



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, JUNE 23, 2025

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for a fence on Lot 24, Block 1, of the Ross Downs Estates, located at 2400 Broadoak Way, Case ZC25-015
- 2b** Presentation and discussion of a rezoning from R-15 Single Family Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive, Case ZC25-016
- 2c** Presentation and discussion of a rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 5 and 6, Block 2, of Lavaca Trail Addition, located at 8086 and 8078 Precinct Line Road, Case ZC25-017

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, June 19, 2025* by 5:00 p.m.

Kristopher Potts
Planner / Urban Forester

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 -

Agenda Date 6/23/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for a fence on Lot 24, Block 1, of the Ross Downs Estates, located at 2400 Broadoak Way, Case ZC25-015

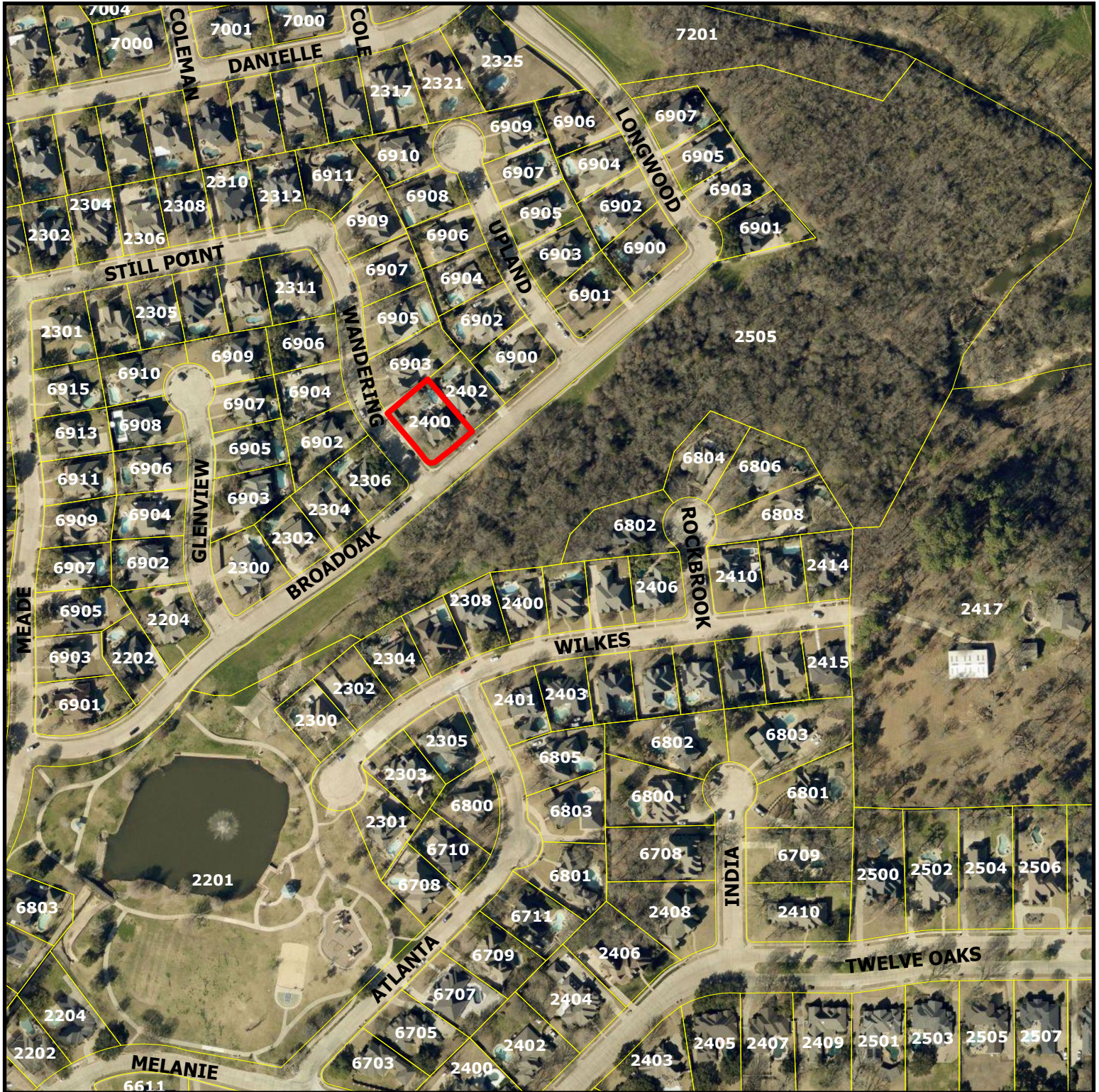
Explanation

Arye Jackont, the applicant, has submitted a request for a Special Use Permit for a fence on Lot 24, Block 1, Longwood Estates at Ross Downs, being approximately 0.28 acres, and zoned PUD-R Planned Unit Development - Residential. The request is to allow for a 8-foot wooden fence to be placed within the required street side yard setback.

Attachments

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

Aerial Map

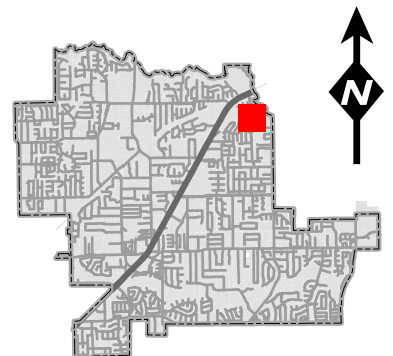


ZC25-015

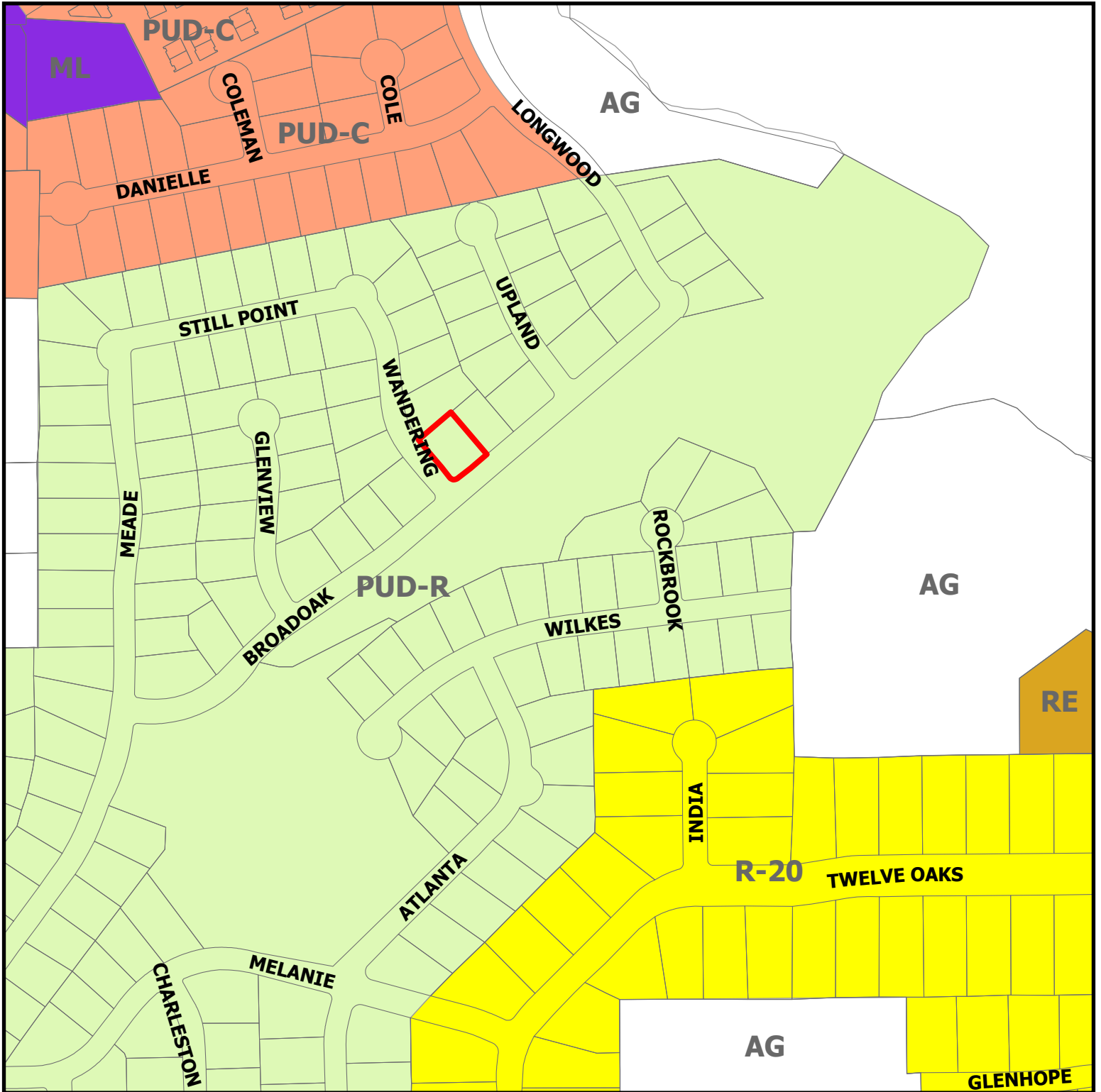
2400 Broadoak Way

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

 Subject Property



Zoning Map

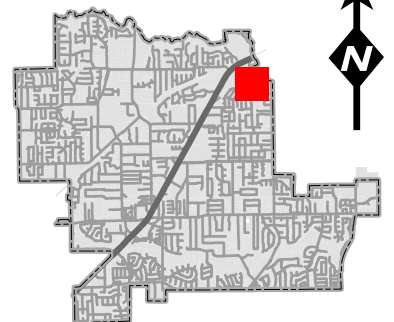


ZC25-015

2400 Broadoak Way



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.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 6/23/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a rezoning from R-15 Single Family Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive, Case ZC25-016

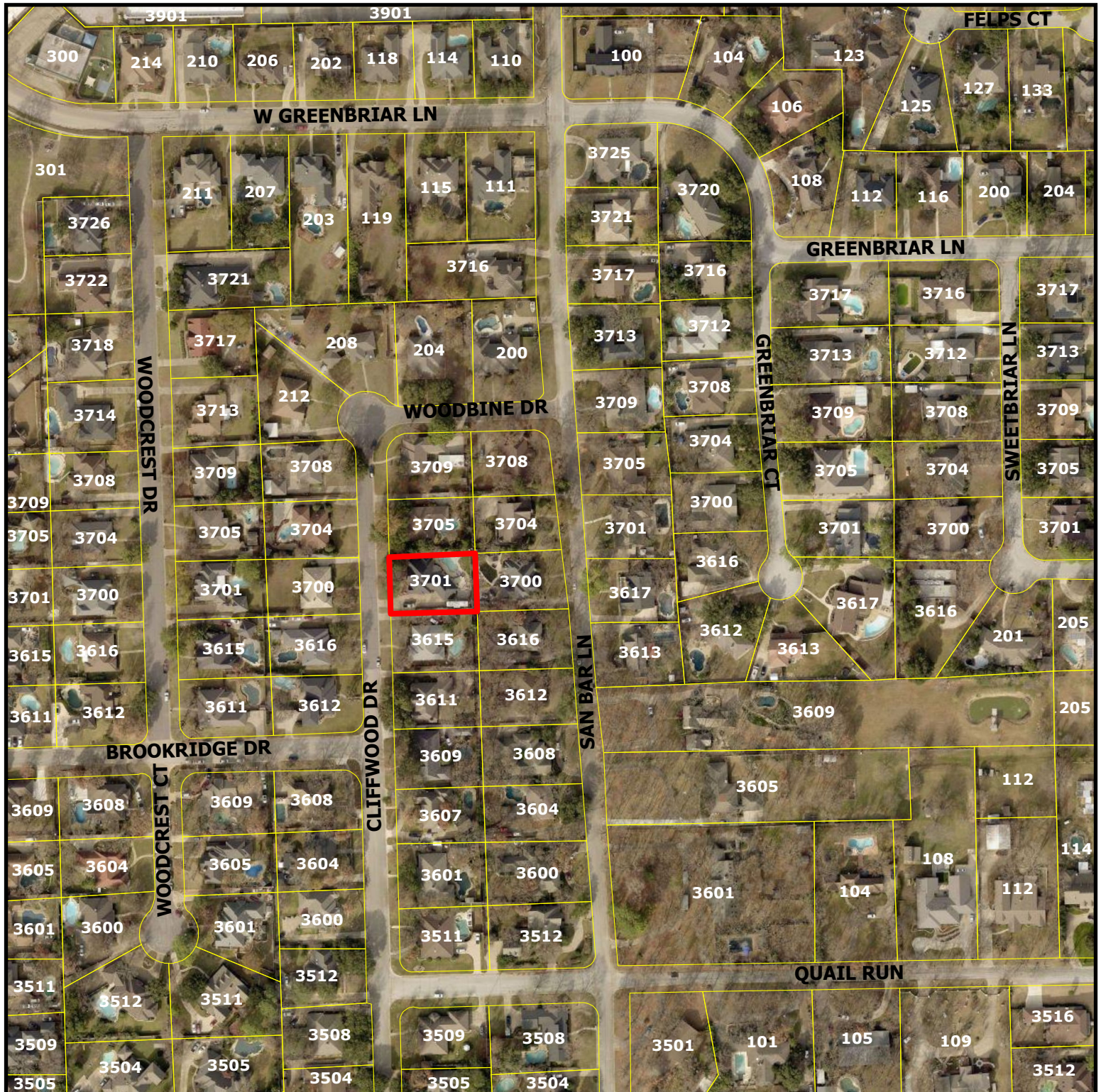
Explanation

Jessica Gauthier, the applicant, has submitted a request for rezoning on Lot 3, Block 1, Woodbriar Estates West Addition, being approximately 0.34 acres, and zoned R-15 Single Family Residential. The request is to rezone the property to PUD-C Planned Unit Development - Commercial to allow for an assisted senior living facility.

Attachments

1. Aerial Map
2. Zoning Map
3. Zoning Exhibit
4. Statement of Planning Objectives
5. Supporting Document

Aerial Map

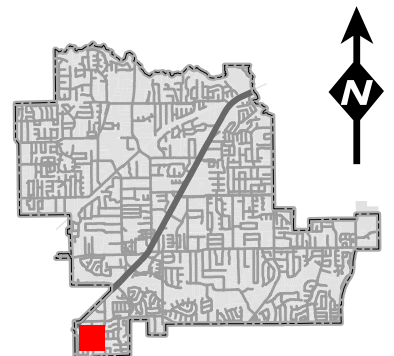


ZC25-016

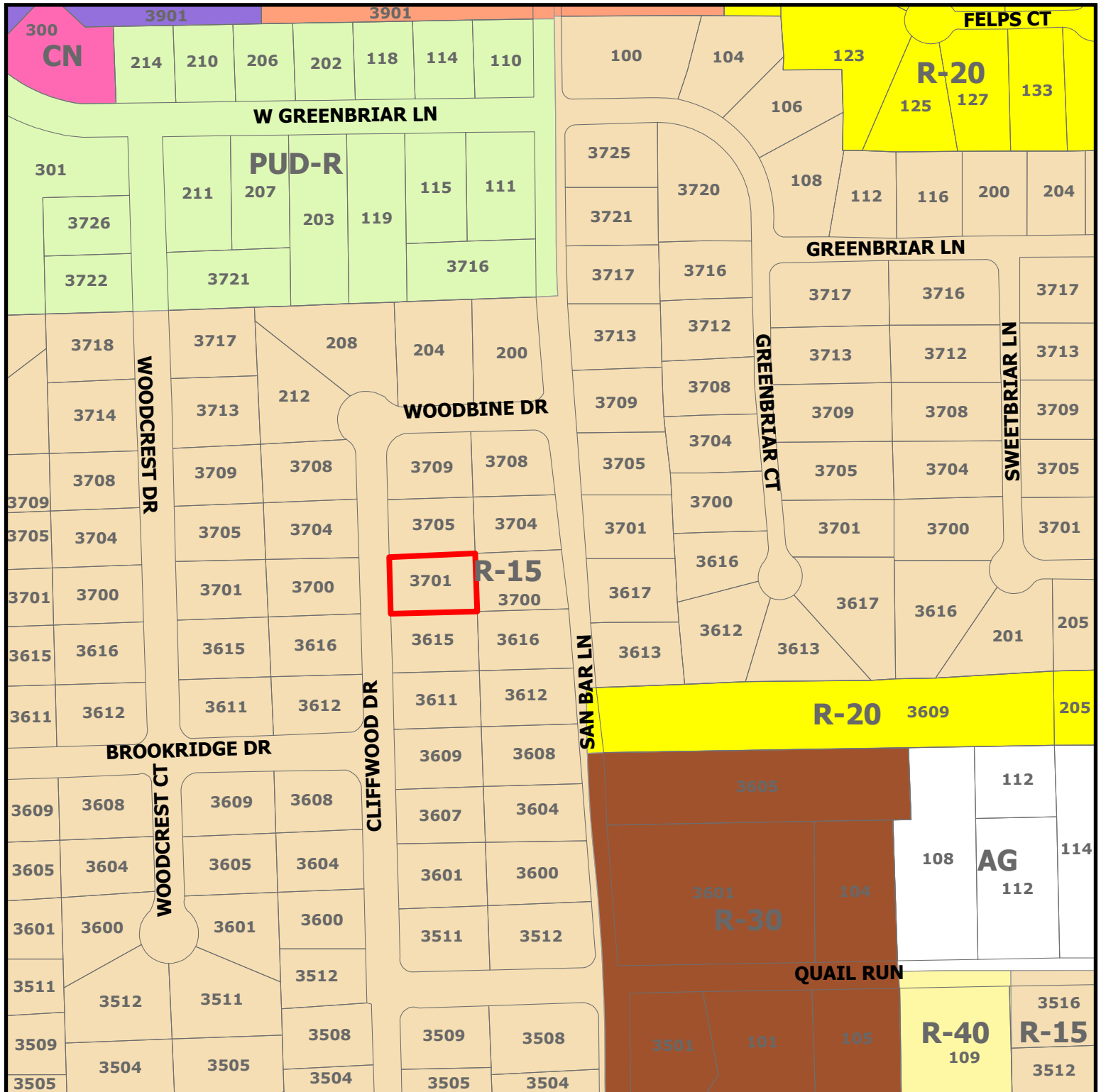
3701 Cliffwood Dr

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.

 Subject Property



Zoning Map

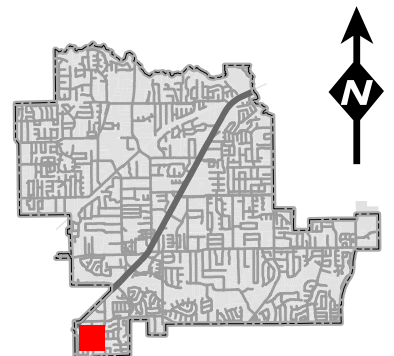


ZC25-016

3701 Cliffwood 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.

City of Colleyville

100 Main St.
Colleyville, TX 76034

05/26/2025

Community Development

Re: Assisted Living Facilities in single-family neighborhoods
project

Dear Community Development Director,

Human Resource Code Title 8, Chapter 123 (HRC 123), is a civil rights law in Texas that protects Assisted Living Facilities (ALF) and other community homes from discrimination by any city zoning or homeowners' associations' (HOA) prohibitions for operating in a single-family neighborhood. This law has been in effect for three decades. This is separate from the federally enforced Fair Housing Act. HRC 123 is attached for your review.

The Texas Health and Human Services Commission (HHSC) establishes the Licensing Standards for Assisted Living Facilities under Chapter 247, Health and Safety Code. These facilities are protected under HRC 123.004(2)

HRC 123.003(a) states "the use and operation of a community home that meets the qualifications imposed under this chapter is a use by right that is authorized in any district zoned as residential." If HHSC receives an initial ALF licensing application that meets licensure requirements and the ALF capacity is for no more than six residents and with no more than two supervisors to reside there, and meets the other requirements of HRC 123, it complies, and a license will be issued.

Sincerely,

Ashley Austin-Hill, MHS/SMQT/CALM
Compliance Consultant

Attachment: HRC 123

HUMAN RESOURCES CODE

TITLE 8. RIGHTS AND RESPONSIBILITIES OF PERSONS WITH DISABILITIES

CHAPTER 123. COMMUNITY HOMES FOR PERSONS WITH DISABILITIES

Sec. 123.001. SHORT TITLE. This chapter may be cited as the Community Homes for Persons With Disabilities Act.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Amended by:

Acts 2015, 84th Leg., R.S., Ch. 1 (S.B. 219), Sec. 4.430, eff. April 2, 2015.

Sec. 123.002. DEFINITION. In this chapter, "person with a disability" means a person whose ability to care for himself or herself, perform manual tasks, learn, work, walk, see, hear, speak, or breathe is substantially limited because the person has:

- (1) an orthopedic, visual, speech, or hearing impairment;
- (2) Alzheimer's disease;
- (3) pre-senile dementia;
- (4) cerebral palsy;
- (5) epilepsy;
- (6) muscular dystrophy;
- (7) multiple sclerosis;
- (8) cancer;
- (9) heart disease;
- (10) diabetes;
- (11) an intellectual disability;
- (12) autism; or
- (13) mental illness.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Amended by:

Acts 2015, 84th Leg., R.S., Ch. 1 (S.B. 219), Sec. 4.431, eff. April 2, 2015.

Sec. 123.003. ZONING AND RESTRICTION DISCRIMINATION

AGAINST COMMUNITY HOMES PROHIBITED. (a) The use and operation of a community home that meets the qualifications imposed under this chapter is a use by right that is authorized in any district zoned as residential.

(b) A restriction, reservation, exception, or other provision in an instrument created or amended on or after September 1, 1985, that relates to the transfer, sale, lease, or use of property may not prohibit the use of the property as a community home.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Sec. 123.004. QUALIFICATION AS COMMUNITY HOME. To qualify as a community home, an entity must comply with Sections 123.005 through 123.008 and be:

(1) a community-based residential home operated by:

(A) the Department of Aging and Disability Services;

(B) a community center organized under Subchapter A, Chapter 534, Health and Safety Code, that provides services to persons with disabilities;

(C) an entity subject to the Texas Nonprofit Corporation Law as described by Section 1.008(d), Business Organizations Code; or

(D) an entity certified by the Department of Aging and Disability Services as a provider under the ICF-IID medical assistance program; or

(2) an assisted living facility licensed under Chapter 247, Health and Safety Code, provided that the exterior structure retains compatibility with the surrounding residential dwellings.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991. Amended by Acts 1997, 75th Leg., ch. 491, Sec. 1, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 233, Sec. 6, eff. Sept. 1, 1999.

Amended by:

Acts 2015, 84th Leg., R.S., Ch. 1 (S.B. 219), Sec. 4.432, eff. April 2, 2015.

Sec. 123.005. REQUIRED SERVICES. A community home shall provide the following services to persons with disabilities who reside in the home:

- (1) food and shelter;
- (2) personal guidance;
- (3) care;
- (4) habilitation services; and
- (5) supervision.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Sec. 123.006. LIMITATION ON NUMBER OF RESIDENTS. (a) Not more than six persons with disabilities and two supervisors may reside in a community home at the same time.

(b) The limitation on the number of persons with disabilities applies regardless of the legal relationship of those persons to one another.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Sec. 123.007. LICENSING REQUIREMENTS. A community home must meet all applicable licensing requirements.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Sec. 123.008. LOCATION REQUIREMENT. A community home may not be established within one-half mile of an existing community home.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Sec. 123.009. LIMITATION ON NUMBER OF MOTOR VEHICLES. Except as otherwise provided by municipal ordinance, the residents of a community home may not keep for the use of the residents of the home, either on the premises of the home or on a public right-of-way adjacent to the home, motor vehicles in numbers that exceed the number of bedrooms in the home.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Sec. 123.010. ENSURING SAFETY OF RESIDENTS. The Department of Aging and Disability Services shall make every reasonable effort to ensure the safety of residents of a community home operated by or under the regulatory jurisdiction of the department and the residents of a neighborhood that is affected by the location of the community home.

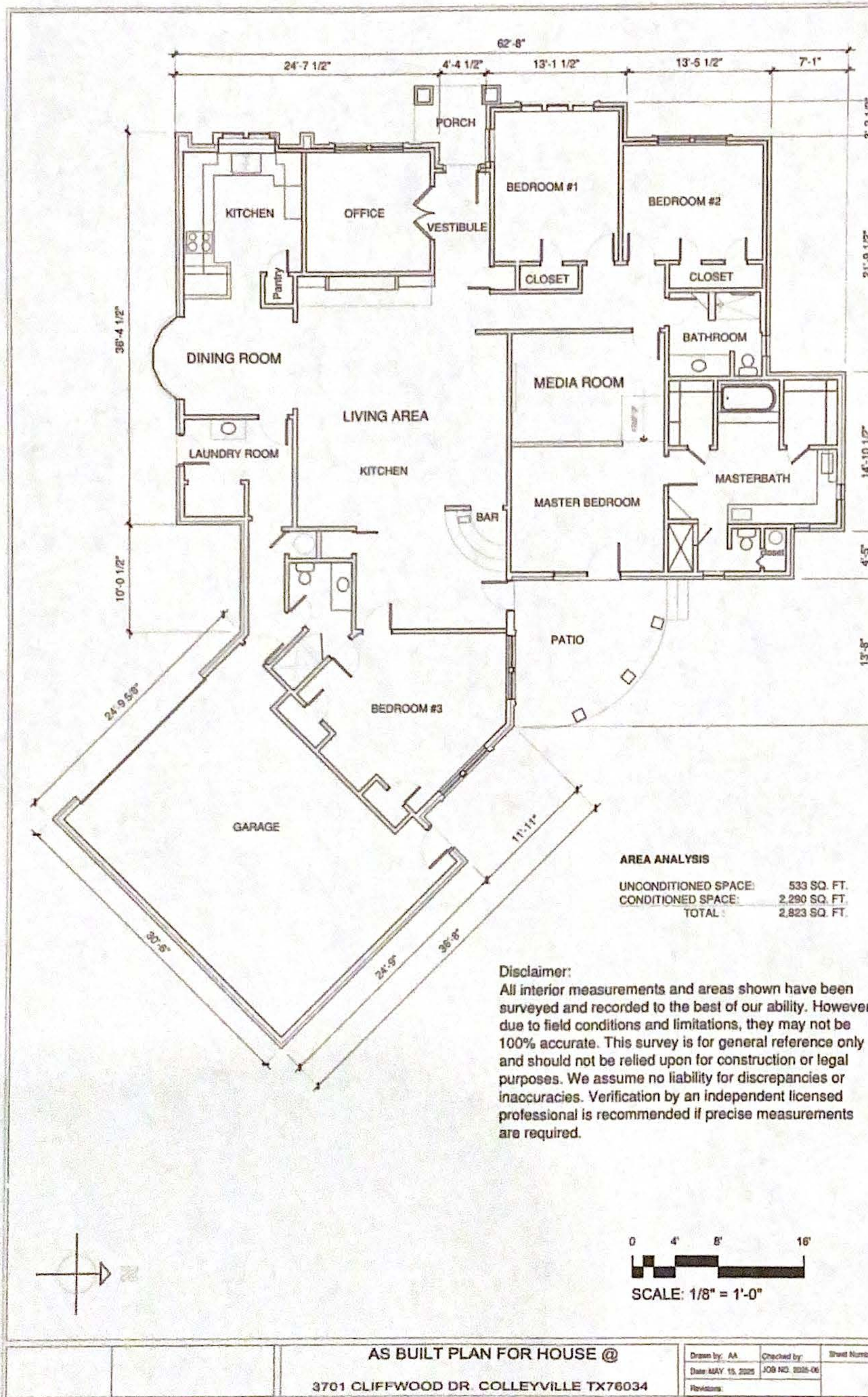
Added by Acts 1993, 73rd Leg., ch. 646, Sec. 14, eff. Aug. 30, 1993.

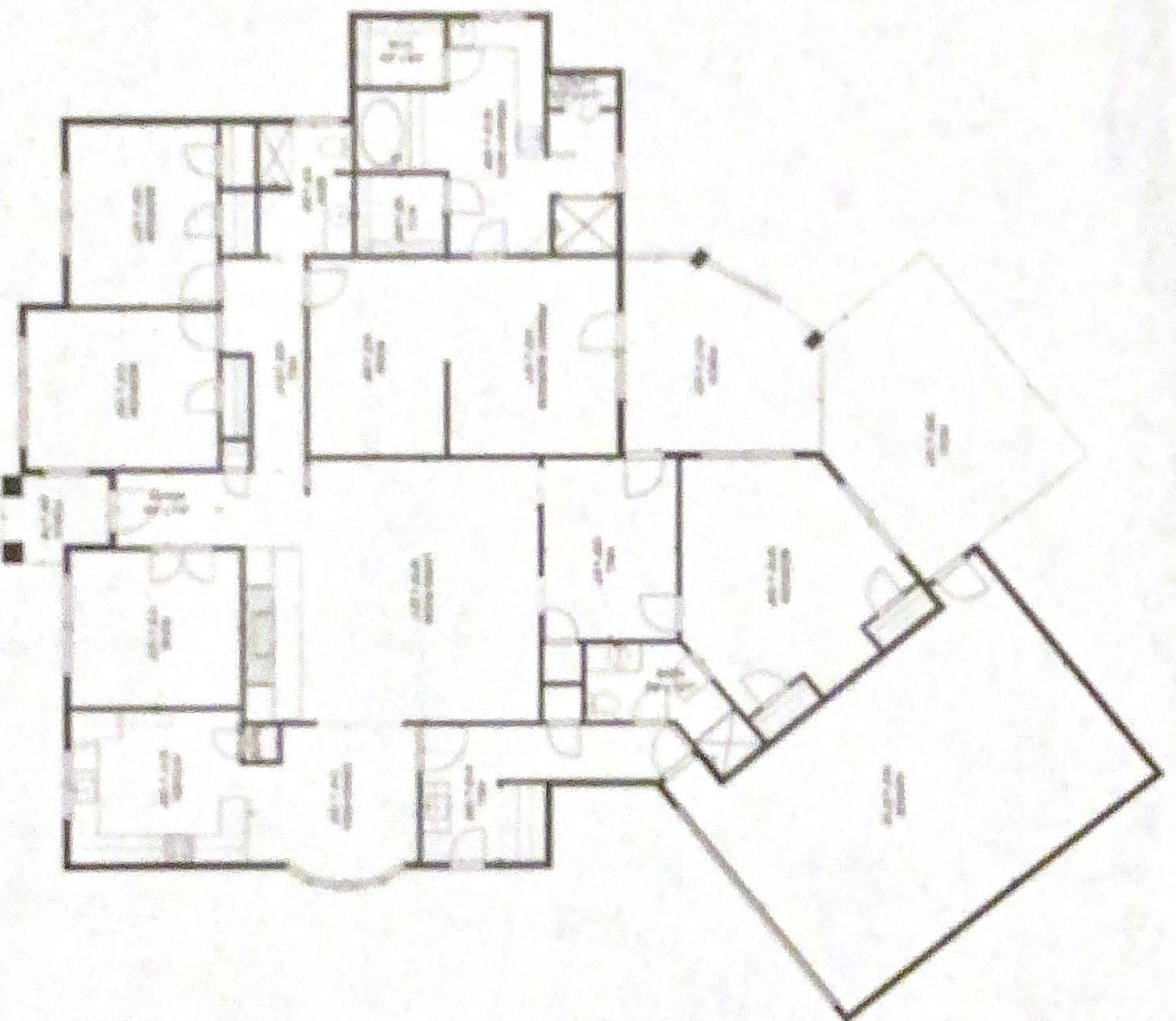
Amended by:

Acts 2015, 84th Leg., R.S., Ch. 1 (S.B. 219), Sec. 4.433, eff.

April 2, 2015.

Seasons Assisted Living Floor plan





Seasons Assisted Living
 Floor Plan
 3701 Cliffwood Drive
 Colleyville, TX, 76034

TOTAL: 2014 sq. ft.
 FLOOR 1: 2014 sq. ft.
 EXCLUDED AREA: GARAGE: 130 sq. ft., PORCH: 219 sq. ft., DRIVE: 270 sq. ft.,
 PRIVATE WARDROOM: 173 sq. ft., LIVING ROOM: 400 sq. ft.

THE CONSTRUCTION INDUSTRIES LLC

THE CONSTRUCTION INDUSTRIES LLC

THE CONSTRUCTION INDUSTRIES LLC

Statement of Planning Objective

Submitted to: City of Colleyville Community

Development Department

**Regarding: Zoning Request for Small Assisted Living
Residence**

Dear Planning and Zoning Officials,

On behalf of Footprints Residential Care Homes LLC dba *Seasons Assisted Living*, we respectfully submit this Statement of Planning Objective in support of our request to operate a small Type B assisted living residence within a designated residential area in Colleyville, Texas.

Our objective is to create a safe, high-quality, home-like environment for seniors who require assistance with daily living but desire to remain in a residential setting. The proposed home will be licensed and regulated by the Texas Health and Human Services Commission and designed to accommodate no more than 10 residents, ensuring a quiet, respectful, and minimally disruptive presence in the neighborhood.

Planning Objectives:

1. Neighborhood Compatibility:

The residence will maintain the architectural integrity and character of the neighborhood. No structural modifications that alter the residential appearance of the home will be made. All care and activities will occur indoors, with no increase in noise, traffic, or other nuisances beyond that of a typical household.

2. Community Need:

There is a growing need for senior care alternatives in Colleyville that offer dignified, personalized care in smaller settings. Our model fills a critical gap between independent living and institutional care, providing Colleyville's aging residents the opportunity to remain in their community.

3. Health and Safety Compliance:

We are committed to meeting or exceeding all health, life safety, and licensing requirements, including fire suppression systems, accessibility modifications, and staffing ratios. The facility will be inspected regularly and held to the highest operational standards.

4. Low Impact Use:

Staffing will be limited to essential caregivers, with staggered shifts to minimize traffic. Deliveries and medical services will follow a managed schedule to avoid congestion. The facility will not increase population density significantly, nor strain municipal infrastructure.

5. Supportive Environment:

Our care model promotes mental and physical well-being through individualized care plans, nutritious meals, and a calming, homelike atmosphere. Residents will be local seniors who wish to age in place within their own community.

We believe our proposed use aligns with the City of Colleyville's goals of maintaining high quality of life, supporting aging in place, and preserving the residential nature of neighborhoods. We respectfully request favorable consideration of our zoning application and look forward to partnering with the City to provide a valuable service to its residents.

Sincerely,

Jessica McCully Gauthier

Footprints Residential Care Homes LLC
dba Seasons Assisted Living

Site Plan Summary

Footprints Residential Care Homes LLC dba Seasons Assisted Living

3701 Cliffwood Drive
Colleyville, TX 76034

Project Overview:

The proposed project is the operation of a **Type B Small Assisted Living Residence** in an existing single-family home located in a residentially zoned area of Colleyville, Texas. The facility will provide 24-hour care for up to **10 residents**, consistent with state licensing regulations for small residential assisted living homes.

Property Details:

- **Zoning Designation:** R-15 Residential
- **Lot Size:** 14,679 sq.ft
- **Building Footprint:** Approximately 2,824 sq.ft
single-story home
- **Number of Bedrooms:** 5 resident rooms + 1 staff room
- **Number of Bathrooms:** 3 bathrooms, ADA accessible
- **Parking Spaces:**
 - **On-site:** 2-car garage + 8 driveway spaces
 - **Street Parking:** Not utilized for staff or operations; reserved for occasional family visits only
- **Ingress/Egress:** Single existing residential driveway, no additional curb cuts

Site Features & Improvements:

- **No structural additions planned;** exterior to remain consistent with surrounding homes
- **ADA-compliant upgrades** will include interior ramps (if applicable), widened doorways, and accessible bathrooms
- **Fire safety system:** Sprinkler system, smoke detectors, and CO2 detectors per Texas Life Safety Code

- **Landscaping:** Maintained in accordance with neighborhood standards; no commercial signage will be placed on the property
- **Fencing:** Existing residential fencing provides privacy and security for residents

Operational Details:

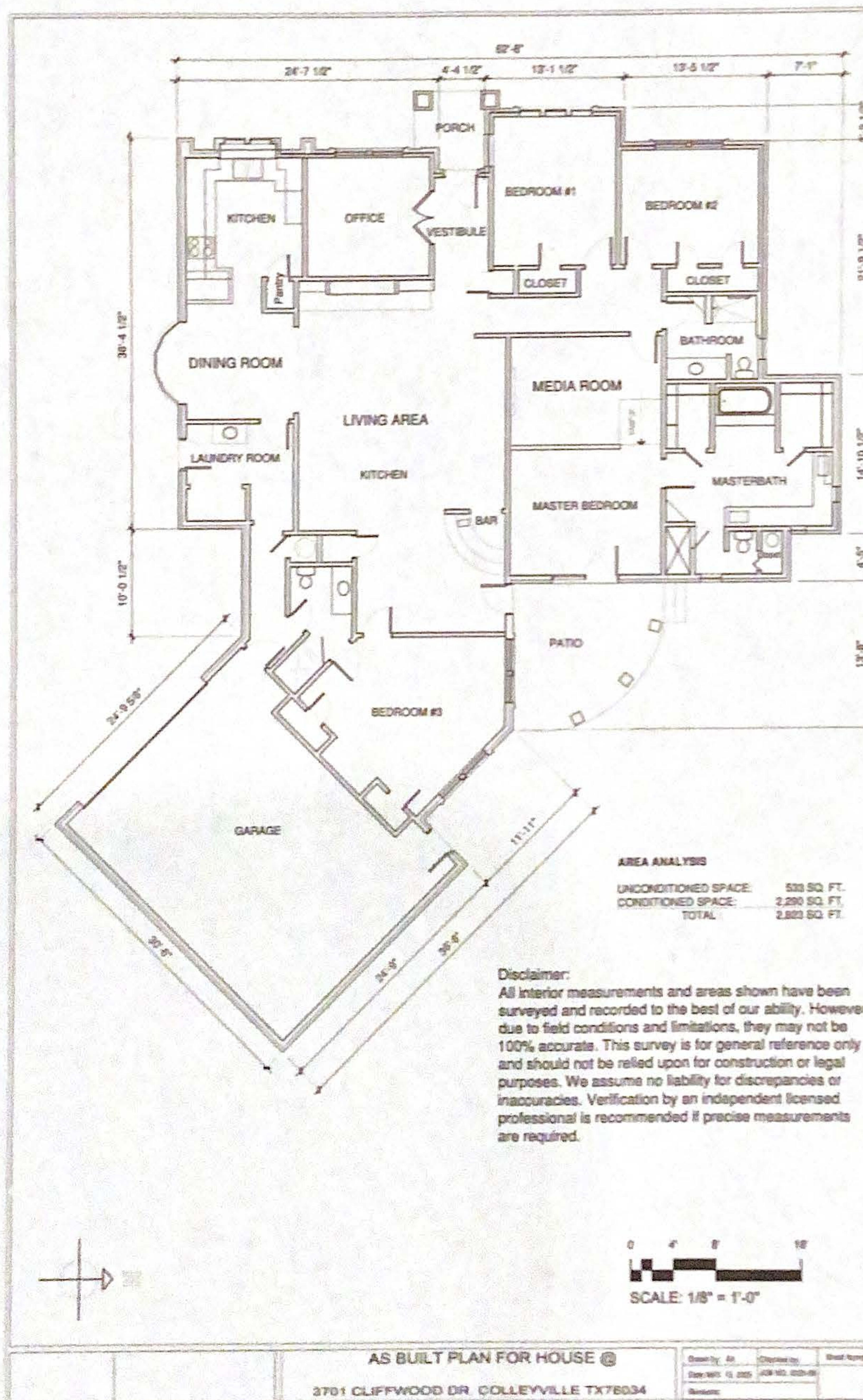
- **Number of Residents:** Maximum of 10 per Texas Type B license
- **Staffing:**
 - 1–2 caregivers on-site per shift
 - 24-hour coverage, including awake overnight staff
 - Shift change occurs twice daily with minimal traffic impact
- **Deliveries & Services:**
 - Medical and support services scheduled between 9 a.m. – 5 p.m.
 - Food, medical, and supply deliveries limited to 1–2 times per week

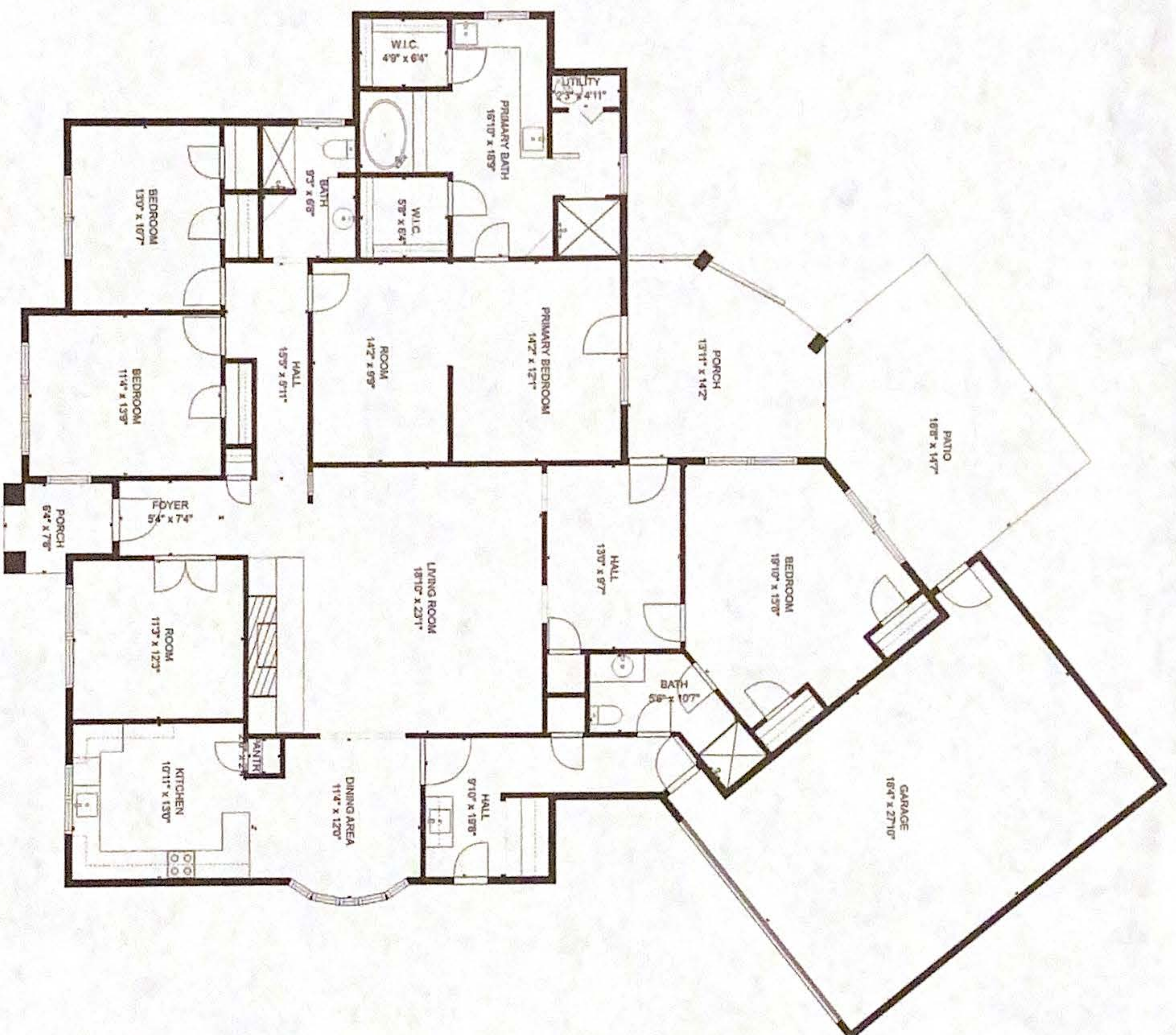
Neighborhood Compatibility:

- The home's appearance, landscaping, and maintenance will align with neighborhood standards
- Activities are confined to interior spaces, maintaining peace and privacy for nearby residents
- The small scale of the operation ensures limited traffic, no noise disruption, and no increased demand on city infrastructure

This site plan summary is designed to demonstrate that the proposed use will integrate respectfully and safely within the existing residential context, while providing a much-needed service for Colleyville's senior community.

Seasons Assisted Living Floor plan





TOTAL: 2014 sq. ft
FLOOR 1: 2014 sq. ft
 EXCLUDED AREAS: GARAGE: 530 sq. ft, PORCH: 219 sq. ft, PATIO: 258 sq. ft,
 PRIMARY BEDROOM: 173 sq. ft, LIVING ROOM: 405 sq. ft

Seasons Assisted Living
Floor Plan
3701 Cliffwood Drive
Colleyville, TX. 76034

May 5, 2025

**Community Planning Board
City of Colleyville
Colleyville, TX**

Dear Community Planning Board,

I am writing on behalf of Footprints Residential Care Homes LLC, doing business as Seasons Assisted Living, to respectfully request the City of Colleyville's support in expediting the necessary approvals and inspections required for our relocation to your community.

Seasons Assisted Living currently operates several residential assisted living Type B licensed homes throughout the DFW Metroplex. Unfortunately, our Arlington location has experienced significant structural damage due to a malfunctioning sprinkler system, rendering it unsafe for our residents. As a result, the Texas Department of Health and Human Services has prohibited re-occupancy until a new sprinkler system has been installed and successfully inspected by Life Safety officials.

In the interim, our residents—many of whom have formed deep bonds with our dedicated staff—have been placed in long-term care facilities. The emotional and physical toll of this displacement has been difficult for both residents and their families. We are now in the process of transferring our assisted living license to Colleyville, pending the successful installation and approval of all required safety systems, including sprinkler and fire monitoring systems, and inspections from Life Safety and the Health Department.

Seasons Assisted Living has been proudly licensed since 2007 and has never received a deficiency that was not resolved within the required thirty-day correction period. Our commitment to resident care and compliance is

unwavering. Ongoing oversight will continue through monthly visits from the Texas Ombudsman and annual inspections by Life Safety and the Department of Human Services.

We are eager to resume operations and reunite our residents under the compassionate care of Jessica and her exceptional team. We respectfully request that the City of Colleyville issue a Certificate of Occupancy as soon as possible upon completion of the required work, so that state inspections may proceed without delay.

Thank you for your consideration and support in helping us restore a safe and supportive home for our residents.

Sincerely,
Jessica McCully
Owner/ Manager
Seasons Assisted Living
Footprints Residential Care Homes LLC
P.O. Box 181346
Arlington, Texas 76096

Let me know if you'd like to include any attachments or additional contact details.

From: Jessica McCully
Subject: License for seasons
Date: January 9, 2025 at 12:09 PM
To: Jessica McCully

TEXAS HEALTH AND HUMAN SERVICES COMMISSION

ASSISTED LIVING FACILITY TYPE B LICENSE

This is to certify that

MCCULLY HOMES LLC
SEASONS ASSISTED LIVING
2424 VENTURA, ARLINGTON, TX, 76015, Tarrant COUNTY

is licensed under Chapter 247 of the Texas Health and Safety Code to operate a
TYPE B assisted living facility in Texas.

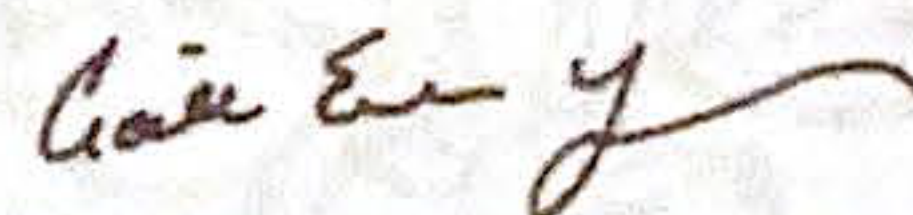
Capacity: 10

148042
License Number

103046
Vendor/Facility ID

08/22/2022
Effective Date

08/22/2025
Expiration Date



Cecile Young
Executive Commissioner

This license must be prominently posted for display in an area of the facility that is readily available to residents, employees, and visitors.
This license may not be transferred.

Thank you

Certificate of Occupancy

Issued to:

Name of Business: SEASONS ASSISTED LIVING

Address: 2424 VENTURA DR ARLINGTON TX 76015

Zoning: N/A; D; N/A

To be used as/for : Personal Care Facility (seven or more residents), COMMUNITY HOME
FOR DISABLED PERSONS (365)

The above property/structure/tenant space has been inspected for conformance with the City of Arlington's building codes and zoning ordinance and is found to be compliant. No change in the occupant, occupancy or use may occur unless a new certificate of occupancy is obtained. The issuance of this certificate of occupancy may not be construed as an approval of violation of the ordinances of the City of Arlington.


Building Official

Date of Issuance: 05/24/2007

Special Conditions:

1025530002310

This must be displayed in a conspicuous place on the premises and not be removed without permission from the Building Official.

City of Colleyville
Community Development Department

Certificate of Occupancy Application



City of Colleyville
100 Main Street
Colleyville, TX 76034
Main: 817-503-1030



CERTIFICATE OF OCCUPANCY APPLICATION

CO

2020

Business Information

Business Name:

Seasons Assisted Living

Business address:

3701 Cliffwood Drive

Business Phone:

682-325-4091

Email Address:

jgauthier@footprintsresidential.net

Business Principle/Owner:

Jessica McCully Gauthier

Business Contact Person:

Jessica Gauthier

Principle/Owner Cell Phone:

Business Contact Cell Phone:

Business Activity Description

Type of C/O:

- ☒ New occupancy
☐ Change of ownership
☐ Change of bus. name

Business Info:

- ☒ # of employees 5
☒ square footage 2,824 sq. ft.
☒ Bus. Hours: 24/7

Business Type:

- ☐ Business Office ☐ Restaurant ☐ ** Beauty / Spa
☐ Medical Office ☐ Manufacturing ☐ Office-Warehouse
☐ Retail Sales ☒ Other: (describe) Personal Care Facility

Check Yes or No to the following:

- ☐ Yes ☒ No 1. A new sign will be erected or the existing sign will be altered (separate permit is required)
- ☐ Yes ☒ No 2. The business space or portion thereof will be remodeled, renovated, or altered (permit is required unless exempted)
- ☐ Yes ☒ No 3. The existing electrical system will be altered with new wiring, lighting, devices, or panelboards (permit required unless exempted)
- ☐ Yes ☒ No 4. The existing plumbing system will be altered with new fixtures or drains or water lines (permit is required unless exempted)
- ☐ Yes ☒ No 5. Alcoholic beverages will be available for pre-package sales or on-site consumption
- ☒ Yes ☐ No 6. Food or beverages (for other than restaurants) will be manufactured, stored, distributed, sold, or prepared
- ☐ Yes ☒ No 7. There will be outside storage of any of the following: goods, merchandise, raw materials, or company vehicles/equipment
- ☐ Yes ☒ No 8. Waste water or sludge will be generated which requires pre-treatment or separators before discharge into the sewer system
- ☐ Yes ☒ No 9. Flammable or combustible liquids be stored, used, mixed or dispensed at this location, other than for maintenance or for operation of equipment. If so, attach description and quantities and attach MSDS sheets.
- ☐ Yes ☒ No 10. Hazardous or toxic chemicals such as, but not limited to, oxidizers, corrosive liquids, poisonous gases, radioactive, explosive, and organic materials will be handled. If so, attach description and quantities and provide MSDS sheets.
- ☐ Yes ☒ No 11. One or more of the following industrial processes circled below will be performed on the premises
- Manufacturing Treating Formulation/Mixing/Processing Vehicle Washing

Submit the following:

- ☒ Driver's License Copy of Business Principle/Owner ☒ Copy of Lease or Ownership of Business Space
- ☒ Business Plan (detailed narrative of business operations) ☐ State Sales Tax Certificate - IF applicable
- ☒ Floorplan of the space with all rooms labeled ** ☐ Massage Establishments - Submit TDLR license(s)

Business Principle / Owner (Printed Name):

Jessica Gauthier

Business Principle / Owner Signature:

Jessica Gauthier



Office of the Secretary of State

CERTIFICATE OF FILING OF

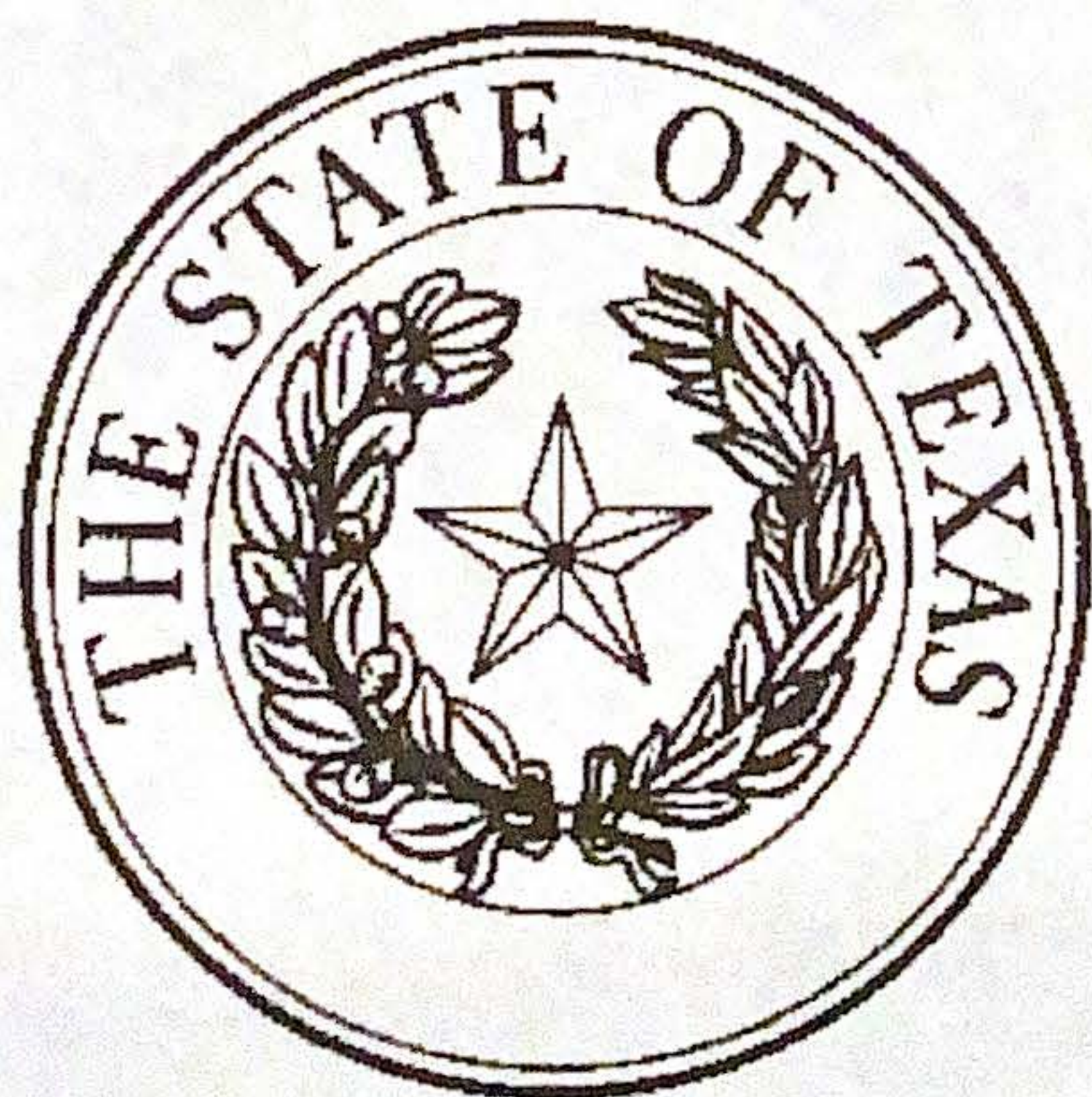
Footprints Residential Care L.L.C.
File Number: 805275041

The undersigned, as Secretary of State of Texas, hereby certifies that the application for reinstatement for the above named entity has been received in this office and has been found to conform to law. It is further certified that the entity has been reinstated to active status on the records of this office.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law hereby issues this Certificate of Filing.

Dated: 03/18/2025

Effective: 03/18/2025



A handwritten signature in cursive script that reads "Jane Nelson".

Jane Nelson
Secretary of State

Members of the Colleyville City Council,

I am honored to write to you today in support of Seasons Assisted Living's expansion to Colleyville—a community that deserves compassionate, home-like care for its elderly residents. As a Registered Nurse with years of nearly thirty years experience in assisted living, I have seen firsthand the profound impact that personalized, comfortable, and dignified care can have on seniors and their families.

At Seasons Assisted Living, we believe that senior care should feel like home. Aging should not mean sacrificing comfort, independence, or the warmth of familiar surroundings. That is why our approach prioritizes individualized care, personal connections, and an environment where residents feel secure, engaged, and valued—not just as patients, but as cherished members of our extended family.

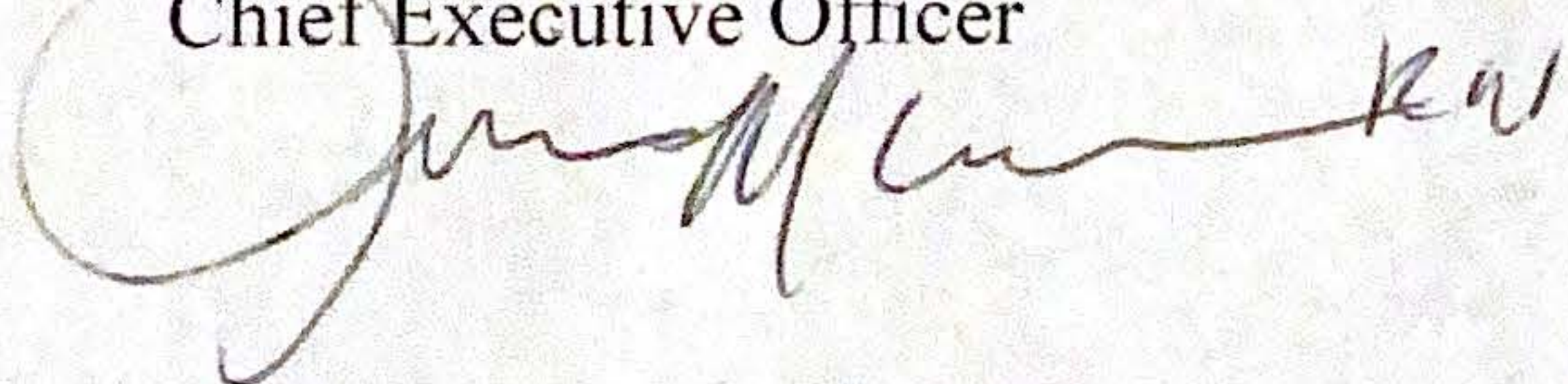
Over the past twenty years, Seasons Assisted Living has cared for seniors across the metroplex providing not just medical support but emotional and social enrichment. Our dedicated team fosters a sense of belonging, ensuring that every resident has access to quality care without losing the essence of what makes them feel at home.

Colleyville is a thriving community that values family and connection. Bringing Seasons Assisted Living here will provide seniors with an option that prioritizes dignity, security, and personalized care in a setting that feels welcoming and familiar. Our expansion will also create job opportunities, strengthening the local workforce and ensuring that compassionate caregivers can continue making a difference in the lives of our elderly loved ones.

I respectfully urge you to approve our expansion so that we can bring this much-needed service to Colleyville. Seasons Assisted Living is more than just a facility—it is a home, and we are eager to extend that home to the seniors who need it most.

We look forward to the opportunity to serve the Colleyville community and its seniors.

Jessica McCully RN
Chief Executive Officer

A handwritten signature in dark ink, appearing to read 'Jessica McCully RN', is written over the printed name and title. The signature is fluid and cursive, with a large initial 'J' and 'M'.

Letter of Acknowledgment

Dear Mr. Gauthier,

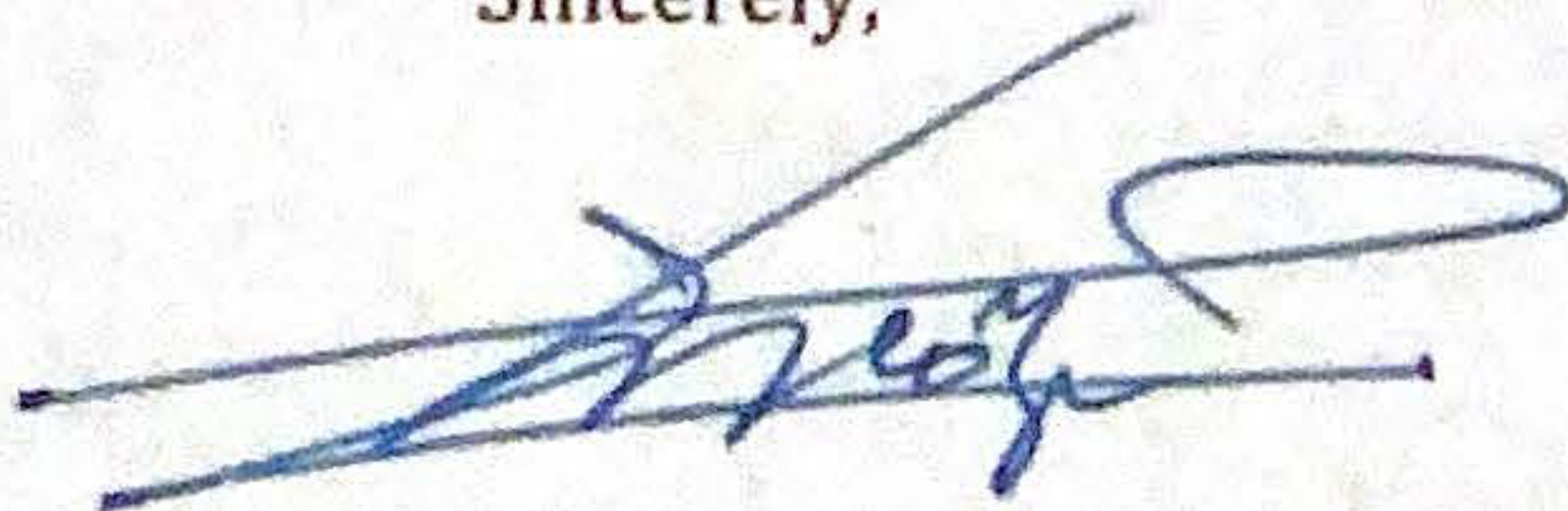
My name is George Tawdros and I am the owner of the property located at 3701 Cliffwood Dr, located in Colleyville, Texas.

This letter is to acknowledge that I have been informed by the tenants that their intended use of the home is to operate a state-licensed assisted living facility, pending all required approvals and compliance with applicable city ordinances and state regulations.

I understand that the tenants are in the process of obtaining a Certificate of Occupancy from the City of Colleyville to conduct this type of business. As the property owner, I am aware of their stated intentions, but I defer to the City of Colleyville and all relevant authorities regarding the suitability and approval of such use.

Please feel free to contact me with any further questions.

Sincerely,



George Tawdros
Owner

Ph:

Email:

Footprints Residential Care Homes LLC
dba *Seasons Assisted Living*
3701 Cliffwood Drive
Colleyville, TX 76034

Jgauthier@footprintsresidential.net

6/06/2025

Dear Neighbor,

My name is **Jessica Gauthier**, and I am the administrator of Footprints Residential Care Homes LLC, doing business as *Seasons Assisted Living*. We are reaching out to inform you of a zoning application we are submitting to the City of Colleyville to allow a small, state-licensed assisted living home to operate at 3701 Cliffwood Drive, Colleyville TX 76034.

This home will serve as a **Type B Assisted Living Residence**, licensed by the Texas Health and Human Services Commission. It will provide a safe, nurturing, and home-like environment for a small number of elderly residents—**no more than 10 at any time**—who need assistance with daily living.

What You Can Expect:

- The home will **retain its residential character** and blend in with the neighborhood—no exterior signage, loud activity, or major construction.
- All services will occur **inside the home**, and noise levels will remain consistent with typical household activity.
- There will be **limited traffic**; staff will work in shifts, and deliveries will be scheduled during normal business hours.
- The property will be **well-maintained**,

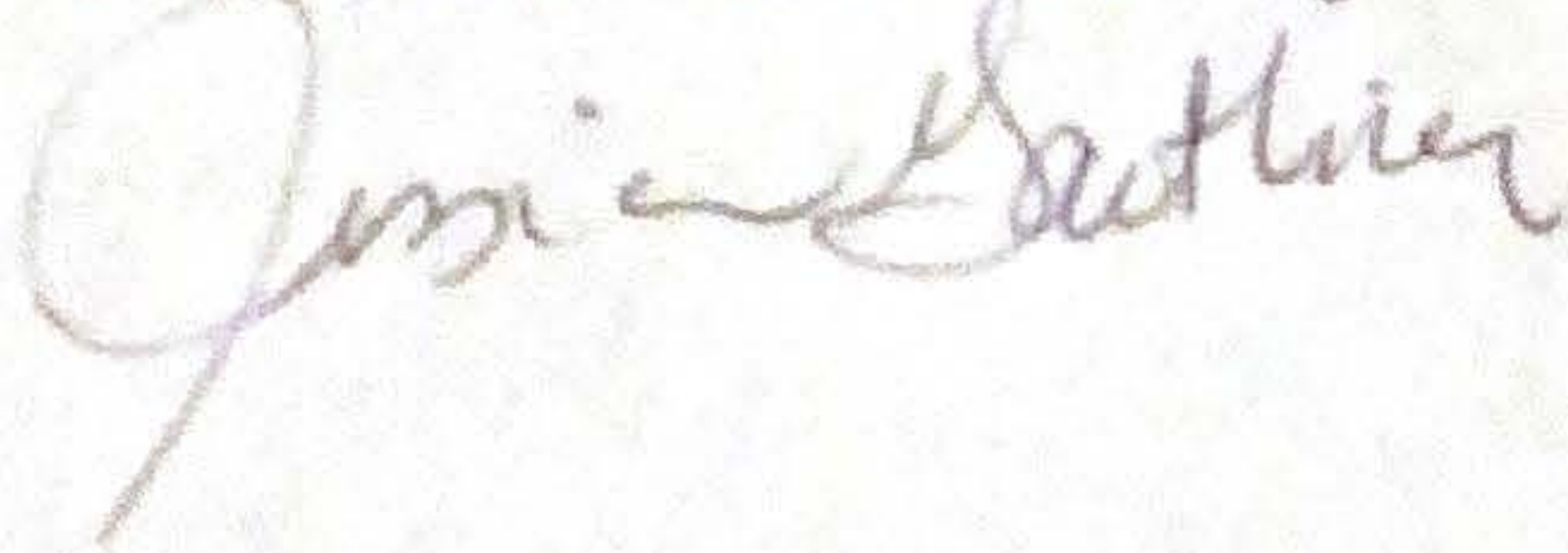
landscaped, and compliant with all city codes and safety regulations.

We understand that neighborhood harmony is essential, and we are committed to being a respectful, low-impact neighbor. Many residents in Colleyville have aging loved ones who benefit from smaller, personalized care settings, and our mission is to serve that need with compassion and professionalism.

Should you have any questions, concerns, or simply want to learn more, I invite you to reach out to me directly at 817-528-7575 or jgauthier@footprintsresidential.net. We would be happy to talk with you, provide more information, or schedule a visit to one of our other locations.

Thank you for your time and understanding. We look forward to being a positive part of this wonderful neighborhood.

Warm regards,
Jessica Gauthier
Administrator
Footprints Residential Care Homes LLC
dba Seasons Assisted Living

A handwritten signature in dark ink, appearing to read "Jessica Gauthier", written in a cursive style.

Seasons_Assisted_Living_Neighbor_QA

Seasons Assisted Living - Neighbor Q&A

A Small, Respectful Assisted Living Home in Your Neighborhood

Q: What is this home being used for?

A: The home will operate as a small, licensed assisted living residence for up to 10 seniors who need help with daily living activities, such as meals, medication reminders, bathing, and mobility. It is not a nursing home or a medical facility.

Q: Will the home look or feel like a business?

A: No. The home will maintain a residential appearance. There will be no commercial signage, exterior modifications, or unusual activity that would change the look or feel of the neighborhood.

Q: Will this increase traffic or noise?

A: Very minimally. Staff work in rotating shifts (1-2 caregivers at a time), so there will be no large gatherings or employee influx. Visitors (mostly family members) come at scheduled, reasonable hours. No loud outdoor activities or events will be held.

Q: Are there any safety risks to the neighborhood?

A: Absolutely not. The home is fully licensed and regulated by the Texas Health and Human Services Commission. It will have fire safety systems, regular inspections, and will meet all Life Safety Code standards. Residents are older adults with health needs-not individuals requiring supervision for behavioral or legal issues.

Q: Will this affect property values?

A: Studies show that small assisted living homes do not negatively affect neighborhood property values. Because they are well-maintained, quiet, and regulated, they often increase curb appeal and stability within the area.

Q: Who do I contact if I have concerns or questions?

A: We are committed to being good neighbors. Please contact:

Jessica Gauthier

From: Judith Dugan
Subject: Reference letter
Date: June 1, 2025 at 10:20 AM
To: Jessica Moully

I have known Jessica for 8 years and worked with her in many different places. She is very professional when operating her personal care home. Not only does she care about her home appearance but puts value and time into her property to present well in the community.

Jessica is sensitive to the needs of the community and her neighbors around her. There has never been an issue with any home she owns, in fact she brings value to her property by investing to improve the appearance.

Jessica provides a service to our elderly community that is very much needed. It allows them to be in a home like environment when families no longer can care for them in their own home. I know several physicians and medical professionals that concur there is a definite need for this service in our area. The care she provides is amazing and families are so appreciative of her services.

Please feel free to reach out to me if you have any questions or concerns about this.

I have been a Hospice clinical liaison in this area for the last 10 yrs.

I live in Grapevine myself and would not worry having her business next door to me.

Thank you,
Judy Dugan RN, Certified Case Manager

Judith Dugan
Community Liaison

Heart to Heart Hospice of Fort Worth LLC
6100 Southwest Blvd., Suite 200
Fort Worth, TX 76109

Office: (817) 731-9700
Mobile:



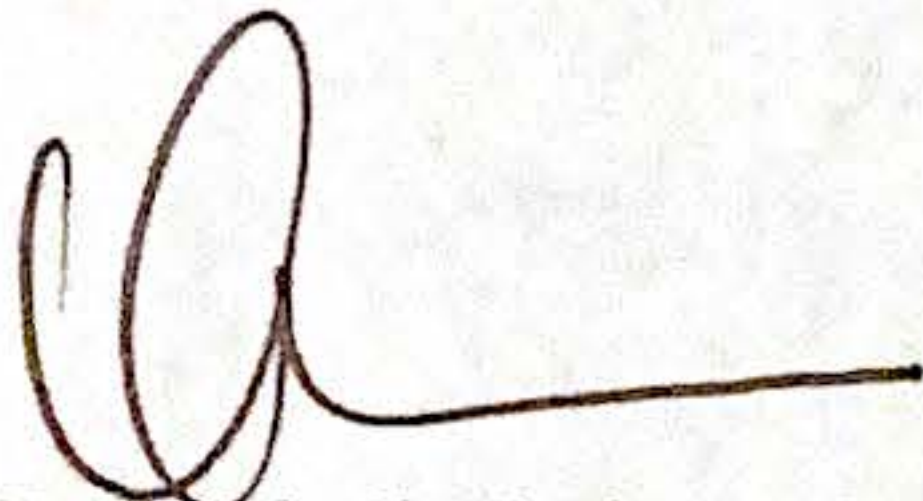
Dear Colleyville City Council Members,

As a physician who has had the privilege of visiting and working with Seasons Assisted Living residents, I can confidently say that this facility sets an exceptional standard in senior care. The medical staff, caregivers, and leadership—especially under the guidance of Jessica McCully, a dedicated Registered Nurse—demonstrate an unwavering commitment to the health and well-being of their residents.

At Seasons Assisted Living, I have witnessed first-hand the thoughtful coordination of medical services, the emphasis on preventative care, and the compassionate approach taken to ensure every senior receives personalized attention. The facility prioritizes residents' dignity while addressing their medical and emotional needs, making it one of the finest assisted living communities in the DFW area.

Expanding to Colleyville would be a tremendous benefit to seniors and their families, providing them with access to outstanding healthcare and a supportive environment. The need for high-quality senior care continues to grow, and I wholeheartedly support Seasons Assisted Living in bringing its expertise and care to this community.

I urge you to approve their expansion and allow Colleyville residents the opportunity to experience the same level of excellence that so many families across DFW have relied on.

A handwritten signature in dark ink, appearing to read 'Dr. Mahalia Jackson- Butler'. The signature is stylized with a large, looped initial 'M' and a long, horizontal stroke extending to the right.

Dr. Mahalia Jackson- Butler

Dear Colleyville City Leadership,

I am writing to you to highlight the exemplary leadership and unwavering commitment of Jessica McCully-Gauthier, RN, a highly respected leader in our community and the field of senior care. As a trailblazer in the senior care industry, Jessica has earned the admiration and trust of her peers, partners, and families across the DFW area, particularly through her exceptional work in both residential care and senior health services.

For nearly two decades, Jessica has led the charge in providing the highest standard of care at her senior homes, which have become the most sought-after in the region. Her unwavering commitment to quality and compassionate care has set the standard for senior care services. Under her leadership, her homes have consistently maintained a reputation for excellence in the care of our most vulnerable residents. Her homes are not only places of safety and comfort but also provide families with peace of mind knowing their loved ones are being cared for by someone who leads with both heart and expertise.

Jessica's influence extends far beyond the walls of her facilities. As a leader among her peers and partners in the hospice and home health sector, she consistently champions best practices, advocacy, and education. She fosters partnerships with local healthcare providers, ensuring that the most vulnerable members of our community receive comprehensive, compassionate care. Her integrity and professionalism have earned her the respect of her colleagues, and she is known for her willingness to collaborate and share knowledge to uplift the standards of care across the industry.

Her advocacy work for senior care has had a profound impact on the lives of countless families. Jessica's leadership has undoubtedly improved the quality of life for seniors, enriched the community, and set a high bar for what compassionate care should look like. She is not only an advocate for those in her direct care but a voice for positive change in the industry.

I firmly believe that having Jessica McCully-Gauthier in Colleyville would be a tremendous asset to your community. Her dedication to enhancing the lives of seniors and her advocacy for improving care standards will undoubtedly add value to the Colleyville community, enriching your local healthcare environment and strengthening your community bonds. By supporting individuals like Jessica, Colleyville's leadership will demonstrate its commitment to those who are dedicated to creating positive change and uplifting our most vulnerable residents. Her presence would symbolize a forward-thinking, compassionate approach to senior care, showcasing the city's commitment to ensuring that every member of our community, especially our seniors, receives the care, respect, and attention they deserve.

It is without hesitation that I recommend Jessica McCully-Gauthier as a leader who can make a lasting difference in Colleyville. Her unwavering dedication to senior care, leadership in the healthcare community, and tireless advocacy are truly commendable.

Thank you for your time and consideration. Please do not hesitate to reach out if I can provide any further information.

Sincerely,

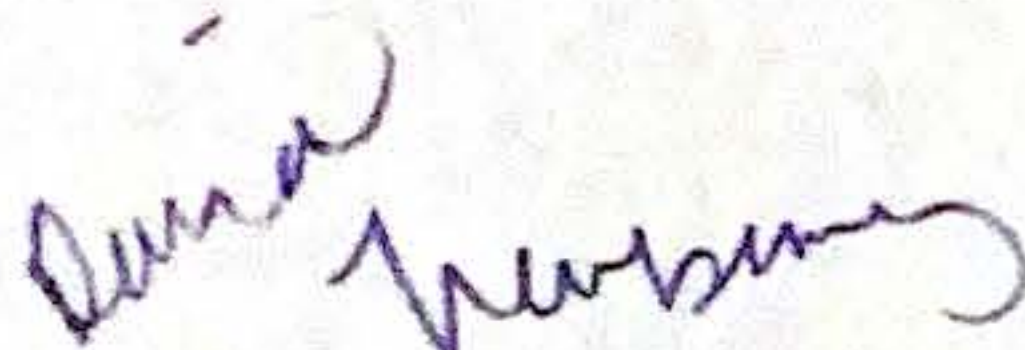
Richard Paschal

Dear Colleyville City Council Members,

My father is the strongest man I've ever known. He worked hard his entire life and spent years providing for our family. When his health began to decline, he was reluctant to leave the house he had built with his own hands. We worried endlessly about how he would adjust to assisted living.

But Seasons Assisted Living made it feel like home for him. The staff didn't just meet his medical needs—they met his emotional needs. They gave him independence while ensuring he had the support he required. He enjoys activities, has made new friends, and most importantly, he feels valued.

Colleyville would benefit tremendously from a facility like Seasons Assisted Living. I ask you to approve their expansion so that more families can experience the relief and comfort that my family has.


David Newberry

May 28, 2025

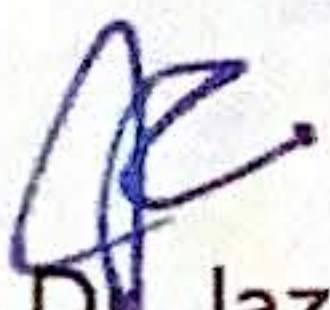
Dear Members of the Colleyville City Council,

I am a geriatric nurse practitioner, and I have had the privilege of working alongside Seasons Assisted Living's outstanding team over the past several years. In the realm of elder care, few facilities provide the level of attentiveness and commitment to individualized wellness that Seasons Assisted Living does. Their dedication to both physical and emotional health creates an environment that allows seniors to thrive—not just live.

Many of my patients have resided at Seasons Assisted Living, and I have seen firsthand how the structured residential setting helps mitigate the risks of isolation, malnutrition, and unmanaged chronic illnesses. The compassionate staff, led by Jessica McCully, ensures that residents receive not only proper medical care but also emotional support, social interaction, and meaningful engagement—all of which contribute to longevity and quality of life.

The expansion of Seasons Assisted Living to Colleyville would be an invaluable addition to the community. I urge you to approve this initiative so more seniors can experience the compassionate care they deserve.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Collins', is positioned above the printed name.

Dr. Jazmine Collins

May 23, 2025

Subject: A Heartfelt Endorsement for Seasons Assisted Living

Dear Colleyville City Council,

I never thought I'd have to say goodbye to my father so soon. He was my rock, my guiding light, and when his health declined, I was terrified of losing him to neglect or loneliness. Seasons Assisted Living changed everything.

The caregivers there didn't just provide medical care, they became his second family. They knew his favorite songs, they listened to his stories, and they treated him with the dignity he deserved. Under the leadership of Jessica McCully, Seasons Assisted Living has given families like mine peace of mind, knowing our loved ones are safe and cherished.

I urge you to support their expansion to Colleyville. Every senior deserves a place where they are cared for — not just looked after. Seasons Assisted Living creates that environment. Please give more families like mine the chance to find comfort and security in this incredible community.

With gratitude,

A handwritten signature in dark ink, appearing to read 'Lori Owens', with a stylized, flowing script.

Dr. Lori Owens

May 28, 2025

Subject: Strong Support for Seasons Assisted Living's Expansion to Colleyville

Dear Members of the Colleyville City Council,

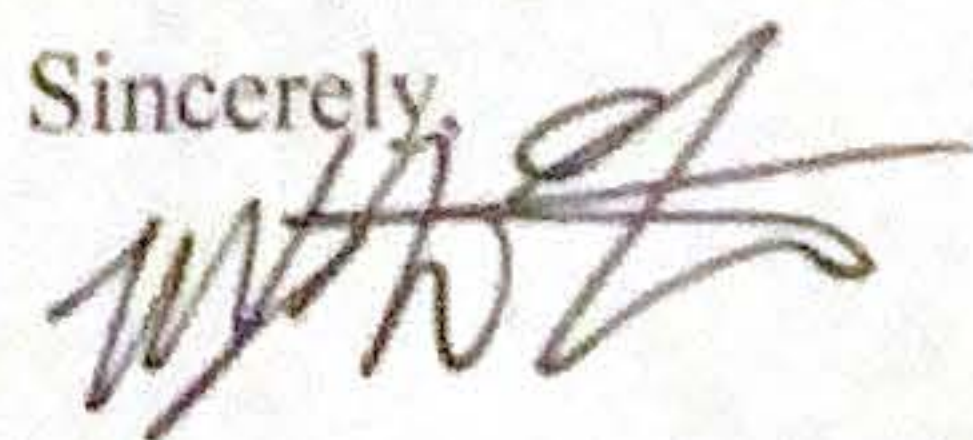
I am writing to express my enthusiastic support for Seasons Assisted Living's expansion to Colleyville. As a proud resident of the DFW area, I have witnessed the compassionate care this facility provides to elderly community members, including my own family. Seasons Assisted Living has been an invaluable resource for families seeking a safe and nurturing environment for their loved ones, offering security, dignity, and respect to seniors in their most vulnerable years.

Over the past two decades, Seasons Assisted Living has served more than 2,000 seniors across the region, creating employment opportunities for dedicated healthcare workers and providing essential support to families in need. Under the leadership of Jessica McCully, a Registered Nurse with a proven history of excellence in elderly care, this facility continues to set the highest standard in assisted living services.

Colleyville would greatly benefit from the presence of Seasons Assisted Living, as the need for reliable, compassionate senior care continues to grow. I wholeheartedly urge the council to approve this expansion, knowing it will strengthen our community and support our senior residents with the dignity they deserve.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'M. Johnson-White', written over a horizontal line.

Monica Johnson-White, CEO

5-28-2025

Dear Colleyville City Council Members,

As a hospice care specialist, I work with elderly individuals and their families during some of life's most difficult transitions. The environment in which a person receives care can make all the difference—not only in medical outcomes but in comfort, dignity, and emotional well-being. Seasons Assisted Living excels at providing seniors with a residential setting that fosters peace, security, and high-quality medical support.

Families are often overwhelmed when facing the decision of assisted living, but Seasons Assisted Living offers a compassionate and professional solution that allows residents to maintain their independence while receiving the level of care they need. The leadership of Jessica McCully ensures that staff members uphold the highest standards of ethics, empathy, and expertise, creating a space where seniors and their families feel valued and supported.

Colleyville would benefit immensely from having Seasons Assisted Living as part of its community. I wholeheartedly recommend the approval of this expansion to ensure our elderly population has access to the exceptional care they deserve.

Yours Truly,


Darla-Freedom Hospice

Subject: My Grandmother Deserves the Best—And She Found It at Seasons

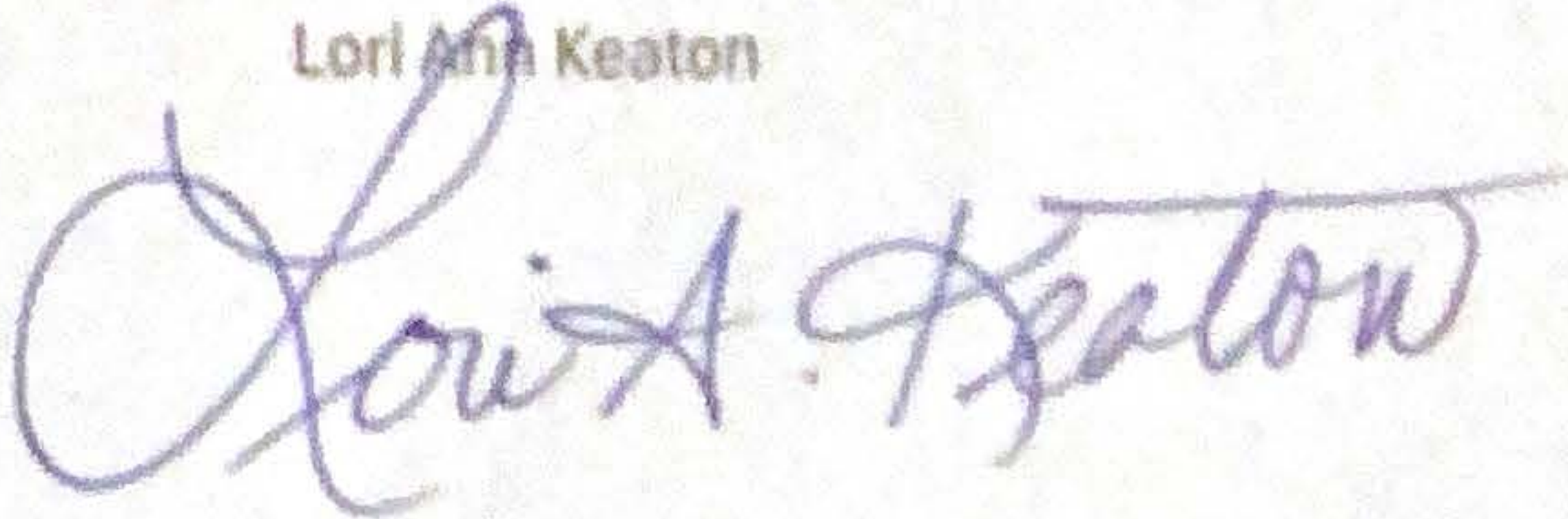
Dear Members of the Colleyville City Council,

My grandmother has always been the heart of our family. She's the one who taught me how to bake cookies, how to sew, and how to always find joy in the little things. When it became clear that she needed daily care, our family struggled with the thought of placing her in assisted living.

Seasons Assisted Living changed everything. They treat her like she's their own family. She has wonderful caretakers who make sure she's engaged in activities she enjoys and never feels alone. The staff has given her a second home—one where she is safe, happy, and thriving.

Colleyville seniors deserve this level of care. I urge you to approve the expansion of Seasons Assisted Living so more families can experience the peace of mind we've found here.

Lori Ann Keaton

A handwritten signature in blue ink that reads "Lori A. Keaton". The signature is written in a cursive style with a large, looping initial "L".

Endorsement from a Residential Care Business Owner

Dear Colleyville City Council Members,

As a longtime business owner in the residential care industry, I understand firsthand the importance of providing high-quality, compassionate care to our aging population. Seasons Assisted Living has built a stellar reputation over the past two decades, serving seniors in the area with dignity, security, and personalized support. Their model of care aligns with what I believe assisted living should be—a place that feels like home rather than just a facility.

Under the leadership of Jessica McCully, Seasons Assisted Living has consistently demonstrated excellence in elder care, creating an environment where residents thrive physically, emotionally, and socially. The expansion to Colleyville would provide families with a trusted option for their loved ones while generating jobs and strengthening the local economy.

Please consider Seasons Assisted Living into your wonderful community.

Nathan Loftis

A handwritten signature in blue ink, appearing to read "Nathan Loftis", written over the printed name.

Subject: Five Voices in Support of Seasons Assisted Living

Dear Colleyville City Council Members,

We, the undersigned residents of Seasons Assisted Living, write to you today in full support of this incredible facility's expansion to Colleyville. Each of us has experienced firsthand the kindness, security, and quality care that Seasons provides, and we hope many more seniors will have the opportunity to call this place home.

When we first arrived at Seasons Assisted Living, many of us felt uncertain—leaving behind the homes we had known for decades was not easy. However, from the moment we stepped through the doors, we were welcomed with warmth, dignity, and respect. The caregivers here do more than assist with daily needs—they treat us like family, ensuring we feel safe, valued, and engaged.

- James T., 78: "I spent my life as a firefighter, helping others. Now, Seasons Assisted Living helps me. They ensure I stay active, engaged, and surrounded by good people."
- Mary R., 82: "I was scared to leave my home, but Seasons Assisted Living has given me a new sense of purpose. I have friends, activities, and the peace of mind knowing I'm cared for."
- Robert M., 86: "I lost my wife last year, and the staff at Seasons have been my rock. They check on me, encourage me, and make sure I never feel alone."
- Linda S., 79: "I never imagined assisted living could feel like home, but this place does. The people here truly care, and that makes all the difference."
- Eleanor P., 90: "At my age, comfort and security mean everything. Seasons Assisted Living provides both, and I am deeply grateful for the compassionate care I receive every day."

We urge you to approve the expansion of Seasons Assisted Living to Colleyville so that more seniors can experience the dignity, community, and care we have found here.

James T., Mary R., Robert M., Linda S., Eleanor P.

Dear Maam or Sir of Colleyville,

As a physical therapist assistant specializing in elderly care, I have worked closely with residents of Seasons Assisted Living and seen firsthand the incredible benefits of a structured, compassionate residential setting. Many seniors experience mobility challenges that can significantly impact their independence, but Seasons Assisted Living provides a nurturing environment that encourages movement, engagement, and personalized rehabilitation support.

The facility fosters a sense of community, ensuring residents receive tailored therapy that improves their quality of life. The skilled caregivers and medical staff, under the guidance of Registered Nurse Jessica McCully, collaborate seamlessly to create care plans that prioritize safety, mobility, and overall well-being.

Colleyville would greatly benefit from a facility of this caliber. Seasons Assisted Living has set the gold standard for assisted living, and I strongly urge the council to approve their expansion. Seniors in our area deserve a place where their health and dignity are prioritized.

Tommie Eko-Davis

A handwritten signature in black ink that reads "Tommie Eko-Davis". The signature is written in a cursive, flowing style.

May 28, 2025

Dear Members of the Colleyville City Council,

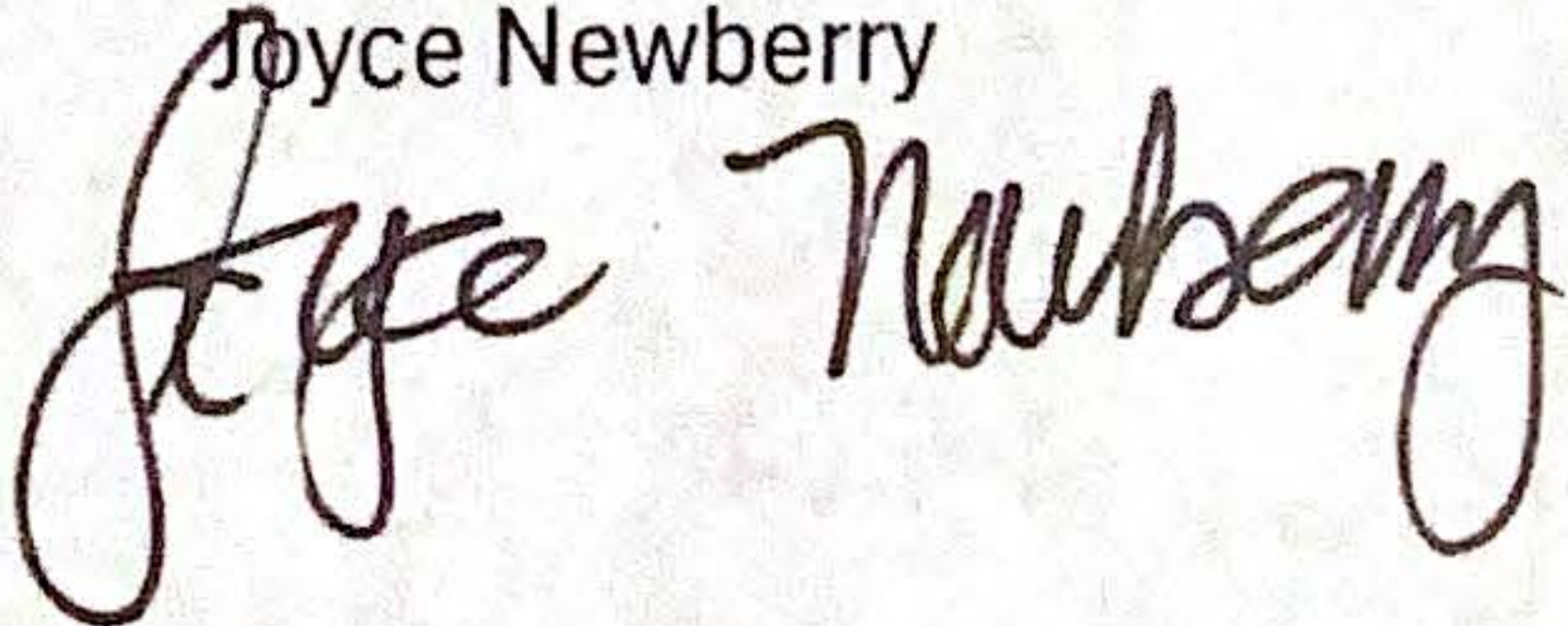
I never thought I'd have to find a place for my mother to live outside of her own home, but when her health began to decline, I knew she needed professional care and support. Seasons Assisted Living has been a blessing beyond words.

From the moment we visited, I saw how much the staff truly cared—not just about her medical needs but her overall well-being. They took the time to learn about her hobbies, favorite meals, and even the songs she loved from her youth. They treat her with kindness, patience, and dignity every single day.

I can sleep at night knowing my mother is safe, respected, and surrounded by people who genuinely care about her happiness. Colleyville deserves this level of senior care, and I wholeheartedly support the expansion of Seasons Assisted Living to our community.

Thanks in advance for consideration,

Joyce Newberry

A handwritten signature in black ink, appearing to read "Joyce Newberry", written in a cursive style.

5/25/2025

Subject: A Proud Employee's Support for Seasons Assisted Living's Expansion

Dear Members of the Colleyville City Council,

I have been a proud employee of Seasons Assisted Living for 14 years, and I can say without hesitation that this facility is unlike any other. It's not just a workplace—it's a place of purpose, care, and true dedication to the well-being of our elderly residents.

Every day, I witness how our team, led by the incredible leadership of Jessica McCully, goes above and beyond to ensure seniors receive the highest level of care, respect, and dignity. Whether it's sitting with a resident to hear their stories, providing comfort during difficult moments, or creating an atmosphere where they feel valued, we approach every interaction with compassion.

Seasons Assisted Living has not only touched the lives of the elderly but has also given healthcare professionals like me the opportunity to grow in a nurturing and supportive environment. The facility provides stable employment, professional development, and a chance to make a meaningful impact on people's lives.

Colleyville would benefit immensely from having Seasons Assisted Living in its community. I urge you to approve this expansion so that we can continue to bring security and care to seniors who need it most.

Sincerely,


Shaunte Wright

June 6, 2025

To Whom It May Concern,

I would like to take this opportunity to speak on behalf of Jessica McCully, owner of a group of residential care homes, including Harvest House, where my mother is a resident.

My mother is currently 91 years old. She has lived in a residential care home for three and a half years, and a home owned by Jessica McCully for 3 years. We, her children and family, visit her at least once a week and celebrate special days and holidays with her.

I would like to address three aspects of the homes owned by Jessica: the outside, the inside, and the care of the residents. First, these homes have never been a nuisance to the surrounding neighborhoods. The residents are elderly and handicapped. They do not come and go like those who are younger. They do not drive or own cars so there are no vehicles to park on the street or in the driveway. The only cars are from the occasional visits from family members and caregivers such as home health and hospice, which occur during daytime hours, and stay for short periods of time. Our experience has been that there are many more cars around the homes in the surrounding neighborhood than at Harvest House because younger people, people with families, and those who are physically capable are much more active than these elderly residents.

Secondly, these care homes are quiet. The age of the residents prohibits them from being loud and raucous. Physically they cannot entertain or have parties. Often their mental capabilities result in them not even being able to converse with each other. One never has to worry about loud music!

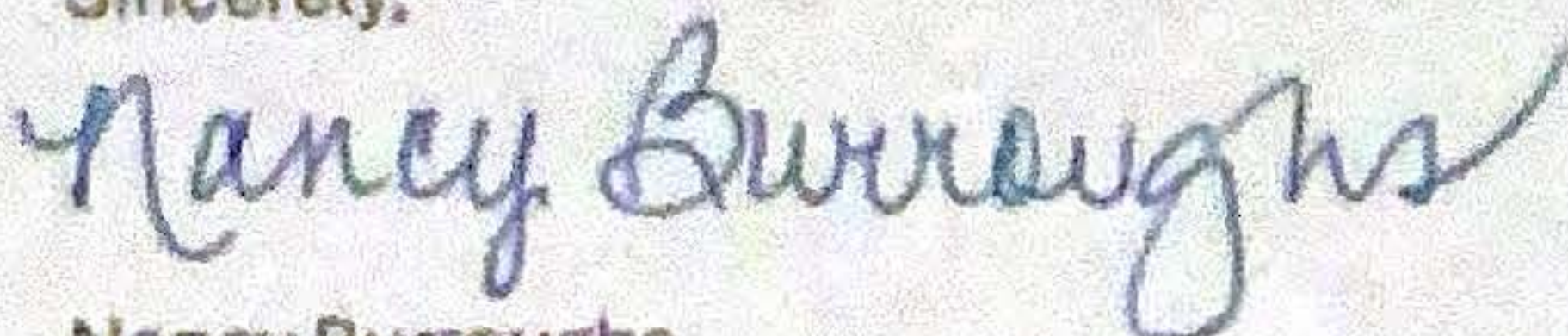
Lastly, I would like to address the care given to the residents and Jessica McCully as the home owner. Growing old and losing one's independence is hard and scary. Nursing homes are overloaded with elderly who need care. The caregivers have so many elderly to care for that the needs of the residents often go unattended for long periods of time. A residential care home, if run well, can be a safe and compassionate place for an elderly person to receive the care they need. In a residential care home, there are fewer people per one caregiver, and that caregiver lives with the residents and knows their needs. These care homes answer a great need in our society and are an asset to a community!

Jessica McCully is an excellent business owner as well as a nurse. She makes sure that her homes are well cared for. She is on the premises on a regular basis to make sure that everything is running correctly, and should a problem arise she is quick to resolve the issue. The house is always clean, inside and outside, and Harvest House even has tasteful and pleasing front porch décor that makes it look warm and inviting. Jessica knows and follows the requirements for running a licensed residential care home. She has many years of experience and excellent ratings. The residential care homes owned and run by Jessica McCully are of high quality and, to repeat my earlier statement, answer a great need and are an asset to a community!

In closing, the residential care homes owned by Jessica McCully blend in with all the other homes in a neighborhood. The only difference is that the "family members" living inside are elderly with special needs. There is no outward evidence that these homes are any different than all the others.

Thank you for the opportunity to share our experience with you.

Sincerely,



Nancy Burroughs

Daughter of Annie Allen, a Harvest House resident

From: ED@GM
Subject: Re: Seasons Reference Letter 2 Business
Date: May 31, 2025 at 8:43 PM
To: Eliz D
Cc: Jessica McCully

30 May 2025

To Whom It May Concern,

I am writing this letter as a heartfelt and sincere recommendation for Seasons Assisted Living. When I was searching for a suitable assisted living home for my husband, who is living with a traumatic brain injury (TBI), a trusted friend recommended Harvest Home. That recommendation turned out to be a true blessing.

From the moment we arrived, it was clear that Harvest Assisted Living is much more than just a facility—it is a community built on compassion, respect, and genuine care. What I found was not only a safe and nurturing environment for my husband, but also a family. The staff treat each resident with the same care and attention they would offer their own loved ones. This level of personal commitment is rare and incredibly meaningful.

Much of this culture of care begins with the leadership of Jessica, the owner of Harvest Assisted Living. Jessica is an intelligent, hardworking, committed, and compassionate professional who has successfully operated and expanded her business for over 20 years. Her dedication is evident in every detail, from the quality of the staff she hires to the warm, welcoming environment she has created. Her hands-on approach and unwavering standards set the tone for excellence across the entire organization.

The peace of mind I have experienced knowing my husband is in such

good hands is truly priceless. On top of the exceptional quality of care, Harvest Assisted Living offers competitive and fair rates, which only added to the value of our experience.

I wholeheartedly recommend Seasons Assisted Living to any community and family in search of a compassionate, professional, and trustworthy business for their community or home for their loved ones. It is a place where neighbors and residents are treated for with dignity. Residents are cared for with love, and families are given the comfort and assurance they need.

Sincerely,

Elizabeth D.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number -

Agenda Date 6/23/2025

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 5 and 6, Block 2, of Lavaca Trail Addition, located at 8086 and 8078 Precinct Line Road, Case ZC25-017

Explanation

Boaz Bryant, the applicant, has submitted a request for rezoning on Lot 5 and 6, Block 2, Lavaca Trail Addition, being approximately 1.6 acres, and zoned PUD-C Planned Unit Development Commercial. The request is to rezone the property to PUD-C Planned Unit Development Commercial to allow for a membership based car club.

Attachments

1. Aerial Map
2. Zoning Map
3. Zoning Exhibit
4. Statement of Planning Objectives
5. Supporting Document - Flood Study
6. Elevations

Aerial Map

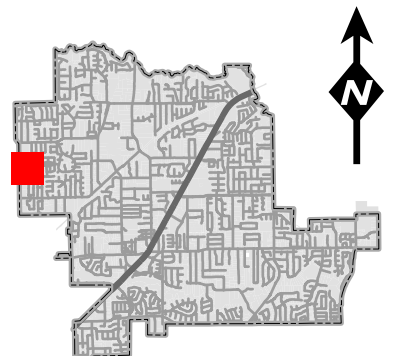


ZC25-017

8086 Precinct Line Rd

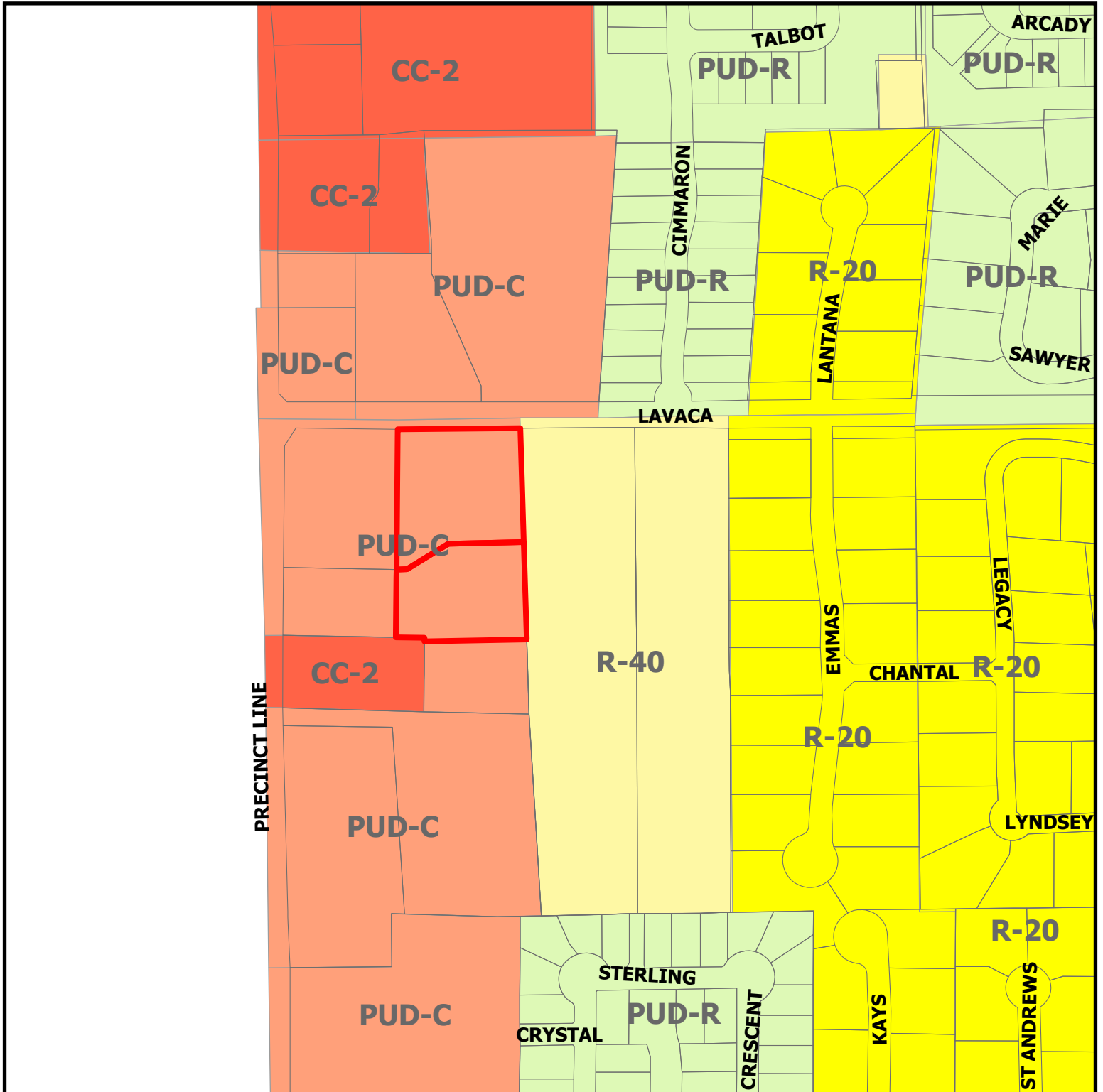


Subject Property



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

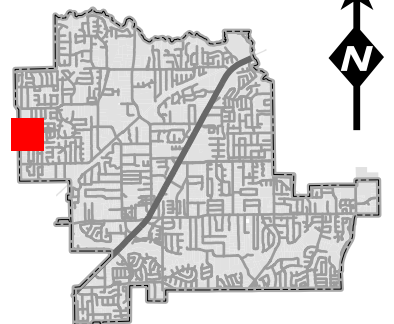


ZC25-017

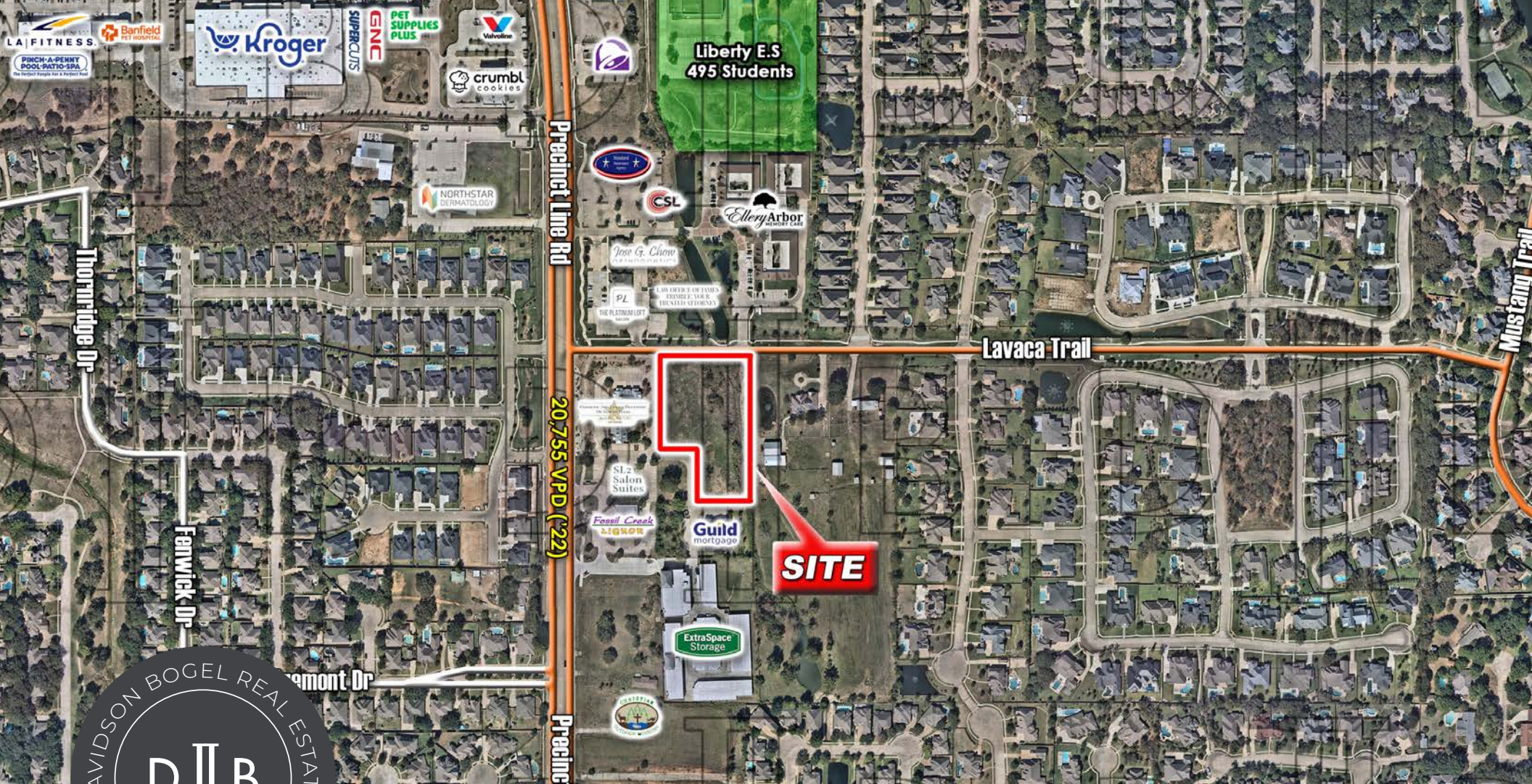
8086 Precinct Line Rd



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.



8086 & 8078 PRECINCT LINE RD. COLLEYVILLE, TX | TARRANT COUNTY | COLLEYVILLE I.S.D. | LAND FOR SALE

PHILLIP MAXWELL
PMaxwell@db2re.com
817.889.3542

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023



PROPERTY INFORMATION



SIZE:
± 2.942 AC



TRAFFIC COUNTS:
Precinct Line Rd.: 20,755 VPD
Tarrant Pkwy.: 25,918 VPD



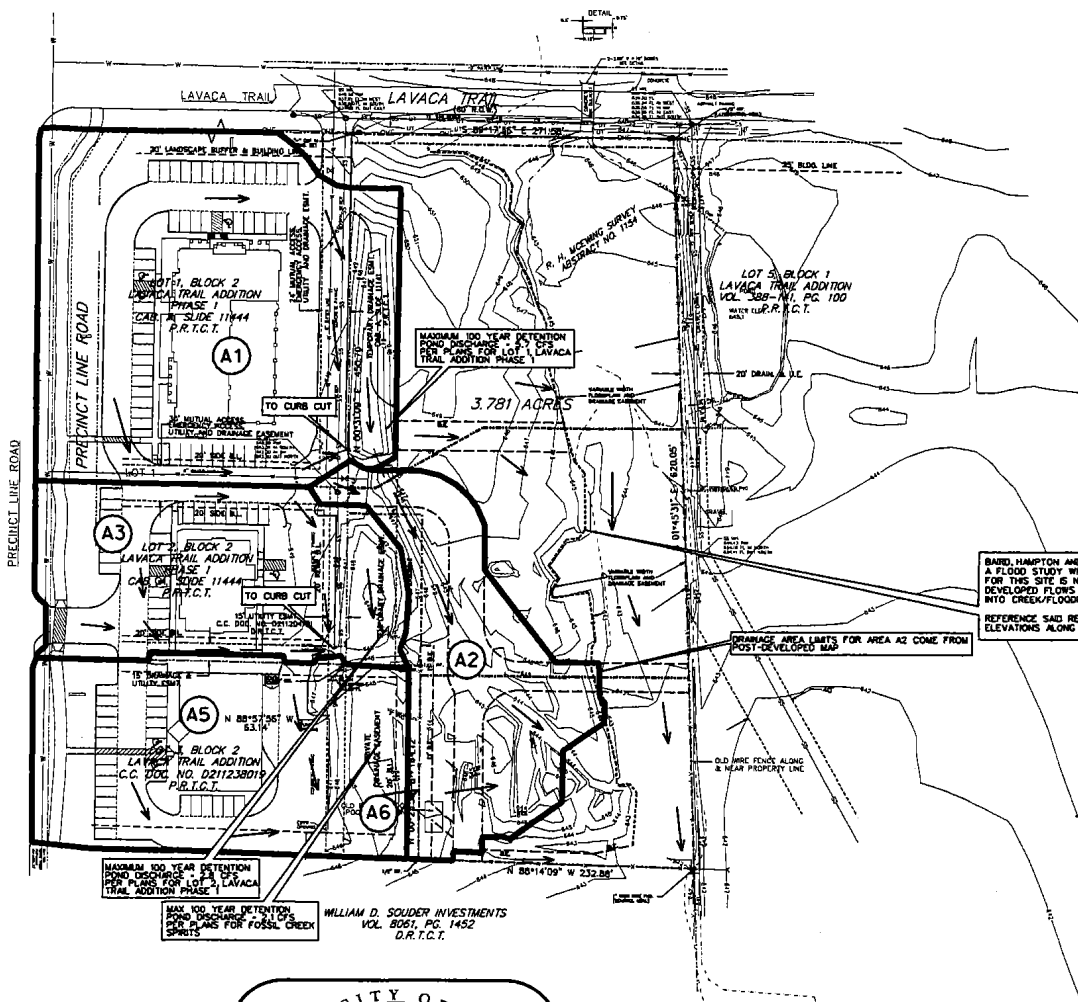
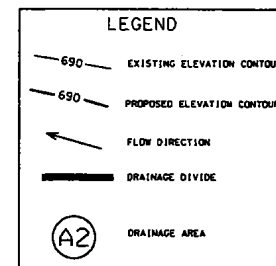
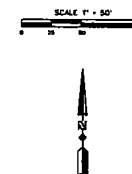
ZONING:
PUD-C



UTILITIES:
To Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	7,155	75,040	239,508
2023 Average HH Income	\$221,502	\$198,023	\$154,605
2023 Median HH Income	\$166,668	\$142,575	\$104,404

[illegible]

DRAINAGE NOTES:

1. ALL DRAINAGE DESIGN IN ACCORDANCE WITH CITY OF COLLETVILLE STANDARDS.
2. SIMILAR DRAINAGE PATTERNS MAINTAINED AS SHOWN IN DRAINAGE/GRADING PLANS FOR MEADOWS GREEN CHANNELIZATION AND FLOODPLAIN RECLAMATION PROJECT (2000).

I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this document under contract and in compliance with all laws and regulations of the State of Texas, and I am not aware of any laws or regulations of the State of Texas that would make this document unlawful or in violation of any laws or regulations of the State of Texas. I am not aware of any laws or regulations of the State of Texas that would make this document unlawful or in violation of any laws or regulations of the State of Texas. I am not aware of any laws or regulations of the State of Texas that would make this document unlawful or in violation of any laws or regulations of the State of Texas.

Signed this _____ day of _____, 2015

P.E.

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION.
BUILDING, OR PERMIT APPLICATIONS THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384

P.E. NO. DATE

POST-DEVELOPED SITE DRAINAGE DATA																
SWR#	AREA (ACRES)	C	Ta (MIN.)	Ia (IN/HR)	Ia (IN/HR)	Ia (IN/HR)	Ia (IN/HR)	Qa (CFS)	Qa (CFS)	Qa (CFS)	Qa (CFS)	Qa (CFS)	Qa (CFS)	COMMENTS		
18	1.95	0.70	10	4.71	9.74	9.74	7.38	8.40	9.24	6.8	8.0	9.1	10.5	11.7	18.5	TO EXISTING DETENTION (1.7 CFS MAX RELEASE RATE)
19	0.30	0.70	10	4.71	9.74	9.74	8.40	9.24	6.8	8.0	9.1	10.5	11.7	2.3	18.5	TO EXISTING DETENTION (1.7 CFS MAX RELEASE RATE)
20	1.01	0.70	10	4.71	9.74	9.74	7.38	8.40	9.24	3.3	4.1	4.8	5.3	5.9	8.9	TO EXISTING DETENTION (1.2 CFS MAX RELEASE RATE)
21	0.88	0.70	10	4.71	9.74	9.74	7.38	8.40	9.24	3.8	4.8	5.4	6.3	7.0	7.7	TO EXISTING DETENTION (2.1 CFS MAX RELEASE RATE)



**Community
Development**

**Planning
Review**

Project Name: Ravenwood Office Park

Project/Permit Number: SP16-001

Status: Approved

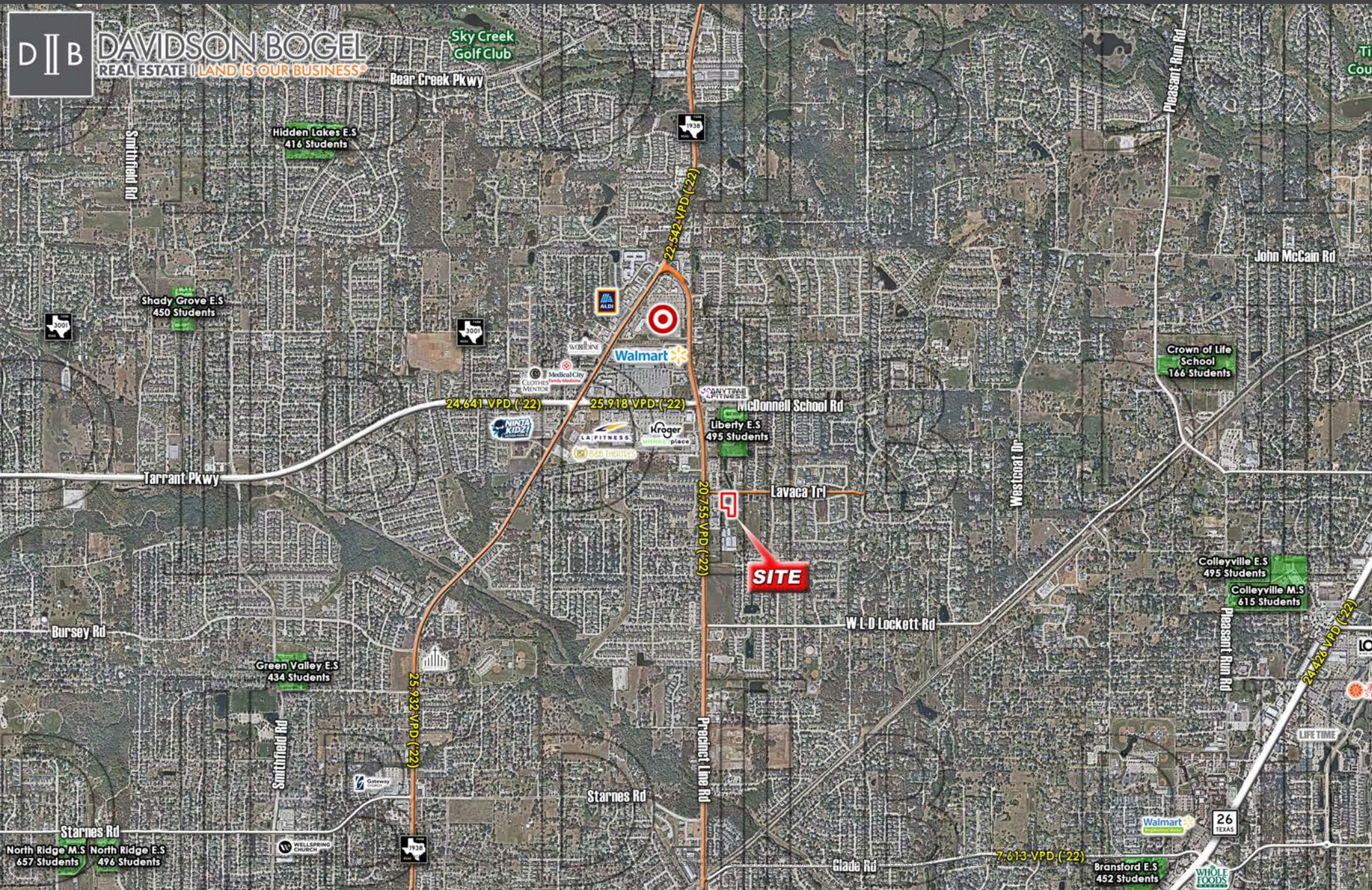
Reviewer: Shane Pace/Oscar Chavez/Caleb Tani

Date: 09/16/2016

[illegible]

8086 & 8078 PRECINCT LINE RD.

WIDE AERIAL



8086 & 8078 PRECINCT LINE RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
PHILLIP MAXWELL
SALES AGENT/ASSOCIATE

9004427
LICENSE NO.
598526
LICENSE NO.
702869
LICENSE NO.

INFO@DB2RE.COM
EMAIL
EBOGEL@DB2RE.COM
EMAIL
PMAWELL@DB2RE.COM
EMAIL

214-526-3626
PHONE
214-526-3626
PHONE
214-526-3626
PHONE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phillip Maxwell	702869	pmaxwell@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Statement of Planning Objectives

Project Name: Side Car Club

Applicant: Atticus Hamp owner of Side Car Club

Property Address: 8078 and 8086 Precinct Line Road

Acreage: 2.942

Zoning Request: Planned Unit Development (PUD) Amendment

City: Colleyville, Texas

Project Overview

The proposed Planned Unit Development Amendment is intended to allow for the establishment of Side Car Club, an exclusive, membership-based automotive and lifestyle destination. This concept is designed to offer high-end vehicle storage, social amenities, and curated events tailored to a community of auto enthusiasts.

Objectives

1. Introduce a Low-Impact, High-End Use

Side Car Club proposes a limited-traffic, appointment-based facility with controlled access, reducing congestion and preserving the quiet, suburban character of Colleyville.

2. Preserve and Enhance the Site Aesthetics

The development will maintain a significant portion of green space, incorporate native landscaping, and include architectural elements that complement Colleyville's existing design standards.

3. Support Local Economic Growth

The project will create jobs and generate tax revenue while attracting high-net-worth individuals who support surrounding businesses, restaurants, and service providers.

4. Ensure Compatibility with Adjacent Uses

The layout, building scale, and operating hours will be thoughtfully designed to minimize noise, light, and traffic impacts on neighboring properties.

5. Deliver a Community-Oriented Experience

While exclusive in nature, Side Car Club will occasionally host private charity events, car shows, and gatherings that align with community values and benefit local organizations.

Land Use Justification

This zoning amendment supports the city's long-range vision for thoughtful, upscale development. The site's access to major roads, existing infrastructure, and natural buffering makes it an ideal candidate for a luxury-focused, low-density commercial use without disrupting residential tranquility.

Conclusion

The amendment facilitates a unique, sustainable, and upscale use of the property, aligned with Colleyville's character and planning principles. Side Car Club represents an innovative addition to the local business landscape, built on design excellence, community alignment, and long-term value.

**FLOOD STUDY
OF
MEADOWS CREEK
AT
RAVENWOOD OFFICE PARK
IN
THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS**

PREPARED FOR:

RAVENWOOD DEVELOPMENT, LLC

131 Quest Ct.
Keller, TX 76248
Tel: 817-741-7535
Contact: Tim Curlee

APRIL 2016

PREPARED BY:

Baird, Hampton & Brown, Inc.
4550 SH 360, Suite 180
Grapevine, TX 76051
Tel: 817-251-8550, Fax: 817-251-8810
TBPE Firm #44, TBPLS Firm #10011302
BHB No. 2015.717.000



4-26-2016
8-24-2016

TABLE OF CONTENTS

1. REPORT

- a) Introduction
- b) Hydraulic Analysis
- c) Conclusion

2. FLOODPLAIN EXHIBITS

- a) FEMA Panel 48439C0095K Firmette
- b) LOMR 10-06-0420P
- c) Floodplain Work Map Topo Survey & Prop Grades (1 of 2)
- d) Floodplain Work Map 2007 NCTCOG Contours (2 of 2)
- e) 100-year Floodplain Comparison Table

3. HEC-RAS MODELS

- a) Existing Conditions Model
- b) Proposed Conditions Model

4. DISK

- a) Meadows Creek Plaza LOMR 07-06-0840P by BHB
- b) Emerald Park LOMR 10-06-0420P by NDM
- c) Existing Conditions Hydraulic Model
- d) Proposed Conditions Hydraulic Model
- e) Flood Study of Meadows Creek at Ravenwood Office Park Report (PDF)

Introduction:

This flood study has been prepared for Ravenwood Development, LLC to establish the base floodplain at the proposed Ravenwood Office Park south of Lavaca Trail in both existing and proposed conditions. The scope of this study is limited to the proposed Ravenwood Office Park Site. The contributing drainage areas totaling approximately 0.25 square miles (161 acres) drain to Meadows Creek via overland/shallow concentrated flow. Meadows Creek flows from north to south and discharges to Little Bear Creek via channelized flow. The methods used for this analysis conform to FEMA and City of Colleyville Criteria. Water quality and sediment transport are not included in this analysis.

The objective of this analysis is to establish the base flood elevations along Meadows Creek with the intent of reclaiming a portion of the FEMA floodplain fringe shown extending west across the proposed site. This is accomplished through the use of HEC-RAS to model the existing and proposed topographic conditions and determine the water surface elevations due to the storm event with a 1% annual exceedance probability (the 100-yr storm). The methodology used herein is a one dimensional steady state hydraulic model of the stream using HEC-RAS version 4.1.

Meadows Creek has been previously studied, and this study relies upon the hydrologic and hydraulic information previously determined by others in the Meadows Creek Plaza LOMR 07-06-0840P and the Emerald Park LOMR 10-06-0420P. Both the Emerald Park LOMR by Nathan D. Maier Consulting Engineers, Inc. (NDM) and the Meadows Creek Plaza LOMR by Baird, Hampton & Brown, Inc. (BHB) are included on the attached compact disk.

Per the previous studies by others, Meadows Creek is carrying ≈ 680 cfs (146.4 Acres) at the northern limits of the subject property (Sta. 76+00) and is carrying ≈ 979 cfs (248 Acres) at the northern limits of Emerald Park (Sta. 64+68) about 500 feet south of the subject property. In order to more conservatively model the stream, an additional flow change location has been added near the southern limits of the subject property (Sta. 71+25) of ≈ 750 cfs (161 AC); this flow is based on a simple ratio of the known flows from the contributing drainage areas.

Hydraulic Analysis:

This hydraulic model has been prepared by taking the Meadows Creek Plaza hydraulic model, adding the downstream conditions provided in the Emerald Park hydraulic model, and updating the cross sections along the subject site based upon various topographic field surveys and NCTCOG data. There were several field surveys conducted in the area; the cross sections modeled are based on a compilation of the best available topographic data. The starting 100-yr water surface elevation of 636.27 is based on the downstream Emerald Park LOMR and was input as a boundary condition to this steady flow analysis.

Cross sections were taken along the proposed site; sections are stationed beginning at the downstream end and are oriented to be viewed looking downstream. The enclosed *Floodplain Work Map*, see Floodplain Exhibits, shows the location of the cross sections along the stream. The *Floodplain Work Map* also includes the effective FEMA 100-yr (Zone A) floodplain and the calculated existing 100-yr floodplain as a comparison to the calculated proposed 100-yr floodplain.

The results of the HEC-RAS Model are summarized in the *100-year Floodplain Comparison Table*, see Floodplain Exhibits, and in following table; water surface elevations are not increased by proposed grading, but rather mitigated.

	RIVER	100-YR Runoff	100-YR Water Surface Elevation "WSEL"			100-YR Velocity (fps)	
	STATION	"Q" (cfs)	Existing	Proposed	Change	Existing	Proposed
	7645	395	649.00	648.98	-0.02	2.79	2.81
	7600	680	648.43	648.39	-0.04	5.70	5.81
	7572	680	648.66	648.62	-0.04	1.56	1.59
Site Extents	7548	680	647.54	647.54	0.00	4.05	4.06
	7500	680	647.00	647.00	0.00	2.80	2.80
	7380	680	646.01	645.93	-0.08	2.58	2.75
	7260	680	645.08	644.98	-0.10	2.80	2.53
	7200	680	644.46	644.42	-0.04	2.53	2.42
	7125	750	643.99	643.93	-0.06	2.21	2.20
	7050	750	643.55	643.45	-0.10	2.51	2.55
	6975	750	643.12	643.05	-0.07	2.68	2.32
	6800	750	642.22	642.22	0.00	2.38	2.38
	6662	750	641.81	641.81	0.00	2.12	2.12
	6530	750	641.42	641.42	0.00	2.81	2.81
	6468	979	640.45	640.45	0.00	5.72	5.72
	6388	979	637.26	637.26	0.00	10.12	10.12
	6338	979	635.97	635.97	0.00	9.04	9.04
	6280	979	636.27	636.27	0.00	6.55	6.55

Conclusion:

This study has been performed using methods meeting the industry standard for studies of this type and size and establishes the base flood elevations of Meadows Creek throughout the proposed Ravenwood Office Park. The proposed floodplain reclamation is on the flood fringe, not the floodway, and as herein demonstrated is not overly aggressive. Therefore, we recommend that this project proceed directly to construction, and that a Conditional Letter of Map Revision (CLOMR) not be required for this project. We also suggest that a Letter of Map Revision (LOMR) be considered at a later date... perhaps the next phase of this project. This flood study has been revised to correct the above table and to identify the Lot 4 minimum finished floor per City of Colleyville comments received August 18th, 2016.

If you have any additional questions or comments, please contact us.

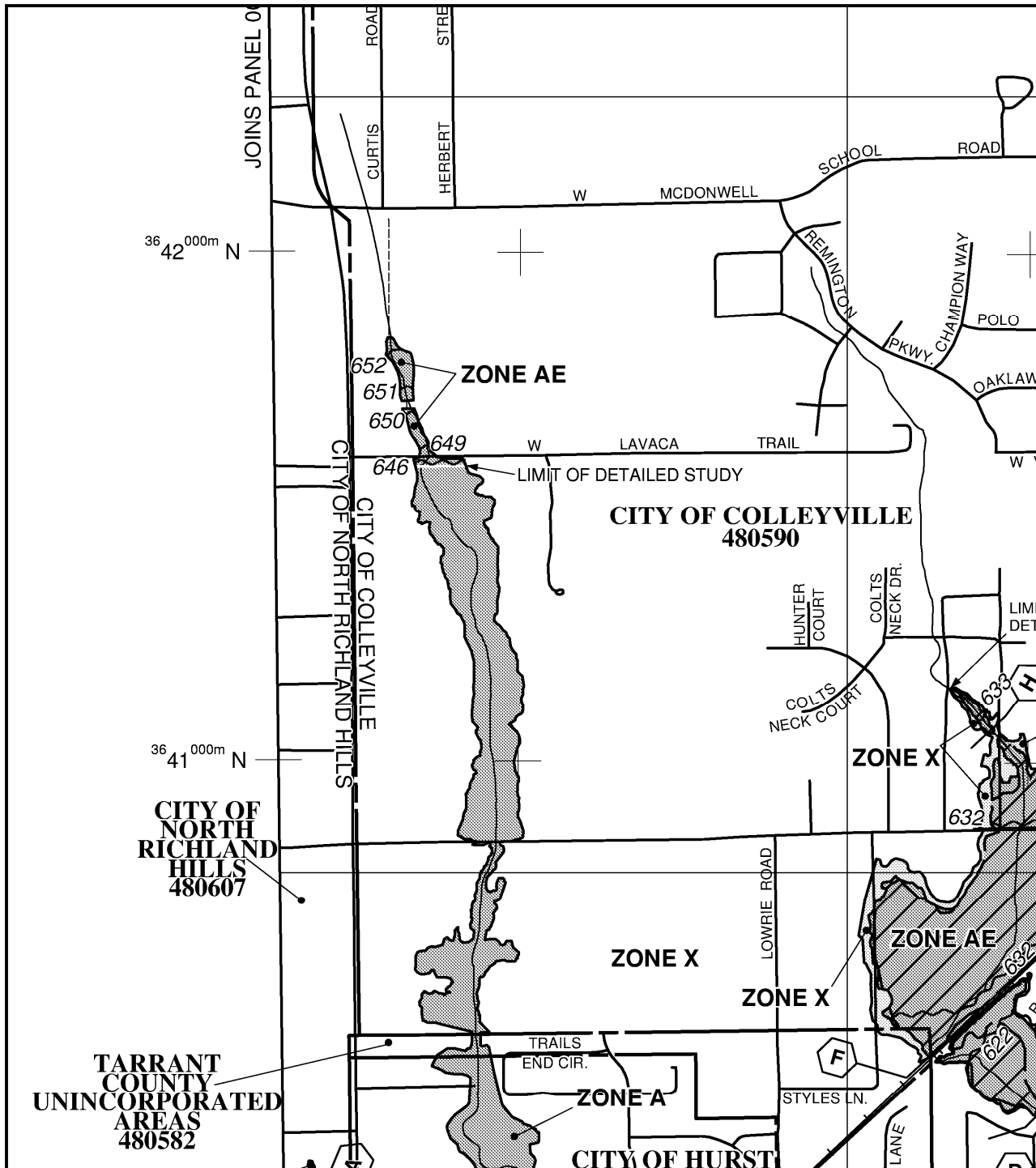
Sincerely:

BAIRD, HAMPTON & BROWN, INC.



Daniel Franklin, PE
Civil Engineer

e:\2015.000.000\2015.717.000\hec-ras\report\flood study report.docx



National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

NFIP

PANEL 0095K

FIRM

FLOOD INSURANCE RATE MAP

TARRANT COUNTY, TEXAS

AND INCORPORATED AREAS

PANEL 95 OF 495

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
TARRANT COUNTY	480582	0095	K
COLLEYVILLE, CITY OF	480590	0095	K
GRAPEVINE, CITY OF	480598	0095	K
HURST, CITY OF	480601	0095	K
KELLER, CITY OF	480602	0095	K
NORTH RICHLAND HILLS, CITY OF	480607	0095	K
SOUTHLAKE, CITY OF	480612	0095	K

Notice to User: The Map Number shown below should be used when placing map orders, the Community Number shown above should be used on insurance applications for the subject community.

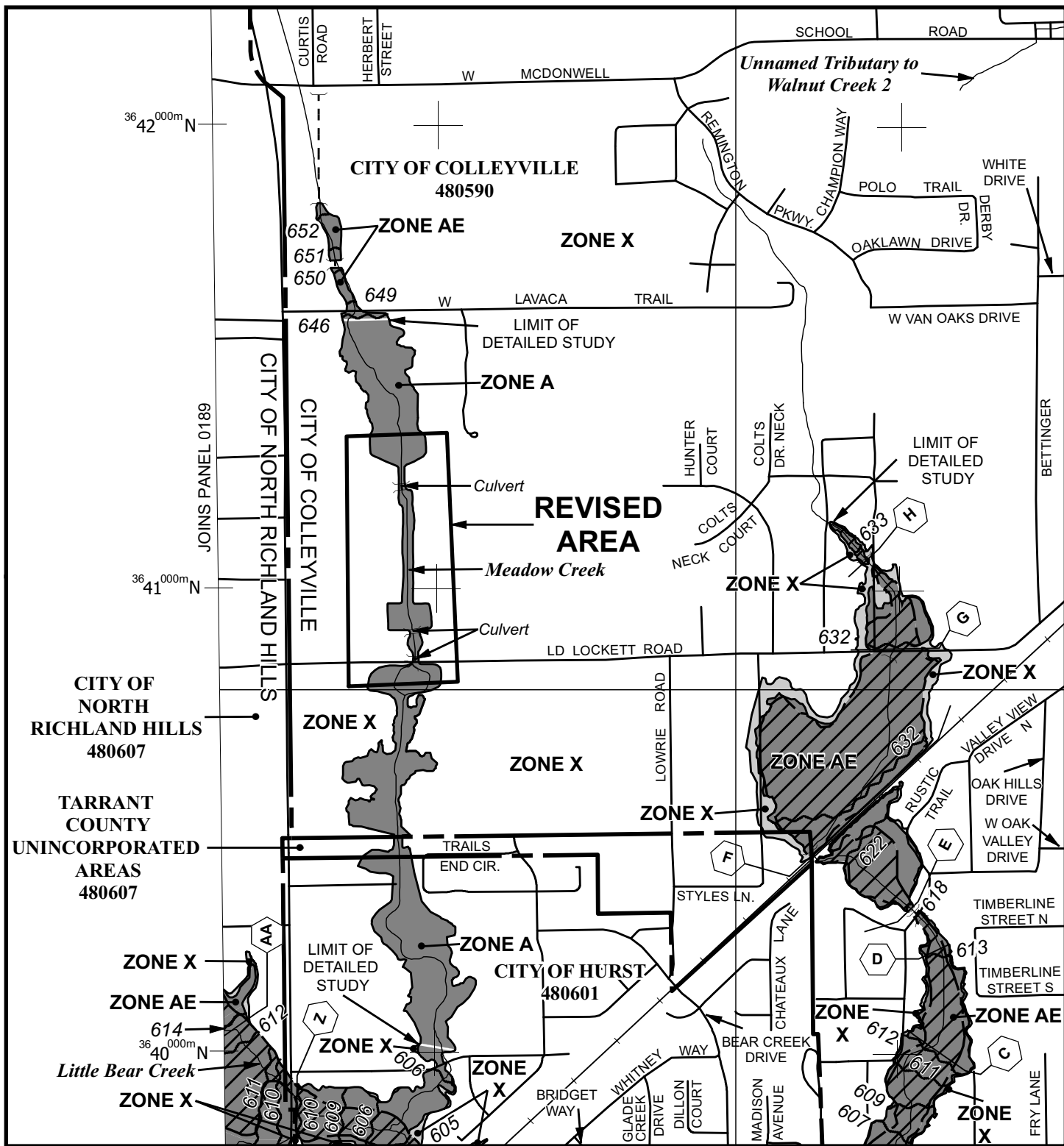


MAP NUMBER
48439C0095K

MAP REVISED
SEPTEMBER 25, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

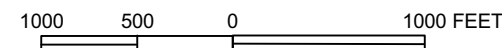


MAP LEGEND

-  1% annual chance (100-Year) Floodplain
-  1% annual chance (100-Year) Floodway
-  0.2% annual chance (500-Year) Floodplain



MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0095K

FIRM

FLOOD INSURANCE RATE MAP
TARRANT COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 95 OF 495

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
TARRANT COUNTY	480582	0095	K
COLLEYVILLE, CITY OF	480590	0095	K
GRAPEVINE, CITY OF	480598	0095	K
HURST, CITY OF	480601	0095	K
KELLER, CITY OF	480602	0095	K
NORTH RICHLAND HILLS, CITY OF	480607	0095	K
SOUTHLAKE, CITY OF	480612	0095	K

**REVISED TO
REFLECT LOMR
EFFECTIVE: February 5, 2010**

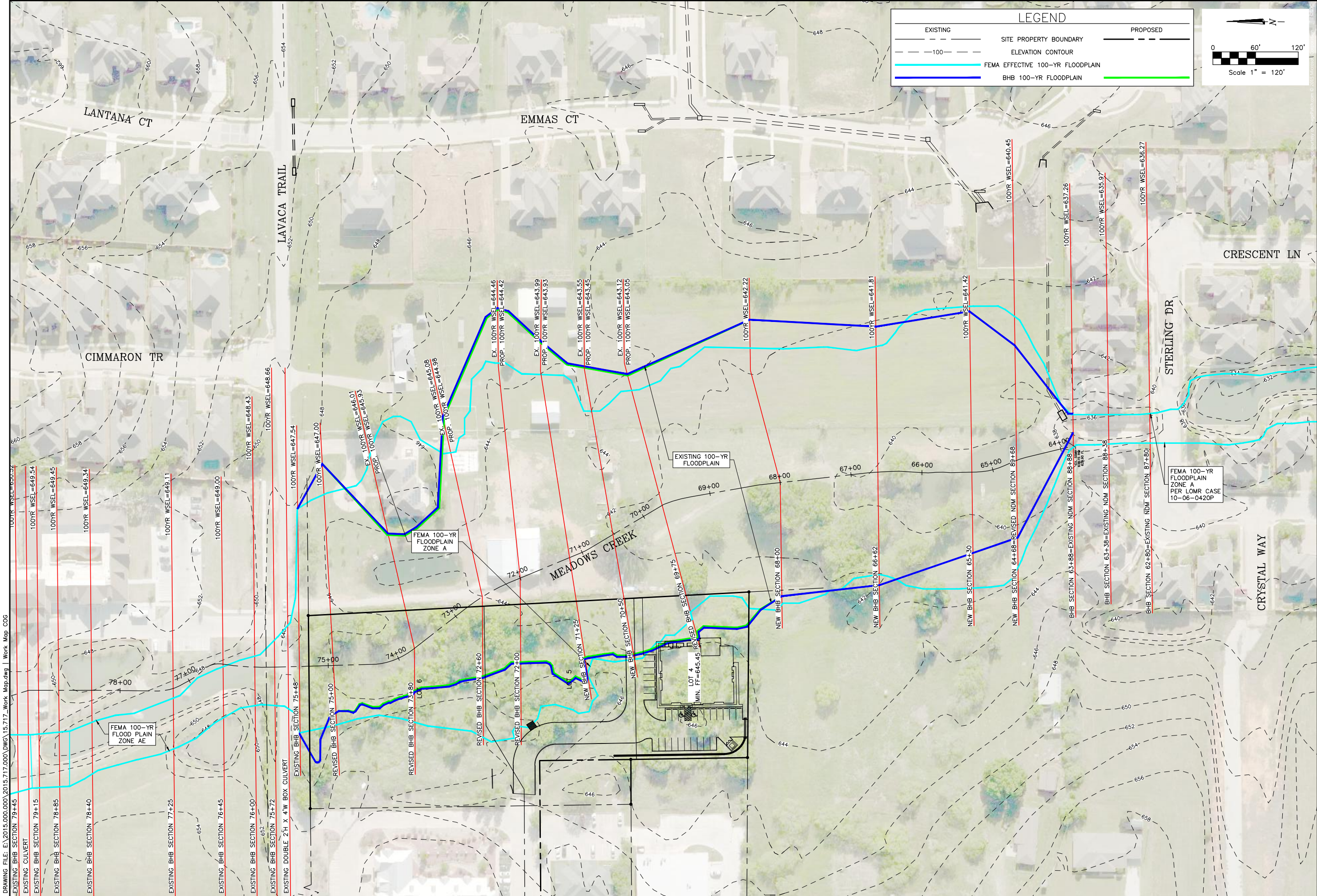
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
48439C0095K

MAP REVISED
SEPTEMBER 25, 2009

Federal Emergency Management Agency



RAVENWOOD DEVELOPMENT, LLC
131 Quest Court
Keller, Texas 76248
Phone: (817) 741-7535
Contact: Jefferson Aldredge

BHB BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
4550 SH 360, Suite 180
Grapevine, TX 76051
Tel: 817-251-8550
Fax: 817-251-9810
Website: www.bhbinc.com
E-Mail: rha@bhbinc.com
100% Firm #1001302

REVISIONS		DATE
NO.	DESIGNED:	DATE:
	DAF	DAF
	DRAWN:	KB
	CHECKED:	DAF
	DATE:	AUG. 2016

FLOODPLAIN WORK MAP
2007 NCTCOG CONTOURS
FLOODPLAIN RECLAMATION OF
MEADOWS CREEK AT LAVACA
COLLEYVILLE, TX

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
DANIEL A. FRANKLIN, PE
TX 122044.
IT IS NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.

April 26, 2016

100-YEAR FLOODPLAIN COMPARISON TABLE

	River Station	100yr Runoff "Q" (cfs)	100-year Water Surface Elevation (WSEL)					100-yr Velocity (fps)	
			Meadows Creek Plaza	Emerald Park	Existing	Proposed	Proposed Change	Existing	Proposed
	7960	395	650.52		650.52	650.52	0.00	2.63	2.63
	7945	395	650.51		650.52	650.51	-0.01	2.46	2.46
	7915	395	649.53		649.54	649.53	-0.01	3.56	3.58
	7885	395	649.46		649.46	649.45	-0.01	3.49	3.50
	7840	395	649.33		649.34	649.33	-0.01	3.39	3.41
	7725	395	649.10		649.11	649.09	-0.02	3.06	3.08
	7645	395	648.99		649.00	648.98	-0.02	2.79	2.81
	7600	680	648.40		648.43	648.39	-0.04	5.70	5.81
	7572	680	648.63		648.66	648.62	-0.04	1.56	1.59
	Site Extents	7548	680	647.24		647.54	647.54	0.00	4.05
7500		680	645.98		647.00	647.00	0.00	2.80	2.80
7380		680	644.72		646.01	645.93	-0.08	2.58	2.75
7260		680	644.30		645.08	644.98	-0.10	2.80	2.53
7200		680	643.80		644.46	644.42	-0.04	2.53	2.42
7125		750			643.99	643.93	-0.06	2.21	2.20
7050		750			643.55	643.45	-0.10	2.51	2.55
6975		750	642.50		643.12	643.05	-0.07	2.68	2.32
	6800	750			642.22	642.22	0.00	2.38	2.38
	6662	750			641.81	641.81	0.00	2.12	2.12
	6530	750			641.42	641.42	0.00	2.81	2.81
	6468	979		640.01	640.45	640.45	0.00	5.72	5.72
	6388	979		637.26	637.26	637.26	0.00	10.12	10.12
	6338	979		635.98	635.97	635.97	0.00	9.04	9.04
	6280	979		636.27	636.27	636.27	0.00	6.55	6.55

e:\2015.000.000\2015.717.000\hec-ras\spreadsheets\floodplain comparison table.docx

MeadowsCreek_EXISTING.rep

HEC-RAS Version 4.1.0 Jan 2010
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

```

X      X  XXXXXX  XXXX      XXXX      XX      XXXX
X      X  X      X      X      X      X      X
X      X  X      X      X      X      X      X
XXXXXXXX XXXX      X      XXX XXXX      XXXXXX  XXXX
X      X  X      X      X      X      X      X
X      X  X      X      X      X      X      X
X      X  XXXXXX  XXXX      X      X      X      XXXXX

```

PROJECT DATA

Project Title: Meadows Creek at Ravenwood
Project File : MeadowsCreek.prj
Run Date and Time: 4/25/2016 10:44:12 AM

Project in English units

Project Description:

Flood Study of Meadows Creek at Lavaca Road for Ravenwood Office Park

PLAN DATA

Plan Title: Existing Conditions

Plan File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.p03

Geometry Title: Existing Conditions

Geometry File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.g03

Flow Title : Existing

Flow File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.f02

Plan Summary Information:

Number of: Cross Sections	=	39	Multiple Openings	=	0
Culverts	=	2	Inline Structures	=	0
Bridges	=	0	Lateral Structures	=	0

Computational Information

Water surface calculation tolerance	=	0.01
Critical depth calculation tolerance	=	0.01
Maximum number of iterations	=	20
Maximum difference tolerance	=	0.3
Flow tolerance factor	=	0.001

Computation Options

Critical depth computed only where necessary	
Conveyance Calculation Method:	At breaks in n values only
Friction Slope Method:	Average Conveyance
Computational Flow Regime:	Subcritical Flow

FLOW DATA

Flow Title: Existing

Flow File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.f02

Flow Data (cfs)

MeadowsCreek_EXISTING.rep

River	Reach	RS	10 yr	25 yr	50
yr	100 yr	500 yr			
Meadow Creek	Reach 1	9167	201	234	
272	303	370			
Meadow Creek	Reach 1	8100	260	305	
350	395	455			
Meadow Creek	Reach 1	7600	455	530	
610	680	810			
Meadow Creek	Reach 1	7125	500	580	
670	750	885			
Meadow Creek	Reach 1	6468	586	693	
775	979	1181			

Boundary Conditions

River	Reach	Profile	Upstream	
Downstream				
Meadow Creek	Reach 1	10 yr	Normal S = 0.005	
Normal S = 0.005				
Meadow Creek	Reach 1	25 yr	Normal S = 0.005	
Normal S = 0.005				
Meadow Creek	Reach 1	50 yr	Normal S = 0.005	
Normal S = 0.005				
Meadow Creek	Reach 1	100 yr	Normal S = 0.005	Known
WS = 636.27				
Meadow Creek	Reach 1	500 yr	Normal S = 0.005	Known
WS = 636.27				

GEOMETRY DATA

Geometry Title: Existing Conditions
 Geometry File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.g03

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 9167

INPUT

Description: TNP Section

Station Elevation Data		num=	11						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
993	659.44	1021	659	1038	658.462	1054	654.382	1054	653.512
1060	653.342	1066	653.512	1066	654.392	1080	656.212	1105	658.07
1165	659.24								

Manning's n Values		num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
993	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	1038	1080		45	45	45		.1	.3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 9122

MeadowsCreek_EXISTING.rep

INPUT

Description: TNP Section

Station Elevation Data		num= 13		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
950	660	996	659	1038	658.33	1054	654.25	1054	653.38
1060	653.21	1066	653.38	1066	654.26	1080	656.08	1104	657.38
1112	657.72	1118	658.61	1153	659.62				

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
950	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1038	1080		109	109		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 9013

INPUT

Description: TNP Section (interpolated btwn post project survey sections, 1/06)

Station Elevation Data		num= 13		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
984	661	1018	660	1023	659.87	1034	659	1038	658
1054	653.92	1054	653.05	1060	652.88	1066	653.05	1066	653.93
1080	655.75	1105	657.46	1115	658.14				

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
984	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1038	1080		65	65		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8948

INPUT

Description: TNP Section (interpolated, TNP post project survey)

Station Elevation Data		num= 10		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1023	659.675	1034	658.805	1038	657.805	1054	653.725	1054	652.855
1060	652.685	1066	652.855	1066	653.735	1080	655.555	1105	657.265

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
1023	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1038	1080		96	96		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8852

INPUT

Description: TNP Section (interpolated, TNP post project survey)

Station Elevation Data		num= 12		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1002	661	1019	660	1029	659	1035	658	1036	657.267
1057	652.987	1057	652.547	1063	652.407	1069	652.547	1069	652.997
1110	655.957	1310	658.7						

MeadowsCreek_EXISTING.rep

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1002 .035 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1036 1110 109 109 109 .1 .3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 8743

INPUT

Description: TNP Section (post project survey)

Station Elevation Data num= 8
 Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
 1035 660 1036 656.94 1057 652.66 1057 652.22 1063 652.08
 1069 652.22 1069 652.67 1110 655.63

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1035 .035 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1035 1110 77 77 77 .1 .3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 8666

INPUT

Description: TNP Section (interpolated, TNP post project survey)

Station Elevation Data num= 11
 Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
 1028 660 1028.35 657.31 1036 656.7475 1057 652.4675 1057 652.0275
 1063 651.8875 1069 652.0275 1069 652.4775 1110 655.4375 1113 655.28
 1135 655.88

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1028 .03 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1036 1110 64 64 64 .1 .3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 8602

INPUT

Description: TNP Section, (interpolated from TNP post proj. survey)

Station Elevation Data num= 10
 Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
 1030 659 1030.72 656.68 1036 656.59 1057 652.31 1057 651.87
 1063 651.73 1069 651.87 1069 652.32 1110 655.28 1120 655.3

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1030 .035 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1036 1110 93 93 93 .1 .3

CROSS SECTION

MeadowsCreek_EXISTING.rep

RIVER: Meadow Creek

REACH: Reach 1 RS: 8509

INPUT

Description: TNP section (interpolated, TNP post project survey)

Station	Elevation	Data	num=	8	Sta	Elev	Sta	Elev	Sta	Elev
1036	659	1036	656.36	1057	652.08	1057	651.64	1063	651.5	
1069	651.64	1069	652.09	1110	655.05					

Manning's n	Values	num=	3	Sta	n Val	Sta	n Val
1036	.035	1057	.015	1069	.035		

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
1036		1110	91	91	91		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8418

INPUT

Description: U/S Section through concrete rip-rap transition (interpolated, TNP post project survey)

Station	Elevation	Data	num=	9	Sta	Elev	Sta	Elev	Sta	Elev
1032	656	1035	656	1035.04	653.98	1057	651.81	1057	651.37	
1063	651.23	1069	651.37	1069	651.82	1110	654.78			

Manning's n	Values	num=	3	Sta	n Val	Sta	n Val
1032	.035	1057	.015	1069	.035		

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
1035		1110	31.99	31.99	31.99		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8386

INPUT

Description: Downstream end of concrete rip-rap. (TNP post proj. survey)

Station	Elevation	Data	num=	10	Sta	Elev	Sta	Elev	Sta	Elev
1020	655.5	1027	655	1036	654.16	1041	651.81	1041	651.33	
1060	651.19	1080	651.52	1080	651.97	1093	653.4	1115	654.02	

Manning's n	Values	num=	3	Sta	n Val	Sta	n Val
1020	.035	1041	.035	1080	.035		

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
1036		1093	51	54	58.98		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8332

INPUT

Description: TNP Section (channel data shifted vertically down to match grade projected down from TNP post project sections.)

Station	Elevation	Data	num=	9

MeadowsCreek_EXISTING.rep

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1029	655.5	1039	653	1050	651.35	1054	651.05	1060	651.05
1066	651.05	1085	651.55	1092	653.3	1104	654.1		

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1029	.035	1039	.035	1092	.035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

1039	1092	75	68	72	.1	.3
------	------	----	----	----	----	----

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8264

INPUT

Description: TNP Section (D/S limit of TNP study area)

Station Elevation Data num= 17

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
929	652.45	936	651.93	946	651.47	973.01	650.65	1000	650.65
1035	651.6	1084	651.75	1090	652.05	1100	652.33	1118	652.01
1134	651.54	1137	651.89	1150	652.45	1186	652.33	1206	653
1234	654	1238	653.98						

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
929	.05	946	.035	1035	.05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

946	1035	61	64	68	.1	.3
-----	------	----	----	----	----	----

Ineffective Flow num= 1

Sta L	Sta R	Elev	Permanent
1100	1238	652.33	F

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8200

INPUT

Description: Upstream Limit of Meadows Creek Plaza

Station Elevation Data num= 6

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657	376.8	652.5	390	650.3	462.75	650.3	475.95	652.5
756	656.75								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	376.8	.035	475.95	.05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

376.8	475.95	95	114	124	.1	.3
-------	--------	----	-----	-----	----	----

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8100

INPUT

Description:

Station Elevation Data num= 6

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657.3	372.98	652	390.5	649.08	440.5	649.08	458.02	652
748	657								

Manning's n Values num= 3

MeadowsCreek_EXISTING.rep

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	372.98	.035	458.02	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	372.98	458.02		134	134		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7960

INPUT

Description:

Station	Elevation	Data	num=	6	Sta	Elev	Sta	Elev	Sta	Elev
0	657.1	363.98	651.75	381.5	647.37	416.5	647.37	434.02	651.75	
739	656.14									

Manning's n	Values	num=	3	Sta	n Val
0	.05	363.98	.035	434.02	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	363.98	434.02		15	15		.3	.5

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7945

INPUT

Description:

Station	Elevation	Data	num=	6	Sta	Elev	Sta	Elev	Sta	Elev
0	657	362.26	651.75	380.5	647.19	415.5	647.19	433.74	651.75	
738	656.4									

Manning's n	Values	num=	3	Sta	n Val
0	.05	362.26	.035	433.74	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	362.26	433.74		30	30		.3	.5

CULVERT

RIVER: Meadow Creek

REACH: Reach 1 RS: 7930

INPUT

Description:

Distance from Upstream XS = 1
 Deck/Roadway width = 28
 Weir Coefficient = 2.6
 Upstream Deck/Roadway Coordinates

num=	4	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
		362.26	651.75	651.75	380.5	651.75	647.19	415.5	651.75	647.19						
		433.74	651.75	651.75												

Upstream Bridge Cross Section Data

Station	Elevation	Data	num=	6	Sta	Elev	Sta	Elev	Sta	Elev
0	657	362.26	651.75	380.5	647.19	415.5	647.19	433.74	651.75	
738	656.4									

Manning's n	Values	num=	3
-------------	--------	------	---

MeadowsCreek_EXISTING.rep

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	362.26	.035	433.74	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	362.26	433.74		.3	.5

Downstream Deck/Roadway Coordinates

num= 4											
Sta	Hi Cord	Lo Cord		Sta	Hi Cord	Lo Cord		Sta	Hi Cord	Lo Cord	
359.78	651.75	651.75		378.5	651.75	647.07		413.5	651.75	647.07	
432.22	651.75	651.75									

Downstream Bridge Cross Section Data

Station Elevation Data				num= 6							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656.9	359.78	651.75	378.5	647.07	413.5	647.07	432.22	651.75		
736	656.4										

Manning's n Values

num= 3					
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	359.78	.035	432.22	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	359.78	432.22		.3	.5

Upstream Embankment side slope = 0 horiz. to 1.0 vertical
 Downstream Embankment side slope = 0 horiz. to 1.0 vertical
 Maximum allowable submergence for weir flow = .95
 Elevation at which weir flow begins =
 Energy head used in spillway design =
 Spillway height used in design =
 weir crest shape = Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Box	3	6

FHWA Chart # 8 - flared wingwalls

FHWA Scale # 1 - wingwall flared 30 to 75 deg.

Solution Criteria = Highest U.S. EG

Culvert Upstrm Dist	Length	Top n	Bottom n	Depth Blocked	Entrance Loss Coef	Exit Loss Coef
---------------------	--------	-------	----------	---------------	--------------------	----------------

1	28	.015	.015	0	.4	
---	----	------	------	---	----	--

Number of Barrels = 4

Upstream Elevation = 647.19

Centerline Stations

Sta.	Sta.	Sta.	Sta.
386.5	393.5	400.5	407.5

Downstream Elevation = 647.07

Centerline Stations

Sta.	Sta.	Sta.	Sta.
386.5	393.5	400.5	407.5

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7915

INPUT

Description:

Station Elevation Data				num= 6							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656.9	359.78	651.75	378.5	647.07	413.5	647.07	432.22	651.75		
736	656.4										

Manning's n Values

num= 3					
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	359.78	.035	432.22	.05

MeadowsCreek_EXISTING.rep

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	359.78	432.22		30	30	30		.3	.5

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7885

INPUT

Description:

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656.7	360.3	650.5	374.5	646.95	409.5	646.95	423.7	650.5
734	656.6								

Manning's	n Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	360.3	.035	423.7	.05

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	360.3	423.7		50	50	49		.3	.5

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7840

INPUT

Description: Geometry from Survey Section #2

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656	337.58	650.5	352.5	646.77	387.5	646.77	402.42	650.5
730	657								

Manning's	n Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	337.58	.035	402.42	.05

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	337.58	402.42		125	125	125		.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7725

INPUT

Description: Survey Section #2

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	651.2	278.74	650.25	294.5	646.31	329.5	646.31	345.26	650.25
722	657								

Manning's	n Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	278.74	.035	345.26	.05

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	278.74	345.26		80	80	80		.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7645

MeadowsCreek_EXISTING.rep

INPUT

Description:

Station	Elevation	Data	num=	6						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
-49	650.9	242.46	650	258.5	645.99	293.5	645.99	309.54	650	
717	656.8									

Manning's n Values

Sta	n Val	Sta	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	
-49	.05	242.46	.035	309.54	.05	

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	242.46	309.54		45	45	46		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7600

INPUT

Description: Meadows Creeek Plaza Field Survey

Station	Elevation	Data	num=	6						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
-115	650	232.74	649.5	247.5	645.81	282.5	645.81	297.26	649.5	
705	655.8									

Manning's n Values

Sta	n Val	Sta	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	
-115	.05	232.74	.035	297.26	.05	

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	232.74	297.26		28	28	28		.3	.5

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7572

INPUT

Description: Upstream Face Culvert at Lavaca Trail

Station	Elevation	Data	num=	11						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
-100	650	4	648	103	646.8	203	645.9	261.5	646	
298.4	646.3	334.85	645.62	338.95	645.62	343.15	645.62	357.8	646.7	
450	650									

Manning's n Values

Sta	n Val	Sta	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	
-100	.05	334.85	.035	343.15	.05	

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	334.85	343.15		24	24	24		.3	.5

Ineffective Flow

Sta L	Sta R	Elev	num=	2
-100	298.4	646.3	Permanent	
357.8	450	646.7	F	
			F	

CULVERT

RIVER: Meadow Creek

REACH: Reach 1 RS: 7560

INPUT

Description:

Distance from Upstream XS	=	2
Deck/Roadway width	=	20
weir Coefficient	=	2.6

Upstream Deck/Roadway Coordinates

num= 10														
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
-100		651		600	3.2		649		600	53.19		648.5		600
115.3		648		600	204.2		647.34		600	252		647.33		600
297.3		648		600	339.65		648.52		600	355.3		648.48		600
450		651		600										

Upstream Bridge Cross Section Data

Station Elevation Data				num= 11							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
-100	650	4	648	103	646.8	203	645.9	261.5	646		
298.4	646.3	334.85	645.62	338.95	645.62	343.15	645.62	357.8	646.7		
450	650										

Manning's n Values

num= 3			
Sta	n Val	Sta	n Val
-100	.05	334.85	.035
		343.15	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	334.85	343.15		.3	.5

Ineffective Flow				num= 2	
Sta L	Sta R	Elev	Permanent		
-100	298.4	646.3	F		
357.8	450	646.7	F		

Downstream Deck/Roadway Coordinates

num= 10														
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
-100		651		600	3.2		649		600	53.19		648.5		600
115.3		648		600	204.2		647.34		600	252		647.33		600
297.3		648		600	339.65		648.52		600	355.3		648.48		600
450		651		600										

Downstream Bridge Cross Section Data

Station Elevation Data				num= 11							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	648	94.8	647	155.1	646.5	252.3	646.4	328.7	646.9		
334.85	645.5	338.95	645.5	343.15	645.5	344.7	647	352.5	647		
450	650										

Manning's n Values

num= 3			
Sta	n Val	Sta	n Val
0	.06	328.7	.055
		344.7	.06

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	328.7	344.7		.3	.5

Upstream Embankment side slope = 0 horiz. to 1.0 vertical
 Downstream Embankment side slope = 0 horiz. to 1.0 vertical
 Maximum allowable submergence for weir flow = .95
 Elevation at which weir flow begins = 647.33
 Energy head used in spillway design =
 Spillway height used in design =
 Weir crest shape = Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Box	2	4.1

FHWA Chart # 58- Rectangular concrete

FHWA Scale # 1 - Side tapered; Less favorable edges

Solution Criteria = Highest U.S. EG

Culvert Upstrm Dist	Length	Top n	Bottom n	Depth Blocked	Entrance Loss Coef	Exit Loss Coef
1	0	24	.015	.015	0	.5

Number of Barrels = 2

Upstream Elevation = 645.62

Centerline Stations

Sta. Sta.
 336.9 341.1
 Downstream Elevation = 645.5
 Centerline Stations
 Sta. Sta.
 336.9 341.1

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7548

INPUT

Description: Downstream Face Culvert at Lavaca Trail

Station Elevation Data		num= 11							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	648	94.8	647	155.1	646.5	252.3	646.4	328.7	646.9
334.85	645.5	338.95	645.5	343.15	645.5	344.7	647	352.5	647
450	650								

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.06	328.7	.055	344.7	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	328.7	344.7		43	48		.3	.5

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7500

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 8							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	647.5	154	646	241.8	646	278	647	295	646
363.4	646	442.3	648	495	650				

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	278	.05	442.3	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	278	442.3		95	120		.1	.3

Ineffective Flow		num= 1			
Sta L	Sta R	Elev	Permanent		
0	278	647	F		

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7380

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 16							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	646.3	25.8	646	55.3	645.9	204.7	646	226.2	645
257	644	277.4	639	286.4	639	308.4	644	325	645.6
371	644.9	420	645	432.1	646	455	648	519	649.4
548.2	648.6								

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	226.2	.05	420	.06

MeadowsCreek_EXISTING.rep

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
226.2	420	170	120	100		.1	.3
Ineffective Flow	num=	2					
Sta L	Sta R	Elev	Permanent				
257	308.4	644	T				
0	204.7	646	F				

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7260

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	9					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	646.1	5.2	646	100.2	645	236.3	644	341	644
395	644.4	461	646	485	648	550	648.1		

Manning's n	Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	100.2	.05	395	.06

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
100.2	395	120	60	55		.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7200

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	12					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	645.2	3.6	645	104.1	644	127	643.8	208.4	643.8
419.8	643.4	460	643	505	644	515	644.1	530	643.7
616.8	648	629	648.1						

Manning's n	Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	208.4	.05	505	.06

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
208.4	505	60	75	85		.1	.3

Blocked Obstructions	num=	1	
Sta L	Sta R	Elev	
350	420	647	

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7125

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	12					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	644.9	50	644.2	90	643.9	128	643.5	209.2	643.4
393.6	642.6	455	643	485	643.4	521	642.8	536	644
560.4	645	594.6	647						

Manning's n	Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	209.2	.05	485	.06

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
----------------	-------	---------------	---------	-------	-------	--------	--------

209.2 485 62 75 70 .1 .3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7050

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 10		Sta		Elev		Sta		Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	644.1	40	644.3	90	644.5	127	643.8	209.1	643.1		
362	642	448.2	642	453.2	643	529.4	644	565	645.6		

Manning's n Values		num= 3		Sta		n Val	
Sta	n Val	Sta	n Val	Sta	n Val	Sta	n Val
0	.05	209.1	.05	453.2	.06		

Bank Sta: Left		Right	Lengths: Left Channel		Right	Coeff	Contr.	Expan.
209.1	453.2		60	75	90		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6975

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 8		Sta		Elev		Sta		Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	643.4	44.4	642.9	95	643.5	138	643	210.7	642.2		
324.5	641.5	394.8	642	531.4	644.1						

Manning's n Values		num= 3		Sta		n Val	
Sta	n Val	Sta	n Val	Sta	n Val	Sta	n Val
0	.05	210.7	.05	394.8	.06		

Bank Sta: Left		Right	Lengths: Left Channel		Right	Coeff	Contr.	Expan.
210.7	394.8		185	175	150		.1	.3

Ineffective Flow		num= 1		Sta		Elev	
Sta L	Sta R	Elev	Permanent	Sta	Elev	Sta	Elev
0	95	643.5	F				

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6800

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 7		Sta		Elev		Sta		Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.6	90	642	170.7	641	210.3	640.8	293	640.5		
398.6	642	497.7	643.1								

Manning's n Values		num= 3		Sta		n Val	
Sta	n Val	Sta	n Val	Sta	n Val	Sta	n Val
0	.05	210.3	.05	398.6	.06		

Bank Sta: Left		Right	Lengths: Left Channel		Right	Coeff	Contr.	Expan.
210.3	398.6		150	138	180		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6662

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 8							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.6	56.7	642	119.9	641	207.8	640	275	639.6
322.2	640	417.2	642	492	642				

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	207.8	.05	322.2	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	207.8	322.2		150	132		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6530

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 11							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.3	11.6	642	83	641	144.3	640.3	196.2	641
208	641.8	242.6	640	276.1	638.8	336.1	640	458.5	642
492	643								

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	242.6	.05	336.1	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	242.6	336.1		68	62		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6468

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 14							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	645.3	57.5	644	203.2	642	249	641	323.3	640
337.7	639.8	351.1	640	399	641.7	414.4	640	451.1	638.4
541.7	640	621.9	642	659	644	682.8	644.6		

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	414.4	.05	541.7	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	414.4	541.7		160	80		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6388

INPUT

Description: Emerald Park 88+88 (Channel Section D-D)

Station Elevation Data		num= 8							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1000	640	1165	639	1168	637	1176	632.96	1190	632.96
1198	637	1201	639	1550	640				

MeadowsCreek_EXISTING.rep

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1000	.045	1165	.025	1201	.045

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

1165	1201	50	50	50	.1	.3
------	------	----	----	----	----	----

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6338

INPUT
Description: Emerald Park 88+38 (Channel Section D-D)

Station Elevation Data num= 8

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1000	640	1165	639	1168	635.3	1176	631.3	1190	631.3
1198	635.3	1201	639	1550	640				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1000	.045	1165	.025	1201	.045

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

1165	1201	58	58	58	.1	.3
------	------	----	----	----	----	----

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6280

INPUT
Description: Emerald Park 87+80 (This is a REPEATED Section)

Station Elevation Data num= 8

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1000	638.7	1055	637.7	1070	633.29	1070	631.29	1100	631.29
1100	633.29	1115	637.7	1170	638.7				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1000	.033	1070	.02	1100	.033

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

1070	1100	60	60	60	.3	.5
------	------	----	----	----	----	----

Ineffective Flow num= 2

Sta L	Sta R	Elev	Permanent
1000	1070	637.4	F
1100	1170	637.4	F

SUMMARY OF MANNING'S N VALUES

River: Meadow Creek

Reach	River Sta.	n1	n2	n3
Reach 1	9167	.035	.015	.035
Reach 1	9122	.035	.015	.035
Reach 1	9013	.035	.015	.035
Reach 1	8948	.035	.015	.035
Reach 1	8852	.035	.015	.035
Reach 1	8743	.035	.015	.035
Reach 1	8666	.03	.015	.035
Reach 1	8602	.035	.015	.035
Reach 1	8509	.035	.015	.035
Reach 1	8418	.035	.015	.035
Reach 1	8386	.035	.035	.035

MeadowsCreek_EXISTING.rep				
Reach 1	8332	.035	.035	.035
Reach 1	8264	.05	.035	.05
Reach 1	8200	.05	.035	.05
Reach 1	8100	.05	.035	.05
Reach 1	7960	.05	.035	.05
Reach 1	7945	.05	.035	.05
Reach 1	7930	culvert		
Reach 1	7915	.05	.035	.05
Reach 1	7885	.05	.035	.05
Reach 1	7840	.05	.035	.05
Reach 1	7725	.05	.035	.05
Reach 1	7645	.05	.035	.05
Reach 1	7600	.05	.035	.05
Reach 1	7572	.05	.035	.05
Reach 1	7560	culvert		
Reach 1	7548	.06	.055	.06
Reach 1	7500	.05	.05	.06
Reach 1	7380	.05	.05	.06
Reach 1	7260	.05	.05	.06
Reach 1	7200	.05	.05	.06
Reach 1	7125	.05	.05	.06
Reach 1	7050	.05	.05	.06
Reach 1	6975	.05	.05	.06
Reach 1	6800	.05	.05	.06
Reach 1	6662	.05	.05	.06
Reach 1	6530	.05	.05	.06
Reach 1	6468	.05	.05	.06
Reach 1	6388	.045	.025	.045
Reach 1	6338	.045	.025	.045
Reach 1	6280	.033	.02	.033

SUMMARY OF REACH LENGTHS

River: Meadow Creek

Reach	River Sta.	Left	Channel	Right
Reach 1	9167	45	45	45
Reach 1	9122	109	109	109
Reach 1	9013	65	65	65
Reach 1	8948	96	96	96
Reach 1	8852	109	109	109
Reach 1	8743	77	77	77
Reach 1	8666	64	64	64
Reach 1	8602	93	93	93
Reach 1	8509	91	91	91
Reach 1	8418	31.99	31.99	31.99
Reach 1	8386	51	54	58.98
Reach 1	8332	75	68	72
Reach 1	8264	61	64	68
Reach 1	8200	95	114	124
Reach 1	8100	134	134	134
Reach 1	7960	15	15	15
Reach 1	7945	30	30	30
Reach 1	7930	culvert		
Reach 1	7915	30	30	30
Reach 1	7885	50	50	49
Reach 1	7840	125	125	125
Reach 1	7725	80	80	80
Reach 1	7645	45	45	46
Reach 1	7600	28	28	28
Reach 1	7572	24	24	24
Reach 1	7560	culvert		
Reach 1	7548	43	48	54
Reach 1	7500	95	120	113
Reach 1	7380	170	120	100
Reach 1	7260	120	60	55

MeadowsCreek_EXISTING.rep				
Reach 1	7200	60	75	85
Reach 1	7125	62	75	70
Reach 1	7050	60	75	90
Reach 1	6975	185	175	150
Reach 1	6800	150	138	180
Reach 1	6662	150	132	135
Reach 1	6530	68	62	76
Reach 1	6468	160	80	180
Reach 1	6388	50	50	50
Reach 1	6338	58	58	58
Reach 1	6280	60	60	60

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS
River: Meadow Creek

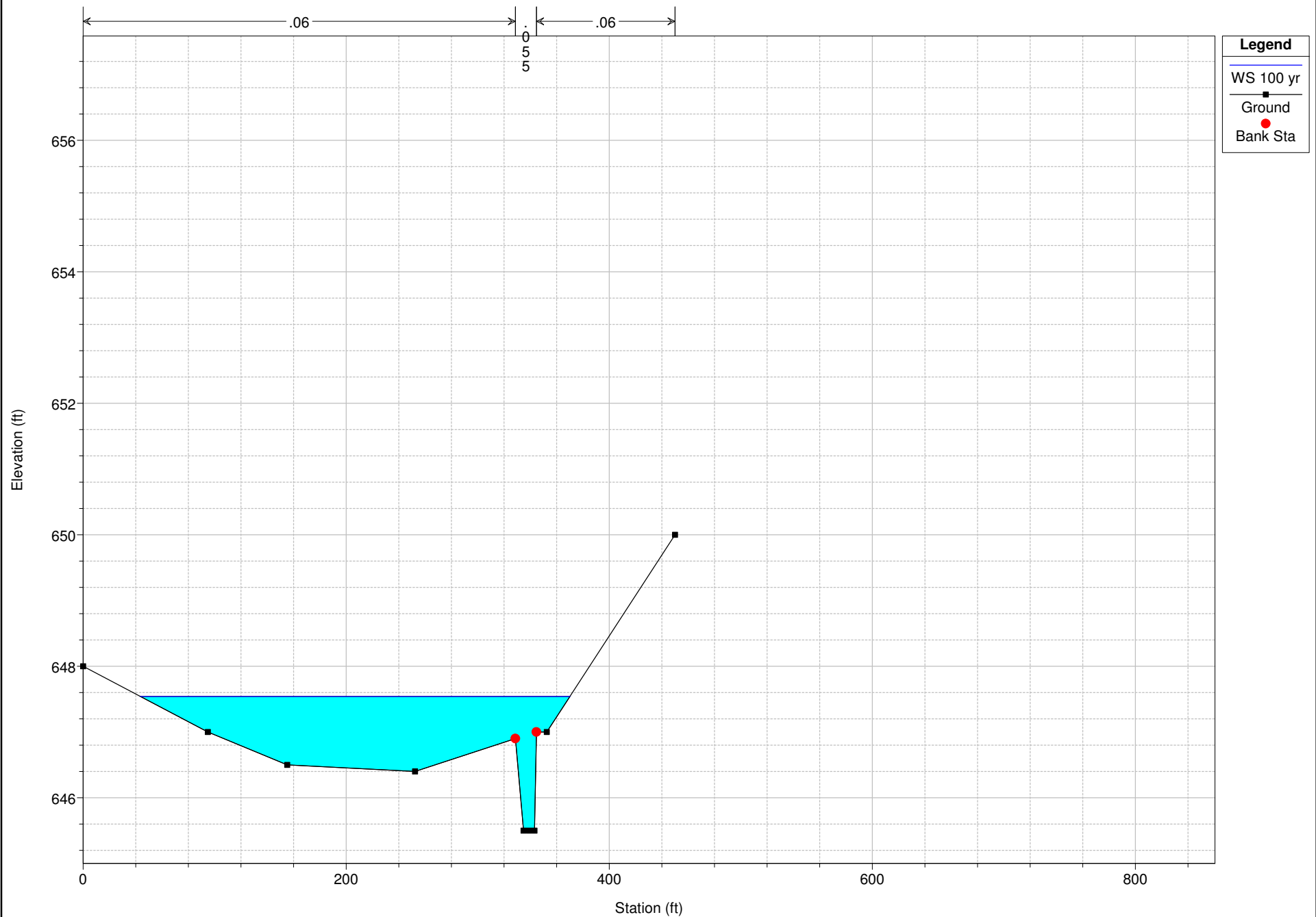
Reach	River Sta.	Contr.	Expan.
Reach 1	9167	.1	.3
Reach 1	9122	.1	.3
Reach 1	9013	.1	.3
Reach 1	8948	.1	.3
Reach 1	8852	.1	.3
Reach 1	8743	.1	.3
Reach 1	8666	.1	.3
Reach 1	8602	.1	.3
Reach 1	8509	.1	.3
Reach 1	8418	.1	.3
Reach 1	8386	.1	.3
Reach 1	8332	.1	.3
Reach 1	8264	.1	.3
Reach 1	8200	.1	.3
Reach 1	8100	.1	.3
Reach 1	7960	.3	.5
Reach 1	7945	.3	.5
Reach 1	7930	culvert	
Reach 1	7915		.5
Reach 1	7885		.5
Reach 1	7840	.1	.3
Reach 1	7725	.1	.3
Reach 1	7645	.1	.3
Reach 1	7600	.3	.5
Reach 1	7572	.3	.5
Reach 1	7560	culvert	
Reach 1	7548		.5
Reach 1	7500	.1	.3
Reach 1	7380	.1	.3
Reach 1	7260	.1	.3
Reach 1	7200	.1	.3
Reach 1	7125	.1	.3
Reach 1	7050	.1	.3
Reach 1	6975	.1	.3
Reach 1	6800	.1	.3
Reach 1	6662	.1	.3
Reach 1	6530	.1	.3
Reach 1	6468	.1	.3
Reach 1	6388	.1	.3
Reach 1	6338	.1	.3
Reach 1	6280	.3	.5

HEC-RAS Plan: Existing Cond. River: Meadow Creek Reach: Reach 1 Profile: 100 yr

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach 1	9167	100 yr	303.00	653.34	656.66		656.97	0.003205	4.43	69.48	41.02	0.56
Reach 1	9122	100 yr	303.00	653.21	656.51		656.82	0.003318	4.48	68.96	42.75	0.57
Reach 1	9013	100 yr	303.00	652.88	656.07		656.42	0.003973	4.77	64.16	39.05	0.62
Reach 1	8948	100 yr	303.00	652.69	655.57		656.07	0.006758	5.70	53.13	33.40	0.79
Reach 1	8852	100 yr	303.00	652.41	655.38		655.56	0.002960	3.43	88.27	56.77	0.49
Reach 1	8743	100 yr	303.00	652.08	655.06		655.24	0.002916	3.41	88.79	56.94	0.48
Reach 1	8666	100 yr	303.00	651.89	654.83		655.02	0.002928	3.51	86.24	56.09	0.50
Reach 1	8602	100 yr	303.00	651.73	654.60		654.81	0.003503	3.67	82.56	54.85	0.53
Reach 1	8509	100 yr	303.00	651.50	654.02	653.67	654.36	0.006546	4.71	64.36	48.22	0.72
Reach 1	8418	100 yr	303.00	651.23	653.31	653.31	653.86	0.004380	5.93	51.06	47.91	1.01
Reach 1	8386	100 yr	303.00	651.19	653.26		653.46	0.003806	3.52	86.03	53.84	0.49
Reach 1	8332	100 yr	303.00	651.05	652.48	652.48	653.03	0.017692	5.98	50.65	46.25	1.01
Reach 1	8264	South PL	303.00	650.65	651.87	651.70	652.07	0.008371	3.64	91.85	162.89	0.67
Reach 1	8200	100 yr	303.00	650.30	651.46		651.62	0.005552	3.29	92.09	86.62	0.56
Reach 1	8100	100 yr	395.00	649.08	650.72		650.97	0.005747	4.03	98.00	69.66	0.60
Reach 1	7960	100 yr	395.00	647.37	650.52		650.63	0.001154	2.63	150.21	60.24	0.29
Reach 1	7945	100 yr	395.00	647.19	650.52	648.67	650.61	0.000951	2.46	160.63	61.60	0.27
Reach 1	7930		Culvert									
Reach 1	7915	100 yr	395.00	647.07	649.54		649.74	0.002794	3.56	110.82	54.75	0.44
Reach 1	7885	100 yr	395.00	646.95	649.46		649.65	0.002628	3.49	113.16	55.10	0.43
Reach 1	7840	100 yr	395.00	646.77	649.34		649.52	0.002417	3.39	116.44	55.57	0.41
Reach 1	7725	100 yr	395.00	646.31	649.11		649.25	0.001787	3.06	129.16	57.37	0.36
Reach 1	7645	100 yr	395.00	645.99	649.00		649.12	0.001371	2.79	141.52	59.07	0.32
Reach 1	7600	100 yr	680.00	645.81	648.43		648.94	0.006669	5.70	119.33	55.98	0.69
Reach 1	7572	100 yr	680.00	645.62	648.66	646.81	648.67	0.000309	1.56	830.33	442.55	0.16
Reach 1	7560		Culvert									
Reach 1	7548	100 yr	680.00	645.50	647.54		647.65	0.011772	4.05	271.91	326.59	0.55
Reach 1	7500	100 yr	680.00	646.00	647.00	647.00	647.11	0.012497	2.80	253.90	351.53	0.56
Reach 1	7380	100 yr	680.00	639.00	646.01	645.39	646.11	0.005227	2.58	284.54	407.24	0.40
Reach 1	7260	100 yr	680.00	644.00	645.08		645.20	0.011754	2.80	248.31	330.01	0.55
Reach 1	7200	100 yr	680.00	643.00	644.46		644.55	0.008311	2.53	301.76	417.53	0.47
Reach 1	7125	100 yr	750.00	642.60	643.99		644.06	0.005450	2.21	375.28	457.76	0.39
Reach 1	7050	100 yr	750.00	642.00	643.55		643.65	0.005616	2.51	315.04	338.72	0.40
Reach 1	6975	100 yr	750.00	641.50	643.12	642.62	643.22	0.005666	2.68	320.84	378.81	0.41
Reach 1	6800	100 yr	750.00	640.50	642.22		642.30	0.004831	2.38	349.84	362.34	0.38
Reach 1	6662	100 yr	750.00	639.60	641.81		641.87	0.002008	2.12	445.13	339.95	0.26
Reach 1	6530	100 yr	750.00	638.80	641.42		641.51	0.003504	2.81	363.56	356.54	0.35
Reach 1	6468	100 yr	979.00	638.40	640.45	640.45	640.93	0.027584	5.72	189.39	223.08	0.90
Reach 1	6388	100 yr	979.00	632.96	637.26	637.26	638.85	0.006869	10.12	96.74	30.78	1.01
Reach 1	6338	100 yr	979.00	631.30	635.97	635.59	637.23	0.004855	9.04	108.32	31.08	0.85
Reach 1	6280	100 yr	979.00	631.29	636.27	634.51	636.94	0.001081	6.55	149.40	50.27	0.52

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing
RS = 7548 Downstream Face Culvert at Lavaca Trail

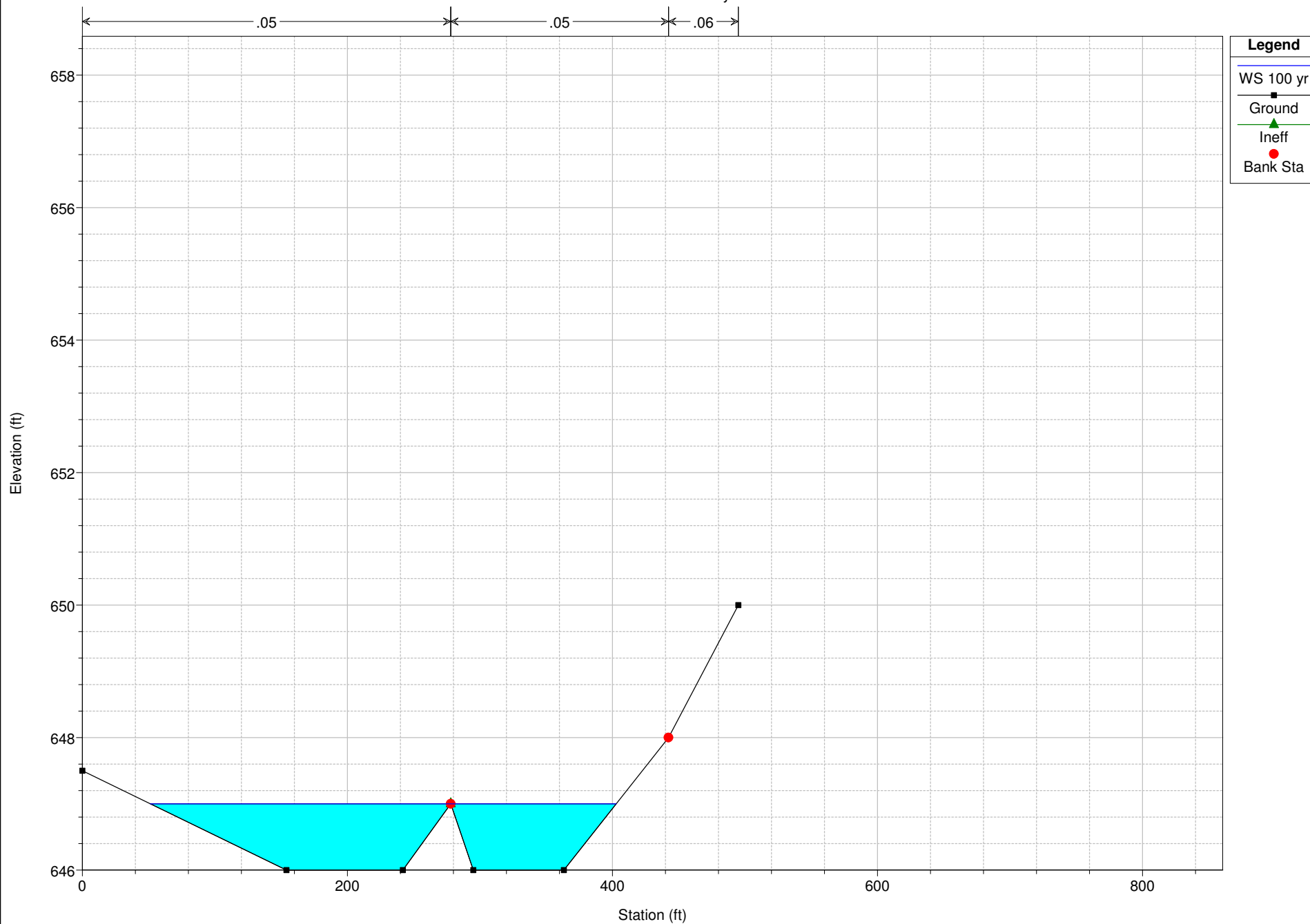


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

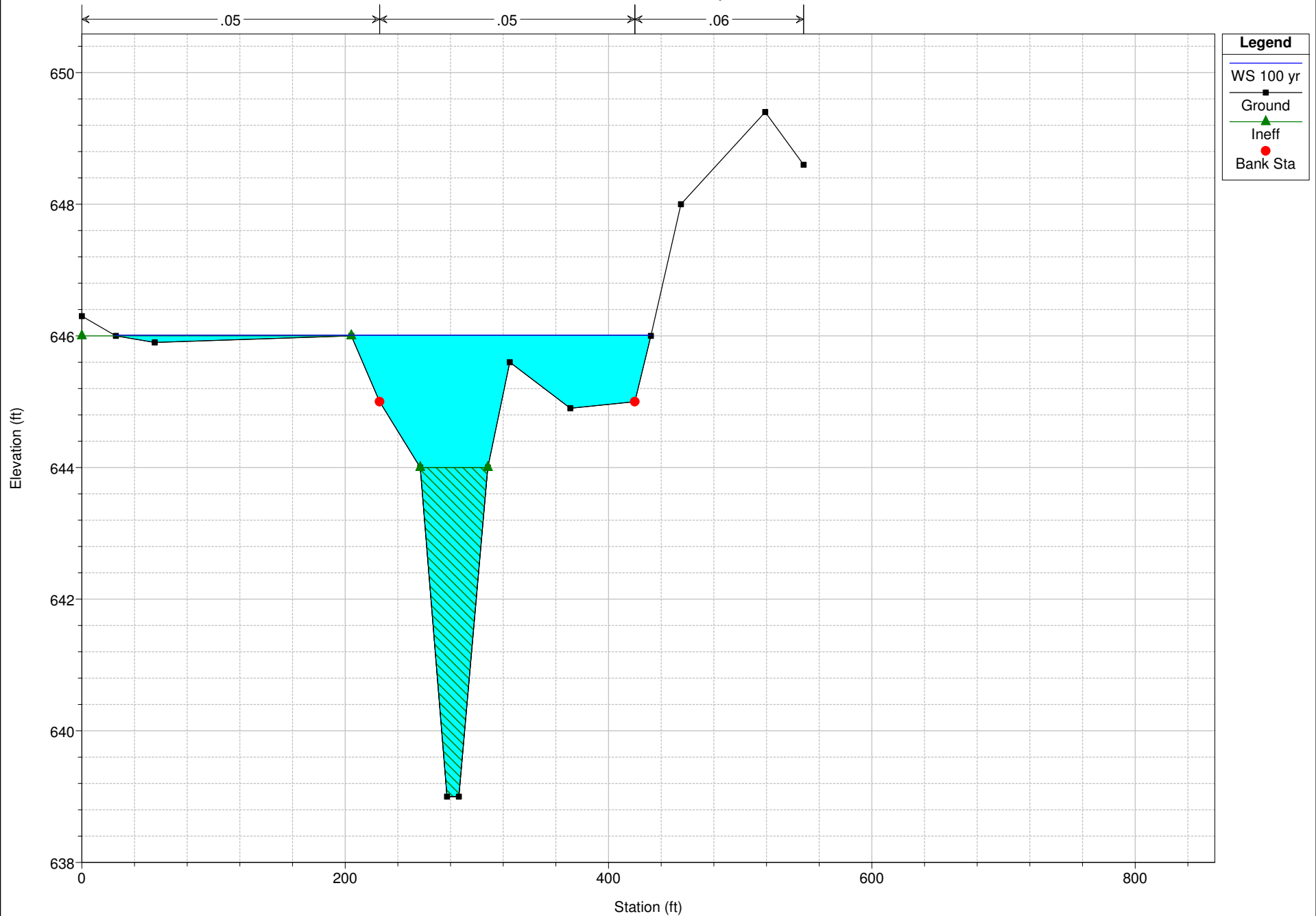
Geom: Existing Conditions Flow: Existing

RS = 7500 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing
RS = 7380 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

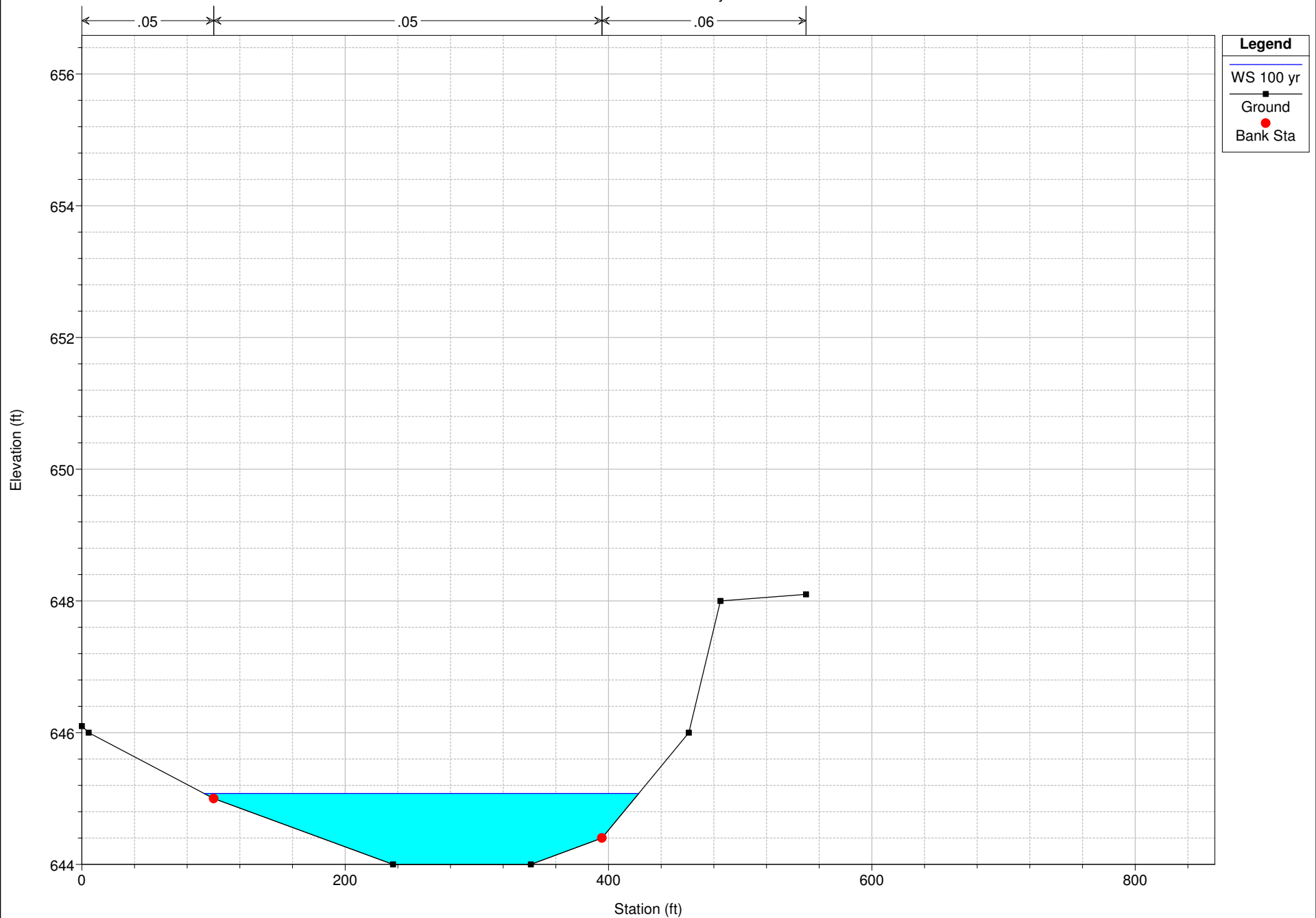


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing

RS = 7260 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

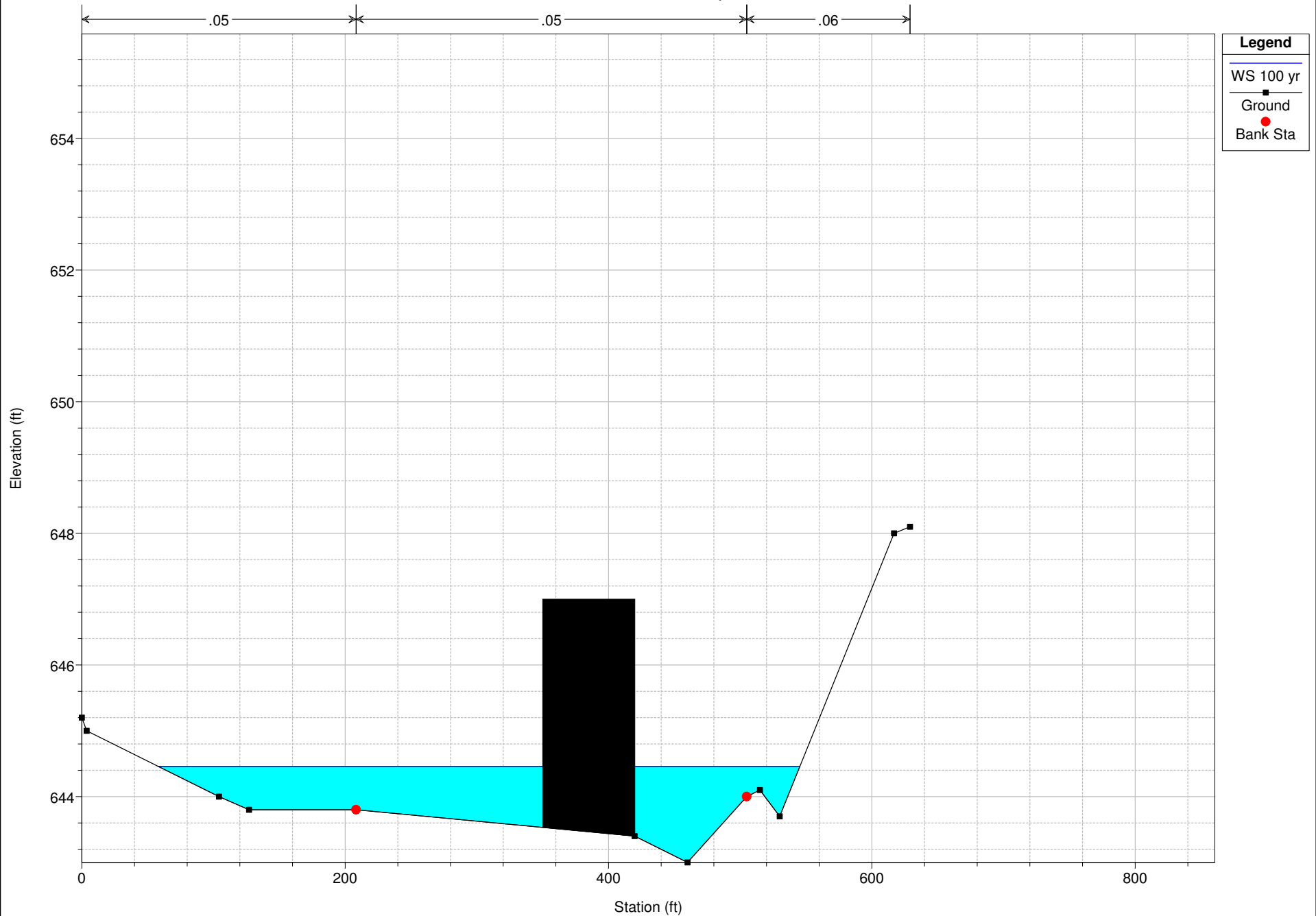


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing

RS = 7200 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

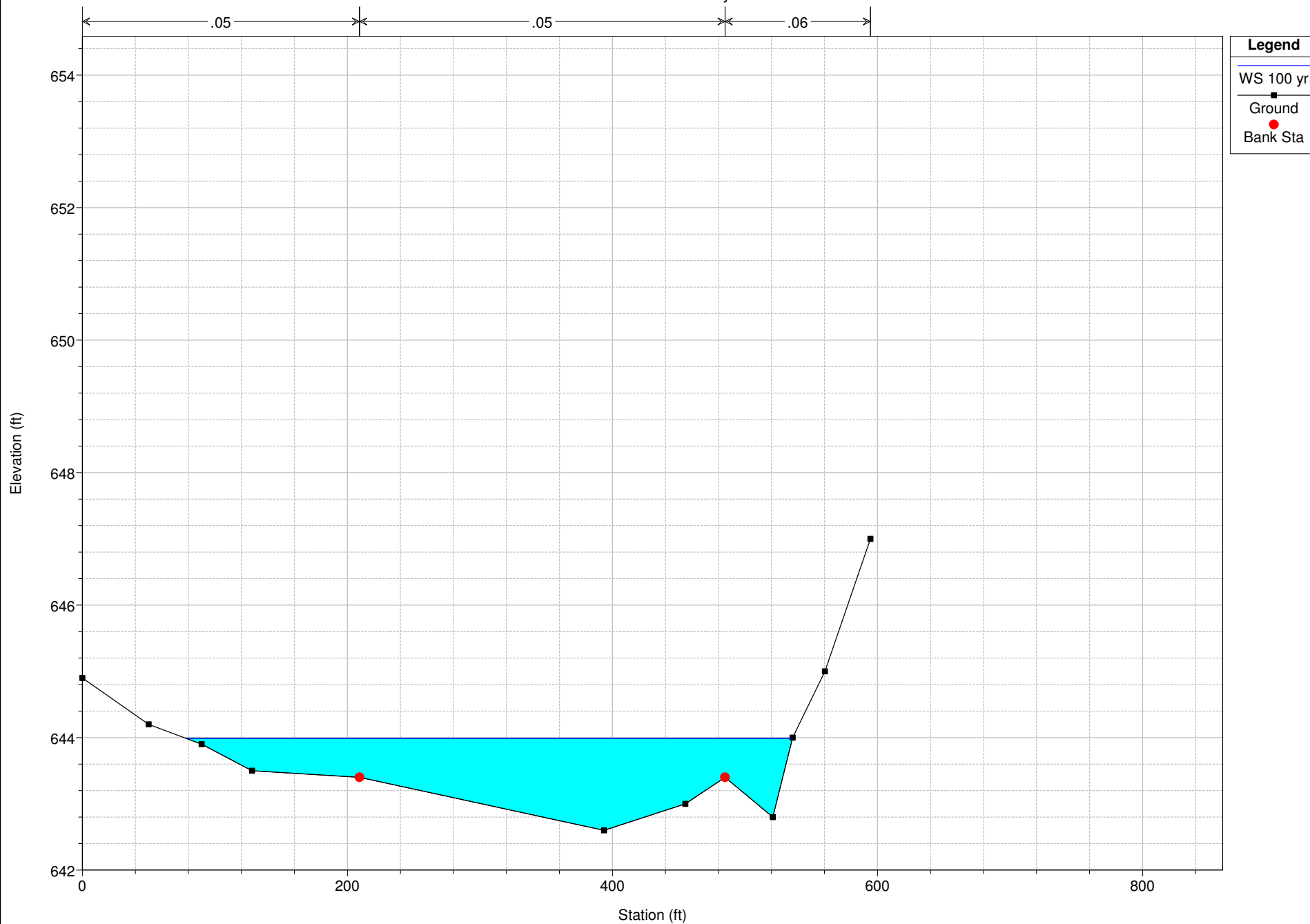


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing

RS = 7125 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



Legend

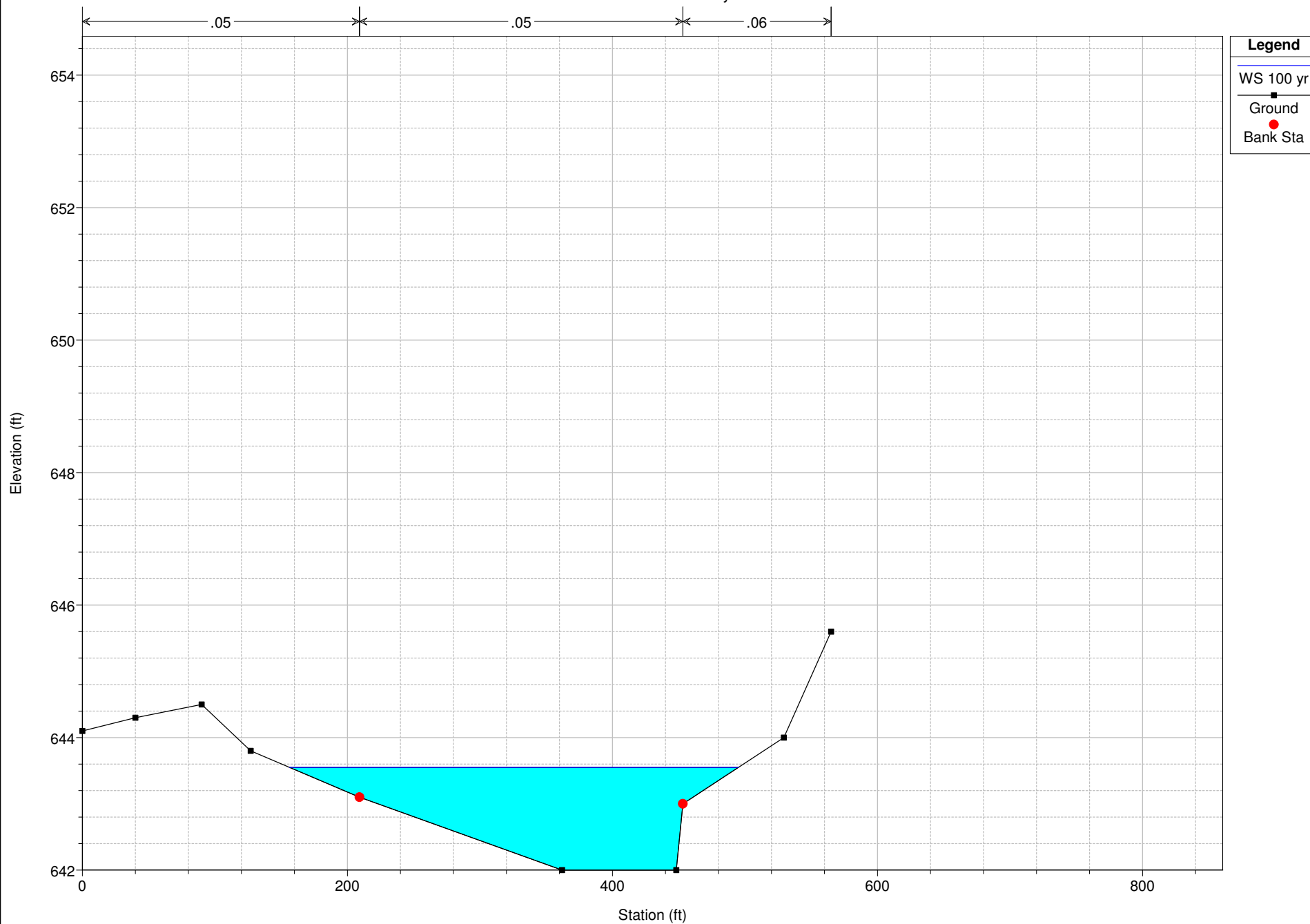
- WS 100 yr
- Ground
- Bank Sta

1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing

RS = 7050 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

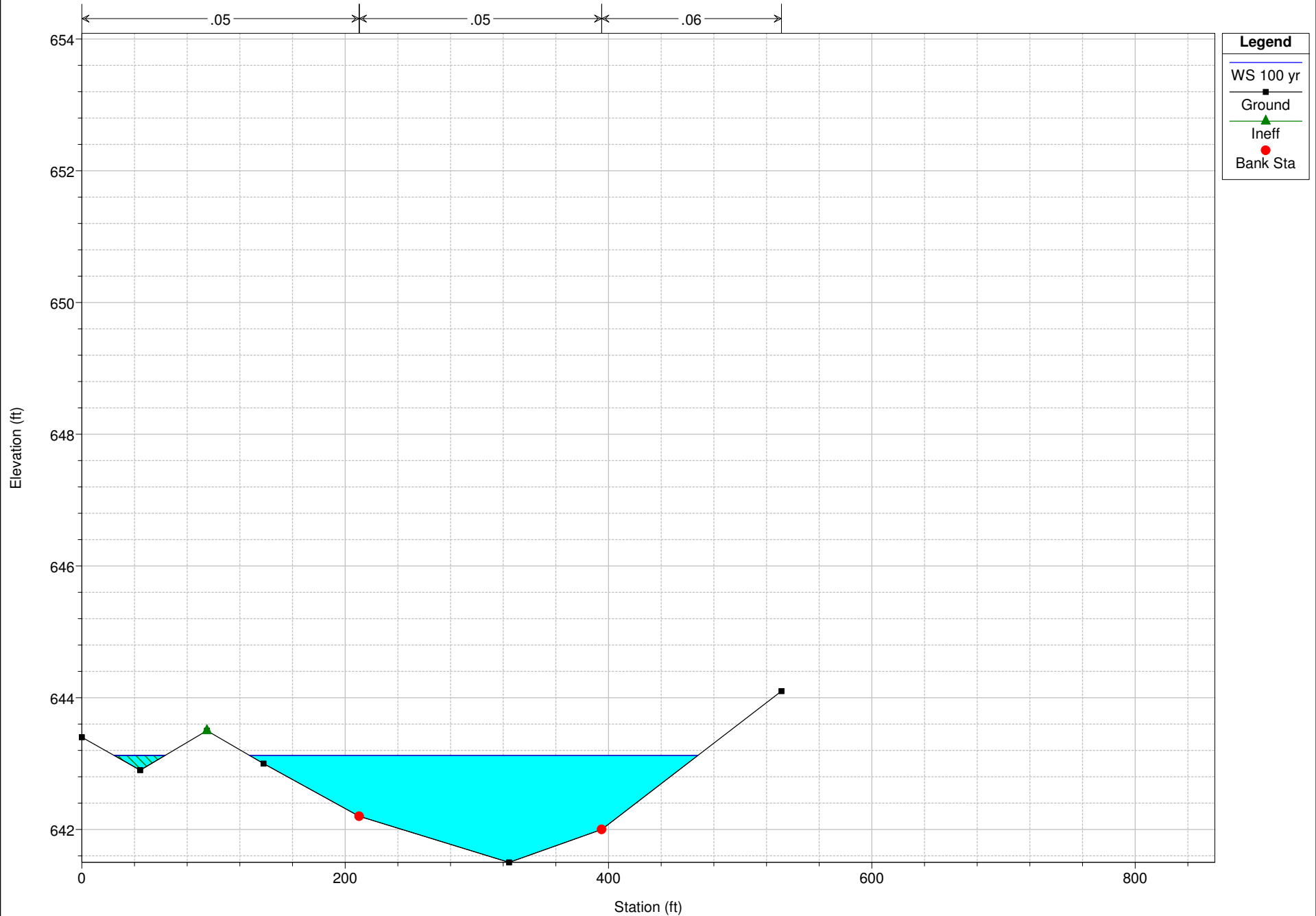


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing

RS = 6975 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

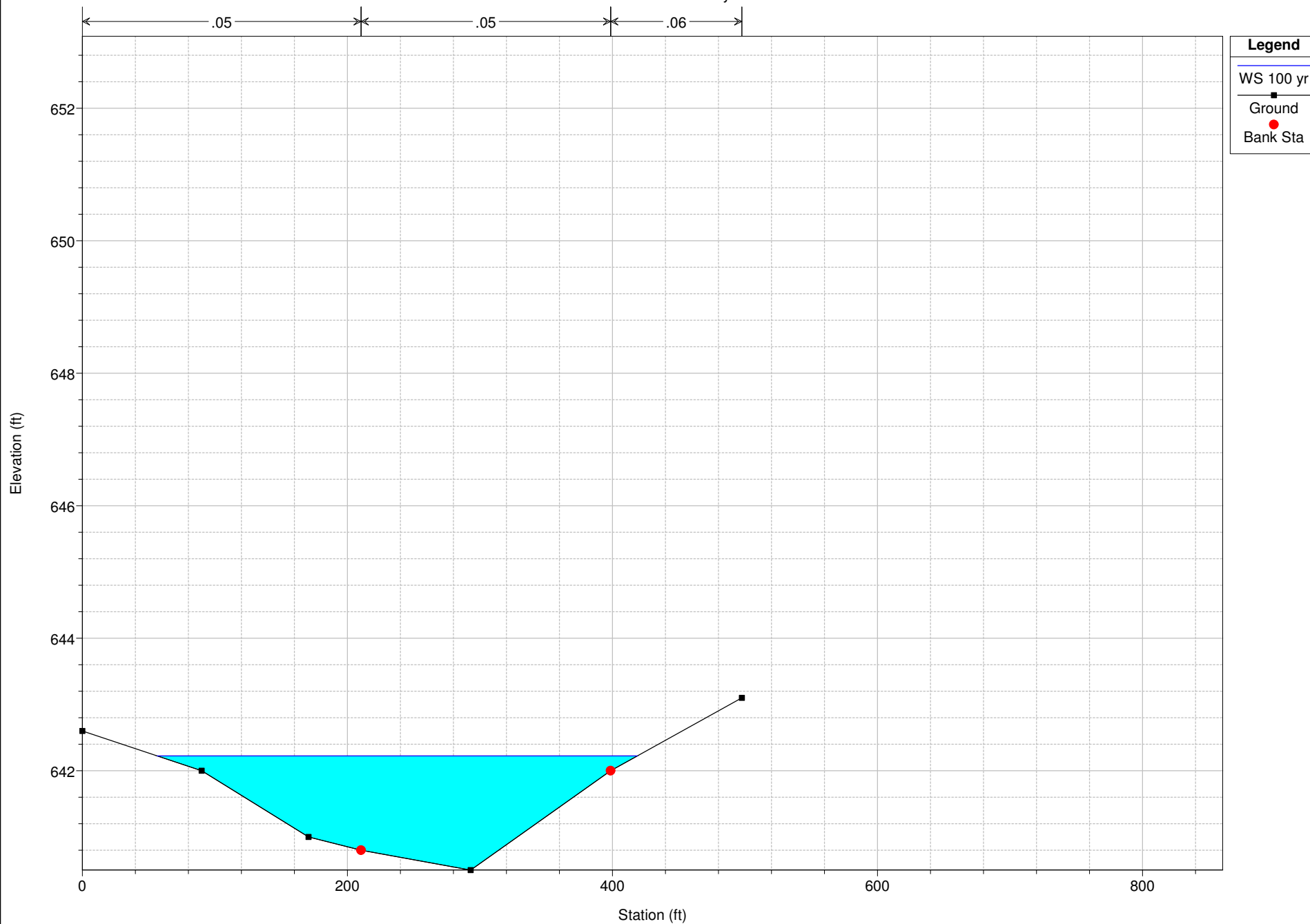


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

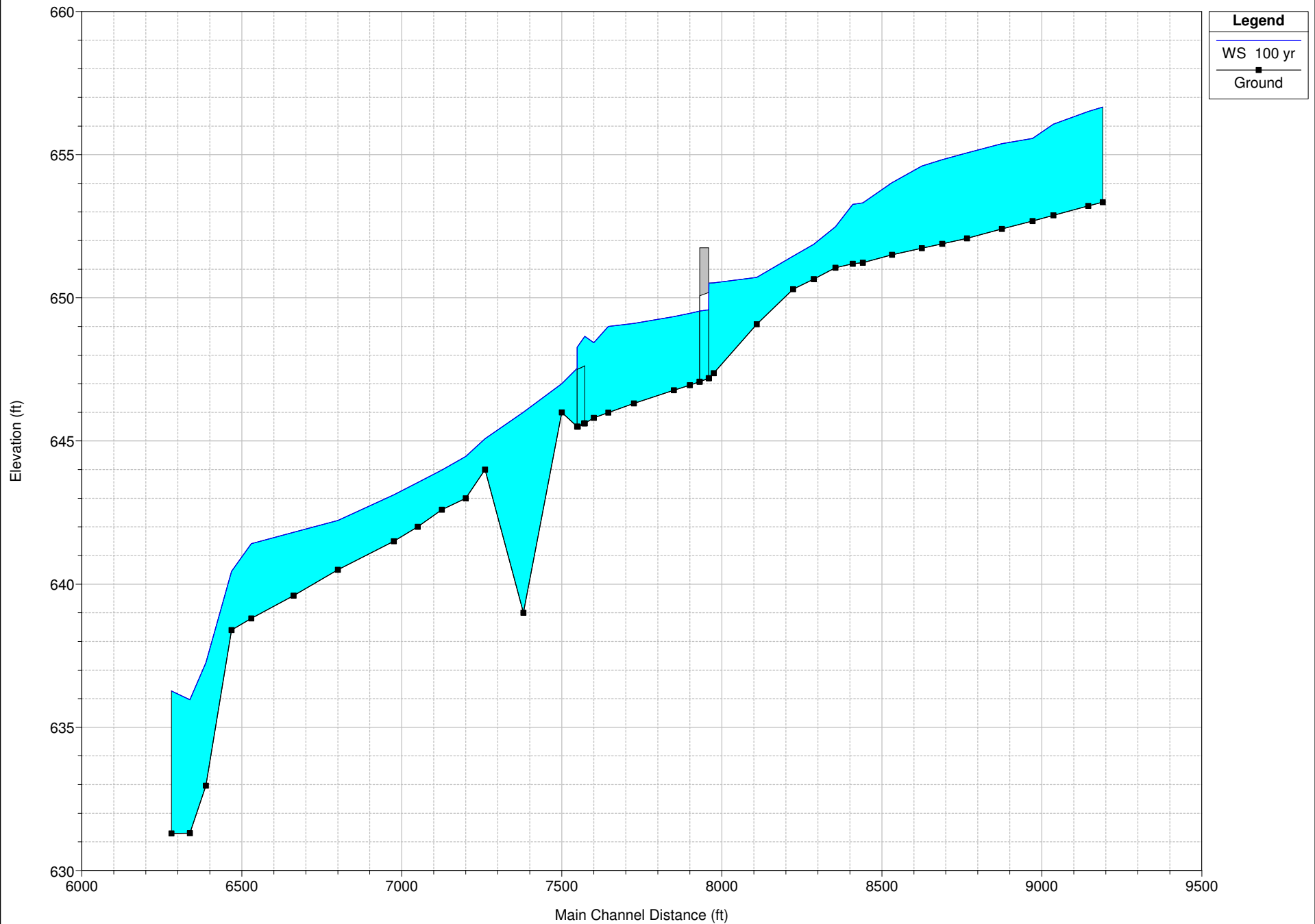
Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing

RS = 6800 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



1 in Horiz. = 100 ft 1 in Vert. = 2 ft



HEC-RAS Version 4.1.0 Jan 2010
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

```

X      X  XXXXXX  XXXX      XXXX      XX      XXXX
X      X  X      X      X      X      X      X
X      X  X      X      X      X      X      X
XXXXXXXX XXXX      X      XXX XXXX      XXXXXX  XXXX
X      X  X      X      X      X      X      X
X      X  X      X      X      X      X      X
X      X  XXXXXX  XXXX      X      X      X      XXXXX

```

PROJECT DATA

Project Title: Meadows Creek at Ravenwood
Project File : MeadowsCreek.prj
Run Date and Time: 4/25/2016 10:45:26 AM

Project in English units

Project Description:

Flood Study of Meadows Creek at Lavaca Road for Ravenwood Office Park

PLAN DATA

Plan Title: Proposed Conditions

Plan File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.p04

Geometry Title: Proposed Conditions

Geometry File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.g04

Flow Title : Existing

Flow File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.f02

Plan Summary Information:

Number of: Cross Sections	=	39	Multiple Openings	=	0
Culverts	=	2	Inline Structures	=	0
Bridges	=	0	Lateral Structures	=	0

Computational Information

Water surface calculation tolerance	=	0.01
Critical depth calculation tolerance	=	0.01
Maximum number of iterations	=	20
Maximum difference tolerance	=	0.3
Flow tolerance factor	=	0.001

Computation Options

Critical depth computed only where necessary
Conveyance Calculation Method: At breaks in n values only
Friction Slope Method: Average Conveyance
Computational Flow Regime: Subcritical Flow

FLOW DATA

Flow Title: Existing

Flow File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.f02

Flow Data (cfs)

MeadowsCreek_PROPOSED.rep

River	Reach	RS	10 yr	25 yr	50
yr	100 yr	500 yr			
Meadow Creek	Reach 1	9167	201	234	
272	303	370			
Meadow Creek	Reach 1	8100	260	305	
350	395	455			
Meadow Creek	Reach 1	7600	455	530	
610	680	810			
Meadow Creek	Reach 1	7125	500	580	
670	750	885			
Meadow Creek	Reach 1	6468	586	693	
775	979	1181			

Boundary Conditions

River	Reach	Profile	Upstream	
Downstream				
Meadow Creek	Reach 1	10 yr	Normal S = 0.005	
Normal S = 0.005				
Meadow Creek	Reach 1	25 yr	Normal S = 0.005	
Normal S = 0.005				
Meadow Creek	Reach 1	50 yr	Normal S = 0.005	
Normal S = 0.005				
Meadow Creek	Reach 1	100 yr	Normal S = 0.005	Known
WS = 636.27				
Meadow Creek	Reach 1	500 yr	Normal S = 0.005	Known
WS = 636.27				

GEOMETRY DATA

Geometry Title: Proposed Conditions
 Geometry File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.g04

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 9167

INPUT

Description: TNP Section

Station Elevation Data		num=	11						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
993	659.44	1021	659	1038	658.462	1054	654.382	1054	653.512
1060	653.342	1066	653.512	1066	654.392	1080	656.212	1105	658.07
1165	659.24								

Manning's n Values		num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
993	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	1038	1080		45	45	45		.1	.3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 9122

INPUT

Description: TNP Section

Station Elevation Data		num= 13		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
950	660	996	659	1038	658.33	1054	654.25	1054	653.38
1060	653.21	1066	653.38	1066	654.26	1080	656.08	1104	657.38
1112	657.72	1118	658.61	1153	659.62				

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
950	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1038	1080		109	109		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 9013

INPUT

Description: TNP Section (interpolated btwn post project survey sections, 1/06)

Station Elevation Data		num= 13		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
984	661	1018	660	1023	659.87	1034	659	1038	658
1054	653.92	1054	653.05	1060	652.88	1066	653.05	1066	653.93
1080	655.75	1105	657.46	1115	658.14				

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
984	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1038	1080		65	65		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8948

INPUT

Description: TNP Section (interpolated, TNP post project survey)

Station Elevation Data		num= 10		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1023	659.675	1034	658.805	1038	657.805	1054	653.725	1054	652.855
1060	652.685	1066	652.855	1066	653.735	1080	655.555	1105	657.265

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
1023	.035	1054	.015	1066	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1038	1080		96	96		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8852

INPUT

Description: TNP Section (interpolated, TNP post project survey)

Station Elevation Data		num= 12		Sta Elev		Sta Elev		Sta Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1002	661	1019	660	1029	659	1035	658	1036	657.267
1057	652.987	1057	652.547	1063	652.407	1069	652.547	1069	652.997
1110	655.957	1310	658.7						

MeadowsCreek_PROPOSED.rep

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1002 .035 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1036 1110 109 109 109 .1 .3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 8743

INPUT

Description: TNP Section (post project survey)

Station Elevation Data num= 8
 Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
 1035 660 1036 656.94 1057 652.66 1057 652.22 1063 652.08
 1069 652.22 1069 652.67 1110 655.63

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1035 .035 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1035 1110 77 77 77 .1 .3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 8666

INPUT

Description: TNP Section (interpolated, TNP post project survey)

Station Elevation Data num= 11
 Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
 1028 660 1028.35 657.31 1036 656.7475 1057 652.4675 1057 652.0275
 1063 651.8875 1069 652.0275 1069 652.4775 1110 655.4375 1113 655.28
 1135 655.88

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1028 .03 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1036 1110 64 64 64 .1 .3

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 8602

INPUT

Description: TNP Section, (interpolated from TNP post proj. survey)

Station Elevation Data num= 10
 Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
 1030 659 1030.72 656.68 1036 656.59 1057 652.31 1057 651.87
 1063 651.73 1069 651.87 1069 652.32 1110 655.28 1120 655.3

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 1030 .035 1057 .015 1069 .035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 1036 1110 93 93 93 .1 .3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8509

INPUT

Description: TNP section (interpolated, TNP post project survey)

Station	Elevation	Data	num=	8	Sta	Elev	Sta	Elev	Sta	Elev
1036	659	1036	656.36	1057	652.08	1057	651.64	1063	651.5	
1069	651.64	1069	652.09	1110	655.05					

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
1036	.035	1057	.015	1069	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1036	1110		91	91		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8418

INPUT

Description: U/S Section through concrete rip-rap transition (interpolated, TNP post project survey)

Station	Elevation	Data	num=	9	Sta	Elev	Sta	Elev	Sta	Elev
1032	656	1035	656	1035.04	653.98	1057	651.81	1057	651.37	
1063	651.23	1069	651.37	1069	651.82	1110	654.78			

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
1032	.035	1057	.015	1069	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1035	1110		31.99	31.99		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8386

INPUT

Description: Downstream end of concrete rip-rap. (TNP post proj. survey)

Station	Elevation	Data	num=	10	Sta	Elev	Sta	Elev	Sta	Elev
1020	655.5	1027	655	1036	654.16	1041	651.81	1041	651.33	
1060	651.19	1080	651.52	1080	651.97	1093	653.4	1115	654.02	

Manning's n Values

Sta	n Val	Sta	n Val	Sta	n Val
1020	.035	1041	.035	1080	.035

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	1036	1093		51	54		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8332

INPUT

Description: TNP Section (channel data shifted vertically down to match grade projected down from TNP post project sections.)

Station	Elevation	Data	num=	9

MeadowsCreek_PROPOSED.rep

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1029	655.5	1039	653	1050	651.35	1054	651.05	1060	651.05
1066	651.05	1085	651.55	1092	653.3	1104	654.1		

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1029	.035	1039	.035	1092	.035

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

1039	1092	75	68	72	.1	.3
------	------	----	----	----	----	----

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8264

INPUT

Description: TNP Section (D/S limit of TNP study area)

Station Elevation Data num= 17

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
929	652.45	936	651.93	946	651.47	973.01	650.65	1000	650.65
1035	651.6	1084	651.75	1090	652.05	1100	652.33	1118	652.01
1134	651.54	1137	651.89	1150	652.45	1186	652.33	1206	653
1234	654	1238	653.98						

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
929	.05	946	.035	1035	.05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

946	1035	61	64	68	.1	.3
-----	------	----	----	----	----	----

Ineffective Flow num= 1

Sta L	Sta R	Elev	Permanent
1100	1238	652.33	F

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8200

INPUT

Description: Upstream Limit of Meadows Creek Plaza

Station Elevation Data num= 6

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657	376.8	652.5	390	650.3	462.75	650.3	475.95	652.5
756	656.75								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	376.8	.035	475.95	.05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

376.8	475.95	95	114	124	.1	.3
-------	--------	----	-----	-----	----	----

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 8100

INPUT

Description:

Station Elevation Data num= 6

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657.3	372.98	652	390.5	649.08	440.5	649.08	458.02	652
748	657								

Manning's n Values num= 3

MeadowsCreek_PROPOSED.rep

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	372.98	.035	458.02	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	372.98	458.02		134	134		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7960

INPUT

Description:

Station	Elevation	Data	num=	6	Sta	Elev	Sta	Elev	Sta	Elev
0	657.1	363.98	651.75	381.5	647.37	416.5	647.37	434.02	651.75	
739	656.14									

Manning's n	Values	num=	3	Sta	n Val
0	.05	363.98	.035	434.02	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	363.98	434.02		15	15		.3	.5

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7945

INPUT

Description:

Station	Elevation	Data	num=	6	Sta	Elev	Sta	Elev	Sta	Elev
0	657	362.26	651.75	380.5	647.19	415.5	647.19	433.74	651.75	
738	656.4									

Manning's n	Values	num=	3	Sta	n Val
0	.05	362.26	.035	433.74	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	362.26	433.74		30	30		.3	.5

CULVERT

RIVER: Meadow Creek

REACH: Reach 1 RS: 7930

INPUT

Description:

Distance from Upstream XS = 1
 Deck/Roadway width = 28
 Weir Coefficient = 2.6
 Upstream Deck/Roadway Coordinates

num=	4	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
		362.26	651.75	651.75	380.5	651.75	647.19	415.5	651.75	647.19						
		433.74	651.75	651.75												

Upstream Bridge Cross Section Data

Station	Elevation	Data	num=	6	Sta	Elev	Sta	Elev	Sta	Elev
0	657	362.26	651.75	380.5	647.19	415.5	647.19	433.74	651.75	
738	656.4									

Manning's n	Values	num=	3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	362.26	.035	433.74	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	362.26	433.74		.3	.5

Downstream Deck/Roadway Coordinates

num= 4											
Sta	Hi Cord	Lo Cord		Sta	Hi Cord	Lo Cord		Sta	Hi Cord	Lo Cord	
359.78	651.75	651.75		378.5	651.75	647.07		413.5	651.75	647.07	
432.22	651.75	651.75									

Downstream Bridge Cross Section Data

Station Elevation Data				num= 6							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656.9	359.78	651.75	378.5	647.07	413.5	647.07	432.22	651.75		
736	656.4										

Manning's n Values

num= 3					
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	359.78	.035	432.22	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	359.78	432.22		.3	.5

Upstream Embankment side slope = 0 horiz. to 1.0 vertical
 Downstream Embankment side slope = 0 horiz. to 1.0 vertical
 Maximum allowable submergence for weir flow = .95
 Elevation at which weir flow begins =
 Energy head used in spillway design =
 Spillway height used in design =
 weir crest shape = Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Box	3	6

FHWA Chart # 8 - flared wingwalls

FHWA Scale # 1 - wingwall flared 30 to 75 deg.

Solution Criteria = Highest U.S. EG

Culvert Upstrm Dist	Length	Top n	Bottom n	Depth Blocked	Entrance Loss Coef	Exit Loss Coef
---------------------	--------	-------	----------	---------------	--------------------	----------------

1	28	.015	.015	0	.4	
---	----	------	------	---	----	--

Number of Barrels = 4

Upstream Elevation = 647.19

Centerline Stations

Sta.	Sta.	Sta.	Sta.
386.5	393.5	400.5	407.5

Downstream Elevation = 647.07

Centerline Stations

Sta.	Sta.	Sta.	Sta.
386.5	393.5	400.5	407.5

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7915

INPUT

Description:

Station Elevation Data				num= 6							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656.9	359.78	651.75	378.5	647.07	413.5	647.07	432.22	651.75		
736	656.4										

Manning's n Values

num= 3					
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	359.78	.035	432.22	.05

MeadowsCreek_PROPOSED.rep

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	359.78	432.22		30	30	30		.3	.5

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7885

INPUT

Description:

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656.7	360.3	650.5	374.5	646.95	409.5	646.95	423.7	650.5
734	656.6								

Manning's	n Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	360.3	.035	423.7	.05

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	360.3	423.7		50	50	49		.3	.5

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7840

INPUT

Description: Geometry from Survey Section #2

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	656	337.58	650.5	352.5	646.77	387.5	646.77	402.42	650.5
730	657								

Manning's	n Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	337.58	.035	402.42	.05

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	337.58	402.42		125	125	125		.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7725

INPUT

Description: Survey Section #2

Station	Elevation	Data	num=	6					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	651.2	278.74	650.25	294.5	646.31	329.5	646.31	345.26	650.25
722	657								

Manning's	n Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	278.74	.035	345.26	.05

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	278.74	345.26		80	80	80		.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7645

MeadowsCreek_PROPOSED.rep

INPUT

Description:

Station	Elevation	Data	num=	6						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
-49	650.9	242.46	650	258.5	645.99	293.5	645.99	309.54	650	
717	656.8									

Manning's n Values

Sta	n Val	Sta	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	
-49	.05	242.46	.035	309.54	.05	

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	242.46	309.54		45	45	46		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7600

INPUT

Description: Meadows Creeek Plaza Field Survey

Station	Elevation	Data	num=	6						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
-115	650	232.74	649.5	247.5	645.81	282.5	645.81	297.26	649.5	
705	655.8									

Manning's n Values

Sta	n Val	Sta	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	
-115	.05	232.74	.035	297.26	.05	

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	232.74	297.26		28	28	28		.3	.5

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7572

INPUT

Description: Upstream Face Culvert at Lavaca Trail

Station	Elevation	Data	num=	11						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	
-100	650	4	648	103	646.8	203	645.9	261.5	646	
298.4	646.3	334.85	645.62	338.95	645.62	343.15	645.62	357.8	646.7	
450	650									

Manning's n Values

Sta	n Val	Sta	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val	
-100	.05	334.85	.035	343.15	.05	

Bank Sta:	Left	Right	Lengths:	Left	Channel	Right	Coeff	Contr.	Expan.
	334.85	343.15		24	24	24		.3	.5

Ineffective Flow	num=	2		
Sta L	Sta R	Elev	Permanent	
-100	298.4	646.3	F	
357.8	450	646.7	F	

CULVERT

RIVER: Meadow Creek

REACH: Reach 1 RS: 7560

INPUT

Description:

Distance from Upstream XS	=	2
Deck/Roadway width	=	20
weir Coefficient	=	2.6

Upstream Deck/Roadway Coordinates

num= 10														
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
-100		651		600	3.2		649		600	53.19		648.5		600
115.3		648		600	204.2		647.34		600	252		647.33		600
297.3		648		600	339.65		648.52		600	355.3		648.48		600
450		651		600										

Upstream Bridge Cross Section Data

Station Elevation Data num= 11											
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
-100	650	4	648	103	646.8	203	645.9	261.5	646		
298.4	646.3	334.85	645.62	338.95	645.62	343.15	645.62	357.8	646.7		
450	650										

Manning's n Values

num= 3			
Sta	n Val	Sta	n Val
-100	.05	334.85	.035
		343.15	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	334.85	343.15		.3	.5

Ineffective Flow num= 2			
Sta L	Sta R	Elev	Permanent
-100	298.4	646.3	F
357.8	450	646.7	F

Downstream Deck/Roadway Coordinates

num= 10														
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
-100		651		600	3.2		649		600	53.19		648.5		600
115.3		648		600	204.2		647.34		600	252		647.33		600
297.3		648		600	339.65		648.52		600	355.3		648.48		600
450		651		600										

Downstream Bridge Cross Section Data

Station Elevation Data num= 11											
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	648	94.8	647	155.1	646.5	252.3	646.4	328.7	646.9		
334.85	645.5	338.95	645.5	343.15	645.5	344.7	647	352.5	647		
450	650										

Manning's n Values

num= 3			
Sta	n Val	Sta	n Val
0	.06	328.7	.055
		344.7	.06

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	328.7	344.7		.3	.5

Upstream Embankment side slope = 0 horiz. to 1.0 vertical
 Downstream Embankment side slope = 0 horiz. to 1.0 vertical
 Maximum allowable submergence for weir flow = .95
 Elevation at which weir flow begins = 647.33
 Energy head used in spillway design =
 Spillway height used in design =
 Weir crest shape = Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Box	2	4.1

FHWA Chart # 58- Rectangular concrete

FHWA Scale # 1 - Side tapered; Less favorable edges

Solution Criteria = Highest U.S. EG

Culvert Upstrm Dist	Length	Top n	Bottom n	Depth Blocked	Entrance Loss Coef	Exit Loss Coef
1	0	24	.015	.015	0	.5

Number of Barrels = 2

Upstream Elevation = 645.62

Centerline Stations

Sta. Sta.
 336.9 341.1
 Downstream Elevation = 645.5
 Centerline Stations
 Sta. Sta.
 336.9 341.1

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7548

INPUT

Description: Downstream Face Culvert at Lavaca Trail

Station Elevation Data		num= 11							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	648	94.8	647	155.1	646.5	252.3	646.4	328.7	646.9
334.85	645.5	338.95	645.5	343.15	645.5	344.7	647	352.5	647
450	650								

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.06	328.7	.055	344.7	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	328.7	344.7		43	48		.3	.5

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7500

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 8							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	647.5	154	646	241.8	646	278	647	295	646
363.4	646	442.3	648	495	650				

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	278	.05	442.3	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	278	442.3		95	120		.1	.3

Ineffective Flow		num= 1			
Sta L	Sta R	Elev	Permanent		
0	278	647	F		

CROSS SECTION

RIVER: Meadow Creek
 REACH: Reach 1 RS: 7380

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 16							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	646.3	25.8	646	55.3	645.9	204.7	646	226.2	645
257	644	277.4	639	286.4	639	308.4	644	325	645.6
371	644.9	420	645	432.1	646	455	648	519	649.4
548.2	648.6								

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	226.2	.05	420	.06

MeadowsCreek_PROPOSED.rep

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
226.2	420	170	120	100		.1	.3
Ineffective Flow	num=	2					
Sta L	Sta R	Elev	Permanent				
257	308.4	644	T				
0	204.7	646	F				

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7260

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	9					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	646.1	5.2	646	100.2	645	236.3	644	341	644
439.2	644	461	646	485	648	550	648.1		

Manning's n	Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	100.2	.05	439.2	.06

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
100.2	439.2	120	60	55		.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7200

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	13					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	645.2	3.6	645	104.1	644	127	643.8	208.4	643.8
419.8	643.4	460	643	505	644	515	644.1	530	643.7
592	644	613	646	629	647.1				

Manning's n	Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	208.4	.05	505	.05

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
208.4	505	60	75	85		.1	.3

Blocked Obstructions	num=	1	
Sta L	Sta R	Elev	
350	420	647	

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7125

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	14					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	644.9	50	644.2	90	643.9	128	643.5	209.2	643.4
393.6	642.6	455	643	472	643.2	510	642.8	528	643
566.6	644	572.6	645	575.3	646	594.6	646.4		

Manning's n	Values	num=	3		
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	209.2	.05	472	.05

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
----------------	-------	---------------	---------	-------	-------	--------	--------

209.2 472 62 75 70 .1 .3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 7050

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 12							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	644.1	40	644.3	90	644.5	127	643.8	209.1	643.1
362	642	448.2	642	453.2	643	477	642.5	501.3	643
525.3	644	565.1	644.3						

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	209.1	.05	453.2	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	209.1	453.2		60	75		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6975

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 10							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	643.4	44.4	642.9	95	643.5	138	643	210.7	642.2
324.5	641.5	394.8	642	471.5	642	508.4	643	517.7	645

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	210.7	.05	394.8	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	210.7	394.8		185	175		.1	.3

Ineffective Flow		num= 1			
Sta L	Sta R	Elev	Permanent	F	
0	95	643.5			

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6800

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station Elevation Data		num= 7							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.6	90	642	170.7	641	210.3	640.8	293	640.5
398.6	642	497.7	643.1						

Manning's n Values		num= 3			
Sta	n Val	Sta	n Val	Sta	n Val
0	.05	210.3	.05	398.6	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	210.3	398.6		150	138		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1

RS: 6662

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	8					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.6	56.7	642	119.9	641	207.8	640	275	639.6
322.2	640	417.2	642	492	642				

Manning's n values

num=

3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	207.8	.05	322.2	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	207.8	322.2		150	132		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1

RS: 6530

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	11					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.3	11.6	642	83	641	144.3	640.3	196.2	641
208	641.8	242.6	640	276.1	638.8	336.1	640	458.5	642
492	643								

Manning's n values

num=

3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	242.6	.05	336.1	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	242.6	336.1		68	62		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1

RS: 6468

INPUT

Description: 2015 Topographic Survey & 2007 COG Contours

Station	Elevation	Data	num=	14					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	645.3	57.5	644	203.2	642	249	641	323.3	640
337.7	639.8	351.1	640	399	641.7	414.4	640	451.1	638.4
541.7	640	621.9	642	659	644	682.8	644.6		

Manning's n values

num=

3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	414.4	.05	541.7	.06

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	414.4	541.7		160	80		.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1

RS: 6388

INPUT

Description: Emerald Park 88+88 (Channel Section D-D)

Station	Elevation	Data	num=	8					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1000	640	1165	639	1168	637	1176	632.96	1190	632.96
1198	637	1201	639	1550	640				

MeadowsCreek_PROPOSED.rep

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val
1000 .045 1165 .025 1201 .045

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
1165 1201 50 50 50 .1 .3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6338

INPUT

Description: Emerald Park 88+38 (Channel Section D-D)

Station Elevation Data num= 8
Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
1000 640 1165 639 1168 635.3 1176 631.3 1190 631.3
1198 635.3 1201 639 1550 640

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val
1000 .045 1165 .025 1201 .045

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
1165 1201 58 58 58 .1 .3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6280

INPUT

Description: Emerald Park 87+80 (This is a REPEATED Section)

Station Elevation Data num= 8
Sta Elev Sta Elev Sta Elev Sta Elev Sta Elev
1000 638.7 1055 637.7 1070 633.29 1070 631.29 1100 631.29
1100 633.29 1115 637.7 1170 638.7

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val
1000 .033 1070 .02 1100 .033

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
1070 1100 60 60 60 .3 .5

Ineffective Flow num= 2
Sta L Sta R Elev Permanent
1000 1070 637.4 F
1100 1170 637.4 F

SUMMARY OF MANNING'S N VALUES

River:Meadow Creek

Reach	River Sta.	n1	n2	n3
Reach 1	9167	.035	.015	.035
Reach 1	9122	.035	.015	.035
Reach 1	9013	.035	.015	.035
Reach 1	8948	.035	.015	.035
Reach 1	8852	.035	.015	.035
Reach 1	8743	.035	.015	.035
Reach 1	8666	.03	.015	.035
Reach 1	8602	.035	.015	.035
Reach 1	8509	.035	.015	.035
Reach 1	8418	.035	.015	.035

MeadowsCreek_PROPOSED.rep				
Reach 1	8386	.035	.035	.035
Reach 1	8332	.035	.035	.035
Reach 1	8264	.05	.035	.05
Reach 1	8200	.05	.035	.05
Reach 1	8100	.05	.035	.05
Reach 1	7960	.05	.035	.05
Reach 1	7945	.05	.035	.05
Reach 1	7930	culvert		
Reach 1	7915	.05	.035	.05
Reach 1	7885	.05	.035	.05
Reach 1	7840	.05	.035	.05
Reach 1	7725	.05	.035	.05
Reach 1	7645	.05	.035	.05
Reach 1	7600	.05	.035	.05
Reach 1	7572	.05	.035	.05
Reach 1	7560	culvert		
Reach 1	7548	.06	.055	.06
Reach 1	7500	.05	.05	.06
Reach 1	7380	.05	.05	.06
Reach 1	7260	.05	.05	.06
Reach 1	7200	.05	.05	.05
Reach 1	7125	.05	.05	.05
Reach 1	7050	.05	.05	.05
Reach 1	6975	.05	.05	.05
Reach 1	6800	.05	.05	.06
Reach 1	6662	.05	.05	.06
Reach 1	6530	.05	.05	.06
Reach 1	6468	.05	.05	.06
Reach 1	6388	.045	.025	.045
Reach 1	6338	.045	.025	.045
Reach 1	6280	.033	.02	.033

SUMMARY OF REACH LENGTHS

River: Meadow Creek

Reach	River Sta.	Left	Channel	Right
Reach 1	9167	45	45	45
Reach 1	9122	109	109	109
Reach 1	9013	65	65	65
Reach 1	8948	96	96	96
Reach 1	8852	109	109	109
Reach 1	8743	77	77	77
Reach 1	8666	64	64	64
Reach 1	8602	93	93	93
Reach 1	8509	91	91	91
Reach 1	8418	31.99	31.99	31.99
Reach 1	8386	51	54	58.98
Reach 1	8332	75	68	72
Reach 1	8264	61	64	68
Reach 1	8200	95	114	124
Reach 1	8100	134	134	134
Reach 1	7960	15	15	15
Reach 1	7945	30	30	30
Reach 1	7930	culvert		
Reach 1	7915	30	30	30
Reach 1	7885	50	50	49
Reach 1	7840	125	125	125
Reach 1	7725	80	80	80
Reach 1	7645	45	45	46
Reach 1	7600	28	28	28
Reach 1	7572	24	24	24
Reach 1	7560	culvert		
Reach 1	7548	43	48	54
Reach 1	7500	95	120	113
Reach 1	7380	170	120	100

MeadowsCreek_PROPOSED.rep				
Reach 1	7260	120	60	55
Reach 1	7200	60	75	85
Reach 1	7125	62	75	70
Reach 1	7050	60	75	90
Reach 1	6975	185	175	150
Reach 1	6800	150	138	180
Reach 1	6662	150	132	135
Reach 1	6530	68	62	76
Reach 1	6468	160	80	180
Reach 1	6388	50	50	50
Reach 1	6338	58	58	58
Reach 1	6280	60	60	60

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS
River: Meadow Creek

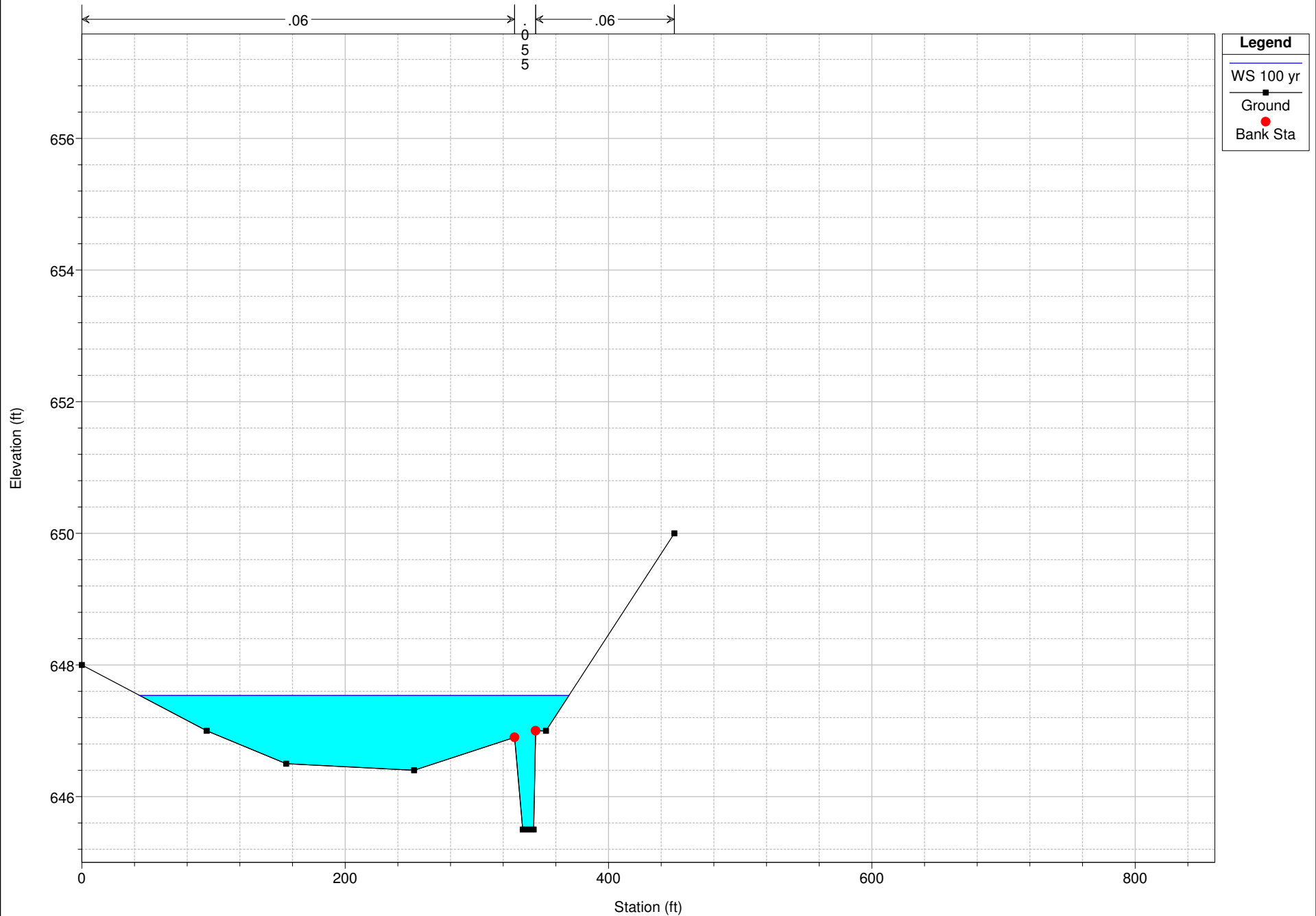
Reach	River Sta.	Contr.	Expan.
Reach 1	9167	.1	.3
Reach 1	9122	.1	.3
Reach 1	9013	.1	.3
Reach 1	8948	.1	.3
Reach 1	8852	.1	.3
Reach 1	8743	.1	.3
Reach 1	8666	.1	.3
Reach 1	8602	.1	.3
Reach 1	8509	.1	.3
Reach 1	8418	.1	.3
Reach 1	8386	.1	.3
Reach 1	8332	.1	.3
Reach 1	8264	.1	.3
Reach 1	8200	.1	.3
Reach 1	8100	.1	.3
Reach 1	7960	.3	.5
Reach 1	7945	.3	.5
Reach 1	7930	culvert	
Reach 1	7915		.5
Reach 1	7885		.5
Reach 1	7840	.1	.3
Reach 1	7725	.1	.3
Reach 1	7645	.1	.3
Reach 1	7600	.3	.5
Reach 1	7572	.3	.5
Reach 1	7560	culvert	
Reach 1	7548		.5
Reach 1	7500	.1	.3
Reach 1	7380	.1	.3
Reach 1	7260	.1	.3
Reach 1	7200	.1	.3
Reach 1	7125	.1	.3
Reach 1	7050	.1	.3
Reach 1	6975	.1	.3
Reach 1	6800	.1	.3
Reach 1	6662	.1	.3
Reach 1	6530	.1	.3
Reach 1	6468	.1	.3
Reach 1	6388	.1	.3
Reach 1	6338	.1	.3
Reach 1	6280	.3	.5

HEC-RAS Plan: Proposed Cond. River: Meadow Creek Reach: Reach 1 Profile: 100 yr

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach 1	9167	100 yr	303.00	653.34	656.66		656.97	0.003205	4.43	69.48	41.02	0.56
Reach 1	9122	100 yr	303.00	653.21	656.51		656.82	0.003318	4.48	68.96	42.75	0.57
Reach 1	9013	100 yr	303.00	652.88	656.07		656.42	0.003973	4.77	64.16	39.05	0.62
Reach 1	8948	100 yr	303.00	652.69	655.57		656.07	0.006758	5.70	53.13	33.40	0.79
Reach 1	8852	100 yr	303.00	652.41	655.38		655.56	0.002960	3.43	88.27	56.77	0.49
Reach 1	8743	100 yr	303.00	652.08	655.06		655.24	0.002916	3.41	88.79	56.94	0.48
Reach 1	8666	100 yr	303.00	651.89	654.83		655.02	0.002928	3.51	86.24	56.09	0.50
Reach 1	8602	100 yr	303.00	651.73	654.60		654.81	0.003503	3.67	82.56	54.85	0.53
Reach 1	8509	100 yr	303.00	651.50	654.02	653.67	654.36	0.006546	4.71	64.36	48.22	0.72
Reach 1	8418	100 yr	303.00	651.23	653.31	653.31	653.86	0.004380	5.93	51.06	47.91	1.01
Reach 1	8386	100 yr	303.00	651.19	653.26		653.46	0.003806	3.52	86.03	53.84	0.49
Reach 1	8332	100 yr	303.00	651.05	652.48	652.48	653.03	0.017692	5.98	50.65	46.25	1.01
Reach 1	8264	South PL	303.00	650.65	651.87	651.70	652.07	0.008369	3.63	91.85	162.90	0.67
Reach 1	8200	100 yr	303.00	650.30	651.46		651.62	0.005550	3.29	92.10	86.62	0.56
Reach 1	8100	100 yr	395.00	649.08	650.72		650.97	0.005755	4.03	97.96	69.65	0.60
Reach 1	7960	100 yr	395.00	647.37	650.52		650.63	0.001155	2.63	150.16	60.23	0.29
Reach 1	7945	100 yr	395.00	647.19	650.51	648.67	650.61	0.000952	2.46	160.58	61.60	0.27
Reach 1	7930		Culvert									
Reach 1	7915	100 yr	395.00	647.07	649.53		649.73	0.002822	3.58	110.45	54.70	0.44
Reach 1	7885	100 yr	395.00	646.95	649.45		649.65	0.002657	3.50	112.75	55.04	0.43
Reach 1	7840	100 yr	395.00	646.77	649.33		649.51	0.002448	3.41	115.94	55.50	0.42
Reach 1	7725	100 yr	395.00	646.31	649.09		649.24	0.001818	3.08	128.40	57.27	0.36
Reach 1	7645	100 yr	395.00	645.99	648.98		649.11	0.001397	2.81	140.61	58.95	0.32
Reach 1	7600	100 yr	680.00	645.81	648.39		648.92	0.007050	5.81	117.08	55.66	0.71
Reach 1	7572	100 yr	680.00	645.62	648.62	646.81	648.64	0.000324	1.59	816.22	440.00	0.16
Reach 1	7560		Culvert									
Reach 1	7548	100 yr	680.00	645.50	647.54		647.65	0.011890	4.06	270.96	326.22	0.55
Reach 1	7500	100 yr	680.00	646.00	647.00	647.00	647.11	0.012497	2.80	253.90	351.53	0.56
Reach 1	7380	100 yr	680.00	639.00	645.93	645.39	646.04	0.006467	2.75	254.86	270.77	0.43
Reach 1	7260	100 yr	680.00	644.00	644.98		645.08	0.009962	2.53	270.74	347.51	0.50
Reach 1	7200	100 yr	680.00	643.00	644.42		644.50	0.008094	2.42	316.71	464.69	0.46
Reach 1	7125	100 yr	750.00	642.60	643.93		644.00	0.005690	2.20	373.39	477.91	0.39
Reach 1	7050	100 yr	750.00	642.00	643.45		643.55	0.006522	2.55	310.79	344.11	0.43
Reach 1	6975	100 yr	750.00	641.50	643.05	642.52	643.12	0.004608	2.32	359.91	399.70	0.37
Reach 1	6800	100 yr	750.00	640.50	642.22		642.30	0.004831	2.38	349.84	362.34	0.38
Reach 1	6662	100 yr	750.00	639.60	641.81		641.87	0.002008	2.12	445.13	339.95	0.26
Reach 1	6530	100 yr	750.00	638.80	641.42		641.51	0.003504	2.81	363.56	356.54	0.35
Reach 1	6468	100 yr	979.00	638.40	640.45	640.45	640.93	0.027584	5.72	189.39	223.08	0.90
Reach 1	6388	100 yr	979.00	632.96	637.26	637.26	638.85	0.006869	10.12	96.74	30.78	1.01
Reach 1	6338	100 yr	979.00	631.30	635.97	635.59	637.23	0.004855	9.04	108.32	31.08	0.85
Reach 1	6280	100 yr	979.00	631.29	636.27	634.51	636.94	0.001081	6.55	149.40	50.27	0.52

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing
RS = 7548 Downstream Face Culvert at Lavaca Trail

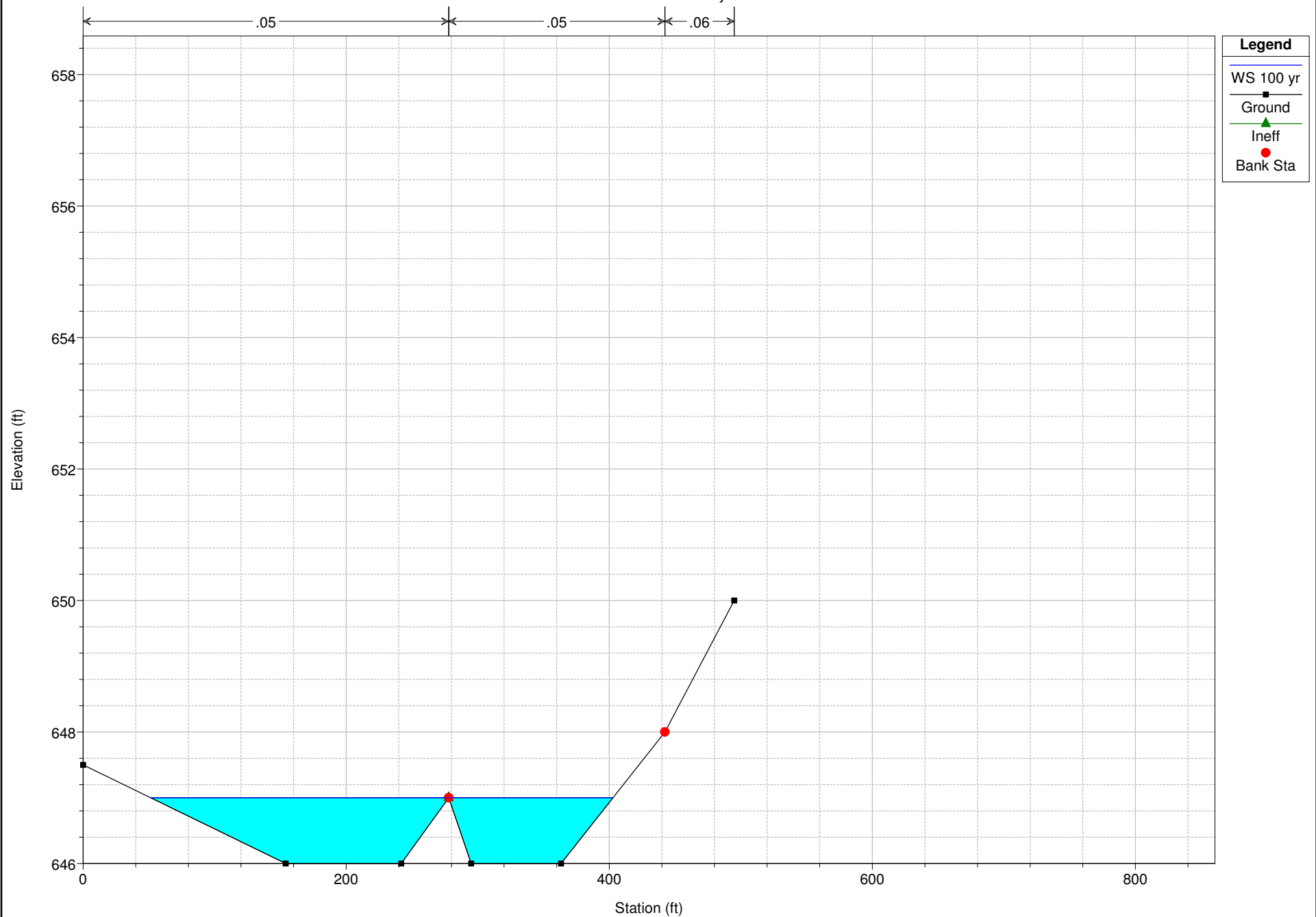


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing

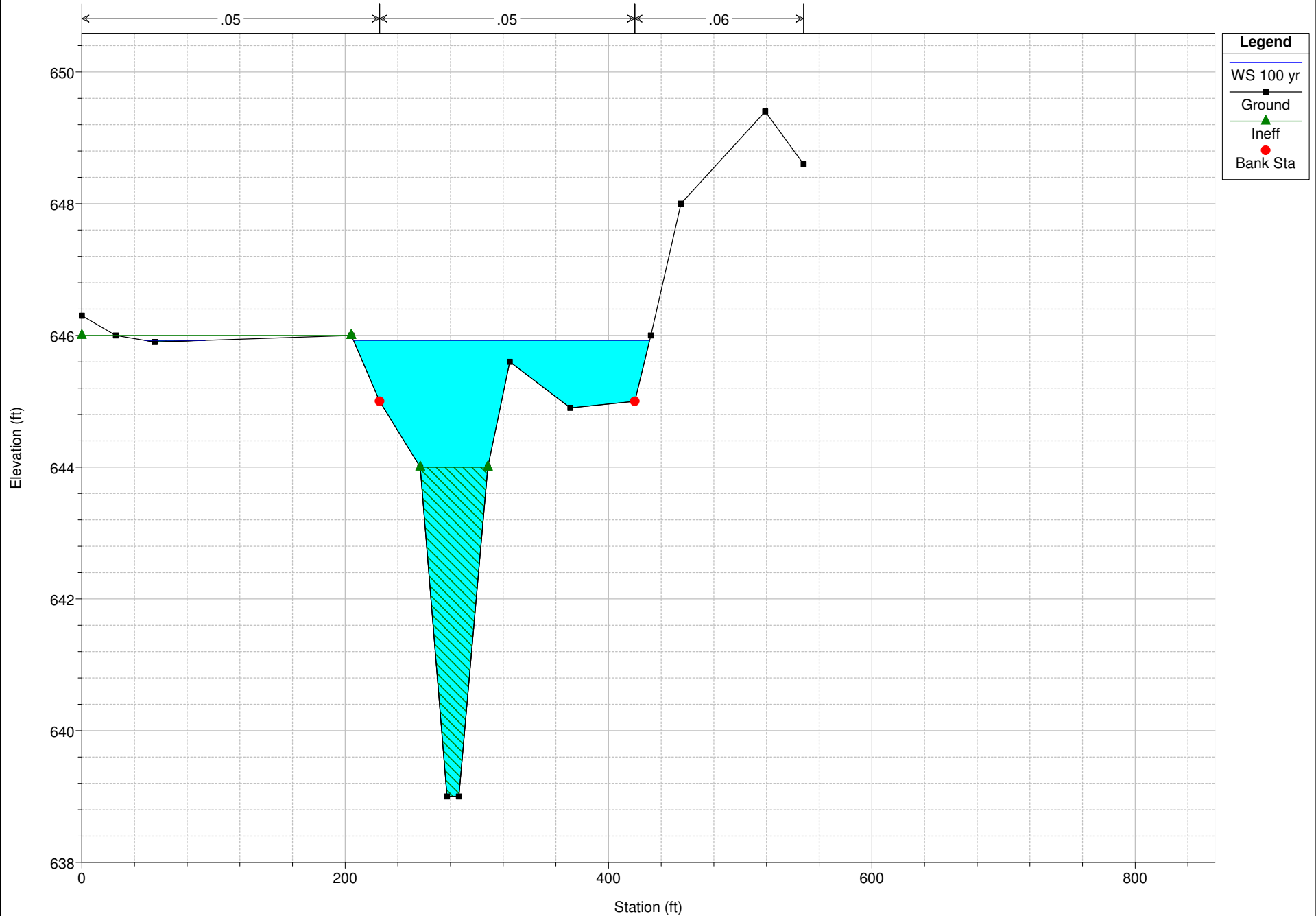
RS = 7500 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing
RS = 7380 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

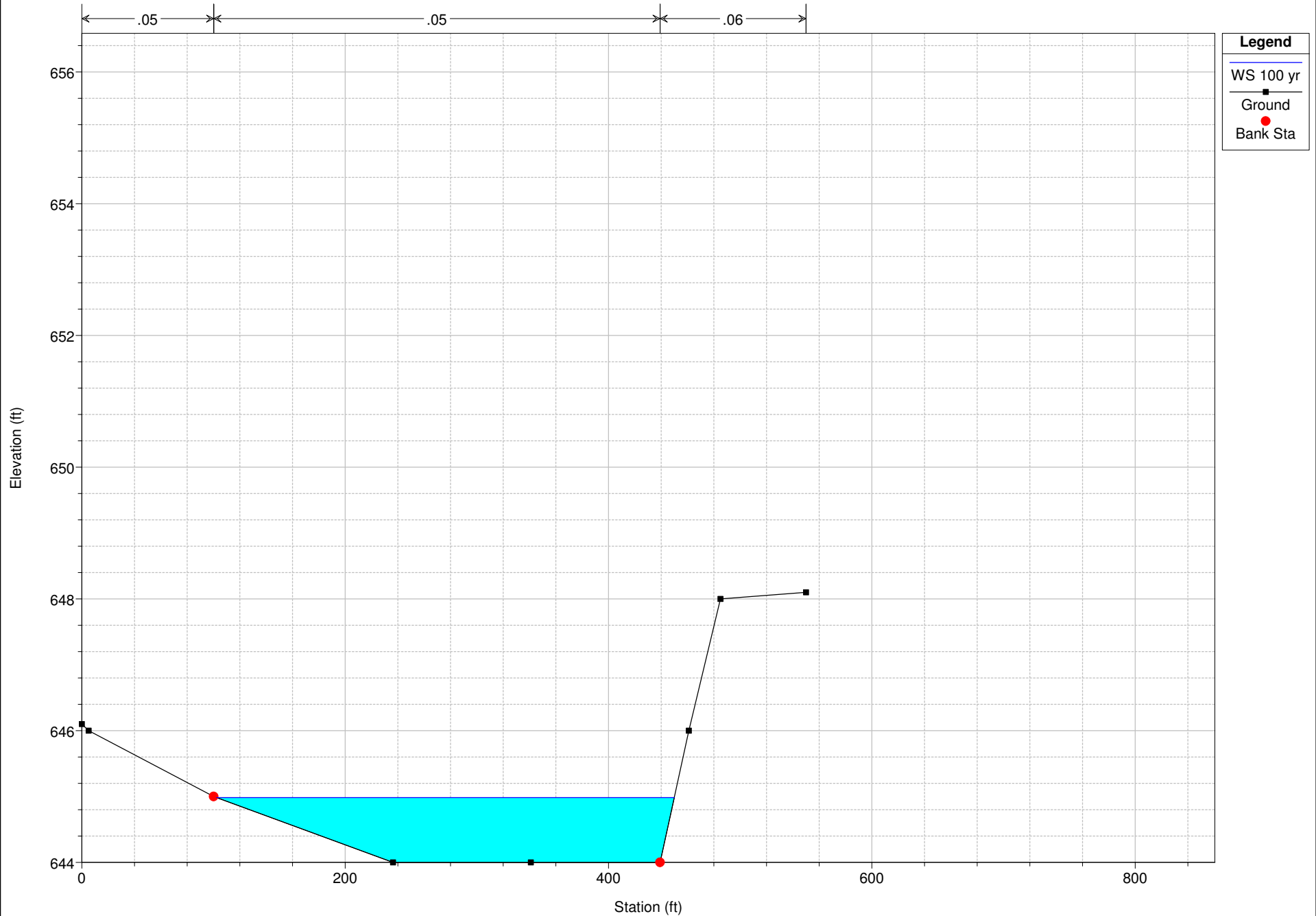


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing

RS = 7260 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

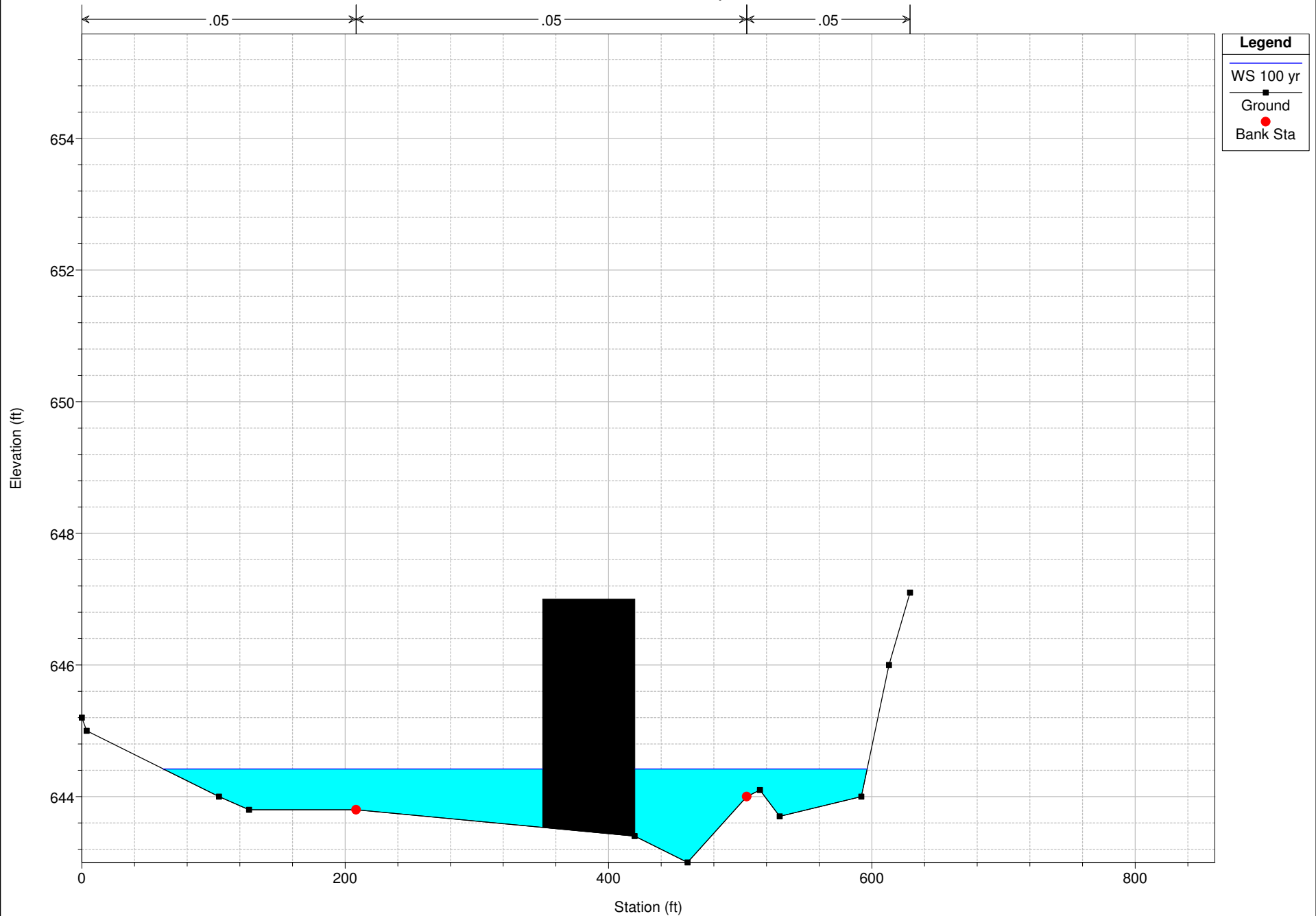


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing

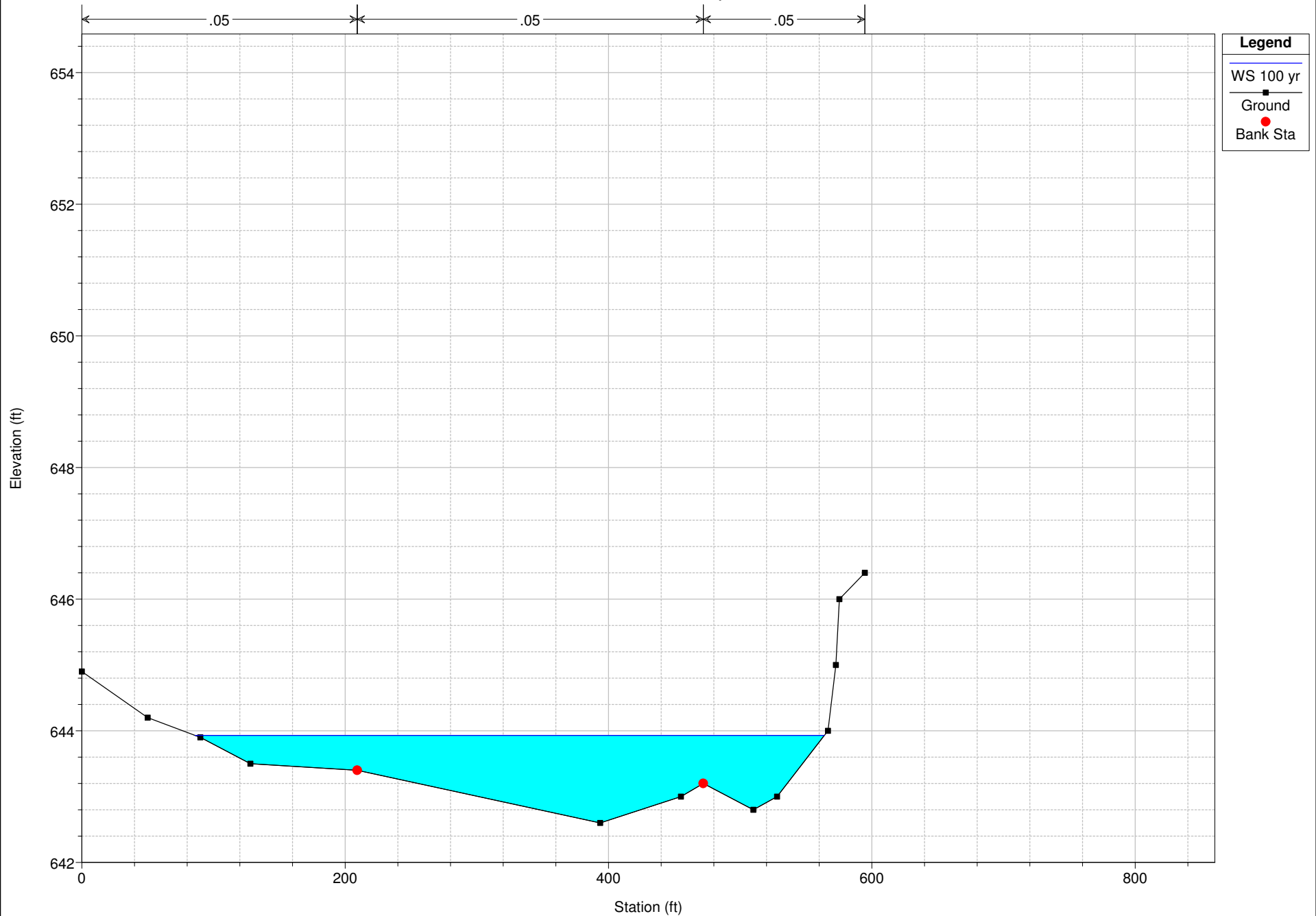
RS = 7200 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

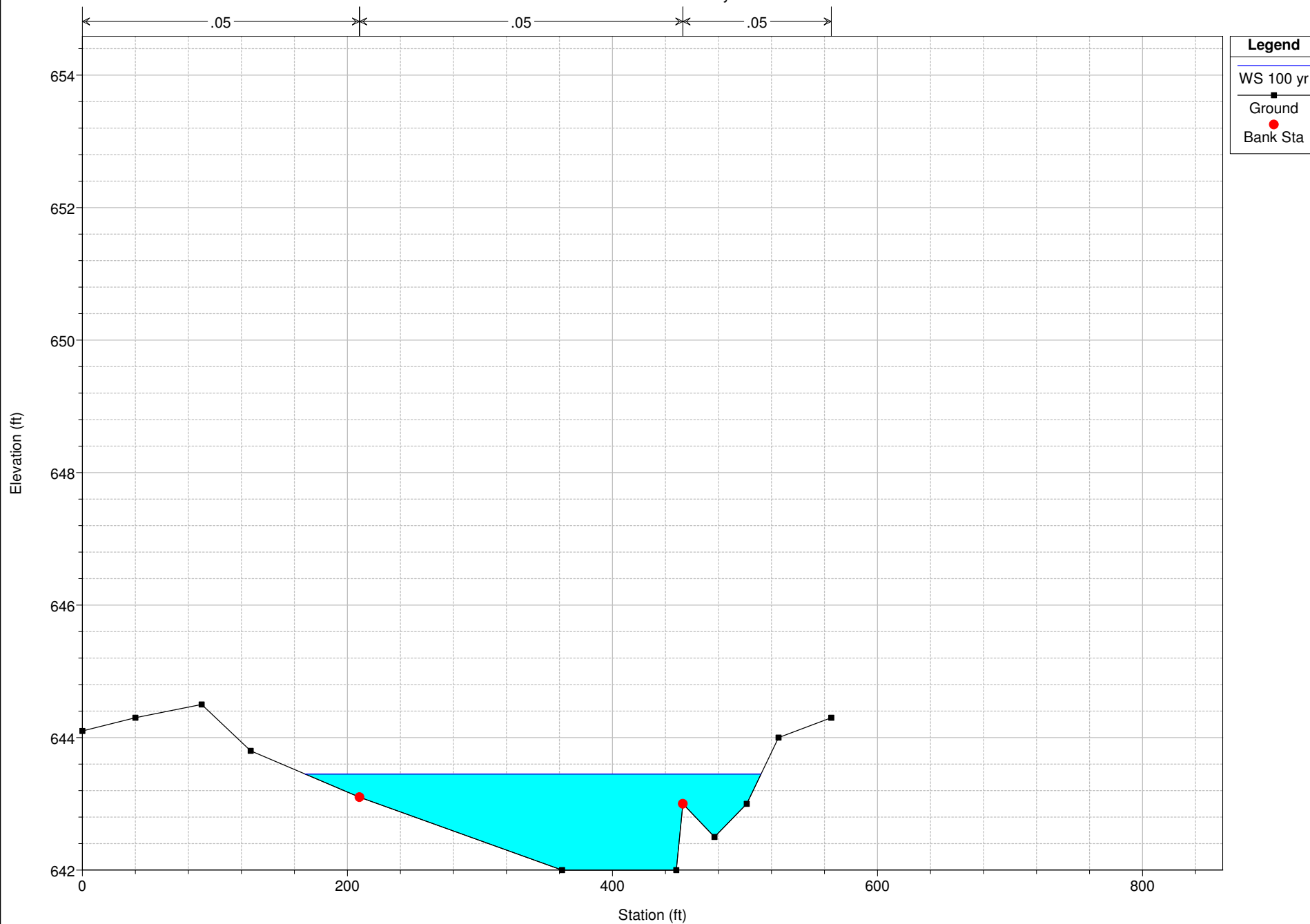
Geom: Proposed Conditions Flow: Existing
RS = 7125 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing
RS = 7050 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

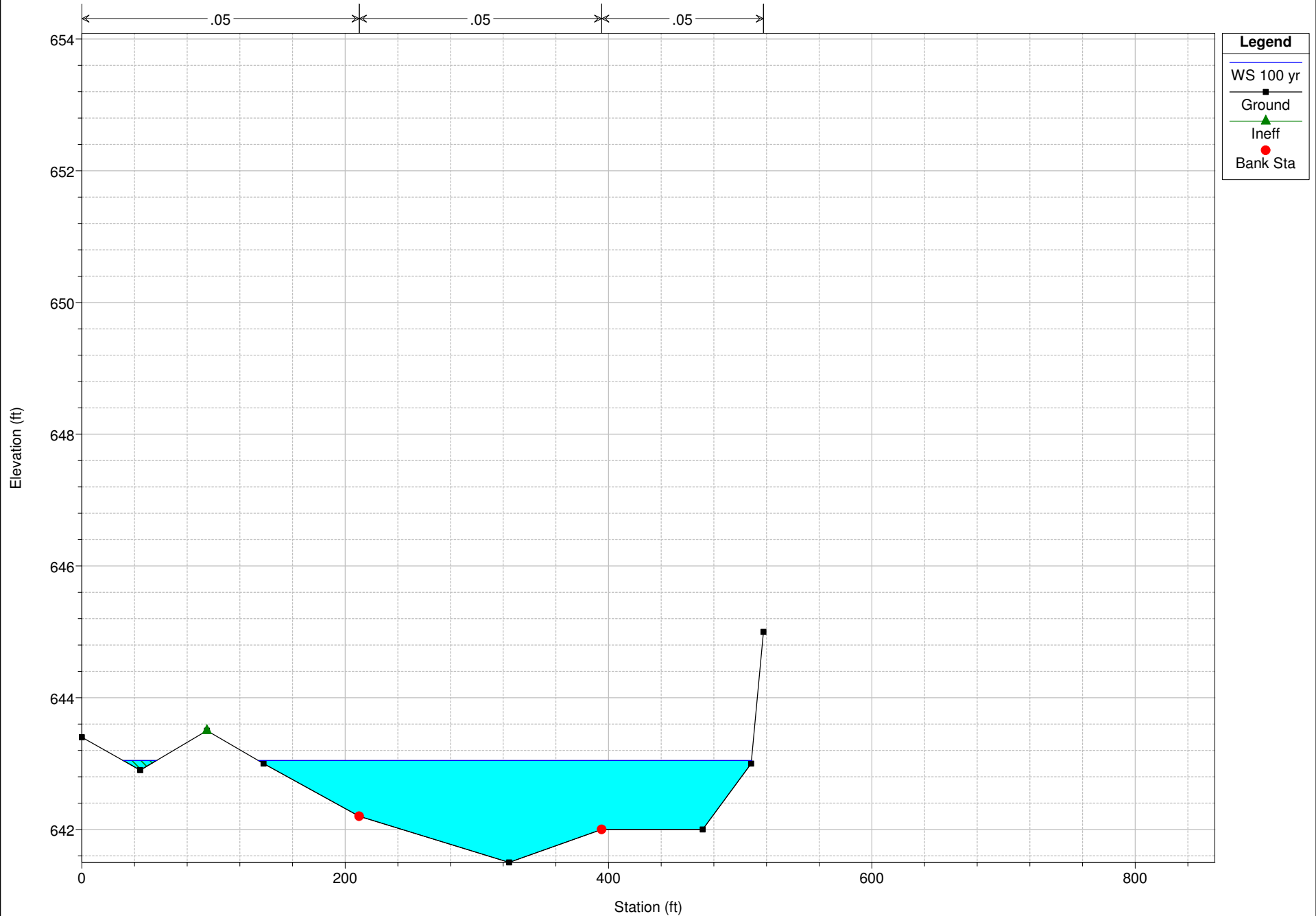


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing

RS = 6975 2015 Lavaca Villas Ct. Survey & 2007 COG Contours

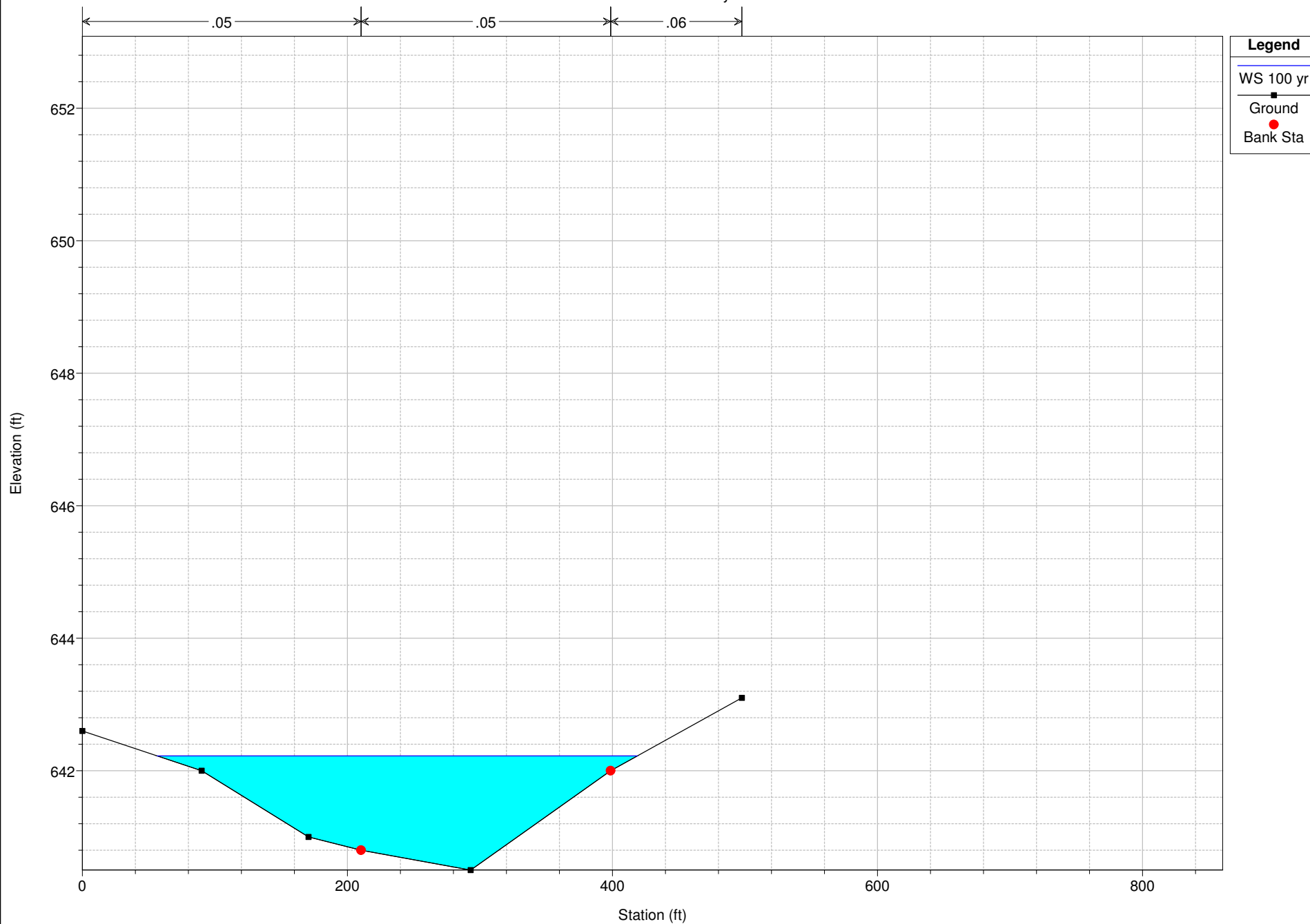


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

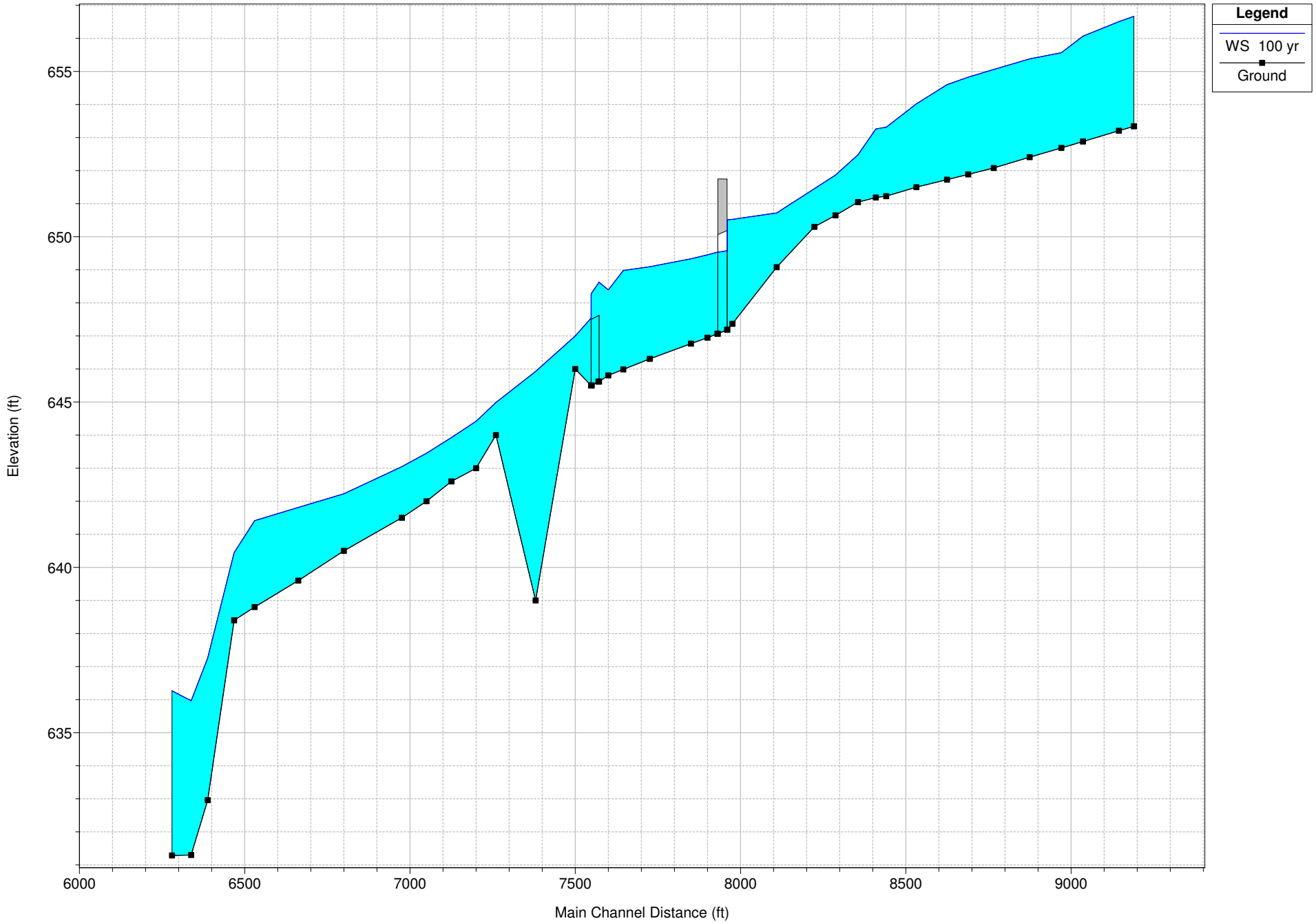
Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing

RS = 6800 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



1 in Horiz. = 100 ft 1 in Vert. = 2 ft





REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Drawings Prepared for:
Side Car Club

DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

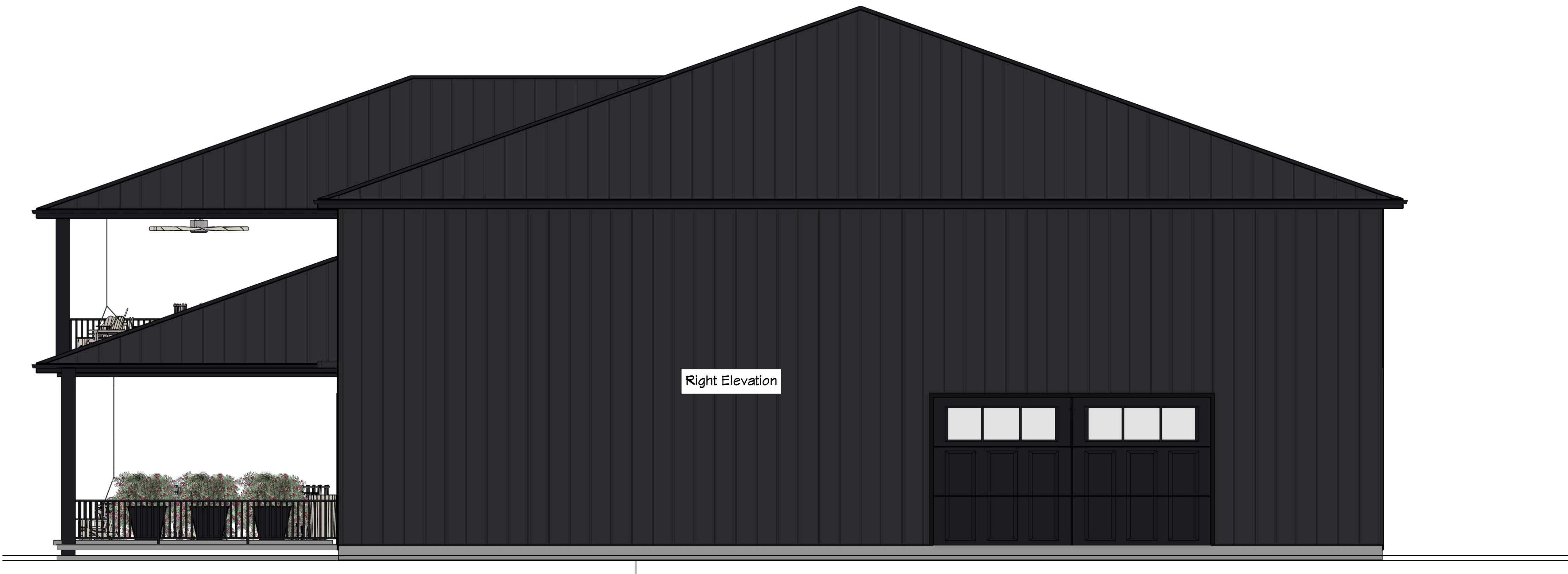
DATE:

6/16/25

SCALE:

SHEET:

P-1



REVISION TABLE		
NUMBER	DATE	REVISION BY

Drawings Prepared for:
Side Car Club

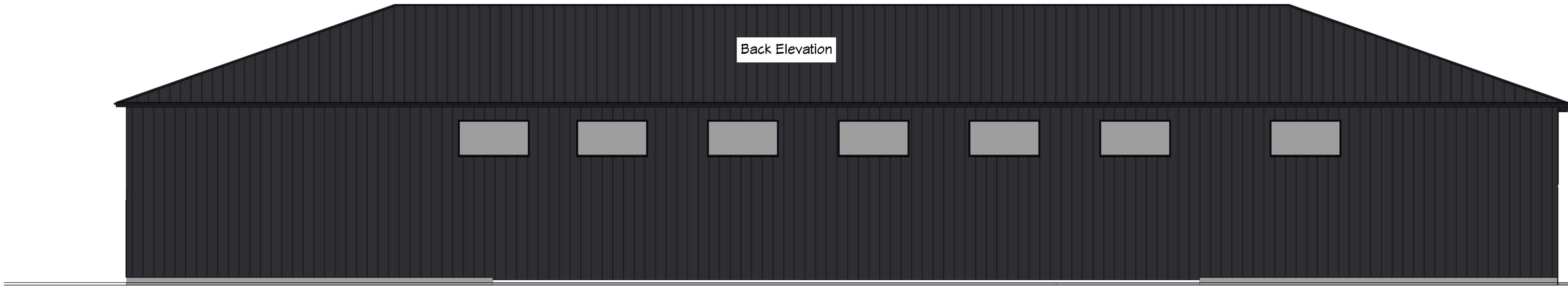
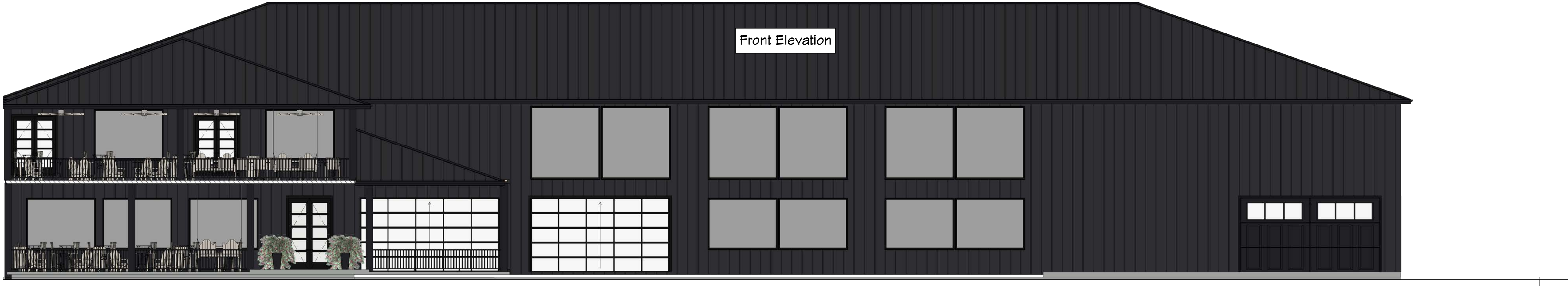
DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



REVISION TABLE		
NUMBER	DATE	REVISION BY
DESCRIPTION		

Drawings Prepared for:
Side Car Club

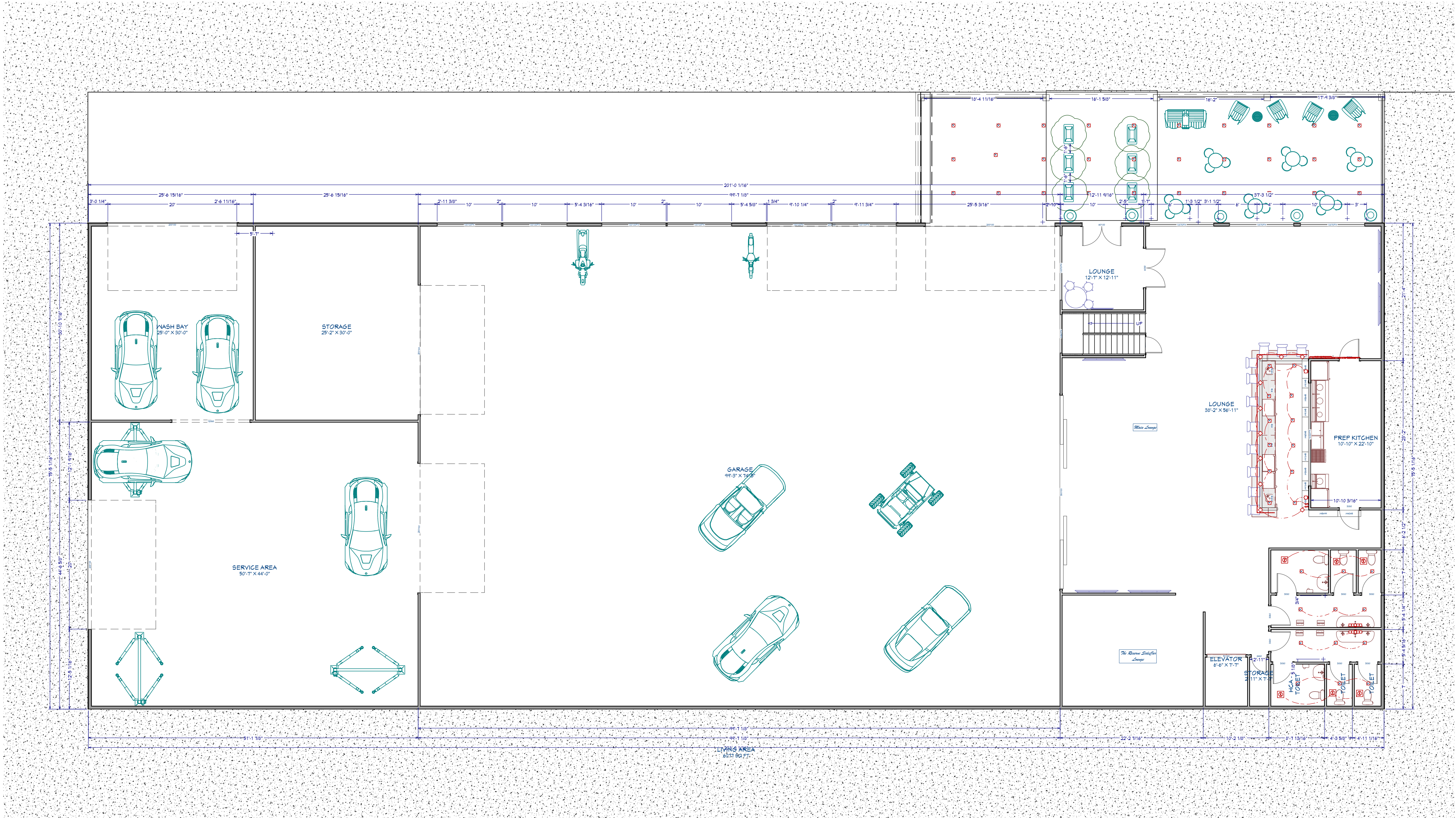
DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



First Floor

REVISION TABLE	
NUMBER	DATE

Drawings Prepared for:
Side Car Club

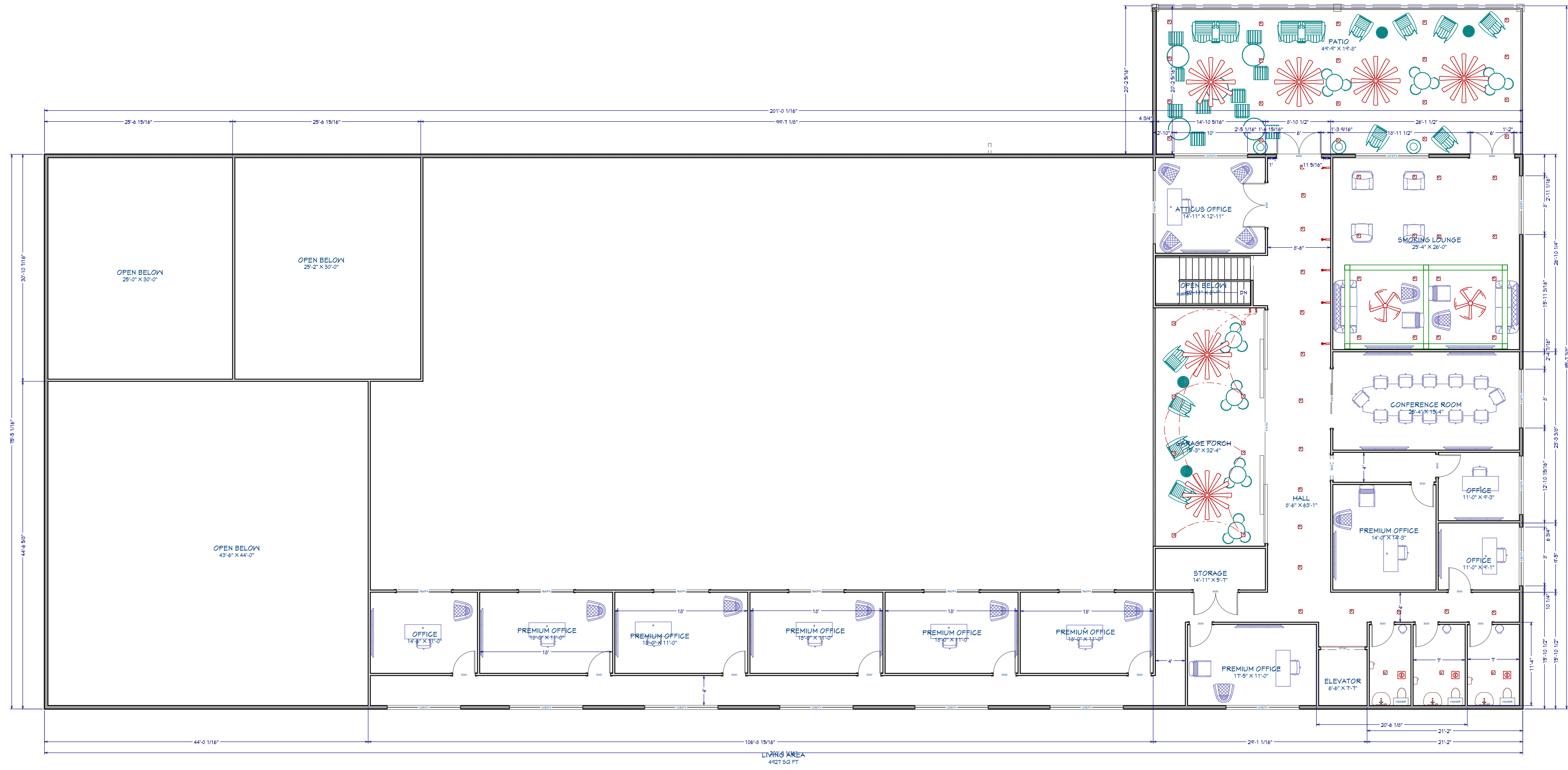
DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



Second Floor

REVISION TABLE	
NUMBER	DATE

Drawings Prepared for:
Side Car Club

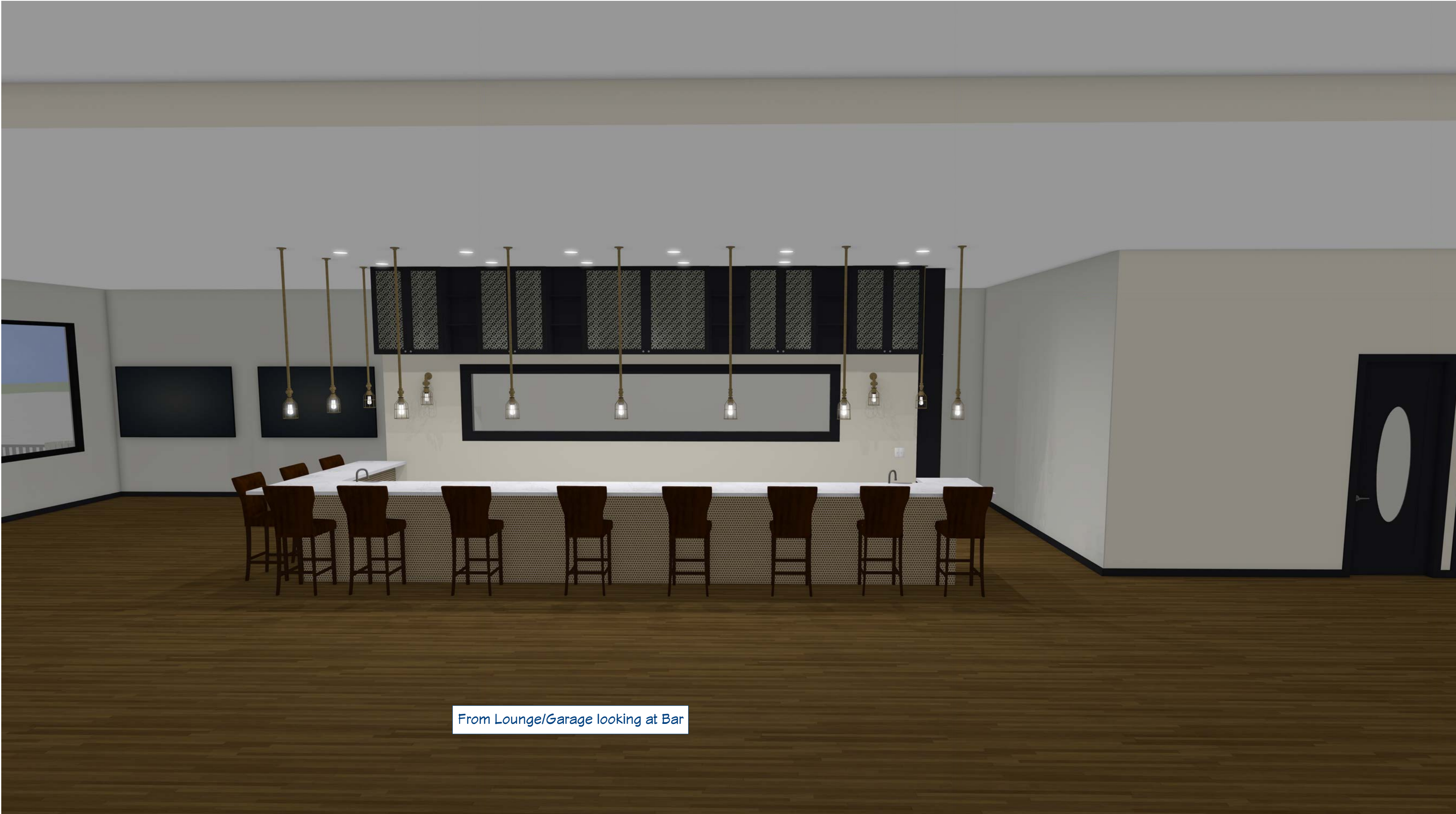
DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



From Lounge/Garage looking at Bar



From Bar looking to restrooms and the Side Car Reserve Lounge



From Bar looking through main Lounge



Front Side of Bar looking into Lounge

REVISION TABLE		NUMBER	DATE	REVISOR	DESCRIPTION

Drawings Prepared for:
Side Car Club

DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:

**Drawings Prepared for:
Side Car Club**

[illegible]



DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

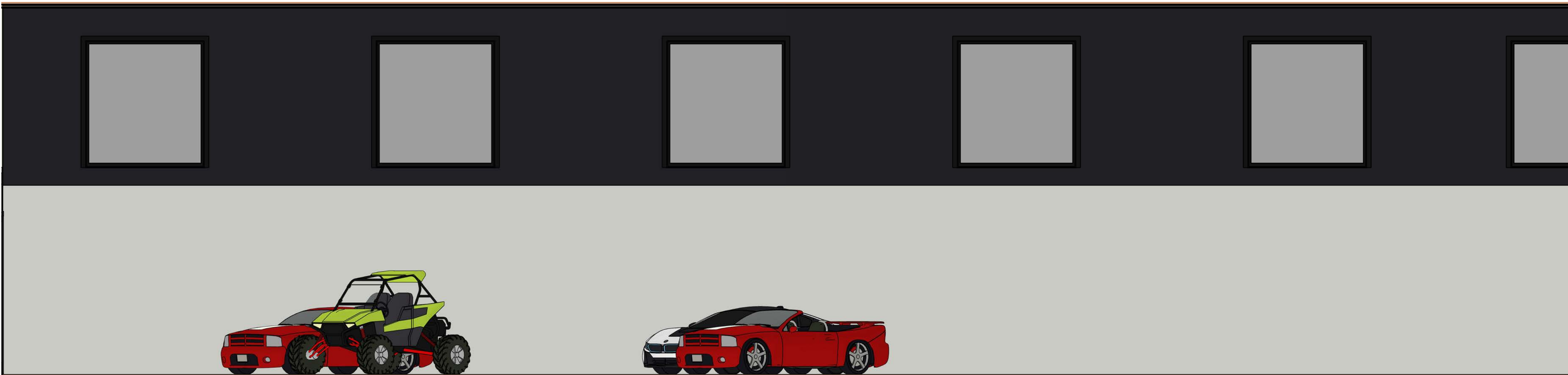
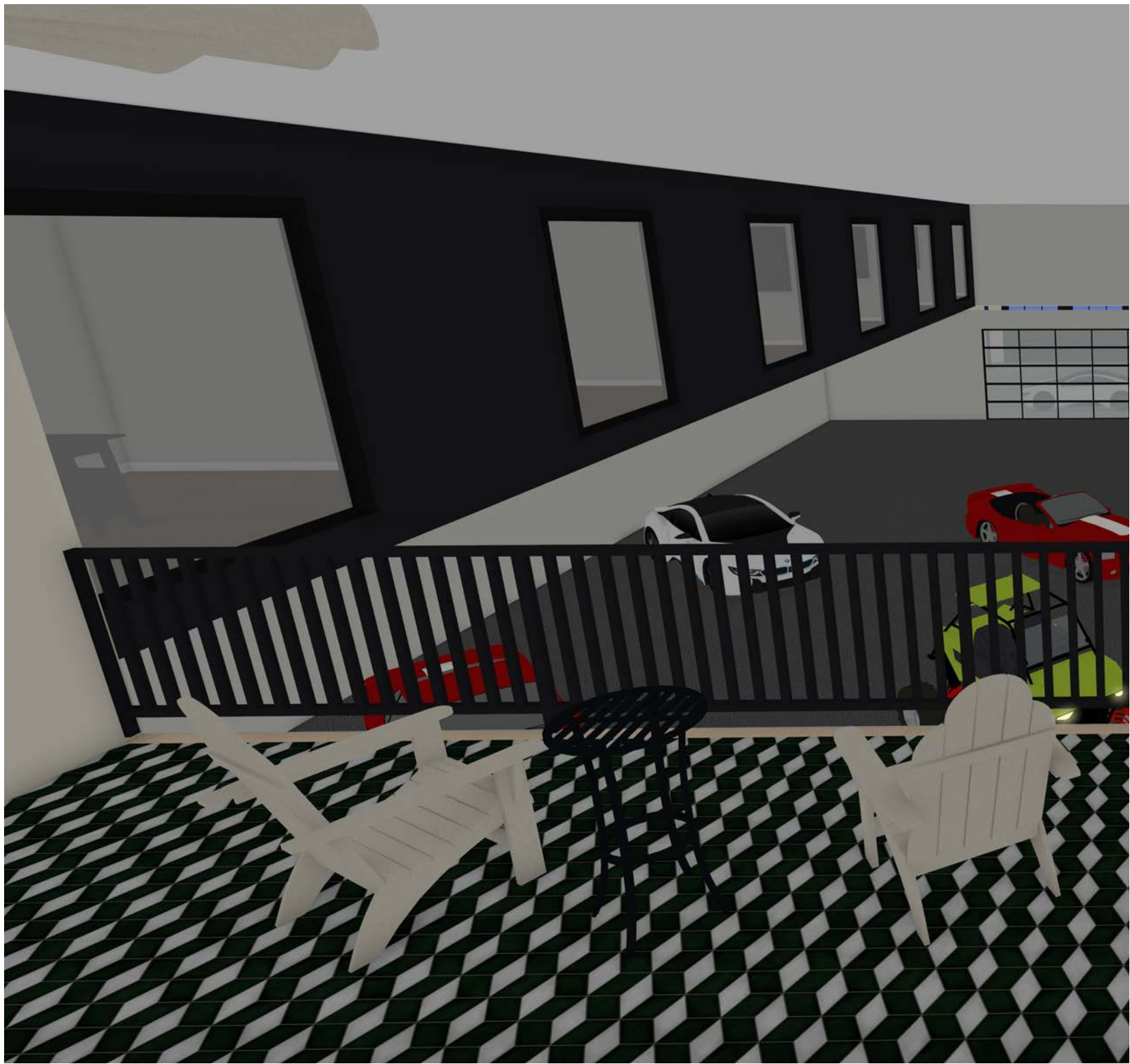
6/16/25

SCALE:

SHEET:

[illegible]

Drawings Prepared for:
Side Car Club



REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Drawings Prepared for:
Side Car Club

DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET: