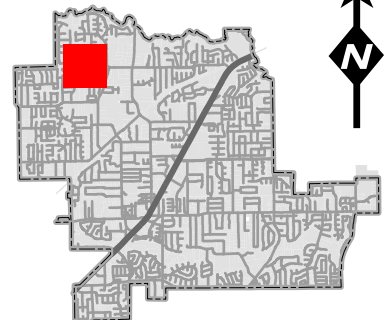


PC24-012

7215 John McCain Rd

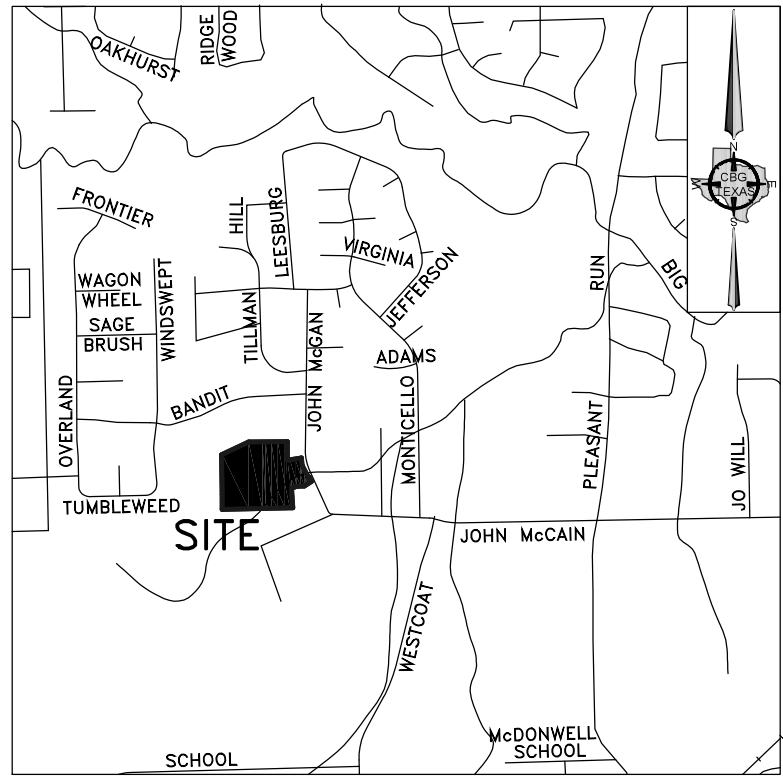


Subject Property

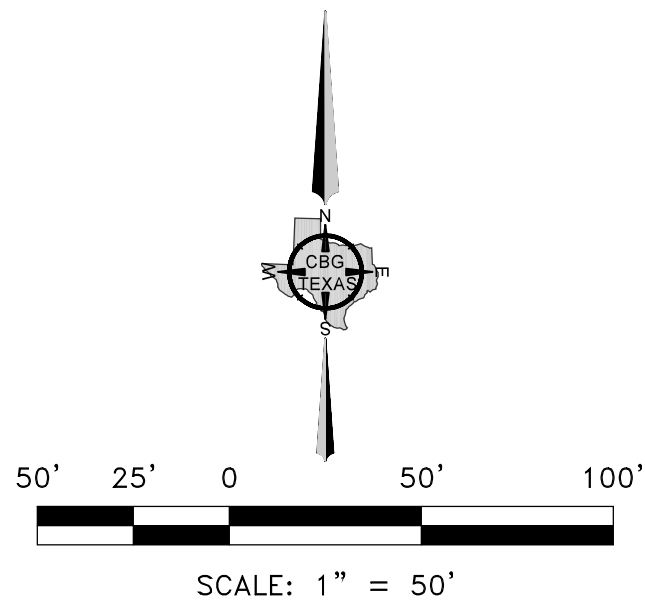


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VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S 06°03'49" E	76.10'
L2	S 26°41'15" E	143.21'
L3	N 78°49'21" E	11.55'
L4	S 24°46'16" E	50.34'
L5	S 58°29'45" W	88.03'
L6	S 86°12'04" W	79.56'
L7	S 69°12'39" W	57.75'
L8	N 79°42'26" W	44.77'
L9	S 29°58'43" E	14.38'
L10	S 89°58'43" E	42.20'
L11	S 35°46'05" E	15.02'
L12	N 23°09'13" W	15.41'
L13	N 22°11'57" W	35.70'

LEGEND
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T. = MAP RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
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R.O.W. = RIGHT-OF-WAY
1/2" IRF = 1/2 INCH IRON ROD FOUND
PFC = POINT FOR CORNER
ESMT. = EASEMENT
60DNF = 60D NAIL FOUND FOR CORNER

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

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

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

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 9 LOTS, 7 SINGLE FAMILY LOTS, 2 OPEN SPACE LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0095K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 7) THIS DEVELOPMENT MAY NOT HAVE EMERGENCY ACCESS DURING 100-YEAR STROM EVENT.



DJ BEDDO SURVEY,
ABSTRACT NO. 232

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.53'	337.13'	11°28'36"	N 13°10'25" W	67.42'
C2	94.13'	274.97'	19°36'51"	N 89°30'51" W	93.67'
C3	196.78'	279.97'	40°16'17"	N 80°09'26" E	192.76'
C4	258.08'	49.99'	295°45'52"	N 49°50'08" W	53.16'

SHEET 1 OF 2

FINAL REPLAT

OAK CREEK ADDITION

LOTS 1-7, BLOCK 1

OPEN SPACE LOTS 1-X

524,224 SQ.FT. / 12.04 ACRES

JOSEPH L HANSBROUGH SURVEY, ABSTRACT NO. 533 &

WILLIAM E CROOKS SURVEY, ABSTRACT NO. 295

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



OWNER: DAWSON FARMS, L.C.C.
7209 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
972-986-7239

SCALE: 1"=50' / DATE: 04/23/2024 / JOB NO. 1516151-13 / DRAWN BY: JLA

OWNER'S CERTIFICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Whereas, Dawson Farms, L.C.C., is the sole owner land situated in the Joseph L Hansbrough Survey, Abstract No. 533 and William E Crooks Survey, Abstract Number 295, City of Colleyville, Tarrant County, Texas, also known as Replat of Allizm Acres a Revision of Lots 1, 4, 6, and 9, Block 1, of Hardy Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 1227, Map Records, Tarrant County, Texas, same being that tract of land conveyed to Dawson Farms, L.C.C., a Texas limited liability company, by deed recorded in County Clerk File No. D218188323, Real Property Records of Tarrant County, Texas, and being that tract of land conveyed to Dawson Farms, L.L.C., a Texas limited liability company, by deed recorded in County Clerk File No. D218188324, Real Property Records of Tarrant County, Texas Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 5, Block 1, of Hardy Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-130, Page 91, Map Records, Tarrant County, Texas, and being along the West line of John McCain Road (public right-of-way);

THENCE South 06 degrees 03 minutes 49 seconds East, along the West line of said John McCain Road, a distance of 76.10 feet to a point for corner;

Thence South 26 degrees 41 minutes 15 seconds East, along the West line of said John McCain Road, a distance of 143.21 feet to a point for corner;

THENCE North 78 degrees 49 minutes 21 seconds East, along the West line of said John McCain Road, a distance of 11.53 feet to a 1/2 inch iron rod found for corner, said corner being along the West line of said John McCain Road;

THENCE South 24 degrees 46 minutes 16 seconds East, along the West line of said John McCain Road, a distance of 50.34 feet to a 60d nail found for corner, said corner being the North corner of Lot 1, Block E, Old Grove Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 9807-9808, Plat Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears North 59 degrees 01 minutes 48 seconds East, a distance of 1.91 feet for witness;

THENCE South 58 degrees 29 minutes 45 seconds West, along the North line of said Lot 1, a distance of 88.03 feet to a 5/8 inch iron rod found for corner;

THENCE South 86 degrees 12 minutes 04 seconds West, along the North line of said Lot 1, a distance of 79.56 feet to a 1/2 inch iron rod found for corner;

THENCE South 69 degrees 12 minutes 39 seconds West, along the Northwest line of said Lot 1, a distance of 57.75 feet to a 1/2 inch iron rod found for corner;

THENCE South 04 degrees 15 minutes 00 seconds East, along the West line of said Lot 1, a distance of 203.74 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 1X, Block F, of said Old Grove Addition;

THENCE South 88 degrees 56 minutes 52 seconds West, along the North line of said Lot 1X, a distance of 738.55 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Lot 1X, and the Southeast corner of Lot 8, of Vanguard Estates, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 4761, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 21 minutes 27 seconds West, along the East line of said Vanguard Estates addition, along said East line of said Lot 8, a distance of 154.09 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Allizm Acres addition, from which a 1/2 inch iron rod found bears South 00 degrees 49 minutes 45 seconds West, a distance of 0.99 feet for witness;

THENCE North 00 degrees 50 minutes 13 seconds West, along the East line of said Vanguard Estates Addition, a distance of 415.47 feet to a point for corner, said corner being the South corner of Chanel Court, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 12087, Map Records, Tarrant County, Texas, from which a post found bears North 01 degrees 47 minutes 50 seconds East, a distance of 0.93 feet for witness;

THENCE North 64 degrees 51 minutes 46 seconds East, along the South line of said Chanel Court Addition, a distance of 313.49 feet to a point for corner, from which a post found bears North 43 degree 27 minutes 00 seconds East, a distance of 1.22 feet for witness;

THENCE North 89 degrees 48 minutes 26 seconds East, along the South line of said Chanel Court Addition, a distance of 403.31 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of that tract of land conveyed to Grady M. Walker, by deed recorded in Volume 13646, Page 441, Deed Records, Tarrant County, Texas, and being the Northwest corner of said Hardy Addition;

THENCE South 00 degrees 22 minutes 17 seconds East, along the West line of said Hardy Addition, a distance of 193.00 feet to a point for corner, said corner being an "ell" corner of said Hardy Addition;

THENCE North 80 degrees 25 minutes 33 seconds East, along the South line of said Hardy Addition, a distance of 147.70 feet to the POINT FOR BEGINNING and containing 524,224 square feet or 12.04 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Dawson Farms, L.C.C., Owner, does hereby adopt this plat designating the herein before described property as **DAWSON FARMS ADDITION**, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use and forever all streets, right-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 of any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness by our hands this _____ day of _____, 2024

By: _____
Dawson Farms, L.C.C. (Owner) _____ Date _____
Wesley Dawson (Representative)

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Wesley Dawson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212.

Dated this the _____ day of _____, 2024

RELEASED FOR REVIEW 10/08/2024 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

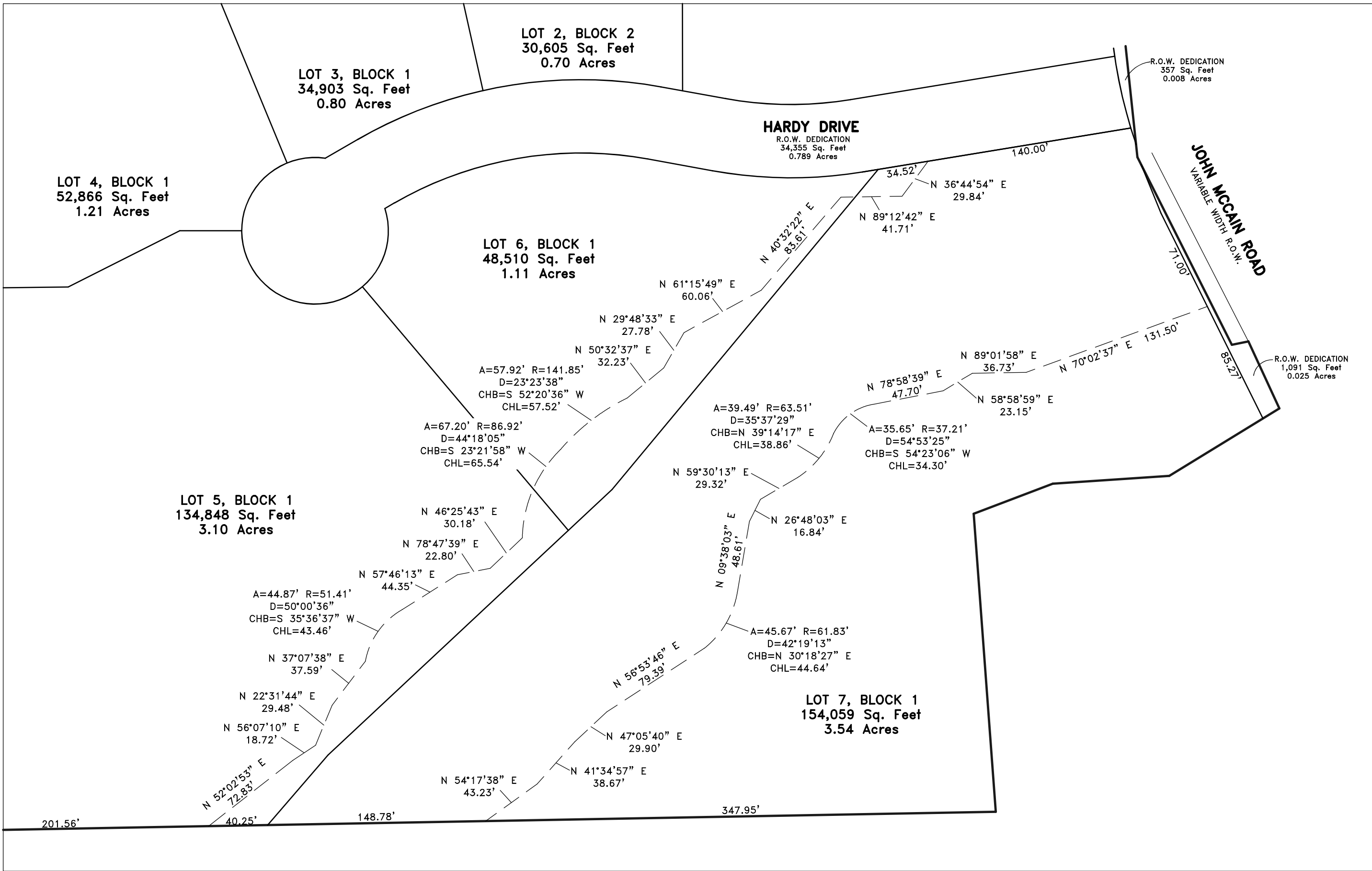
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas



PUBLIC DRAINAGE & UTILITY EASEMENT DETAIL

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

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LEGEND

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SHEET 2 OF 2

FINAL REPLAT
OAK CREEK ADDITION
LOTS 1-7, BLOCK 1

OPEN SPACE LOTS 1-X

524,224 SQ.FT. / 12.04 ACRES

JOSEPH L HANSBROUGH SURVEY, ABSTRACT NO. 533 &
WILLIAM E CROOKS SURVEY, ABSTRACT NO. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



CBG
SURVEYING TEXAS LLC
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.3716
www.cbgtxllc.com

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.3716
www.cbgtxllc.com

OWNER: DAWSON FARMS, L.C.C.

7209 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
972-986-7239

SCALE: 1"=50' / DATE: 04/23/2024 / JOB NO. 1516151-13 / DRAWN BY: JLA

PLANS FOR THE CONSTRUCTION OF
CIVIL SITE WORK IMPROVEMENTS
TO SERVE
OAK CREEK
12.035 ACRE SITE
IN THE
CITY OF COLLEYVILLE, TEXAS

OWNER/DEVELOPER:

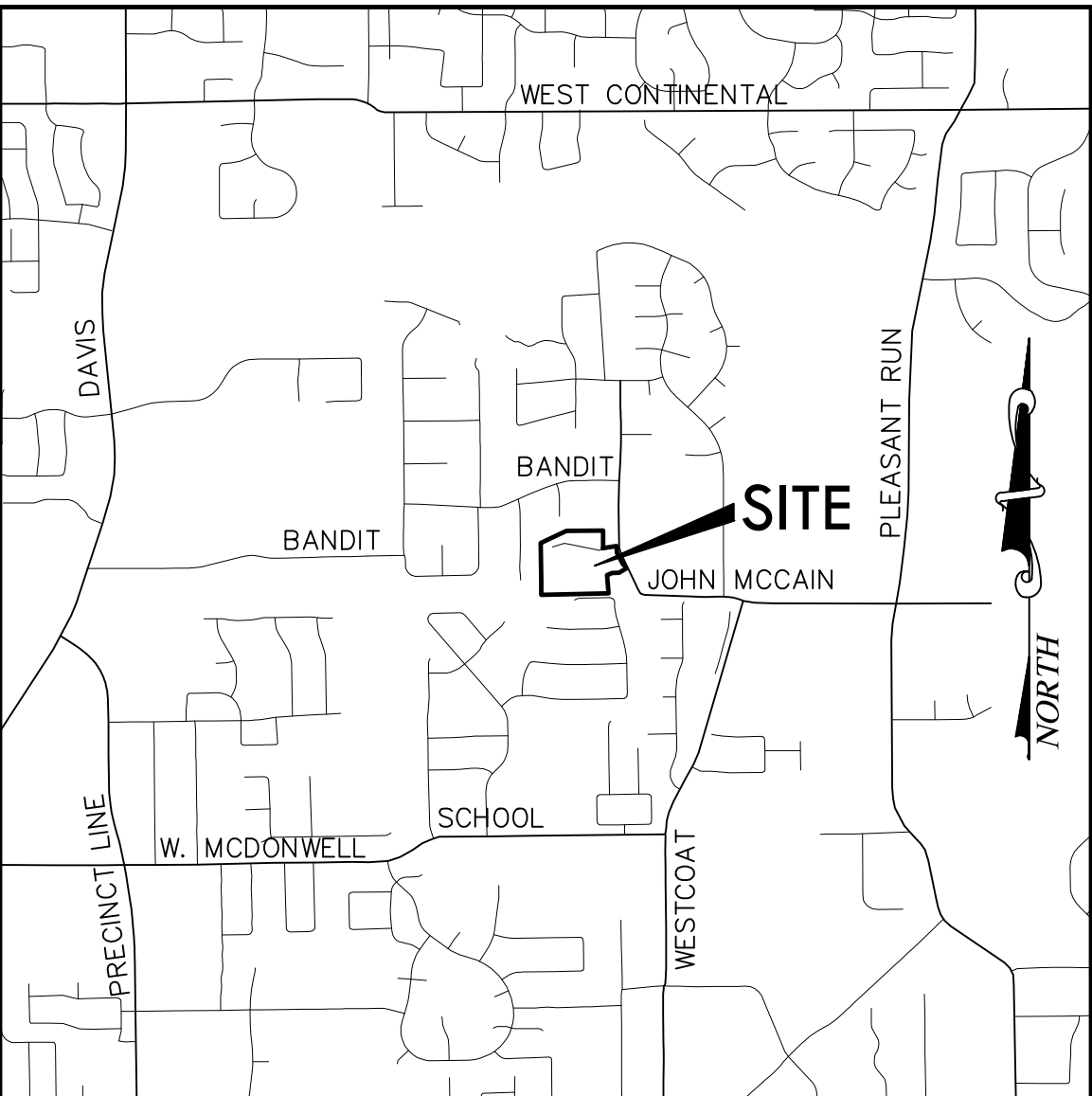
DAWSON FARMS, LLC
7209 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
PHONE: (972) 986-7239
CONTACT: WES DAWSON

CIVIL ENGINEER:

REDINGER GROUP, LLC
P.O. BOX 93206
SOUTHLAKE, TEXAS 76092
PH: (817) 253-5727
CONTACT: CLAYTON REDINGER, P.E.

SURVEYOR:

CBG SURVEYING TEXAS, LLC
1413 EAST I-30, SUITE 7
GARLAND, TEXAS 75043
PHONE: (214) 349-9485
CONTACT: J.T. THOMPSON, R.P.L.S.



VICINITY MAP

SCALE: 1" = 2000'

INDEX OF DRAWINGS

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C0.3	FINAL PLAT
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C0.5	DEMOLITION PLAN
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C1.2	DRAINAGE AREA MAP
C2.1	EROSION CONTROL PLAN
C2.2	GRADING PLAN
C3.1	WATER PLAN
C4.1	SANITARY SEWER PLAN & PROFILE - SS-1
C4.2	SANITARY SEWER PLAN & PROFILE - SS-2
C5.1	STORM DRAIN PLAN & PROFILE - SD-1
C6.1	PAVING PLAN & PROFILE
C6.2	PAVING PLAN - CUL-DE-SAC & INTERSECTION
C6.3	SIDEWALK, SIGNAGE & STREET LIGHT PLAN
C7.1	TREE PRESERVATION PLAN
C7.2	TREE LIST
C8.1	EROSION CONTROL DETAILS
C8.2	WATER DETAILS
C8.3	SANITARY SEWER DETAILS
C8.4	STORM DRAIN DETAILS
C8.5	CONCRETE HEADWALL - TXDOT CH-FW-0
C8.6	PAVING DETAILS



Engineering Firm Registration Number F-23328

OCTOBER 2024

**PRELIMINARY
FOR REVIEW ONLY**
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97497 Date 10/11/2024

OWNER'S CERTIFICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Whereas, Dawson Farms, L.C.C., is the sole owner land situated in the Joseph L Hansbrough Survey, Abstract No. 533 and William E Crooks Survey, Abstract Number 295, City of Colleyville, Tarrant County, Texas, also known as Replat of Alltzm Acres a Revision of Lots 1, 4, 6, and 9, Block 1, of Hardy Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 1227, Map Records, Tarrant County, Texas, same being that tract of land conveyed to Dawson Farms, L.C.C., a Texas limited liability company, by deed recorded in County Clerk File No. D218188323, Real Property Records of Tarrant County, Texas, and being that tract of land conveyed to Dawson Farms, L.L.C., a Texas limited liability company, by deed recorded in County Clerk File No. D218188324, Real Property Records of Tarrant County, Texas Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

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Thence South 26 degrees 41 minutes 15 seconds East, along the West line of said John McCain Road, a distance of 143.21 feet to a point for corner;

THENCE North 78 degrees 49 minutes 21 seconds East, along the West line of said John McCain Road, a distance of 11.55 feet to a 1/2 inch iron rod found for corner, said corner being along the West line of said John McCain Road;

THENCE South 24 degrees 46 minutes 16 seconds East, along the West line of said John McCain Road, a distance of 50.34 feet to a 60d nail found for corner, said corner being the North corner of Lot 1, Block E, Old Grove Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 9807-9808, Plat Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears North 59 degrees 01 minutes 48 seconds East, a distance of 1.91 feet for witness;

THENCE South 58 degrees 29 minutes 45 seconds West, along the North line of said Lot 1, a distance of 88.03 feet to a 5/8 inch iron rod found for corner;

THENCE South 86 degrees 12 minutes 04 seconds West, along the North line of said Lot 1, a distance of 79.56 feet to a 1/2 inch iron rod found for corner;

THENCE South 69 degrees 12 minutes 39 seconds West, along the Northwest line of said Lot 1, a distance of 57.75 feet to a 1/2 inch iron rod found for corner;

THENCE South 04 degrees 15 minutes 00 seconds East, along the West line of said Lot 1, a distance of 203.74 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 1X, Block F, of said Old Grove Addition;

THENCE South 88 degrees 56 minutes 52 seconds West, along the North line of said Lot 1X, a distance of 738.55 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Lot 1X, and the Southeast corner of Lot 8, of Vanguard Estates, an addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 4761, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 21 minutes 27 seconds West, along the East line of said Vanguard Estates addition, along said East line of said Lot 8, a distance of 154.09 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Alltzm Acres addition, from which a 1/2 inch iron rod found bears South 00 degrees 49 minutes 45 seconds West, a distance of 0.99 feet for witness;

THENCE North 00 degrees 50 minutes 13 seconds West, along the East line of said Vanguard Estates Addition, a distance of 415.47 feet to a point for corner, said corner being the South corner of Chanel Court, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 12087, Map Records, Tarrant County, Texas, from which a post found bears North 01 degrees 47 minutes 50 seconds East, a distance of 0.93 feet for witness;

THENCE North 64 degrees 51 minutes 46 seconds East, along the South line of said Chanel Court Addition, a distance of 313.49 feet to a point for corner, from which a post found bears North 43 degree 27 minutes 00 seconds East, a distance of 1.22 feet for witness;

THENCE North 89 degrees 48 minutes 26 seconds East, along the South line of said Chanel Court Addition, a distance of 403.31 feet to a 1/2 inch iron rod found for corner, said corner being along the South line of that tract of land conveyed to Grady M. Walker, by deed recorded in Volume 13646, Page 441, Deed Records, Tarrant County, Texas, and being the Northwest corner of said Hardy Addition;

THENCE South 00 degrees 22 minutes 17 seconds East, along the West line of said Hardy Addition, a distance of 193.00 feet to a point for corner, said corner being an "ell" corner of said Hardy Addition;

THENCE North 80 degrees 25 minutes 33 seconds East, along the South line of said Hardy Addition, a distance of 147.70 feet to the POINT FOR BEGINNING and containing 524,224 square feet or 12.04 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness by our hands this _____ day of _____, 2024

By: _____
Dawson Farms, L.C.C. (Owner) _____ Date _____
Wesley Dawson (Representative)

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Wesley Dawson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212.

Dated this the _____ day of _____, 2024

RELEASED FOR REVIEW 10/08/2024 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

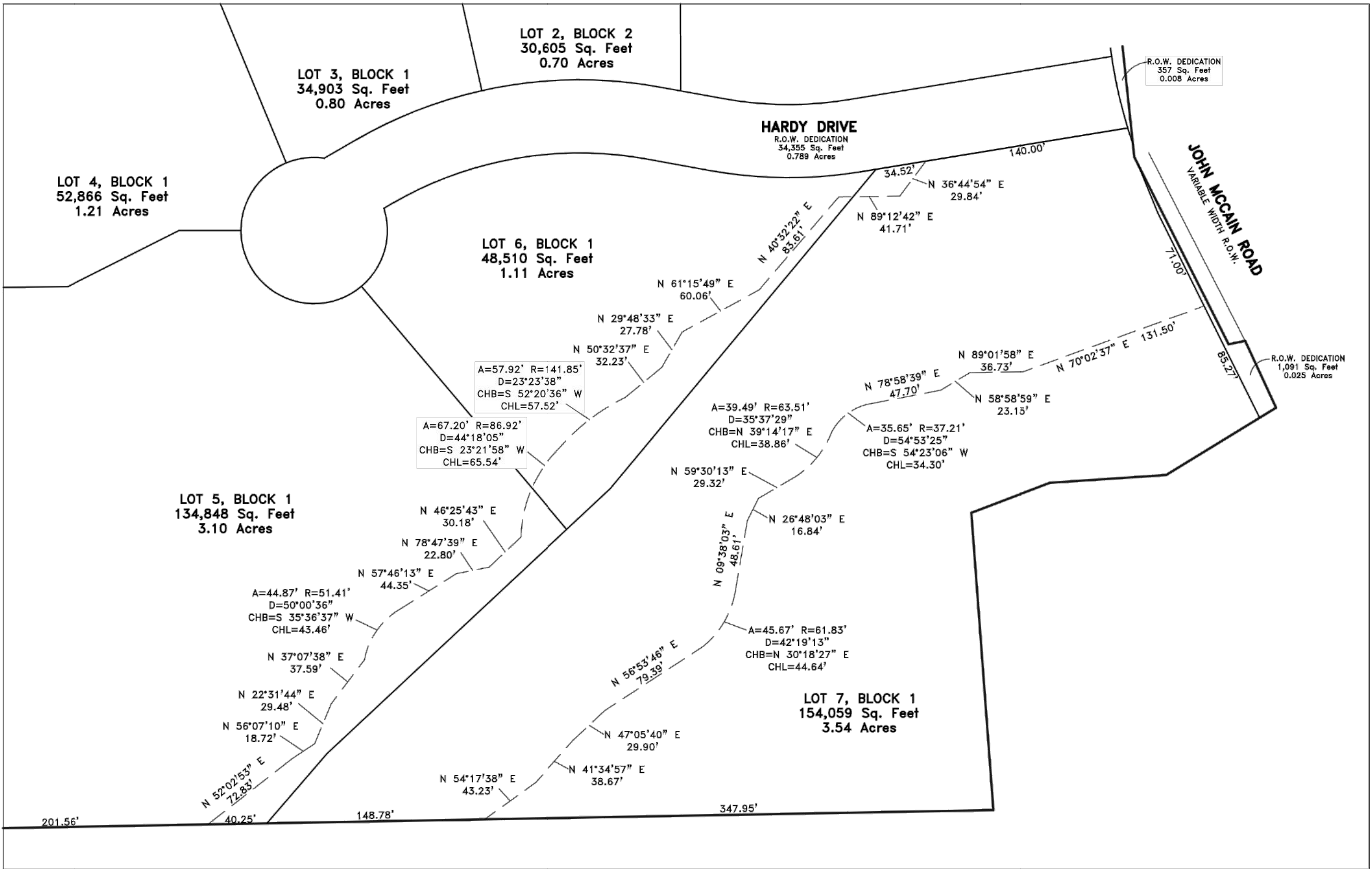
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas



PUBLIC DRAINAGE & UTILITY EASEMENT DETAIL

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

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

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

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 9 LOTS, 7 SINGLE FAMILY LOTS, 2 OPEN SPACE LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) ACCORDING TO THE F.L.R.M. IN MAP NO. 48439C0095K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 7) THIS DEVELOPMENT MAY NOT HAVE EMERGENCY ACCESS DURING 100-YEAR STROM EVENT.

LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T. = MAP RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
SLD. = SLIDE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2" IRF = 1/2 INCH IRON ROD FOUND
PFC = POINT FOR CORNER
ESMT. = EASEMENT
60DNF = 60D NAIL FOUND FOR CORNER

OWNER: DAWSON FARMS, L.C.C.
7209 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS 76034
972-986-7239



SCALE: 1"=50' / DATE: 04/23/2024 / JOB NO. 1516151-13 / DRAWN BY: JLA

SHEET 2 OF 2
FINAL REPLAT
OAK CREEK ADDITION
LOTS 1-7, BLOCK 1
OPEN SPACE LOTS 1-X
524,224 SQ.FT. / 12.04 ACRES
JOSEPH L HANSBROUGH SURVEY, ABSTRACT NO. 533 &
WILLIAM E CROOKS SURVEY, ABSTRACT NO. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.3716
Firm No. 10168800
www.cbgtxllc.com

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
ROW LINE		
LOT LINE		
CENTER LINE		
CONTOUR		
CURB		
EDGE OF ASPHALT		
FIRE HYDRANT		
GUARD POST / BOLLARD		
SIGN		
WALL		
POWER POLE		
OVERHEAD ELECTRIC		
OVERHEAD ELECTRIC & TELEPHONE		
UNDERGROUND ELECTRIC		
GAS LINE		
STORM DRAIN LINE		
STORM DRAIN MANHOLE		
SANITARY SEWER LINE		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
WATER LINE		
WATER METER		
WATER VALVE		

ABBREVIATIONS

APPROX	APPROXIMATELY	FW	FIRE WATER	OCEW	ON CENTER EACH WAY
ASPH	ASPHALT	G	GAS	OHE	OVERHEAD ELECTRIC
BC	BACK OF CURB	GI	GRATE INLET	R	RADIUS
B-B	BACK TO BACK OF CURB	GM	GAS METER	RCB	REINFORCED CONCRETE BOX
BM	BENCHMARK	HDPE	HIGH DENSITY POLYETHYLENE PIPE	RCI	RECESSED CURB INLET
BW	BOTTOM OF WALL	HDWL	HEADWALL	RCP	REINFORCED CONCRETE PIPE
CATV	CABLE TV	HMAC	HOT MIX ASPHALTIC CONCRETE	RCPP	REINFORCED CONCRETE CYLINDRICAL PIPE
CFS	CUBIC FEET PER SECOND	HORIZ	HORIZONTAL	REINF	REINFORCED
CI	CURB INLET	HP	HIGH POINT	RL	RIDGE LINE
CMP	CORRUGATED METAL PIPE	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	ROW	RIGHT OF WAY
CO	CLEANOUT	IRR	IRRIGATION	RT	RIGHT
CONC	CONCRETE	JB	JUNCTION BOX	SF	SQUARE FEET
CONST	CONSTRUCTION	JT	JOINT	SD	STORM DRAIN
CL	CENTER LINE	LF	LINEAR FEET	SQ	SQUARE
DCA	DOUBLE CLEANOUT	LP	LOW POINT	SS	SANITARY SEWER
DIA	DIAMETER	LT	LEFT	STA	STATION
DIP	DUCTILE IRON PIPE	MH	MANHOLE	SY	SQUARE YARD
DW	DOMESTIC WATER	N/A	NOT APPLICABLE	T	TELEPHONE
EL	ELEVATION	NG	NATURAL GROUND (EXISTING)	TC	TOP OF CURB
EMH	ELECTRIC MANHOLE	PC	POINT OF CURVATURE	TG	TOP OF GROUND
EP	EDGE OF PAVEMENT	PCC	POINT OF COMPOUND CURVATURE	TMH	TELEPHONE MANHOLE
EX	EXISTING	PI	POINT OF INTERSECTION	TOB	TOP OF BANK
FC	FACE OF CURB	PIV	POST INDICATOR VALVE	TOS	TOE OF SLOPE
F-F	FACE TO FACE OF CURB	PL	PROPERTY LINE	TP	TOP OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION	PP	POWER POLE	TPPE	TOP OF PIPE
FH	FIRE HYDRANT	PRC	POINT OF REVERSE CURVATURE	TW	TOP OF WALL
FM	FORCE MAIN	PROP	PROPOSED	TYP	TYPICAL
FO	FIBER OPTICS	PT	POINT OF TANGENCY	UGE	UNDERGROUND ELECTRIC
FP	FINISHED PAD	PVC	POLYVINYL CHLORIDE PIPE	VCP	VITRIFIED CLAY PIPE
FPS	FEET PER SECOND	PVMT	PAVEMENT	W	WATER
FL	FLOW LINE			WV	WATER VALVE

GENERAL NOTES

- 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.
- 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/CONSTRUCTIONSTANDARDSANDEDETAILS
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
- WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
- 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.
- 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	TELEPHONE NUMBER
ABOVE NET FIBER	(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) 503-1090
DIGTESS (LINE LOCATES)	(800) 344-8377
LEVEL (3) COMMUNICATIONS	(877) 366-8344
ONCOR ELECTRIC DELIVERY	(817) 215-6688
ONE SOURCE COMMUNICATIONS	(817) 692-6042
TRI COUNTY ELECTRIC	(817) 431-1541
VERIZON ENGINEERING	(972) 578-3354
- 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.
- 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.
- 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, SODDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
- 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.
- ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE

GENERAL NOTES – PAVING IMPROVEMENTS

- ALL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST NINETY-FIVE (95%) PERCENT STANDARD PROCTOR AS PER ASTM D 698 AT OR ABOVE OPTIMUM MOISTURE CONTENT. LIFTS SHALL BE AS SPECIFIED PER THE SOILS LAB RECOMMENDATION AND AS APPROVED BY THE CITY. ALL FILL SHALL BE TESTED AS INSTALLED AND CERTIFIED BY AN APPROVED SOILS LABORATORY
- ALL STREETS, UNLESS ALTERNATIVE DESIGN IS SUBMITTED BY LAB, DESIGNED BY THE TRIAXIAL METHOD AS SPECIFIED IN TEXAS HIGHWAY DEPARTMENT REQUIREMENTS AND APPROVED BY THE CITY OF COLLEYVILLE, AND SHALL BE CONSTRUCTED ON A MINIMUM OF (8") INCHES OF STABILIZED SUBGRADE (LIME AND/OR CEMENT) AS SOIL TESTS INDICATE. COMPACTION SHALL BE NINETY-FIVE (95%) PERCENT DENSITY AS PER AASHTO DESIGNATION TISO. DENSITY TESTS SHALL BE TAKEN EVERY 1,000 SQUARE YARDS OR LESS, AS REQUIRED BY CITY INSPECTOR.

TABLE 1 – RECOMMENDED % AND QUANTITIES OF LIME/CEMENT

PLASTICITY INDEX (PI)	ASSUMED UNIT DRY WEIGHT (pcf)	% LIME	QUANTITY OF LIME (lbs/sy)	% CEMENT	QUANTITY OF CEMENT (lbs/sy)
0-15	120	0	0	5	36*
16-25	116	3	21	5	35
26-35	112	4	27	5	34
36-45	100	5	30	6	36

- THE SUB-GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
- CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH AND THIRTY (30") INCHES WIDE.
- THE PARKWAYS AND STREETS SHALL BE ROUGH CUT TO A PLUS OR MINUS ONE-TENTH (0.1') FEET OF THEIR RESPECTIVE FINAL GRADES.
- CONSTRUCTION OF WHEEL CHAIR RAMPS WILL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR AT THE TIME OF PUBLIC IMPROVEMENTS.
- INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL HAVE A SUITABLE MARKER ("W") FOR WATER, "S" FOR SANITARY SEWER AND "V" FOR VALVES) STAMPED ON THE FACE OF THE CURB, OR IF NO CURB IS CONSTRUCTED, ON THE TOP OF THE PAVEMENT. THE MARKS SHALL BE A MINIMUM OF TWO (2") INCHES IN HEIGHT AND WIDTH. WATER SERVICES SHALL BE LOCATED 10' UPSTREAM FROM THE SANITARY SEWER SERVICE, WITH THE SEWER SERVICE AT THE CENTER OF THE FRONT OF THE LOT.
- THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY I MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY THE CITY'S TESTING FIRM. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO-(72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
- MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING. NO BLOCK OUTS ALLOWED
- THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "PERMANENT SURVEY REFERENCE MONUMENTS" AS DESCRIBED IN THE SUBDIVISION ORDINANCE INCLUDING CONCRETE MONUMENTS AT ALL BOUNDARY CORNERS. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET CENTERLINE AT THE LOCATION ON EACH FIRE HYDRANT.
- HMAC PAVING- BINDER SHALL HAVE NO MORE THAN 15% RAP, ALL SURFACE MIX SHALL BE VIRGIN. NO RAS IS ALLOWED. MIX DESIGN SHALL BE SUBMITTED TO CITY PRIOR FOR APPROVAL.
- CONCRETE PAVING- NO MANUFACTURED SAND IS ALLOWED.
- ALL RE-ENFORCING STILL SHALL BE DOMESTIC AND MEET THE TXDOT STEEL MILL GUIDE LINES.

GENERAL NOTES – WATER IMPROVEMENTS

- 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.
- 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 OF COLLEYVILLE REPRESENTATIVE.
- 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 SUBDIARY TO THE FIRE HYDRANT PLACEMENT.
- 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.
- SERVICE LINE CONNECTORS, 2" AND UNDER SHALL BE NSF CERTIFIED HIGH DENSITY POLYETHYLENE WITH FACTORY INSTALLED 10AWG TRACER WIRE, MEETING ALL APPROPRIATE AWWA AND NATIONAL PLUMBING CODE REQUIREMENTS FOR THE INTENDED USE, AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED.
- WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
- WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
- CURB METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
- CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
- 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 KEMLUSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.
- 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.
- FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
- WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
- ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
- FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).

GENERAL NOTES – SANITARY SEWER IMPROVEMENTS

- 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'.
- PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
- 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.
- CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
- 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.
- MANHOLES SHALL BE 5FT IN DIAMETER WITH 3FT DIAMETER LID.
- ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
- 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.
- ALL MANHOLES SHALL BE VACUUMED TESTED.
- ALL NEW SERVICE TIE-INS SHALL BE ONLY TO PIPE SECTIONS. NO DIRECT MANHOLE CONNECTIONS SHALL BE ALLOWED.
- CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

GENERAL NOTES – STORM DRAINAGE IMPROVEMENTS

- 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.
- 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 WDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
- AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
- 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.
- ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
- BOTH PRE-CAST AND CAST-IN-PLACE STRUCTURES ARE ALLOWED.

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PHONE (817) 933-0972
FAX (817) 933-0972
ENGINEERING REGISTRATION NUMBER 7-23239

DAWSON FARM, LLC
P.O. BOX 1000
COLLEYVILLE, TEXAS 76034
CONTACT: MRS. DAWSON

GENERAL CONSTRUCTION NOTES

OAK CREEK

COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST ROW
OF JOHN MCCAIN RD
LOCATED 50' SOUTH OF
DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER
COURT AT THE PC
ELEV = 651.77

TBM 2
MAG NAIL AT END OF
STILLWATER COURT TO
START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer
CLAYTON T. REDINGER
P.E. No. 97487
Date 10/11/2024

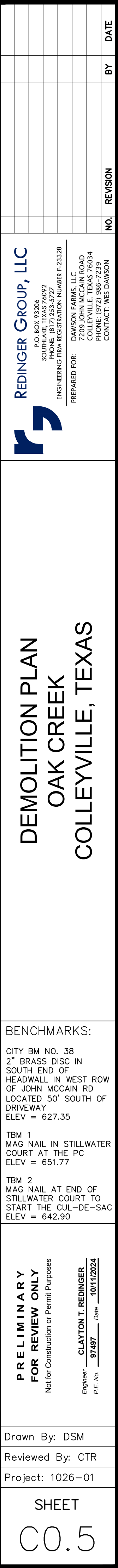
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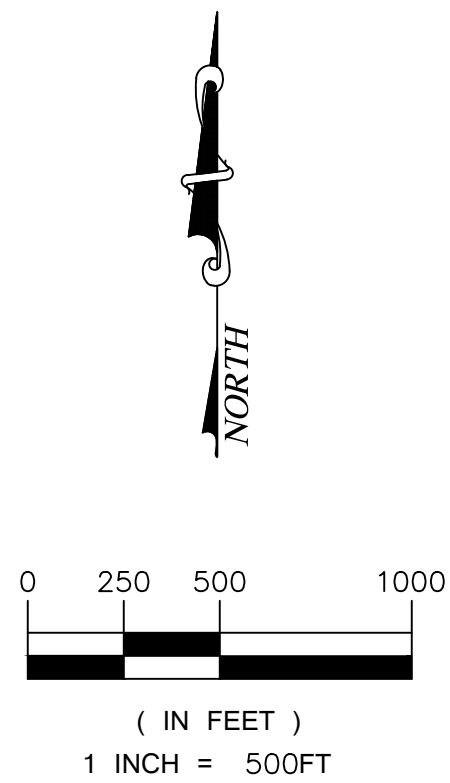
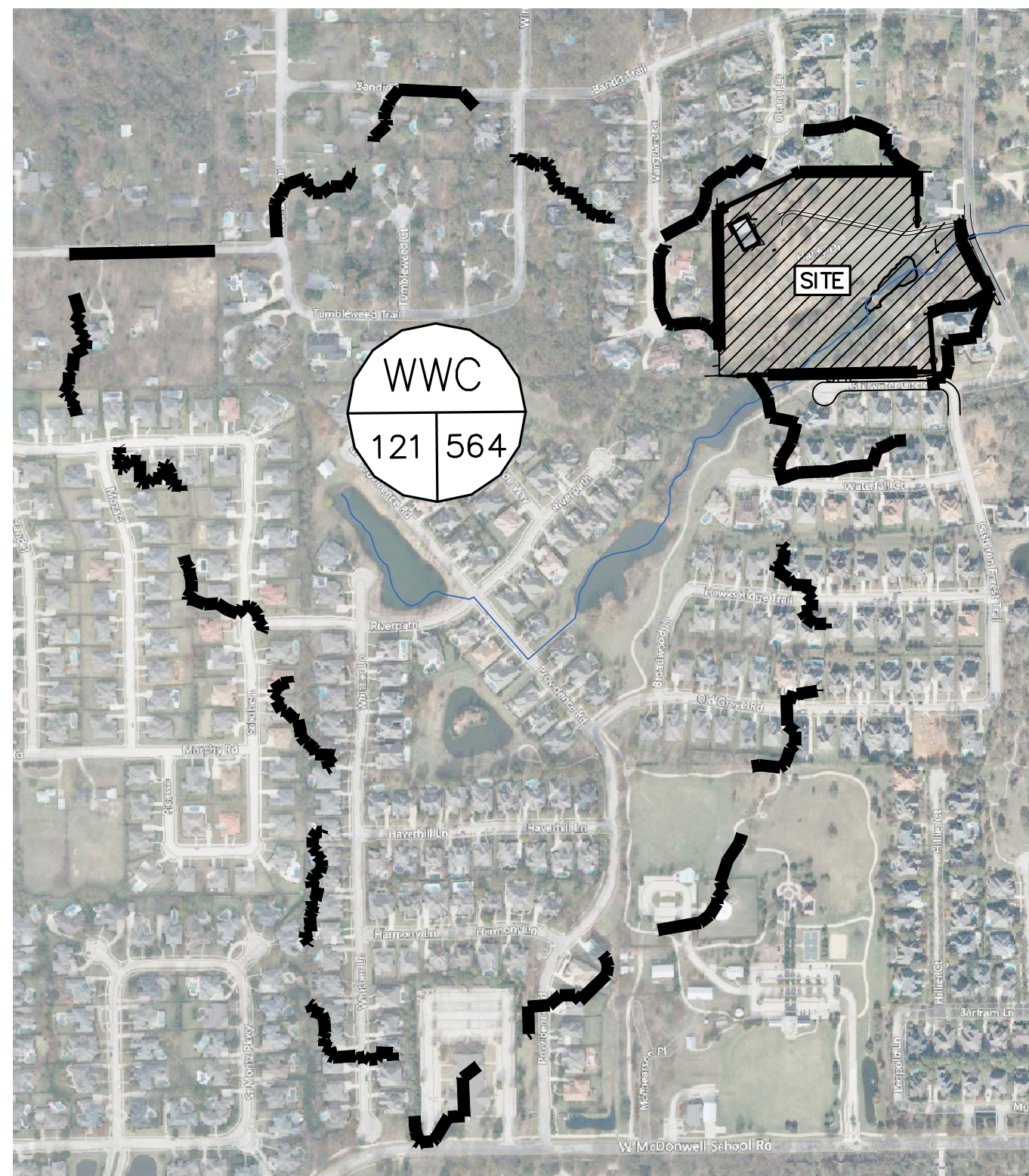
Reviewed By: CTR

Project: 1026-01

SHEET

C0.4





WEST WHITE CHAPEL CREEK
FROM FY14 - TSDN (HALFF) STUDY

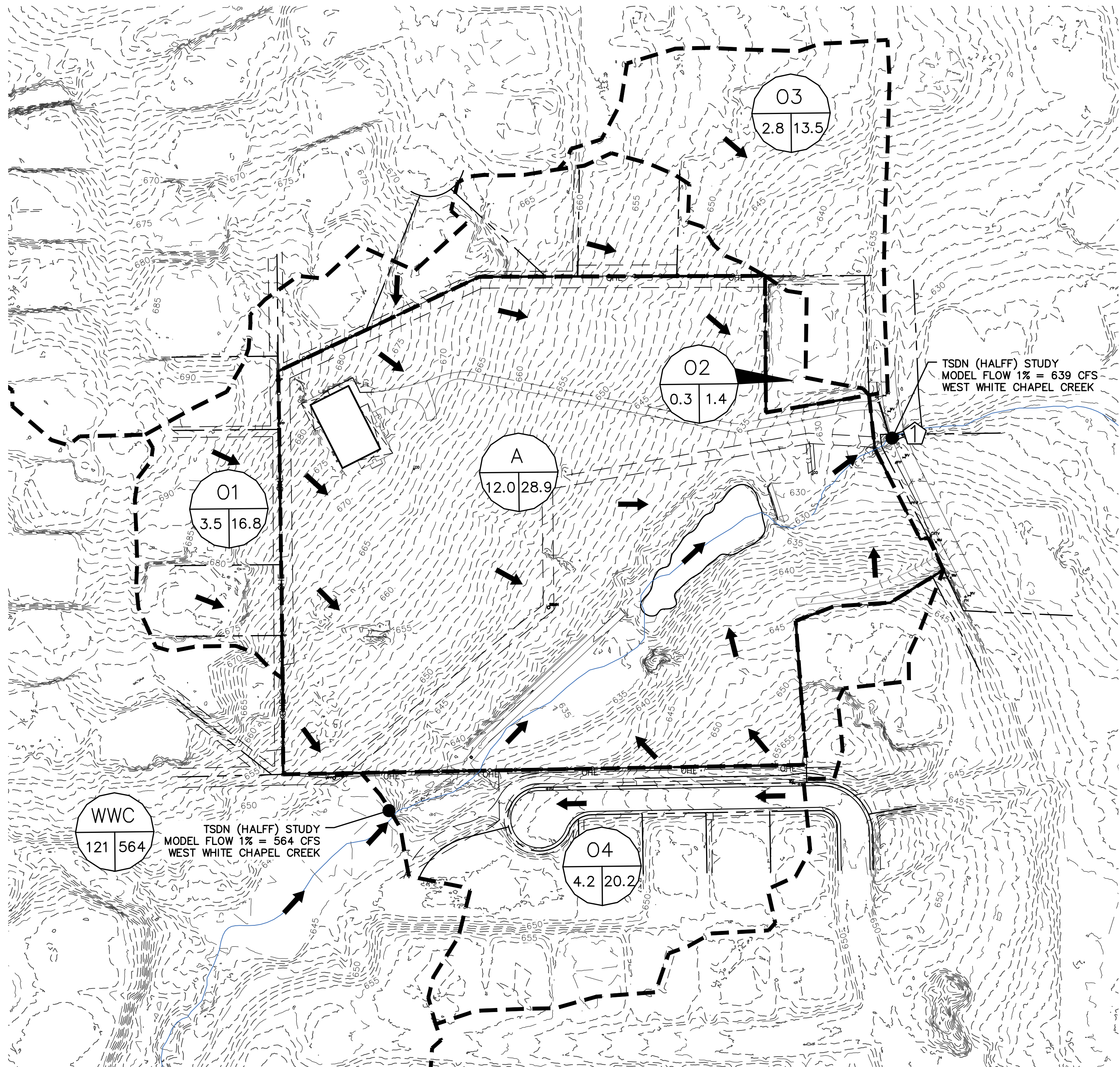
MODEL FROM HALFF (DEVELOPED) CN=84 & 14 MIN LAG				
DESCR	4%	2%	1%	0.20%
WEW_03	80.6	94.5	108.7	168.2
WEW_J03	395.7	526.3	638.7	1001.9

MODEL REVISED (EXISTING) CN=77 & 17 MIN LAG				
DESCR	4%	2%	1%	0.20%
WEW_03	65.5	78.5	92	143.4
WEW_J03	397.3	528.8	639.5	1008.6

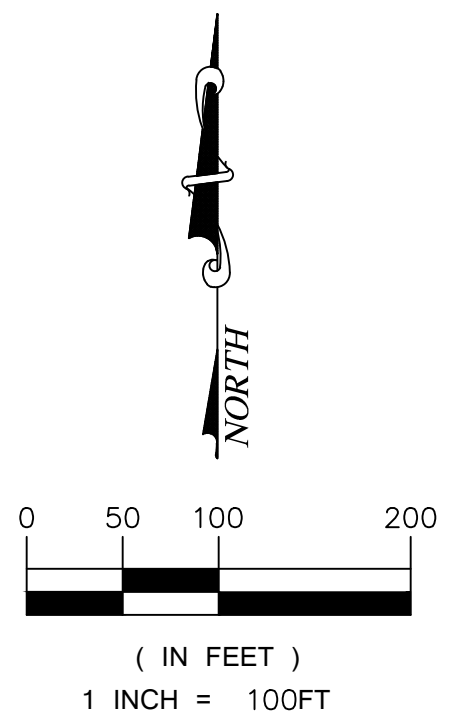
DIFFERENCE (EXISTING TO PROPOSED)				
DESCR	4%	2%	1%	0.20%
WEW_03	15.1	16	16.7	24.8
WEW_J03	-1.6	-2.5	-0.8	-6.7

WEW-03 (EXISTING CONDITIONS) WEIGHTED CURVE NUMBER CALCULATION					
SOIL TYPE		LAND USE			
		RES 1/3 AC	AREA	CN	OPEN SPACE (FAIR)
		AREA	CN	AREA	CN
B	7.25	0.73	72	6.52	69
C	5.14	2.80	81	2.34	79
D	6.09	2.85	86	3.25	84
WEIGHTED CURVE NUMBER:					77

**HALFF ASSOCIATES, INC. HEC-HMS MODEL DATA OBTAINED THROUGH CITY OF COLLEYVILLE. EXISTING CONDITION CALCULATED USING EXISTING LAND USES WITH SLIGHTLY INCREASED LAG TIME. POST-PROJECT CONDITION REFLECTS ORIGINAL HALFF MODEL PARAMETERS. DETENTION NOT RECOMMENDED FOR DEVELOPMENT.



RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	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)
O1	3.5	SF-RES	0.60	15	3.50	7.4	4.55	9.6	5.34	11.2	6.40	13.4	7.20	15.1	8.02	16.8
O2	0.3	SF-RES	0.60	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4
O3	2.8	SF-RES	0.60	15	3.50	5.9	4.55	7.6	5.34	9.0	6.40	10.8	7.20	12.1	8.02	13.5
O4	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11.5	5.34	13.5	6.40	16.1	7.20	18.1	8.02	20.2
WWC	121.0	HALFF STUDY		HMS						216.2		367.7		469.5		563.8
A	12.0	UNDEV	0.30	15	3.50	12.6	4.55	16.4	5.34	19.2	6.40	23.0	7.20	25.9	8.02	28.9
DP-1	143.8	HALFF STUDY		HMS						226.9		395.7		526.3		638.7



LEGEND

DRAINAGE AREA LABEL

FLOW ARROW (POST-PROJECT)

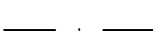
DRAINAGE DIVIDE

EXISTING CONTOUR MINOR

EXISTING CONTOUR MAJOR

FLOW PATH FOR TC CALCS

DESIGN POINT



REDINGER GROUP, LLC



EXISTING DRAINAGE PLAN
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST ROW
OF JOHN MCCAIN RD
LOCATED 50' SOUTH OF
DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER
COURT AT THE PC
ELEV = 651.77

TBM 2
MAG NAIL AT END OF
STILLWATER COURT TO
START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
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Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/11/2024

Drawn By: DSM

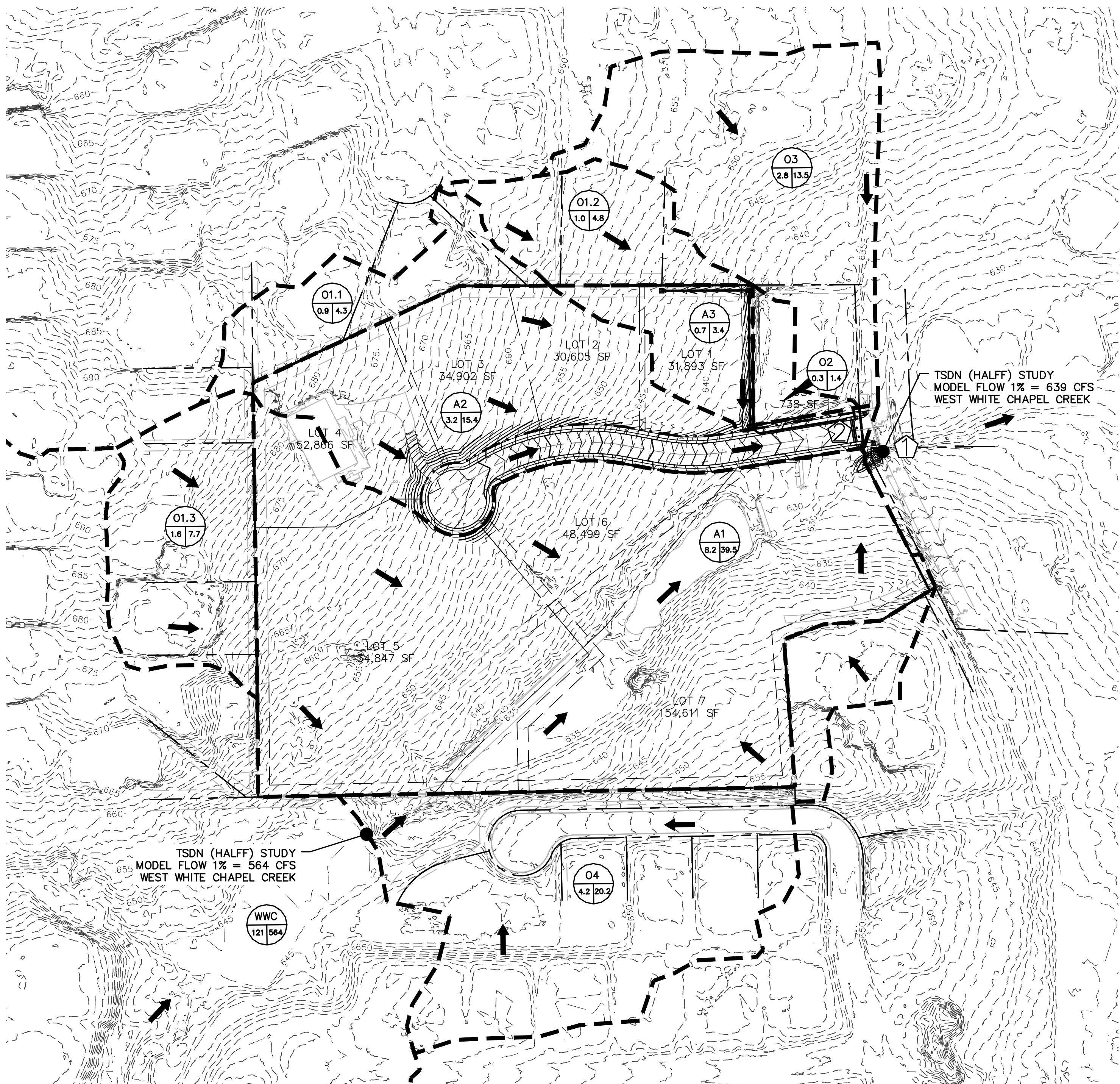
Reviewed By: CTR

Project: 1026-01

SHEET

C1.1

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS



LEGEND

DRAINAGE AREA LABEL



FLOW ARROW (POST-PROJECT)



DRAINAGE DIVIDE



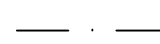
EXISTING CONTOUR MINOR



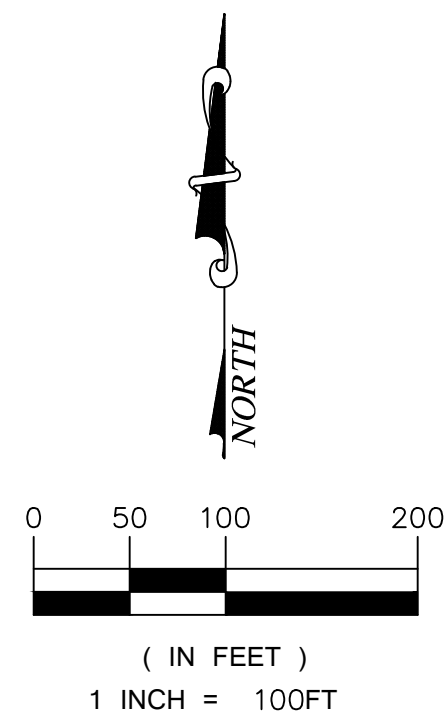
EXISTING CONTOUR MAJOR



FLOW PATH FOR TC CALCS



DESIGN POINT



NOTES:

- STREET/ROW FLOW CAPACITY
STREET (31') = $Q_{cap} = 350 \times S^{0.5} = 50 \text{ CFS} @ 2.02\%$
ROW W/ESMT (60') = $Q_{cap} = 800 \times S^{0.5} = 114 \text{ CFS} @ 2.02\%$
- CRITERIA BASED ON CITY OF COLLEYVILLE LAND DEVELOPMENT CODE; ENGINEERING DESIGN STANDARDS

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)

AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	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)
O1.1	0.9	SF-RES	0.60	15	3.50	1.9	4.55	2.5	5.34	2.9	6.40	3.5	7.20	3.9	8.02	4.3
O1.2	1.0	SF-RES	0.60	15	3.50	2.1	4.55	2.7	5.34	3.2	6.40	3.8	7.20	4.3	8.02	4.8
O1.3	1.6	SF-RES	0.60	15	3.50	3.4	4.55	4.4	5.34	5.1	6.40	6.1	7.20	6.9	8.02	7.7
O2	0.3	SF-RES	0.60	15	3.50	0.6	4.55	0.8	5.34	1.0	6.40	1.2	7.20	1.3	8.02	1.4
O3	2.8	SF-RES	0.60	15	3.50	5.9	4.55	7.6	5.34	9.0	6.40	10.8	7.20	12.1	8.02	13.5
O4	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11.5	5.34	13.5	6.40	16.1	7.20	18.1	8.02	20.2
WWC	121.0	HALFF STUDY	HMS							216.2		367.7		469.5		563.8
A1	8.2	SF-RES	0.60	15	3.50	17.2	4.55	22.4	5.34	26.3	6.40	31.5	7.20	35.4	8.02	39.5
A2	3.2	SF-RES	0.60	15	3.50	6.7	4.55	8.7	5.34	10.3	6.40	12.3	7.20	13.8	8.02	15.4
A3	0.7	SF-RES	0.60	15	3.50	1.5	4.55	1.9	5.34	2.2	6.40	2.7	7.20	3.0	8.02	3.4
DP-1	143.8	HALFF STUDY	HMS							226.9		395.7		526.3		638.7
DP-2	8.9	SF-RES	0.60	15	3.50	18.7	4.55	24.3	5.34	28.5	6.40	34.2	7.20	38.4	8.02	42.8

$$Q = 2.3(L + 1.8W)d^{1.5}$$

COMPUTATION DEPRESSED CURB-OPENING INLET CAPACITY (SUMP)

Inlet	Flow, Q CFS	Base Depth d (ft)	Depression a (ft)	Water Depth di (ft)	Inlet Length Li (ft)	Opening Height H (ft)	Depression Width W (ft)	P=L+1.8W P (ft)
SD-1 (X2)	17.3	0.17	0.33	0.5	15	0.67	2	18.6

*from Figure 1.10 ISWM Technical Manual

COMPUTATION FOR DROP INLETS IN SAG

Inlet No.	Inlet type	Perimeter, P, ft	Flow, Q, CFS	Depth of flow, di, ft
SD-1; 2+00	2'X2' DROP	8	4.8	0.34
SD-1; 3+87	2'X2' DROP	8	0	0.00
SD-1; 5+07	2'X2' DROP	8	3.4	0.27

$$Q = 3.0 \cdot P \cdot Y^{1.49} \cdot (3/2)$$

STORM DRAIN HYDRAULIC CALCULATIONS TABLE

FROM	TO	Pipe Length feet	Drainage Area			Runoff c ⁱⁿ	Incr. cA	Total cA	Time of Concentration			5-year Intensity	100-year Intensity	Q5 Runoff	Q100 Runoff	Inlet bypass	Q pipe	Pipe Size	n	Sf	HEAD LOSS CALCULATIONS										Design HGL	Invert Elev.		T/C ELEV.	COMMENTS			
			Incremental No.	Area	Total Area				Inlet min.	Travel min.	Total min.										D/S Elev.	U/S Elev.	V1 (in) ft/sec	V2 (out) ft/sec	V1 ² /2G ft.	V2 ² /2G ft.	Kj	KjV1 ² /2G ft.	Hk ft.	FROM ft.		TO ft.						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34					
SD-1																																						
3+87	5+07	120	O1.2	1.00	1.00	0.60	0.6	0.6	15.0	0.0	15	5.34	8.02	3.2	4.8	0.00	4.8	18	0.013	0.0021	634.6	643.8	0.00	2.72	0.00	0.12	1.25	0.00	0.14	644.0	634.0	643.4						
2+00	3+87	187	NA	0.00	1.00	0.60	0.0	0.6	15.0	0.7	16	5.23	7.85	3.1	4.7	0.00	4.7	18	0.013	0.0020	627.8	634.5	2.72	2.66	0.12	0.11	0.50	0.06	0.10	634.6	626.2	634.0						
1+83	2+00	17	A3	0.70	1.70	0.60	0.4	1.0	16.0	1.2	17	5.12	7.68	5.2	7.8	0.00	7.8	18	0.013	0.0056	627.5	627.6	2.66	4.43	0.11	0.31	0.50	0.06	0.25	627.8	626.0	626.2						
0+53	1+83	130	NA	0.00	1.70	0.60	0.0	1.0	17.0	0.1	17	5.12	7.68	5.2	7.8	0.00	7.8	18	0.013	0.0056	626.6	627.3	4.43	4.43	0.31	0.31	0.35	0.11	0.20	627.5	624.1	626.0						
0+21	0+53	32	O1.1,A2+O2+O3/2	3.60	5.30	0.60	2.2	3.2	17.0	0.5	17	5.12	7.68	16.3	24.4	0.00	24.4	24X2	0.013	0.0029	626.2	626.3	4.43	5.08	0.31	0.40	0.50	0.15	0.25	626.6	623.9	624.1	627.6					
0+00	0+21	21	O1.1,A2+O2+O3/2	3.60	8.90	0.60	2.2	5.3	17.0	0.1	17	5.12	7.68	27.4	41.0	0.00	41.0	24X2	0.013	0.0082	625.59	625.8	5.08	6.53	0.40	0.66	0.50	0.20	0.46	626.2	623.6	623.9	627.6	TO W WHITE CHAPEL CREEK				
																					** Highlight ~ HGL determined by partial flow																	

- Notes:
- Time of concentration (and intensity) only changes at downstream junctions. Paired inlets do not constitute a downstream junction.
 - HGL must be below grade along main or at least 1' below top of curb at each inlet (including entry loss of 1.25v²/2g).
 - Inlet spacing shall be determined by 5-year to top of curb or 100-year filling right-of-way, whichever is most restrictive.
 - Minimum head loss shall be 0.10 feet in a subcritical flow regime. Supercritical flow regimes do not generate head losses.

REDINGER GROUP, LLC



DRAINAGE AREA MAP OAK CREEK COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST ROW
OF JOHN MCCAIN RD
LOCATED 50' SOUTH OF
DRIVEWAY
ELEV = 627.35

TBM 1
MAG NAIL IN STILLWATER
COURT AT THE PC
ELEV = 651.77

TBM 2
MAG NAIL AT END OF
STILLWATER COURT
TO START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer
CLAYTON T. REDINGER
P.E. No. 87887
Date 10/11/2024

Drawn By: DSM

Reviewed By: CTR

Project: 1026-01

SHEET

C1.2

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS



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P.O. BOX 92006
DALLAS, TEXAS 75292
PHONE: (817) 933-2277
FAX: (817) 933-2278
CONTACT: JESS DAWSON

EROSION CONTROL PLAN
OAK CREEK
COLLEYVILLE, TEXAS

EROSION CONTROL PLAN
OAK CREEK
COLLEYVILLE, TEXAS

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/11/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C2.1

NO. REVISION BY DATE

1026-01 - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS



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DALLAS, TEXAS 75292
PHONE (817) 933-2277
FAX (817) 933-2278
ENGINEERING REGISTRATION NUMBER F-23399
PREPARED FOR:
DAWSON FARMS, LLC
10000 COLLEYVILLE ROAD
COLLEYVILLE, TEXAS 76034
CONTACT: MRS. DAWSON

REDINGER GROUP, LLC

GRADING PLAN
OAK CREEK
COLLEYVILLE, TEXAS

NO. REVISION

BY DATE

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/11/2024

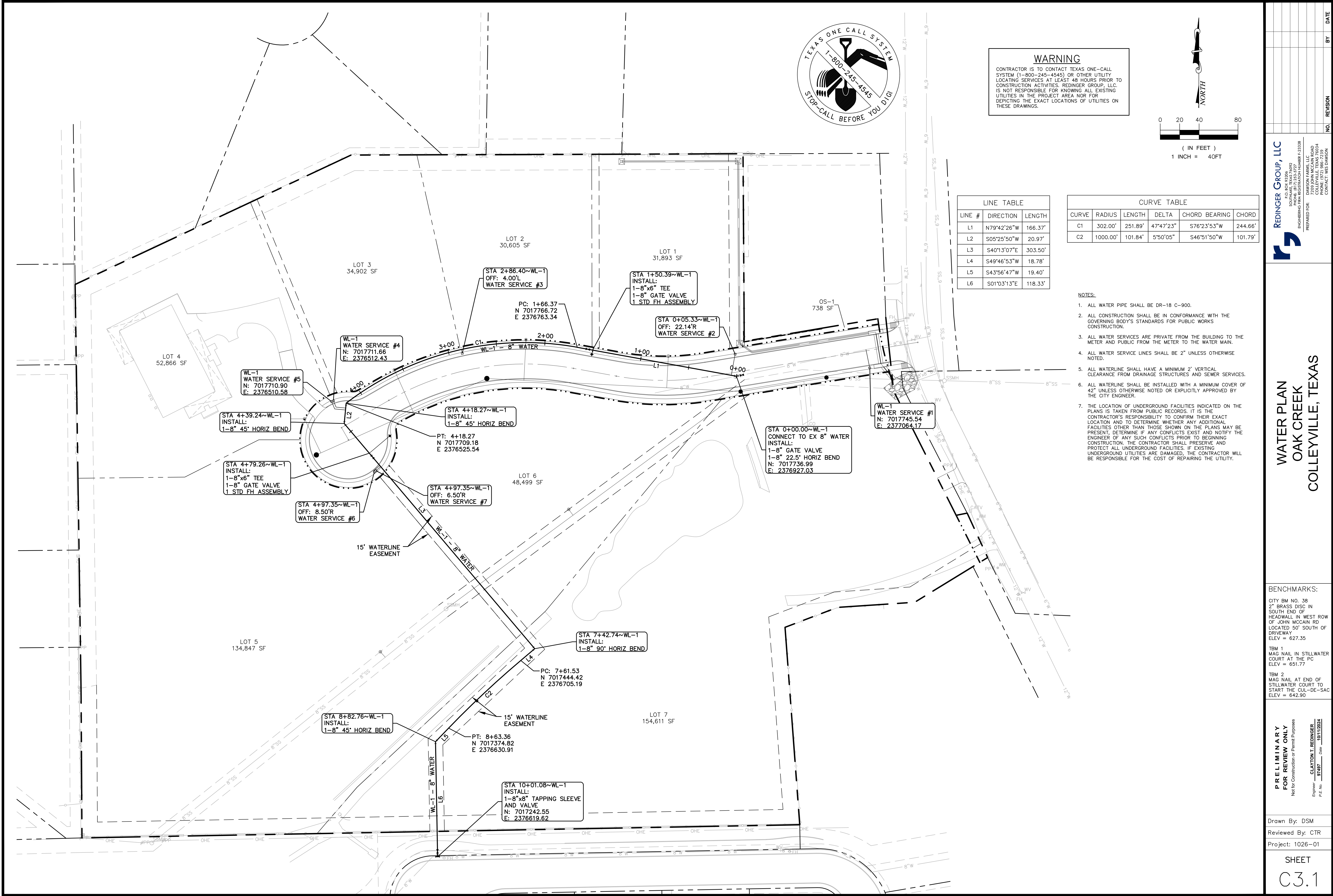
Drawn By: DSM

Reviewed By: CTR

Project: 1026-01

SHEET
C2.2

REDINGER GROUP PROJECT No. 1026-01 — OAK CREEK — WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS — COLLEYVILLE, TEXAS



RENDERING GROUP, LLC

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DALLAS, TEXAS 75292
PHONE (817) 233-2277
FAX (817) 233-2278
ENGINEERING REGISTRATION NUMBER F-23239
PREPARED FOR:
DAWSON FARMS, LLC
10000 W. HICKORY ROAD
COLLEYVILLE, TEXAS 76034
CONTACT: MRS. DAWSON

WATER PLAN

OAK CREEK

COLLEYVILLE, TEXAS

PRELIMINARY
FOR REVIEW ONLY

Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER

P.E. No. 97487

Date: 10/11/2024

Drawn By: DSM

Reviewed By: CTR

Project: 1026-01

SHEET

C3.1

RENDERING GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS

NO. REVISION BY DATE

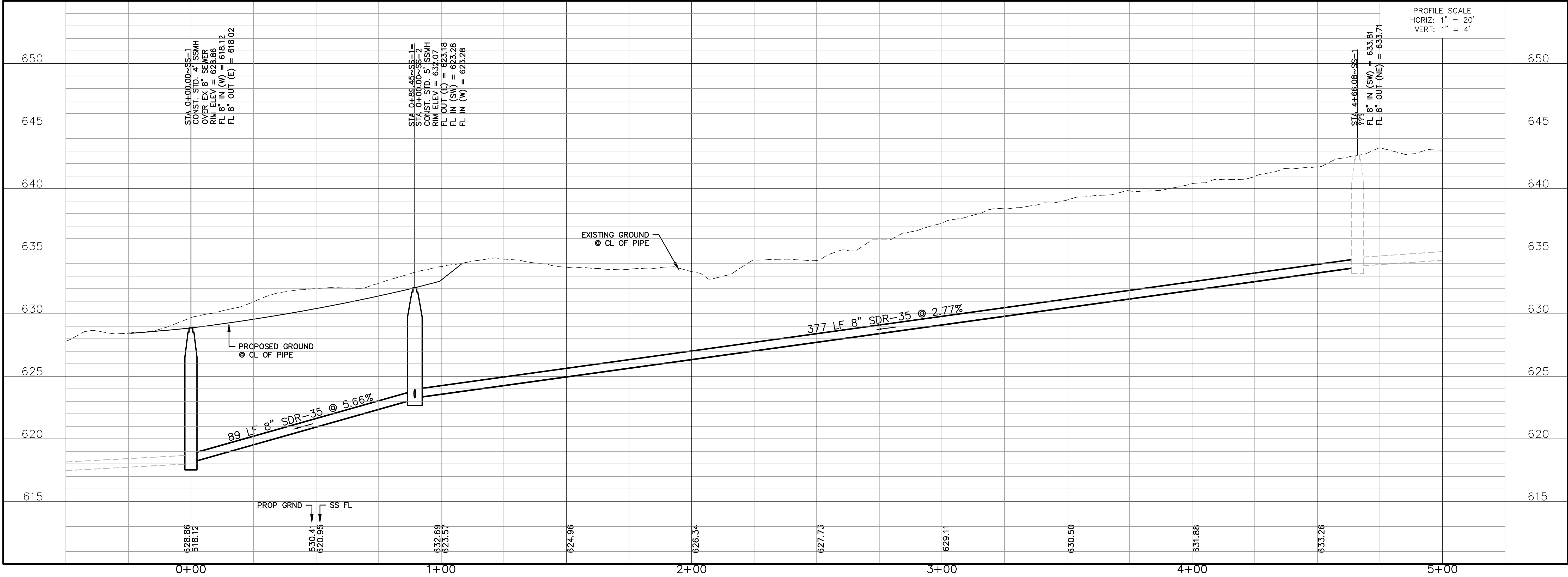
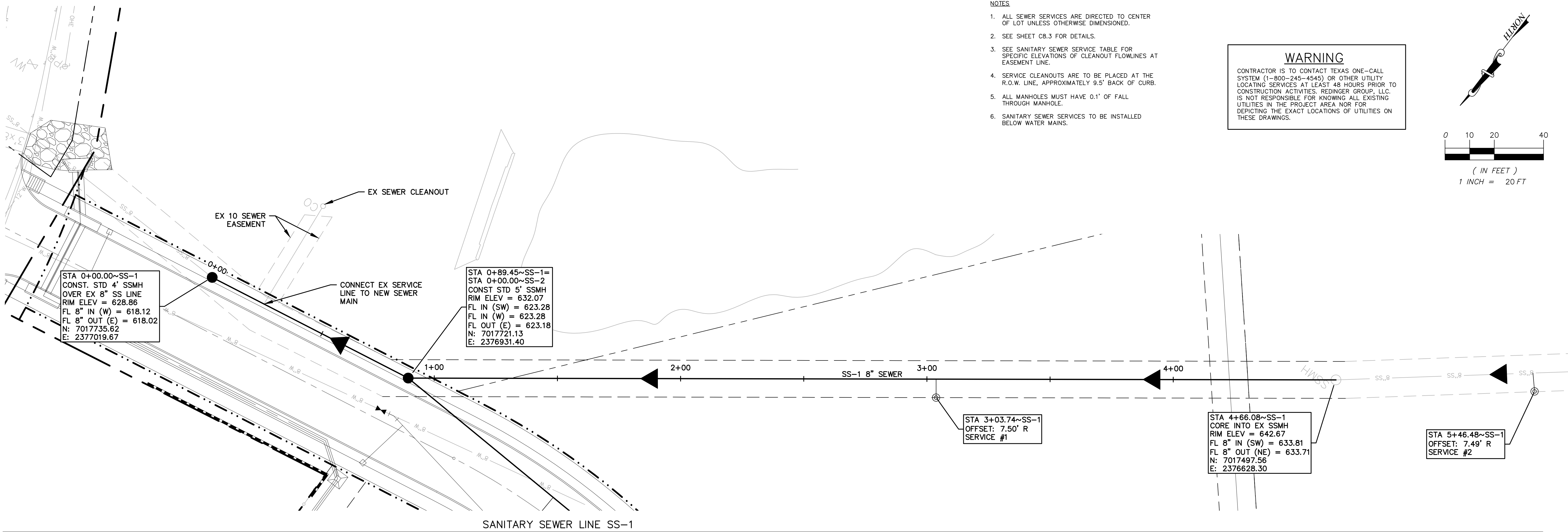
WARNING
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. RENDERING GROUP, LLC, IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N79°42'26"W	166.37'
L2	S05°25'50"W	20.97'
L3	S40°13'07"E	303.50'
L4	S49°46'53"W	18.78'
L5	S43°56'47"W	19.40'
L6	S01°03'13"E	118.33'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	302.00'	251.89'	47°47'23"	S76°23'53"W	244.66'
C2	1000.00'	101.84'	5°50'05"	S46°51'50"W	101.79'

NOTES:

1. ALL WATER PIPE SHALL BE DR-18 C-900.
2. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GOVERNING BODY'S STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
3. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
4. ALL WATER SERVICE LINES SHALL BE 2" UNLESS OTHERWISE NOTED.
5. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
6. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
7. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. DETERMINE IF ANY CONFLICTS EXIST AND NOTIFY THE ENGINEER OF ANY SUCH CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. 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.



SANITARY SEWER PLAN & PROFILE - SS-1
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:
CITY BM NO. 38
2" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST ROW
OF JOHN MCCAIN RD
LOCATED 50' SOUTH OF
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PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/11/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C4.1

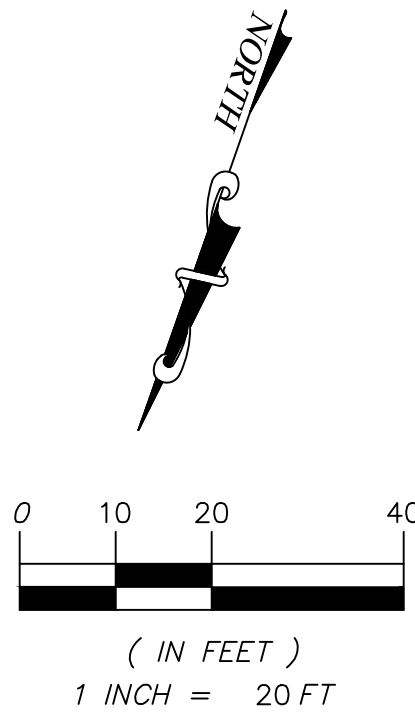
REDINGER GROUP, LLC
P.O. BOX 9206
SOUTH PLAZA
COLLEYVILLE, TEXAS 76034
PHONE: (817) 933-2277
FAX: (817) 933-2278
ENGINEERING REGISTRATION NUMBER F-23299
PREPARED FOR: DAWSON FARMS, LLC
14141 ROAD
COLLEYVILLE, TEXAS 76034
CONTACT: AUSTIN DAWSON

NO.	REVISION	BY	DATE

SANITARY SEWER SERVICE TABLE													
Service #	Block (1)	Lot (2)	Sewer Line SS-# (3)	Sewer Line Station (4)	Length (FT) (5)	Sewer Main Flowline (6)	MINIMUM Service Elevation at Cleanout (7)	MINIMUM Pad Elevation (8)	Longest Service Length to Back of LOT (9)	MAXIMUM Service Elevation at ROW (10)	Ground Elevation at ROW (11)	Service Flow Line at ROW (12)	Service Flowline Depth at ROW (13)
1		6	SS-1	STA 2+80.61	7.50	629.21	630.03	638.70	195	633.30	638.41	632.41	6.00
2		5	SS-1	STA 5+23.35	7.50	634.84	635.66	646.50	340	638.20	644.03	638.03	6.00
3		1	SS-2	STA 0+78.08	32.67	628.10	629.42	635.80	205	630.20	636.17	630.17	6.00
4		2	SS-2	STA 2+23.33	41.99	637.40	638.91	646.10	205	640.50	646.48	640.48	6.00
5		3	SS-2	STA 3+44.63	46.99	644.54	646.15	654.50	205	648.90	654.64	648.64	6.00
6		4	SS-2	STA 4+49.54	38.82	650.34	651.79	658.50	250	652.00	657.87	651.87	6.00

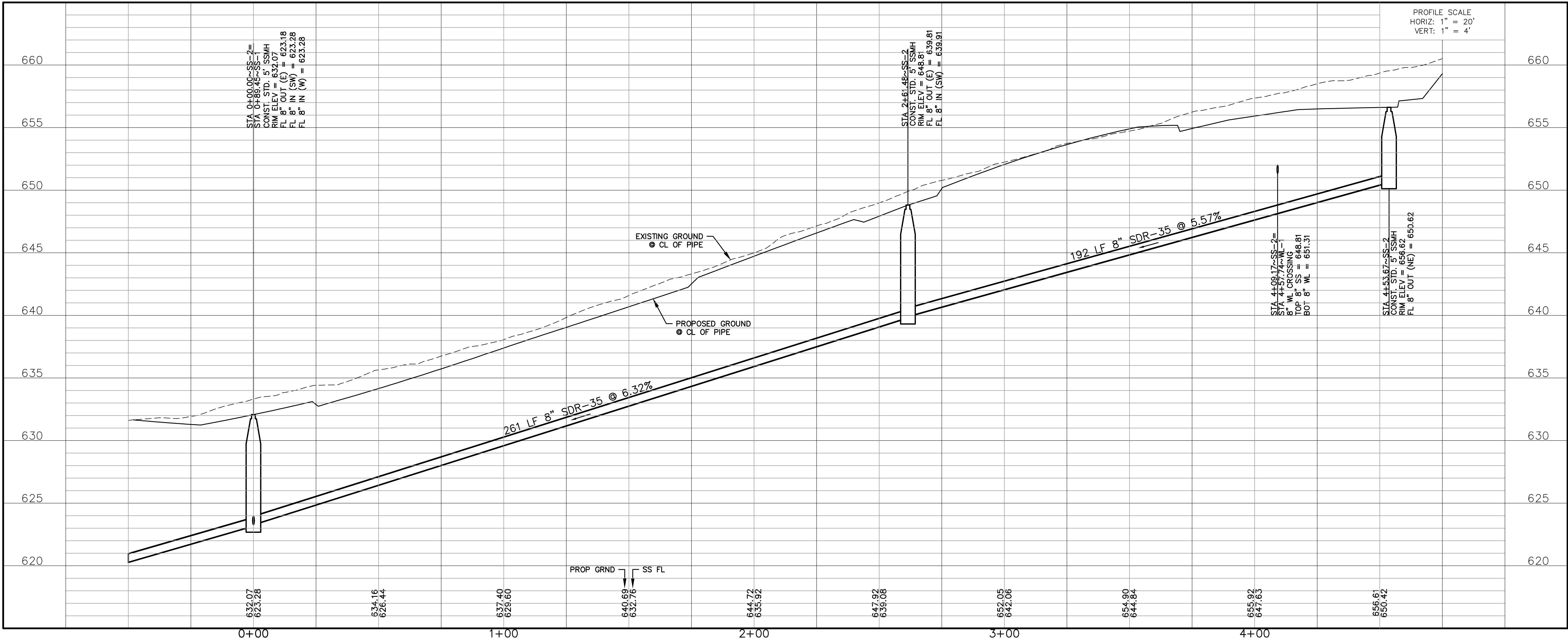
STA 0+00.00~SS-2=
STA 0+89.45~SS-1
CONST. STD. 5' SSMH
RIM ELEV = 632.07
FL IN (SW) = 623.28
FL IN (W) = 623.28
FL OUT (E) = 623.18
N: 7017721.13
E: 2376931.40

WARNING
CONTRACTOR IS TO CONTACT TEXAS ONE-CALL
SYSTEM (1-800-245-4545) OR OTHER UTILITY
LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO
CONSTRUCTION ACTIVITIES. REDINGER GROUP, LLC,
IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING
UTILITIES IN THE PROJECT AREA NOR FOR
DEPICTING THE EXACT LOCATIONS OF UTILITIES ON
THESE DRAWINGS.



NOTES

- ALL SEWER SERVICES ARE DIRECTED TO CENTER OF LOT UNLESS OTHERWISE DIMENSIONED.
- SEE SHEET C8.3 FOR DETAILS.
- SEE SANITARY SEWER SERVICE TABLE FOR SPECIFIC ELEVATIONS OF CLEANOUT FLOWLINES AT EASEMENT LINE.
- SERVICE CLEANOUTS ARE TO BE PLACED AT THE R.O.W. LINE, APPROXIMATELY 9.5' BACK OF CURB.
- ALL MANHOLES MUST HAVE 0.1' OF FALL THROUGH MANHOLE.
- SANITARY SEWER SERVICES TO BE INSTALLED BELOW WATER MAINS.



REDINGER GROUP, LLC



SANITARY SEWER PLAN & PROFILE - SS-2

OAK CREEK

COLLEYVILLE, TEXAS

BENCHMARKS:

CITY BM NO. 38
2" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST ROW
OF JOHN MCCAIN RD
LOCATED 50' SOUTH OF
DRIVEWAY
ELEV = 627.35
TBM 1
MAG NAIL IN STILLWATER
COURT AT THE PC
ELEV = 651.77
TBM 2
MAG NAIL AT END OF
STILLWATER COURT TO
START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY
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Not for Construction or Permit Purposes

Engineer
CLAYTON T. REDINGER
P.E. No. 97487 Date 10/11/2024

Drawn By: DSM

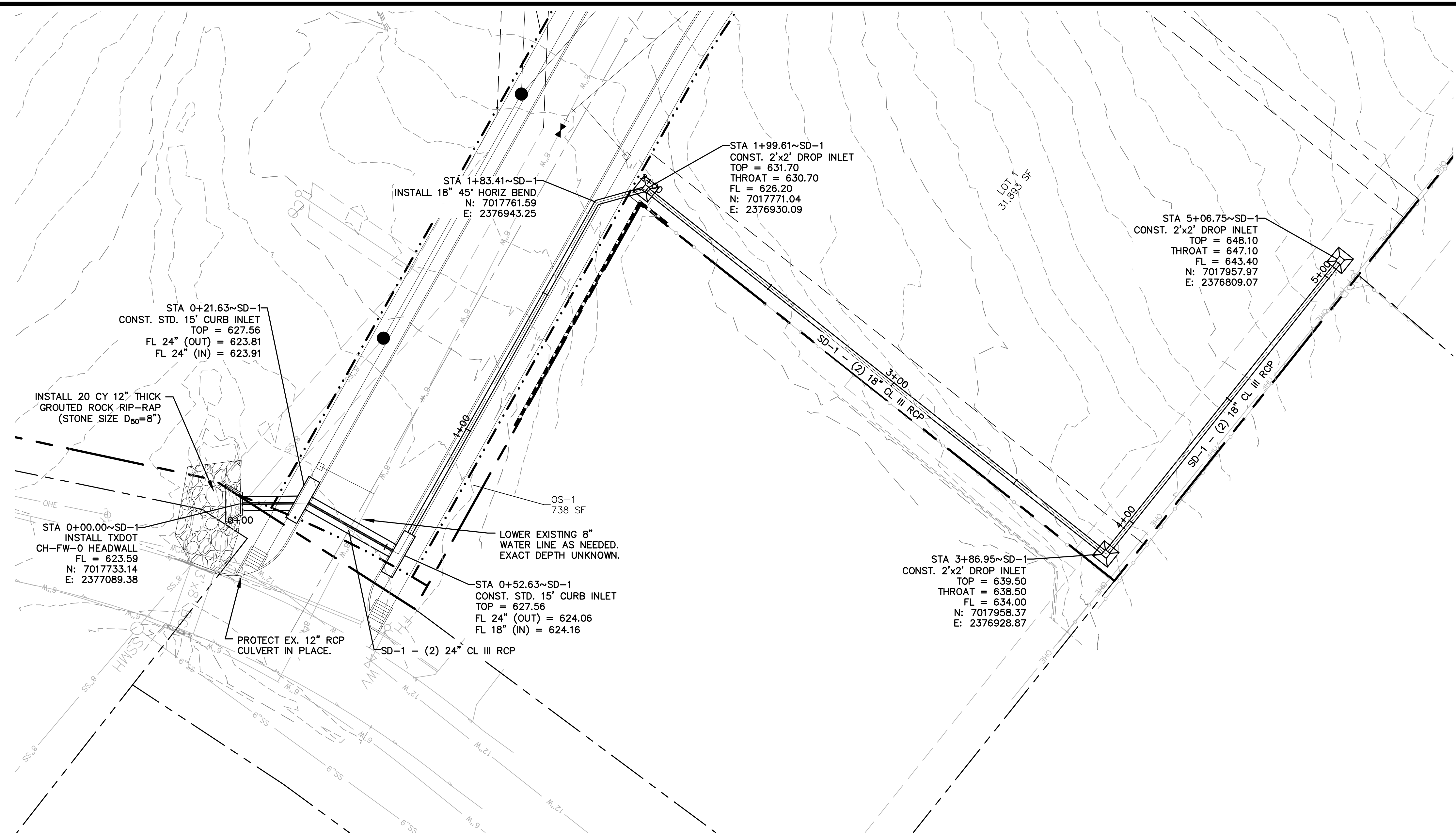
Reviewed By: CTR

Project: 1026-01

SHEET

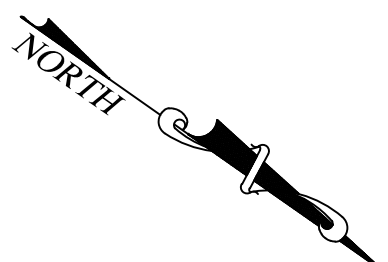
C4.2

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS



WARNING

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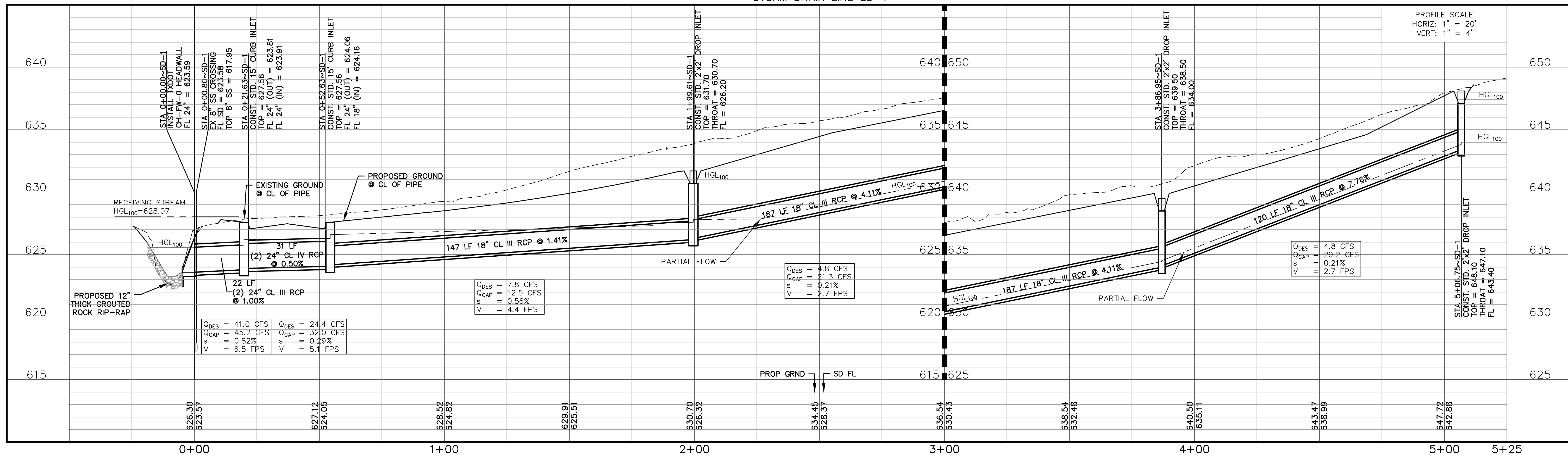
STORM DRAIN NOTES:

1. GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.4 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. PROTECTION OF UTILITIES: THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND.
3. PUBLIC STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PUBLIC STORM DRAIN IMPROVEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III.
4. PRIVATE STORM DRAIN PIPE: UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE AS FOLLOWS:

GREATER THAN 36": REINFORCED CONCRETE PIPE (RCP), CLASS III

15" THROUGH 36": REINFORCED CONCRETE PIPE (RCP), CLASS III OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12

4" THROUGH 12": POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
5. RCP JOINT SEALANT: REINFORCED CONCRETE PIPE JOINTS SHALL BE SEALED WITH RAMNECK OR APPROVED EQUAL.
6. GROUTING: ALL PIPE ENTERING PUBLIC STORM DRAIN STRUCTURES SHALL BE GROUTED TO ASSURE WATERTIGHT CONNECTIONS.
7. CONCRETE COLLARS: CONCRETE COLLARS SHALL BE INSTALLED AT ALL CHANGES IN CONDUIT SIZE AND AT ALL JOINTS THAT ARE PULLED IN EXCESS OF THAT RECOMMENDED BY THE CONDUIT MANUFACTURER.
8. ROOF DRAINS: THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT CONNECTIONS. END AND CAP ROOF DRAIN LATERALS FIVE (5) FEET FROM BUILDING AT 2" BELOW FINISH GRADE FOR CONNECTION OF DOWNSPOUTS.
9. ADJUSTMENT OF STRUCTURES: ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND GRASS.



REDINGER GROUP, LLC

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PREPARED FOR: DAWSON FARMS, LLC
7209 JOHN MCCAIN ROAD

COLLEYVILLE, TEXAS 76034
PHONE: (972) 986-7239
CONTACT: WES DAWSON

STORM DRAIN PLAN & PROFILE - SD-1

OAK CREEK
COLLEYVILLE, TEXAS

REDINGER GROUP PROJECT No. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS

BENCHMARKS:

BM NO. 38
" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST R
OF JOHN MCCAIN RD
LOCATED 50' SOUTH
RIVEWAY
LEV = 627.35

BM 1
NAIL IN STILLWAT
COURT AT THE PC
LEV = 651.77

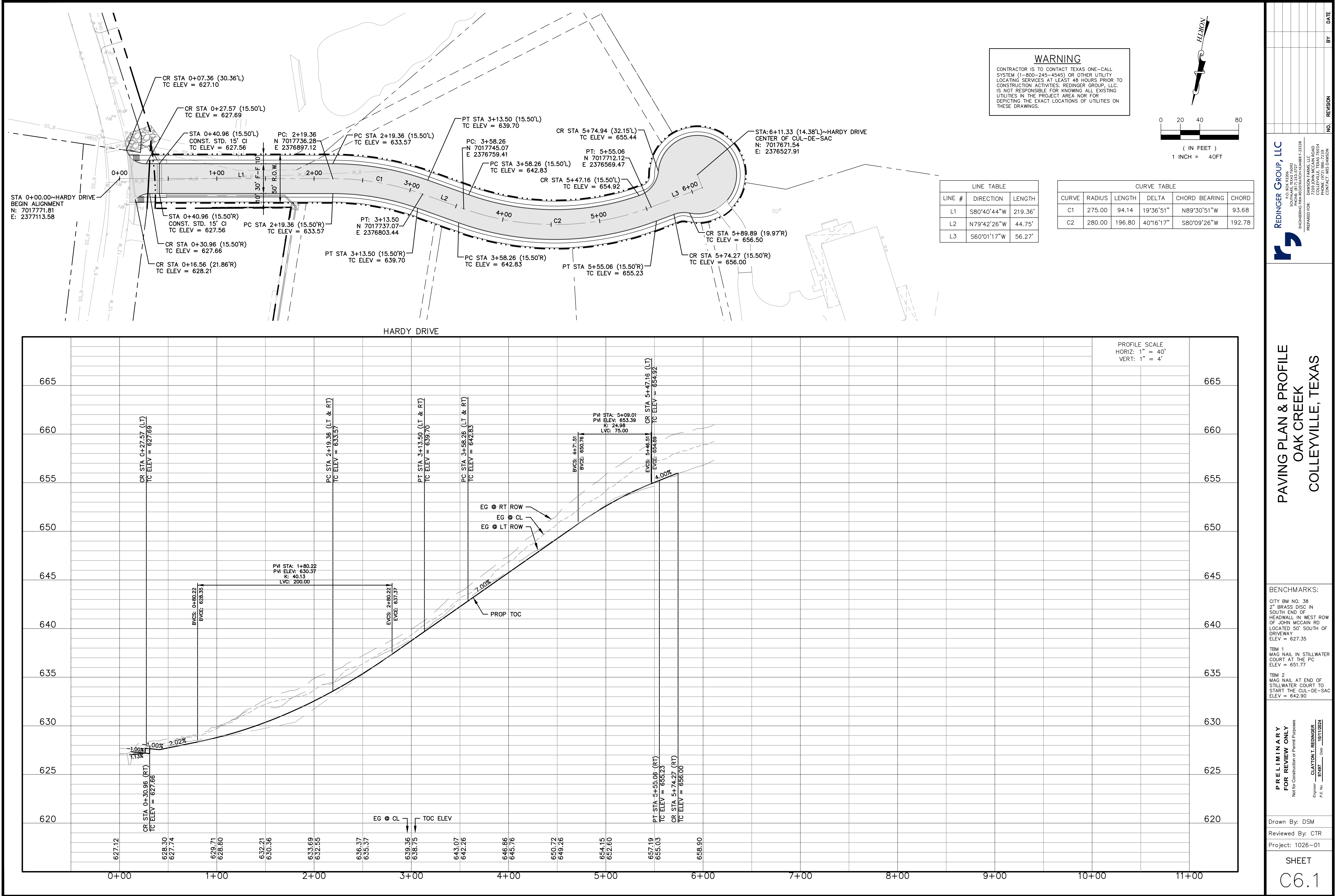
BM 2
NAIL AT END OF
STILLWATER COURT T
START THE CUL-DE-
LEV = 642.90

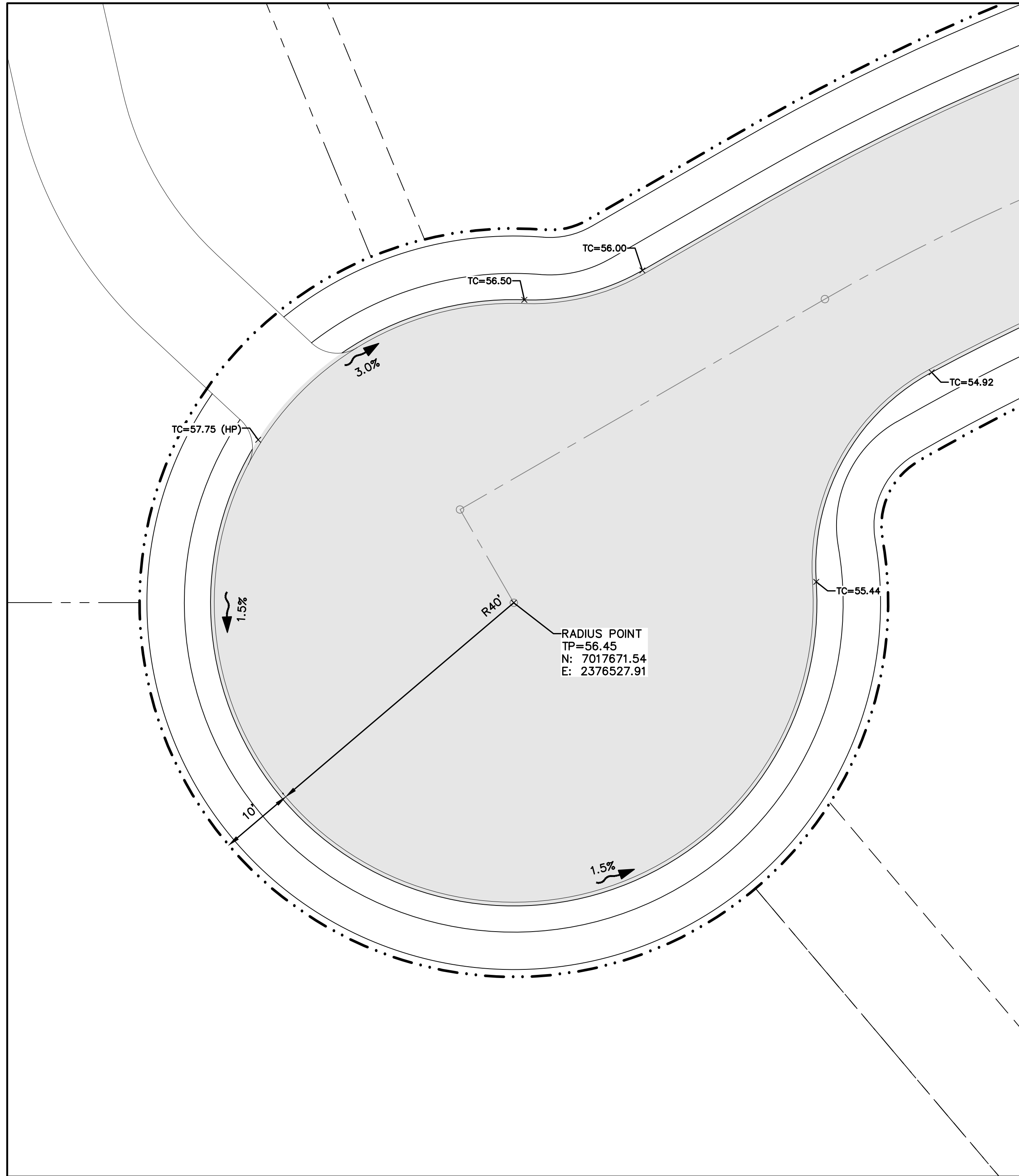
**PRELIMINARY
FOR REVIEW ONLY**

CLAYTON T. REDINGER
97497 10/11/2024

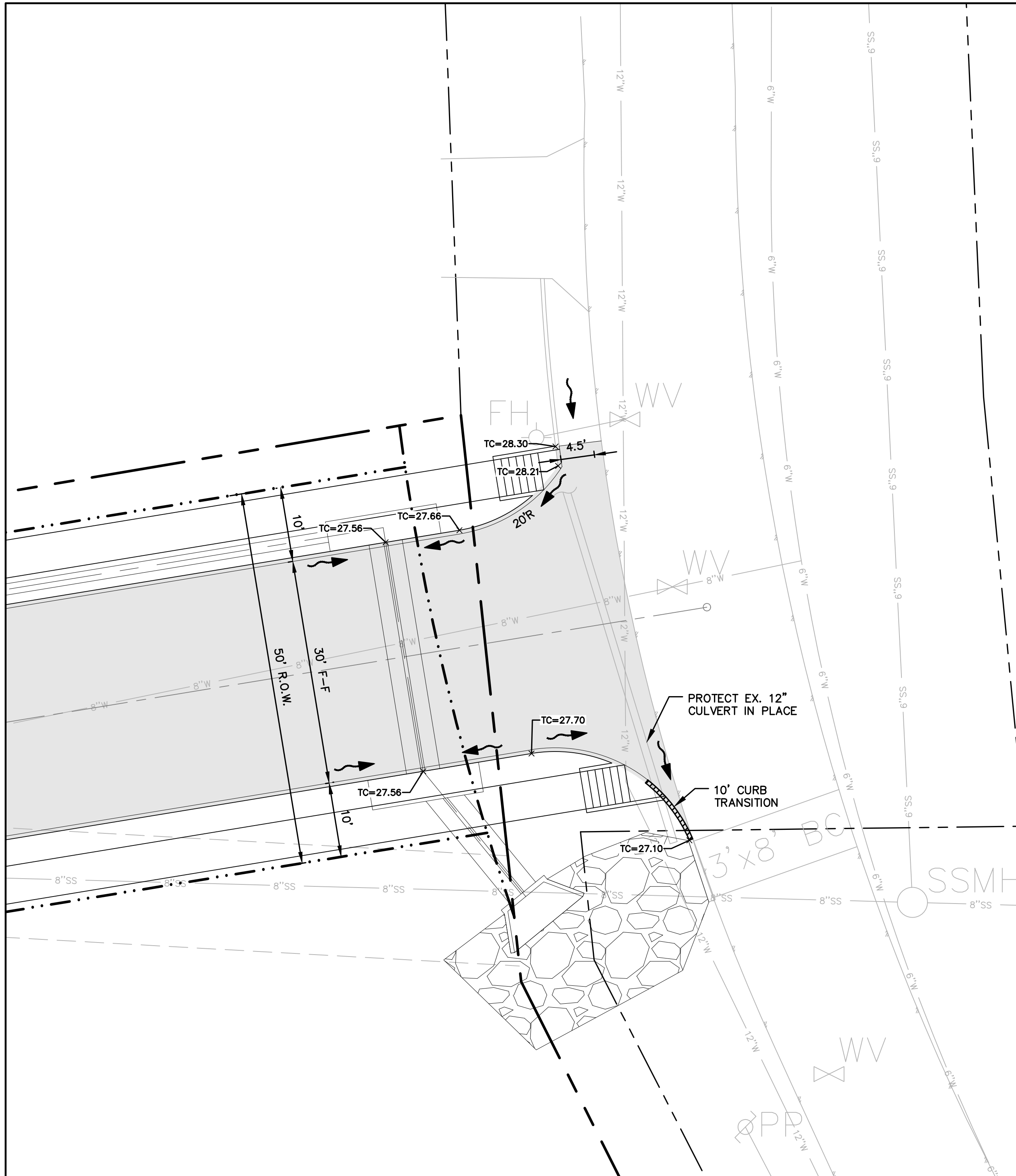
Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C5.1



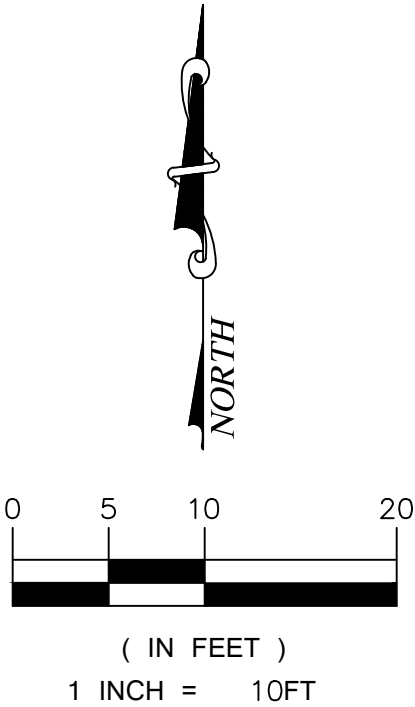


CUL-DE-SAC
SCALE: 1"=10'



STREET A & JOHN MCCAIN ROAD INTERSECTION
SCALE: 1"=10'

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REDINGER GROUP, LLC
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PHONE (817) 233-2277
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DAWSON FARM, LLC
10000 DAWSON ROAD
COLLEYVILLE, TEXAS 76034
CONTACT: MRS. DAWSON

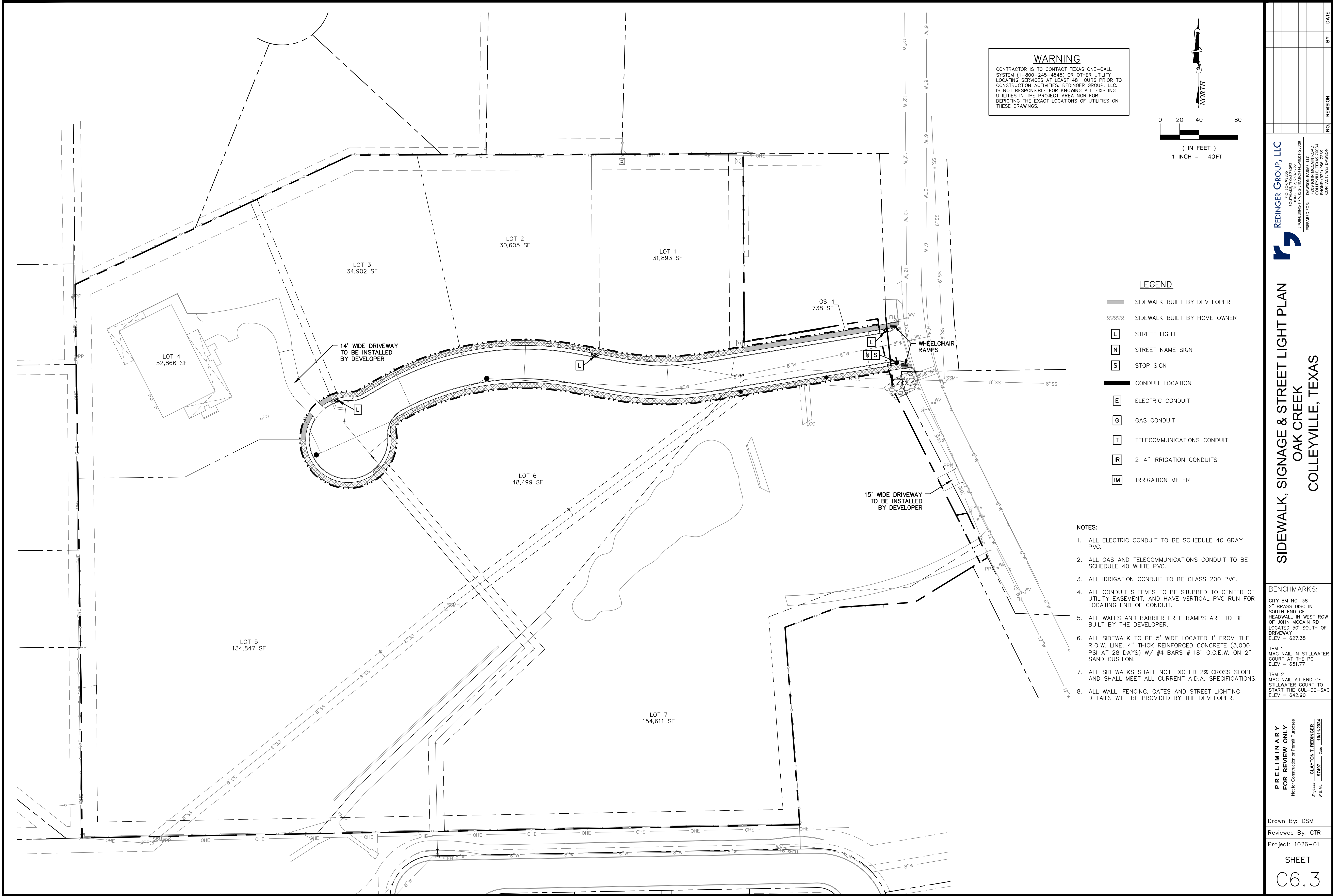
PAVING PLAN - CUL-DE-SAC & INTERSECTION
OAK CREEK
COLLEYVILLE, TEXAS

BENCHMARKS:
CITY BM NO. 38
2" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST ROW
OF JOHN MCCAIN RD
LOCATED 50' SOUTH OF
DRIVEWAY
ELEV = 627.35
TBM 1
MAG NAIL IN STILLWATER
COURT AT THE PC
ELEV = 651.77
TBM 2
MAG NAIL AT END OF
STILLWATER COURT TO
START THE CUL-DE-SAC
ELEV = 642.90

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Engineer: **CLAYTON T. REDINGER**
P.E. No. **97487** Date: **10/11/2024**

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C6.2





REDINGER GROUP, LLC
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SUITE 100
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PHONE (817) 233-2727
FAX (817) 233-2727
ENGINEERING REGISTRATION NUMBER F-23239
PREPARED FOR:
DAWSON FARMS, LLC
10000 W. 10TH STREET
COLLEYVILLE, TEXAS 76034
CONTACT: AUSTIN DAWSON

TREE PRESERVATION PLAN OAK CREEK COLLEYVILLE, TEXAS

BENCHMARKS:
CITY BM NO. 38
2" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST ROW
OF JOHN MCCAIN RD
LOCATED 50' SOUTH OF
DRIVEWAY
ELEV = 627.35
TBM 1
MAG NAIL IN STILLWATER
COURT AT THE PC
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ELEV = 642.90

**PRELIMINARY
FOR REVIEW ONLY**
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Engineer: **CLAYTON T. REDINGER**
P.E. No. **87487** Date: **10/11/2024**

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C7.1

REDINGER GROUP PROJECT NO. 1026-01 - OAK CREEK - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS

TREES TO REMAIN		
Tree #	Size & Species	
132	16" OAK TWNS	
147	20" ELM	
150	14" OAK	
165	10" OAK	
166	14" OAK	
167	10" ELM	
168	10" ELM TWINS	
169	10" ELM TWINS	
170	16" OAK TWINS	
171	16" OAK	
172	12" ELM	
175	18" OAK	
185	14" OAK	
186	18" OAK	
187	10" OAK	
188	10" OAK	
189	24" OAK	
190	20" OAK	
191	16" OAK	
217	26" OAK	
218	18" OAK	
219	12" OAK	
220	12" OAK	
221	12" OAK	
222	16" OAK	
223	14" OAK	
224	12" OAK	
225	12" OAK	
226	10" OAK	
227	14" ELM	
228	14" OAK	
229	10" OAK	
230	8" OAK	
231	8" ELM	
232	8" OAK	
233	10" OAK	
234	12" OAK	
235	14" OAK	
236	14" OAK	
237	6" OAK	
238	12" OAK	
239	16" ELM	
240	10" OAK	
241	8" OAK	
242	18" OAK TWINS	
243	10" OAK	
244	16" OAK	
245	12" OAK	
246	12" OAK	
247	10" OAK	
248	8" OAK	
249	14" OAK	
250	18" OAK	
251	20" OAK	
252	12" OAK	
302	DEAD" TR 10	
303	DEAD" TR 16	
304	DEAD" TR 14	
305	DEAD" TR 12	
306	DEAD" TR 12	
307	DEAD" TR 12	
308	20" OAK	
309	16" OAK	
310	18" OAK	
311	22" OAK	
312	22" OAK	
313	22" OAK	
314	12" OAK TWINS	
315	18" OAK	
316	14" OAK TWINS	
317	DEAD" TR 10	
318	DEAD" TR 10	
319	DEAD" TR 6	
320	DEAD" TR 10	
321	DEAD" TR 12	
322	DEAD" TR 6	
323	DEAD" TR 16	
324	DEAD" TR 10	
325	DEAD" TR 12	
326	DEAD" TR 12	
327	14" OAK	
328	8" OAK	

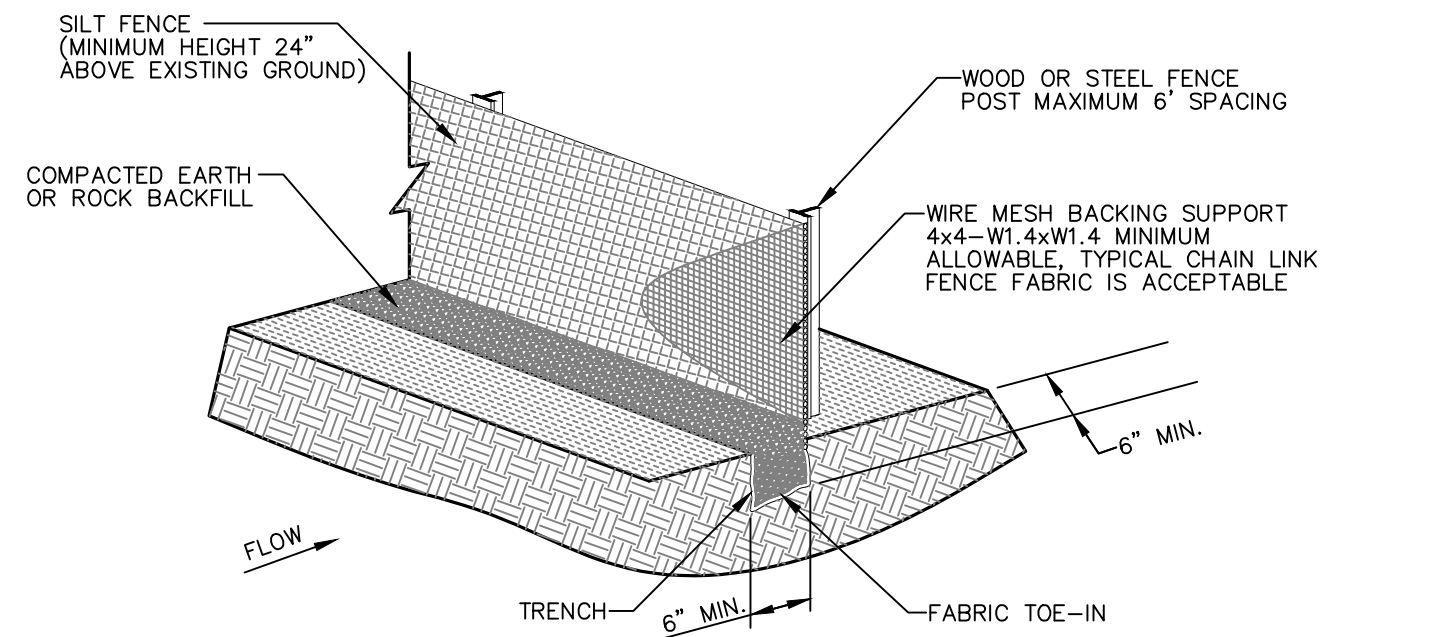
TREES TO REMAIN		
Tree #	Size & Species	
329	8" OAK	
330	12" OAK	
331	18" ELM	
332	12" OAK TWINS	
333	10" OAK	
334	8" OAK	
335	8" OAK	
336	10" OAK	
337	10" OAK	
338	10" OAK TWINS	
339	12" OAK	
340	12" OAK	
341	16" OAK	
342	12" OAK	
343	14" OAK	
344	8" OAK	
345	6" OAK	
346	10" OAK	
347	DEAD" TR 8	
348	DEAD" TR 8	
349	8" OAK	
350	8" OAK	
351	8" OAK	
352	16" OAK	
353	DEAD" TR 12	
354	DEAD" TR 12	
355	DEAD" TR 10	
356	14" OAK	
357	14" OAK	
358	14" OAK	
359	16" OAK	
360	14" OAK	
361	18" OAK	
362	14" OAK	
363	20" OAK	
364	12" OAK	
365	18" OAK	
366	18" OAK	
367	20" OAK	
368	22" OAK	
369	20" OAK	
370	14" OAK	
371	14" OAK	
372	18" OAK	
373	20" OAK	
374	16" OAK	
375	24" OAK	
376	12" OAK	
377	14" OAK	
378	14" OAK	
379	14" OAK TWINS	
380	10" OAK	
381	12" OAK TWINS	
382	22" OAK	
383	10" OAK	
384	10" OAK TWINS	
385	8" OAK	
386	12" OAK TWINS	
387	8" OAK	
388	12" OAK	
389	10" OAK	
390	10" OAK	
391	10" OAK TWINS	
392	14" OAK	
393	8" OAK	
394	18" OAK	
395	12" OAK TWINS	
396	18" OAK	
397	16" OAK	
398	14" OAK	
399	14" OAK	
400	14" OAK	
401	14" OAK	
402	16" OAK	
403	22" OAK	
404	10" OAK	
405	16" OAK	
406	16" OAK	
407	16" OAK	
408	14" OAK	
409	14" OAK	
410	18" OAK	

TREES TO REMAIN		
Tree #	Size & Species	
411	14" OAK	
412	14" OAK	
413	12" OAK	
414	8" OAK	
415	10" OAK	
416	12" OAK TWINS	
417	18" OAK	
418	12" OAK	
419	20" OAK	
420	18" OAK	
421	20" OAK	
422	10" HACK	
435	10" OAK	
436	14" OAK	
437	10" OAK	
438	12" OAK TWINS	
439	8" OAK TRIPS	
440	8" OAK	
441	8" OAK	
442	10" OAK	
443	10" OAK	
444	10" OAK	
445	10" OAK	
446	8" OAK	
447	8" OAK	
448	8" OAK	
449	18" OAK	
450	10" OAK	
451	10" OAK	
452	14" OAK TWINS	
453	10" OAK	
467	6" OAK	
468	6" OAK	
469	10" OAK	
470	6" OAK	
471	6" OAK QUADS	
476	28" ELM	
477	36" BOIS D	
479	14" OAK	
480	26" OAK	
481	16" OAK	
483	10" ELM TRIPS	
484	14" OAK	
488	8" OAK	
489	12" OAK	
490	12" OAK	
491	16" OAK	
492	10" OAK TWINS	
493	12" OAK TRIPS	
494	12" OAK TWINS	
495	16" OAK	
496	14" OAK	
497	12" OAK	
498	14" OAK	
499	10" OAK	
500	10" OAK	
501	12" OAK TRIPS	
502	10" OAK	
503	36" ELM	
504	10" OAK	
505	14" OAK	
507	16" OAK	
508	14" OAK	
509	10" OAK	
510	12" OAK	
511	26" OAK	
512	10" OAK	
513	8" ELM	
514	8" OAK	
515	10" OAK	
516	10" OAK	
517	10" OAK	
518	10" OAK TWINS	
519	14" OAK	
520	12" OAK	
521	16" OAK	
522	12" OAK	
523	24" ELM	
524	16" ELM	
525	8" OAK	
526	8" OAK	
527	8" OAK	

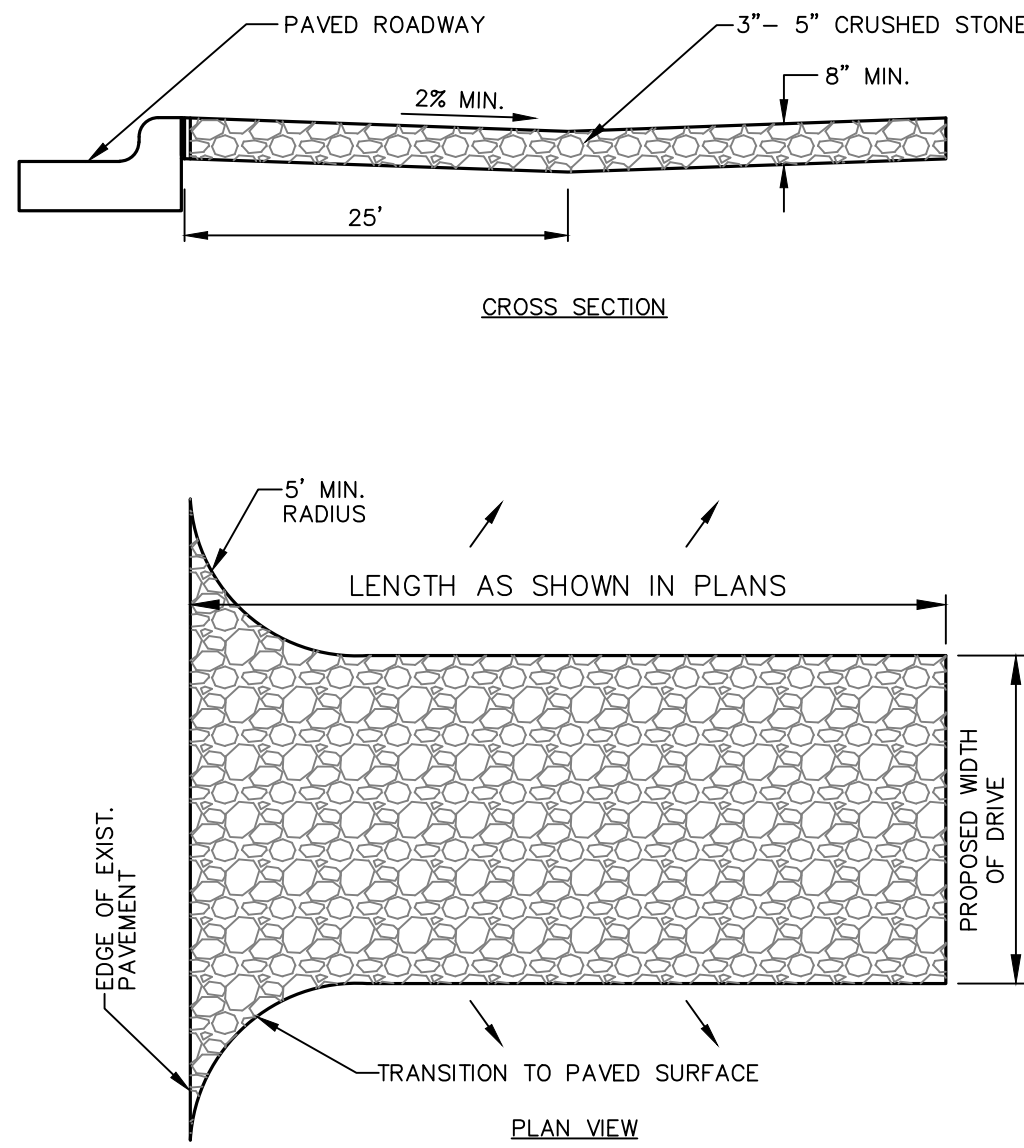
TREES TO REMAIN		
Tree #	Size & Species	
528	8" OAK	
529	8" OAK	
530	12" OAK	
531	10" OAK	
532	12" OAK	
533	10" OAK	
534	10" OAK	
535	10" OAK	
536	18" OAK	
537	8" OAK TWINS	
538	10" OAK	
539	14" OAK	
540	14" OAK	
541	8" OAK TWINS	
542	12" OAK	
543	12" OAK	
544	8" OAK	
545	8" OAK	
546	10" OAK	
547	10" OAK	
548	10" OAK	
549	10" OAK	
550	8" OAK	
567	16" OAK TRIPS	
574	8" ELM	
578	16" BO D	
579	8" ELM	
580	18" OAK	
620	14" OAK	
621	16" OAK	
622	16" OAK	
626	34" OAK	
1164	12" OAK FORK	
1165	8" ELM	
1166	8" OAK	
1167	24" ELM	
1172	8" OAK	
1173	10" OAK	
1174	18" OAK	
1175	8" OAK	
1176	6" OAK	
1177	18" OAK	
1181	8" OAK	
1182	8" OAK	
1257	18" OAK	
1258	24" OAK	
1265	14" OAK	
1266	22" OAK	
1267	7" OAK	
1268	20" OAK	
1275	16" OAK	
1278	26" OAK FORK	
1279	12" OAK	
1280	24" OAK	
1281	20" OAK	
1282	12" OAK	
1283	14" OAK	
1328	14" OAK	
1329	8" HACK	
1330	7" HACK	
1331	10" OAK	
1332	8" OAK	
1333	14" OAK	
1334	14" OAK	
1335	6" OAK	
1336	10" OAK FORK	
1337	6" OAK	
1338	8" OAK	
1339	18" OAK	
1340	8" OAK	
1341	12" OAK	
1342	14" OAK	
1343	8" OAK	
1344	8" OAK	
1345	10" OAK	
1346	26" OAK FORK	
1347	8" OAK	
1348	12" OAK	
1349	12" OAK	
1350	12" OAK	
1351	16" OAK	
1352	12" OAK	

TREES TO REMAIN		
Tree #	Size & Species	
1353	28" OAK FORK	
1354	10" OAK DEAD	
1355	8" OAK	
1356	8" OAK	
1357	10" OAK	
1358	8" OAK	
1359	6" OAK	
1360	8" OAK	
1361	8" HAVK	
1362	8" OAK	
1363	16" OAK	
1364	22" OAK	
1365	17" HACK	
1407	12" OAK	
1408	30" OAK TRIPLE	
1410	10" OAK	
1411	14" OAK TWIN	
1412	14" OAK	
1413	18" OAK	
1414	30" OAK FORK	
1415	10" OAK	
1416	12" OAK	
1417	7" OAK	
1418	7" OAK	
1419	7"	
1420	8" OAK	
1421	12" OAK	
1422	12" OAK	
1423	12" OAK	
1424	10" OAK	
1425	10" OAK	
1426	10" OAK	
1427	6" OAK	
1428	8" OAK	
1433	12" OAK	
1434	10" OAK	
1435	10" OAK	
1436	10"	
1437	10" OAK	
1438	6" OAK	
1439	6"	
1440	8" OAK	
1441	8"	
1442	10" OAK	
1443	16" OAK	
1445	6" OAK	
1446	6"	
1447	8" OAK	
1448	10" OAK	
1449	12" OAK	
1450	12" OAK	
1451	12"	
1452	12" OAK	
1453	14" OAK	
1454	24" OAK TRIPLE	
1455	22" OAK	
1456	22"	
1462	6" CEDAR	
1463	18" OAK	
1464	18"	
1465	18"	
1466	6" OAK	
1467	24" OAK	
1468	18" OAK	
1469	6" OAK	
1470	6"	
1471	10" MUL	
1472	6" OAK	
1473	20" OAK FORK	
1474	10" OAK	
1475	12" OAK	
1476	8" OAK	
1477	10" OAK	
1478	10"	
1479	8" OAK	
1480	12" OAK	
1481	12"	
1482	12"	
1483	14" OAK	
1484	14" OAK	
1485	14"	
1486	10" OAK	

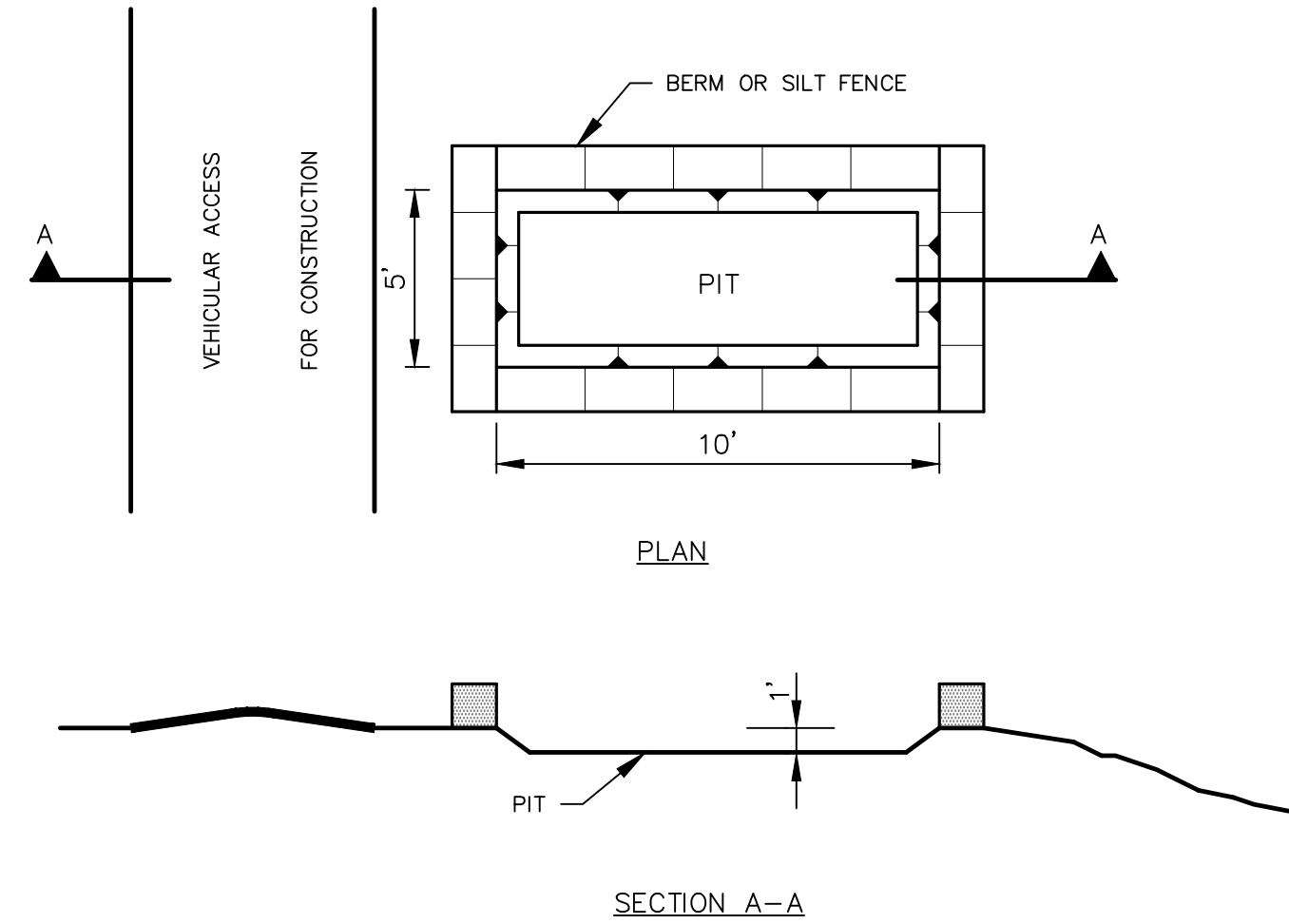
TREES TO REMAIN		
Tree #	Size & Species	
1487	10"	
1488	10"	
1489	10"	
1490	10"	
1491	10"	
1492	14" OAK	
1493	6" OAK	
1494	6"	
1495	8" OAK	
1496	8"	
1497	8"	
1498	8"	
1499	16" OAK FORK	
1500	12" OAK	
1501	12"	
1502	10" OAK	
1503	6" OAK	
1504	10" OAK	
1505	14" OAK	
1506	14"	
1507	10" OAK FORK	
1508	16" FORK	
1509	16"	
1510	16"	
1511	12" OAK	
1512	12"	
1513	12"	
1514	8" OAK	
1515	10" OAK	
1516	10"	
1517	10"	
1518	10"	
1519	6" OAK	
1520	6"	
1521	6"	
1522	17" OAK	
1523	17"	
1524	17" OAK	
1525	6" OAK	
1526	10" OAK	
1527	10"	
1528	6"	
1529	8" OAK	
1530	8"	
1531	6" OAK	
1532	6"	
1533	6"	
1534	12" OAK	
1535	8" OAK	
1536	6" OAK	
1537	12" OAK	
1538	12" OAK	
1539	6" OAK	
1540	6"	
1541	18" OAK	
1542	18"	
1543	10" OAK	
1544	12" OAK	
1545	6" OAK	
1546	6"	
1547	6"	
1548	6"	
1549	10" OAK	
1550	10" TWIN	
1551	10"	
1552	14" OAK	
1553	8" OAK	
1554	10" OAK	
1555	8" OAK	
1556	6" OAK	
1557	6"	
1558	6"	
1559	6"	
1560	6"	
1561	10" OAK	
1562	10"	
1563	10"	
1564	10"	
1565	12" OAK	
1566	10" OAK	
1567	16" OAK	



- NOTES:
- WOOD OR STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POSTS MUST BE EMBEDDED A MINIMUM OF ONE FOOT FOR STEEL OR TWO FEET FOR WOOD.
 - THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
 - THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 - SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 - INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
 - CONTRACTOR SHALL PROVIDE TRIANGULAR SEDIMENT FILTER DIKE WHERE SILT FENCE IS REQUIRED BUT NOT INSTALLABLE.



- NOTES:
- STONE SIZE: 3"-5" CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
 - LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 30 FEET.
 - THICKNESS: NOT LESS THAN 6".
 - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY, MUST BE REMOVED IMMEDIATELY.
 - DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 - CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.



- NOTES:
- DETAIL ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
 - WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
 - WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

SILT FENCE

N.T.S.

1

STABILIZED CONSTRUCTION ENTRANCE

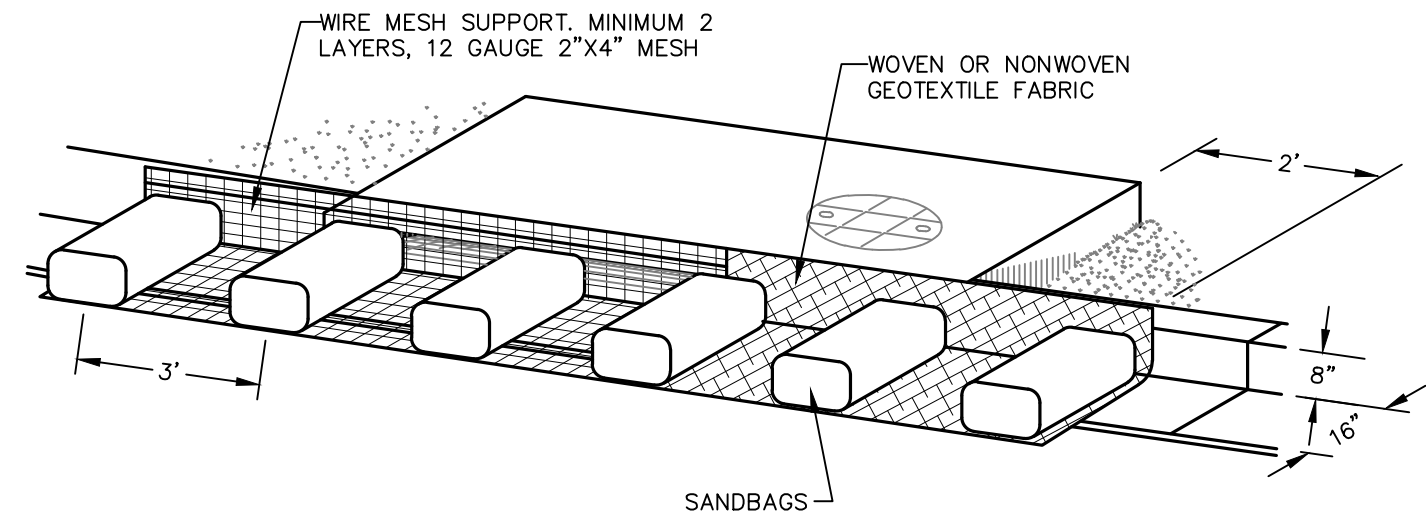
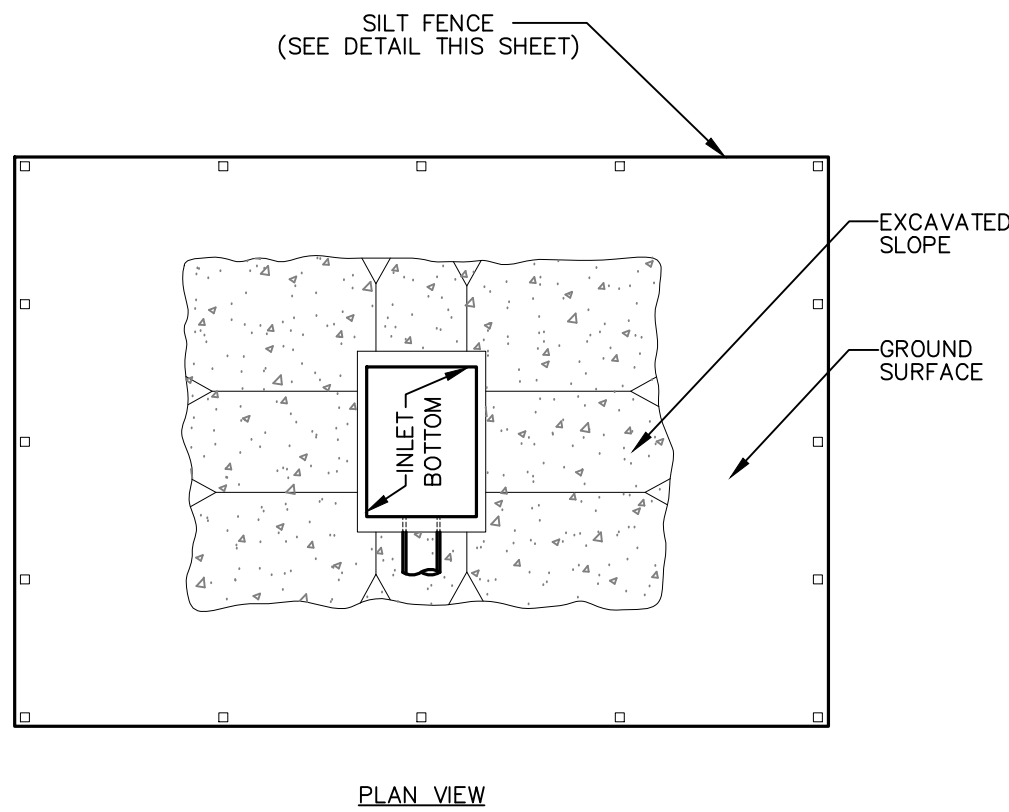
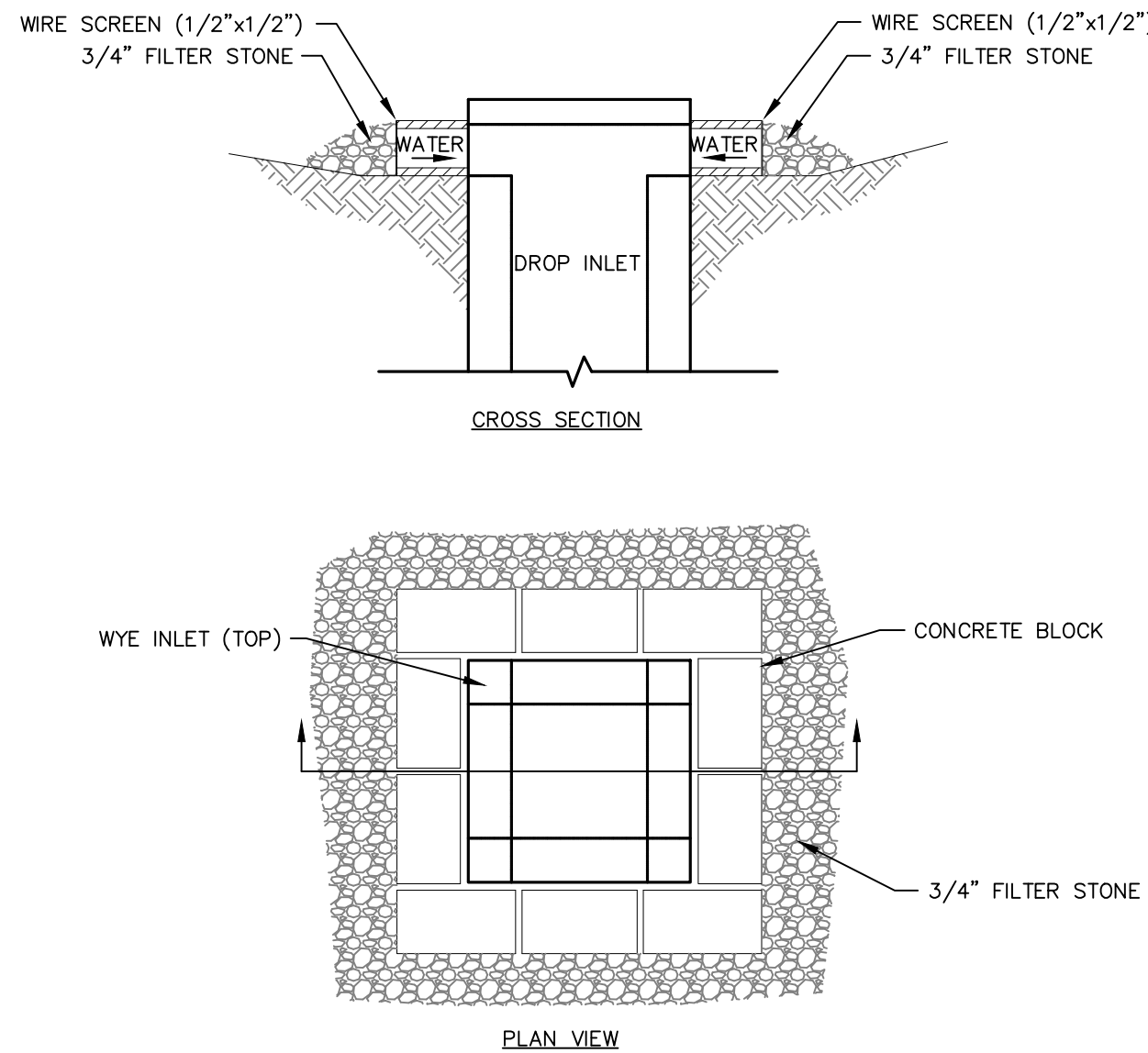
N.T.S.

2

CONCRETE WASHOUT PIT

N.T.S.

3



- NOTES:
- WHEN A SANDBAG IS FILLED WITH MATERIAL, THE OPEN END OF THE SANDBAG SHOULD BE STAPLED OR TIED WITH NYLON OR POLY CHORD.
 - INLET PROTECTION SHALL BE PLACED OVER THE MOUTH OF THE INLET WITH A 2 FOOT OVERLAP ON EITHER SIDE.
 - THE FABRIC COVER SHALL BE A CONTINUOUS WRAPPING OF GEOTEXTILE.
 - THE SKIRT SHALL BE WEIGHTED WITH ONE 18"x24"x6" SANDBAG EVERY 3 FEET.
 - INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF FOUR INCHES, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
 - AFTER THE DEVELOPMENT SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN NOTE 6 ABOVE.

WYE INLET PROTECTION

N.T.S.

4

INLET PROTECTION (BEFORE STREET IS PAVED)

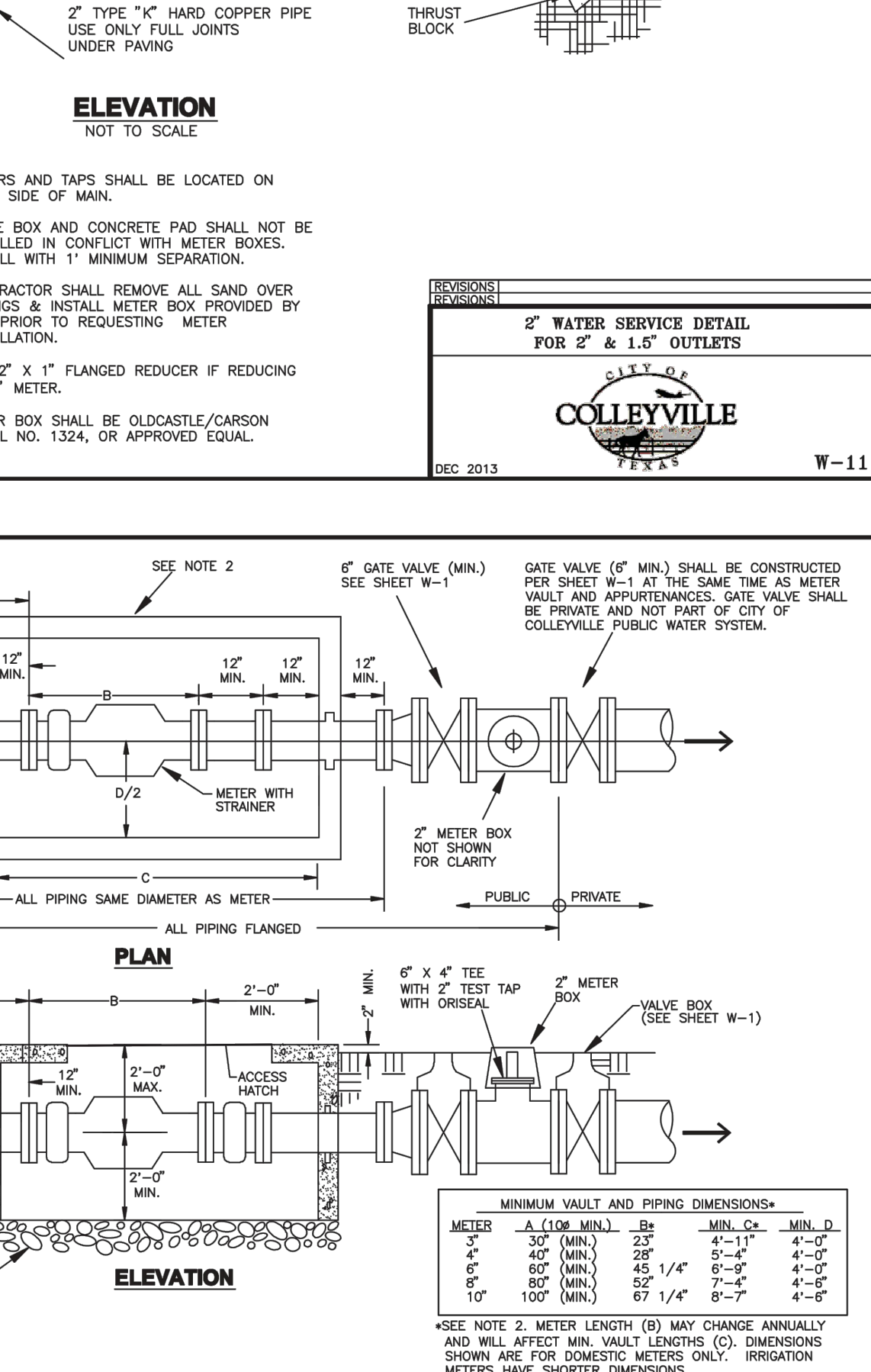
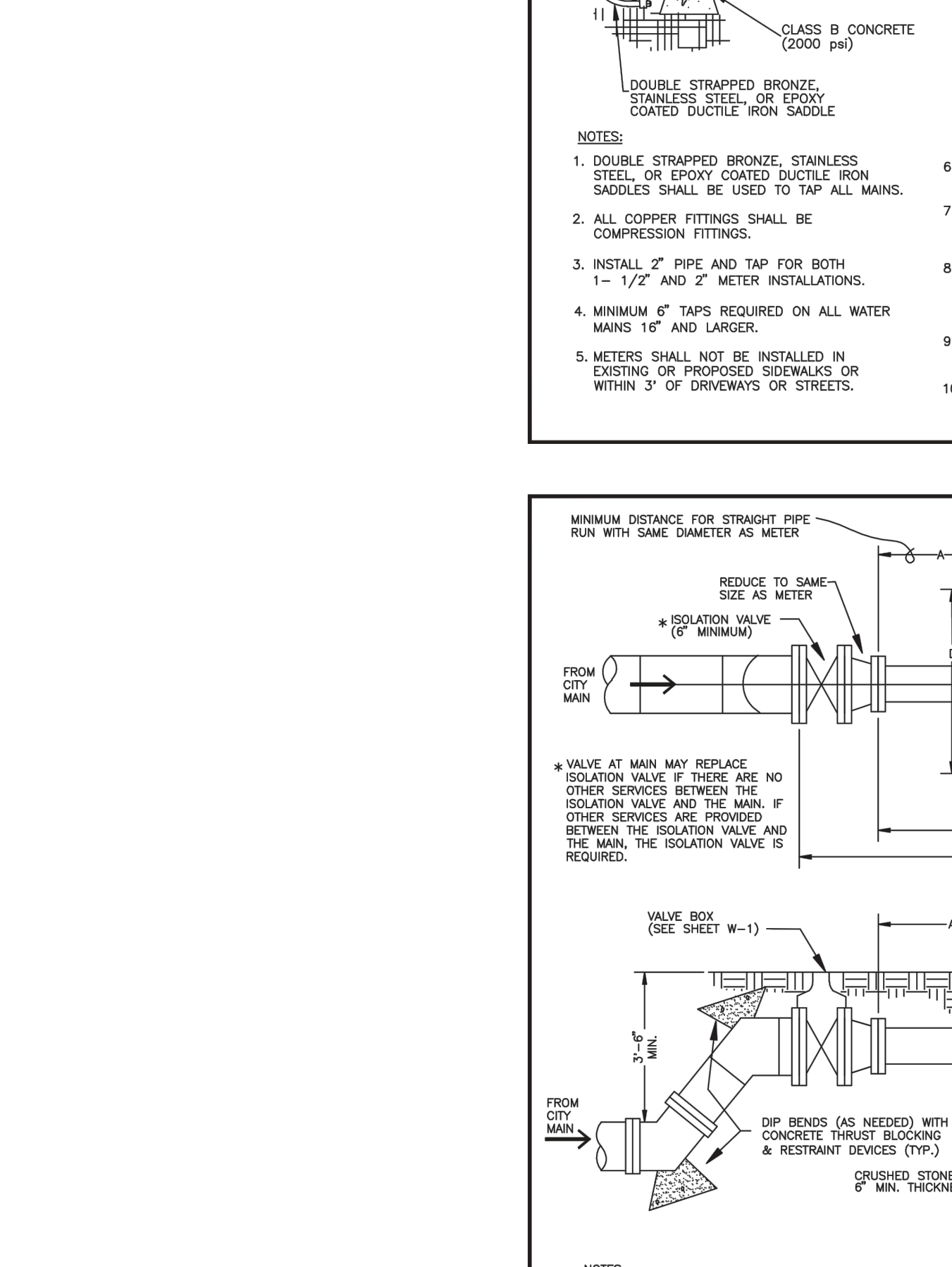
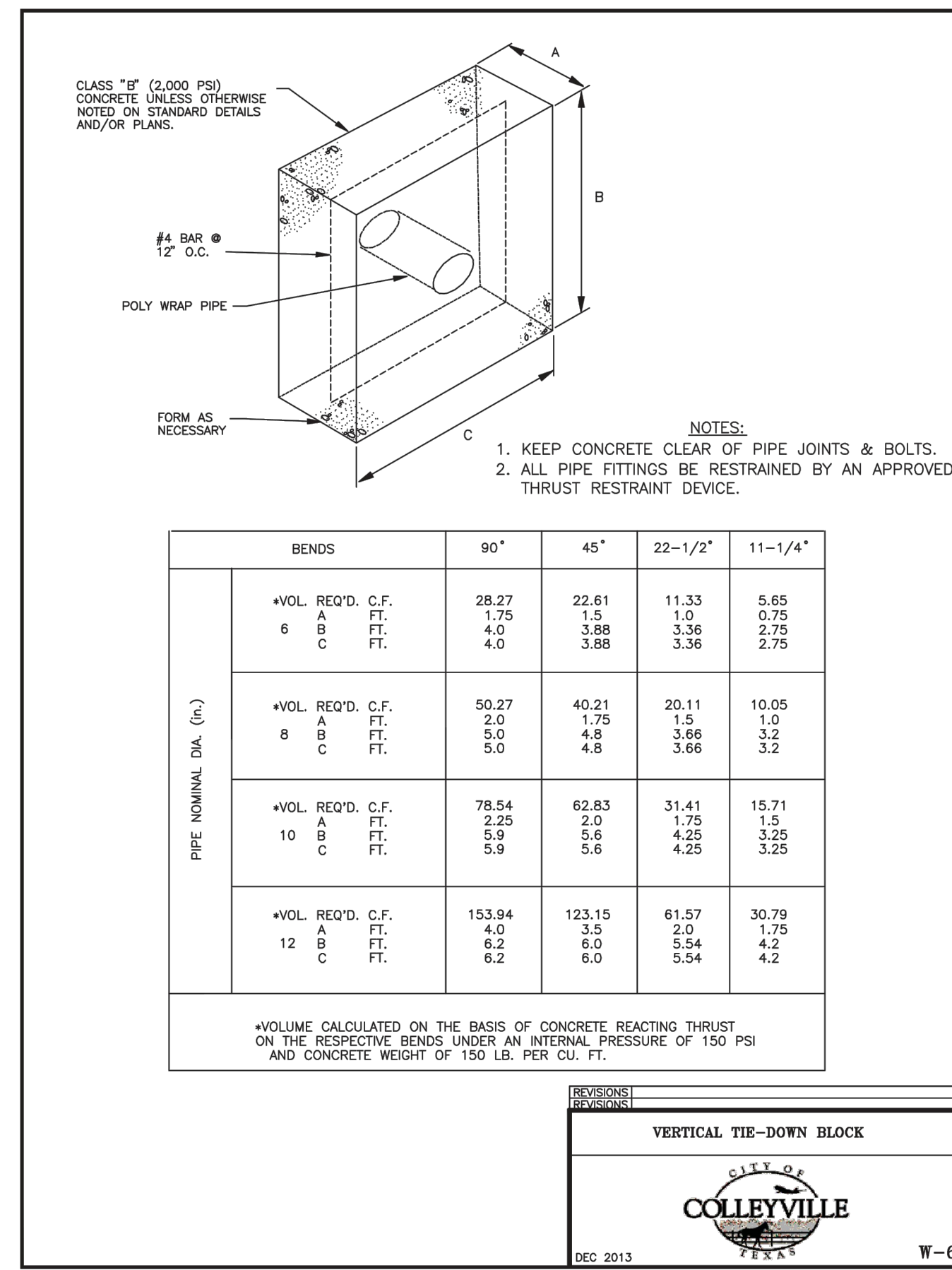
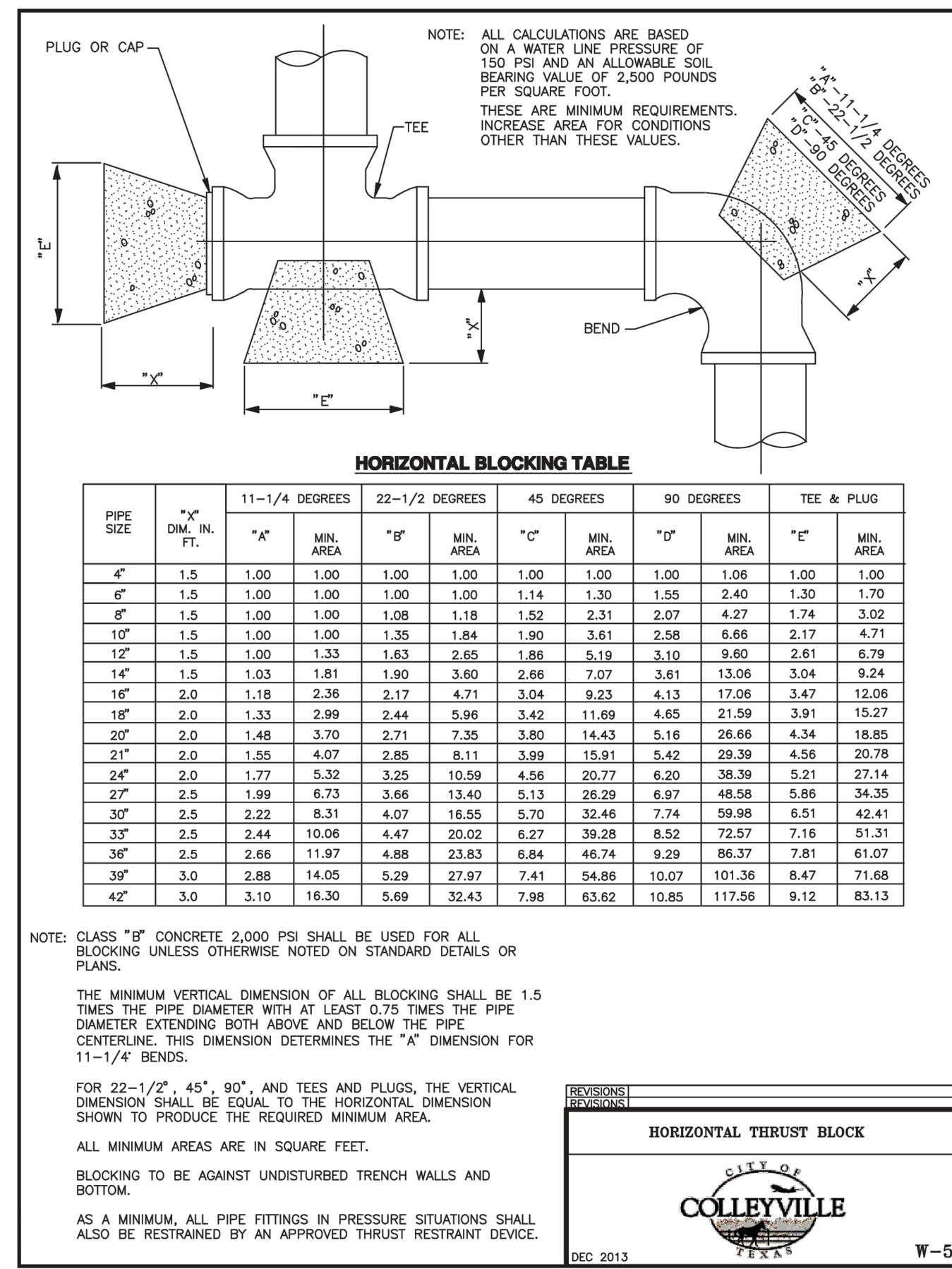
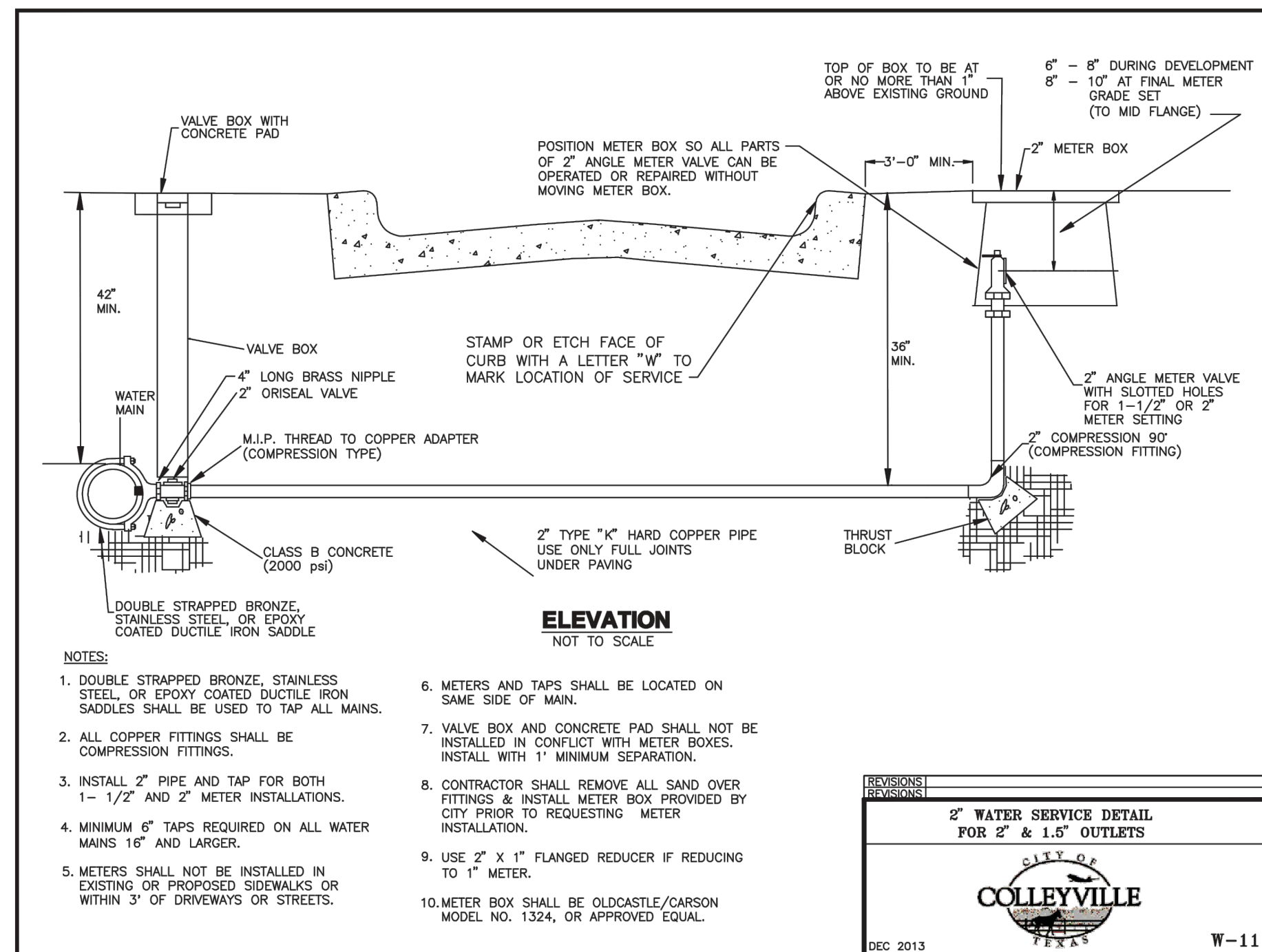
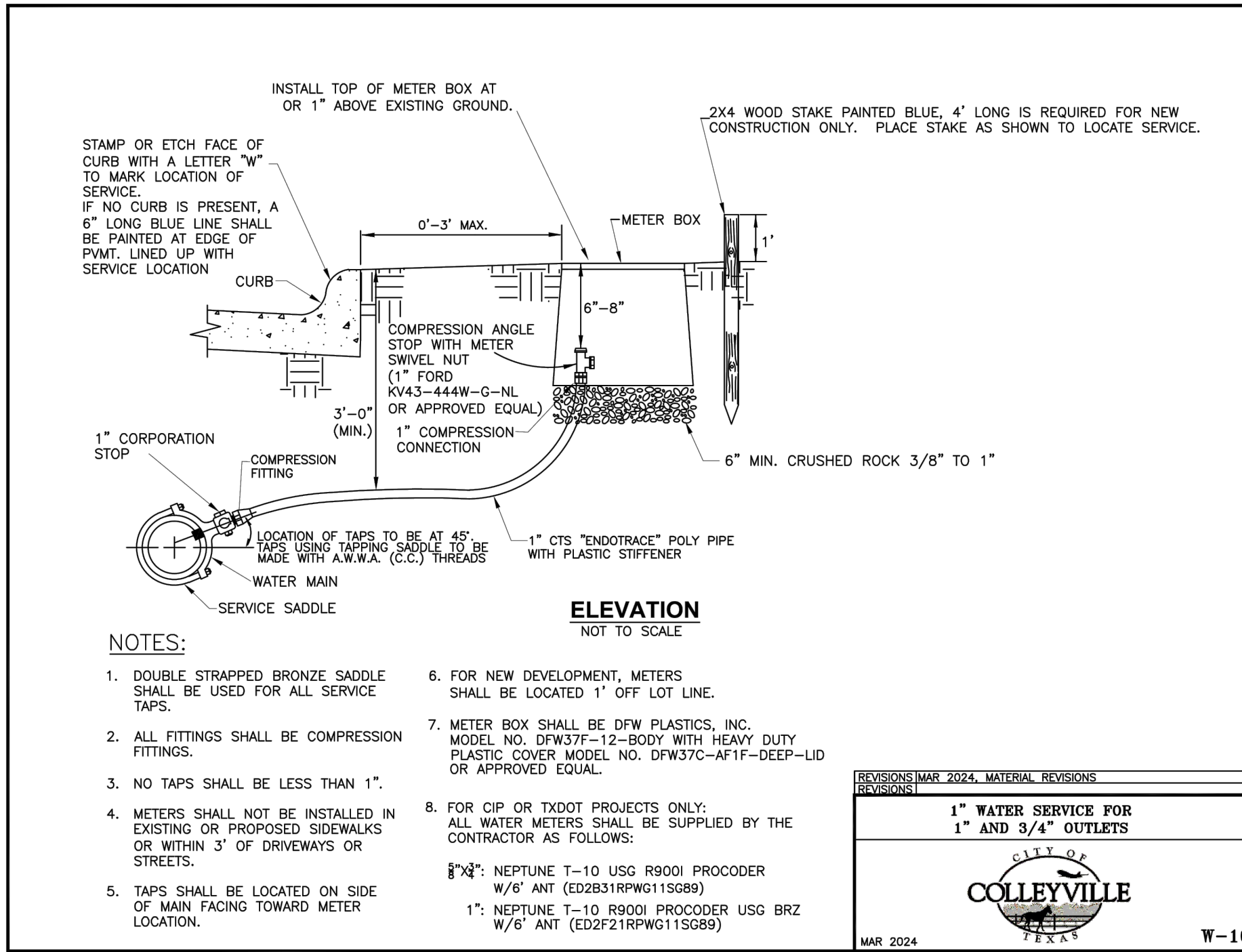
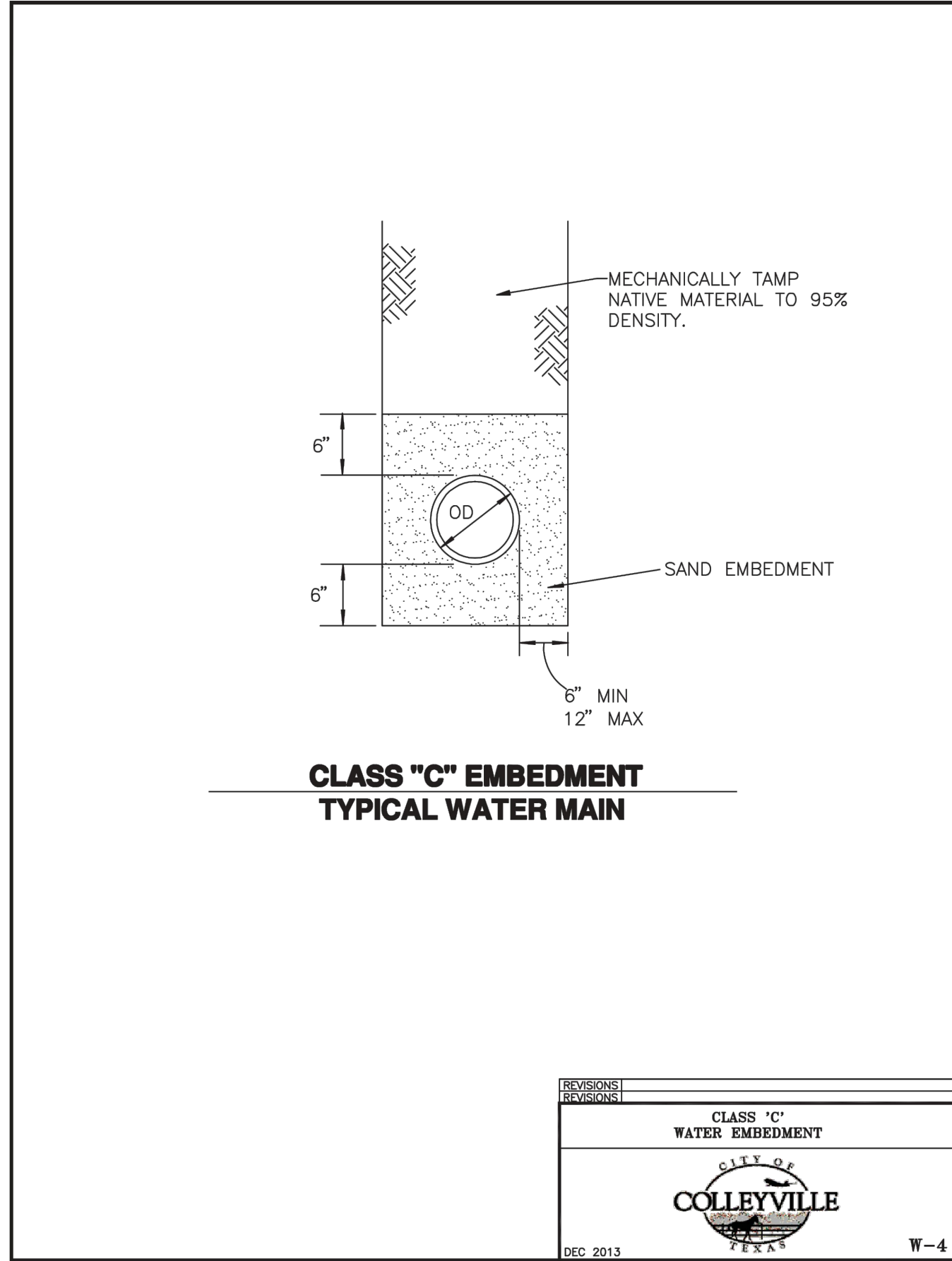
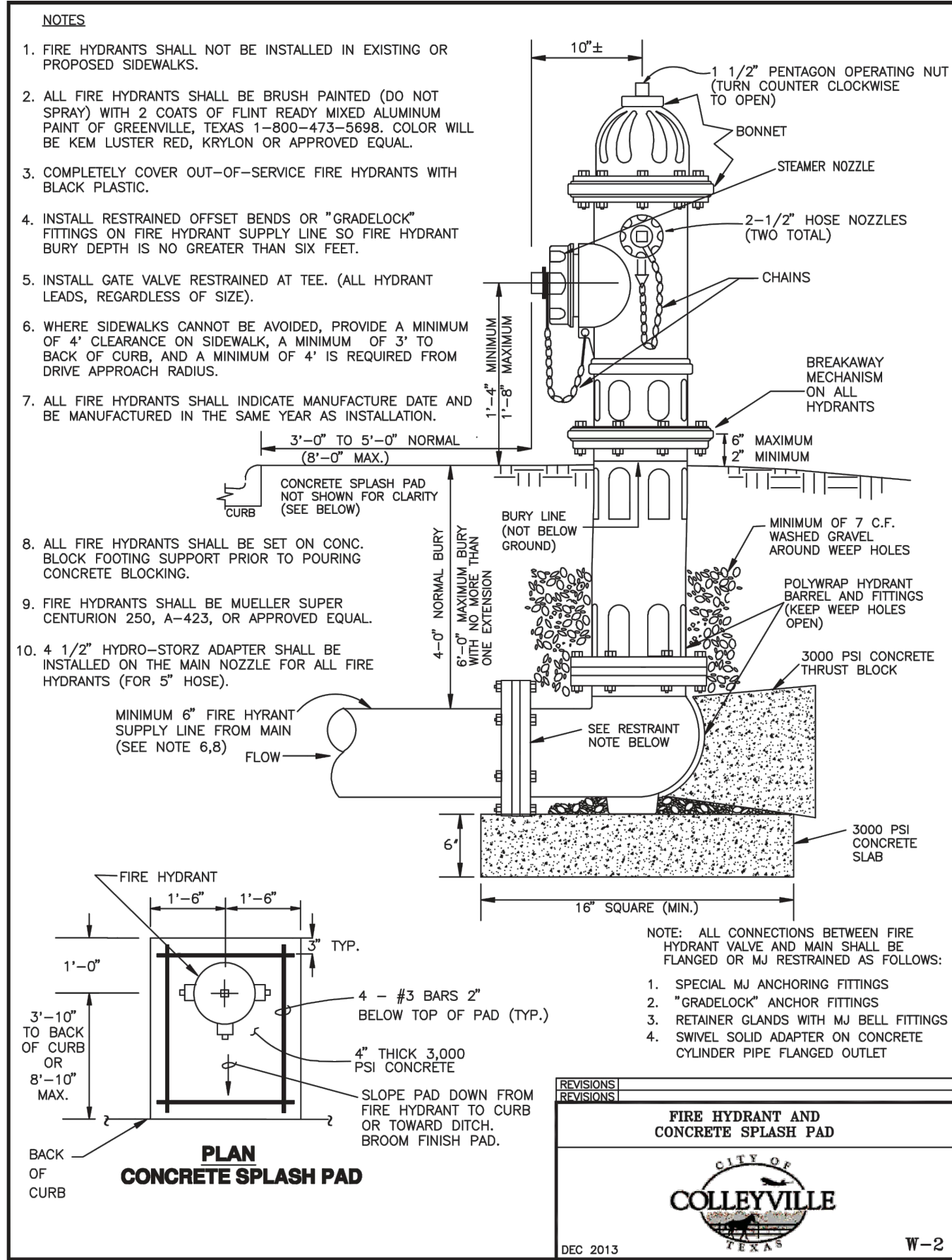
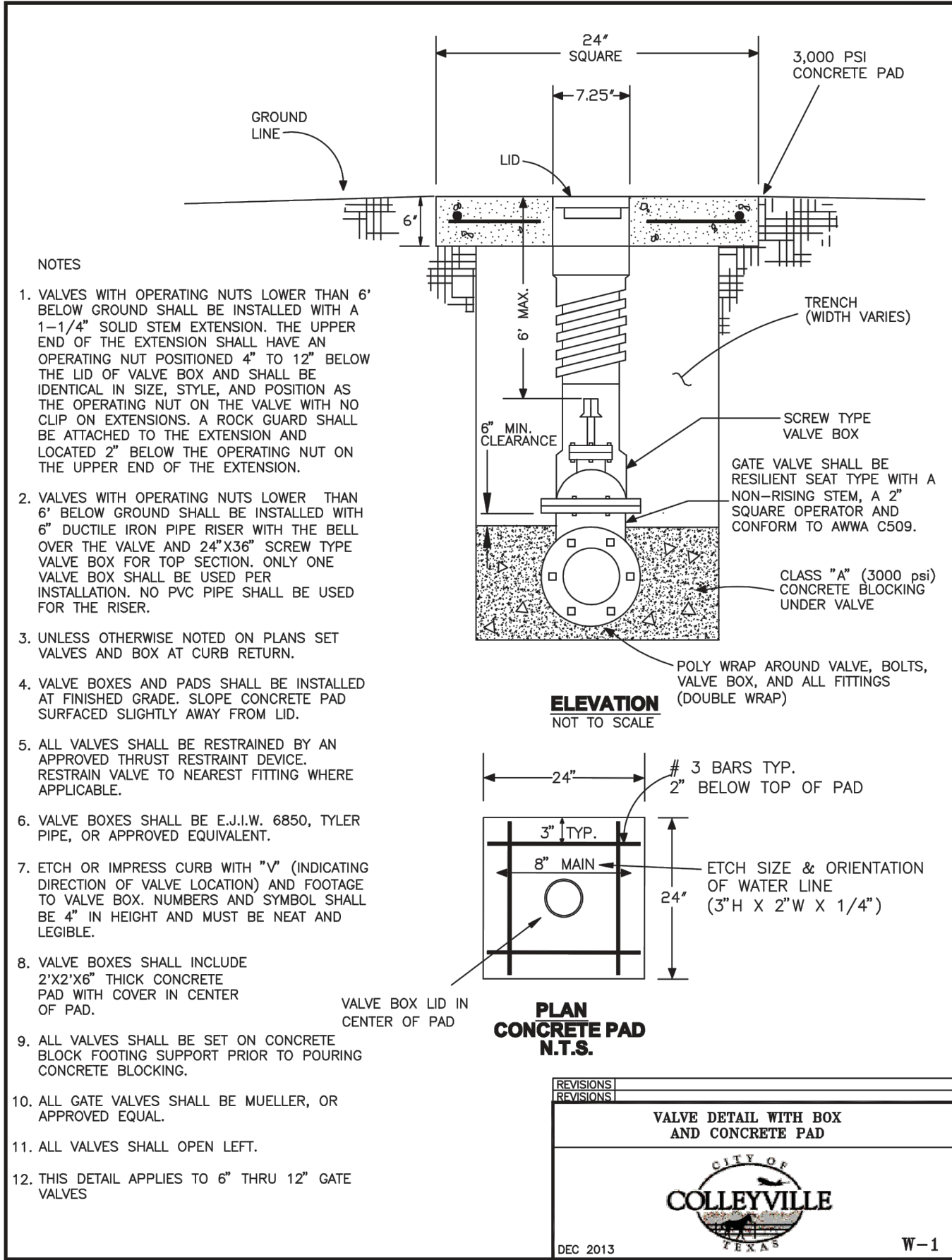
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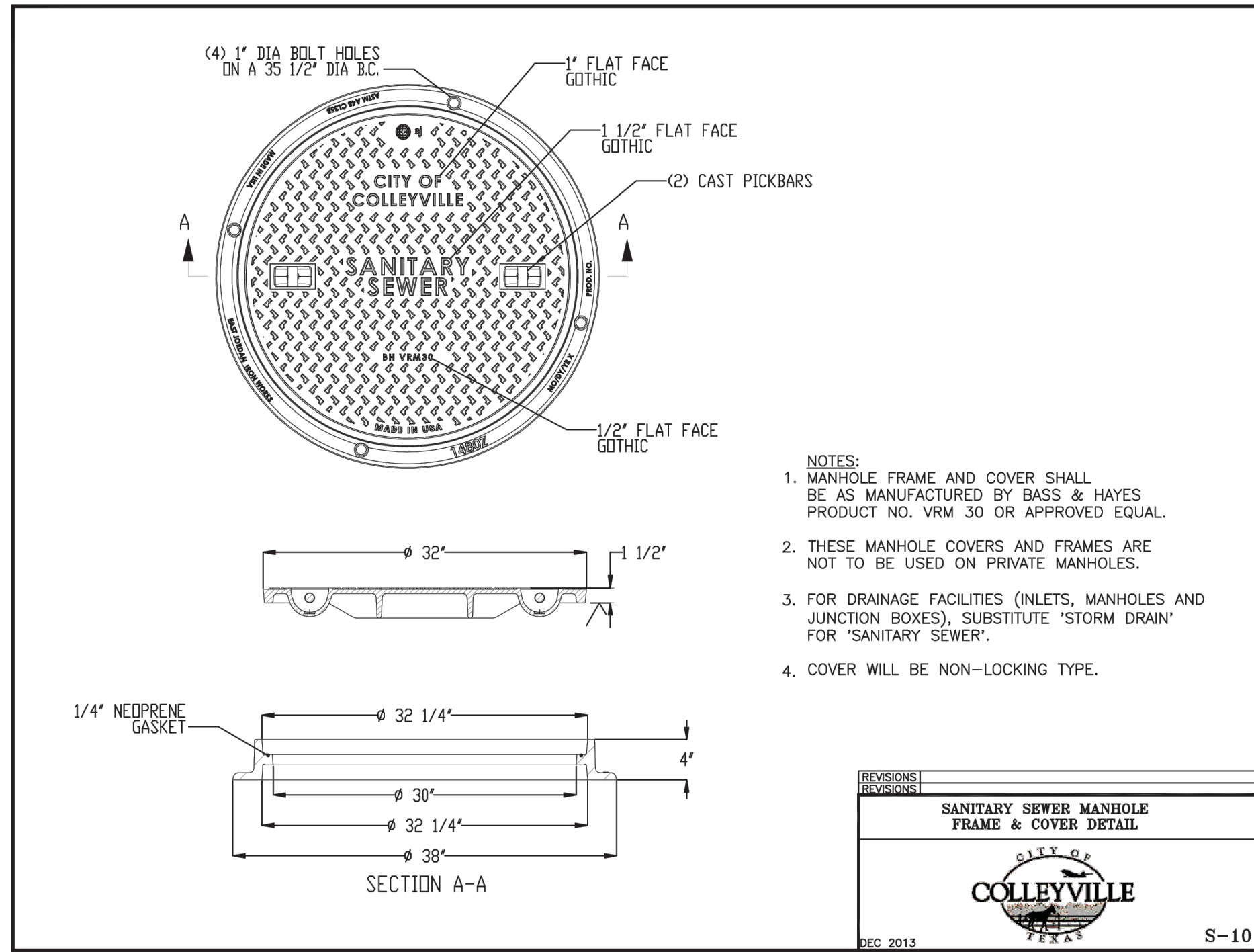
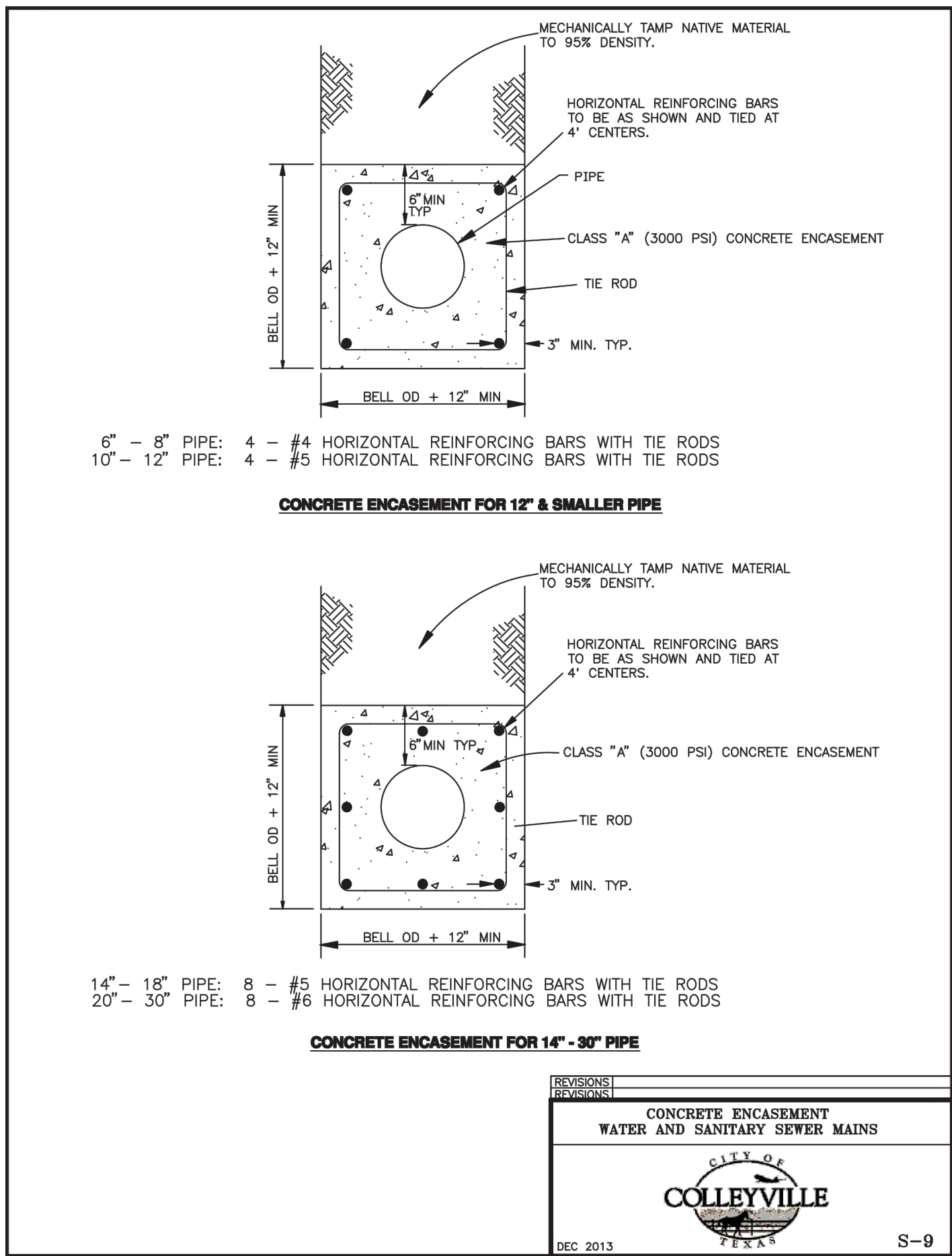
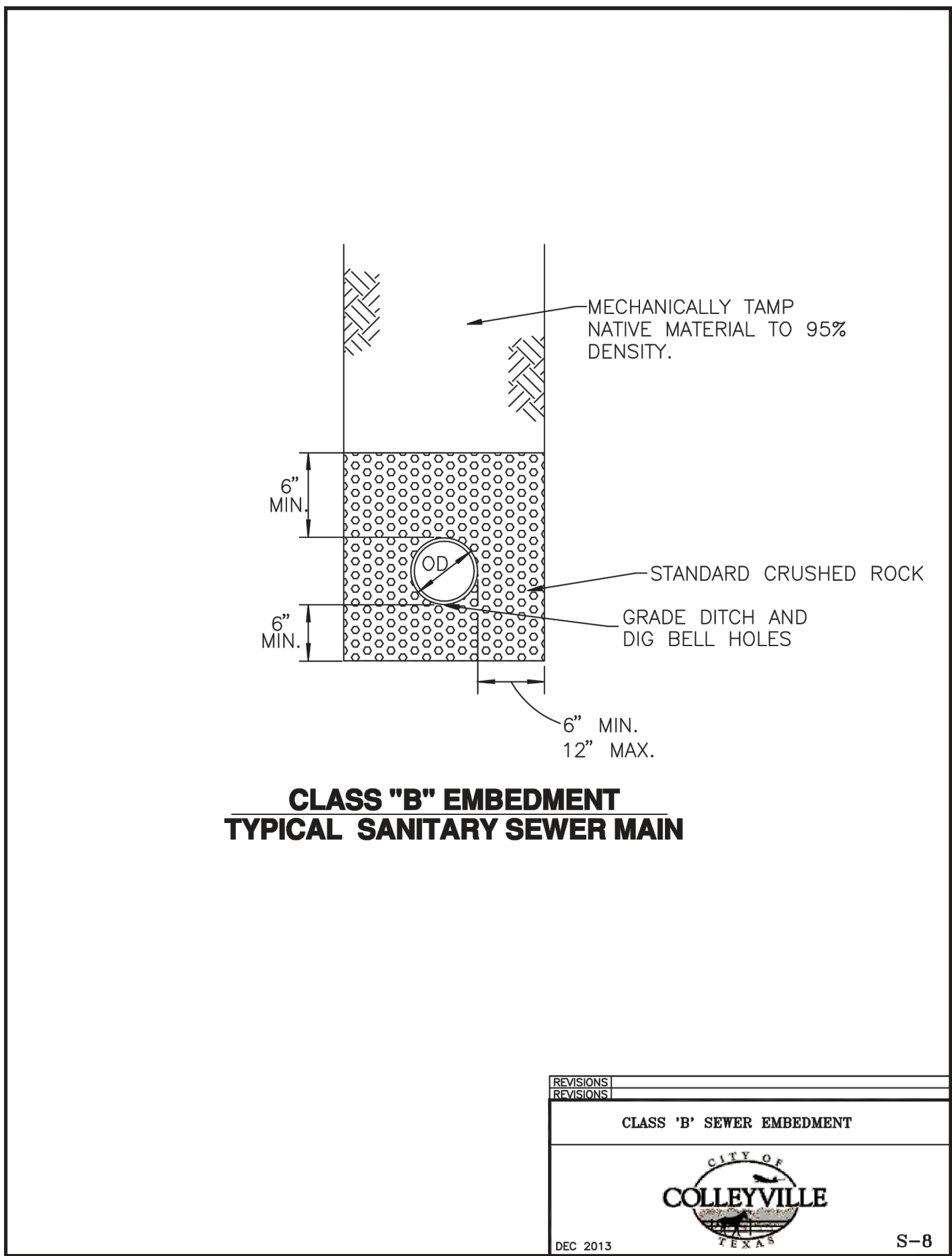
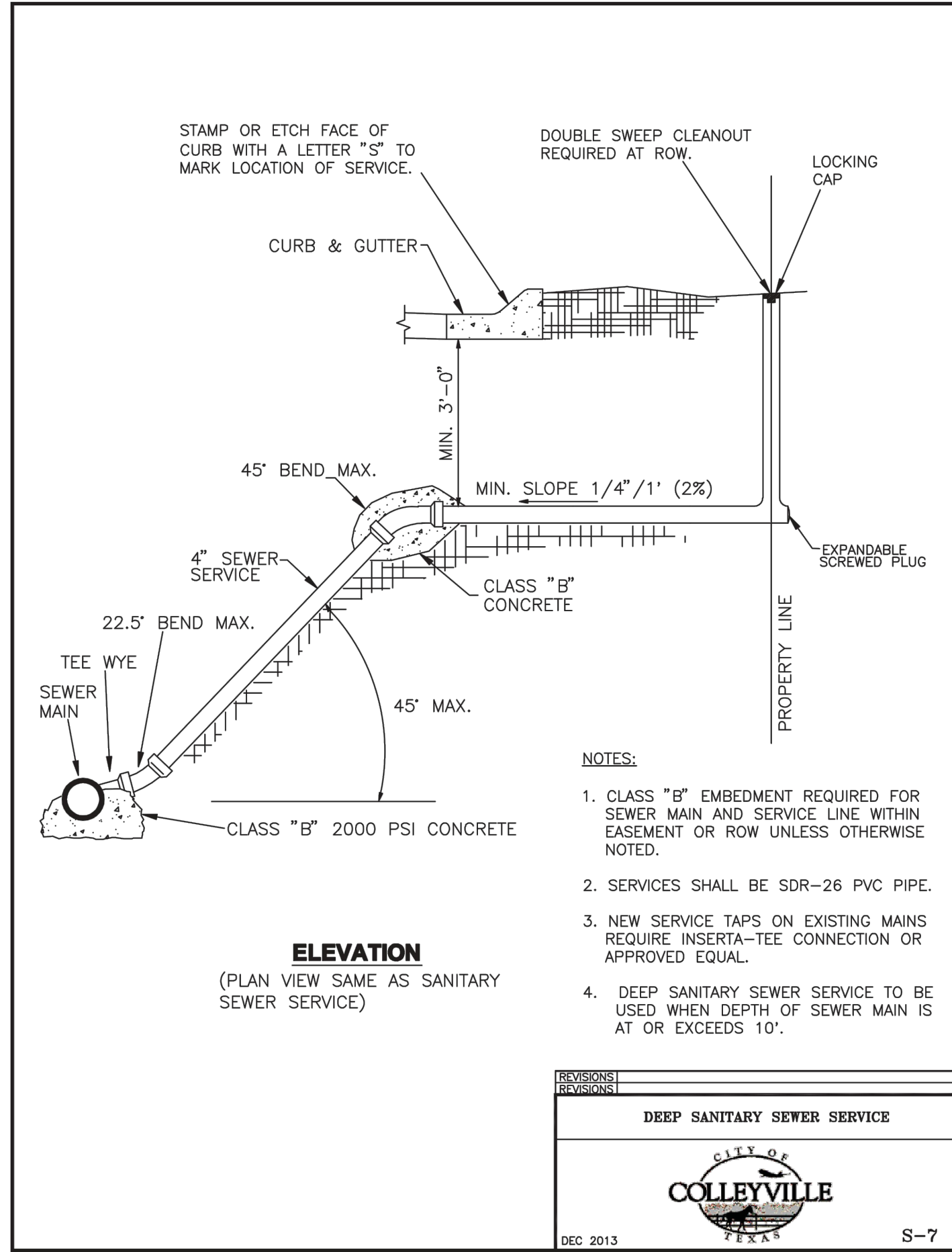
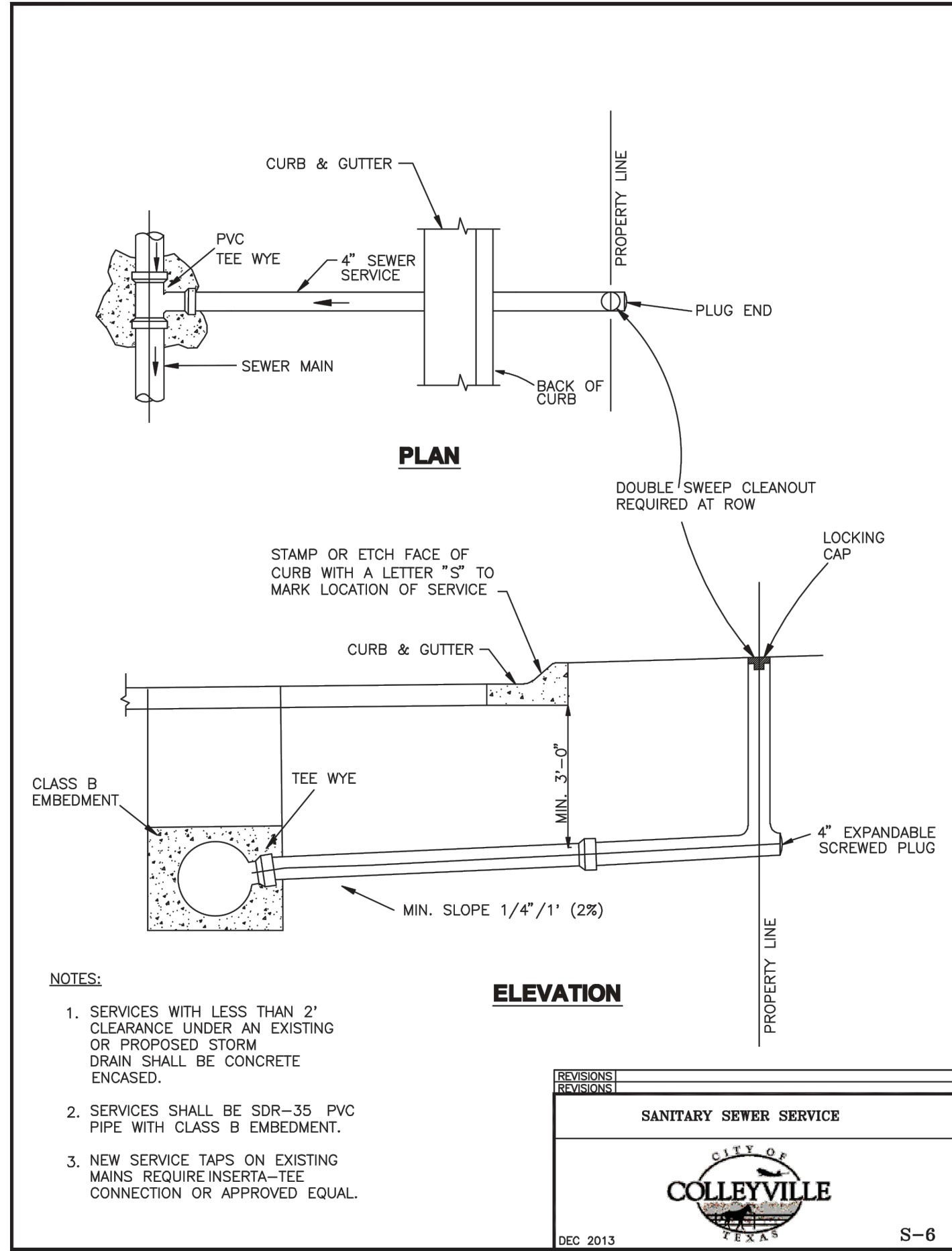
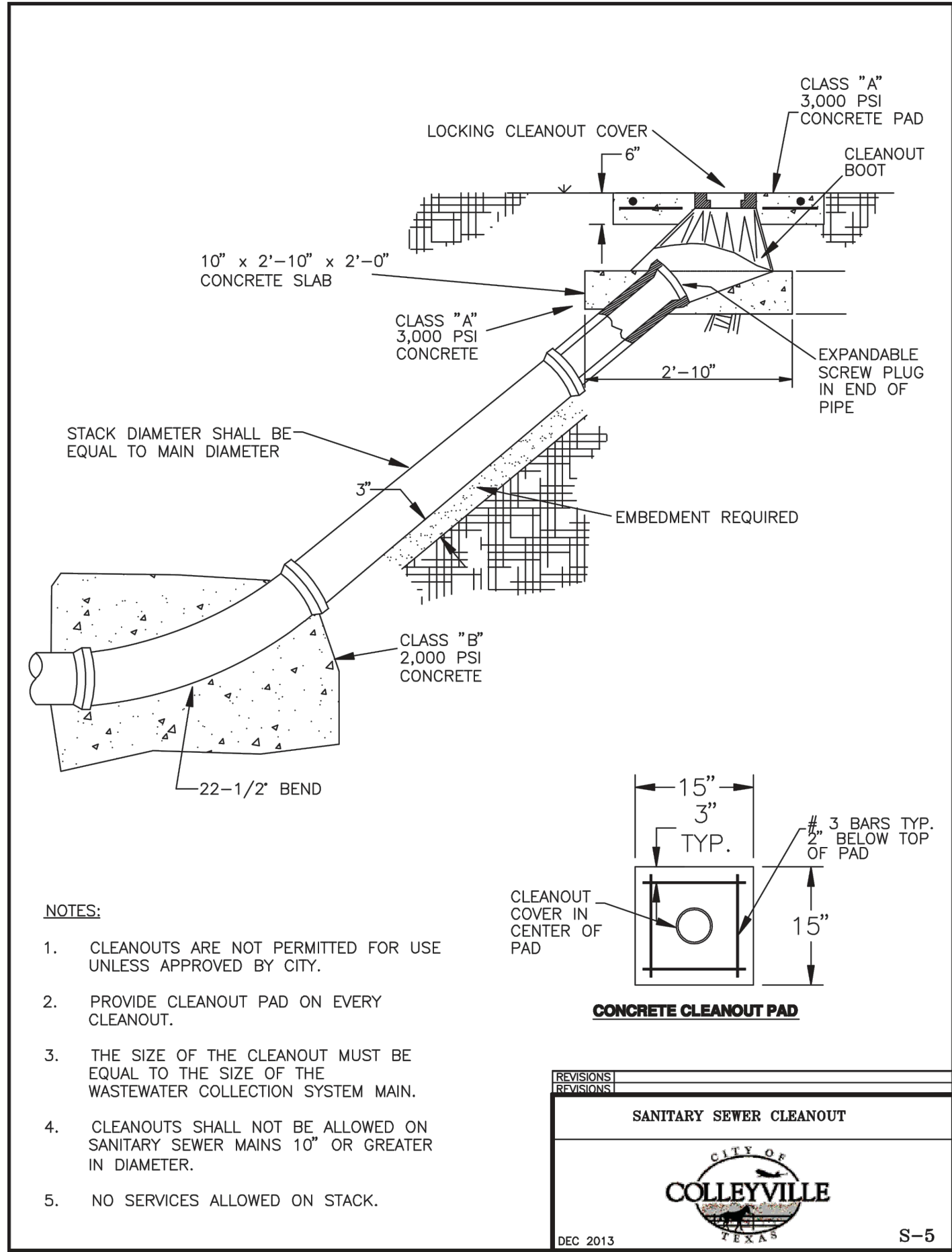
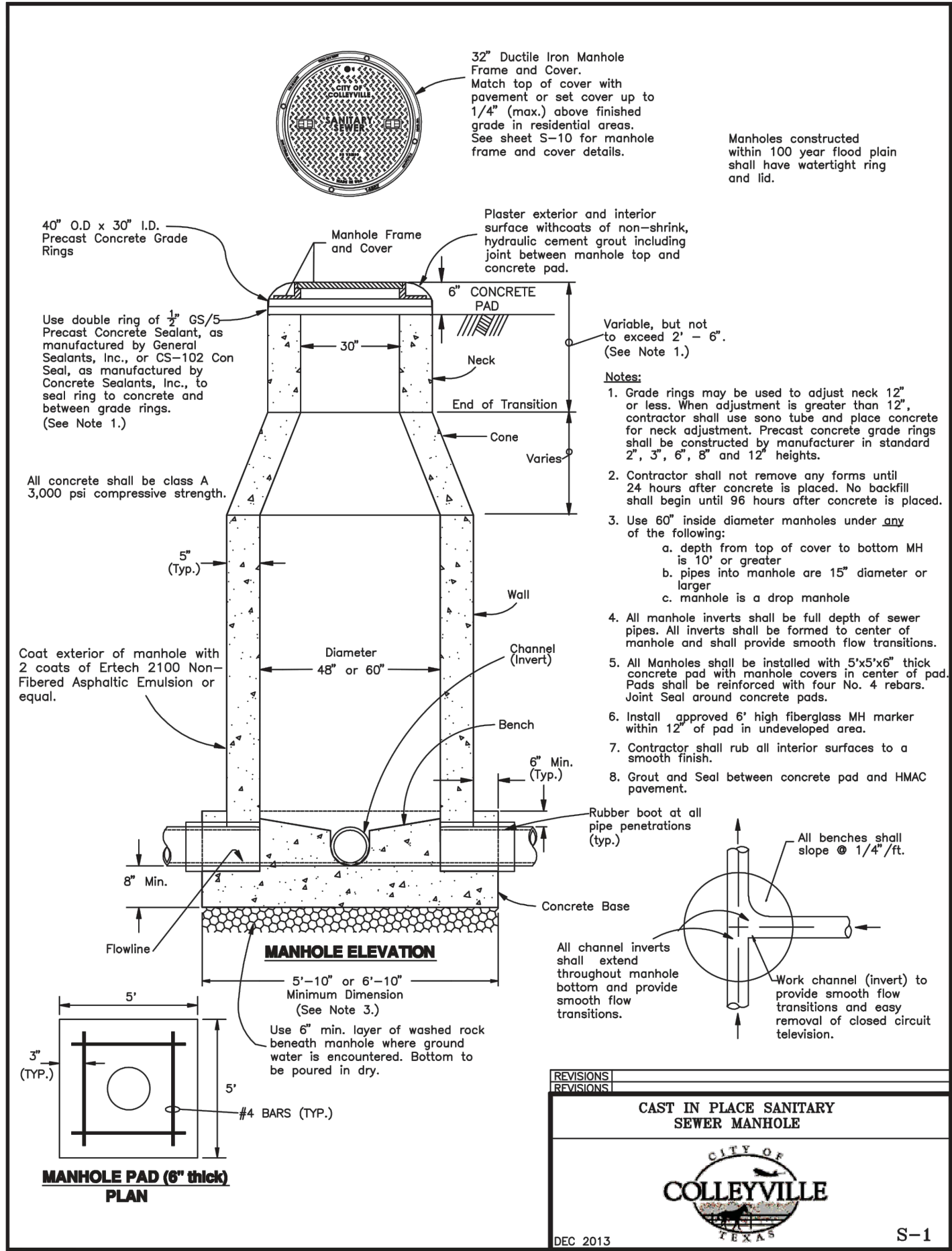
5

CURB INLET PROTECTION

N.T.S.

6





REDINGER GROUP, LLC
P.O. BOX 9306
DALLAS, TEXAS 75209
PHONE (817) 333-2727
FAX (817) 333-2727
ENGINEERING REGISTRATION NUMBER 7-5339
DAWSON FARMS, LLC
174 COLLETT ROAD
COLLETTVILLE, TEXAS 76034
CONTACT: MRS. DAWSON

SANITARY SEWER DETAILS
OAK CREEK
COLLETTVILLE, TEXAS

BENCHMARKS:
CITY BM NO. 38
2" BRASS DISC IN
SOUTH END OF
HEADWALL IN WEST ROW
OF JOHN MCCAIN RD
LOCATED 50' SOUTH OF
DRIVEWAY
ELEV = 627.35
TBM 1
MAG NAIL IN STILLWATER
COURT AT THE PC
ELEV = 651.77
TBM 2
MAG NAIL AT END OF
STILLWATER COURT TO
START THE CUL-DE-SAC
ELEV = 642.90

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/11/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1026-01

SHEET
C8.3

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DATE:
FILE:

TABLE OF VARIABLE DIMENSIONS
AND QUANTITIES FOR ONE HEADWALL ⁽⁵⁾

Slope Dia of Pipe (D)	Values for One Pipe						Values to be Added for Each Add'l Pipe			
	W	X	Y	L	Reinf (Lbs)	Conc (CY)	X and W	Reinf (Lbs)	Conc (CY)	
2:1	12"	4' - 7 1/2"	2' - 6"	2' - 10"	3' - 3 1/4"	88	0.6	1' - 9"	20	0.2
	15"	5' - 5 3/4"	2' - 9 1/2"	3' - 4"	3' - 10 1/4"	103	0.7	2' - 2"	24	0.3
	18"	6' - 4 1/4"	3' - 1"	3' - 10"	4' - 5"	124	0.9	2' - 8"	32	0.3
	21"	7' - 2 3/4"	3' - 4 1/2"	4' - 4"	5' - 0"	143	1.1	3' - 1"	43	0.4
	24"	8' - 2 1/2"	3' - 9 1/2"	4' - 10"	5' - 7"	164	1.3	3' - 7"	50	0.5
	27"	9' - 1"	4' - 1"	5' - 4"	6' - 2"	179	1.5	3' - 11"	56	0.6
	30"	9' - 11 1/2"	4' - 4 1/2"	5' - 10"	6' - 8 3/4"	203	1.7	4' - 4"	65	0.8
	33"	10' - 10"	4' - 8"	6' - 4"	7' - 3 3/4"	224	2.0	4' - 8"	71	0.9
	36"	11' - 8 1/4"	4' - 11 1/2"	6' - 10"	7' - 10 3/4"	249	2.2	5' - 1"	81	1.0
	42"	13' - 5 1/4"	5' - 6 1/2"	7' - 10"	9' - 0 1/2"	298	2.8	5' - 10"	97	1.3
	48"	15' - 9"	6' - 1 1/2"	9' - 4"	10' - 9 1/4"	360	3.8	6' - 7"	117	1.7
	54"	17' - 5 3/4"	6' - 8 1/2"	10' - 4"	11' - 11 1/4"	427	4.5	7' - 6"	151	2.1
	60"	19' - 2 3/4"	7' - 3 1/2"	11' - 4"	13' - 1"	481	5.3	8' - 3"	174	2.5
	66"	20' - 11 1/2"	7' - 10 1/2"	12' - 4"	14' - 3"	544	6.2	8' - 9"	194	2.9
3:1	72"	22' - 8 1/2"	8' - 5 1/2"	13' - 4"	15' - 4 3/4"	601	7.1	9' - 4"	213	3.3
	12"	6' - 3"	2' - 6"	4' - 3"	4' - 11"	118	0.8	1' - 9"	22	0.2
	15"	7' - 5"	2' - 9 1/2"	5' - 0"	5' - 9 1/4"	137	1.1	2' - 2"	28	0.3
	18"	8' - 6 3/4"	3' - 1"	5' - 9"	6' - 7 3/4"	170	1.3	2' - 8"	37	0.5
	21"	9' - 8 3/4"	3' - 4 1/2"	6' - 6"	7' - 6"	195	1.6	3' - 1"	48	0.6
	24"	11' - 0"	3' - 9 1/2"	7' - 3"	8' - 4 1/2"	227	2.0	3' - 7"	58	0.7
	27"	12' - 2"	4' - 1"	8' - 0"	9' - 2 3/4"	251	2.3	3' - 11"	67	0.8
	30"	13' - 4"	4' - 4 1/2"	8' - 9"	10' - 1 1/4"	293	2.7	4' - 4"	77	1.0
	33"	14' - 5 3/4"	4' - 8"	9' - 6"	10' - 11 3/4"	318	3.1	4' - 8"	84	1.2
	36"	15' - 7 3/4"	4' - 11 1/2"	10' - 3"	11' - 10"	351	3.5	5' - 1"	96	1.4
	42"	17' - 11 1/2"	5' - 6 1/2"	11' - 9"	13' - 6 3/4"	432	4.5	5' - 10"	119	1.7
	48"	21' - 1 3/4"	6' - 1 1/2"	14' - 0"	16' - 2"	537	6.1	6' - 7"	146	2.3
	54"	23' - 5 1/2"	6' - 8 1/2"	15' - 6"	17' - 10 3/4"	630	7.3	7' - 6"	186	2.9
	60"	25' - 9 1/4"	7' - 3 1/2"	17' - 0"	19' - 7 1/2"	719	8.7	8' - 3"	219	3.4
4:1	66"	28' - 1"	7' - 10 1/2"	18' - 6"	21' - 4 1/4"	811	10.1	8' - 9"	242	3.9
	72"	30' - 4 3/4"	8' - 5 1/2"	20' - 0"	23' - 1 1/4"	924	11.7	9' - 4"	272	4.4
	12"	7' - 10 3/4"	2' - 6"	5' - 8"	6' - 6 1/2"	148	1.1	1' - 9"	24	0.3
	15"	9' - 4"	2' - 9 1/2"	6' - 8"	7' - 8 1/2"	181	1.5	2' - 2"	32	0.4
	18"	10' - 9 1/2"	3' - 1"	7' - 8"	8' - 10 1/4"	221	1.9	2' - 8"	42	0.5
	21"	12' - 2 3/4"	3' - 4 1/2"	8' - 8"	10' - 0"	260	2.3	3' - 1"	57	0.7
	24"	13' - 9 1/2"	3' - 9 1/2"	9' - 8"	11' - 2"	301	2.8	3' - 7"	67	0.9
	27"	15' - 3"	4' - 1"	10' - 8"	12' - 3 3/4"	334	3.3	3' - 11"	77	1.0
	30"	16' - 8 1/4"	4' - 4 1/2"	11' - 8"	13' - 5 3/4"	385	3.8	4' - 4"	89	1.3
	33"	18' - 1 3/4"	4' - 8"	12' - 8"	14' - 7 1/2"	425	4.5	4' - 8"	101	1.4
	36"	19' - 7"	4' - 11 1/2"	13' - 8"	15' - 9 1/4"	472	5.1	5' - 1"	115	1.7
	42"	22' - 5 3/4"	5' - 6 1/2"	15' - 8"	18' - 1"	583	6.5	5' - 10"	141	2.1
	48"	26' - 6 1/4"	6' - 1 1/2"	18' - 8"	21' - 6 3/4"	730	8.9	6' - 7"	175	2.8
	54"	29' - 5"	6' - 8 1/2"	20' - 8"	23' - 10 1/4"	875	10.7	7' - 6"	226	3.6
6:1	60"	32' - 3 3/4"	7' - 3 1/2"	22' - 8"	26' - 2"	996	12.7	8' - 3"	264	4.3
	66"	35' - 2 1/2"	7' - 10 1/2"	24' - 8"	28' - 5 3/4"	1,140	14.9	8' - 9"	300	4.9
	72"	38' - 1 1/4"	8' - 5 1/2"	26' - 8"	30' - 9 1/2"	1,297	17.3	9' - 4"	334	5.6
	12"	11' - 2"	2' - 6"	8' - 6"	9' - 9 3/4"	224	1.9	1' - 9"	28	0.4
	15"	13' - 2 1/4"	2' - 9 1/2"	10' - 0"	11' - 6 1/2"	268	2.5	2' - 2"	37	0.5
	18"	15' - 2 1/2"	3' - 1"	11' - 6"	13' - 3 1/4"	330	3.2	2' - 8"	50	0.7
	21"	17' - 2 3/4"	3' - 4 1/2"	13' - 0"	15' - 0 1/4"	387	3.9	3' - 1"	69	0.9
	24"	19' - 4 1/2"	3' - 9 1/2"	14' - 6"	16' - 9"	453	4.8	3' - 7"	80	1.2
	27"	21' - 4 3/4"	4' - 1"	16' - 0"	18' - 5 3/4"	512	5.7	3' - 11"	96	1.4
	30"	23' - 5 1/4"	4' - 4 1/2"	17' - 6"	20' - 2 1/2"	593	6.7	4' - 4"	110	1.7
	33"	25' - 5 1/2"	4' - 8"	19' - 0"	21' - 11 1/4"	675	7.8	4' - 8"	127	2.0
	36"	27' - 5 3/8"	4' - 11 1/2"	20' - 6"	23' - 8"	735	9.0	5' - 1"	144	2.3
	42"	31' - 6 1/4"	5' - 6 1/2"	23' - 6"	27' - 1 1/2"	922	11.5	5' - 10"	179	3.0
	48"	37' - 3 1/2"	6' - 1 1/2"	28' - 0"	32' - 4"	1,191	15.9	6' - 7"	231	4.0
	54"	41' - 4 1/4"	6' - 8 1/2"	31' - 0"	35' - 9 1/2"	1,424	19.2	7' - 6"	300	5.0
	60"	45' - 4 3/4"	7' - 3 1/2"	34' - 0"	39' - 3"	1,631	22.9	8' - 3"	353	6.0

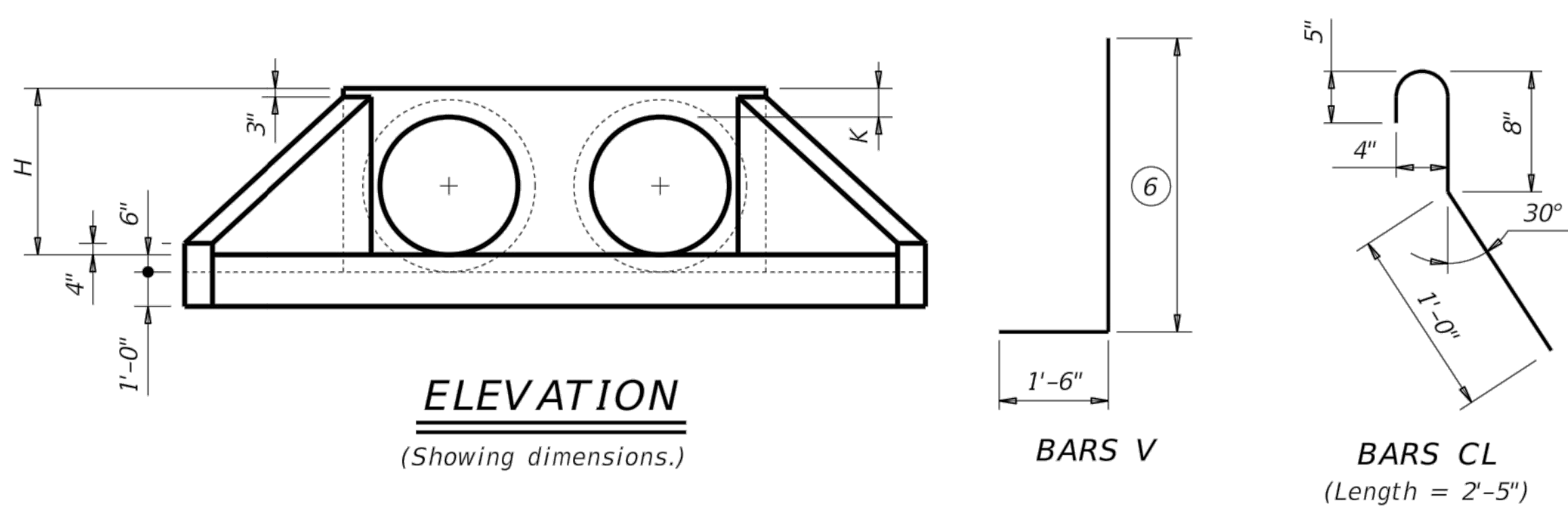
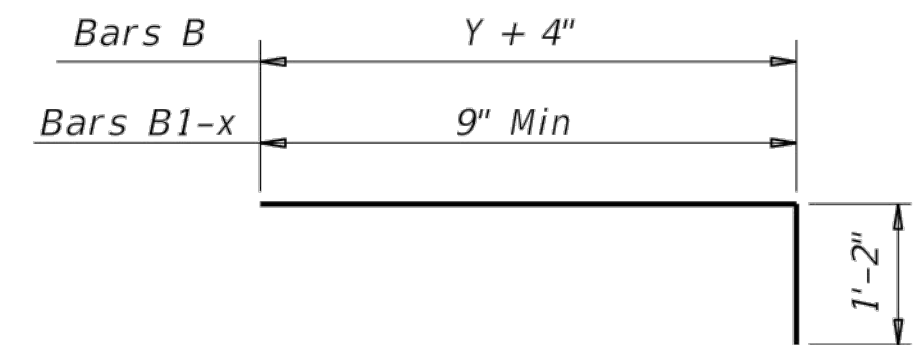


TABLE OF ⁽⁵⁾
REINFORCING STEEL

Bar	Size	Spa	No.
A	#4	1' - 0"	~
B	#3	1' - 6"	~
C	#4	1' - 0"	~
D	#3	1' - 0"	~
E	#5	~	4
F	#5	~	~
G	#3	~	2
S	#4	~	6
V	#4	1' - 0"	~
W	#5	~	4

TABLE OF
CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K ⁽⁴⁾	H
12"	0' - 9"	1' - 0"	2' - 0"
15"	0' - 11"	1' - 0"	2' - 3"
18"	1' - 2"	1' - 0"	2' - 6"
21"	1' - 4"	1' - 0"	2' - 9"
24"	1' - 7"	1' - 0"	3' - 0"
27"	1' - 8"	1' - 0"	3' - 3"
30"	1' - 10"	1' - 0"	3' - 6"
33"	1' - 11"	1' - 0"	3' - 9"
36"	2' - 1"	1' - 0"	4' - 0"
42"	2' - 4"	1' - 0"	4' - 6"
48"	2' - 7"	1' - 3"	5' - 3"
54"	3' - 0"	1' - 3"	5' - 9"
60"	3' - 3"	1' - 3"	6' - 3"
66"	3' - 3"	1' - 3"	6' - 9"
72"	3' - 4"	1' - 3"	7' - 3"



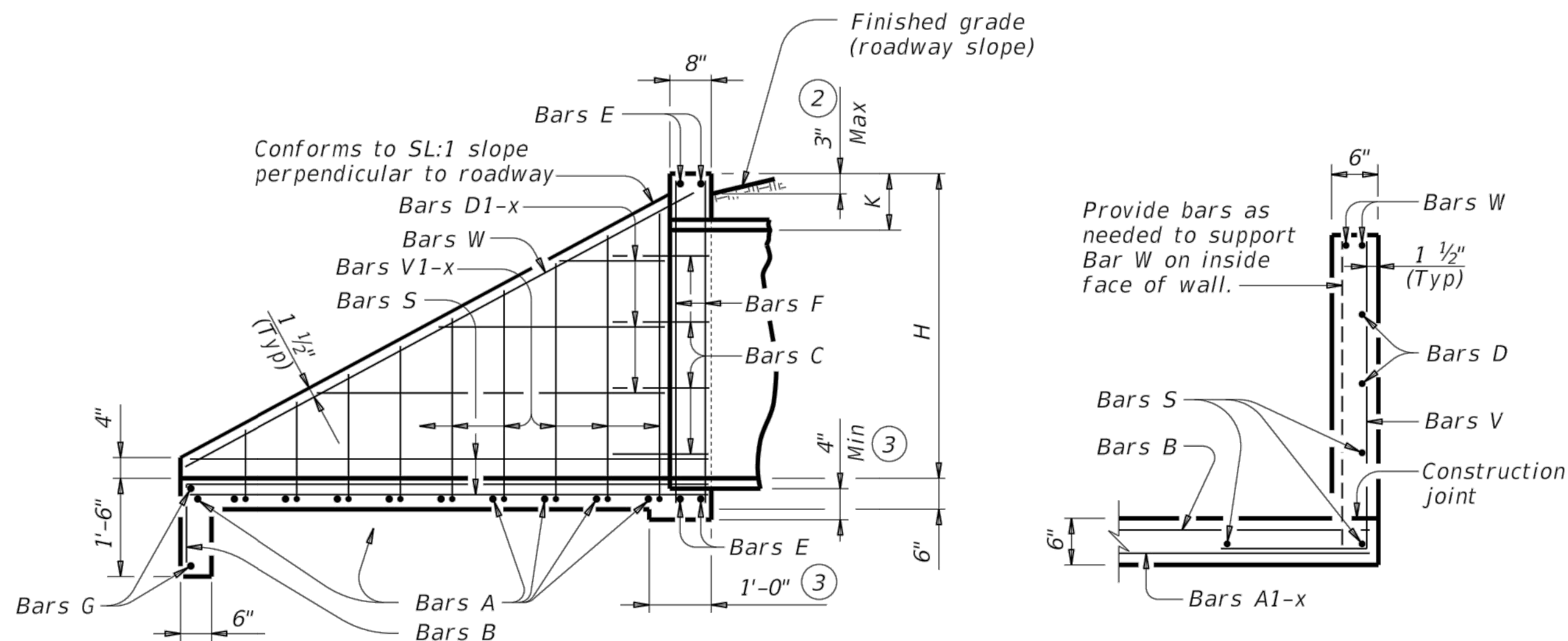
BARS B and B1-x

- Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.
- For vehicle safety, construct curbs no more than 3' above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
- Provide a 1'-0" footing as shown where required to maintain 4" minimum cover for pipes.
- Dimensions shown are usual and maximum.
- Quantities shown are for one structure end only (one headwall).
- Min Length = $6" + 3" \times \left(\frac{12 \times H - 7}{12 \times L} \right)$
Max Length = $12 \times H - 3" \times \left(\frac{12 \times H - 7}{12 \times L} \right) - 1"$
- Lengths of wings based on SL:1 slope along this line.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

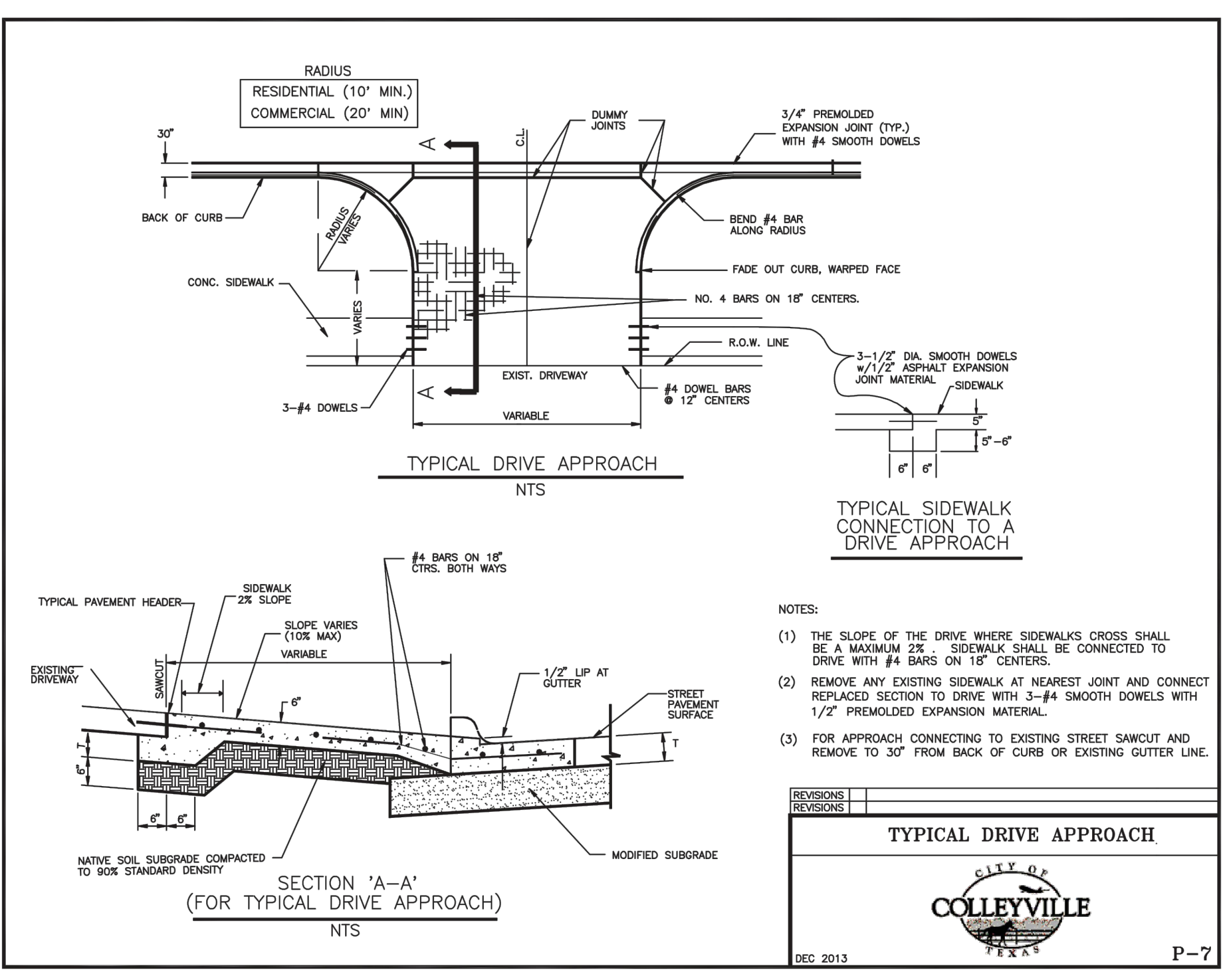
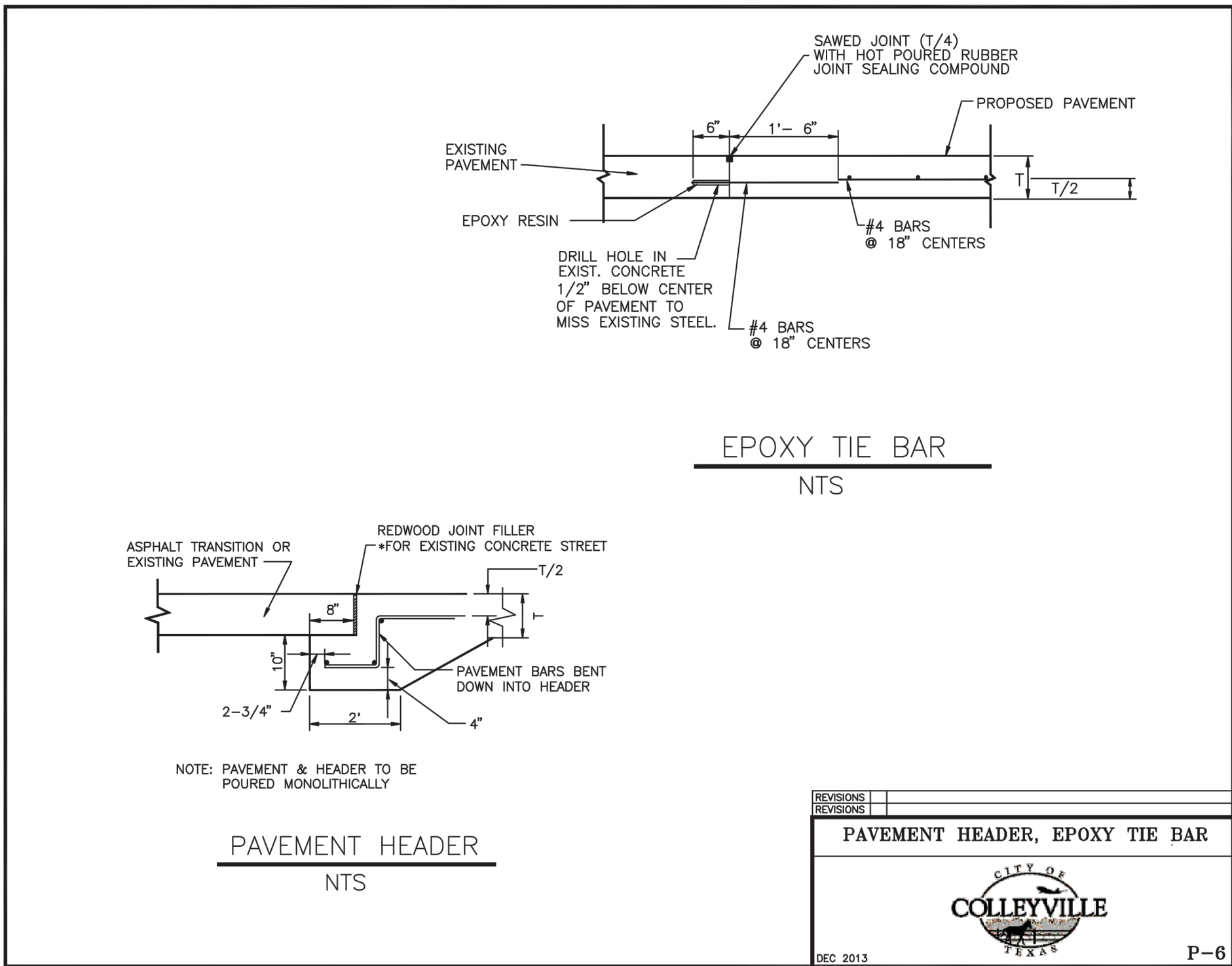
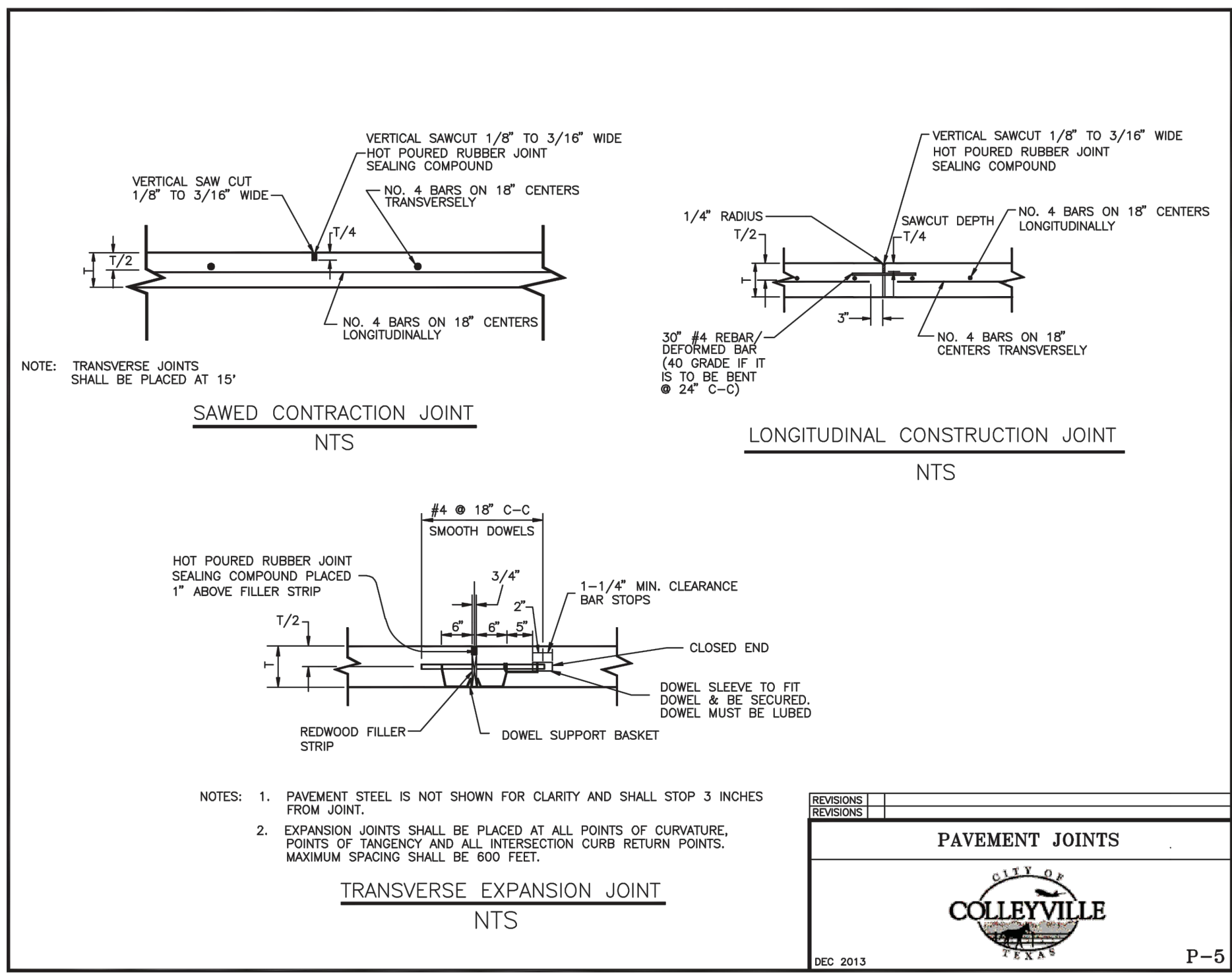
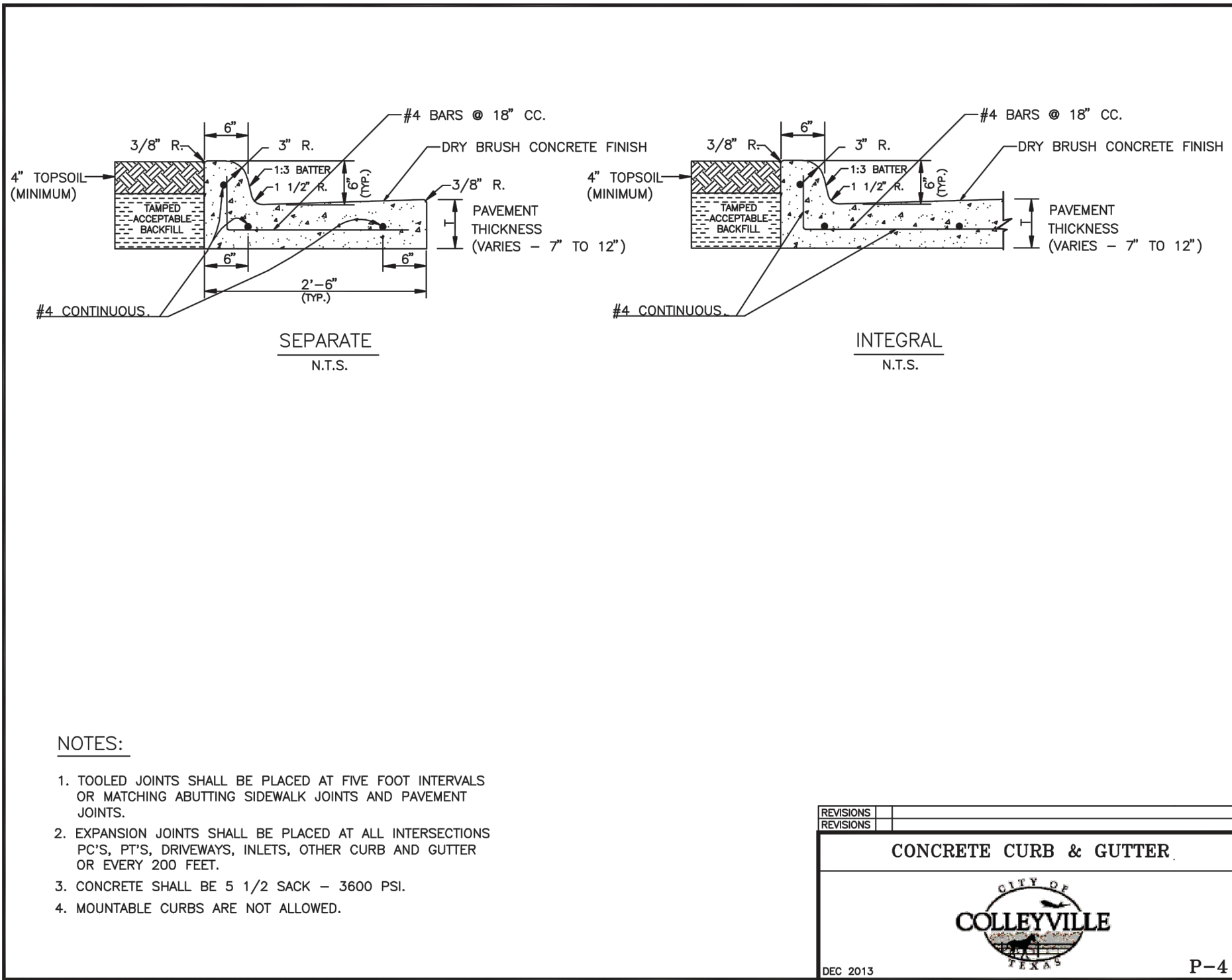
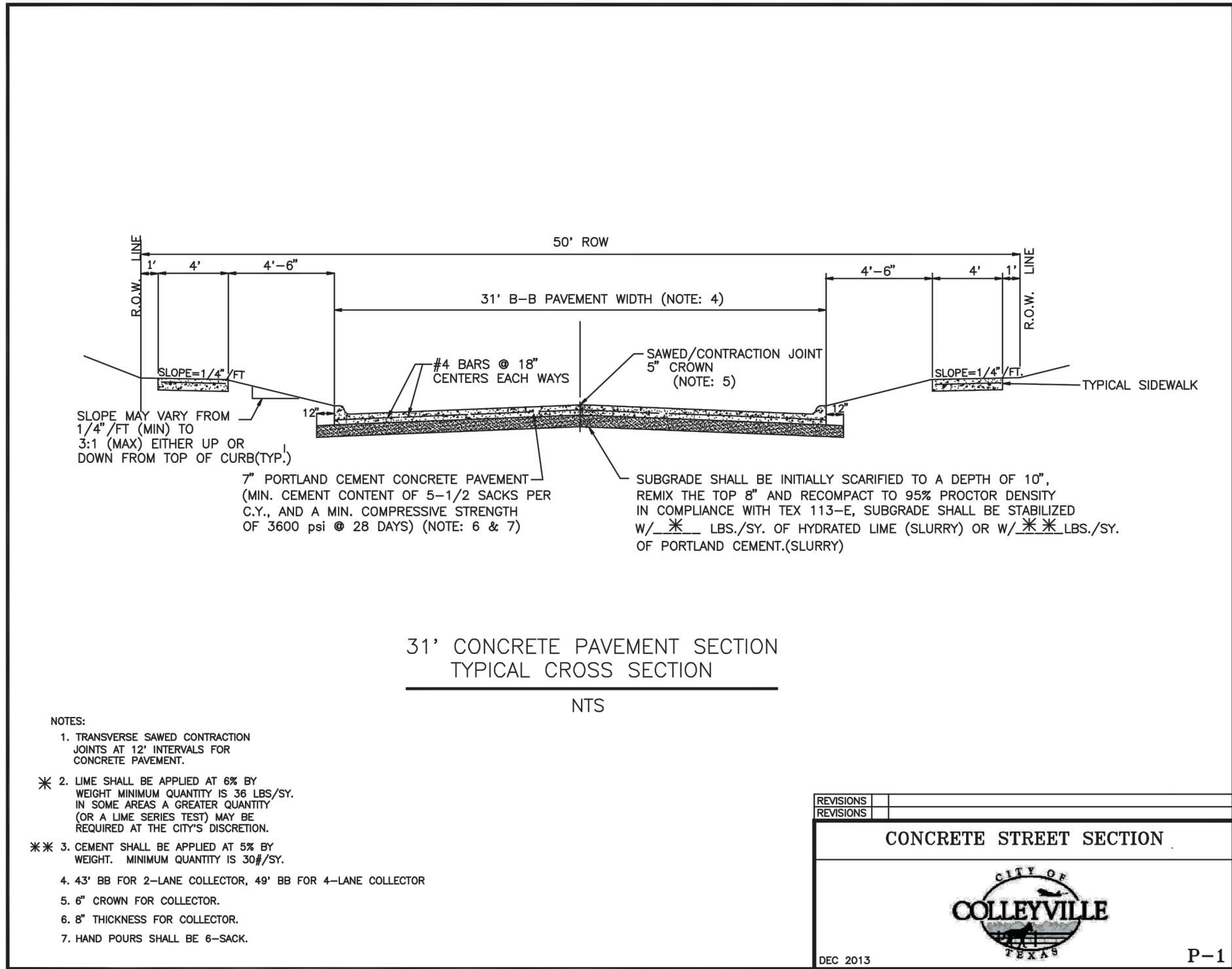
Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing dimensions are out-to-out of bars.



CONCRETE HEADWALLS
WITH FLARED WINGS FOR
0° SKEW PIPE CULVERTS

CH-FW-0

FILE: CD-CH-FW0-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST	COUNTY		SHEET NO.





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 10/28/2024

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Preliminary/Final Plat for the Bluffs Subdivision, being Tracts 1B1, 1B2, 1C1, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case PC24-013

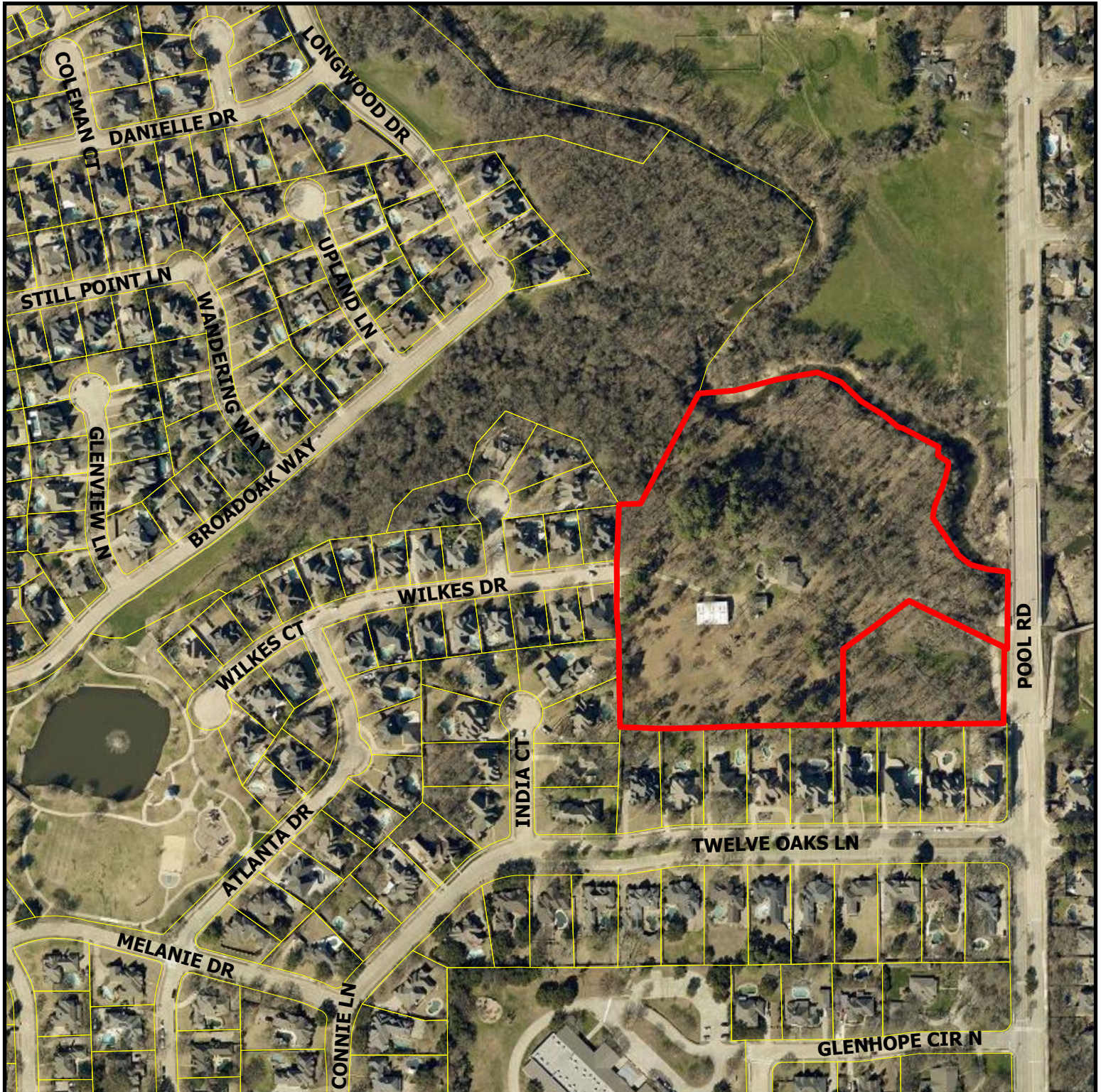
Explanation

Clayton Redinger, the applicant, has submitted a Preliminary/Final Plat for The Bluffs subdivision for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, approximately 13.84 acres, and zoned R-40 Single Family Residential. The request is to plat the properties to allow for a new 9-lot single-family detached subdivision.

Attachments

1. Aerial Map
2. Zoning Map
3. Plat Exhibit
4. Grading and Drainage Exhibits

Aerial Map

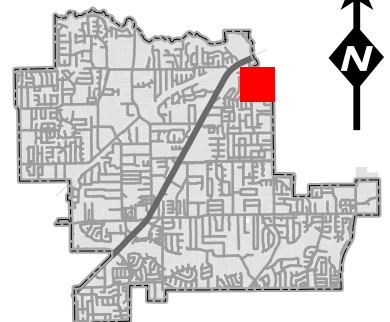


PC24-013

2417 Wilkes Dr

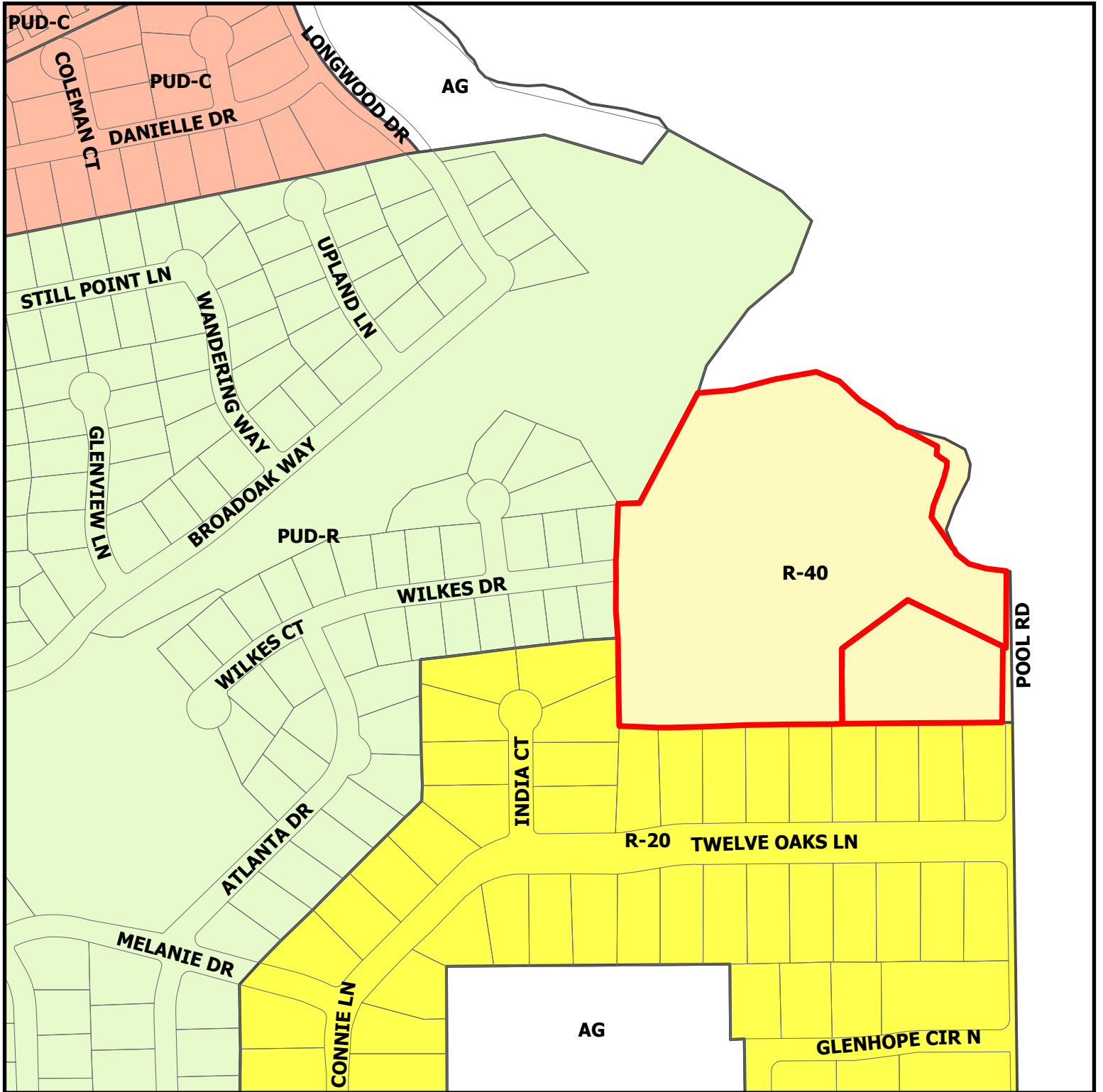


Subject Property



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.

Zoning Map



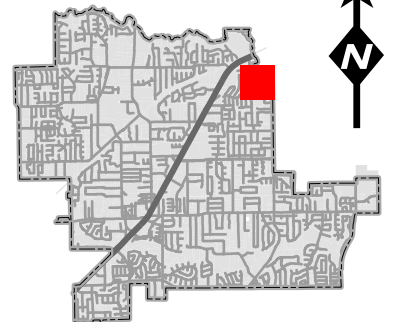
PC24-013

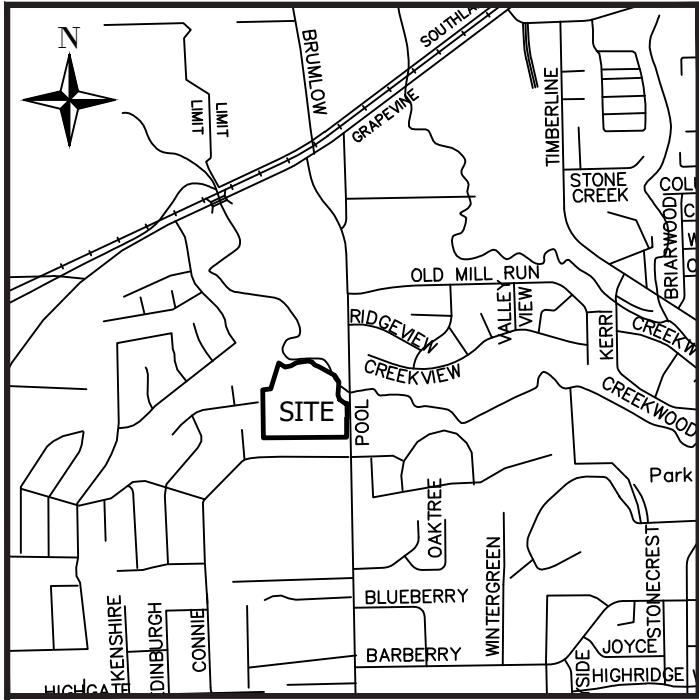
2417 Wilkes Dr

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.

Zoning

AG	Agricultural	R-10	Single Family Residential (10,000)
CC-1	Village Retail	R-15	Single Family Residential (15,000)
CC-2	Shopping Center	R-20	Single Family Residential (20,000)
CC-3	Highway Commercial	R-30	Single Family Residential (30,000)
CN	Neighborhood Commercial	R-40	Single Family Residential (40,000)
CPO	Professional Office	R-MF	Multi-Family Residential
ML	Light Manufacturing	RD	Two Family Residential
PUD-C	Planned Unit Development, Commercial	RE	Single Family 'Estate' Residential
PUD-R	Planned Unit Development, Residential		
			Subject Property





NOTES

- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
- According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Panel 95 of 495, Map Numbers 48439C0095K, Map Revised Date: September 25, 2009, the subject property is located in **Zone "X" (Unshaded)** defined as - Areas determined to be outside of the 0.2% annual chance floodplain. **Zone "X" (Shaded)** define as - Areas of 0.2% annual flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood. Area of Special Flood Hazard (the area subject to flooding by the 1% annual chance flood) **Zone "A"** defined as - No Base Flood Elevations determined. **Floodway areas in Zone "AE"** defined as - The floodway is the channel of a stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights.
- No base flood elevations determined.

This statement does not reflect any type of flood study by this firm.

- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

- The purpose of this plat is to create 9 lots.

SYMBOL	DESCRIPTION
OPRTCT	OFFICIAL PUBLIC RECORDS TARRANT COUNTY TEXAS
PRCTCT	PLAT RECORDS TARRANT COUNTY TEXAS
SIR	SET IRON ROD WITH CAP STAMPED "ypassociates.com"
BL	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
BTP	BY THIS PLAT
L =	ARC LENGTH
AC.	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	113°54'51"	125.00'	248.53'	N26°52'11"E 209.57'
C2	77°38'38"	149.99'	203.26'	S57°21'05"E 188.06'
C3	71°41'06"	205.00'	256.48'	S54°22'29"E 240.08'
C4	9°29'35"	410.00'	67.93'	N84°44'12"E 67.85'
C5	81°28'39"	155.00'	220.42'	S59°16'16"E 202.31'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N30°05'14"W	29.92'
L2	N46°27'15"E	12.98'
L3	S89°27'42"W	29.99'
L4	N18°31'46"W	19.79'
L5	S44°23'48"W	31.40'
L6	N44°23'48"E	16.77'
L7	S00°36'07"E	36.94'
L8	N00°36'12"W	30.72'
L9	N89°23'48"E	15.00'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 20____ to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 20____ to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DESIRÉE L. HURST, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

Desirée L. Hurst
Registered Professional Land Surveyor No. 6230

Dedication Certificate

WHEREAS, UNIQUE FORTUNE and BRUCE & STACEY TAYLOR, are the owners of a tract of land situated in the Robert Chowning Survey, Abstract No. 294, Tarrant County, Texas, and being all of a 12.01 acre tract conveyed to them by General Warrant Deed recorded in Document number D221372815, Correction Instrument D222117538, Official Public Records, Tarrant County, Texas (OPRTCT) and all of Lot 1, Block 1, Cero Addition, an addition to City of Colleyville, Tarrant County, Texas recorded in Clerk's File No. D218158876, Plat Records, Tarrant County, Texas (PRTCT) and being more particularly described as follows: **BEGINNING** at a set 1/2" iron rod with cap stamped "ypassociates.com" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 7015655.8 and Easting 2390402.7, on the south line of said Lot 1, Block 1, Cero Addition, on the north line of Lot 1, Block 1, Ross Downs Estates, an addition to Colleyville, Texas recorded in Cabinet A, Slide 675, PRTCT and on the west right-of-way line of Pool Road (variable width) from which a found 1/2" iron rod bears North 89 degrees 27 minutes 17 seconds East, (Grid Bearings based on said Texas Coordinate System), a distance of 7.41 feet;

THENCE South 89 degrees 27 minutes 17 seconds West, with the south line of said Lot 1, Block 1, Cero Addition and the south line of said 12.01 acre tract, a distance of 882.68 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the southwest corner of said 12.01 acre tract and the west line of Lot 12, Block 1 of said Ross Downs Estates;

THENCE North 00 degrees 36 minutes 23 seconds West, with the west line of said 12.01 acre tract, a distance of 509.36 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at an angle point in the west line of said 12.01 acre tract and a south corner of a tract of land to City of Colleyville recorded in Instrument Number D198133056, OPRTCT;

THENCE North 83 degrees 13 minutes 40 seconds East, continuing with the said west line of said 12.01 acre tract and the south line of said City of Colleyville tract, a distance of 83.69 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";

THENCE North 17 degrees 03 minutes 20 seconds East, continuing with the said west line of said 12.01 acre tract and the east line of said City of Colleyville tract, a distance of 287.72 feet to a point on the approximate centerline of a creek;

THENCE Southeasterly along said creek the following (13) thirteen calls as follows:

- South 57 degrees 03 minutes 28 seconds East, a distance of 82.02 feet to a point for corner.
- North 78 degrees 10 minutes 14 seconds East, a distance of 62.39 feet to a point for corner.
- North 61 degrees 19 minutes 39 seconds East, a distance of 70.19 feet to a point for corner.
- North 82 degrees 00 minutes 36 seconds East, a distance of 123.95 feet to a point for corner.
- South 75 degrees 26 minutes 57 seconds East, a distance of 40.64 feet to a point for corner.
- South 43 degrees 40 minutes 52 seconds East, a distance of 41.64 feet to a point for corner.
- South 67 degrees 37 minutes 14 seconds East, a distance of 48.10 feet to a point for corner.
- South 60 degrees 50 minutes 29 seconds East, a distance of 193.29 feet to a point for corner.
- South 33 degrees 34 minutes 25 seconds East, a distance of 77.66 feet to a point for corner.
- South 03 degrees 32 minutes 20 seconds West, a distance of 141.14 feet to a point for corner.
- South 18 degrees 18 minutes 39 seconds East, a distance of 48.97 feet to a point for corner.
- South 53 degrees 07 minutes 33 seconds East, a distance of 71.64 feet to a point for corner.
- North 89 degrees 27 minutes 38 seconds East, a distance of 22.16 feet to a point for corner on the east line of said 12.01 acre tract and said Pool Road.

THENCE Southeasterly along said 12.01 acre tract, the west right-of-way line of said Pool road and the east line of said Lot 1, Block 1, Cero Addition creek the following (3) three calls as follows:

- South 00 degrees 32 minutes 22 seconds East, a distance of 159.48 feet to a set 1/2" iron rod with cap stamped "ypassociates.com".
- North 70 degrees 39 minutes 25 seconds West, a distance of 7.97 feet to a set 1/2" iron rod with cap stamped "ypassociates.com".
- South 03 degrees 32 minutes 18 seconds East, a distance of 200.48 feet to the **POINT OF BEGINNING** and containing 13.90 acres of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That We, UNIQUE FORTUNE and BRUCE & STACEY TAYLOR, Owners, do hereby adopt this plat designating the hereinbefore described property as Lots 1-9, Lot 1X, Lot 2X, Lot 3X and Lot 4X, Block 1, The Bluffs, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this ____ day of _____, 20____.

UNIQUE FORTUNE

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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2024.

Notary Public in and for the State of Texas

BRUCE & STACEY TAYLOR

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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2024.

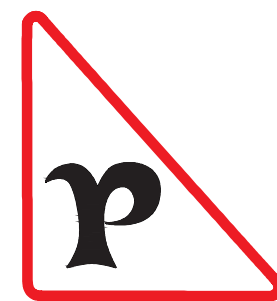
Notary Public in and for the State of Texas

PRELIMINARY PLAT THE BLUFFS LOTS 1-9, LOTS 1X, 2X, 3X AND LOT 4X, BLOCK 1

BEING 13.90 ACRES SITUATED IN THE
ROBERT CHOWNING SURVEY
ABSTRACT NUMBER 294

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PREPARED OCTOBER 2024



YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
817.268.3316
info@ypassociates.com
TBPELS 10194022
SEPTEMBER 29, 2024
PAGE 1 OF 1

OWNER/DEVELOPER:

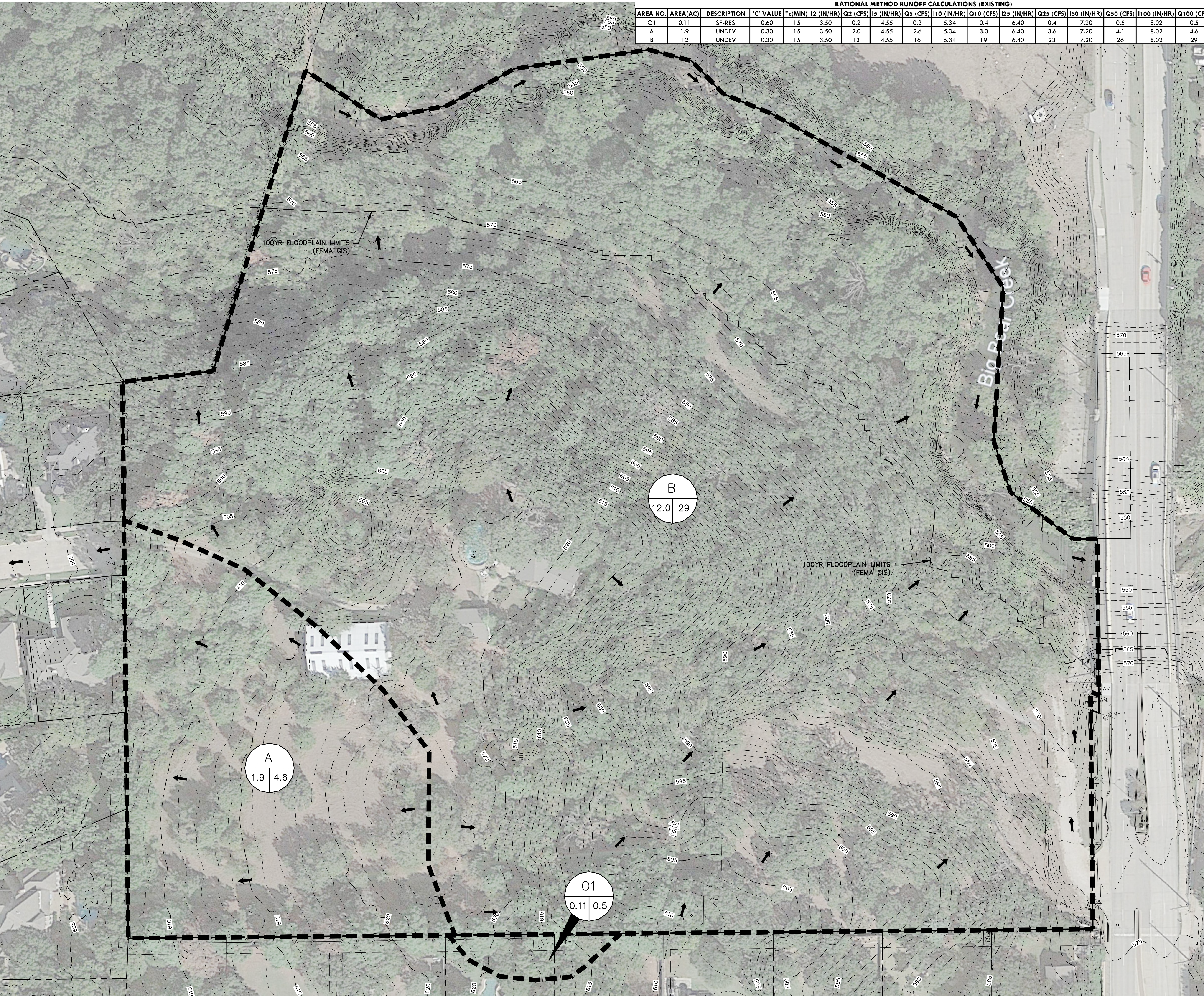
UNIQUE FORTUNE, LLC
400 N. CARROLL AVENUE
SOUTH LAKE, TX 76092
PHONE: 817.421.2067

OWNER/DEVELOPER:

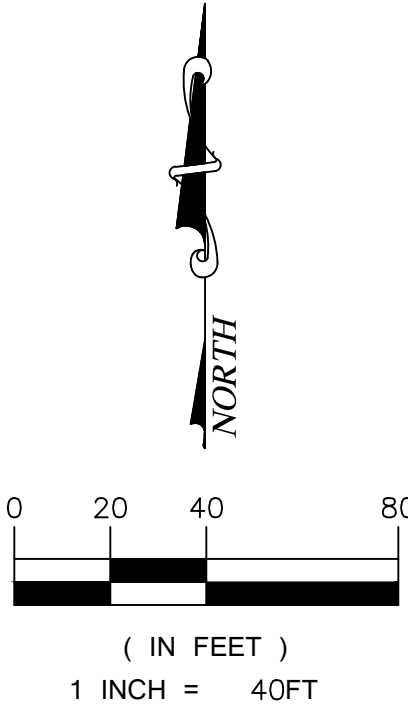
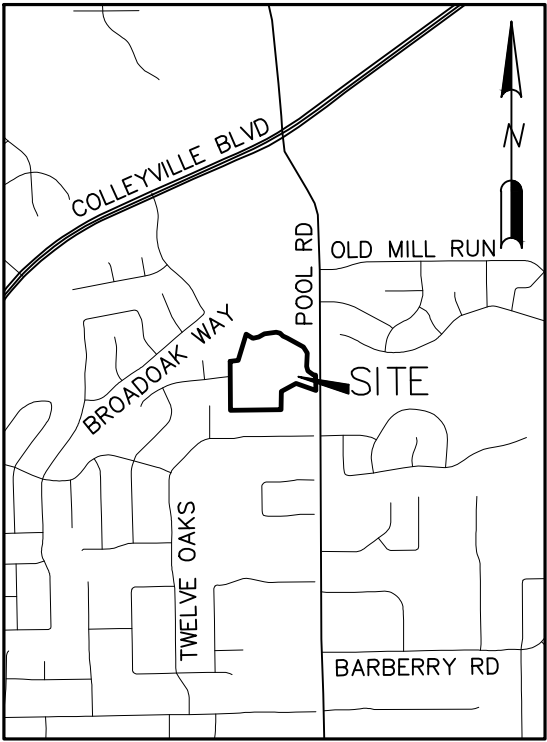
BRUCE TAYLOR AND STACY TAYLOR
4501 SHADYCREEK LANE
COLLEYVILLE, TX 76034

SURVEYOR:

YAZEL PEEBLES &
ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 817.268.3316



RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																
AREA NO.	AREA (AC)	DESCRIPTION	'C' VALUE	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)
01	0.11	SF-RES	0.60	1.5	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
A	1.9	UNDEV	0.30	1.5	3.50	2.0	4.55	2.6	5.34	3.0	6.40	3.6	7.20	4.1	8.02	4.6
B	12	UNDEV	0.30	1.5	3.50	13	4.55	16	5.34	19	6.40	23	7.20	26	8.02	29



- LEGEND
- DRAINAGE AREA LABEL
 - FLOW ARROW (POST-PROJECT)
 - DRAINAGE DIVIDE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - DESIGN POINT

1. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
2. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.

REDINGER GROUP, LLC
P.O. BOX 93206
DALLAS, TEXAS 75293
PHONE (817) 233-2727
FAX (817) 233-2727
ENGINEERING REGISTRATION NUMBER E-23239
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
10000 BARBERRY RD
SOUTH PLAINFIELD, TEXAS 76089
PHONE (817) 617-9105

EXISTING DRAINAGE PLAN
THE BLUFFS
COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

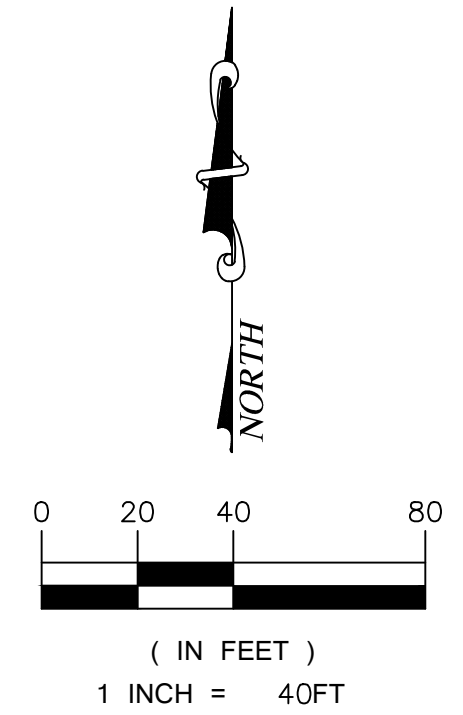
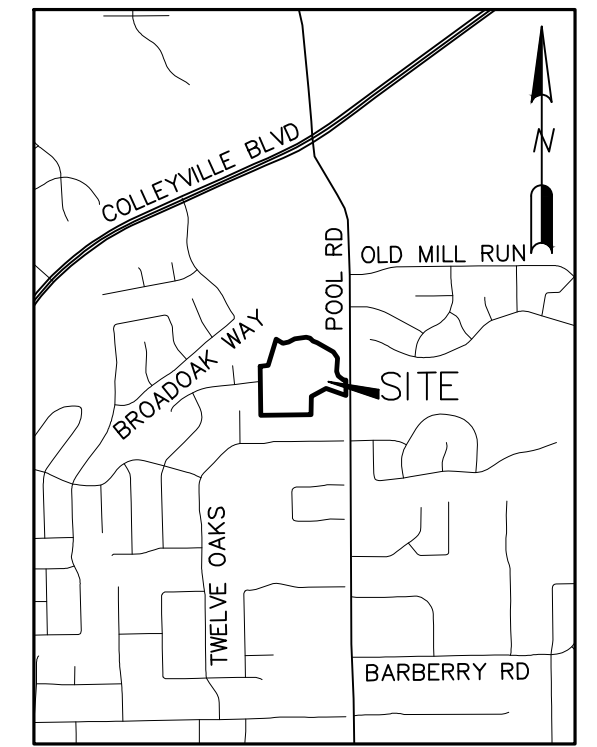
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/10/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
1

CITY CASE NO. ----

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	"C" VALUE	T _c (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)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
A1	2.4	SF-RES	0.60	15	3.50	5.0	4.55	6.6	5.34	7.7	6.40	9.2	7.20	10.4	8.02	12
B1	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11	5.34	13	6.40	16	7.20	18	8.02	20
B2	3.9	SF-RES	0.60	15	3.50	8.2	4.55	11	5.34	12	6.40	15	7.20	17	8.02	19
B3	3.3	OPEN SPACE	0.30	15	3.50	3.5	4.55	4.5	5.34	5.3	6.40	6.3	7.20	7.1	8.02	7.9



- LEGEND

	DRAINAGE AREA LABEL
	FLOW ARROW (POST-PROJECT)
	DRAINAGE DIVIDE
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	DESIGN POINT

1. NO GRADING IS ANTICIPATED WITHIN THE REGULATORY FLOODWAY/FLOODPLAIN OF BIG BEAR CREEK WHICH WOULD REQUIRE A CLOMR SUBMITTAL THROUGH FEMA.
2. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
3. THE DEVELOPMENT DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA FOR BIG BEAR CREEK.
4. DETENTION ASSESSMENT MEMORANDUM PROVIDED BY SEPARATE CORRESPONDENCE.
5. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.
6. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

**PRELIMINARY
FOR REVIEW ONLY**

Not for Construction or Permit Purposes

Engineer	CLAYTON T. REDINGER	Date	10/10/2024
P.E. No.	97497		

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
2

REDINGER GROUP PROJECT No. 1013-01 – PRELIMINARY PLAT FOR THE BLUFFS – COLLEYVILLE, TEXAS

REDINGER GROUP, LLC
P.O. BOX 93206
SOUTH PLAINS, LA 70089
PHONE: (817) 233-5277
ENGINEERING REGISTRATION NUMBER F-23378

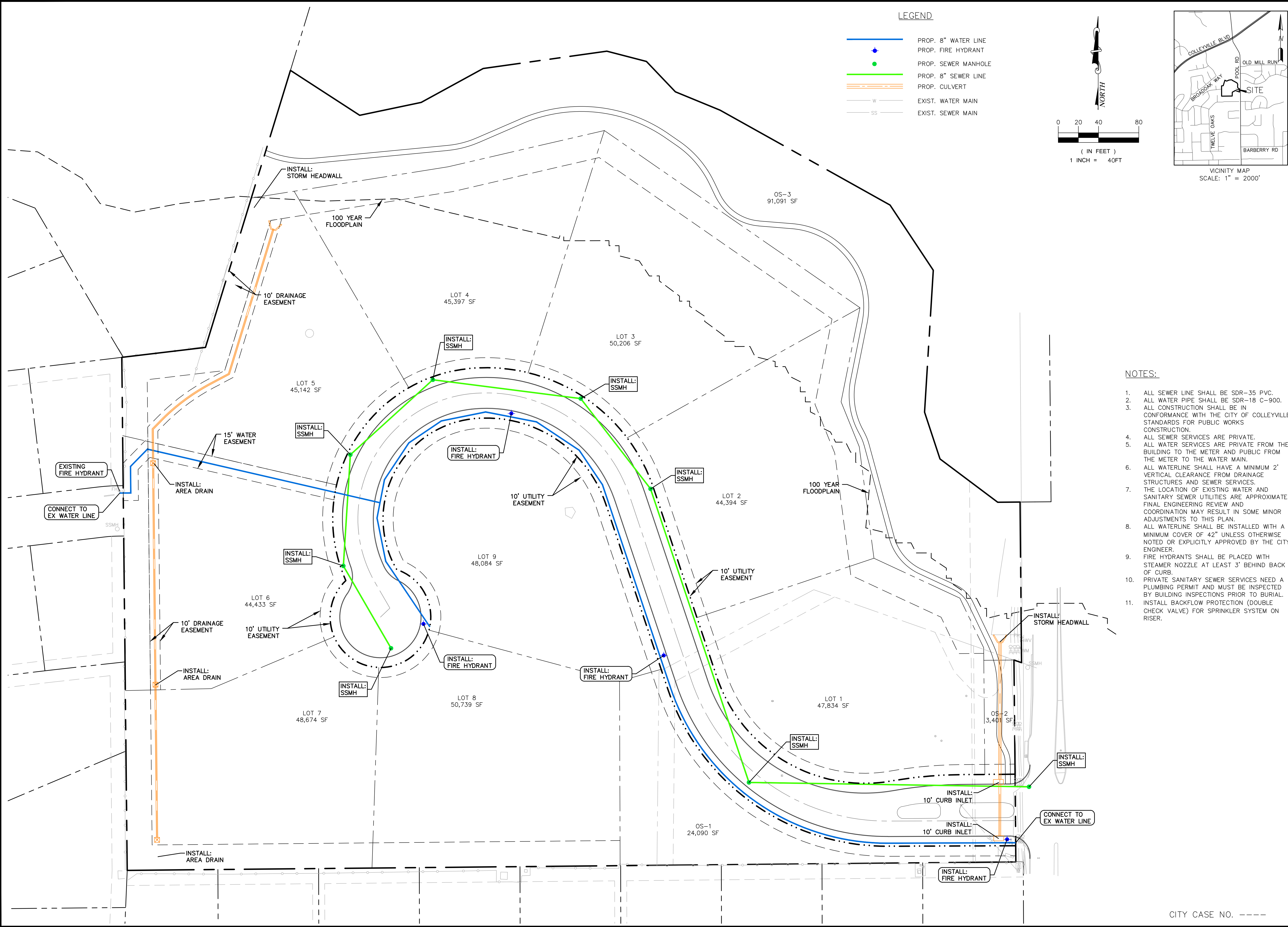
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
680 N. CARROLL AVE., SUITE 100
SOUTHLAKE, TEXAS 76092
PHONE: (817) 617-9105

PRELIMINARY GRADING & DRAINAGE PLAN

THE BLUFFS

COLLEYVILLE, TEXAS

CITY CASE NO. ----



- NOTES:
1. ALL SEWER LINE SHALL BE SDR-35 PVC.
 2. ALL WATER PIPE SHALL BE SDR-18 C-900.
 3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF COLLEYVILLE STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
 4. ALL SEWER SERVICES ARE PRIVATE.
 5. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
 6. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
 7. THE LOCATION OF EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
 8. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
 9. FIRE HYDRANTS SHALL BE PLACED WITH STEAMER NOZZLE AT LEAST 3' BEHIND BACK OF CURB.
 10. PRIVATE SANITARY SEWER SERVICES NEED A PLUMBING PERMIT AND MUST BE INSPECTED BY BUILDING INSPECTIONS PRIOR TO BURIAL.
 11. INSTALL BACKFLOW PROTECTION (DOUBLE CHECK VALVE) FOR SPRINKLER SYSTEM ON RISER.

PRELIMINARY UTILITY PLAN
THE BLUFFS
COLLEYVILLE, TEXAS

BENCHMARKS:
COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'
COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/10/2024

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

NO.	REVISION	BY	DATE

REDINGER GROUP, LLC
P.O. BOX 93006
DALLAS, TEXAS 75293
PHONE (817) 333-2272
FAX (817) 333-2273
ENGINEERING REGISTRATION NUMBER E-23239
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
1013-01
SOUTHDALE, TEXAS 76092
PHONE (817) 617-9105



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2c

Agenda Date 10/28/2024

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow for a fence on Lot 1, Block 1, Chelsea Park Addition, being located at 5000 Chelsea Drive, Case ZC24-020

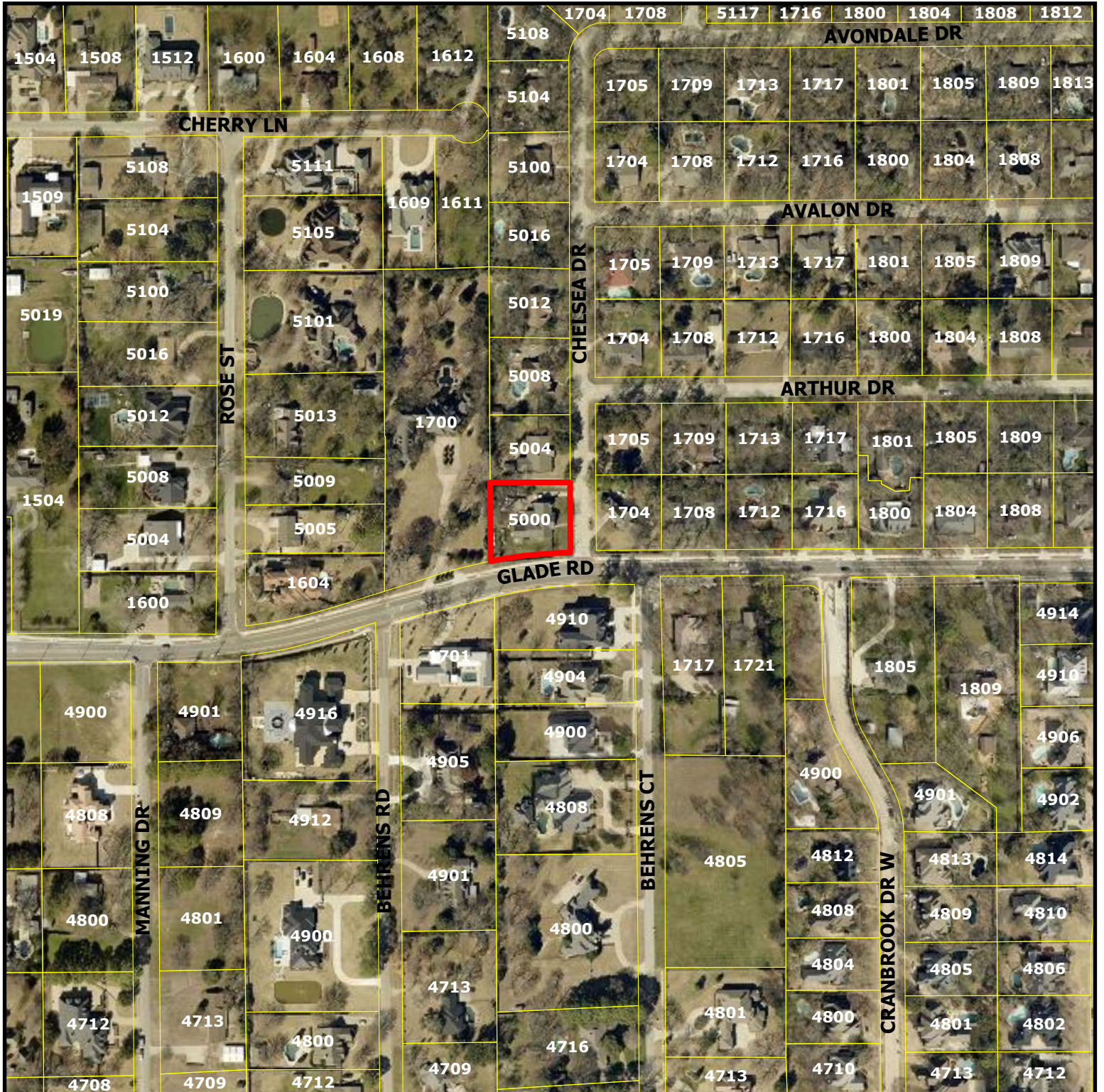
Explanation

Innocent Olengue, the applicant, has submitted a Special Use Permit for a fence on Lot 1, block 1 of the Chelsea Park Addition, being approximately 0.54 acres, and zoned R-20 Single Family Residential. The request is to allow for the replacement of a wood fence along Glade Road. The special use permit is needed as the applicant wishes to replace a 6-foot wood fence with an 8-foot wood fence within the corner street side yard setback along the property line.

Attachments

1. Aerial Map
2. Zoning Map
3. Site Plan Exhibit

Aerial Map

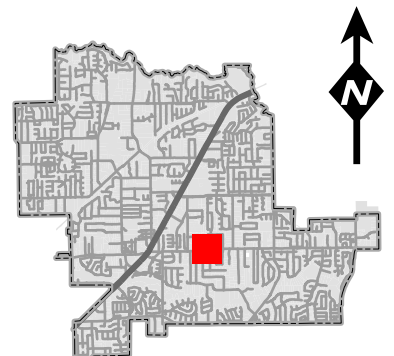


ZC24-020

5000 Chelsea Dr

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 Subject Property



Zoning Map



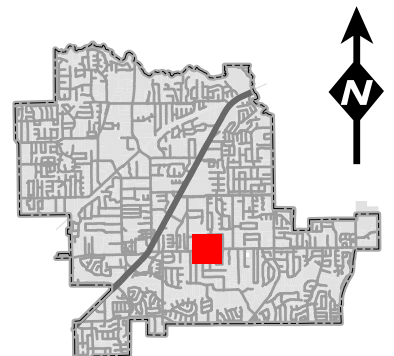
ZC24-020

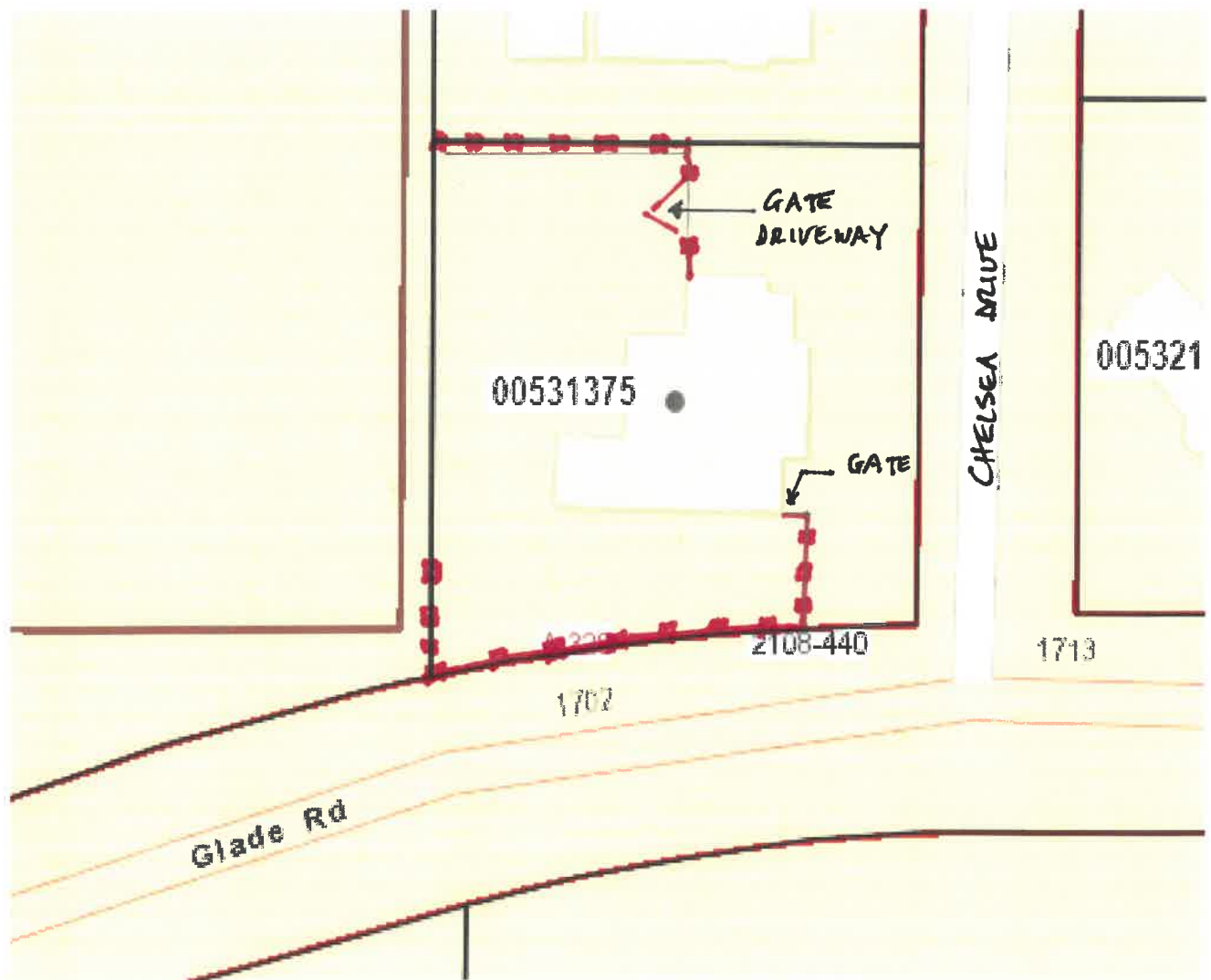
5000 Chelsea Dr

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 Subject Property





5000 CHELSEA DRIVE SITE PLAN

REMOVE 6 FT FENCE. INSTALL NEW 8 FT WOOD FENCE

[Type here]



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2d

Agenda Date 10/28/2024

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Rezoning from AG Agricultural to CC-1 Village Retail on Lot 2, Block 1, First Baptist Church-Colleyville Addition, being located at 1007 Church Street, Case ZC24-021

Explanation

Zach Towery, the applicant, has submitted a request for rezoning from AG Agricultural to CC-1 Village Retail on Lot 2, Block 1, First Baptist Church-Colleyville Addition, being approximately 2.77 acres, and zoned AG Agricultural. The request is to allow for a new office and storage building to be built as part of Crosscreek Church's campus expansion.

Attachments

1. Aerial Map
2. Zoning Map
3. Site Plan Exhibit
4. Topographic Exhibit
5. Site Area Map Exhibit

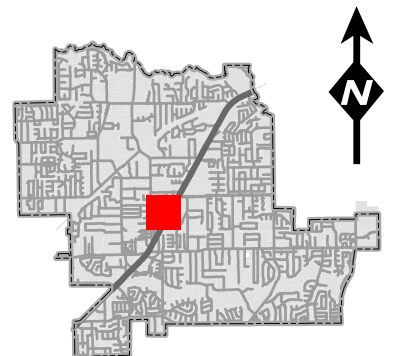
Aerial Map



ZC24-021

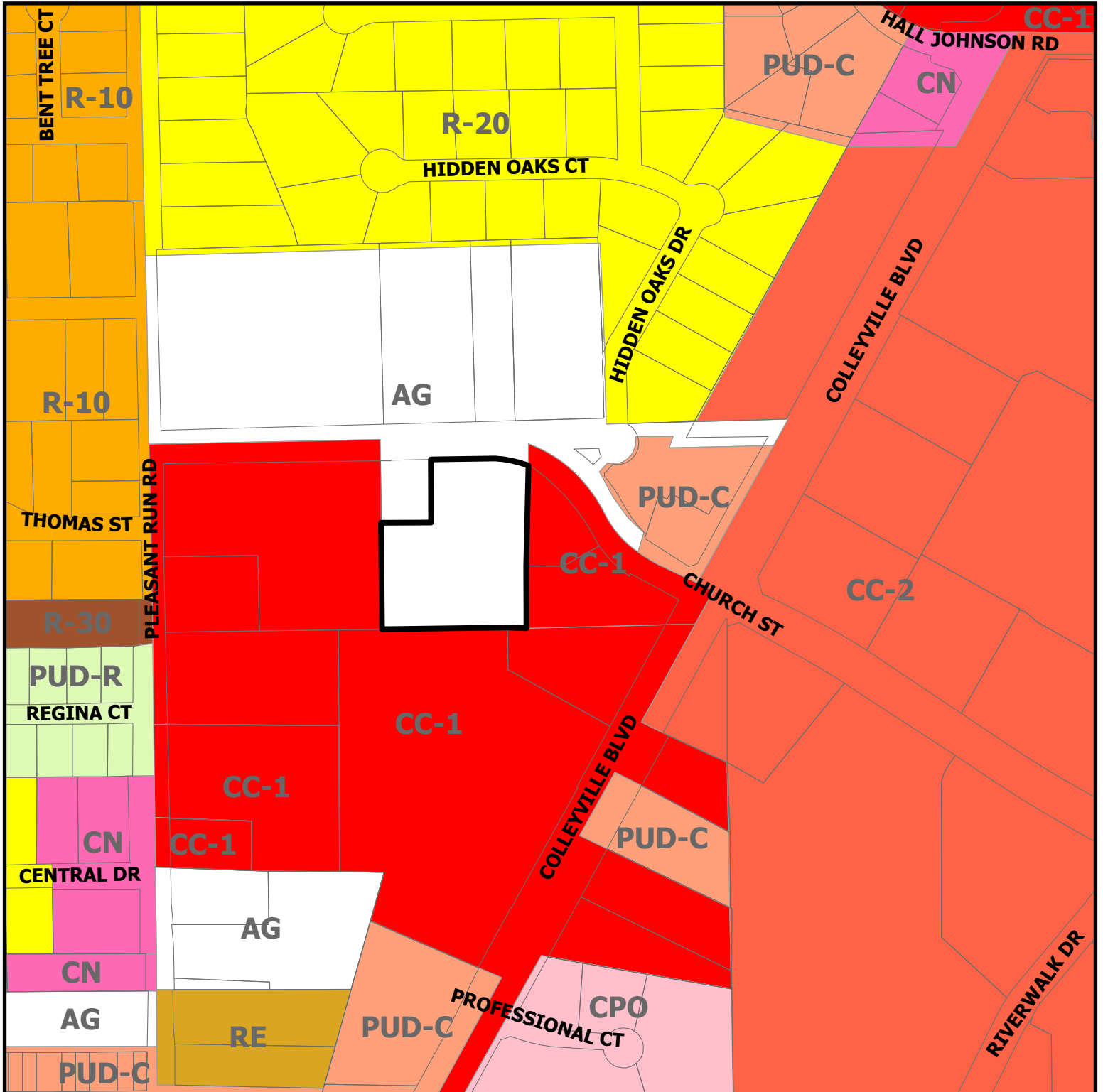
1007 Church St

 Subject Property



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Zoning Map

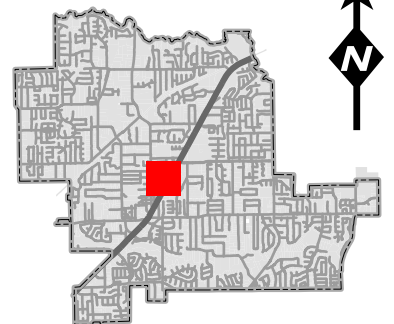


ZC24-021

1007 Church St



Subject Property



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SITE BENCHMARK

LEGEND

PARKING COUNT

10



CROSS CREEK CHURCH

LOTS 1-2, BLOCK 1
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

[illegible]

JOB NUMBER: KE PROJECT NUMBER

ISSUE DATE: DATE

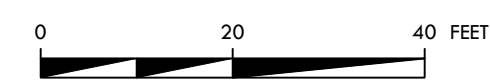
STORAGE CONCEPT PLAN

SHEET:

V1.0



GRAPHIC SCALE



SCALE: 1" = 20'

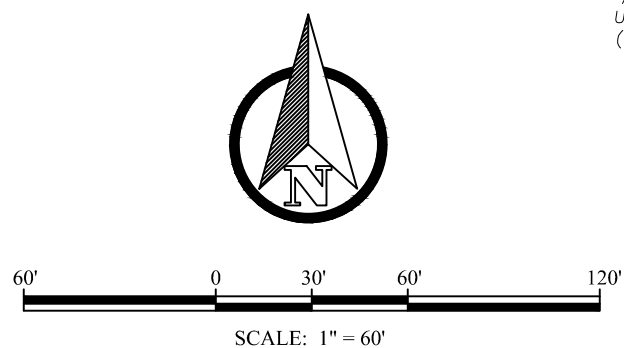
1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

Utility locations are per observed evidence and the below sources ONLY. There may exist additional or different underground utilities than are shown hereon, and surveyor did not perform a full SUE investigation.

DigTess - Ticket #2461350650

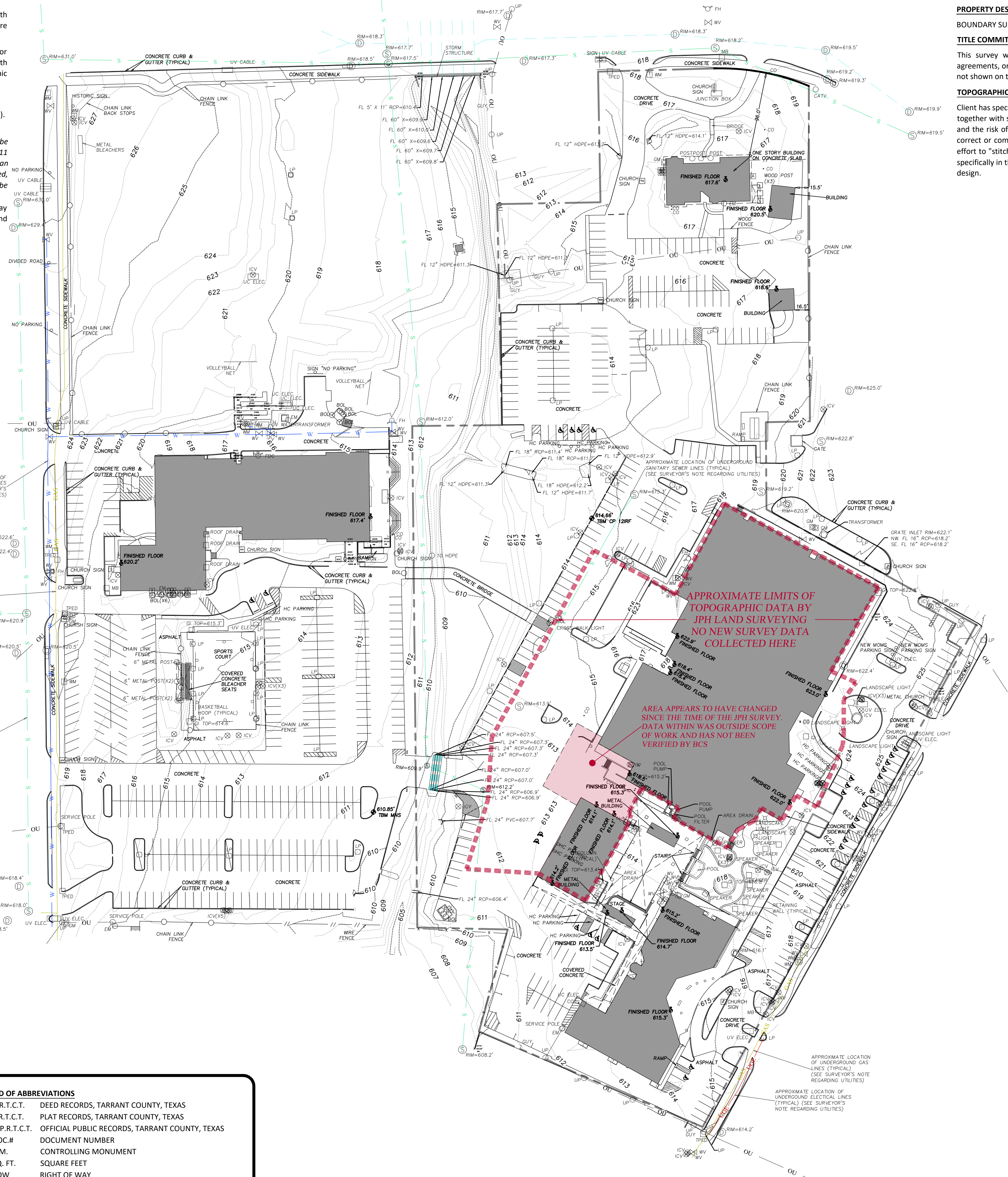
Maps/Plans: Maps and plans provided by the City of Colleyville through Public Open Records Request



- air conditioning unit
- IRV ♂ irrigation control valve
- CATV ♂ cable tv
- ⊕ electric meter
- fence, guardrail
- nc/rf fire det. connection
- nc/rf fire hydrant
- BOL ♂ bollard
- AD □ area drain
- ⊕ grate inlet
- GV ♂ gas valve
- ⊕ gas meter
- CWELL ♂ gas well
- sign
- ⊕ sanitary sewer manhole
- ⊕ storm water manhole
- ⊕ telephone manhole
- TFL ♂ tank fill lid
- TPED ♂ telephone pedestal
- TSP — traffic signal pole
- CO ♂ utility clean out
- UCC ♂ comm. utility cabinet
- ⊕ elect. utility cabinet
- ⊕ comm. utility vault
- ⊕ elect. utility vault
- UWV ♂ water utility vault
- UF/SP ♂ utility/service pole
- utility sign
- water shutoff
- WV ♂ water valve
- ⊕ well
- WM ♂ water meter
- CATV ♂ cable tv riser
- ARM ♂ air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4"
- contour lines

- ————— SUBJECT TRACT BOUNDARY
- - - - - - ADJOINING TRACT BOUNDARY
- ———— CENTER LINE
- ———— EASEMENT
- ———— FENCE (WIRE/WOOD/METAL/CHAIN-LINK)
- ———— S ———— SANITARY SEWER LINE
- ———— STORM SEWER LINE
- ———— W ———— WATER LINE
- ———— GAS ———— GAS LINE
- ———— UGFO ———— UNDERGROUND FIBER OPTIC LINE
- ———— UGC ———— UNDERGROUND CABLE LINE
- ———— UGE ———— UNDERGROUND ELECTRIC LINE
- ———— OVERHEAD UTILITY LINE

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

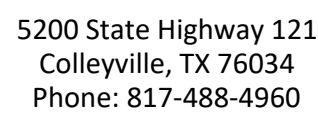


BOUNDARY SURVEY/VERIFICATION WAS SPECIFICALLY EXCLUDED BY CLIENT.

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

Client has specifically directed surveyor to limit survey to specific area(s) of the site, and attempt to "stitch" this data together with survey data from a previous surveyor. Client has been advised of the limitations of this methodology, and the risk of discrepancies. Surveyor makes no representation that the data contained in the previous survey is correct or complete, and any data shown within this area is subject to change. At the limits of this area, the best effort to "stitch" this data together was made, as requested, but there may exist differences and/or discrepancies, specifically in these areas. Client is responsible for field verifying all of these areas prior to beginning construction or design.

CROSS CREEK CHURCH - COLLEYVILLE TX
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS



DRAWN: SMW

CHECKED: JHB

09/21/2024 ADDITIONAL TOPO

CROSS CREEK CHURCH

**COLLEYVILLE,
TEXAS**

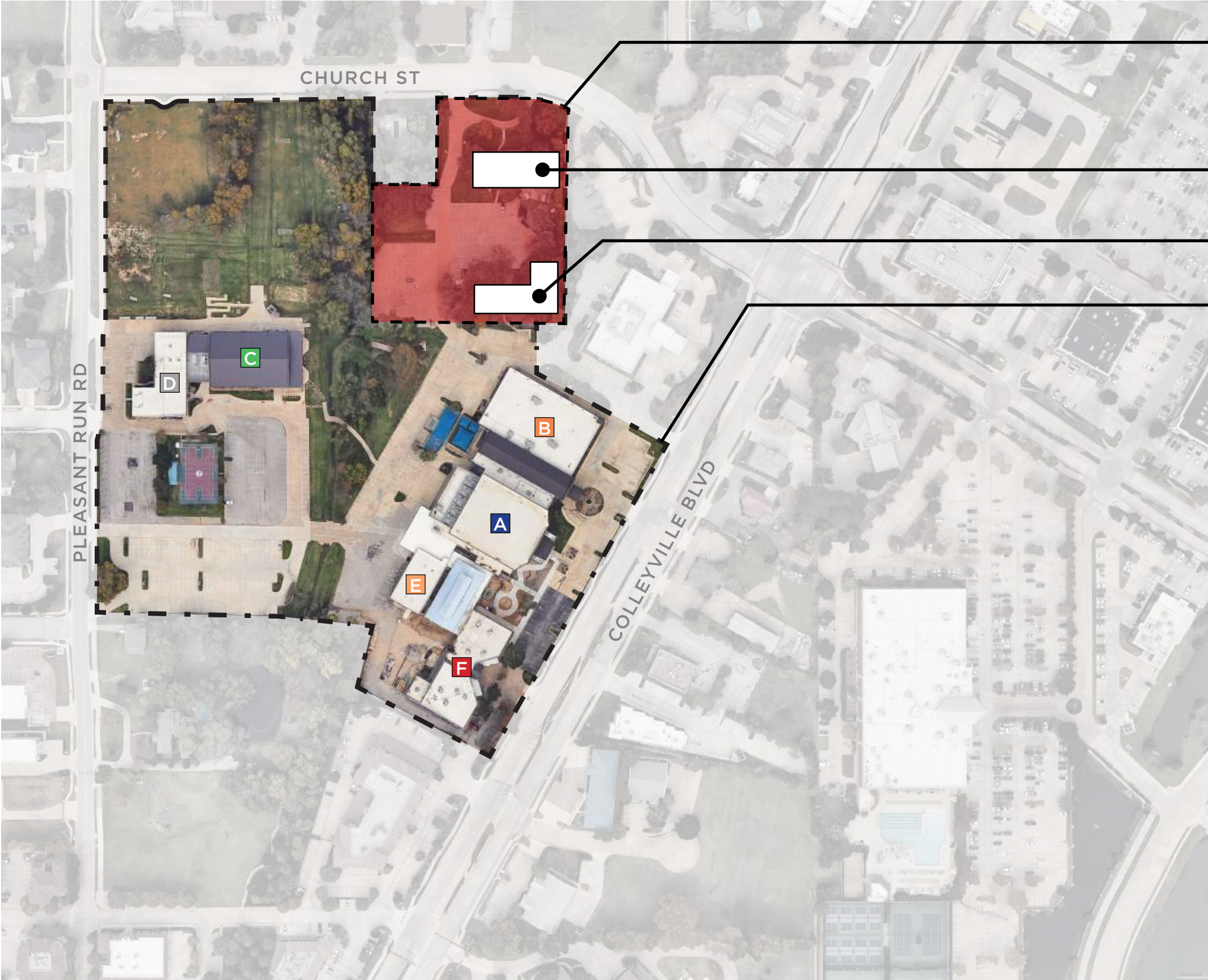
SHEET:

VO1

TOPOGRAPHIC
SURVEY

CROSSCREEK CHURCH

CAMPUS MAP



SITE AREA

OFFICE (FUTURE)

STORAGE (FUTURE)

CAMPUS BOUNDARY

- A** WORSHIP CENTER
- B** KIDS
- C** STUDENTS
- D** OFFICES
- E** ADULTS
- F** ADULTS / CHAPEL

NOT TO SCALE



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2e

Agenda Date 10/28/2024

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow for a fence on Lot 16, Block 8, Oak Crest Hills Addition, being located at 405 Oak Valley Drive, Case ZC24-022

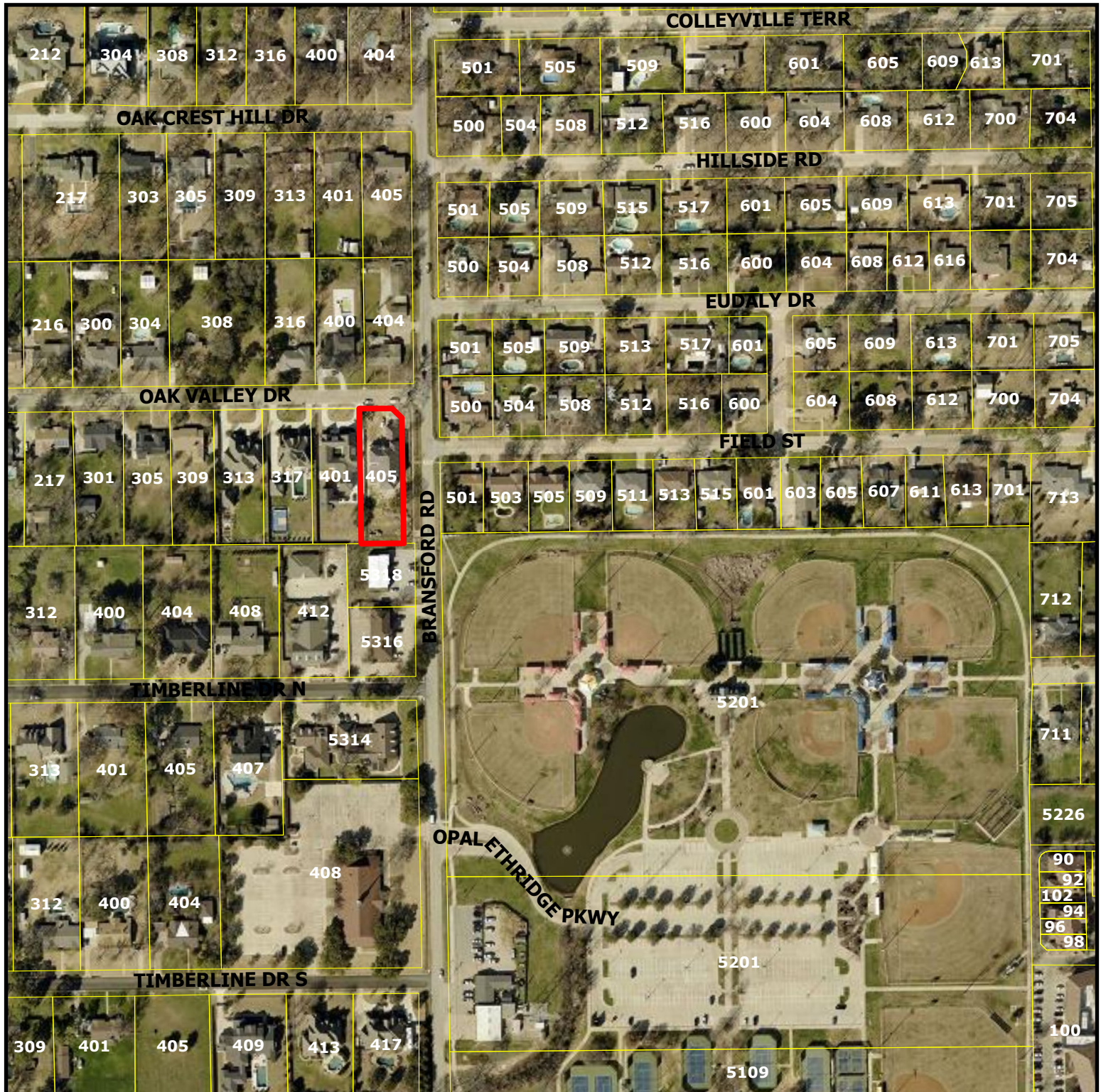
Explanation

MA & S Construction, the applicant, has submitted a Special Use Permit request for a fence on Lot 16, Block 8, Oak Crest Hills Addition, being approximately 0.54 acres, and zoned R-20 Single Family Residential. The request is to allow for a 6-foot wrought iron fence and a portion of 6-foot wood fence that was built within the required street side yard setback approximately along the property line to remain.

Attachments

1. Aerial Map
2. Zoning Map
3. Fence Site Plan

Aerial Map

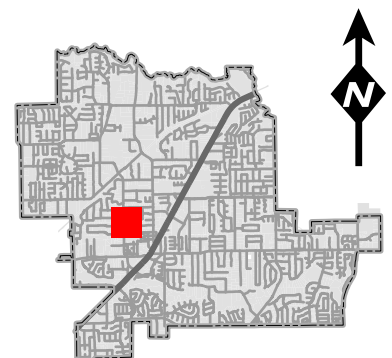


ZC24-022

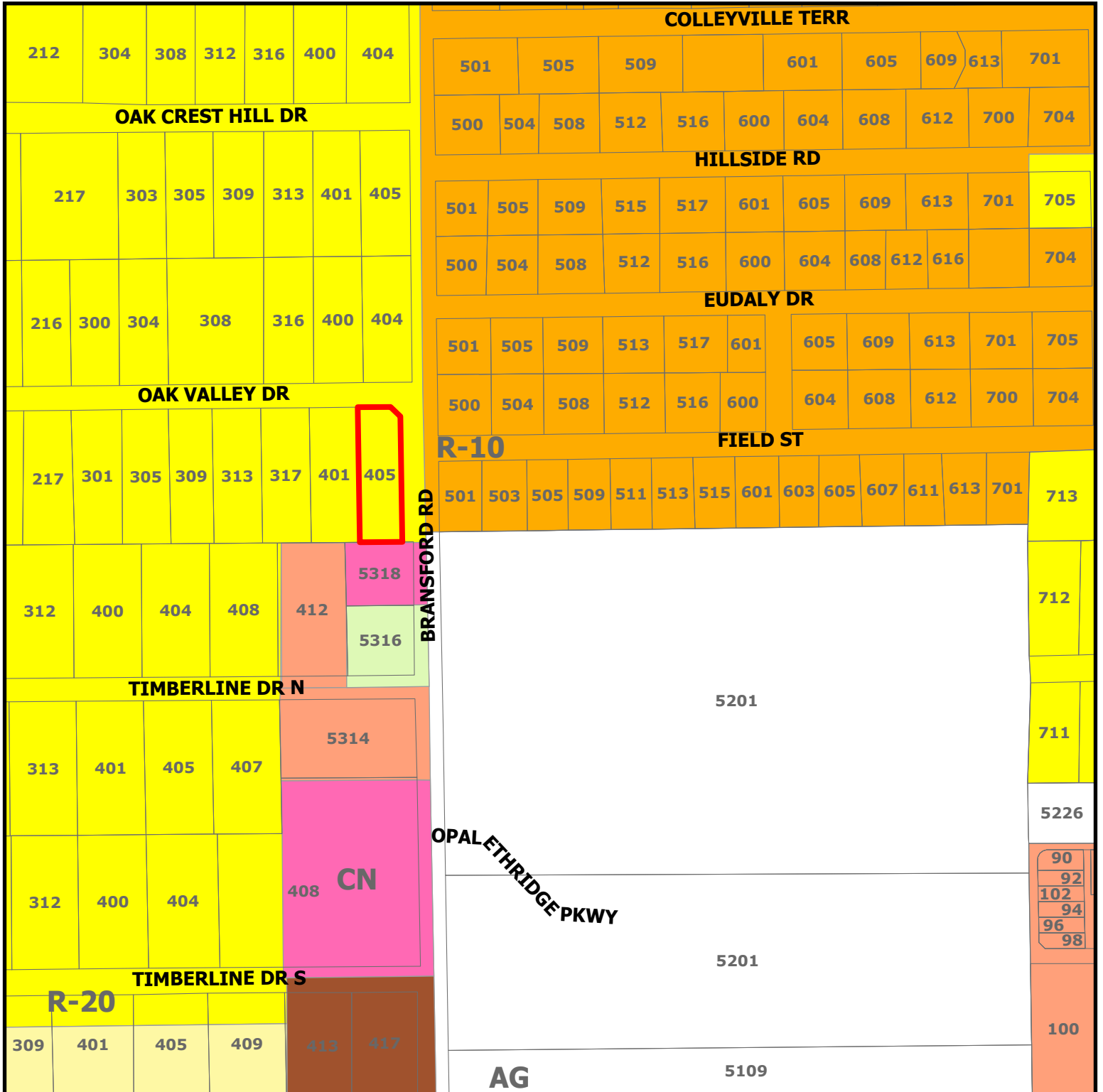
405 Oak Valley Dr

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 Subject Property



Zoning Map



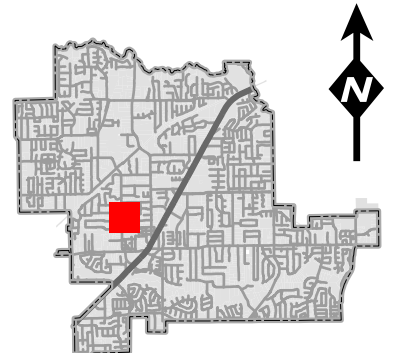
ZC24-022

405 Oak Valley Dr

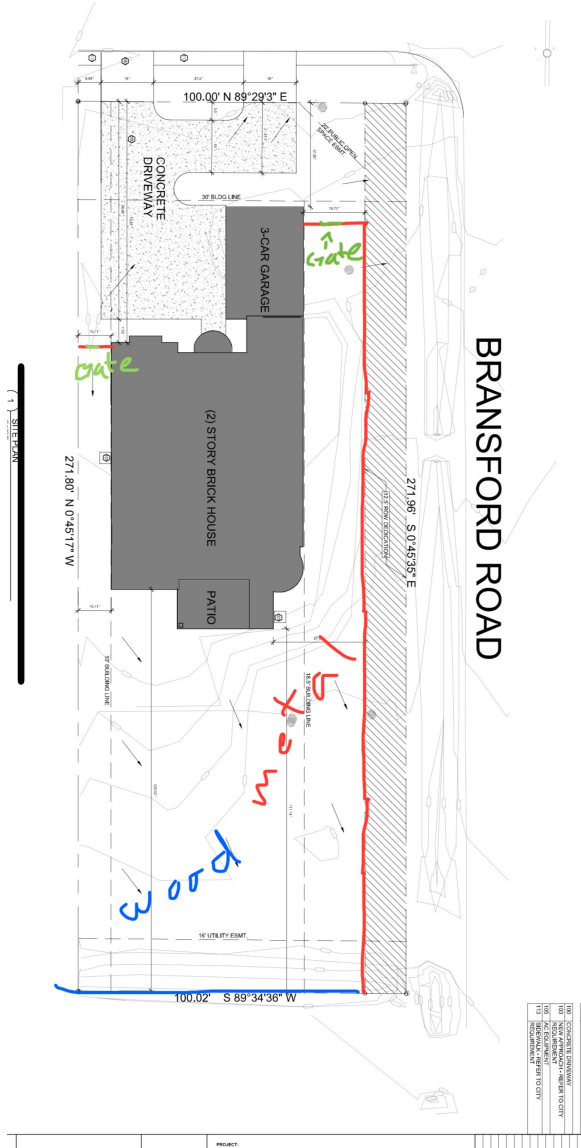
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Subject Property



EAST OAK VALLEY DRIVE





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2f

Agenda Date 10/28/2024

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow for a residential carport on Lot 8, Block 1, Arbor Estates Addition, being located at 2401 Spruce Court, Case ZC24-023

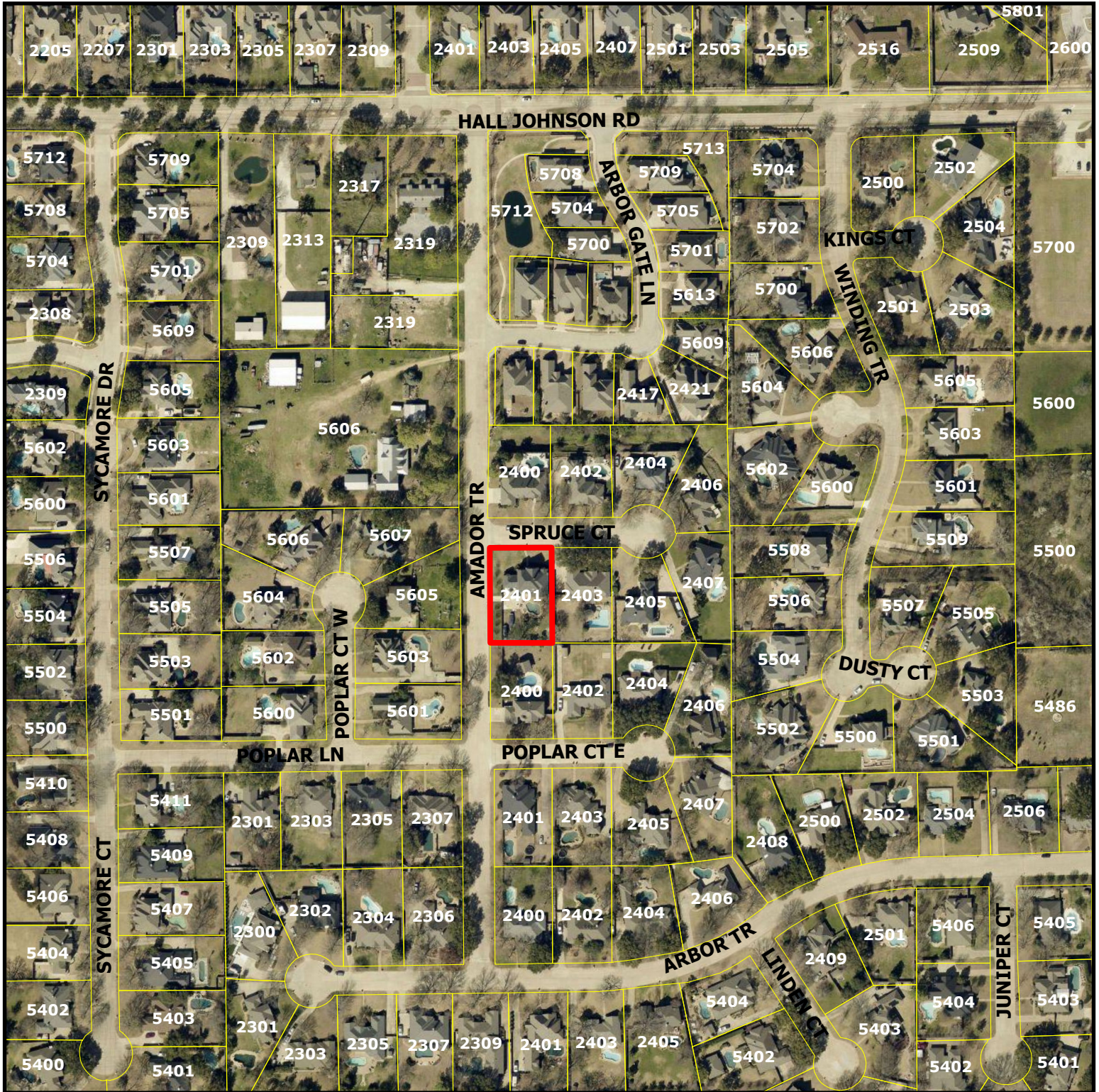
Explanation

Joe Chiles, the applicant, has submitted a Special Use Permit request for a residential carport on Lot 8, Block 1, Arbor Estates Addition, being approximately 0.44 acres, and zoned R-20 Single Family Residential. The request is to allow for a carport that was built without a permit to remain on the property. The carport does not comply with the regulations and requirements of the Land Development Code. It is 1,000 square feet, does not have masonry-clad posts, and is 20 feet in height. The maximum allowed square footage for carports is 480 square feet and the maximum height is 15 feet. The carport also does not comply with setback requirements from the street side and rear property lines.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Site Plan Exhibit
5. Images Provided by Applicant

Aerial Map

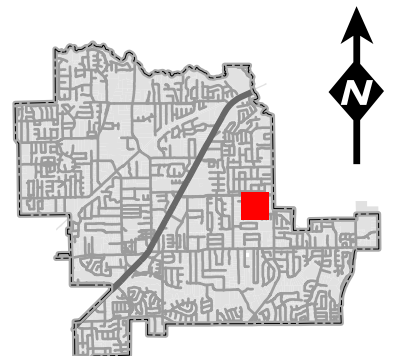


ZC24-023

2401 Spruce Ct



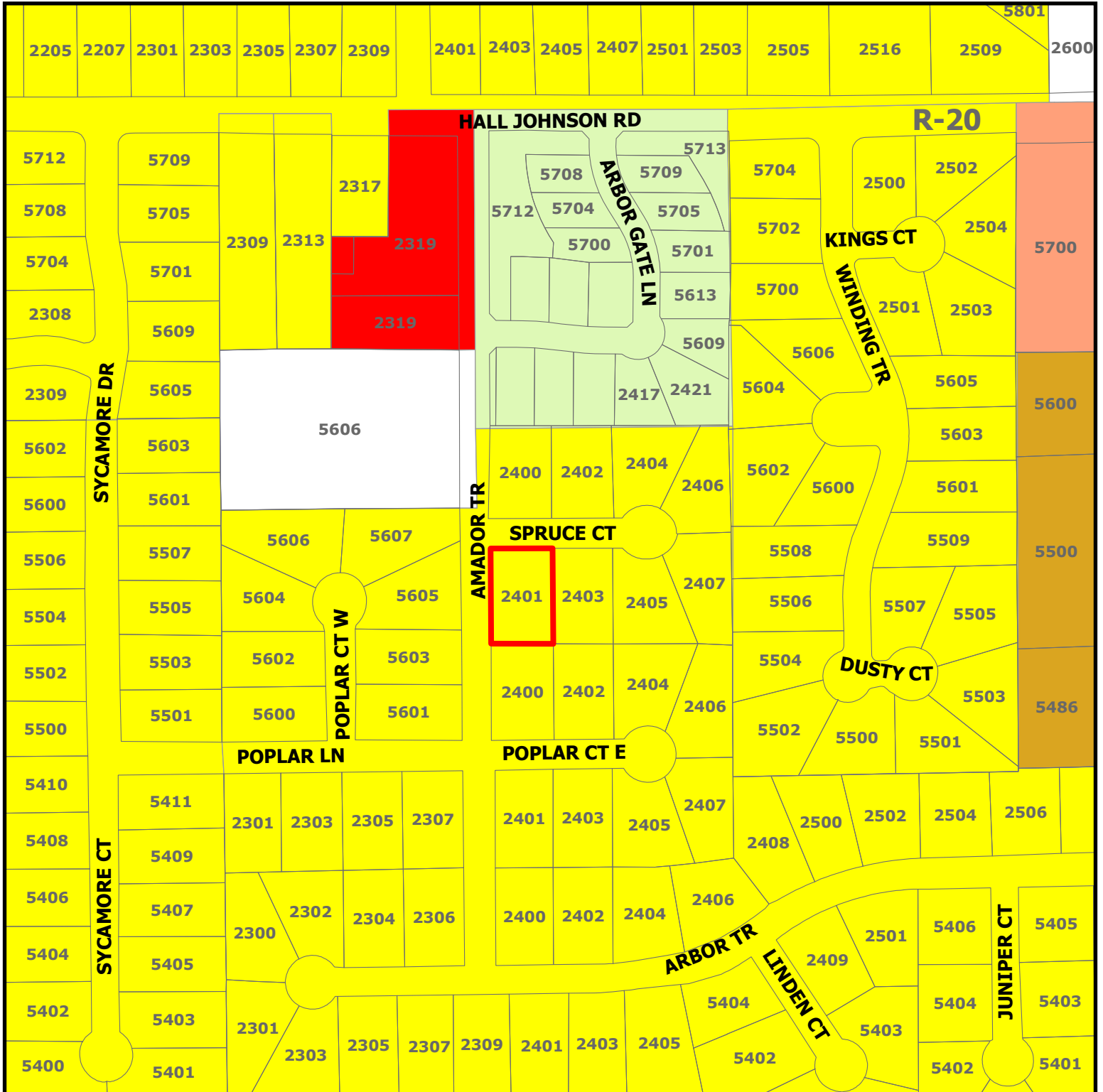
Subject Property



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Zoning Map

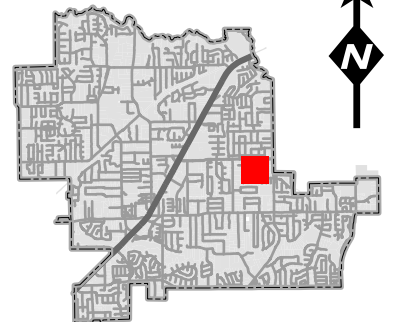


ZC24-023

2401 Spruce Ct



Subject Property



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Joe & Vicki Chiles

2401 Spruce ct
Colleyville TX 76034
United States
940-999-4926
Chilesjoe@me.com

October 10, 2024

City of Colleyville
100 Main Street
Colleyville, TX 76034-1016

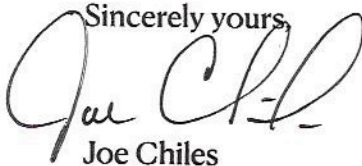
To Whom it May Concern,

My wife Vicki and I are lifetime residents of Denton County and moved to Colleyville in May of 2023 after living a short time near Eagle Mountain Lake. We part time in Colorado, so being this close to DFW airport is perfect. We enjoy the small town feel with all the conveniences so near by and are very comfortable here. Thank you for your consideration.

After losing our roof in the damaging hail storms this spring, we decided that we needed to provide protection for our vehicles. We own two classic cars and a Sprinter Van. That is why we built the structure in question. I believe it is within the building lines and outside any easements according to our plat.

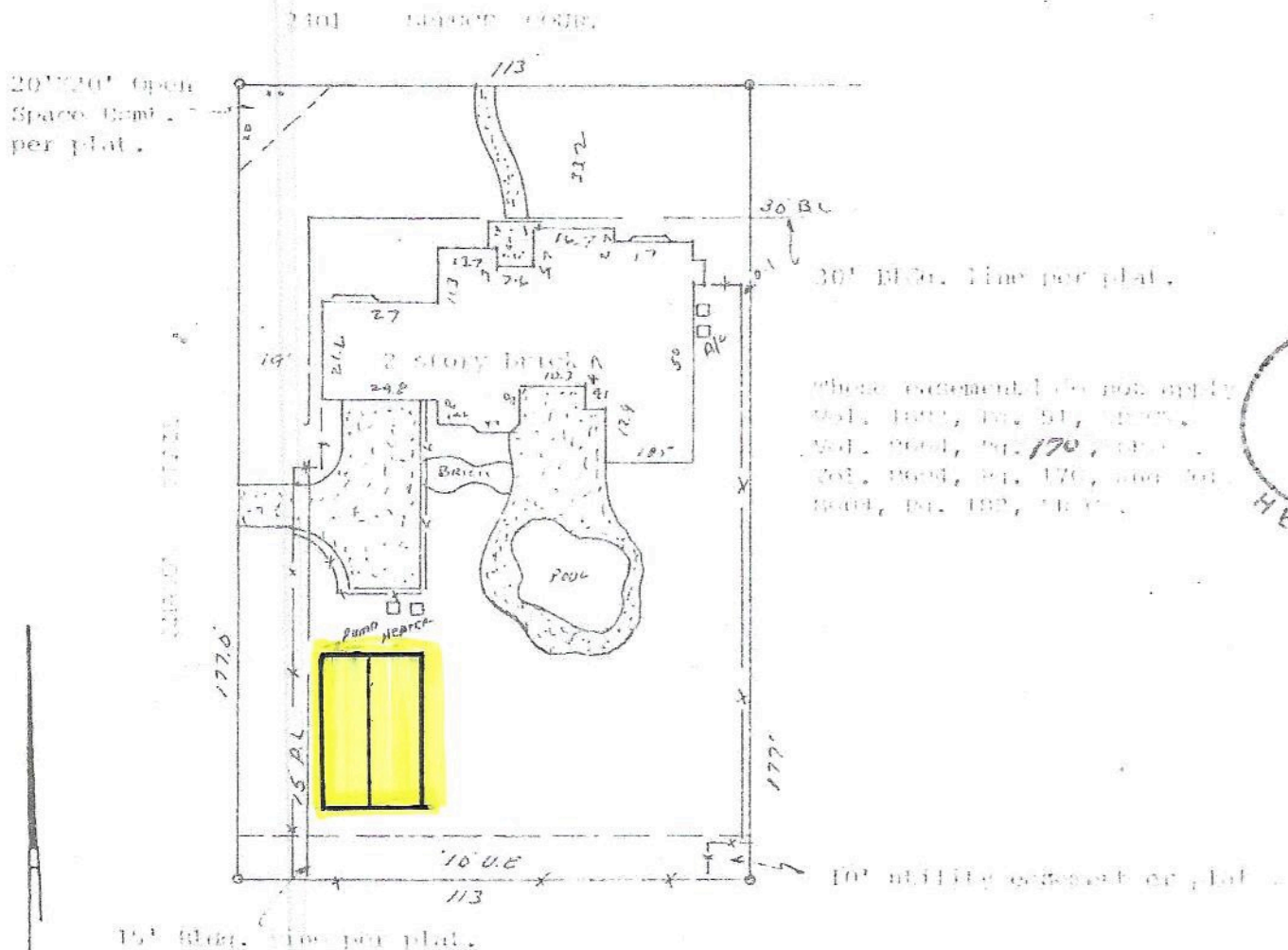
I sincerely apologize for not obtaining a Special Use Permit before beginning construction and humbly ask for your consideration to grant our request for a waiver or variance after your review of all the information and inspection of the structure.

Sincerely yours,



Joe Chiles

Doc. 2, Tract 1, ARBOR ESCORTS, an addition to the City of Collegeville, Warrant County, Texas, according to the corrected Plat thereof recorded in Cabinet 3, Slide 1-3, of the Plat Records, Warrant County, Texas.



20'x20' open
Space. Limit 7
per plot.

30' Bl Gr. lime per plat.

where incremental do not apply
Vol. 1992, Pt. 51, 1992.
Vol. 1994, Pt. 170, 1994.
Vol. 1994, Pt. 170, 1994.
Vol. 1994, Pt. 192, 1994.

10³ m³ of gas at 100°C and 100 kPa.

1911 11/11/11 11/11/11

According to FEMA/ U.S. Department of Housing and Urban Development this
Property is not in the 100 Year Flood Zone, According to Community Panel
Number 480590 0005B Dated December 1, 1982

I hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

























CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2g

Agenda Date 10/28/2024

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of an amendment to the Planned Unit Development - Commercial district for The Village at Colleyville for consideration of a specific use to be allowed on Lot 27 of the Village at Colleyville Addition, being located at 55 Main Street, Suite 100, Case ZC24-024

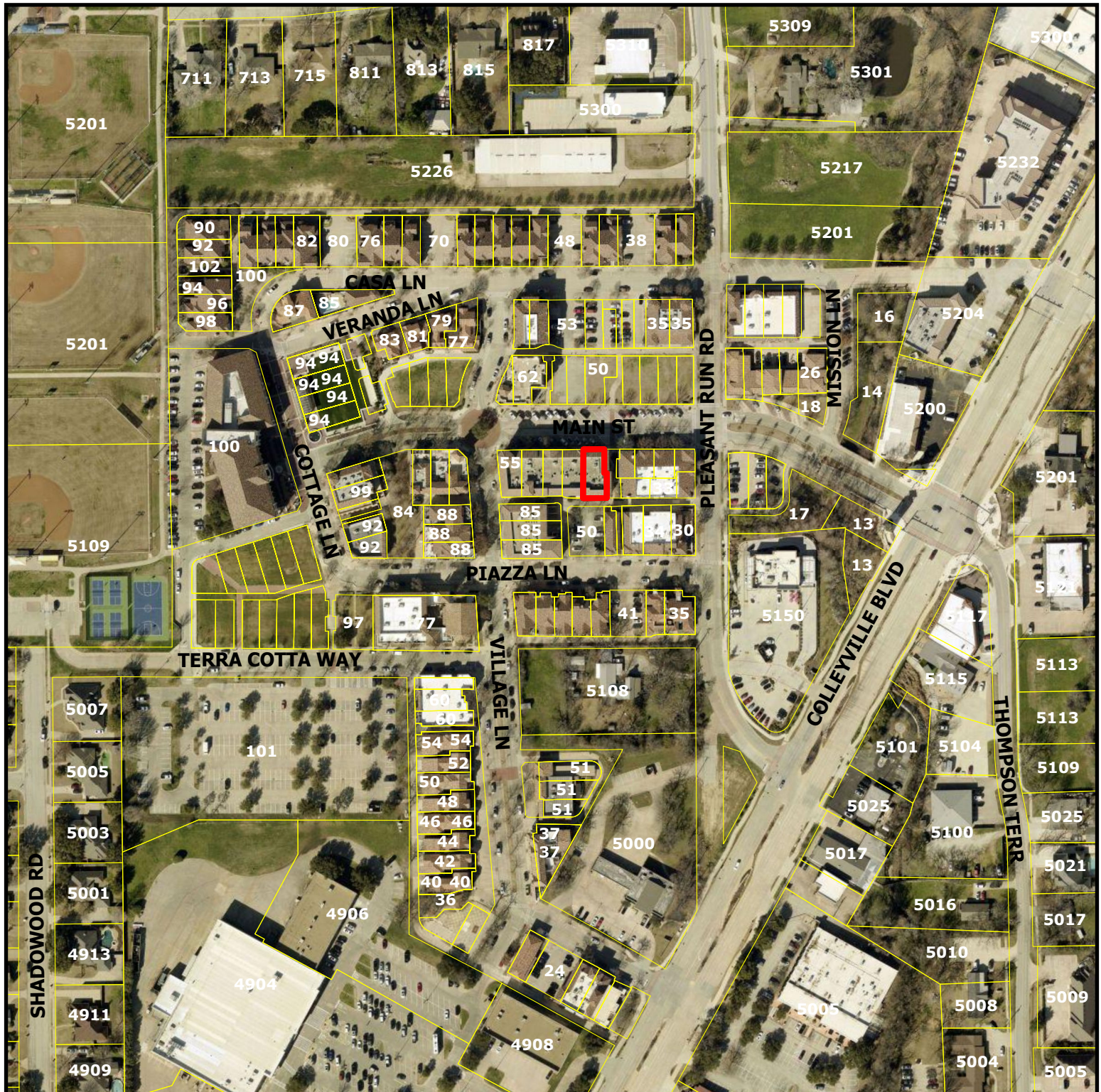
Explanation

Alvaro Matehuala, the applicant, has submitted a request for a PUD amendment on Lot 27, Village at Colleyville Addition, being approximately 0.08 acres, and zoned PUD-C Planned Unit Development - Commercial. The request is to allow for ministry, consulting, and Bible study activities associated 'The Colleyville Prayer Room' to be added as a permitted use to The Village at Colleyville PUD.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Site Exhibit

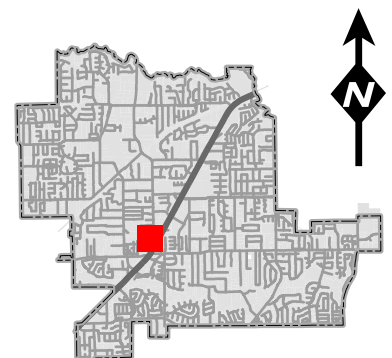
Aerial Map



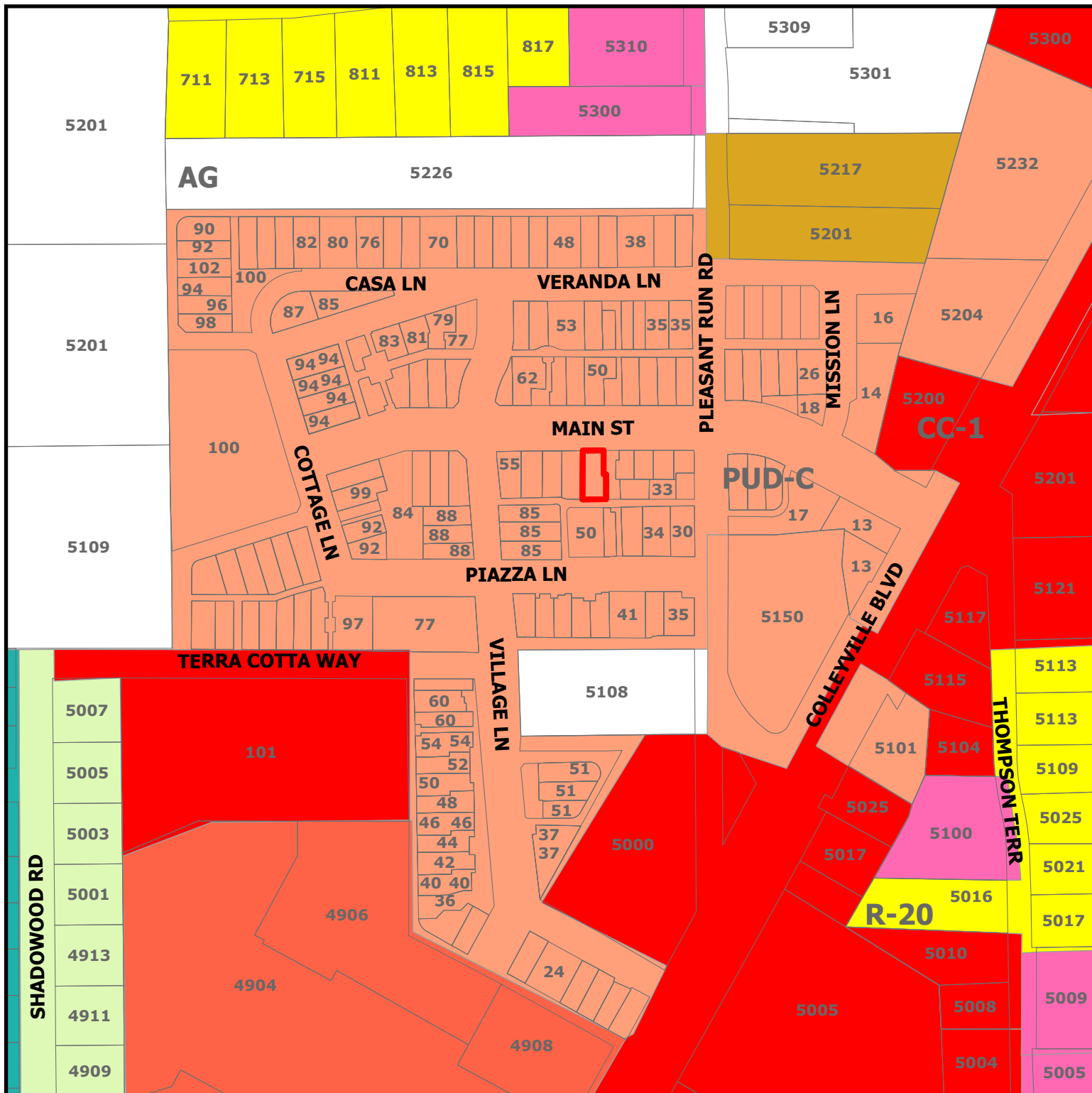
ZC24-024

55 Main St

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Zoning Map



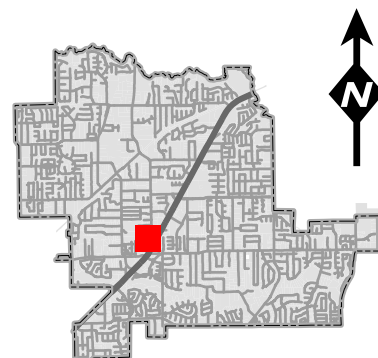
ZC24-024

55 Main St

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☐ Subject Property



Avaro Matehuala
5121 Thompson Terrace Suite A
Colleyville, TX 76034
alvaro.matehuala@loli.org
817-995-7398



October 1 2024

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

Dear Ben Bryner and Colleyville City Council,

I hope this letter finds you well. I am writing to respectfully request a modification to the existing city code to allow for a ministry, consulting, and Bible study activities to be conducted at the property located at 55 Main Street, Suite 100 Colleyville.

The Colleyville Prayer Room, which I represent since February 9, 2010 aims to serve as a community space where individuals and groups can gather for prayer, spiritual growth, and personal consultation. We believe this aligns with the values of our city, fostering a sense of unity, peace, and support for those in need of guidance and spiritual enrichment.

Currently, the city code does not appear to accommodate the multifaceted nature of our vision for the space at 55 Main Street Suite 100. Our ministry includes hosting Bible studies, offering consulting services for personal and spiritual growth, and providing a place of prayer for community members. We feel that this type of ministry serves an important role in the wellbeing of our community.

We are committed to ensuring that our activities will not disturb the surrounding businesses, family properties and will comply with any regulations the city may establish to maintain a harmonious environment. We respectfully request that the city consider a modification to the current zoning or land use regulations to allow the Colleyville Prayer Room to operate in full capacity in this location.

We would greatly appreciate the opportunity to meet with city officials to discuss this request further. Please let us know of any additional steps we may need to take to facilitate this process. We are committed to working closely with the City of Colleyville to ensure that our presence at 55 Main Street Suite 100 is both beneficial to the community and compliant with all city requirements.

Thank you for your time and consideration of our request. We look forward to your guidance and hope to keep serving the Colleyville community in this expanded capacity.

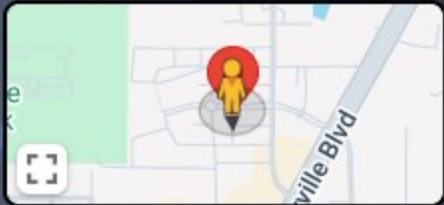
Sincerely,

On behalf of the board members of the Colleyville Prayer Room
Pastor Alvaro Matehuala
President of Christian International House of Prayer
We are a Non-profit organization with 501(c)(3) status

55 Main St
Colleyville, Texas

Google Street View

Oct 2018 [See more dates](#)





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2h

Agenda Date 10/28/2024

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2H, 2J, and 2K, Abstract 963, Absalom J Lott Survey, and Lot 1, Block 1, Konyha Addition, being located at 6600, 6602, 6604, and 6526 Colleyville Boulevard, Case ZC24-025

Explanation

Sarah Politiski, the applicant, has submitted a request for a Special Use Permit to allow for Warehouse and Distribution Use on Tracts 2H, 2J, and 2K, Abstract 963, Absalom J Lott Survey and Lot 1, Block 1, Konyha Addition, being approximately 8.60 acres, and zoned ML Light Industrial. The request is to allow for a new 149,600 square foot distribution warehouse to be built.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Site Plan Exhibit
5. Economic Development Exhibit
6. Images Provided by the Applicant

Aerial Map

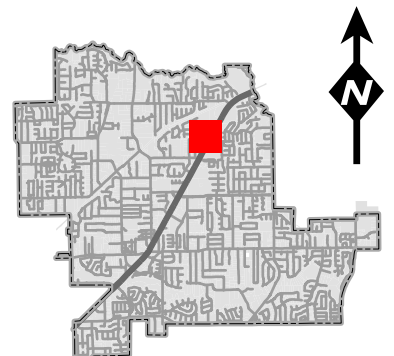


ZC24-025

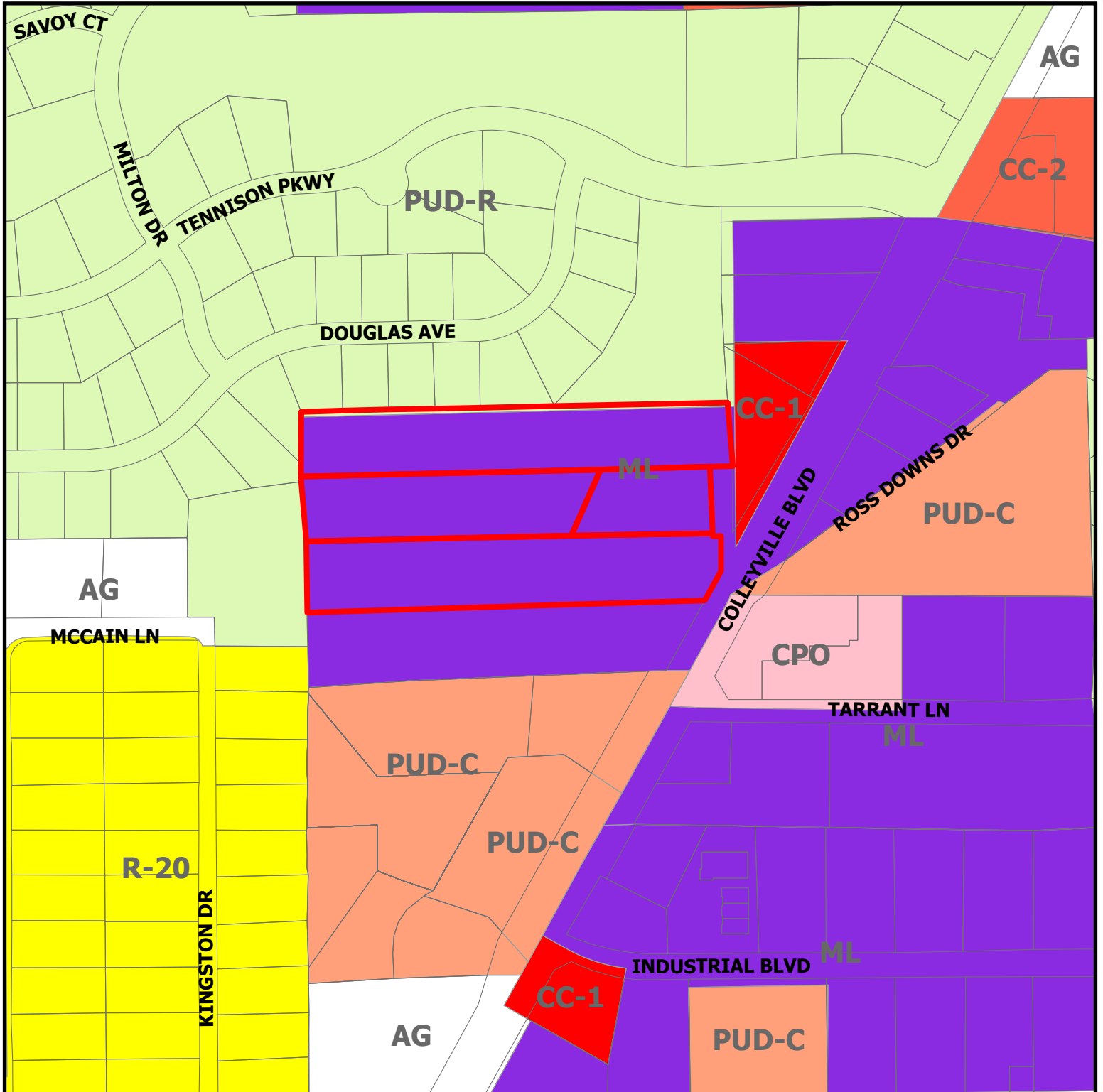
6602 Colleyville Blvd

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 Subject Property



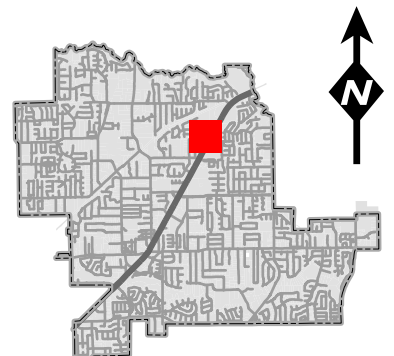
Zoning Map



ZC24-025

6602 Colleyville Blvd

 Subject Property



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October 14, 2024

Colleyville Planning Department
100 Main St.
Colleyville, TX 76034

RE: *Statement of Planning Objectives*
6526 Colleyville Blvd – Approximate 10 - acre site
Colleyville, Texas

Dear Mr. Ben Bryner:

As a follow-up to our pre-development meeting with city staff, Lovett Industrial has prepared the Statement of Planning Objects to request a Specific Use Permit (SUP) for the property generally located at 6526 Colleyville Blvd.

The subject property is currently designated as ML – Light Manufacturing on the zoning map. The property is currently hosting a variety of undesirable buildings along with what appears to be a laydown yard with some outside storage. Our intent is to develop the property as a Class A logistics facility. This facility will be built on a speculative basis, however, given its very favorable location we imagine the tenant will be local or regional of nature focused on serving the broader community. We would like to construct the facility using the highest specifications for our industry, we will construct it out of concrete tilt walls, with above standard glass accents along the offices and thin brick accents along some of the panels that are visible from Colleyville Boulevard. The existing undesirable buildings and landscaping will be removed, and we are planning to provide enhanced above market landscaping with a unique artistic focal point along the frontage of Colleyville Blvd. We have prepared a rendering showing the view from Colleyville Blvd.

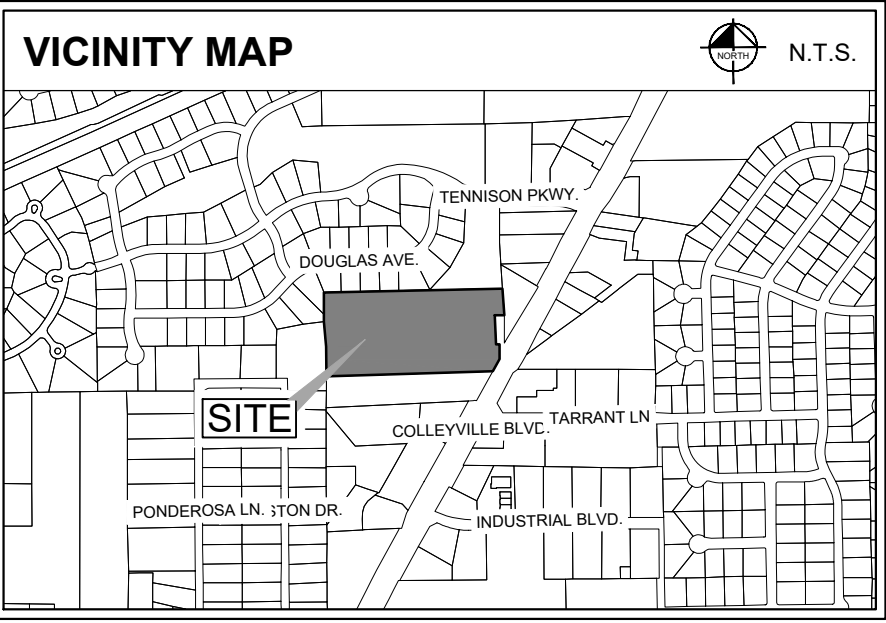
This site has a multitude of challenges with development that we will have to address. There are existing creeks and wetlands that bisect the site. The site access is limited without a left turn median opening from Colleyville Blvd. We hope to work through these challenges and more to deliver a best-in-class facility to Colleyville. We are aware of the site being adjacent to the Monterra subdivision and have taken measures to ensure that we are providing a high-quality product to their neighborhood. We have reached out to the HOA to work with the neighborhood to answer any questions and address any concerns they may have. We intend to remove the undesirable use and, in its place, provide an aesthetically pleasing, considerably designed, and functional building to the neighborhood. We will provide above code tree plantings along the north and west side to respect and enhance privacy with the adjacent residential neighborhoods. For your convenience, we have prepared renderings, site plan showing proposed landscaping, and a line of sight exhibit from the neighbors' backyards as part of the submittal.

We look forward to working with the City and the adjacent property owners on this opportunity. We have sent an email to the Monterra subdivision Homeowner's Association to request a meeting. We hope to be able to meet with them prior to P&Z and would love any assistance the city could provide on this item. It is our intent that the information provided exceeds the expectations laid out within our predevelopment meeting. If there is any additional information you all would like to have that you believe would help assist you all in your review, please do not hesitate to reach out.

Please contact me at (972) 489-5570 or james.yu@lovettindustrial.com should you have any questions.

Sincerely,

James Yu, P.E.



* CHAPTER 3 OF THE COLLEYVILLE LAND DEVELOPMENT CODE INDICATES PARKING GROUP 24 FOR THE PROPOSED USE OF WAREHOUSE AND DISTRIBUTION FACILITIES. PARKING GROUP 24 IS TO BE SET BY SUP OR PUD APPROVED ORDINANCE. DEVELOPER IS REQUESTING A PARKING RATIO OF 1 PER 1000 SF.

OWNER OF RECORD FOR
BLOCK 1, LOT 1:
ARROYO NORTE LTD
6516 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034

October 14, 2024

Colleyville Planning Department
100 Main St.
Colleyville, TX 76034

RE: *Development Schedule / Economic Development Information*
6526 Colleyville Blvd – Approximate 10 - acre site
Colleyville, Texas

Dear Mr. Ben Bryner:

Please see below our estimated development schedule for the proposed project.

- 10/14 – Submit SUP zoning to City
- 12/9/24 – P&Z
- 1/7/25 – City Council.
- 1/8/25 – Start Construction Plans
- 1/31/25 – Submit Construction Plans to City
- 4/1/25 – Approved plans from City
- 5/15/25 – Start Construction
- 4/15/25 – Complete Construction

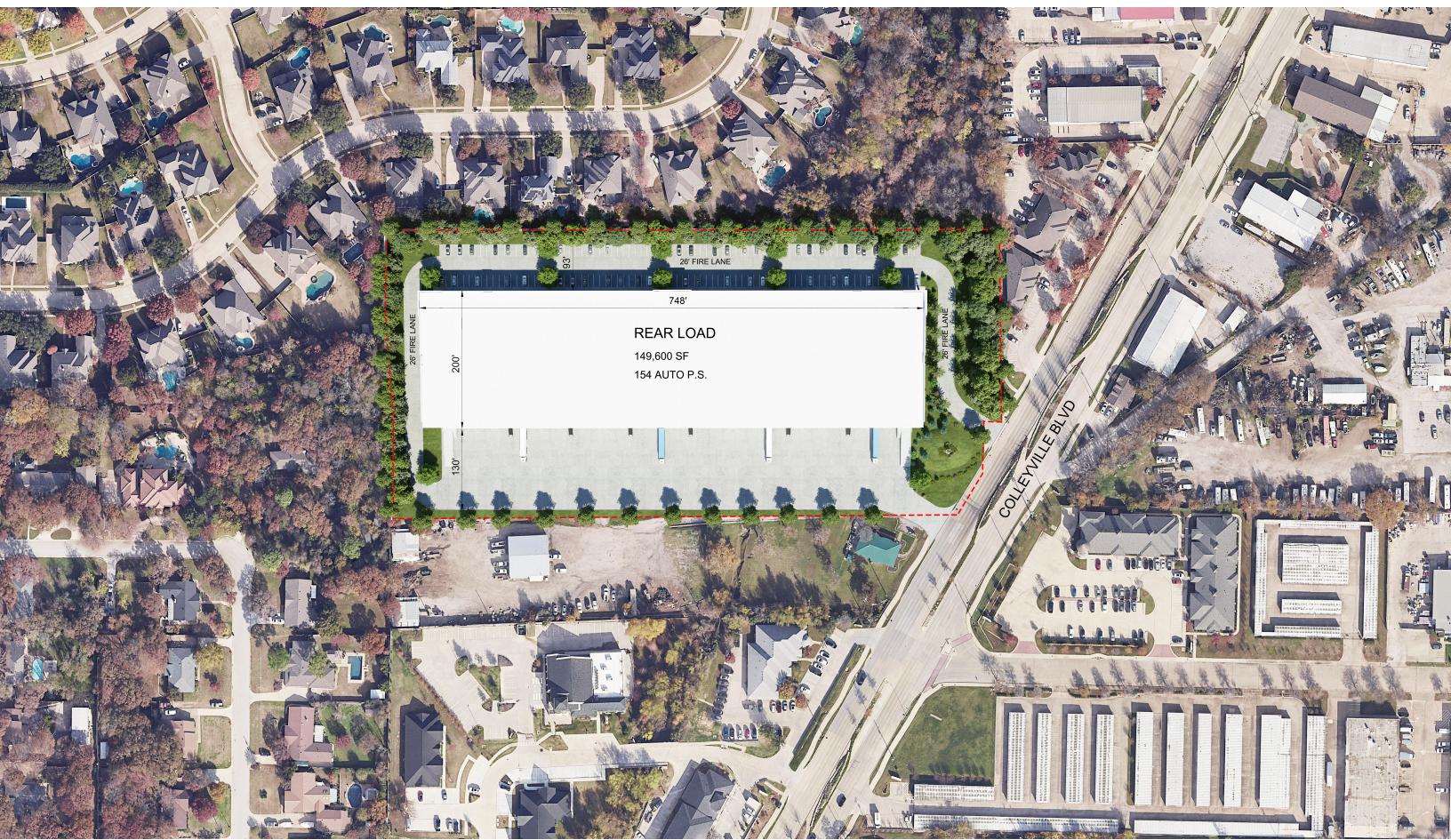
The proposed project is a speculative logistics facility. At this time there is not an end user or tenant. The table provided below is based on estimates for the project based on similar activity in the area.

Bldg Area (SF)	149,600 SF
Est. Jobs	Up to 180 jobs
Est. Construction Cost	\$10M

Please contact me at james.yu@lovettindustrial.com should you have any questions.

Sincerely,

James Yu, P.E.



SITE PLAN WITH LANDSCAPE



Rendering 3 is a view from the neighbors. It shows how the building will be screened by 15' tall trees. The building will be fully screened by trees at maturity.



Rendering 1 is a view from the north, however, landscaping has been removed from this rendering to show the building. The real view of the building will be obstructed, but we wanted to show the building will be a class A facility.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2i

Agenda Date 10/28/2024

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a reduction in Parking on Lot 1, Block 1, Gonzalez Addition, being located at 6609 Colleyville Boulevard, Case ZC24-026

Explanation

Russell Motz, the applicant, has submitted a request for a Special Use Permit to allow for a reduction for parking on Lot 1, Block 1, Gonzalez Addition, being approximately 0.42 acres, and zoned ML Light Industrial. The request is to allow for a new 5,497 square foot baseball training and batting facility to be allowed 18 parking spots rather than the required 27 spots.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Site Plan Exhibit

Aerial Map

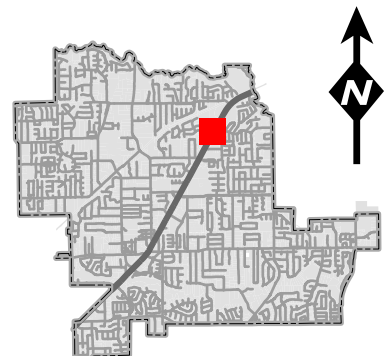


ZC24-026

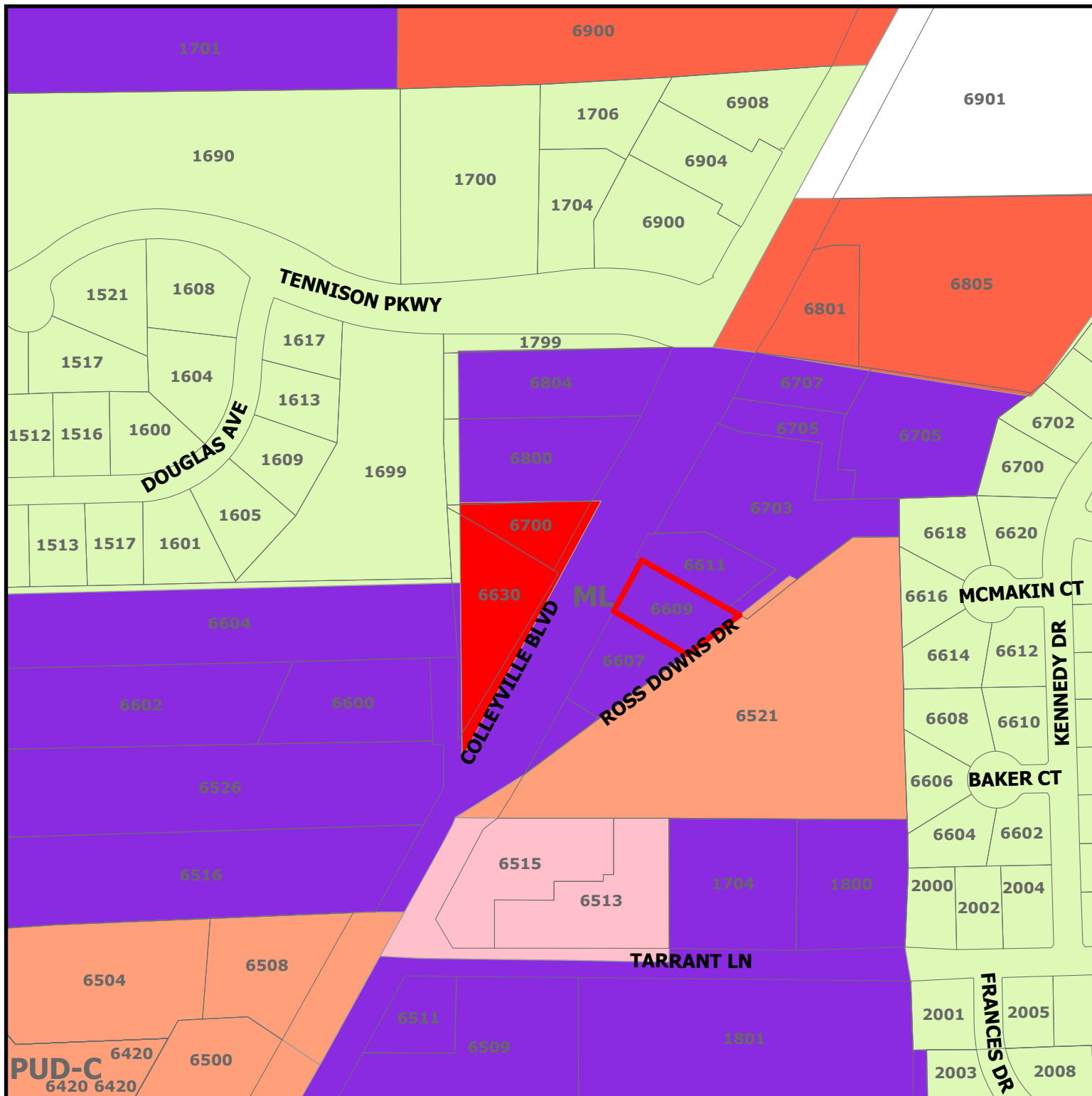
6609 Colleyville Blvd

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 Subject Property



Zoning Map



ZC24-026

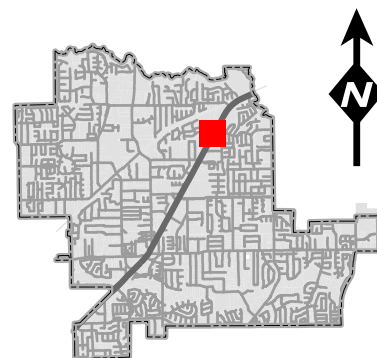
6609 Colleyville Blvd

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Subject Property



Kaizen Sports Performance

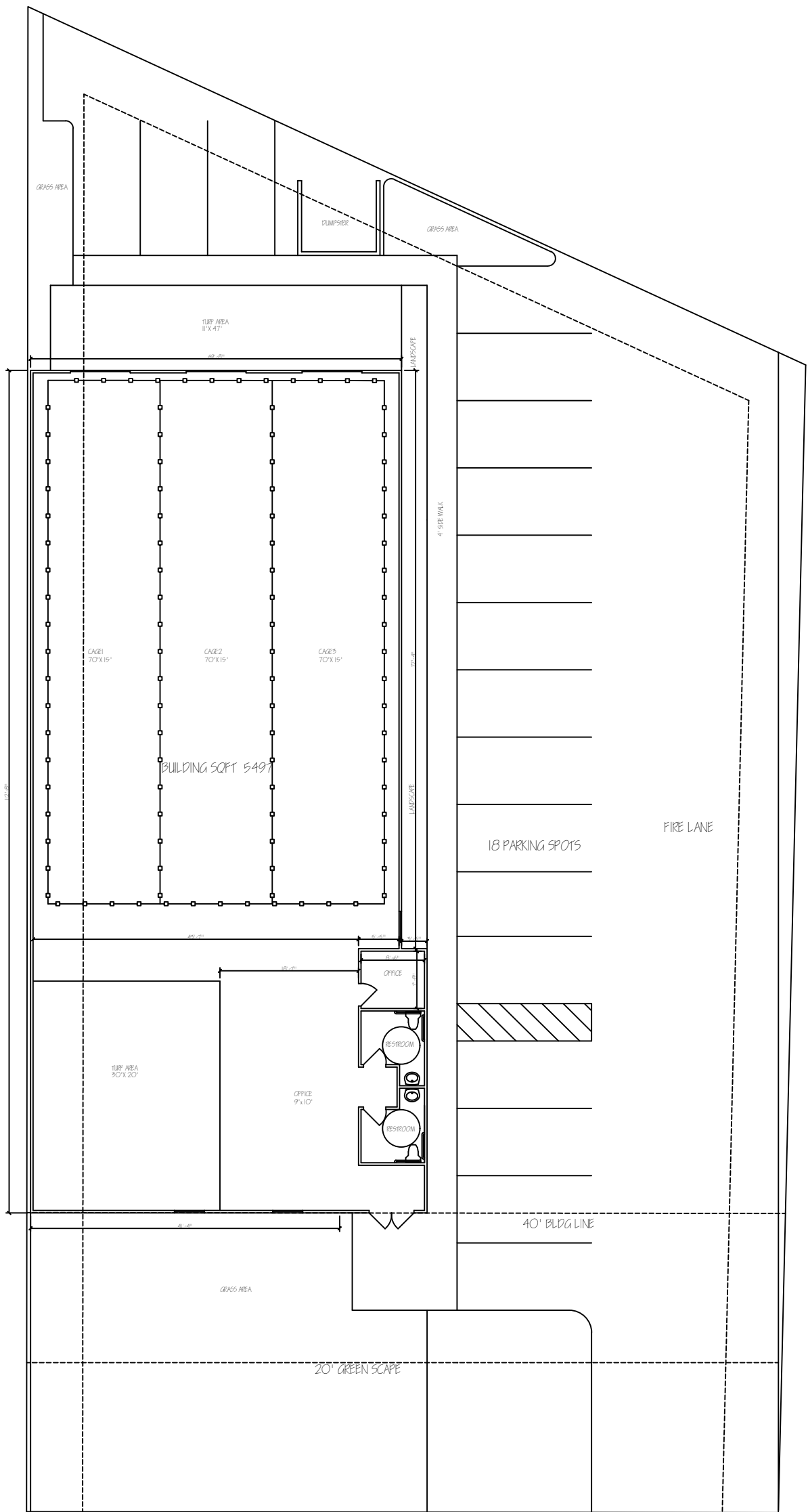
Kaizen Sports Performance is a baseball and softball training facility for individual instruction. Preston Motz is the business owner and grew up in Colleyville playing baseball through CBA and eventually playing for Colleyville Heritage High School during the time when they won the state championship. Baseball had an incredible impact on his life and now after graduating college with an entrepreneurship and marketing degree he is excited to take his life passion and start a business where he grew up. His father will be the landowner and lease the business to his son. This training facility will bring Colleyville tax dollars to the community, keeping residents from having to drive to Southlake and Grapevine for their instructional needs. This will be a top-level training facility with the latest in technology to drive true results on the field. This facility will have 3 training lanes and expect no more than 3 coaches and 3 students in the lanes with possibly 3 more in the waiting area. Our expected parking needs are a max of 9 spots and have 18 built in.

There is a potential project that is going in behind us that has requested us to give them access for a water line and if possible, a road they can use to get to their project cutting through our property. We are building that into our plans and with that they will grant us lifetime use of their parking should the need ever occur. This is more for planning for potential uses for this facility in the future should we outgrow it over time.

We are very excited about this opportunity and know this will be a great compliment to Colleyville and their residents.

Thank you,

Preston Motz



ADDRESS:



Robert Johnson Designs

845 ENTERPRISE PL, STE B 76092 SOUTHLAKE TX
(817) 251-4646

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