



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, April 8, 2019

City Council Chambers

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND
UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL
ACTIONS ON PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code
Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with
attorney on legal issues raised by public hearing or action items on the
agenda**

**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: COMMISSIONER ELMS
PLEDGE OF ALLEGIANCE**

- 1. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON
THE AGENDA**
- 2. REGULAR AGENDA ITEMS**

- 2a** Consideration of a Preliminary Plat for Lots 1-15, Block A, Lots 1-6, Block B, Lots 1-6, Block C, Lot 1, Block D, Lot 1, Block E and Lot 1, Block F of the Legacy North Addition, located at 712-810 Lavaca Trail, Case PC18-011
- 2b** Consideration of a Preliminary Plat for Preliminary Plat for Lots 1-4, Block 1 of the Precinct Line Retail Addition, located at 8060 Precinct Line Road, Case PC19-002
- 2c** Consideration of a Final Plat for Lots 1, Block 1 of the Precinct Line Retail Addition, located at 8060 Precinct Line Road, Case PC19-003

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards April 5, 2019 by 5:00 p.m.



Araceli Botello
Planning Technician

A quorum of the Colleyville City Council may be in attendance at this meeting.

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

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 2a	Agenda Date 4/8/2019	Number
Type Regular Agenda Items		
Department Community Development		

Title

Consideration of a Preliminary Plat for Lots 1-15, Block A, Lots 1-6, Block B, Lots 1-6, Block C, Lot 1, Block D, Lot 1, Block E and Lot 1, Block F of the Legacy North Addition, located at 712-810 Lavaca Trail, Case PC18-011

Explanation

Keith Hamilton, the applicant, has submitted a request for a Preliminary Plat for Legacy North Addition, being Lot C, Tracts 1B02A, 1B2, 1B3, and 1B4, Abstract 1154, in the R H McEwing Survey, being approximately 17.32 acres and zoned PUD-R Planned Unit Development Residential. The purpose is to subdivide the three properties into 25 Single Family Residential lots and 5 open space lots. The PUD-R zoning also allows for gated, private streets.

Existing Conditions/Background: The subject property currently is undeveloped. Lavaca Trail currently provides the only street frontage to the property. The preliminary plat for consideration proposes to divide the PUD-R area into 25 single-family residential lots and 5 open spaces lots.

Lot Dimensions and Setbacks: Per Ordinance O-19-2075, the PUD-R zoning regulations require the following R-20 district standards:

Minimum Lot Area:	20,000 square feet
Minimum Lot Width:	100 feet
Minimum Lot Depth:	125 feet
Minimum Front Yard Setback:	30 feet
Minimum Side Yard Setbacks:	10 feet
Minimum Rear Yard Setback:	25 feet
Maximum Lot Coverage:	30 percent

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning.

Surrounding Development: All of the surrounding property has developed with single-family residences using a variety of zoning classifications including: R-40, R-20, and PUD-R.

Analysis: The applicant has adjusted the zoning of the property from R-40 to PUD-R in

2018 for the purpose of creating a subdivision similar to the Legacy subdivision to the south. The proposed plat creates 25 single family residential lots and five open space lots. The PUD-R also allows for gated, private streets. Access for the subdivision will occur off Lavaca Trail. A 30' emergency access easement located to the east of the main subdivision entrance is proposed to be in accordance with subdivision regulations.

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

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

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

Staff Recommendation: Staff recommends approval. The proposed Preliminary Plat meets the requirements of the PUD-R and the Land Development Code.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Preliminary Plat
5. Drainage Plan
6. Grading Plan
7. Erosion Control Plan
8. Sanitary Sewer Plan
9. Plan and Profile
10. Tree Preservation Plan
11. HOA Agreements
12. Draft Resolution R-19-XXXX

Aerial Map



PC18-011

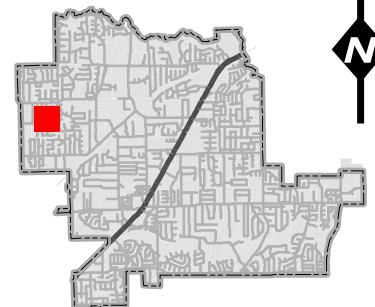
712 - 810 Lavaca Trail

DISCLAIMER:

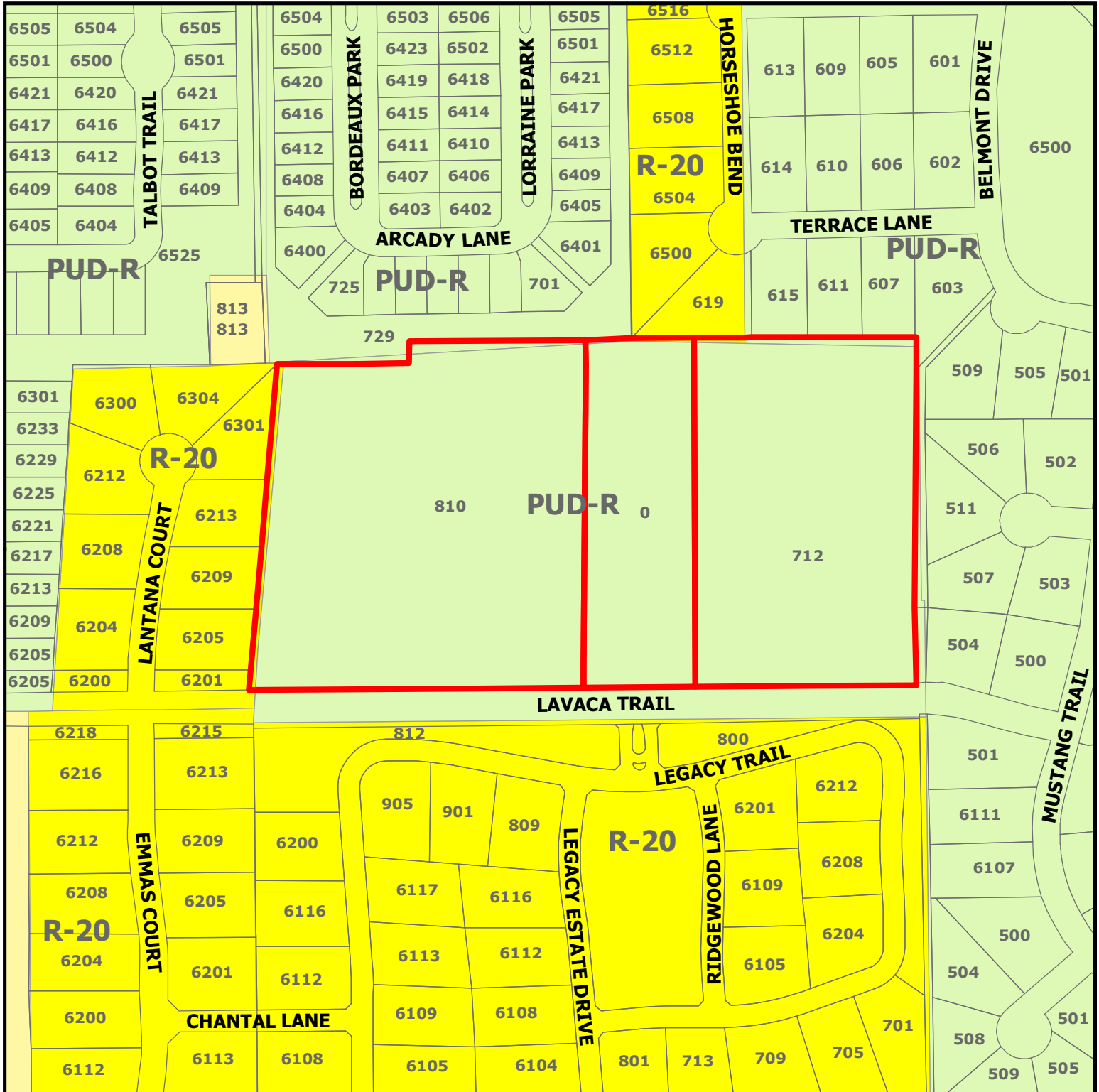
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Subject Property



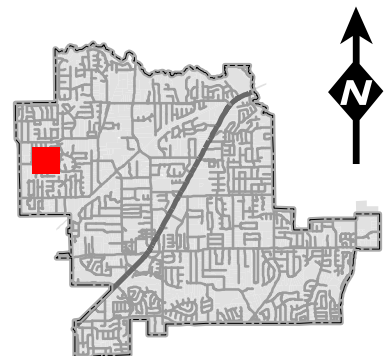
Zoning Map



PC18-011 810-712 Lavaca Trail

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 Subject Property



Future Land Use Map

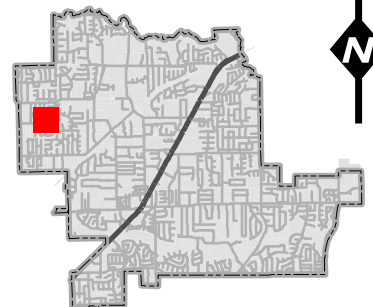


PC18-011

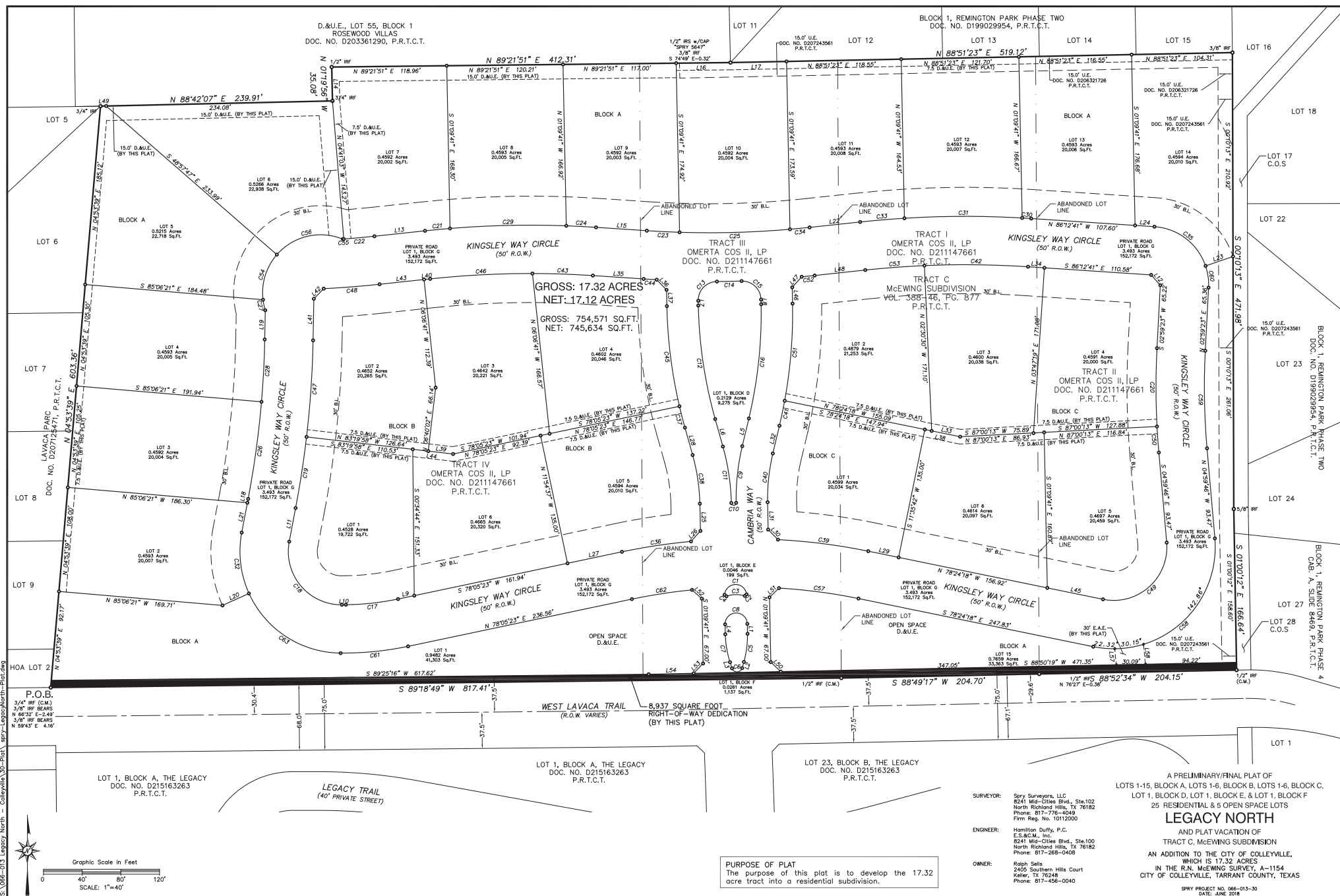
712 - 810 Lavaca Trail

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- Subject Property
- Residential
- Open Space; Parks



Preliminary Plat Exhibit



Preliminary Plat Exhibit

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, Ralph Sells, is the owner of all that certain 17.32 acres of land, which is all of Tracts I, which is all of Tract C, McEwing Subdivision, recorded in Volume 388-46, Page 878, in the Public Records of Tarrant County, Texas (P.R.T.C.T.), and all of Tract IV described in the deed to Omerita Cos II, LP, recorded in Document Number 021114766, P.R.T.C.T., in the R.N. McEwing Survey, A-1154, City of Colleyville, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone).

BEGINNING at a 3/4" iron rod found for the southwest corner of said Tract IV, common to the southeast corner of Lot 2, Lavaca Park, recorded in Document 0207125471, P.R.T.C.T., in the north right-of-way line of West Lavaca Trail (right-of-way varies), from which a 3/4" iron rod found bears North 66° 32' East - 2.49' and a 3/8" iron rod found bears North 59° 43' East - 4.16';

THENCE North 04° 53' 39" East - 603.36' to the northwest corner of the herein described tract, common to the northeast corner of said Lavaca Park, in the south line of Lot 55, Block 1, Rosewood Villas, recorded in Document Number D203361290, P.R.T.C.T.;

THENCE along the south line of said Lot 55, Block 1, Rosewood Villas the following courses:

North 88° 42' 07" East - 239.91' to a 3/4" iron rod found for a point for corner of the herein described tract;

North 01° 19' 56" West - 35.08' to a 1/2" iron rod found for a point for corner of the herein described tract;

North 89° 21' 51" East - 412.31' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract, common to the southeast corner of said Lot 55, Block 1, Rosewood Villas and southwest corner of Lot 12, Block 1, Remington Park Phase Two, recorded in Document Number D199029954, P.R.T.C.T., from which a 3/8" iron rod found bears South 74° 49' East - 0.32';

THENCE North 88° 51' 23" East - 519.12' along the south line of said Block 1, Remington Park, Phase Two, to 3/8" iron rod found for the northeast corner of the herein described tract, common to the southeast corner of Lot 15, Block 1, of said Remington Park Phase Two;

THENCE South 00° 10' 13" East - 471.98' to a 5/8" iron rod found for a point for corner of the herein described tract, in the west line of Lot 17, Block 1, of said Remington Park Phase Two;

THENCE South 01° 00' 12" East - 166.64' to a 1/2" iron rod found for the southwest corner of the herein described tract, common to the southwest corner of Lot 28, Block 1, Remington Park Phase 4, recorded in Cabinet A, Side 8469, P.R.T.C.T., in the north right-of-way line of said West Lavaca Trail;

THENCE along the north right-of-way line of said West Lavaca Trail the following courses:

North 88° 52' 34" West - 204.15' to a point for corner of the herein described tract and the common south corner of said Tracts I and II, Omerita Cos II, LP, from which a 1/2" iron rod bears North 78° 27' East - 0.85';

South 88° 49' 17" West - 204.70' to a 1/2" iron rod found for a point for corner of the herein described tract and the common south corner of Tracts I and II, Omerita Cos II, LP;

South 89° 18' 49" West - 817.41' to the POINT OF BEGINNING and containing 17.32 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Ralph Sells, the Owner, does hereby adopt this plat designating the herein before described property as Lots 1-15, Block A, Lots 1-6, Block B, Lots 1-6, Block C, Lot 1, Block D, Lot 1, Block E and Lot 1, Block F, Legacy North, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endangers or interferes with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2019.

Signature _____ Title _____

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2019.

Notary Signature _____ Notary Stamp: _____

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Plotting Rules and Regulations of the City Plan Commission of the City of Colleyville, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for

REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: March 25, 2019

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid-Cities Blvd Ste 102
North Richland Hills, TX 76182



CITY COUNCIL APPROVAL

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

Mayor, City of Colleyville _____

Attest: City Secretary _____

PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- Spry Surveyors and the Client have agreed to exclude the placement of monuments as required in Section 4.1 of the Texas Surveyors Association Manual of Practice.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the City Subdivision Ordinance and State plotting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48430C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.
- All residences within the subdivision shall contain automatic fire-sprinkler systems.

LEGEND

- BOUNDARY CORNER
- LOT CORNER
- EASEMENT CORNER

ABBREVIATIONS

- N.T.S. NOT TO SCALE
- U.N.C. UNLESS NOTED OTHERWISE
- P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- P.V. VOLUME
- P.G. PAGE
- CAB. CABINET
- D.C. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- IF. IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- C.M. CONTROLLING MONUMENT
- IF. IRON ROD FOUND
- IRS. IRON ROD SET
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D.A.U.E. DRAINAGE & UTILITY EASEMENT
- T.E.S.O. TEXAS ELECTRIC SERVICE COMPANY
- E.A.E. EMERGENCY ACCESS EASEMENT
- C.O.S. COMMON OPEN SPACE
- CONC. CONCRETE

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112005

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

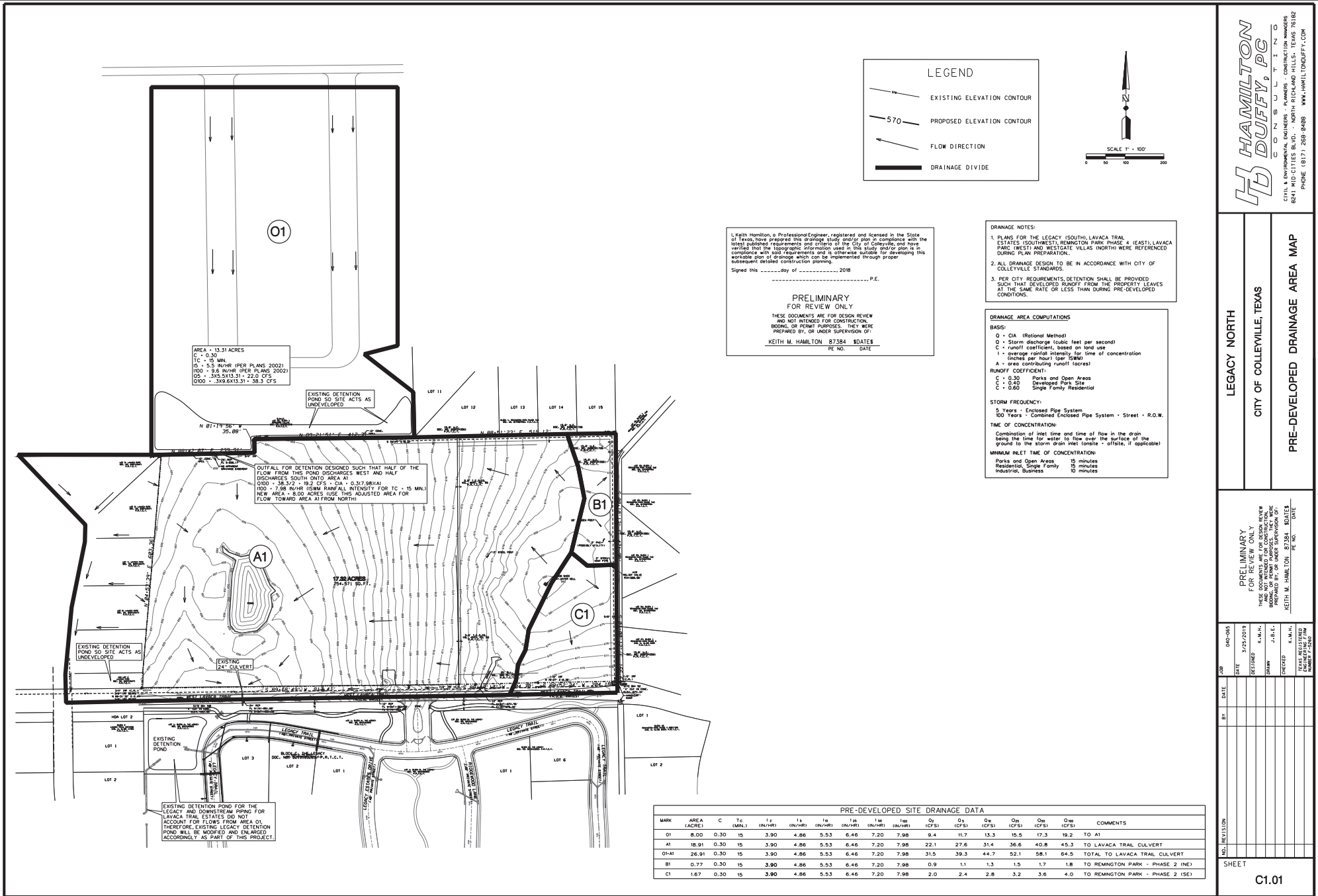
OWNER: Ralph Sells
2405 Southern Hills Court
Keller, TX 76248
Phone: 817-458-0040

PURPOSE OF PLAT
The purpose of this plat is to develop the 17.32 acre tract into a residential subdivision.

A PRELIMINARY/FINAL PLAT OF
LOTS 1-15, BLOCK A, LOTS 1-6, BLOCK B, LOTS 1-6, BLOCK C,
LOT 1, BLOCK D, LOT 1, BLOCK E, & LOT 1, BLOCK F
25 RESIDENTIAL & 5 OPEN SPACE LOTS
LEGACY NORTH
AND PLAT VACATION OF
TRACT C, McEwing SUBDIVISION
AN ADDITION TO THE CITY OF COLLEYVILLE,
IN THE R.N. McEWING SURVEY, A-1154
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

SPRY PROJECT NO. 066-013-30
DATE: JUNE 2018

Drainage Plan



HAMILTON DUFFY, PC
CONSULTING
CIVIL ENGINEERS
8241 MICHELLE DR., SUITE 100
COLLEVILLE, TEXAS 78023
PHONE (817) 258-9488 WWW.HAMILTONDUFFY.COM

LEGACY NORTH
CITY OF COLLEVILLE, TEXAS

PRE-DEVELOPED DRAINAGE AREA MAP

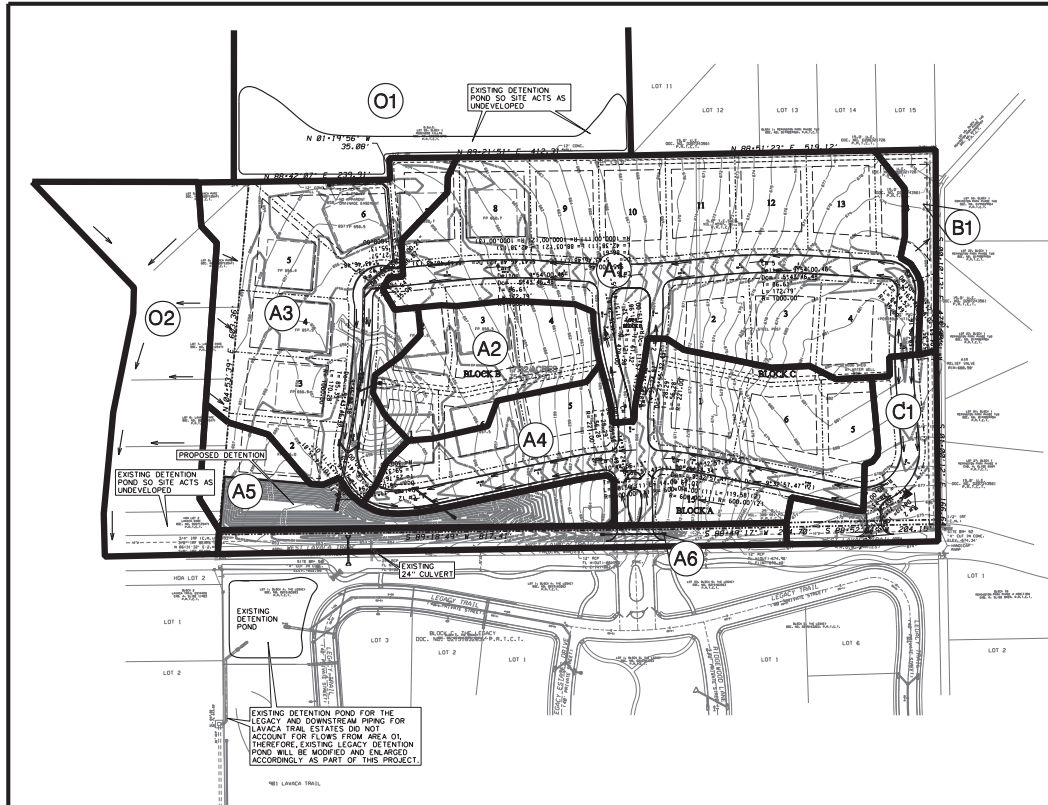
PRELIMINARY FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF, KEITH M. HAMILTON 87384 8/24/2018 PE NO. DATE

NO.	REVISION	BY	DATE	JOB NO.	DATE	DESIGNED	CHECKED	IN CHARGE	PLANS REVISION NUMBER
1				040-055	3/25/2019	K.M.H.	J.B.L.	K.M.H.	1

SHEET
C1.01

Drainage Plan



I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Colleyville, and have verified that the topographic information used is a true and accurate plan in compliance with said requirements and is otherwise suitable for developing this drainage plan of drainage which can be implemented through proper subsequent detailed construction planning.

Signed this _____ day of _____, 2018.

PRELIMINARY
FOR REVIEW ONLY

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KEITH M. HAMILTON 87384 SDATES
PE NO. DATE

LEGEND

- EXISTING ELEVATION CONTOUR
- 570 PROPOSED ELEVATION CONTOUR
- FLOW DIRECTION
- DRAINAGE DIVIDE

1. PLANS FOR THE LEGACY (SOUTH), LAVACA TRAIL ESTATES (SOUTHWEST), REMINGTON PARK PHASE 4 (EAST), LAVACA PARK (WEST) AND WESTGATE VILLAS (NORTH) WERE REFERENCED DURING PLAN PREPARATION.

2. ALL DRAINAGE DESIGN TO BE IN ACCORDANCE WITH CITY OF COLLEYVILLE STANDARDS.

3. PER CITY REQUIREMENTS, DETENTION SHALL BE PROVIDED SUCH THAT DEVELOPED RUNOFF FROM THE PROPERTY LEAVES AT THE SAME RATE OR LESS THAN DURING PRE-DEVELOPED CONDITIONS.

DRAINAGE AREA COMPUTATIONS

BASIS:

- Q = CIA (Rational Method)
- Q = Storm discharge (cubic feet per second)
- C = runoff coefficient, based on land use
- I = average rainfall intensity for time of concentration (inches per hour) (per ISWM)
- A = area contributing runoff (acres)

RUNOFF COEFFICIENT:

- C = 0.30 Parks and Open Areas
- C = 0.40 Developed Park Site
- C = 0.60 Single Family Residential

STORM FREQUENCY:

- 5 Years - Enclosed Pipe System
- 100 Years - Combined Enclosed Pipe System - Street - R.O.W.

TIME OF CONCENTRATION:

Combination of inlet time and time of flow in the drain being the time for water to flow over the surface of the ground to the storm drain inlet (onsite - offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

- Parks and Open Areas 15 minutes
- Residential, Single Family 10 minutes
- Industrial, Business 10 minutes

DETENTION POND DESIGN

DETENTION POND (100 YR)

Q100(PRE) = 64.5 CFS* (SEE PRE-DEVELOPED)

Q100(BYPASS) = 02-A6 + 10.2 CFS

Q100(ALLOWABLE) = QPRE-QBYPASS = 64.5 - 10.2 = **54.3 CFS**

Q100 TO POND:

AREA = 01+(A1-A5) = 24.57 ACRES

C = 0.50

TC = 15 MIN.

DETENTION POND (5 YR)

Q5(PRE) = 39.3 CFS* (SEE PRE-DEVELOPED)

Q5(BYPASS) = 02-A6 = 6.2 CFS

Q5(ALLOWABLE) = QPRE-QBYPASS = 39.3 - 6.2 = **33.1 CFS**

Q5 TO POND:

AREA = 01+(A1-A5) = 24.57 ACRES

C = 0.50

TC = 15 MIN.

INLET CAPACITY CALCULATIONS

CURB/DRIP OPENING INLET IN SUM: Q/L = 3.0Y**

Where:

- Q = Storm Drainage Discharge (cfs)
- L = Length of Inlet Opening (ft)
- Y = Depth of flow at Opening (ft)

For 10' Curb Inlet in sump at 6" curb depth:

10' Depth Inlet Throat: Qcap = 22.8 cfs

For 15' Curb Inlet in sump at 6" curb depth:

10' Depth Inlet Throat: Qcap = 34.2 cfs

For 4' Drop Inlet in sump:

6" Depth: Qcap = 16.9 cfs

8" Depth: Qcap = 26.1 cfs

For 3' Drop Inlet in sump:

6" Depth: Qcap = 12.2 cfs

8" Depth: Qcap = 19.6 cfs

CURB OPENING INLET ON GRADE:

Less than 2' grade = 1 cfs/ft opening

2' to 3.5' grade = 0.87 cfs/ft opening

greater than 3.5' = 0.5 cfs/ft opening

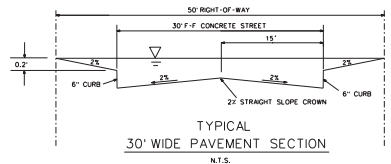
STORM DRAIN SYSTEM DESIGN CRITERIA & CALCULATIONS

MINIMUM INLETS SIZE IS 10 FEET. MAXIMUM VELOCITY IN PIPE IS 12 FEET PER SECOND. MAXIMUM VELOCITY IN EARTHEN CHANNELS IS 6 FEET PER SECOND.

HYDRAULIC SECTIONS:

Use Manning's Formula with:

- n = 0.035 Earth Channels and Ditches
- n = 0.015 Concrete Pavement and Culverts
- n = 0.013 Concrete Conduits



TYPICAL
30' WIDE PAVEMENT SECTION
N.T.S.

STREET CAPACITY

N (CONCRETE) = 0.015
AREA = 10.50 SQ. FT.
WETTED PERIMETER = 31.0 FT
RH = A/PW = 0.339 FT
Q (MANNING'S EQUATION) = 507-S^{0.5}

R.O.W. CAPACITY

N (CONCRETE) = 0.015
N (GRASS) = 0.035
N (COMPOSITE) = 0.021
AREA = 18.5 SQ. FT.
WETTED PERIMETER = 51.0 FT
RH = 0.363 FT
Q (MANNING'S EQUATION) = 665-S^{0.5}

STREET CAPACITY (MIN SLOPE OF 0.50%)

31'-B W/ 6" CURB AND 2% STRAIGHT CROWN:

Q(Street) = 507-S^{0.5} = 507(0.005)^{0.5} = 36.9 CFS

Q(R.O.W.) = 665-S^{0.5} = 665(0.005)^{0.5} = 47.0 CFS

POST-DEVELOPED SITE DRAINAGE DATA													
MARK	AREA (ACRE)	C	Tc (MIN.)	1x (IN/HR)	1x (IN/HR)	1x (IN/HR)	1x (IN/HR)	1x (IN/HR)	1x (IN/HR)	Qc (CFS)	Qc (CFS)	Qc (CFS)	Qc (CFS)
O1	8.00	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98	9.4	11.7	13.3	15.5
A1	6.27	0.60	15	3.90	4.86	5.53	6.46	7.20	7.98	14.7	18.3	20.8	24.3
A2	1.43	0.60	15	3.90	4.86	5.53	6.46	7.20	7.98	3.3	4.2	4.7	5.5
A3	3.70	0.60	15	3.90	4.86	5.53	6.46	7.20	7.98	8.7	10.8	12.3	14.3
A4	3.66	0.60	15	3.90	4.86	5.53	6.46	7.20	7.98	9.0	11.3	12.8	15.0
A5	1.31	0.60	15	3.90	4.86	5.53	6.46	7.20	7.98	3.1	3.8	4.3	5.1
A6	24.57	0.50 ¹	15	3.90	4.86	5.53	6.46	7.20	7.98	47.9	59.7	67.9	79.4
O1+A2+A3+A4+A5+A6	54.3	0.50	15	3.90	4.86	5.53	6.46	7.20	7.98	94.0	117.0	133.0	155.0
O2	2.53	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98	3.0	3.7	4.2	4.9
A6	0.85	0.60	15	3.90	4.86	5.53	6.46	7.20	7.98	2.0	2.5	2.8	3.3
O2+A6	3.38	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98	5.0	6.2	7.0	8.1
B1	0.38	0.60	15	3.90	4.86	5.53	6.46	7.20	7.98	0.9	1.1	1.3	1.6
C1	1.00	0.50 ²	15	3.90	4.86	5.53	6.46	7.20	7.98	2.0	2.4	2.8	3.2

1) WEIGHTED C = (8.00(0.30)+16.57(0.60))/24.57 = 0.50

2) AREA C1 CONSIDERED SOMEWHAT UNDEVELOPED DUE TO OPEN AREAS

CIVIL ENGINEERING
CONSULTING
8041 MCKINLEY BLVD., SUITE 200
COLLEYVILLE, TEXAS 76034
PHONE (817) 258-9488 WWW.HAMILTONDUFFY.COM

LEGACY NORTH
CITY OF COLLEYVILLE, TEXAS

POST-DEVELOPED DRAINAGE AREA MAP

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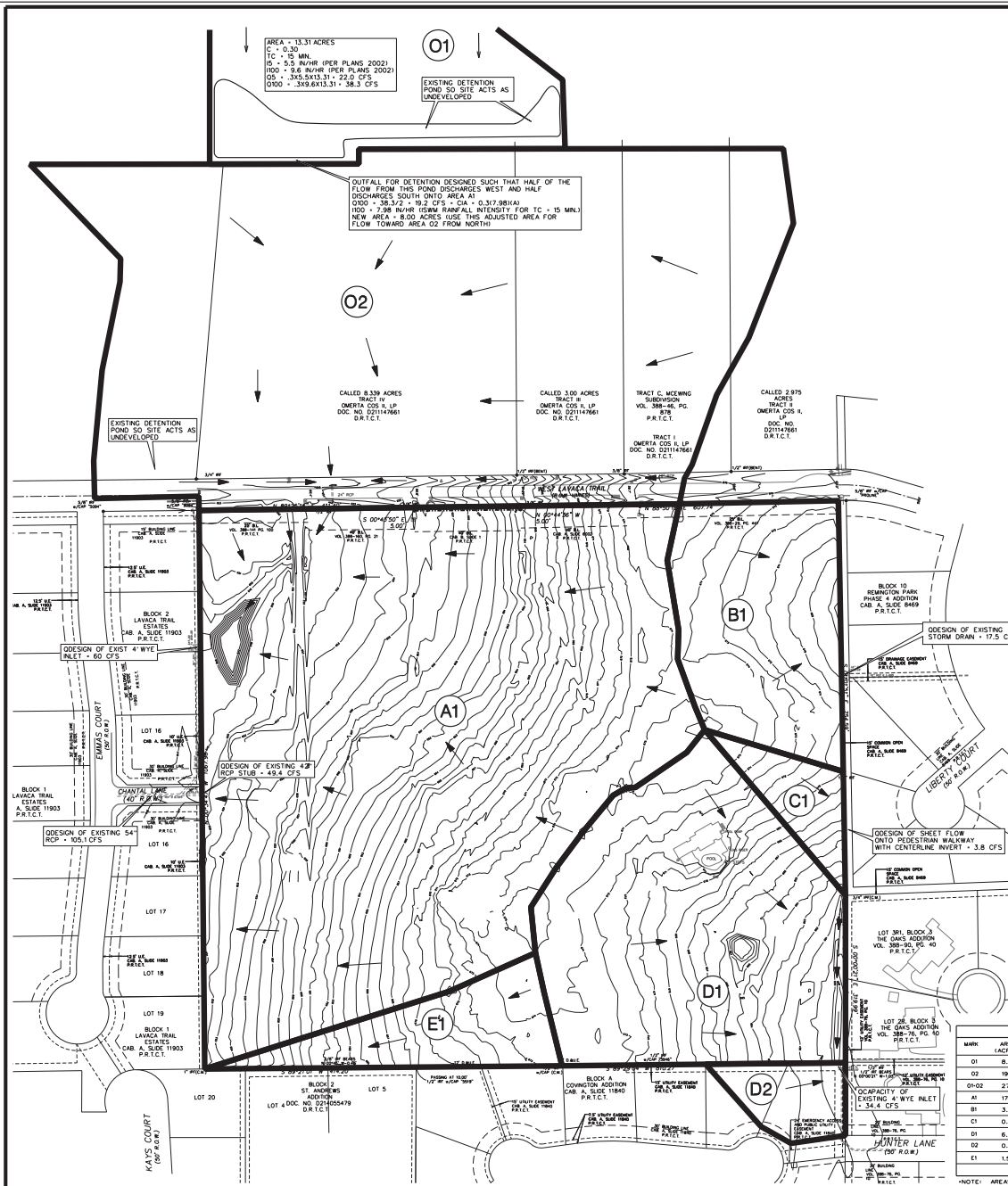
KEITH M. HAMILTON 87384 SDATES
PE NO. DATE

NO.	REVISION	DATE	BY	DATE

SHEET

C1.01A

Drainage Plan



I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Coleville, and have verified that the topographic information used in this study and/or plan is in accordance with the requirements and/or otherwise suitable for developing this workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

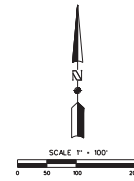
Signed this _____ day of _____, 2019.

_____, P.E.

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KEITH M. HAMILTON	87384	\$DATES
	PE NO.	DATE



DRAINAGE NOTES:

1. **TYPICAL STREET SECTION SHALL BE 31B-B W/ MOUNTABLE CURB. MINIMUM STREET SLOPE IS 0.5% (STREET CAPACITY AT 0.5% GRADE) - 22.7 CFS (TOP OF CURB)**
2. **PLANS FOR COVINGTON ADDITION (ISOUTH), LAVALA TRAIL ESTATES (WEST), REMINGTON PARK PHASE 4 (EAST), AND THE OAKS AND BIRNWOOD (ISOUTH/EAST) WERE REFERENCED DURING DRAINAGE DESIGN.**
3. **ALL DRAINAGE DESIGN TO BE IN ACCORDANCE WITH CITY OF COLLETVILLE STANDARDS.**
4. **PER CITY REQUIREMENTS, DETENTION SHALL BE PROVIDED SUCH THAT DEVELOPED RUNOFF FROM THE PROPERTY LEAVES AT THE SAME RATE OR LESS THAN DURING PRE-DEVELOPED CONDITIONS.**

DRAINAGE AREA COMPUTATIONS

BASIS:

- Q - O.A. (Rational Method)
- Q - Storm discharge (cubic feet per second)
- C - runoff coefficient, based on land use
- I - average rainfall intensity for time of concentration (inches per hour)
- A - area contributing runoff (acres)

RUNOFF COEFFICIENTS:

- C - 0.30 Parks and Open Areas
- C - 0.40 Developed Park Sites
- C - 0.60 Single Family Residential

STORM FREQUENCY:

- 5 Years - Enclosed Pipe System
- 100 Years - Combined Enclosed Pipe System - Street - R.O.W.

TIME OF CONCENTRATION:

Time of concentration is the time and time of flow in the drain being the time for water to flow over the surface of the project and into the storm drain, plus the time for runoff to the minimum inlet time of concentration, (if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

- Parks and Open Areas 15 minutes
- Residential, Single Family 15 minutes
- Industrial, Business 15 minutes

PRE-DEVELOPED SITE DRAINAGE DATA													
MARK	AREA (ACRES)	C	T2	1 s (IN/HR)	1 s (IN/HR)	1 s (IN/HR)	1 s (IN/HR)	1 s (IN/HR)	0 s (CF/S)	0 s (CF/S)	0 s (CF/S)	0 s (CF/S)	COMMENTS
01	6.00	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98	11.7			19.2 TO Q2
02	19.08	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98	27.8			45.7 TO A1
0+02	27.08	0.30	15	3.90	4.86	5.53	6.46	7.20	7.98	39.5			64.9 TOTAL TO A1
A1	17.95	0.40	15	3.90	4.86	5.53	6.46	7.20	7.98	34.9			57.3 TO LAVAVERA TRAIL ESTATES
03	3.32	0.40	15	3.90	4.86	5.53	6.46	7.20	7.98	6.5			2.80 TO RIMMING PARK - PHASE 4
C1	0.72	0.40	15	3.90	4.86	5.53	6.46	7.20	7.98	1.4			2.3 TO REMINGTON PARK - PHASE 4
D1	6.56	0.40	15	3.90	4.86	5.53	6.46	7.20	7.98	12.8			20.9 TO EXIST. WYE INLET (THE GAKS)
E2	0.70	0.60	15	3.90	4.86	5.53	6.46	7.20	7.98	2.0			3.4 TO EXIST. WYE INLET (THE GAKS)
F1	1.58	0.40	15	3.90	4.86	5.53	6.46	7.20	7.98	3.1			5.0 TO SOUTH

*NOTE: AREAS A1, B1, C1, D1 AND E1 CONSIDERED AS DEVELOPED PARK SITES SINCE MOST OF THE AREA IS UNDEVELOPED.

**H B HAMILTON
DUFFY, PC**
CONSULTING

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LEGACY NORTH

CITY OF COLLEYVILLE, TEXAS

MODIFIED LEGACY SOUTH
PRE-DEVELOPED DRAINAGE AREA MAP

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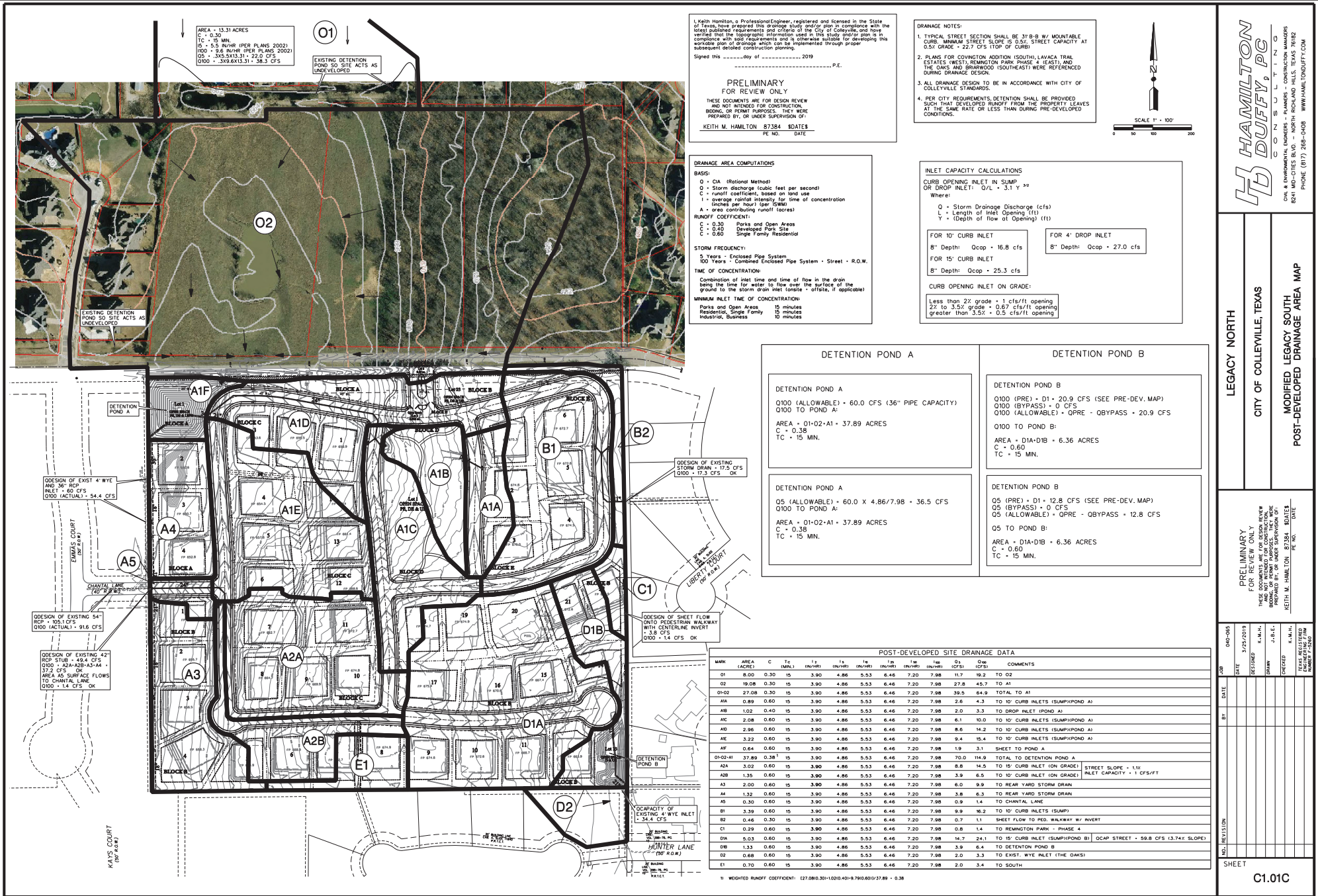
KEITH M. HAMILTON 87384 \$DATES\$
PE NO. DATE

NO.	REVISION	BY	DATE	JOB	Q40-065
				DATE	1/25/2019
				DESIGNED	K. M. H.
				DRAWN	J. B. L.
				CHECKED	K. M. H.
				PLANT REGISTERED	
				PLANT REGISTERED	

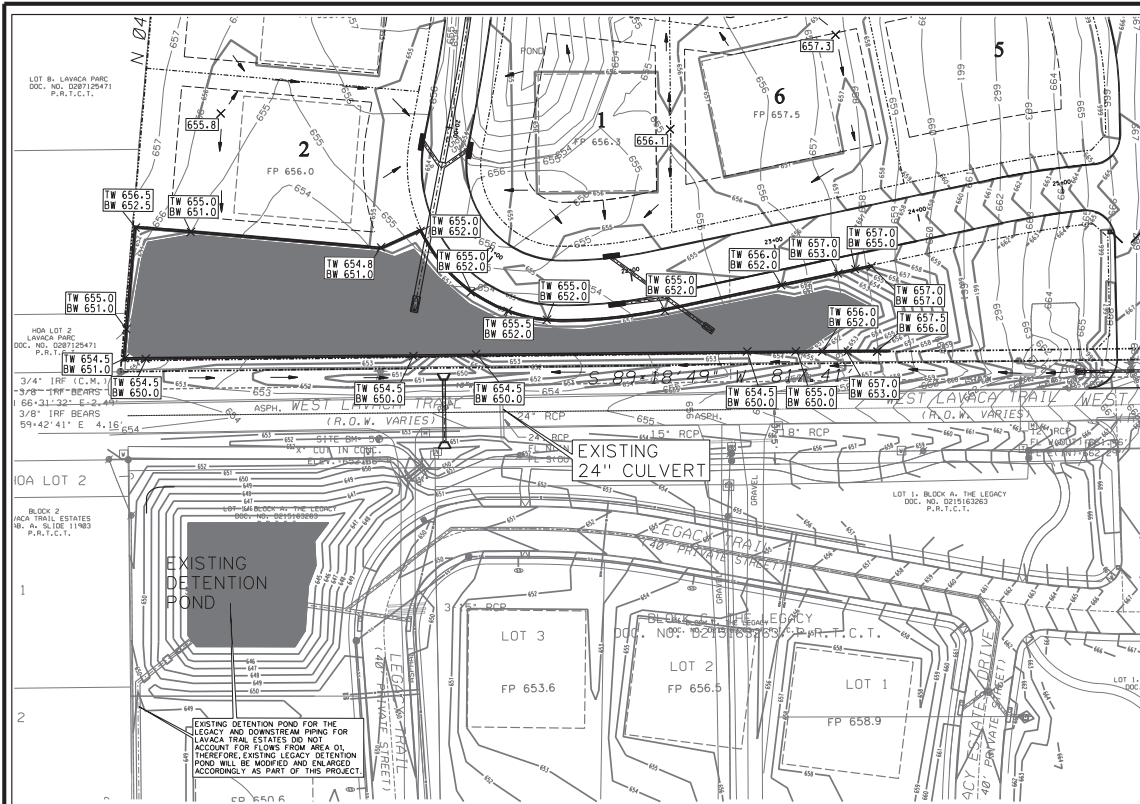
SHEET

C1.01B

Drainage Plan



Drainage Plan



!!! CRITICAL !!!

LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

!!!IMPORTANT!!!
CONTOURS REPRESENT FINISHED GRADES. ALL
PAVING SHALL BE EXCAVATED TO SUBGRADE PER
TYPICAL PAVING SECTIONS (SEE DETAILS).

SITE GRADING LEGEND

FF = FINISHED FLOOR
TP = TOP PAVEMENT
TI = TOP INLET
TG = TOP GRATE INLET
TC = TOP CURB
GT = GUTTER
FG = FINISHED GRADE
TW = TOP WALL
BW = BOTTOM WALL
FL = FLOW LINE
→ FLOW DIRECTION

- - - - - EXISTING ELEVATION CONTOUR
 — 690 — PROPOSED ELEVATION CONTOUR



TREE PROTECTION -
PLACE ORANGE VINYL FENCING
ALONG TREE CANOPY/D RIP LINE*

*GRADING AROUND PROTECTED TREES SHALL BE LIMITED TO OUTSIDE OF TREE PROTECTION - NO GRADING INSIDE OF PROTECTIVE FENCING

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF COLLEYVILLE'S STANDARD DETAILS.

DETENTION POND DESIGN

DETENTION POND (100 YR)

Q100(PRE) = 64.5 CFS+ (SEE PRE-DEVELOPED)

Q100(BYPASS) = 02+ A6 = 10.2 CFS

Q100(ALLOWABLE) = QPRE-QBYPASS = 64.5 - 10.2 = **54.3 CFS**

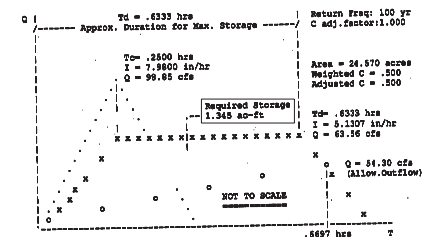
Q100 TO POND:

AREA = Q1+(A1.A5) + 24.57 ACRES
C = 0.50
TC = 15 MIN.

MODIFIED RATIONAL METHOD
---- Graphical Summary for Maximum Required Storage ----
Method 1

Q = CIA * Units Conversion; Where Conversion = 43560 / (12 * 3600)

```
*****
* RETURN FREQUENCY: 100 yr | Allowable Outflow: 54.30 cfs *
* 'C' Adjustment: 1.000 | Required Storage: 1.345 ac-ft *
*
* Peak Inflow: 63.56 cfs
* .NYG File: 100 YA
*****
```



LEVEL POOL ROUTING SUMMARY

```

HYG Dir      = C:\Users\Keith\Documents\
Inflow HYG file = work_pad.hyg - POND 10      IN 100 YR
Outflow HYG file = work_pad.hyg - POND 10      OUT 100 YR

Pond Node    Data = POND 10
Pond Volume  Data = POND 10
Pond Outlet  Data = Outlet 1

```

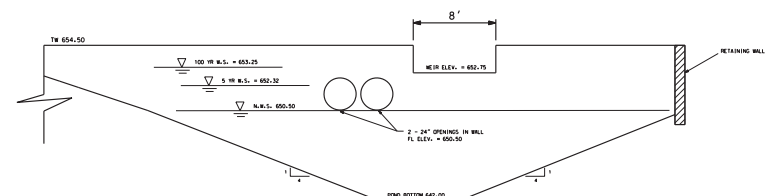
No Infiltration

INITIAL CONDITIONS

```
Starting WS Elev = 660.50 ft
Starting Volume = .000 ac-ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Gout= .00 cfs
Time Increment = .0500 hrs
```

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow	=	63.56 cfs	at	.2500 hr
Peak Outflow	=	50.06 cfs	at	.7000 hr
Peak Elevation	=	653.25 ft		
Peak Storage	=	1.659 ac-ft		



OUTFALL STRUCTURE DETAIL LOOKING SOUTH

N.T.S.

PROPOSED POND SHALL BE CONSTRUCTED TO PERMANENTLY HOLD WATER. UPON COMPLETION OF EXCAVATION TO DESIRED DEPTH, CONTRACTOR SHALL ENSURE THAT THE BOTTOM AND SIDES OF POND ARE COMPOSED OF 2" THICK COMPACTED HIGH P1 CLAY. CONTRACTOR SHALL ALSO (AT DIRECTION OF DEVELOPER) PROVIDE EITHER A 6" THICK BENTONITE LINER OR SPRAY ON LINER COVERED BY SIX INCHES OF COMPACTED MORTUIZED SOIL (LINER PROTECTION).

**LB HAMILTON
DUFFY, PC**
CONSULTING

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LEGACY NORTH
CITY OF COLLEYVILLE, TEXAS

DETENTION POND PLAN

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PREPARED BY, OR UNDER SUPERVISION OF,
KEITH M. HAMILTON 87384 \$DATE\$
PE NO. DATE

040-065	DATE	3/25/2019
DESIGNED	K. M. H.	
DRAWN	J. B. E.	
CHECKED	K. M. H.	
TEXAS REGISTERED ENGINEERING FIRM NUMBER F-5260		

[illegible]

C1.01D

Drainage Plan

DETENTION POND DESIGN

DETENTION POND (5 YR)
Q5(PRE) = 39.3 CFS (SEE PRE-DEVELOPED)
Q5(BYPASS) = Q2+A6 = 6.2 CFS
Q5(ALLOWABLE) = QPRE-QBYPASS = 39.3 - 6.2 = **33.1 CFS**

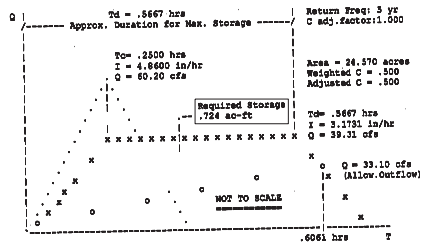
Q5 TO POND:
AREA = Q1-(A1-A5) = 24.57 ACRES
C = 0.50
TC = 15 MIN.

MODIFIED RATIONAL METHOD
----- Graphical Summary for Maximum Required Storage -----
Method 1

Q = CIA * Units Conversion/ Where Conversion = 43560 / (12 * 3600)

* RETURN FREQUENCY: 5 yr | Allowable Outflow: 33.10 cfs *
* 'C' Adjustment: 1.000 | Required Storage: .724 ac-ft *

* Peak Inflow: 39.31 cfs *
* HYD File: 5 YR *



LEVEL POOL ROUTING SUMMARY

HYD DIR = C:\Users\kash\Documents\
Inflow HYD file = work_pad.hyg - POND 10 RW 5 YR
Outflow HYD file = work_pad.hyg - POND 10 OUT 5 YR

Pond Mode Data = POND 10
Pond Volume Data = POND 10
Pond Outlet Data = Outlet 1

No Infiltration

INITIAL CONDITIONS

Starting Wt Elev = 550.50 ft
Starting Volume = .000 ac-ft
Starting Outflow = .00 cfs
Starting Inflow = .00 cfs
Starting Total Out = .00 cfs
Time Increment = .0500 hrs.

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 39.31 cfs at 2500 hrs
Peak Outflow = 26.20 cfs at 8500 hrs
Peak Elevation = 632.32 ft
Peak Storage = 1.078 ac-ft

USER DEFINED VOLUME RATING TABLE

Elevation (ft)	Volume (ac-ft)
630.50	.000
631.00	.278
632.00	.874
633.00	1.501
634.00	2.141

OUTLET STRUCTURE INPUT DATA

Structure ID = 00
Structure Type = Orifice-Circular
of Openings = 2
Invert Elev. = 630.50 ft
Diameter = 2.0000 ft
Orifice Coeff. = .610

Structure ID = 00
Structure Type = Weir-Rectangular
of Openings = 1
Crest Elev. = 632.75 ft
Weir Length = 8.00 ft
Weir Coeff. = 3.10000

LEVEL POOL ROUTE

Elevation ft	Outflow cfs	Storage ac-ft	Inflow cfs	Q Total cfs	2B/c + 0 cfs
630.50	.00	.000	.00	.00	.00
631.00	2.31	.278	.00	2.31	138.88
631.50	8.43	.578	.00	8.43	287.43
632.00	18.01	.874	.00	18.01	441.03
632.50	30.75	1.198	.00	30.75	603.80
632.75	34.37	1.344	.00	34.37	684.99
633.00	40.78	1.501	.00	40.78	767.24
633.50	59.59	1.821	.00	59.59	940.98
634.00	83.27	2.141	.00	83.27	1119.92

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LEGACY NORTH

CITY OF COLLEVILLE, TEXAS

DETENTION POND CALCULATIONS

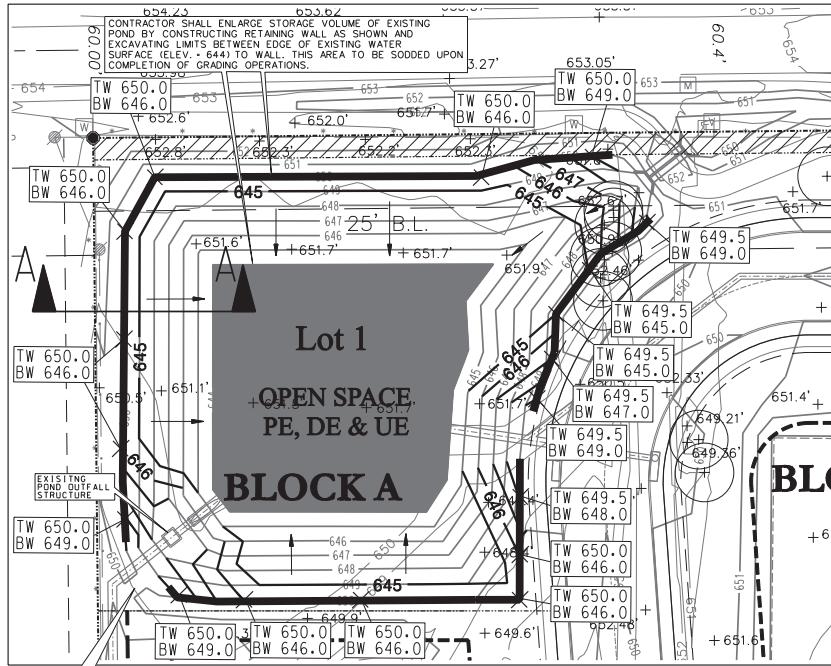
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PREPARED BY: KEITH M. HAMILTON, EIT 2584, SDATES
DATE: 3/25/2019

NO.	REVISION	BY	DATE	CHKD	DATE
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

SHEET

C1.01E

Drainage Plan

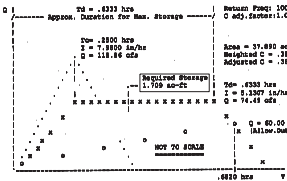


DETENTION POND CALCULATIONS (100 YR STORM) (MODIFIED RATIONAL METHOD)

DETENTION POND A
Q100 (ALLOWABLE) = 60.0 CFS (36" PIPE CAPACITY)
Q100 TO POND A:
AREA = 01-02-A1 = 37.89 ACRES
C = 0.38
TC = 15 MIN.

MODIFIED RATIONAL METHOD
Graphical Summary for Maximum Required Storage
Method 1
Q = C/A * Units Conversion Where Conversion = (43630 / (12 * 3600))

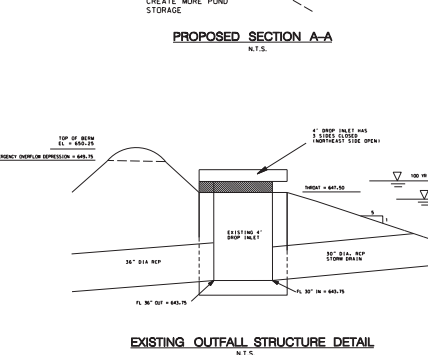
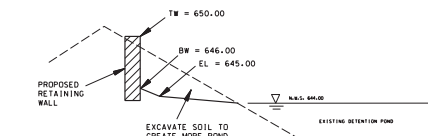
HYST. PROPORTION: 2.00
Adjustment: 1.000
Required Storage: 1.709 ac-ft
Peak Inflow: 76.49 cfs
100 Yr. Peak: 100 Yr.



LEVEL POOL ROUTING SUMMARY
HYD Dir = C:\Users\Balth\Documents\1
Inflow HYD File = work_psd.hyd - POND 10
Outflow HYD File = work_psd.hyd - POND 10
Pond Node Data = POND 10
Pond Volume Data = POND 10
Pond Outlet Data = Outlet 1
No Infiltration

INITIAL CONDITIONS
Starting HG Elev = 644.00 ft
Starting Volume = .000 ac-ft
Starting Outflow = .00 cfs
Starting Inflow = .00 cfs
Starting Total Out = .00 cfs
Time Increment = .0500 hrs

INFLW/OUTFLW HYDROGRAPH SUMMARY
Peak Inflow = 76.49 cfs at .2500 hrs
Peak Outflow = 37.16 cfs at .7000 hrs
Peak Elevation = 648.98 ft
Peak Storage = 1.844 ac-ft

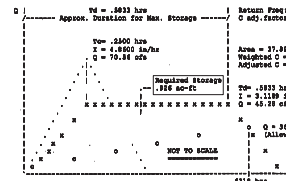


DETENTION POND CALCULATIONS (5 YR STORM) (MODIFIED RATIONAL METHOD)

DETENTION POND A
Q5 (ALLOWABLE) = 60.0 X 4.86/7.98 = 36.5 CFS
Q100 TO POND A:
AREA = 01-02-A1 = 37.89 ACRES
C = 0.38
TC = 15 MIN.

MODIFIED RATIONAL METHOD
Graphical Summary for Maximum Required Storage
Method 1
Q = C/A * Units Conversion Where Conversion = (43630 / (12 * 3600))

HYST. PROPORTION: 2.00
Adjustment: 1.000
Required Storage: .924 ac-ft
Peak Inflow: 48.28 cfs
5 Yr. Peak: 5 Yr.



LEVEL POOL ROUTING SUMMARY
HYD Dir = C:\Users\Balth\Documents\1
Inflow HYD File = work_psd.hyd - POND 10
Outflow HYD File = work_psd.hyd - POND 10
Pond Node Data = POND 10
Pond Volume Data = POND 10
Pond Outlet Data = Outlet 1
No Infiltration

INITIAL CONDITIONS
Starting HG Elev = 644.00 ft
Starting Volume = .000 ac-ft
Starting Outflow = .00 cfs
Starting Inflow = .00 cfs
Starting Total Out = .00 cfs
Time Increment = .0500 hrs

INFLW/OUTFLW HYDROGRAPH SUMMARY
Peak Inflow = 48.28 cfs at .2500 hrs
Peak Outflow = 31.51 cfs at .7000 hrs
Peak Elevation = 648.97 ft
Peak Storage = 1.099 ac-ft

Elevation (ft)	Volume (ac-ft)
644.00	.000
645.00	.189
646.00	.681
647.00	1.102
648.00	1.565
649.00	2.046

OUTLINE HYDROGRAPH INPUT DATA

Structure ID = 00
Structure Type = Outflow-Circular
of Openings = 2
Invert Elev. = 644.00 ft
Manhole Elev. = 649.00 ft
Orifice Coeff. = .610

Structure ID = 00
Structure Type = Weir-Rectangular
of Openings = 2
Crest Elev. = 647.50 ft
Weir Length = 4.00 ft
Weir Coeff. = 3.10000

LEVEL POOL ROUTE

Elevation ft	Outflow cfs	Storage ac-ft	Infl. cfs	Q Total cfs	2 1/2 * Q cfs
644.00	.00	.000	.00	.00	.00
644.10	1.31	.132	.00	1.31	64.84
644.20	4.97	.263	.00	4.97	152.24
644.30	10.87	.462	.00	10.87	324.18
644.40	17.87	.681	.00	17.87	357.20
644.50	24.87	.924	.00	24.87	483.00
644.60	31.78	1.102	.00	31.78	648.14
644.70	38.78	1.309	.00	38.78	691.64
644.80	44.23	1.565	.00	44.23	801.80
644.90	50.70	1.844	.00	50.70	929.58
645.00	58.29	2.046	.00	58.29	1069.84

!!! CRITICAL !!!
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

!!!!IMPORTANT!!!!
CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).

SITE GRADING LEGEND

FF = FINISHED FLOOR
TP = TOP PAVEMENT
TI = TOP INLET
TO = TOP GRATE INLET
TC = TOP CURB
OT = OUTER
FG = FINISHED GRADE
TW = TOP WALL
BW = BOTTOM WALL
FL = FLOW LINE
→ FLOW DIRECTION

--- EXISTING ELEVATION CONTOUR
--- 690 --- PROPOSED ELEVATION CONTOUR
TREE PROTECTION -
PLACE ORANGE VINYL FENCING ALONG TREE CANOPY/DRIP LINE -
*GRADING AROUND PROTECTED TREES SHALL BE LIMITED TO OUTSIDE OF TREE PROTECTION -
NO GRADING INSIDE OF PROTECTIVE FENCING

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF COLLEYVILLE'S STANDARD DETAILS.

HAMILTON DUFFY, PC
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PHONE (817) 288-0408 WWW.HAMILTONDUFFY.COM

LEGACY NORTH
CITY OF COLLEYVILLE, TEXAS
EXISTING LEGACY SOUTH DETENTION
POND MODIFICATIONS

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KEITH M. HAMILTON, P.E. DATE: 3/25/2019

NO.	REVISION	DATE	BY	CHKD	DATE
1		3/25/2019			
2		4.16.19			
3		4.16.19			
4		4.16.19			
5		4.16.19			
6		4.16.19			
7		4.16.19			
8		4.16.19			
9		4.16.19			
10		4.16.19			

SHEET
C1.01F

Grading Plan

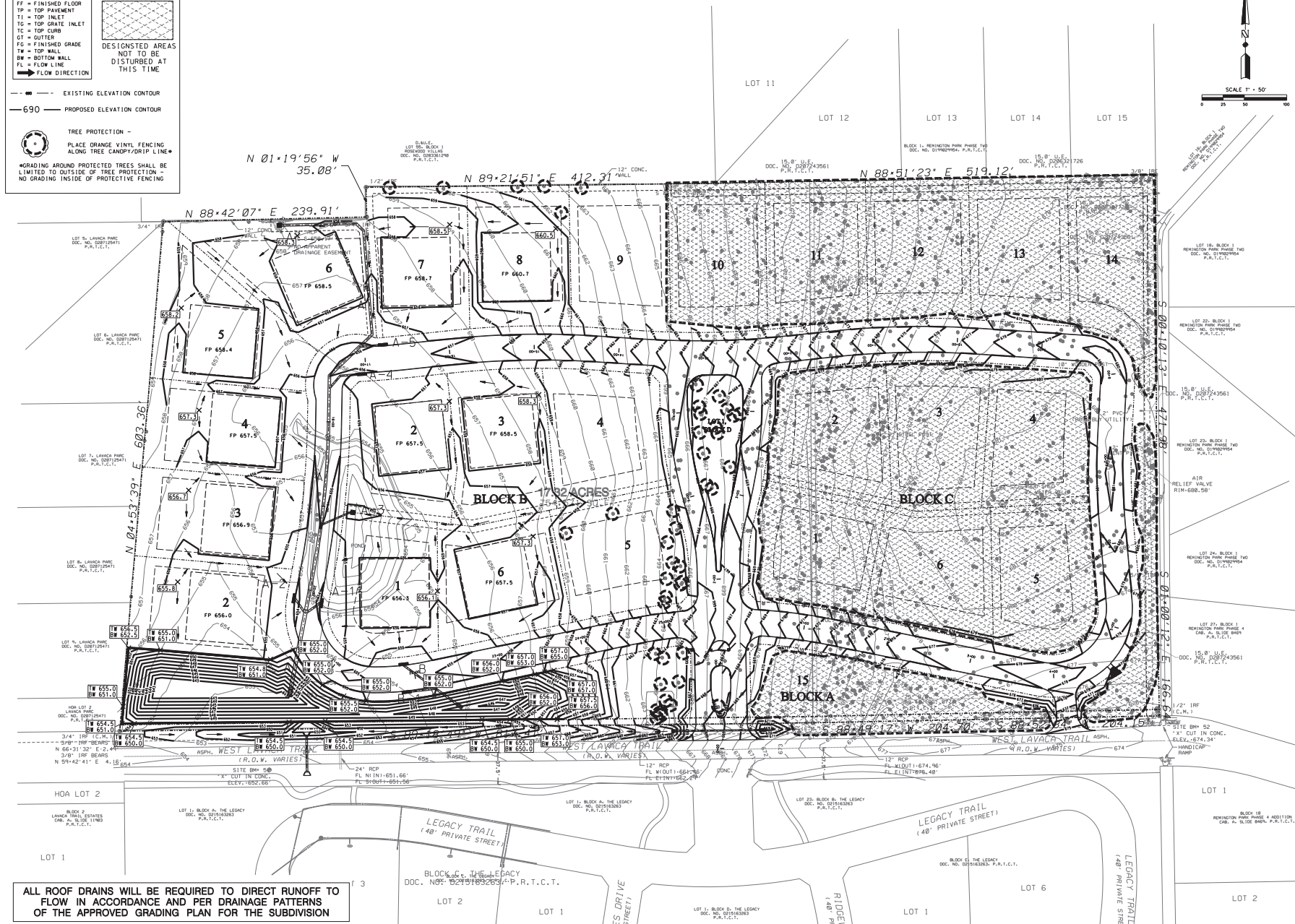
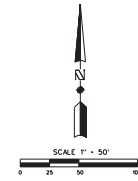
SITE GRADING LEGEND

FF = FINISHED FLOOR
 TP = TOP PAVEMENT
 TI = TOP INLET
 TO = TOP GRADE INLET
 TC = TOP CURB
 G = GUTTER
 FG = FINISHED GRADE
 TW = TOP WALL
 BW = BOTTOM WALL
 FL = FLOW LINE
 → = FLOW DIRECTION

DESIGNATED AREAS NOT TO BE DISTURBED AT THIS TIME

EXISTING ELEVATION CONTOUR
 PROPOSED ELEVATION CONTOUR

TREE PROTECTION -
 PLACE ORANGE VINYL FENCING ALONG TREE CANOPY/DRIP LINE
 GRADING AROUND PROTECTED TREES SHALL BE LIMITED TO OUTSIDE OF TREE PROTECTION - NO GRADING INSIDE OF PROTECTIVE FENCING



ALL ROOF DRAINS WILL BE REQUIRED TO DIRECT RUNOFF TO FLOW IN ACCORDANCE AND PER DRAINAGE PATTERNS OF THE APPROVED GRADING PLAN FOR THE SUBDIVISION

HAMILTON DUFFY, PC
 CONSULTING
 CIVIL ENGINEERS
 6541 MIDCITY BLVD., SUITE 400
 HOUSTON, TEXAS 77058
 PHONE (817) 268-9488 WWW.HAMILTONDUFFY.COM

LEGACY NORTH
 CITY OF COLLEVILLE, TEXAS
 OVERALL GRADING PLAN

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 KEITH M. HAMILTON, P.E.
 DATE: 3/25/2019

DATE	DATE	DATE	DATE	DATE
3/25/2019	3/25/2019	3/25/2019	3/25/2019	3/25/2019
DESIGNED	DESIGNED	DESIGNED	DESIGNED	DESIGNED
BY: K.M.H.	BY: K.M.H.	BY: K.M.H.	BY: K.M.H.	BY: K.M.H.
CHECKED	CHECKED	CHECKED	CHECKED	CHECKED

NO.	REVISION	DATE

Grading Plan

SITE GRADING LEGEND

FF = FINISHED FLOOR
 TI = TOP INLET
 TO = TOP ORATE INLET
 TC = TOP CURB
 GT = GUTTER
 FG = FINISHED GRADE
 TW = TOP WALL
 BW = BOTTOM WALL
 FL = FLOW LINE
 → FLOW DIRECTION

DESIGNATED AREAS
 TO BE
 DISTURBED AT
 THIS TIME

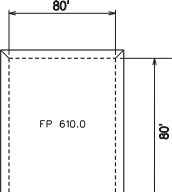
--- EXISTING ELEVATION CONTOUR
 --- 690 --- PROPOSED ELEVATION CONTOUR

TREE PROTECTION -
 PLACE ORANGE VINYL FENCING
 ALONG TREE CANOPY/DRIP LINE

*GRADING AROUND PROTECTED TREES SHALL BE
 LIMITED TO OUTSIDE OF TREE PROTECTION -
 NO GRADING INSIDE OF PROTECTIVE FENCING

GENERAL GRADING NOTES

1. GRADING CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, CLEARING AND REMOVAL OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH THE PROPOSED LAYOUT.
2. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF EROSION CONTROL SYSTEMS PRIOR TO BEGINNING CONSTRUCTION. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INLET PROTECTION UPON COMPLETION OF ALL STORM SEWER HEADWALLS AND INLET TIPS. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION, THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPE, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADS. SWPPP MEASURES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION.
3. ALL AREAS TO BE FILLED ARE TO BE SCARIFIED AND PROFILESSED PRIOR TO FILL PLACEMENT. ALL SOFT AREAS FOUND DURING PROFILESSED SHALL BE OVER-EXCAVATED. ALL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR DENSITY AND AS APPROVED BY THE CITY. ALL FILL SHALL BE TESTED AS INSTALLED AND CERTIFIED BY AN APPROVED SOILS LAB. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CITY. THE CONTRACTOR SHALL PAY FOR A FAILING TEST.
4. GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED MATERIAL WHICH SOILS LAB DECLARES TO BE UNSUITABLE FOR ON-SITE USE.
5. DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. GRADING CONTRACTOR SHALL PROVIDE A MINIMUM OF 1.25% SLOPE AROUND BUILDING PAD.
6. FINISH FLOOR ELEVATIONS TO BE 0.1' ABOVE FINISHED PAD ELEVATION. DRIVEWAYS ARE NOT TO EXCEED 10% SLOPE. FRONT YARD SLOPES SHALL NOT EXCEED 20% - REAR LOT SLOPES SHALL NOT EXCEED 6% FOR THE FIRST 15' FROM THE PAD WITH THE BALANCE NOT TO EXCEED 20%.
7. INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF A FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF A FOOT FOR BUILDING PADS. FINAL BUILDING PAD GRADING TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES. SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF A FOOT AT ALL FOUR CORNERS AND CENTER OF THE PAD. IN ALL SLOPES AND LOT CORNERS.
8. CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING UNLESS NOTED OTHERWISE IN THE SPECS.
9. CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
10. IF ROCK IS ENCOUNTERED IN THE STREET SUBGRADE, THE ROCK SHALL BE EXCAVATED TO A DEPTH OF SIX INCHES, REMOVED FROM THE STREET, AND NON-ROCK MATERIAL SHALL BE REPLACED FOR THE STREET SUBGRADE. ROCK IN STREET PARKWAYS SHALL BE REMOVED AND REPLACED WITH SIX INCHES OF TOP SOIL. THIS SHALL BE ACCOMPLISHED BY THE EXCAVATION CONTRACTOR, SUBSIDIARY TO THIS CONTRACT AND AS APPROVED BY CITY.
11. CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
12. ALL PARKWAYS ARE TO BE FINAL GRADED TOWARDS THE STREET AT 1/2" PER FOOT FROM THE TOP OF THE CURB TO THE PROPERTY LINE.



TYPICAL HOUSE PAD
 N.T.S.

!!!!!!IMPORTANT!!!!
 CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS.

ALL EXCAVATION, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUB PART P, PG. 128-137, AND ANY AMENDMENTS THERE TO.

ALL ROOF DRAINS WILL BE REQUIRED TO DIRECT RUNOFF TO FLOW IN ACCORDANCE AND PER DRAINAGE PATTERNS OF THE APPROVED GRADING PLAN FOR THE SUBDIVISION

LOT 5, LAVACA PARC
 DOC. NO. 0287125471
 P.R.T.C.T.

LOT 6, LAVACA PARC
 DOC. NO. 0287125471
 P.R.T.C.T.

LOT 9, LAVACA PARC
 DOC. NO. 0287125471
 P.R.T.C.T.

HOA LOT 2, LAVACA PARC
 DOC. NO. 0287125471
 P.R.T.C.T.

HOA LOT 2, LAVACA PARC
 DOC. NO. 0287125471
 P.R.T.C.T.

3/4" IRF (C.M.)
 3/8" IRF BEARS
 N 66°31'32" E - 2.4'
 3/8" IRF BEARS
 N 59°42'41" E - 4.1'

8'x42'07" E 239.91'

12" CONC. WALL

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657 FP 658.5

658.2

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657 FP 658.4

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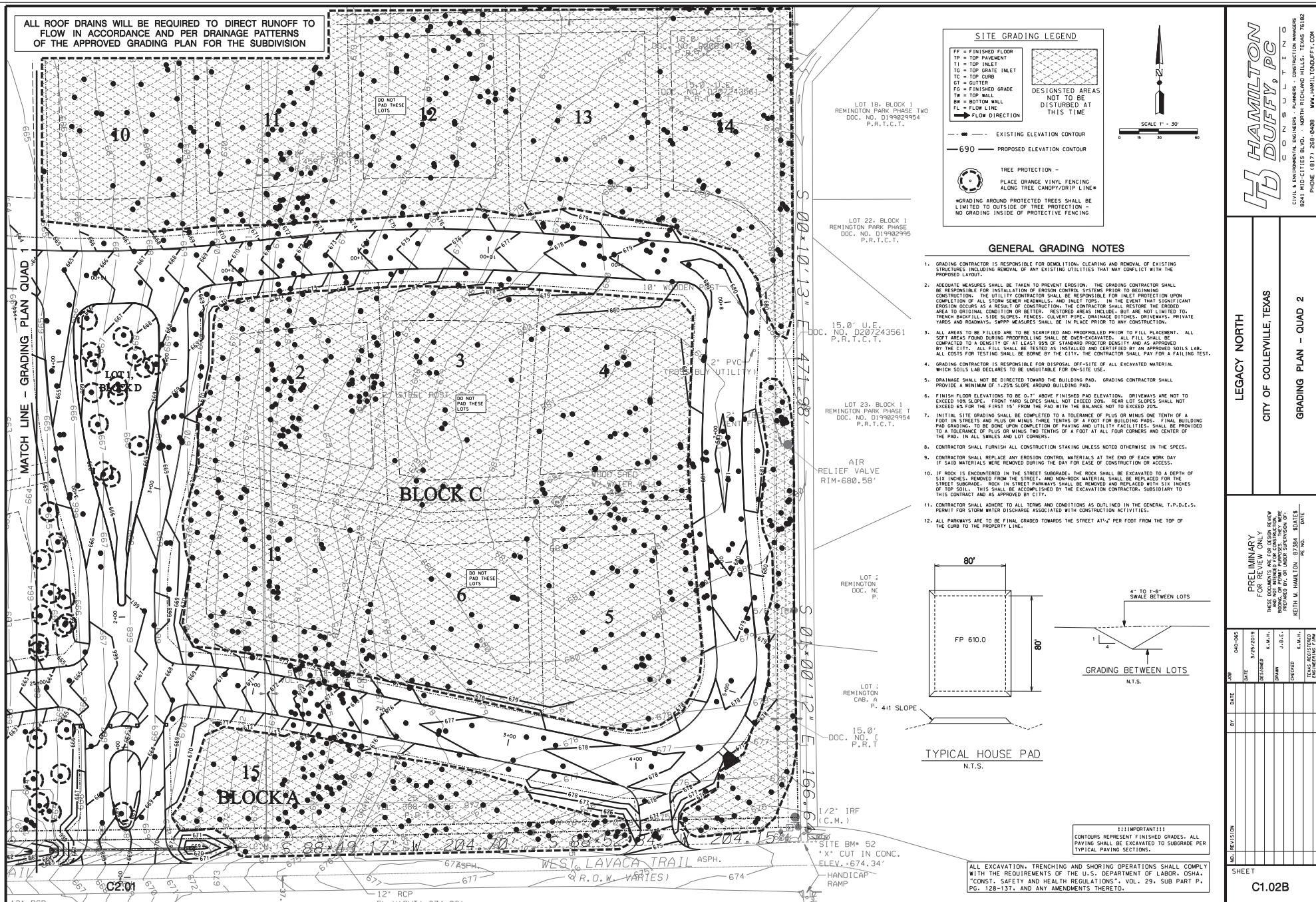
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 DUFFY, PC
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 CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
 8841 MID-CITIES BLVD., NORTH RICHLAND HILLS, TEXAS 76182
 PHONE (817) 269-9489 WWW.HAMILTONDUFFY.COM

LEGACY NORTH
 CITY OF COLLEVILLE, TEXAS
 GRADING PLAN - QUAD 2

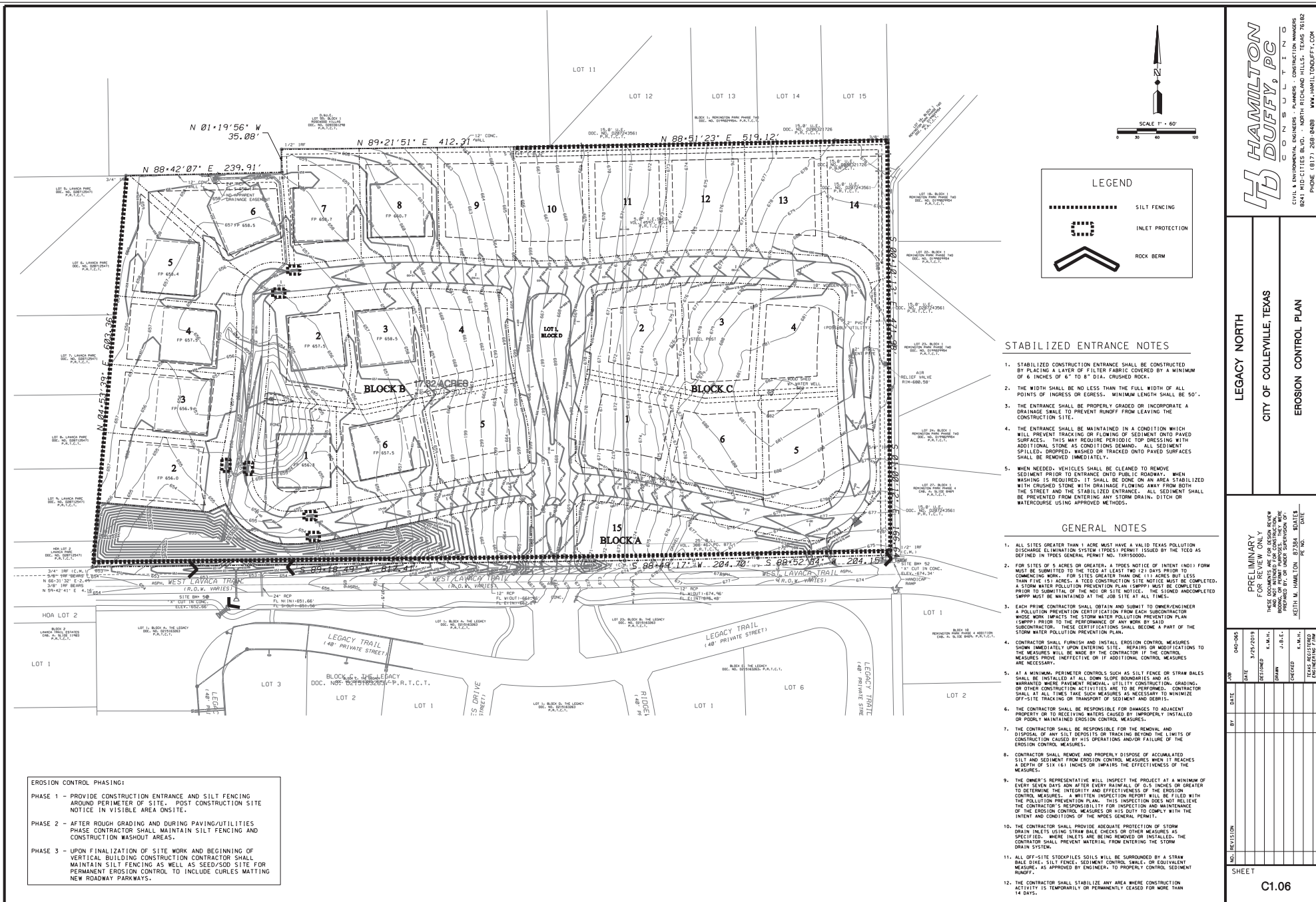
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 KEITH M. HAMILTON, 87384, 80475, 80475
 PE NO. DATE

NO.	DATE	DESIGNED	BY	DATE	NO.	DATE	BY	DATE
			K. M. H.				J. B. L.	
			</					

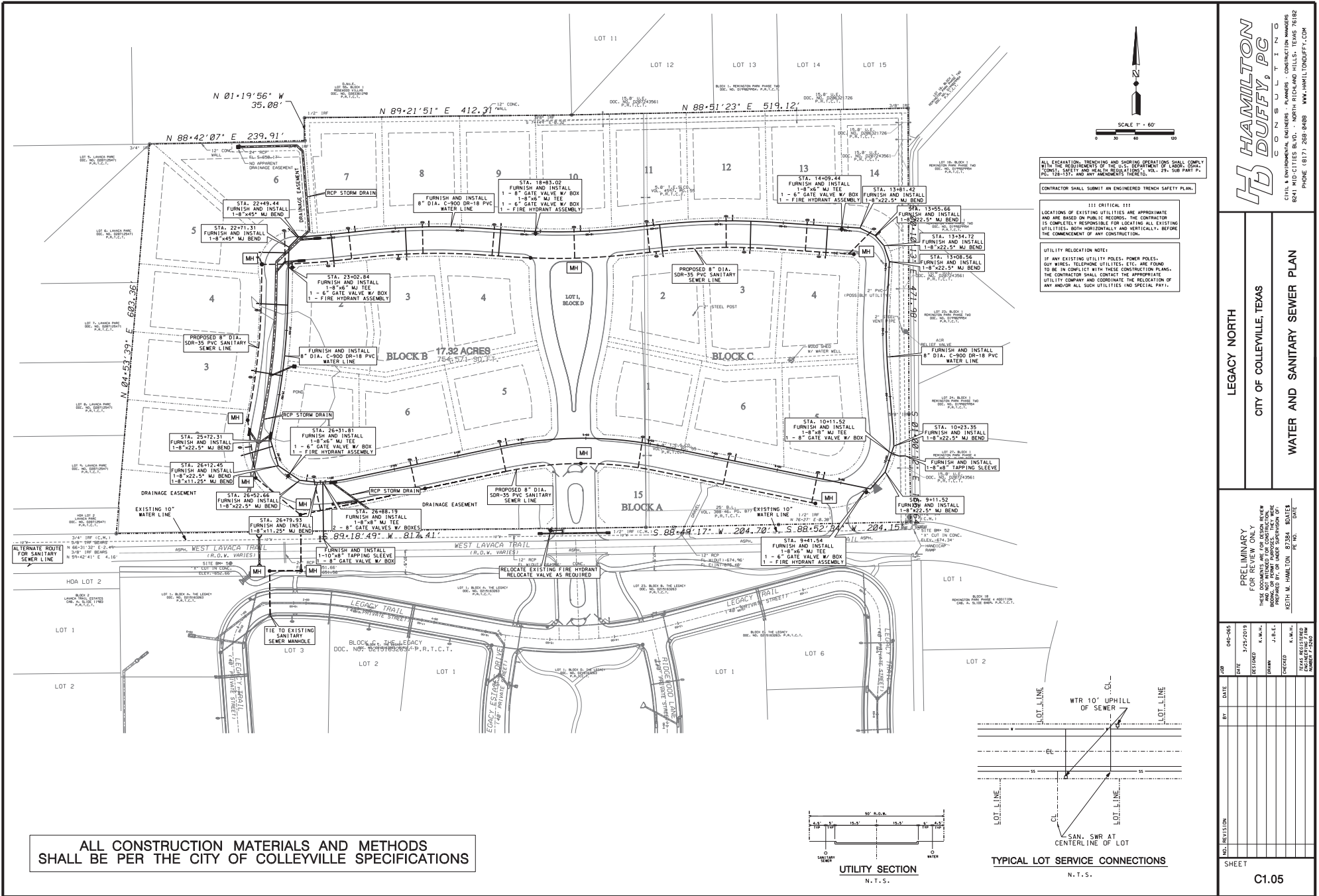
Grading Plan



Erosion Control Plan



Sanitary Sewer Plan



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CIVIL AND MECHANICAL ENGINEERS
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DALLAS, TEXAS 75205
PHONE: (817) 258-9488 WWW.HAMILTONDUFFY.COM

LEGACY NORTH
CITY OF COLLEYVILLE, TEXAS
WATER AND SANITARY SEWER PLAN

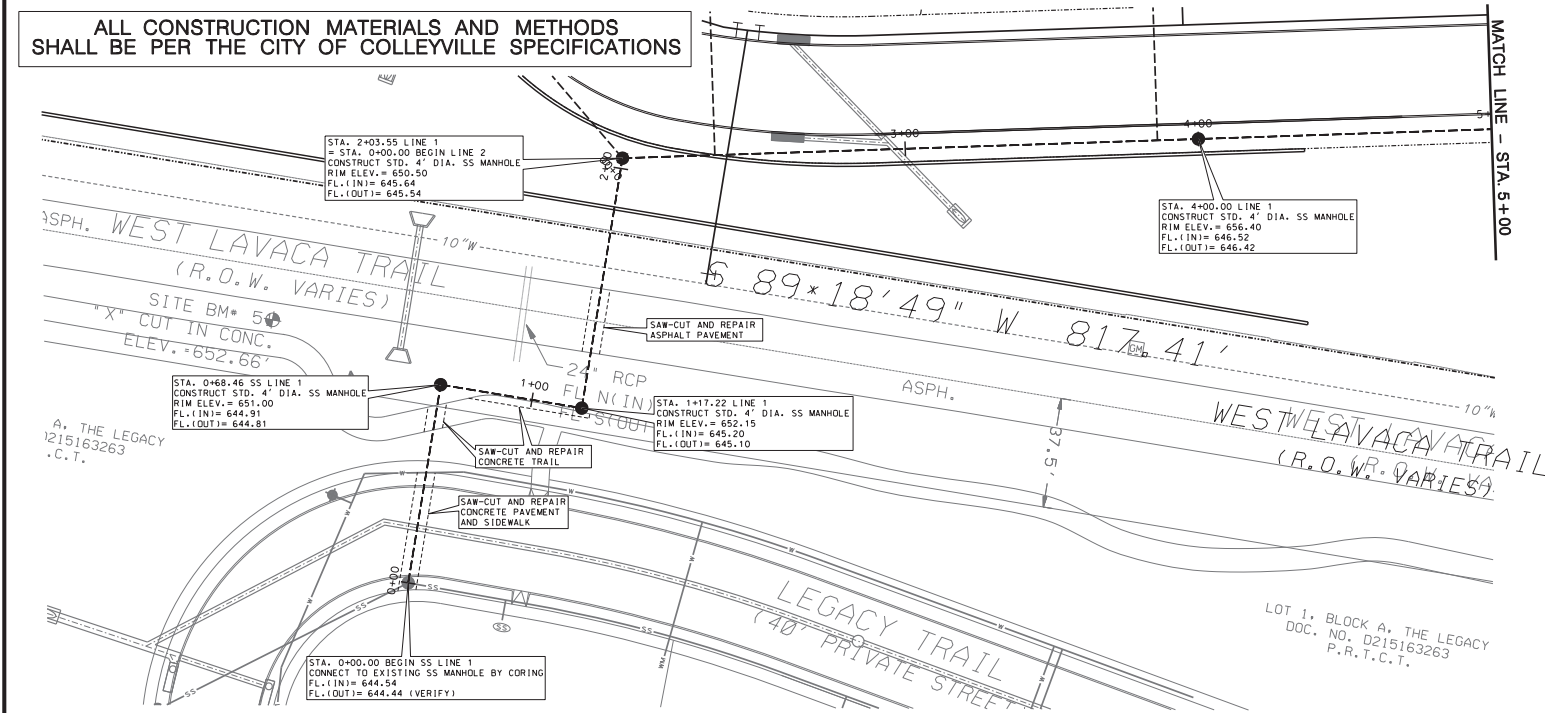
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KEITH M. HAMILTON, P.E., 001947
P.E. NO.

NO.	REVISION	DATE	BY	CHKD.	DATE
1	ISSUED FOR PERMIT	3/25/2019	K.M.H.	K.M.H.	3/25/2019
2	ISSUED FOR CONSTRUCTION	4/1/2019	K.M.H.	K.M.H.	4/1/2019
3	ISSUED FOR CONSTRUCTION	4/1/2019	K.M.H.	K.M.H.	4/1/2019

C1.05

Sanitary Sewer Plan

ALL CONSTRUCTION MATERIALS AND METHODS
SHALL BE PER THE CITY OF COLLEYVILLE SPECIFICATIONS



SCALE 1" = 20'

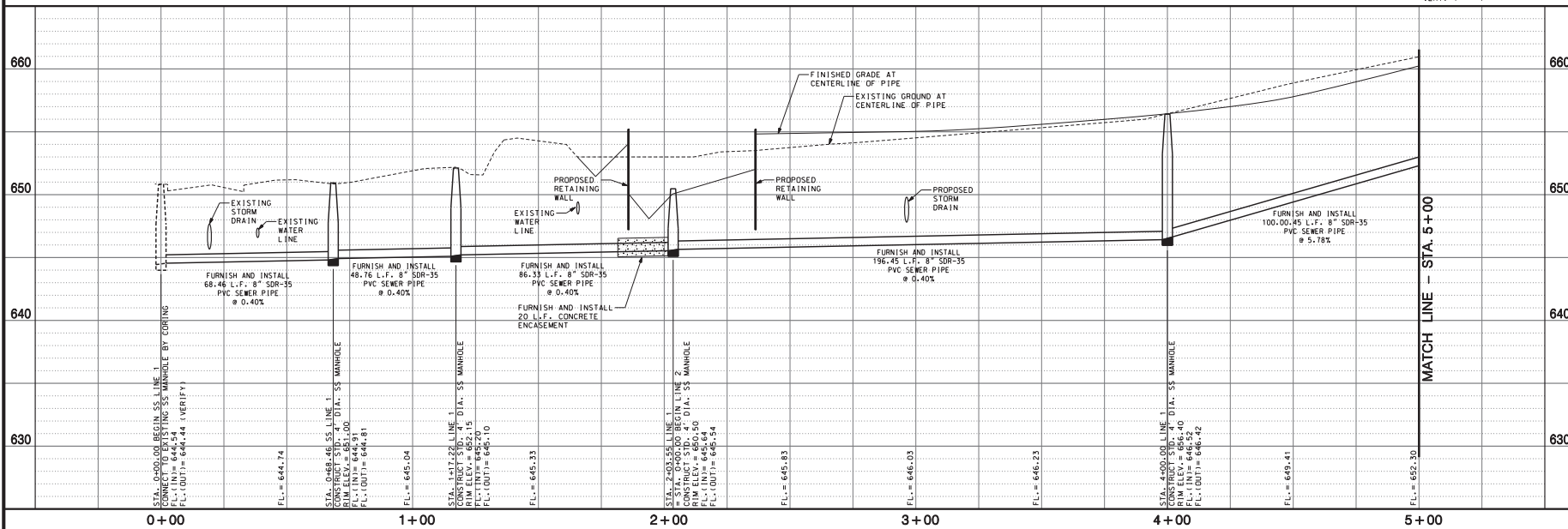


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PHONE (817) 268-8488 WWW.HAMILTONDUFFY.COM

LEGACY NORTH

CITY OF COLLEYVILLE, TEXAS

**SANITARY SEWER LINE 1 PLAN AND PROFILE
STA. 0+00 TO STA. 5+00**



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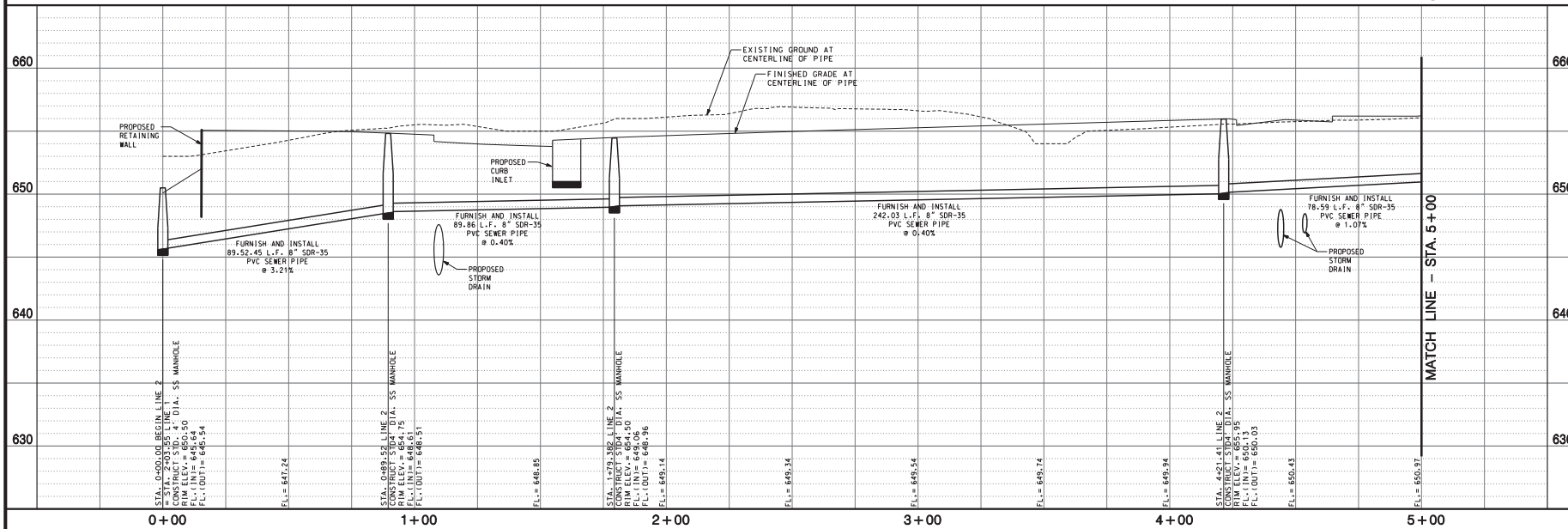
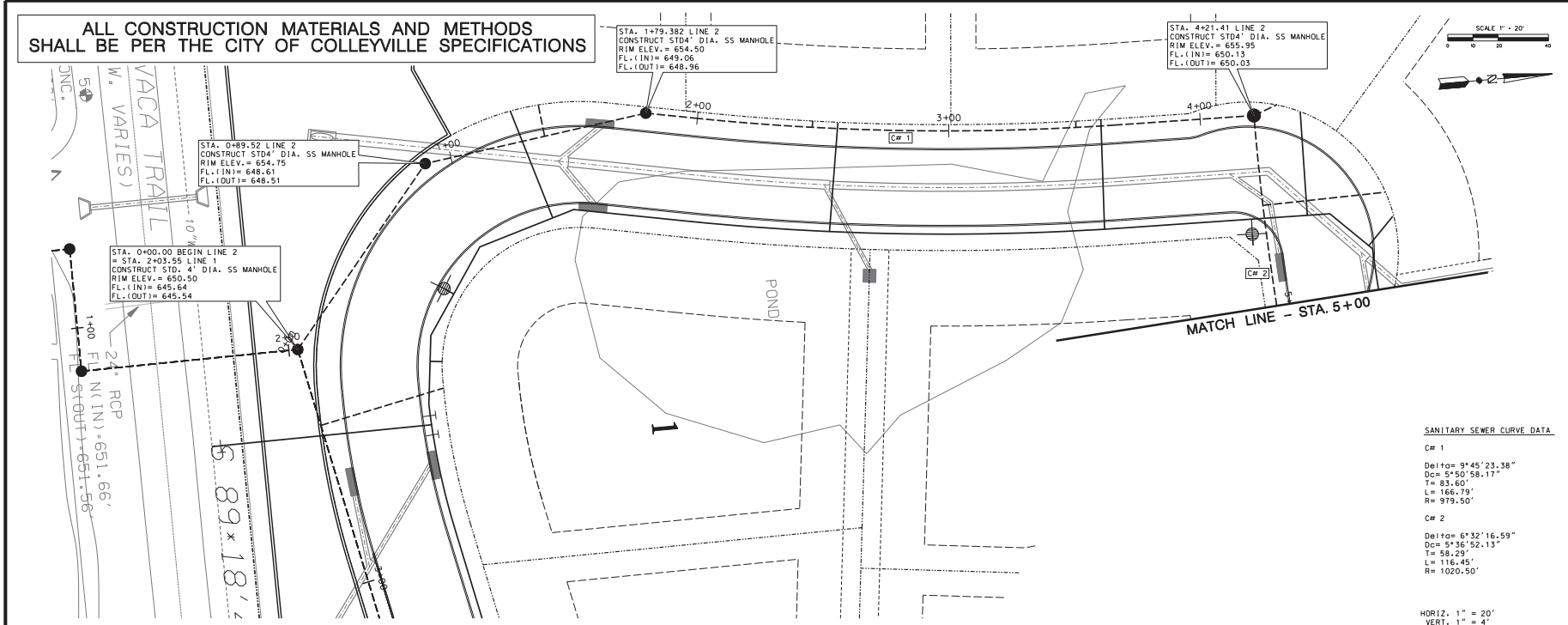
KEITH M. HAMILTON 87384 \$DATE\$
PC NO. DATE

NO.	REVISION	BY	DATE	JOB	040-005
				DATE	3/25/2018
				DESIGNED	R. M. H.
				DRAWN	J. B. L.
				CHECKED	R. M. H.
				INSTRUMENTED	
				ENGINEERING	

C1.05A

Sanitary Sewer Plan

ALL CONSTRUCTION MATERIALS AND METHODS
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CIVIL ENGINEERS
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LEGACY NORTH
CITY OF COLLEYVILLE, TEXAS

SANITARY SEWER LINE 2 PLAN AND PROFILE
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KEITH M. HAMILTON, P.E. (017384) - DUTY
FL. NO. 001

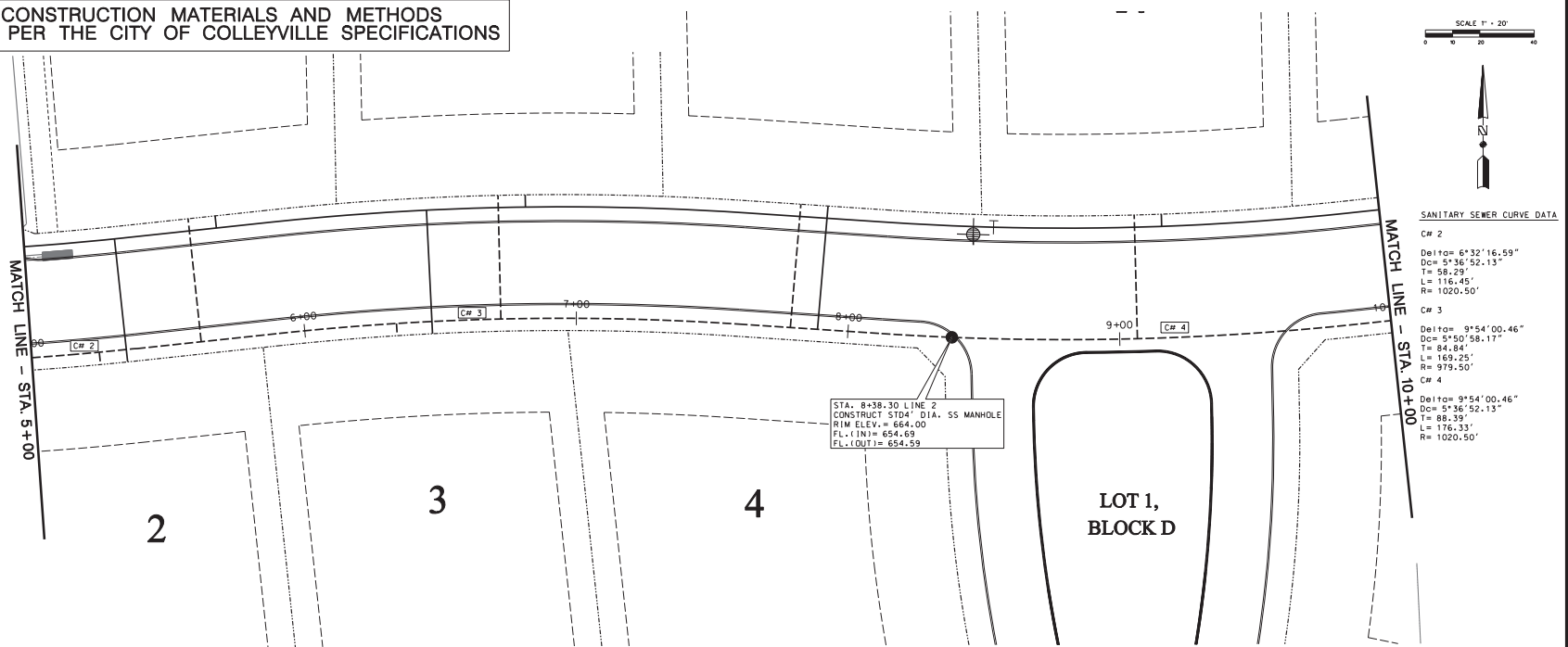
DATE 3/25/2019
DESIGNED K.M.H.
DRAWN J.B.L.
CHECKED K.M.H.
SCALE AS SHOWN
SHEET NUMBER 1-200

NO.	REVISION	BY	DATE

C1.05C

Sanitary Sewer Plan

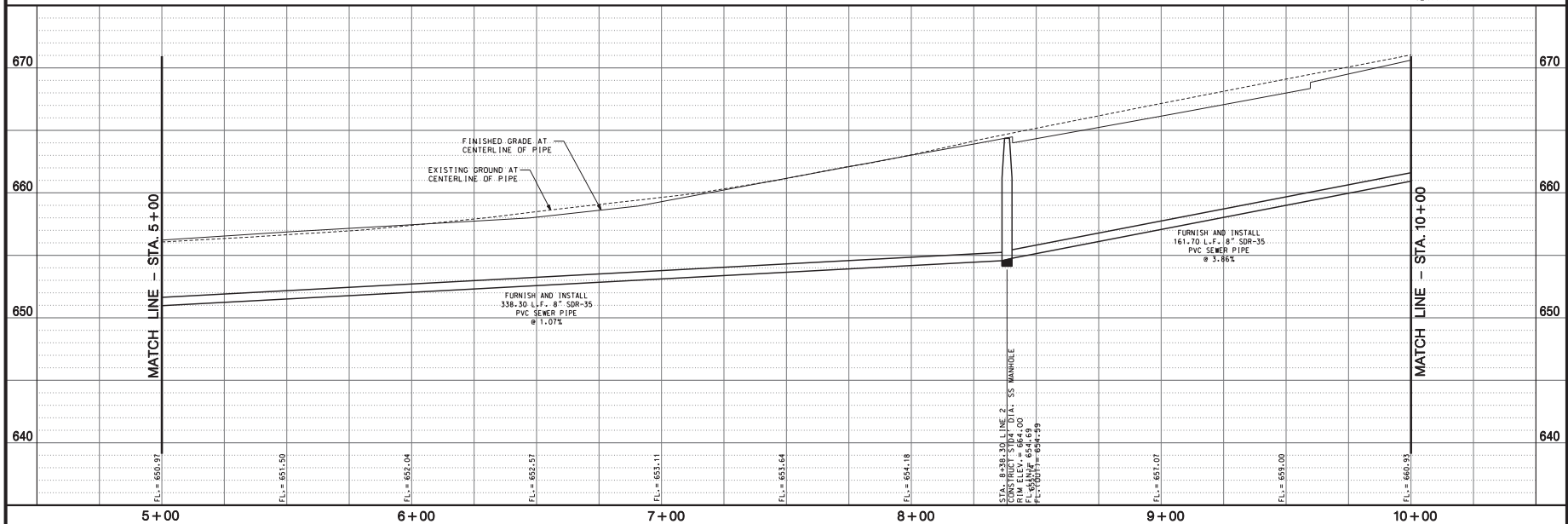
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LEGACY NORTH
CITY OF COLLEYVILLE, TEXAS

SANITARY SEWER LINE 2 PLAN AND PROFILE
STA. 5+00 TO STA. 10+00



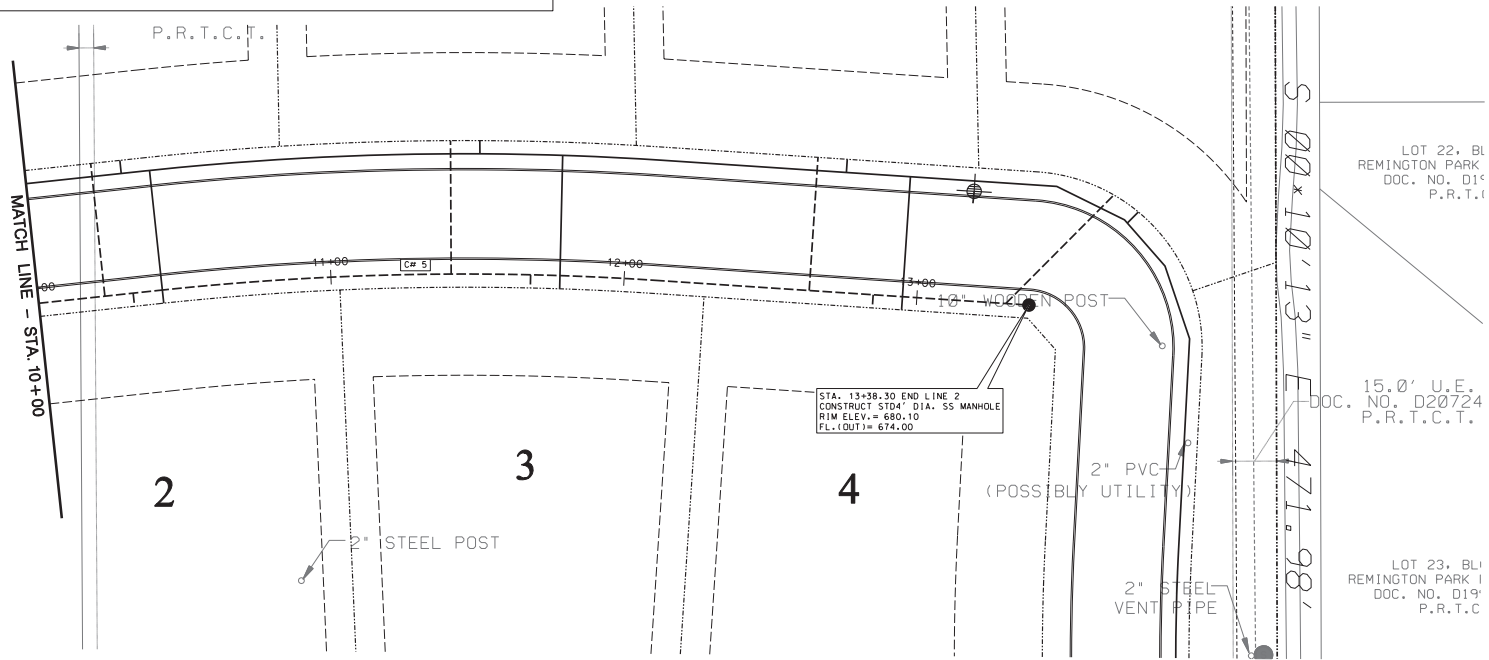
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KEITH M. HAMILTON, EIT 3884, DATE: 3/25/2019

NO.	REVISION	DATE	BY	CHKD	DATE	BY	CHKD
1		3/25/2019					
2							
3							
4							
5							
6							
7							
8							
9							
10							

SHEET
C1.05D

Sanitary Sewer Plan

ALL CONSTRUCTION MATERIALS AND METHODS
SHALL BE PER THE CITY OF COLLEYVILLE SPECIFICATIONS



SCALE 1" = 20'

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 10, 20, and 40, representing feet. The total length of the bar is 40 feet.

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CITY OF COLLEYVILLE, TEXAS

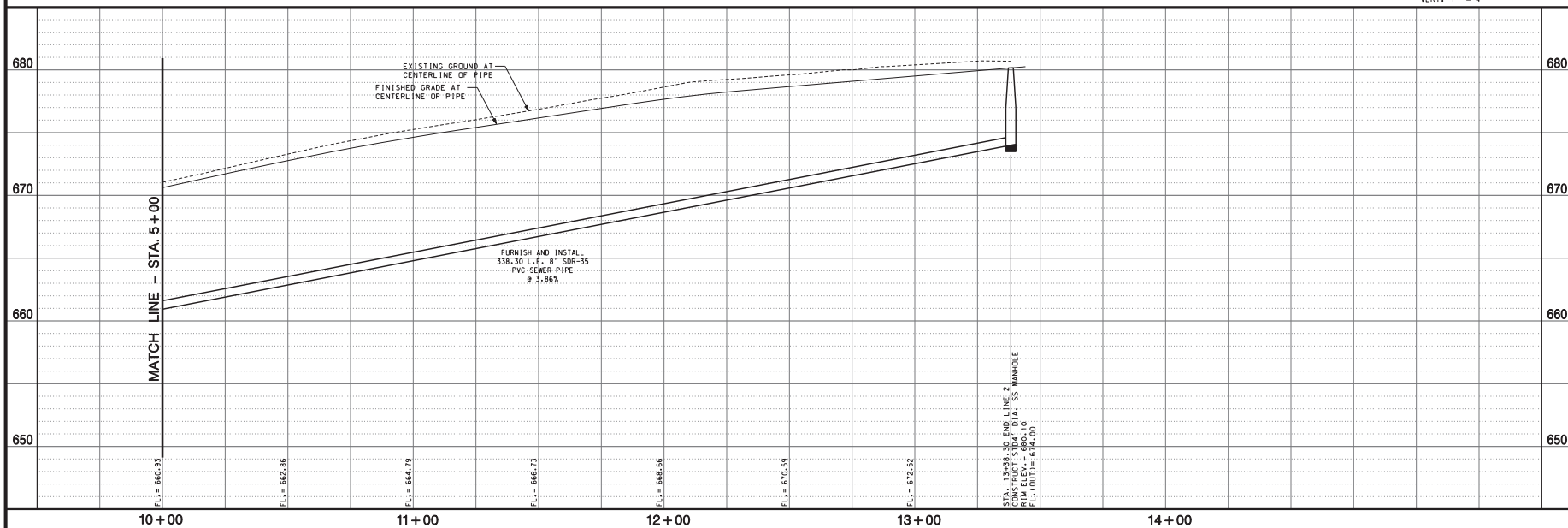
SANITARY SEWER LINE 2 PLAN AND PROFILE
STA. 10+00 TO STA.

SANITARY SEWER CURVE DATA

C# 5

Delta= 9°54'00.46"
Dc= 5°50'58.17"
T= 84.84'
L= 169.25'
R= 979.50'

HORIZ. 1" = 20'
VERT. 1" = 4'



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KEITH M. HAMILTON 87384 \$DATE\$

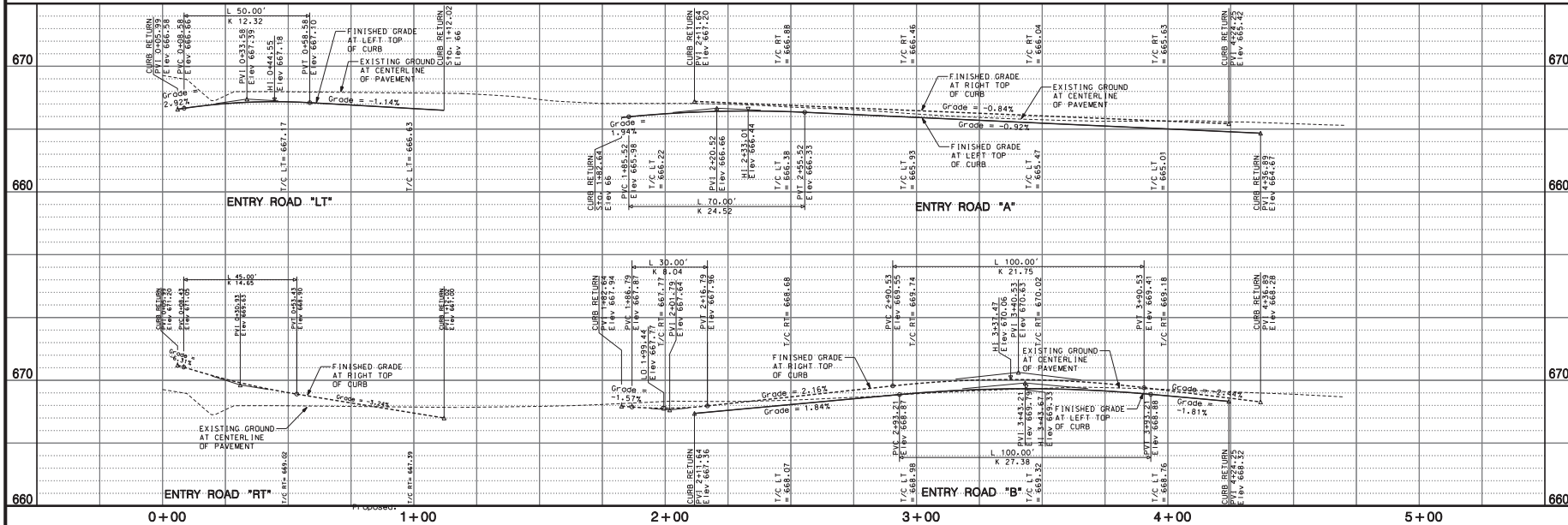
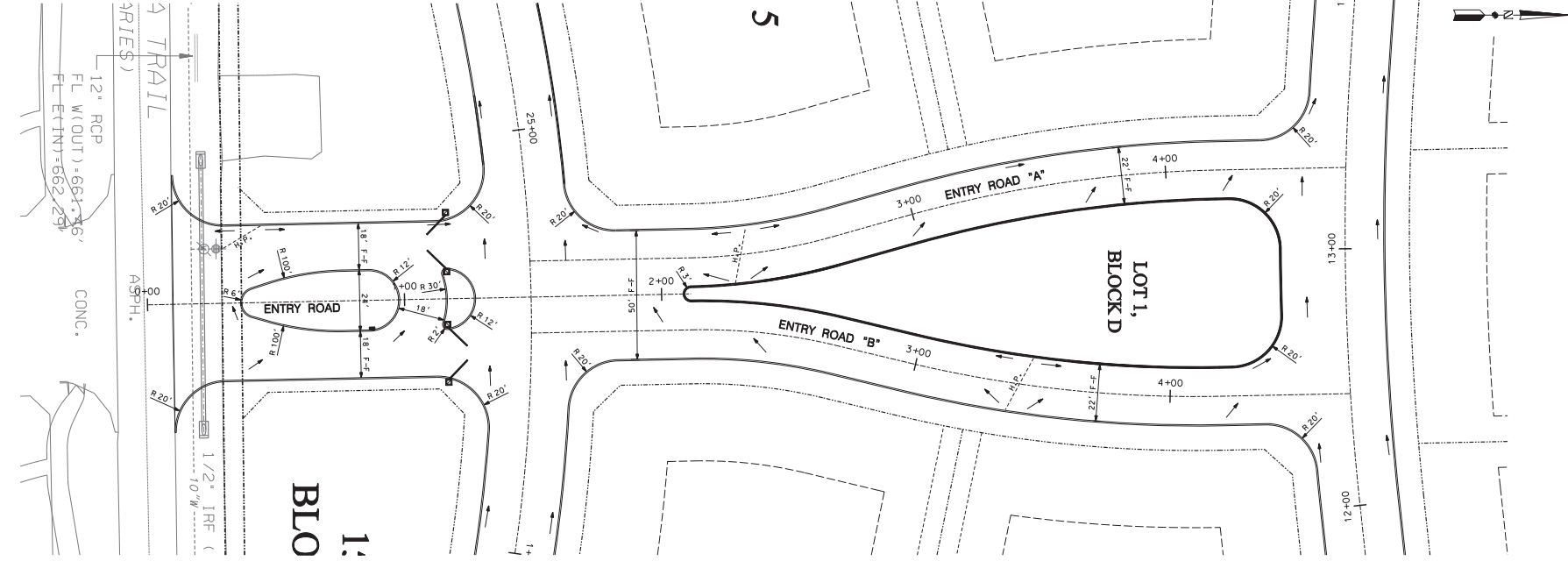
PE NO. DATE

NO.	REVISION	BY	DATE	JOB	DWG NO.
				DATE	3/25/2018
				DESIGNED BY	R. M. J.
				CHECKED BY	J. B. L.
					R. M. J.
					TECH. SUPERVISOR
					ENGINEER IN CHARGE

SHEET
C1.05E

Plan and Profile

ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE PER THE CITY OF COLLEYVILLE SPECIFICATIONS



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COLLEYVILLE, TEXAS 76034
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LEGACY NORTH
CITY OF COLLEYVILLE, TEXAS
CAMBRIA WAY
PLAN AND PROFILE

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KEITH M. HAMILTON, P.E. (817) 258-9488

DATE: 3/25/2019
DESIGNED: K.M.H.
DRAWN: J.B.L.
CHECKED: K.M.H.
IN CHARGE: K.M.H.
PROJECT NUMBER: 17-000

NO.	REVISION	BY	DATE

SHEET
C1.03

Plan and Profile

ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE PER THE CITY OF COLLEYVILLE SPECIFICATIONS

6

5

PAVEMENT CENTERLINE CURVE DATA

CR 1
 Del11g= 12°45'23.34"
 Dc= 9°32'57.47"(11) Dc= 9°32'57.47"(12)
 L= 61.00'
 E= 14.00'(11) L= 119.58'(12)
 R= 600.00'(11) R= 600.00'(12)

CR 2
 Del11g= 106°35'28.27"
 Dc= 71°37'11.01"
 L= 107.35'
 E= 148.83'
 R= 80.00'

SCALE 1" = 20'



15
BLOCK A

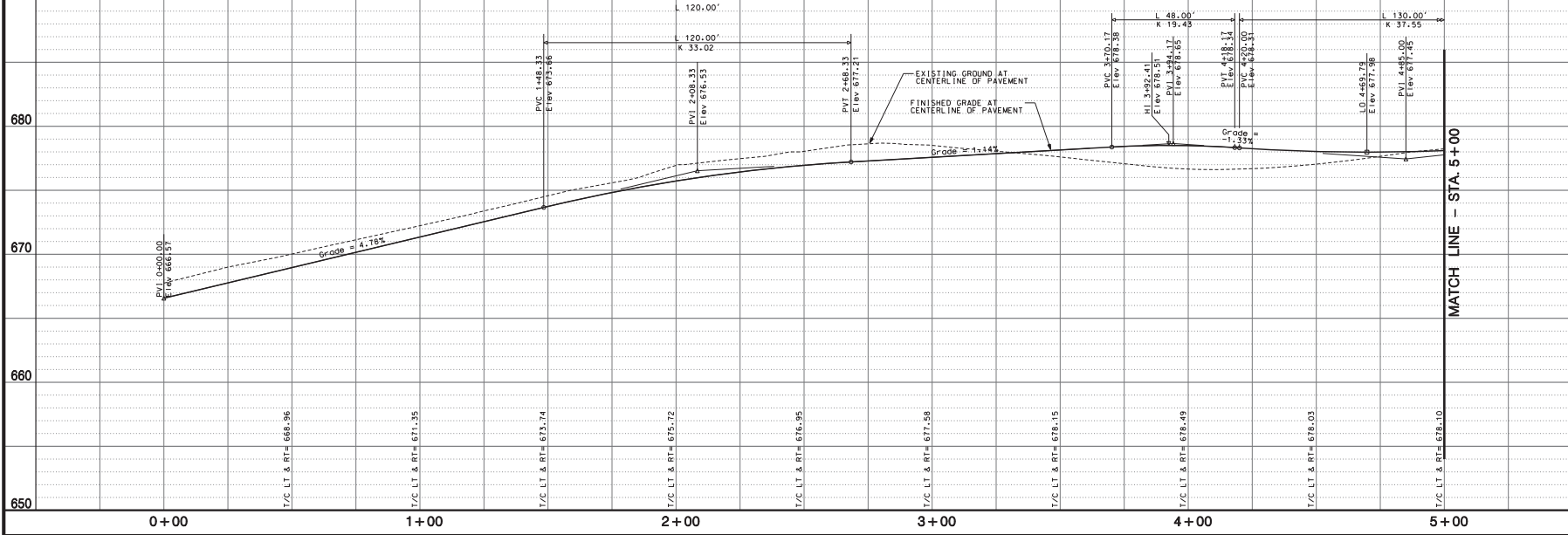
25' B.L.
VOL. 388-46, PG. 877
P.R.T.C.T.

1/2" IRF
N 76°27' E-0.38'

CONSTRUCT 5' WIDE CONCRETE FLUME WITH 100 S.F. ROCK RIP-RAP

WEST LAVACA TRAIL ASPH.
(R.O.W. VARIES)

HORIZ. 1" = 20'
VERT. 1" = 4'



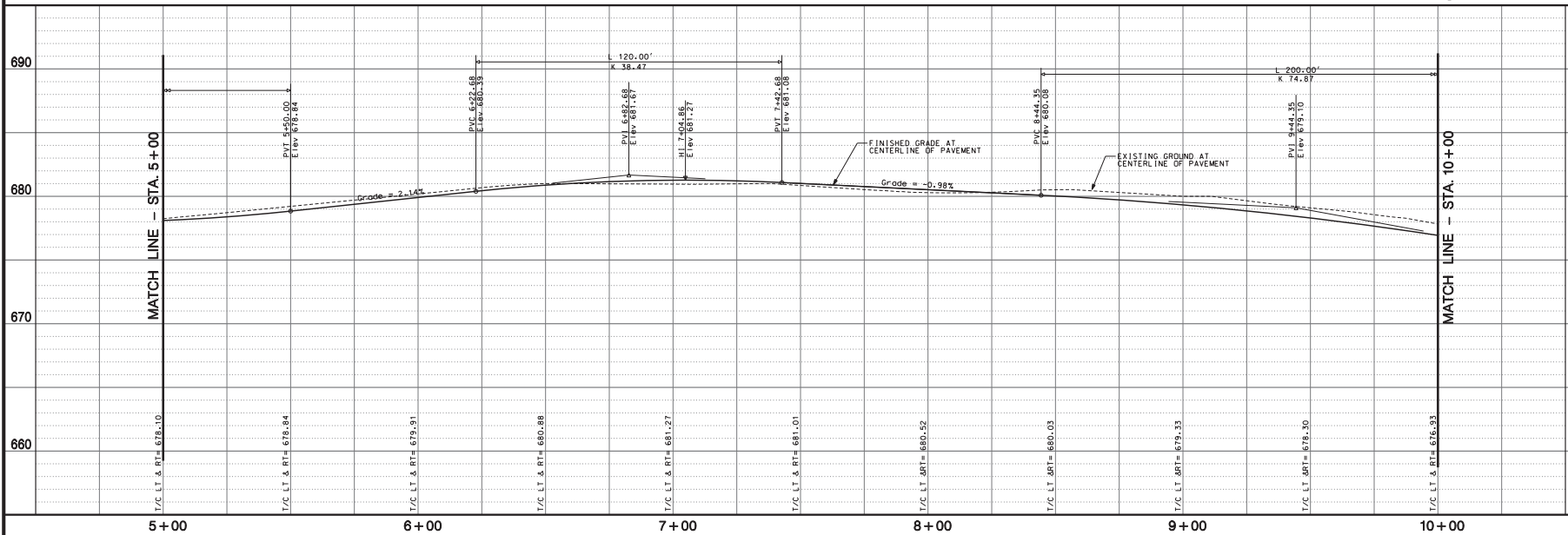
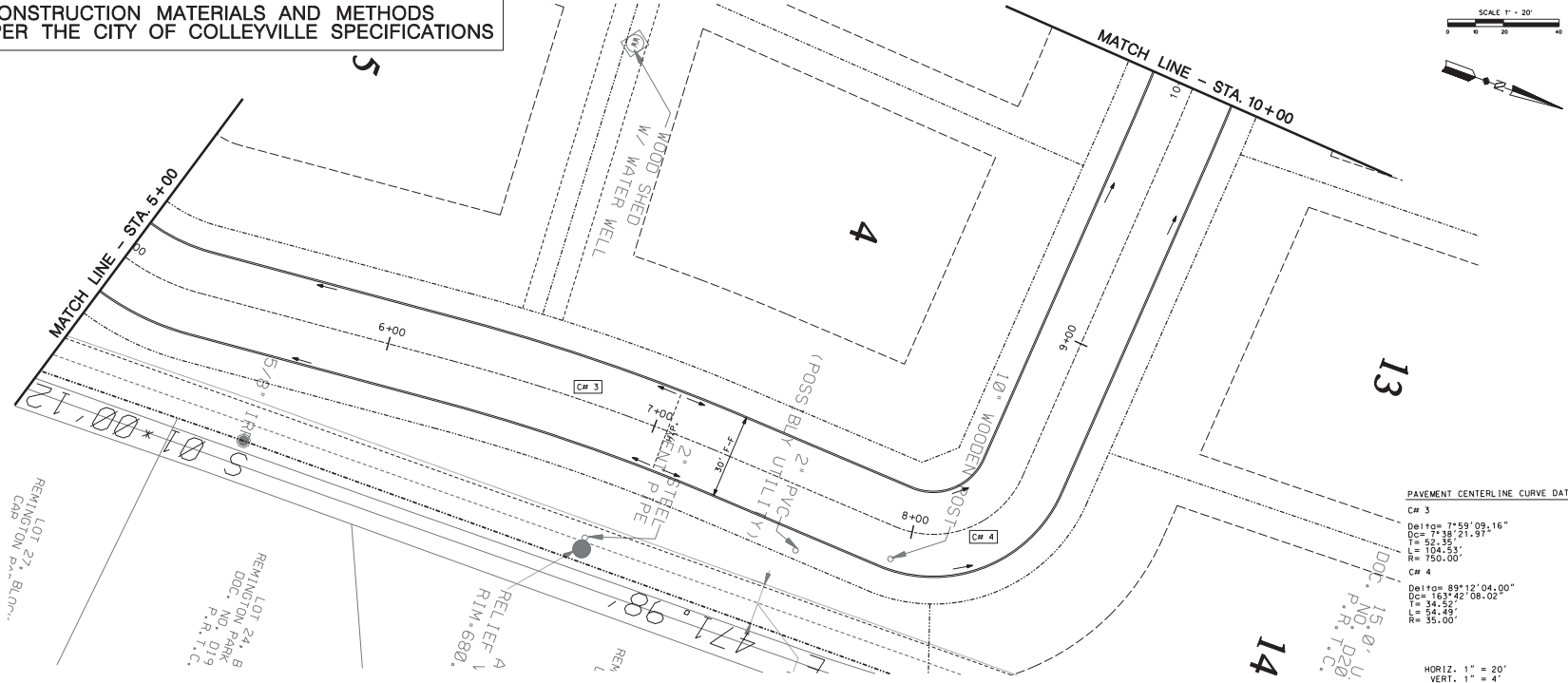
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8541 MICHELLE ST., SUITE 100, DALLAS, TX 75246
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LEGACY NORTH
CITY OF COLLEYVILLE, TEXAS
SHADY BEND CIRCLE PLAN AND PROFILE
STA. 0+00 TO STA. 5+00

PRELIMINARY FOR REVIEW		DATE		BY	
DESIGNED		3/25/2019			
DRAWN		J.B.L.			
CHECKED		J.B.L.			
IN CHARGE		J.B.L.			
PROJECT NO.		C1.03A			
SHEET		1 OF 1			

Plan and Profile

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10000 N. DALLAS STREET, SUITE 100
DALLAS, TEXAS 75243
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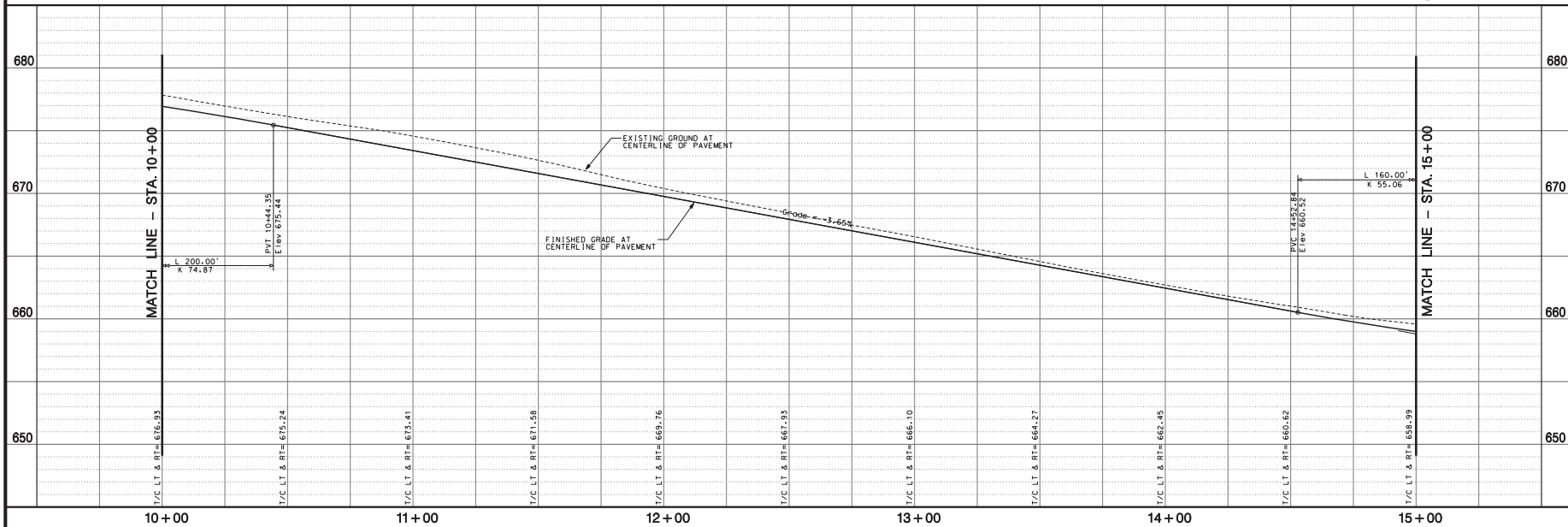
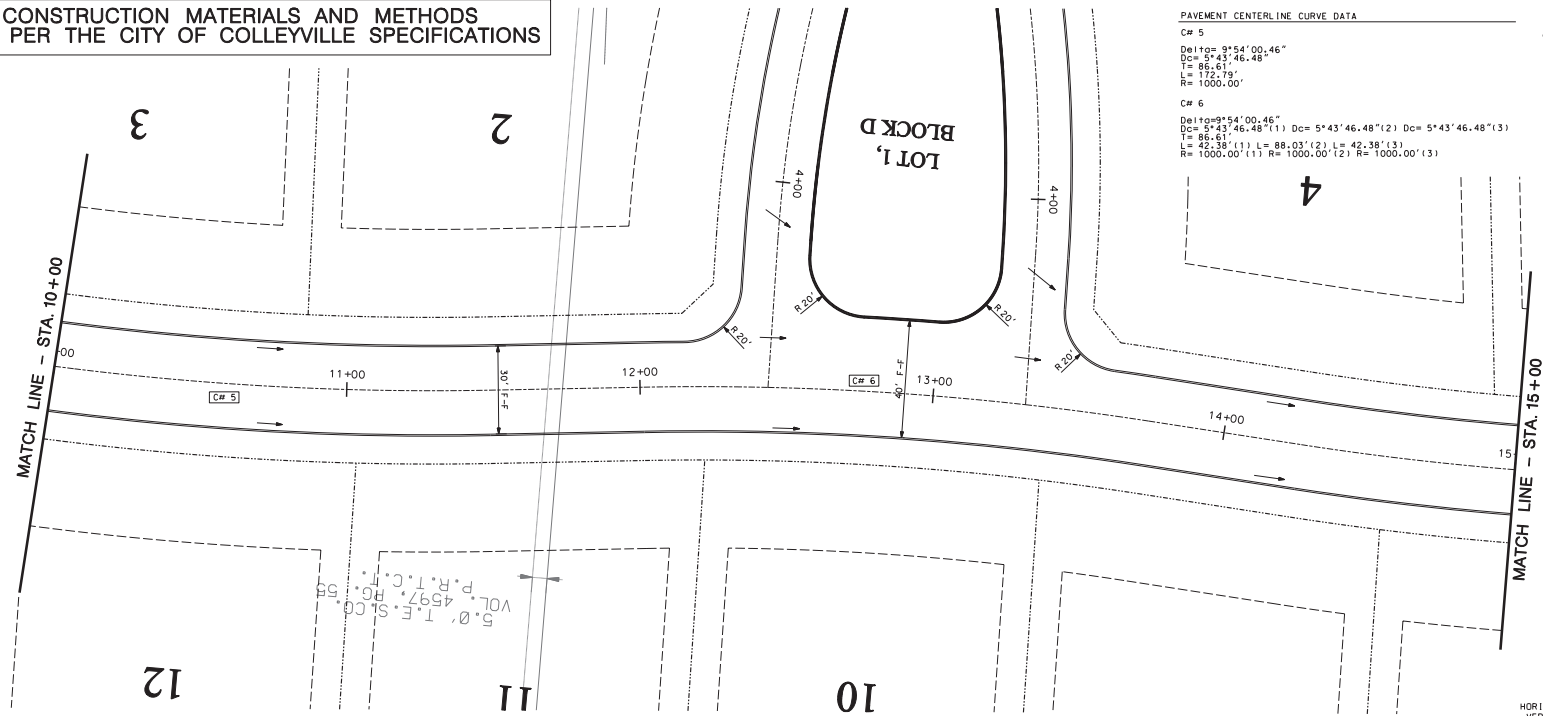
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CITY OF COLLEYVILLE, TEXAS
SHADY BEND CIRCLE PLAN AND PROFILE
STA. 5+00 TO STA. 10+00

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PREPARED BY OR UNDER SUPERVISION OF
KEITH M. HAMILTON, P.E.
DATE: 3/25/2019
BY: [Signature]
CHECKED: [Signature]
DESIGNED: [Signature]
DRAWN: [Signature]
SCALE: AS SHOWN
SHEET: C1.03B

NO.	REVISION	BY	DATE

Plan and Profile

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**L. HAMILTON
DUFFY, PC**
CONSULTING

CIVIL ENGINEER
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DALLAS, TEXAS 75247
PHONE (817) 258-9488 WWW.LHAMILTONDUFFY.COM

LEGACY NORTH
CITY OF COLLEYVILLE, TEXAS
STREET C PLAN AND PROFILE
STA. 10+00 TO STA. 15+00

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FROM L. HAMILTON DUFFY, PC.

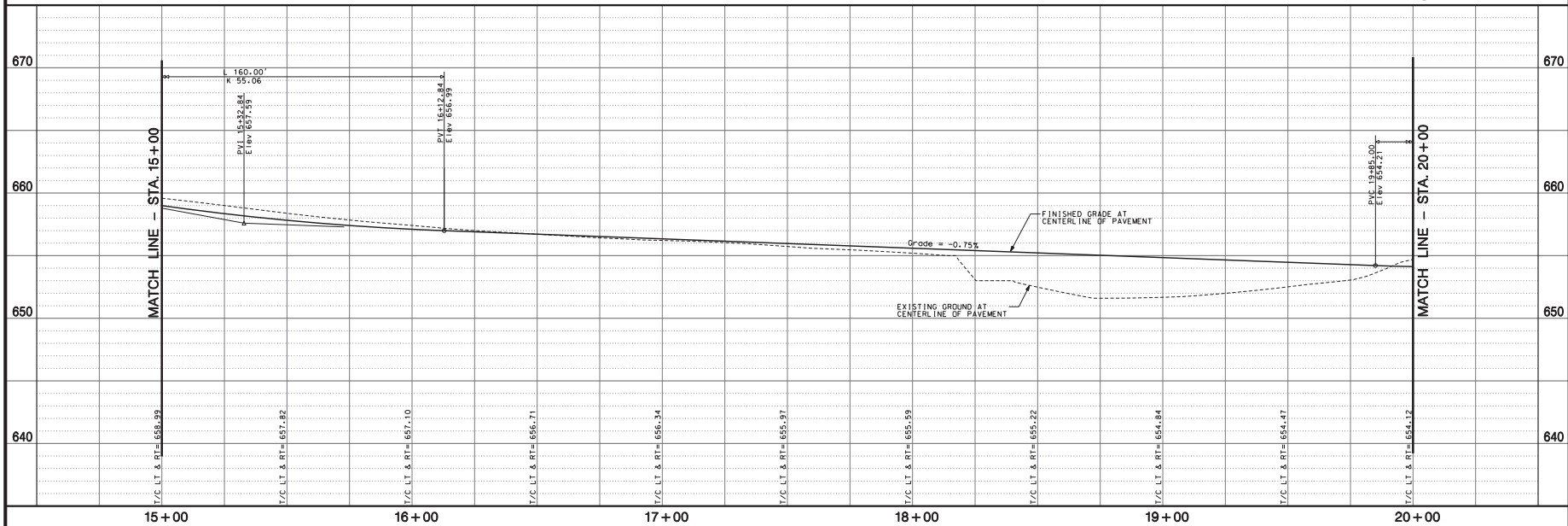
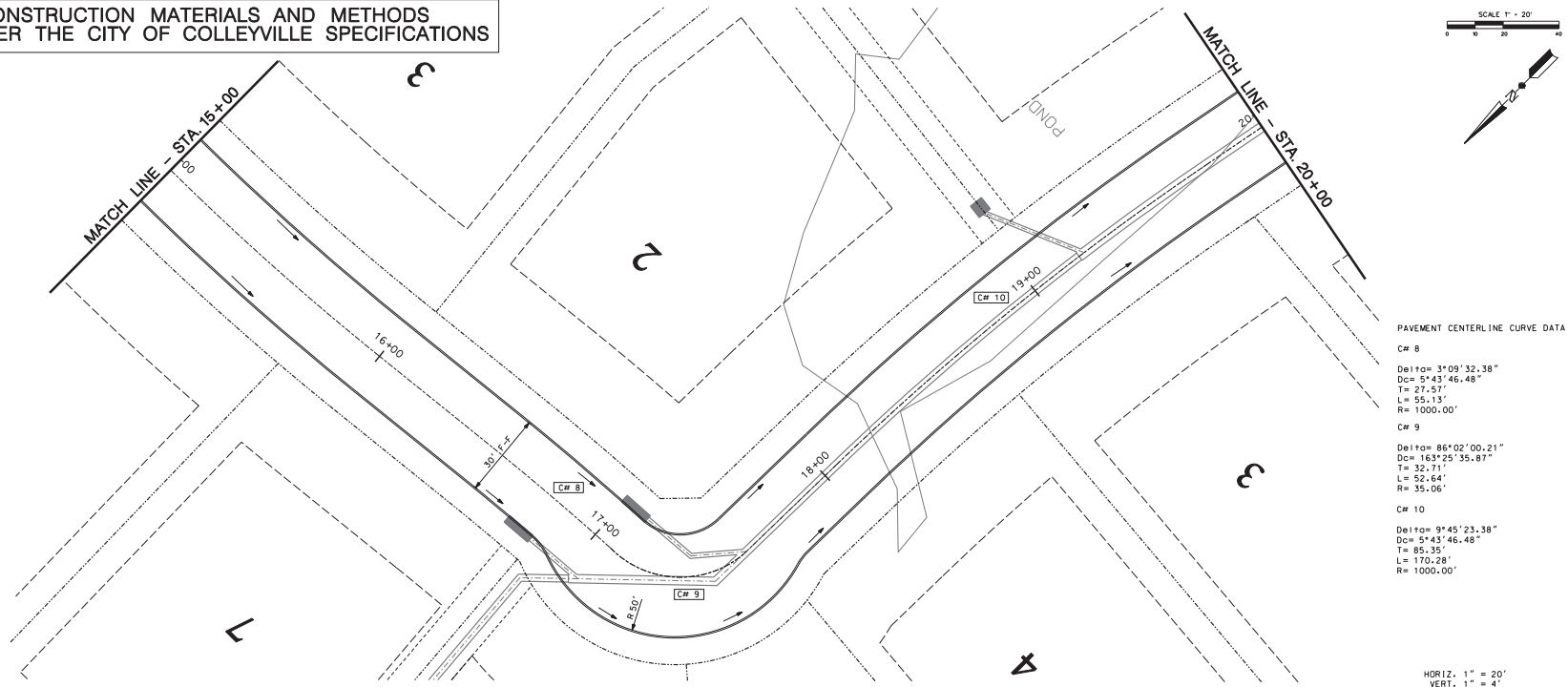
NO.	REVISION	BY	DATE	JOB	DATE
1				040-055	3/25/2019

DESIGNED	CHECKED	IN CHARGE

SHEET
C1.03C

Plan and Profile

ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE PER THE CITY OF COLLEYVILLE SPECIFICATIONS



HAMILTON DUFFY, PC
CONSULTING
CIVIL ENGINEERS
8041 MIDCITY BLVD., SUITE 1000
DALLAS, TEXAS 75246
PHONE (817) 258-9488 WWW.HAMILTONDUFFY.COM

LEGACY NORTH
CITY OF COLLEYVILLE, TEXAS
SHADY BEND CIRCLE PLAN AND PROFILE
STA. 15+00 TO STA. 20+00

PRELIMINARY FOR REVIEW		DATE: 3/25/2019	
DESIGNED	K.M.H.	DRAWN	J.B.L.
CHECKED	K.M.H.	IN CHARGE	J.B.L.
PROJECT: SHADY BEND CIRCLE		SHEET: C1.03D	
DATE: 3/25/2019		BY: [Signature]	
PROJECT: SHADY BEND CIRCLE		SHEET: C1.03D	

Plan and Profile

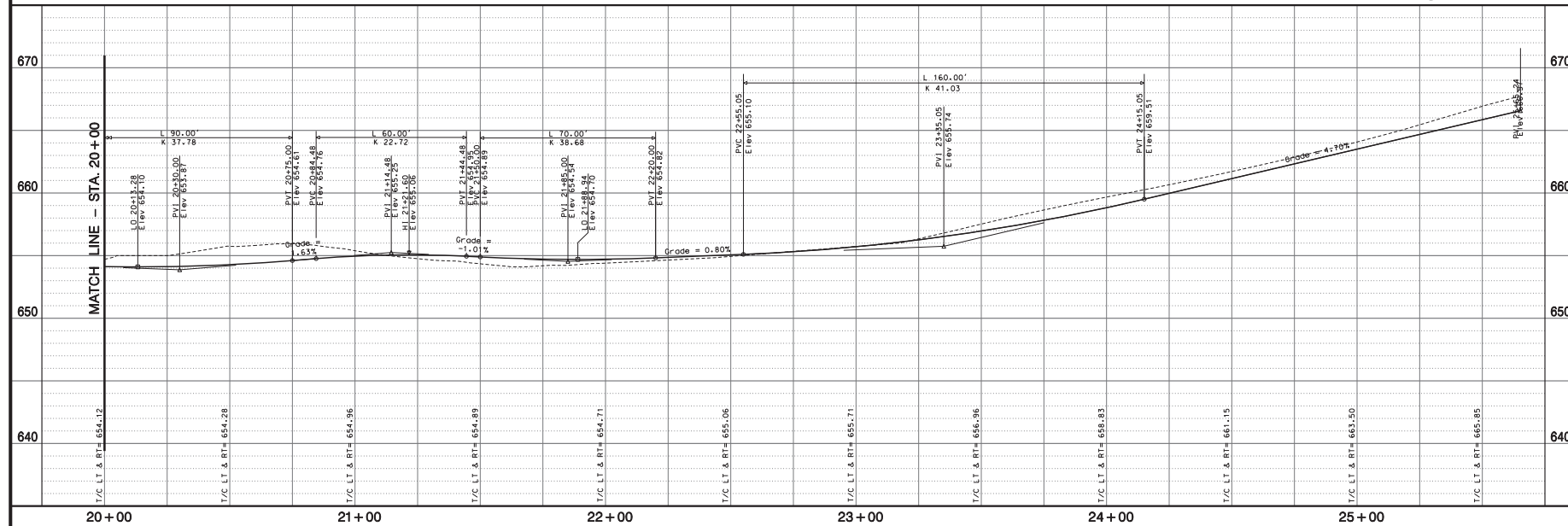
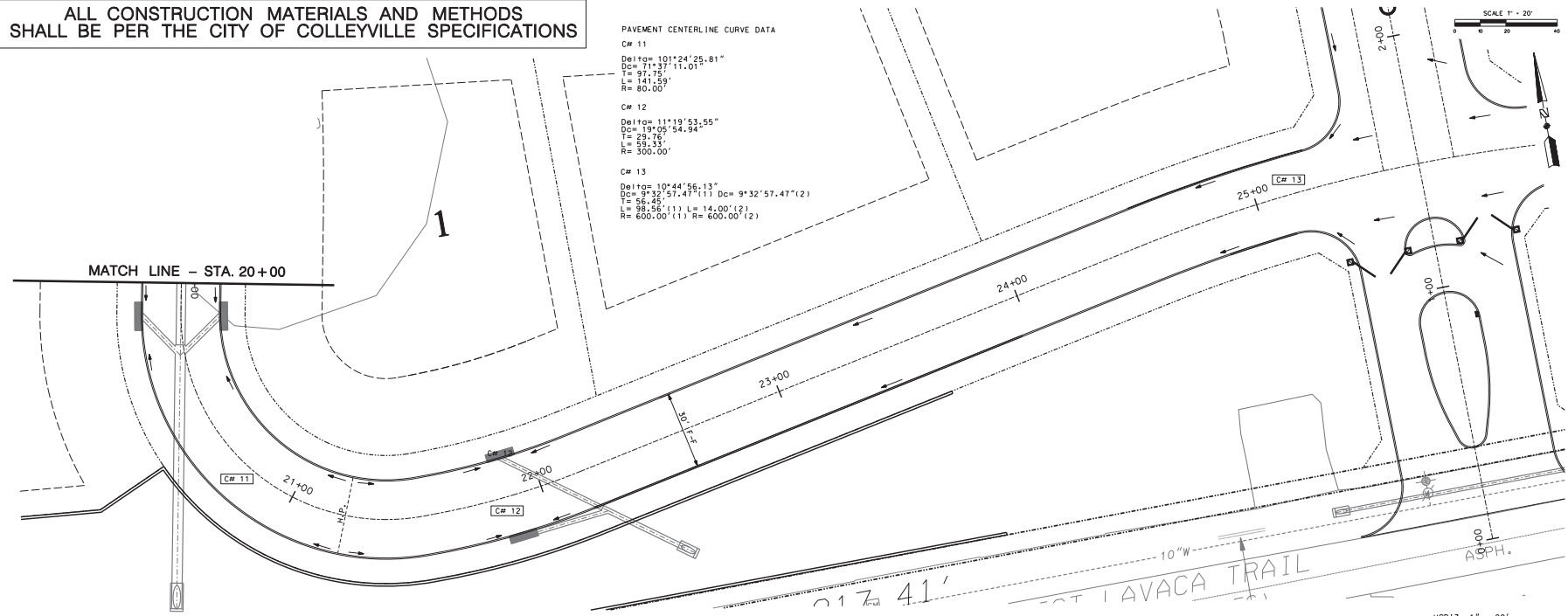
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PAVEMENT CENTERLINE CURVE DATA

C# 11
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Dc= 91°32'57.47"(1) Dc= 9°32'57.47"(2)
T= 97.75'
L= 141.59'
R= 80.00'

C# 12
Delta= 11°19'53.55"
Dc= 19°05'54.94"
T= 29.76'
L= 59.53'
R= 300.00'

C# 13
Delta= 10°44'56.13"
Dc= 91°32'57.47"(1) Dc= 9°32'57.47"(2)
T= 56.45'
L= 98.95'(1) L= 14.00'(2)
R= 600.00'(1) R= 600.00'(2)



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DUFFY, PC**
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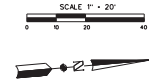
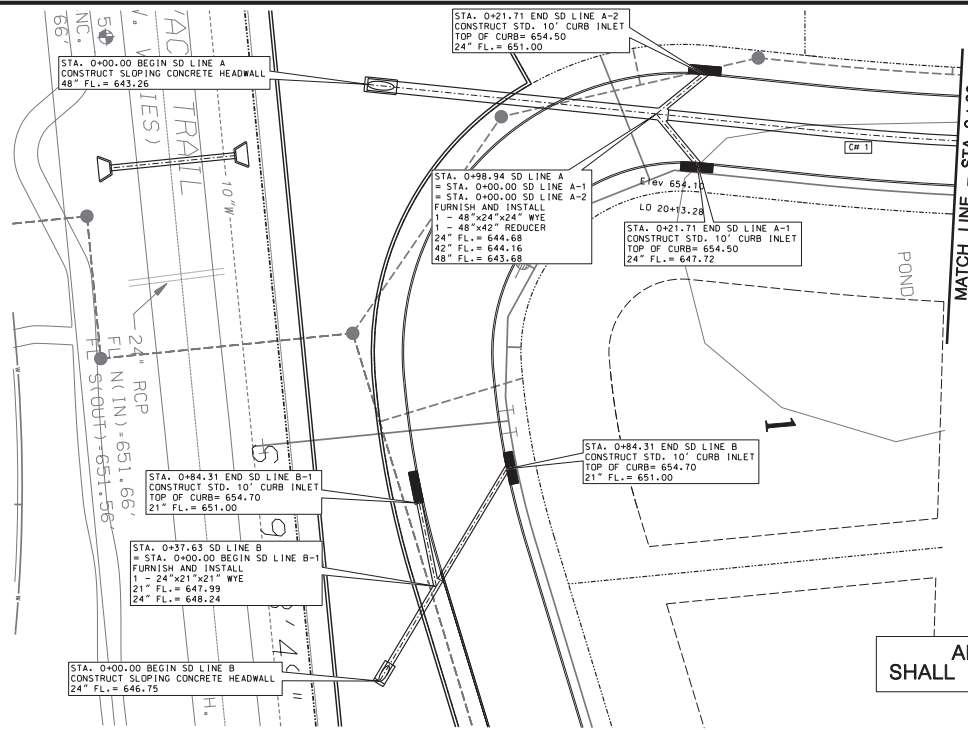
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DATE: 3/25/2019
DESIGNED: K.M.H.
DRAWN: J.B.L.
CHECKED: K.M.H.
IN CHARGE: J.B.L.
PROJECT NUMBER: 19-001

NO.	REVISION	BY	DATE
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2			
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C1.03E

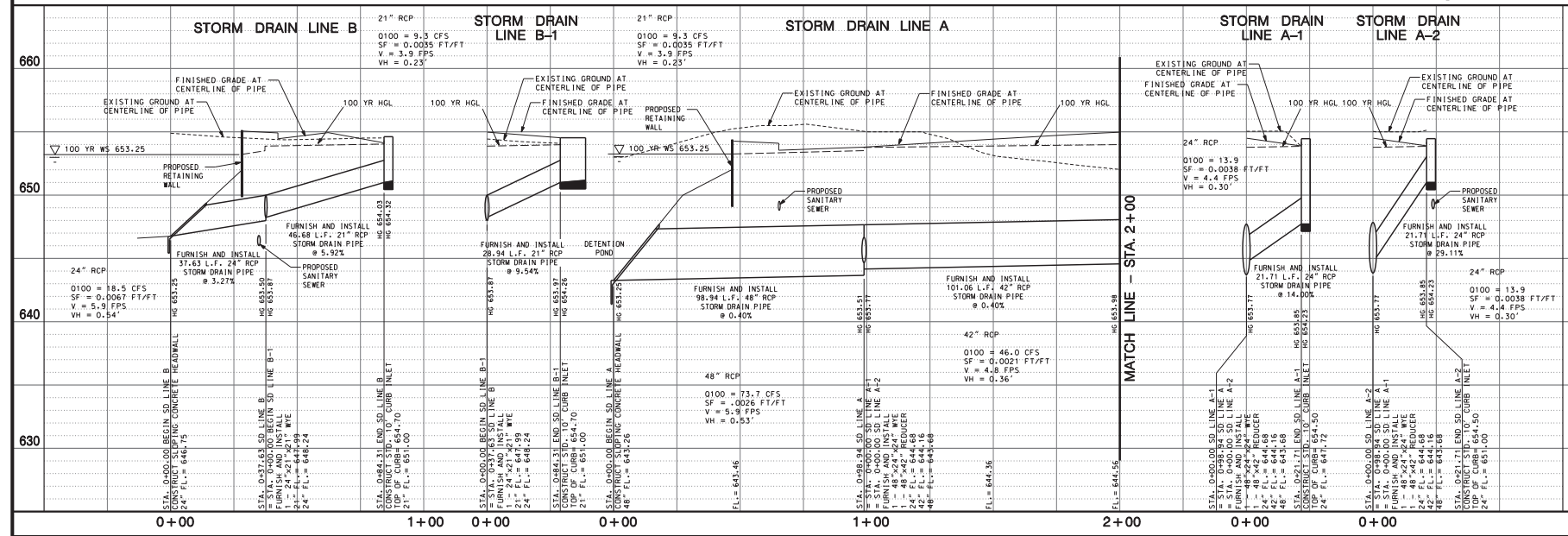
Plan and Profile



STORM DRAIN CURVE DATA
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 Dc = 5°43'05.31"(1) Dc = 5°43'05.31"(2)
 L = 85.52'
 L = 53.12'(1) L = 116.89'(2)
 R = 1002.00'(1) R = 1002.00'(2)

ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE PER THE CITY OF COLLEYVILLE SPECIFICATIONS

HORIZ. 1" = 20'
 VERT. 1" = 4'



HAMILTON DUFFY, PC
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 CIVIL ENGINEERS
 8541 MULTISTAR DRIVE, SUITE 100
 COLLEYVILLE, TEXAS 76034
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 CITY OF COLLEYVILLE, TEXAS

**STORM DRAIN LINE A & B
 PLAN AND PROFILE**

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 PREPARED BY: KEITH M. JAMISON
 DATE: 3/25/2019
 DRAWN BY: J.M.H.
 CHECKED BY: J.M.H.
 REVISIONS: 1-2019

DATE: 3/25/2019
 DESIGNED: J.M.H.
 DRAWN: J.M.H.
 CHECKED: J.M.H.
 REVISIONS: 1-2019

DATE: 3/25/2019
 DESIGNED: J.M.H.
 DRAWN: J.M.H.
 CHECKED: J.M.H.
 REVISIONS: 1-2019

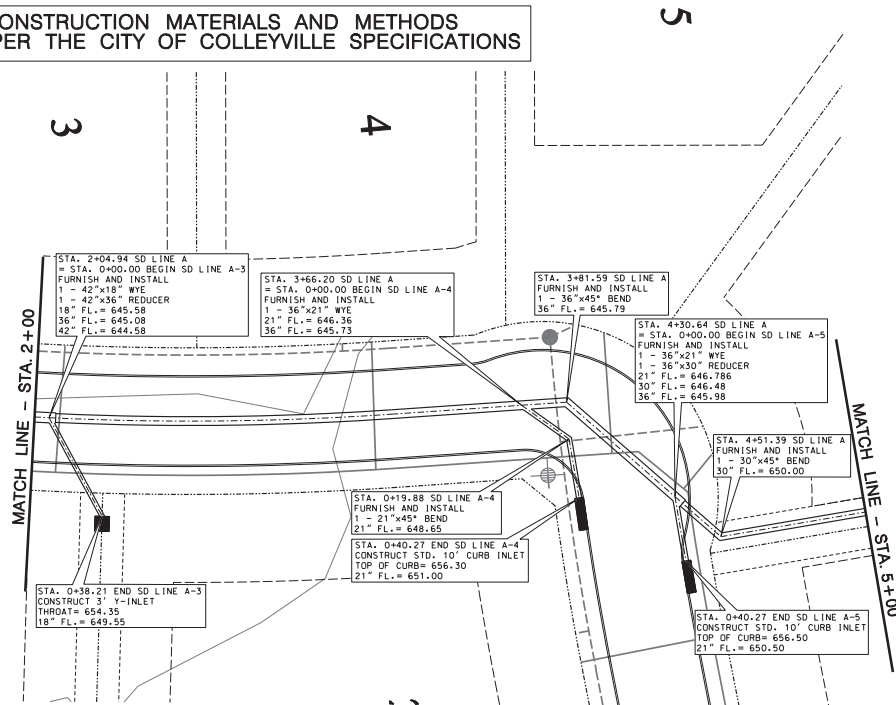
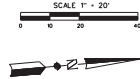
BY: _____
 DATE: _____
 REVISION: _____

SHEET
 C1.04

DATE: 3/25/2019
 DESIGNED: J.M.H.
 DRAWN: J.M.H.
 CHECKED: J.M.H.
 REVISIONS: 1-2019

Plan and Profile

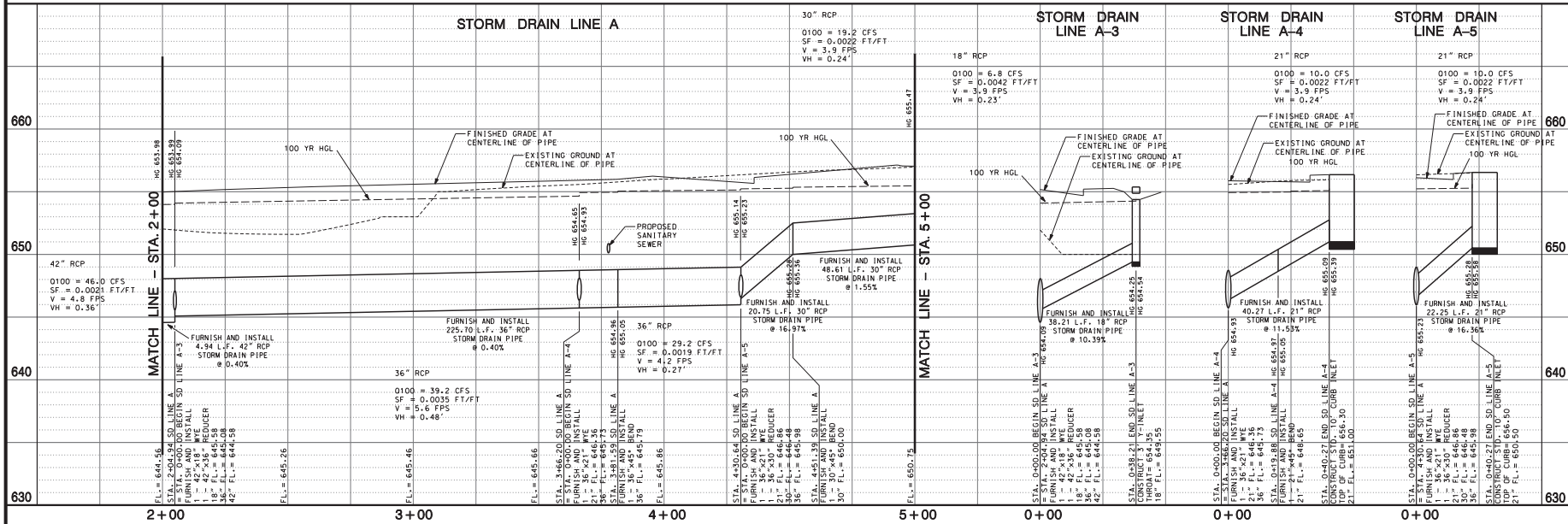
ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE PER THE CITY OF COLLEYVILLE SPECIFICATIONS



STORM DRAIN CURVE DATA

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 Delta = 9°45'23.38"
 D = 543.05, 31°11'11" D = 543°05.31°(2)
 T = 85.52'
 L = 53.73' (1) L = 116.89' (2)
 R = 1002.00' (1) R = 1002.00' (2)

HORIZ. 1" = 20'
 VERT. 1" = 4'



HAMILTON DUFFY, PC
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 6241 MIDCITIES BLVD. - NORTH RICHLAND HILLS, TEXAS 76182
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 STORM DRAIN LINE A
 PLAN AND PROFILE

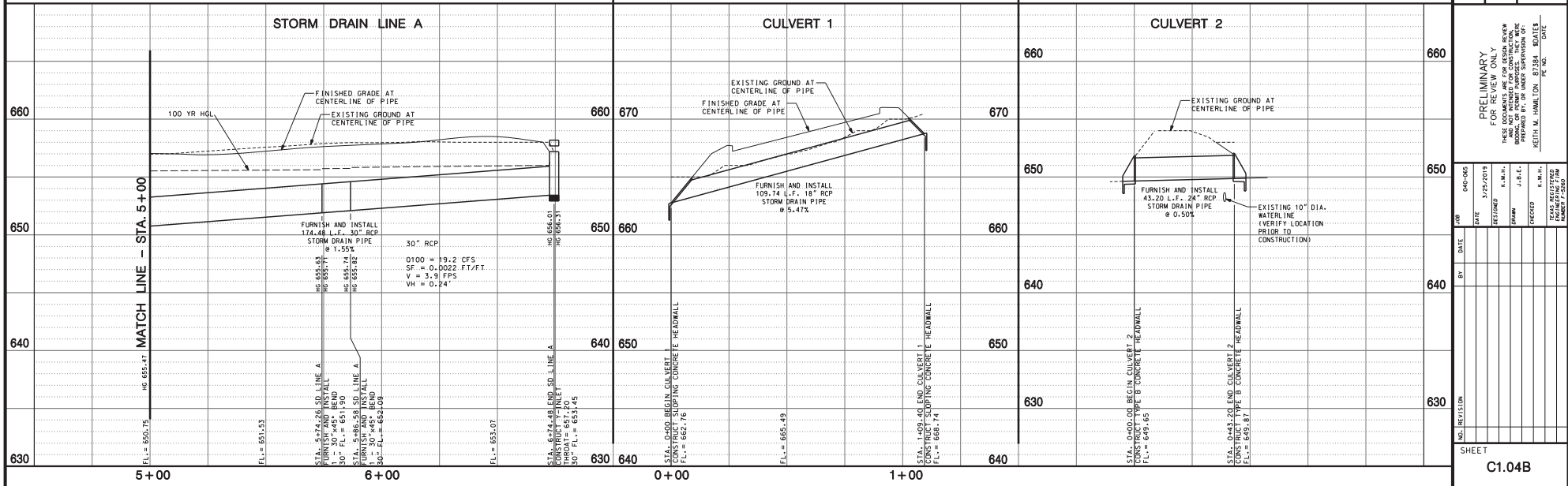
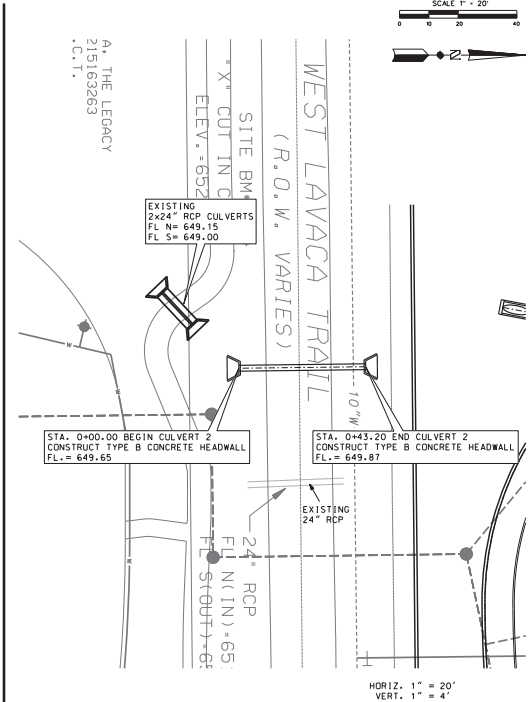
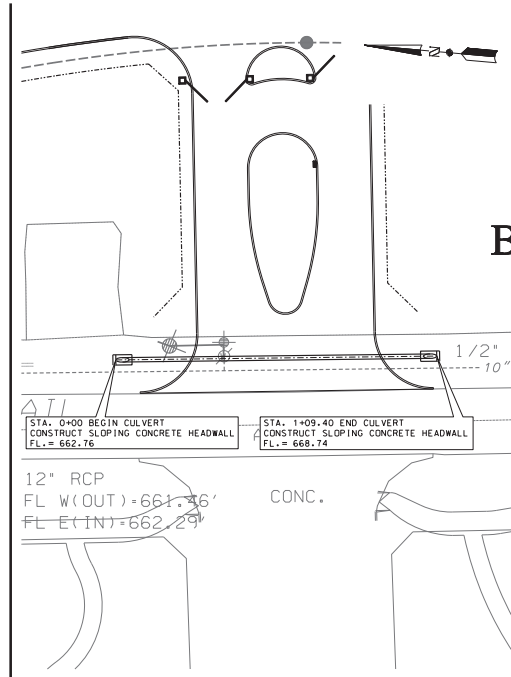
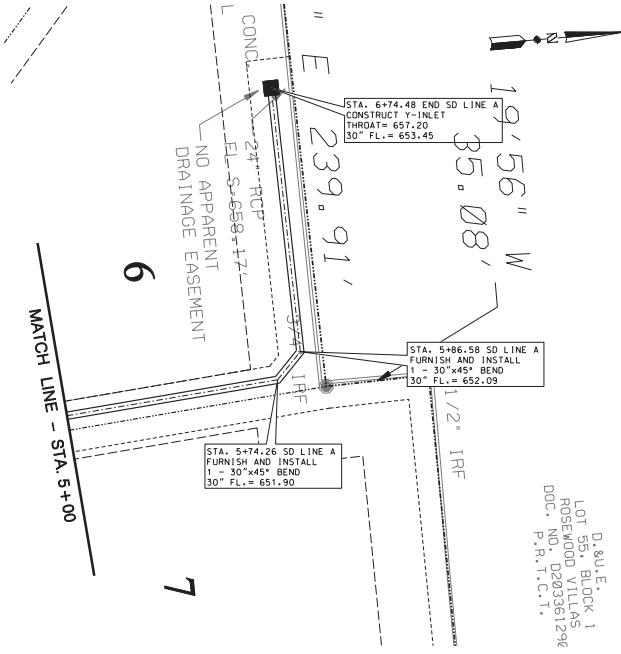
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 KEITH M. HAMILTON, 87384, 0045, 0045

NO.	REVISION	BY	DATE
1	ISSUED		3/25/2019
2	REVISED		
3	REVISED		
4	REVISED		
5	REVISED		
6	REVISED		
7	REVISED		
8	REVISED		
9	REVISED		
10	REVISED		

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ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE PER THE CITY OF COLLEYVILLE SPECIFICATIONS



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LEGACY NORTH
CITY OF COLLEYVILLE, TEXAS
STORM DRAIN LINE A
PLAN AND PROFILE

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PREPARED BY: KEITH M. HAMILTON, 87384, 80475
DATE: 3/25/2019

NO.	REVISION	DATE	BY	CHKD	DATE	DESIGNED	CHECKED	IN CHARGE	DATE
1		3/25/2019							

SHEET
C1.04B

Tree Preservation Plan



Tree Preservation Notes

- ALL TREES SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING). REFERENCE SHEET TP-04 FOR TREE PROTECTION DETAILS.
- REFERENCE RELATED CIVIL ENGINEERING PLANS FOR EXACT LOCATION OF UNDERGROUND UTILITY LINES.
- REFERENCE RELATED IRRIGATION PLANS FOR LOCATION OF UNDERGROUND IRRIGATION HEAD AND LINE LOCATIONS.
- INDIVIDUAL LOT OWNERS/BUILDERS ARE REQUIRED TO SUBMIT A DETAILED LOT GRADING PLAN, SIGNED AND SEALED BY A TEXAS REGISTERED PE TO THE CITY ALONG WITH THEIR BUILDING PERMIT APPLICATIONS. SINGLE LOTS SHALL ACCOMMODATE THEIR OWN DRAINAGE.

Tree Legend

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED DURING SUBDIVISION CONSTRUCTION
	EXISTING TREE TO BE REMOVED DURING HOME CONSTRUCTION
	TREE PROTECTION FENCING FOR SUBDIVISION CONSTRUCTION
	TREE PROTECTION FENCING FOR BUILDER CONSTRUCTION

Tree Summary For: Legacy North - Oct. 3, 2018

Tree Canopy	%	ft ²	Acres
Project Area		754,571	17.323
Tree Canopy Coverage	40.4%	304,613	6.993
Required Preservation of Tree Canopy	50%	152,307	3.496
Canopy of Exempt Trees		138,807	3.187
Maximum Credit for Preserving Canopy of Exempt Trees		69,404	1.593
Preserved Canopy of Exempt Trees		3,089	0.071
Preserved Canopy of Non-Exempt Trees		165,856	3.806
Provided Preservation of Tree Canopy	55%	168,895	3.877
Surplus Preservation of Tree Canopy		16,589	0.381
Tree Mitigation			
Required Tree Mitigation Planting			
Provided Tree Mitigation Planting			
Surplus Tree Mitigation Planting			
Required Tree Mitigation Payment	\$0.00		
Provided Tree Mitigation Payment			
Surplus Tree Mitigation Payment	\$0.00		



0 50' 100' 200'
1" = 50'-0"

SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture



APPLICANT
Hat Creek Development
P.O. Box 92747
Southlake, TX 76092
Phone: 817-329-3111
Contact: Kosse Maykus

THE LEGACY NORTH
COLLEVILLE, TEXAS

Issued
Oct 3, 2018

Revisions

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TP.01

Tree Preservation Plan
PLAN

Tree Preservation Plan

[illegible][illegible][illegible][illegible][illegible]

Year	Country	Age	Sex	Value	Value	Value	Value	Value
1991	Germany	10	10.8	2.01				
1991	Germany	5	7.9	2.01				
1991	Germany	8	10.1	2.01				
1991	Germany	7	10.8	2.01				



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COLLEYVILLE, TEXAS

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TP.02

Tree Preservation Plan

TREE PRESERVATION NOTES:

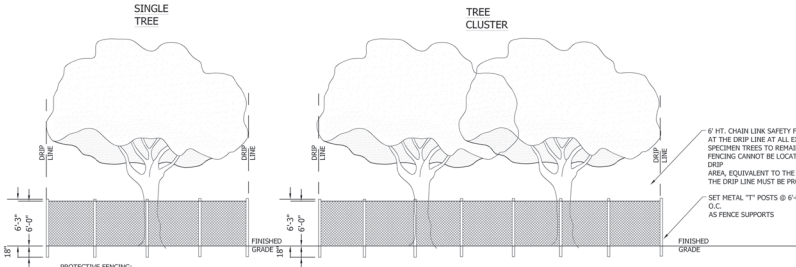
1. All trees shown on this plan, to be preserved, shall be protected during construction with temporary fencing. Tree protection fences shall be installed prior to commencement of any site preparation work (clearing, grubbing or grading).
2. Fences shall completely surround the tree or clusters of trees. The fence shall be located at the outermost limits of the tree branches or critical root zone. The fence will be maintained throughout the construction project in order to prevent the following:
 - a. Soil compaction in the critical root zone resulting from vehicular traffic or storage of equipment or materials.
 - b. Critical root zone disturbances due to grade changes greater than two inches (2") cut of fill or boring which was not authorized by the City.
 - c. Wounds to the trunk, limbs or exposed roots by mechanical equipment.
 - d. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
3. In cases of area constraints where protective fencing is closer to the trunk than four feet (4'), the trunk must be protected with strapped-on planking to a height of eight feet (8') or to the limits if lower branching.
4. All grading within critical root zones of protected trees shall be performed by hand or small equipment to minimize damage. Prior to grading, relocate the protective fencing to two feet (2') behind the grade change area.
5. Trees most heavily impacted by construction activities should be watered deeply once a week during periods of hot and dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.
6. Trenching for landscape irrigation shall be located as far from the existing trunks as possible.
7. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.

Prohibited Activities: The following activities shall be prohibited within the limits of the critical root zone of any tree which is subject to Tree Protection.

1. Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the critical root zone of any protected tree.
2. Equipment Cleaning/Liquid Disposal: No equipment may be cleaned or other liquids deposited within the limits of the critical root zone of any protected tree. This would include, but not be limited to, paint, oil, solvents, asphalt, concrete, mortar or other materials.
3. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature, shall be attached to any protected tree.
4. Vehicular Traffic: No vehicular and/or construction equipment traffic or parking is allowed within the critical root zone of protected trees.

Tree Flagging:

1. Tree Flagging: All trees to be removed from the construction site shall be flagged with bright red vinyl tape, wrapped around the main trunk, at a height of four feet (4') or more such that the tape is visible to workers on foot or driving equipment.
2. Tree Identification: All protected trees shall be tagged with the unique classification number described in Section 5.8. Said number shall correspond to the number listed on the protection plan and shall be clearly visible and legible on a metallic surface located between four and five feet above the base of the tree. The classification number shall remain on the tree until all construction is complete and final approval has been obtained by the City.
3. Protective Fencing: All protected trees shall have protective fencing located at the tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height. The protective fencing may be located within the critical root zone of the specimen tree for approved construction only as determined by the Administrative Official. The fencing shall follow the delineation of the approved construction. In order to protect the trunk, the trunks of all protected trees shall be wrapped with orange vinyl construction fencing such that the trunk will be easily visible during construction activities.
4. Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree.
5. Construction Pruning: In a case where a low hanging limb may be broken during the course of construction, the obtrusive limb may be cut. The limb shall be cut either flush to the trunk, on or at the next joint of the limb. The wound shall then be sealed with pruning paint. In no instance shall pruning involve a portion of the trunk OR thirty percent (30%) of the entire canopy with the Administrative Official's prior approval.
6. Site Signage: Prior to, and during, construction activities, a sign(s), clearly visible from any adjacent roadways, shall be placed by the developer stating the following: "All trees located within an orange fenced area are considered protected. To report any tree protection violations, please contact (phone number designated by the Administrative Official)". The Administrative Official may require the addition of more specific contact information to the sign. Lettering shall be a minimum of 8 inches in height, shall be legible and able to read from a passing vehicle on any adjacent roadway. The sign dimensions shall, at a minimum, be five feet in width and height, the overall sign height shall be a minimum of 8 feet (8') in height measured from the ground to the top of the sign. The sign colors shall be as follows: lettering shall be black, the sign background shall be fluorescent green.

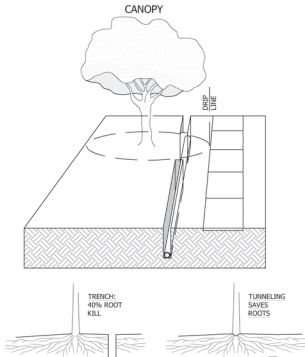


PROTECTIVE FENCING:

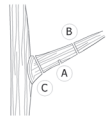
ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING OR SIMILAR FENCING, AT LEAST 6'-0" (6') HIGH AND SUPPORTED AT A MAXIMUM OF TEN-FOOT (10') INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE.

PRIOR TO CONSTRUCTION:

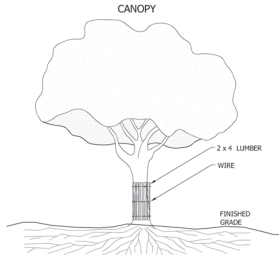
THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE OR GROUP OF TREES ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREES TO PROTECT THEM FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.



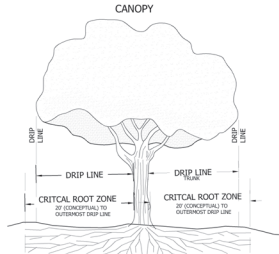
BORING: BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN THOSE AREAS WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OR PROTECTED TREES. WHEN REQUIRED, THE LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AT A MINIMUM AND SHALL BE A MINIMUM OF 48 INCHES.



- A. MAKE PARTIAL CUT FROM BENEATH, AT A POINT SEVERAL INCHES AWAY FROM THE TRUNK.
- B. MAKE A SECOND CUT FROM ABOVE SEVERAL INCHES OUT FROM THE FIRST CUT, TO ALLOW THE LIMB TO FALL SAFELY.
- C. COMPLETE THE JOB WITH A FINAL CUT JUST OUTSIDE THE BRANCH COLLAR, THE RAISED AREA THE SURROUNDS THE BRANCH WHERE IT JOINS THE TRUNK.



IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUB CONTRACTOR SHALL PROTECT THE TREE WITH 2" X 4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.



CRITICAL ROOT ZONE:

THE AREA OF UNDISTURBED NATURAL SOIL AROUND A TREE DEFINED BY A CONCENTRIC CIRCLE WITH A RADIUS OF FEET EQUAL TO THE NUMBER OF INCHES OF TRUNK DIAMETER.

DRIP LINE:

A VERTICAL LINE RUN THROUGH THE OUTERMOST PORTION OF THE CANOPY OF A TREE AND EXTENDING TO THE GROUND.



SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture



APPLICANT

Hat Creek Development
P.O. Box 92747
Southlake, TX 76092
Phone: 817-329-3111
Contact: Kosse Haykal

THE LEGACY NORTH
COLLEVILLE, TEXAS

Issued
Oct 3, 2018

Revisions

SHEET
TP.03

Agreement Between Rosewood Villas and Hat Creek Development Regarding the Legacy North Development

1. Tree Preservation Zone

Hat Creek Development will ensure that all existing trees on Legacy North ("LN") lots 6, 7, 8, 9 and 10 (based on the LN Plat dated September 12, 2018 and submitted to the City of Colleyville) within 20 feet of the common property line of Rosewood Villas HOA ("Rosewood Villas") Legacy North are preserved and will reflect this preservation in the LN plat and deed restrictions.

2. Installation of Live Oaks

Hat Creek Development ("Hat Creek") will install approximately thirty (30) Live Oak trees parallel to the southern property line of Rosewood Villas.

- a. The trees will be installed within 20 feet of the Rosewood Villas southern property line at approximately 20-foot intervals beginning at the Legacy North ("LN") western property line and extending eastward to the Rosewood Villas eastern property line (approximately the midpoint of lot 10).
- b. The trees will be at least 4-inch caliper.
- c. The trees will be planted as soon as practicable after installation of the Legacy North roads and utilities.
- d. The trees will be planted whether or not there is an existing tree at the specified interval, with the exception of a large native Pear tree on lot 9. In the event the Hat Creek landscaper determines that this Pear tree should be removed, or if this tree dies or is severely damaged prior to the occupancy of a home on this lot, Hat Creek will install a Live Oak tree (minimum 4-inch caliper) to replace it.
- e. The Hat Creek landscaper will provide a warranty to ensure prompt replacement of any tree that dies or is severely damaged, for any reason within a two-year period after planting, with a comparable tree. In addition, Hat Creek will replace any trees damaged during home construction with a comparable tree, regardless of the elapsed time since planting.
- f. The installation of these trees will be reflected in the LN plat and Hat Creek will ensure that a deed restriction requiring ongoing maintenance of these trees and replacement of dead trees is included in the LN deed restrictions.

These specifications may be adjusted slightly by Hat Creek based on field conditions after a consultation with Rosewood Villas HOA.

3. Installation of Shrubs

Hat Creek will install a line of shrubs along the full length of the existing Rosewood Villas wrought iron fence running along the Rosewood Villas southern property line.

Agreement Between Rosewood Villas and Hat Creek Development
Regarding the Legacy North Development

- a. The shrubs will be planted to create a "hedge" to minimize the visual impact of the LN homes from Rosewood Villas and provide privacy for the LN homeowners.
- b. The plant material used for this "hedge" will be selected by Hat Creek with the approval of Rosewood Villas.
- c. Hat Creek will modify the existing Rosewood Villas irrigation system along the Rosewood Villas southern property line to accommodate this "hedge".
 - i. The existing rotor heads will be relocated northward, beyond the hedge, to a point that will assure continued full coverage of the lawn areas now covered by these heads.
 - ii. A new drip irrigation line will be installed to irrigate the "hedge". This line will be installed as a separate zone on the appropriate Rosewood Villas controller to allow a separate watering schedule for the "hedge".
 - iii. Hat Creek will either employ the Rosewood Villas irrigation contractor, Jose Leon, to perform this work or obtain his approval with respect to the planned modifications prior to beginning any work.
- d. The Hat Creek landscaper will provide a warranty to ensure prompt replacement of any plants within the "hedge" that die within a two-year period after planting with a comparable plant.
- e. The Hat Creek irrigation contractor will provide Rosewood Villas with a full two-year parts and labor warranty to ensure proper operation of the modified irrigation system. Damage to the system beyond the control of the contractor, including but not limited to lawn mower damage, will not be included in the warranty.
- f. The irrigation system and the hedge will be the property of Rosewood Villas. After the warranty period neither Hat Creek nor its landscaper will have responsibility for the hedge or the modified irrigation system.

4. Repair and Renovation of Rosewood Villas Wrought Iron Fence

Hat Creek will repair any existing rust and damage to the existing Rosewood Villas wrought iron fence running along the Rosewood Villas southern property line. After completion of these repairs Hat Creek will powder coat this fence in black. This work will be completed as soon as practicable and prior to installation of the "hedge". In addition, Hat Creek will install on the common property line of lot 10 (based on the LN Plat dated September 12, 2018 and submitted to the City of Colleyville) an 8-foot cedar fence in the same fashion as the wooden fence to be constructed to the east along the Remington Park property line.

Agreement Between Rosewood Villas and Hat Creek Development
Regarding the Legacy North Development

5. Rock Retaining Wall

Hat Creek will verify the location of the existing rock retaining wall running along the southern property line of Rosewood Villas and identify any encroachments. If any encroachments are identified, Hat Creek and Rosewood Villas will execute an agreement that will hold harmless the encroaching party and provide for the ongoing maintenance of this retaining wall.

6. Temporary Construction Fence

As soon as practicable and prior to the start of construction activities, Hat Creek will install a temporary construction fence along the border of LN with Rosewood Villas to mitigate the flow of construction dust and debris onto Rosewood Villas property. It is anticipated that this fence will be chain link with a fabric overlay.

7. Legacy North Fencing

Hat Creek will ensure that no fencing will be installed in an east-west direction on lots 6, 7, 8, 9 and 10 (based on the LN Plat dated September 12, 2018 and submitted to the City of Colleyville) within 20 feet of the northern property line of these lots, except for wrought iron fencing required to secure a swimming pool. This restriction will also be included in the LN deed restrictions, which will require HOA approval of any such fencing prior to installation.

8. Drainage

Hat Creek will warrant that the existing Rosewood Villas drainage overflow onto LN lot 6 will be connected to the main street drainage system of LN and that this overflow will continue to operate as originally designed.

9. Legacy North Deed Restrictions

- a. Hat Creek will provide Rosewood Villas with a final copy of all LN deed restrictions and will ensure that the specific deed restrictions noted in this Agreement are not alterable by the LN HOA.
- b. All provisions of this Agreement will be included in the LN Deed Restrictions and will be separately enforceable by the Rosewood Villas HOA. The LN Deed Restrictions will include a specific provision reflecting the enforcement rights of the Rosewood Villas HOA.
- c. Hat Creek will file the LN Deed Restrictions at the initial closing of the LN property.

10. Consideration

In consideration of the above commitments by Hat Creek, Rosewood Villas agrees to fully and actively support Hat Creek's request to rezone the property located at 712 – 180 Lavaca Trail, Colleyville, TX (City of Colleyville Zoning Case ZC18-033).

Agreement Between Rosewood Villas and Hat Creek Development
Regarding the Legacy North Development

11. Entire Agreement

This Agreement contains the entire agreement of the parties and there are no other promises or conditions in any contract or agreement whether oral or written concerning the subject matter of this Agreement.

12. Severability

If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable.

13. Amendment

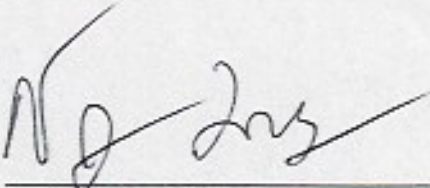
This Agreement may be modified or amended in writing, if the writing is signed by each party.

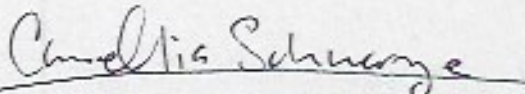
14. Effective Date

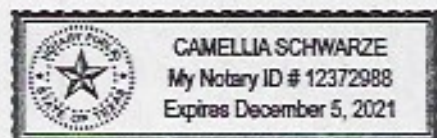
The terms of this Agreement shall be effective as of October 8, 2018, the date of the initial City of Colleyville Planning and Zoning Commission meeting considering Zoning Case ZC18-033.

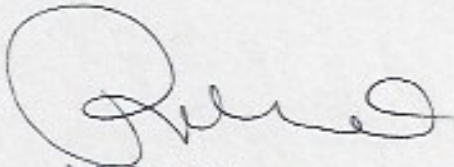
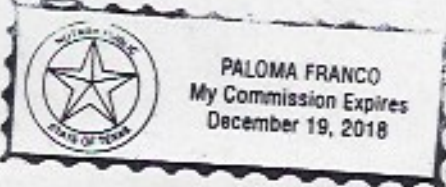
Agreed by:


Kose Maykus, President
Hat Creek Development, developer of the
proposed Legacy North neighborhood


Robert Longoria, President
Rosewood Villas HOA





A rectangular notary seal stamp for Paloma Franco. It features a star in a circle on the left. The text reads: "PALOMA FRANCO", "My Commission Expires", and "December 19, 2018".

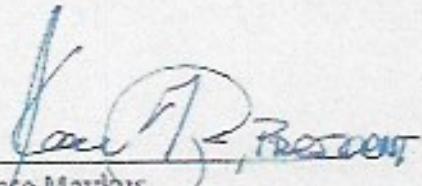
AGREEMENT BETWEEN

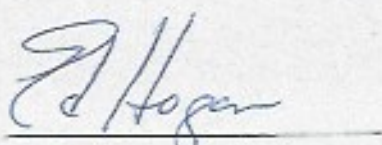
Hat Creek Development
And
Lavaca Trail Estates HOA (LTE)

KKH
20 alk
As of November ~~XX~~ 2018, Hat Creek Development and Lavaca Trail Estates HOA agree to the following:

1) Hat Creek Development will require the current owners of Lots 1, 2, 3, Block B in The Legacy to install an 8' cedar fence at the rear (west side) lot line in place of and in the same lateral dimensions as fencing currently installed on the corresponding properties located in LTE Block 1, Lots 16, 17 and 18. This will be enforced by the Architectural Control Committee of The Legacy HOA. Enforcement of this Item 1 is not contingent upon any other approvals or agreements.

2) Hat Creek Development agrees to assist LTE financially by contributing \$17,942 toward the dredging of the pond located on Emmas Ct. This equals approximately 50% of the total estimated cost. A cashier's check in the amount of \$17,942 payable to Lavaca Trail Homeowners Association is due no later than 10 days after Hat Creek Development closes on the property or March 31, 2019, whichever is earlier. As part of this agreement, Hat Creek Development also agrees to allow the dredging company that LTE selects to deposit the silt from the pond located on Emmas Court onto the new North Legacy subdivision as it is being developed. Enforcement of this Item 2 is contingent upon Hat Creek Development receiving approval from the City of Colleyville for the North Legacy development.


Kasey Maykus
President
Hat Creek Development


Ed Hogan
President
Lavaca Trail HOA

REMINGTON PARK

V8 (10/22/18)

TO: Kosse Maykus, Developer of Legacy North
FR: Remington Park, Colleyville

Our current thinking: It has been the collective contributions of several board members and homeowners of Remington Park to create and deliver our thinking, suggestions, and desires. To ensure that Remington Park homeowner value and neighborhood value is maintained and/or improved, we request that the developer of Legacy North, Kosse Maykus, affirmatively embrace and approve the below mentioned points:

FENCE:

- To be installed along the entire northern boundary of Legacy North adjoining Remington Park by the developer prior to the excavation of dirt
- To begin at the western edge of Remington Park Lot 11 (619 Terrace Lane) through the eastern edge of Lot 15, then wrap south through to the southern boundary of Lot 18 (509 Belmont Drive).
- Will be wood (cedar plank), capped on top, and 6' in height (similar to scope and style of Legacy Estate Neighborhood). All metal poles to also be capped.
- Exposed, capped metal posts to be utilized with post exposure facing Legacy North lots
- Stain of wood fence will be medium brown in color
- Tear down, removal and all costs associated with the existing fences on Remington Park properties from 603 to 619 Terrace Lane will be the sole responsibility of the developer of Legacy North and his chosen fence builder
- Chosen fence removal and installation company will proactively communicate with each impacted homeowner of Remington Park as follows:
 - Fence removal and installation will each be managed at a rate of approximately 1 property per day
 - Written communication at least two weeks prior to removal and installation of fence indicating the day of removal and installation and contact information
 - Chosen fence company representative will contact each homeowner reconfirming the date for fence removal/installation and contact information at least 5 days prior to removal and installation
- Fence along the east side of the Legacy North neighborhood beginning at the southern boundary of Lot 18 (509 Belmont Drive) will be a wrought iron fence with the same look, feel, and function as that currently installed on the east side of the Legacy Estates neighborhood

TREE PRESERVATION EASEMENT:

- Per observation, discussion, and proposal by the developer of Legacy North, we agree that the importance of tree preservation is necessary
- Tree Preservation Easement will be a minimum of 30' from the north side of Legacy North property line with no removal of currently identified trees unless otherwise dead
- Developer of Legacy North will deliver to Remington Park HOA the current tree preservation document as presented (or to be presented) to the City of Colleyville
- Legacy North future homeowners will be unable to build any vertical construction (attached or unattached structure) within the identified 30' Tree Preservation Easement / Building line but will be allowed to construct a pool no closer than 20' of the northern property line of Legacy North.

- Developer of Legacy North, prior to the City of Colleyville approval, will deliver a new plat with the newly accepted 30' easement
- The northern fence on Lot 10, Block A (Legacy North) will be allowed the same cedar fence (adjacent to Remington Park and the Rosewood Villas). The developer will attempt to gain permission to construct the same cedar fence that is on lots 11-14 for the balance of Lot 10, Block A
- Tree Preservation Easement agreement and associated components of the preservation will be memorialized in 3 ways:
 - o Submitted in the Public Record through the City of Colleyville P&Z board
 - o Added to the Deed & Restrictions and CC&R's of the Legacy North neighborhood
 - o Recognized as an easement on the Legacy North plat

TRAIL INTERSECTION:

- Regarding the trail intersection of Remington Park and Lavaca Trail, we agree fully in working with the developer of Legacy North
- Potential solutions to protect the neighbors of Remington Park and those who have chosen to utilize the private trails, include but are not limited to:
 - o Adding reflective stripes and/or rumble strips on the Lavaca Trail road to indicate the trail crossing
 - o Adding reflective stripes on the Remington Park trail indicating the Lavaca Trail road
 - o Signage on Lavaca Trail indicating the approaching trail and neighborhood
 - o Removal of brush to allow for better visual line of sight
- Associated costs will be invoiced and paid by the developer of Legacy North
- Remington Park HOA and the developer of Legacy North will work together to gain appropriate needed approval by the City of Colleyville

DRAINAGE AND GRADING:

- The developer of the Legacy North neighborhood will provide engineering studies of the water flow/drainage of the neighborhood to the Remington Park HOA
- Developer will consult with Hamilton and Associates to verify the neighborhood's ability to develop Legacy North in a fashion so that water flow/drainage will flow away from Remington Park homeowners

MISCELLANEOUS:

- Signage, similar to the sign used during the construction of The Legacy, will be placed on Lavaca Trail at the entrance into Remington Park prohibiting construction traffic
- Developer will create a construction traffic management plan outlining the routes available for the delivery of construction materials for the construction trade from Precinct Line to Lavaca Trail, and provide that plan to the Remington Park HOA
- Outdoor construction will be allowed from 7am-6pm daily

This entirety of this agreement will be submitted in the Public Record through the City of Colleyville P&Z board.

RESOLUTION R-19-XXXX

**A RESOLUTION APPROVING A PRELIMINARY PLAT FOR THE LEGACY
NORTH ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary Plat for the Legacy North Addition on April 8, 2019.

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

Sec. 1. THAT the Preliminary Plat for Legacy North Addition on approximately 17.32 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 7th DAY OF MAY 2019.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

[illegible]

STATE OF MISSOURI
COUNTY OF WARREN

THE CITY OF WARREN, MISSOURI, is the owner of all that certain 17.32 acres of land, which is all of Block 1, which is a 1/2 acre, 1/4 acre, 1/8 acre, 1/16 acre, 1/32 acre, 1/64 acre, 1/128 acre, 1/256 acre, 1/512 acre, 1/1024 acre, 1/2048 acre, 1/4096 acre, 1/8192 acre, 1/16384 acre, 1/32768 acre, 1/65536 acre, 1/131072 acre, 1/262144 acre, 1/524288 acre, 1/1048576 acre, 1/2097152 acre, 1/4194304 acre, 1/8388608 acre, 1/16777216 acre, 1/33554432 acre, 1/67108864 acre, 1/134217728 acre, 1/268435456 acre, 1/536870912 acre, 1/1073741824 acre, 1/2147483648 acre, 1/4294967296 acre, 1/8589934592 acre, 1/17179869184 acre, 1/34359738368 acre, 1/68719476736 acre, 1/137438953472 acre, 1/274877906944 acre, 1/549755813888 acre, 1/1099511627776 acre, 1/2199023255552 acre, 1/4398046511104 acre, 1/8796093022208 acre, 1/17592186044416 acre, 1/35184372088832 acre, 1/70368744177664 acre, 1/140737488355328 acre, 1/281474976710656 acre, 1/562949953421312 acre, 1/1125899906842624 acre, 1/2251799813685248 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City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 4/8/2019	Number
Type Regular Agenda Items		
Department Community Development		

Title

Consideration of a Preliminary Plat for Preliminary Plat for Lots 1-4, Block 1 of the Precinct Line Retail Addition, located at 8060 Precinct Line Road, Case PC19-002

Explanation

Ghazal Kellesly, the applicant, has submitted a request for a Preliminary Plat for Precinct Line Retail Addition, being Tract 1, situated in the R.H. McEwing Survey, Abstract 1154 and Tract 1G, situated in the W.C. Newton Survey, Abstract 1182, being approximately 6.382 acres, and zoned PUD-C Planned Unit Development Commercial. The purpose is to subdivide the property into four lots for commercial development.

Existing Conditions/Background: The subject property currently is improved with two residential homes. Precinct Line Road currently provides the street frontage to the property. The preliminary plat for consideration proposes to divide the PUD-C area into four lots.

Lot Dimensions and Setbacks: Per Ordinance O-18-2065, the PUD-C zoning regulations require the following CC-2 Shopping Center zoning district standards:

Minimum Lot Area:	20,000 square feet
Minimum Lot Width:	150 feet
Minimum Lot Depth:	120 feet
Minimum Front Yard Setback:	40 feet
Minimum Side Yard Setbacks:	15 feet
Minimum Rear Yard Setback:	10 feet
Maximum Lot Coverage:	60 percent

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

Surrounding Development: The surrounding property has developed with commercial uses to the south and single-family residences to the east and southeast using a variety of zoning classifications including: CC-2, PUD-C, PUD-R, and R-40. The property to the south is undeveloped.

Analysis: The applicant has rezoned the property from R-40 to PUD-C in 2018 for the purpose of creating a commercial subdivision with four lots. One lot is identified for development of self-storage buildings. The additional three lots are designated for future retail/restaurant development. Access for the subdivision will occur off Precinct Line Road. This plat also includes internal access connections to the properties to the north and south in preparation for when they develop.

Fees: Park Land Dedication fees are required in the amount of \$800 per acre. Park Land Dedication fees are due prior to filing the final plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

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

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

Staff Recommendation: Staff recommends approval. The proposed Preliminary Plat meet the requirements of the Land Development Code.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Preliminary Plat Exhibit
5. Utility and Drainage Plans
6. Adjacent Neighbor Correspondence
7. Draft Resolution R-19-XXXX

Aerial Map

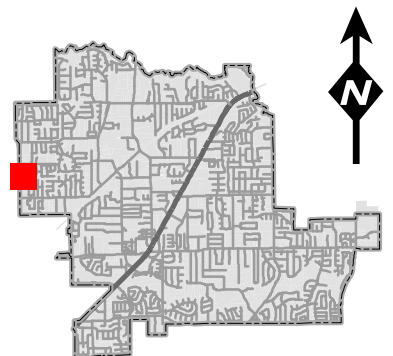


PC19-002

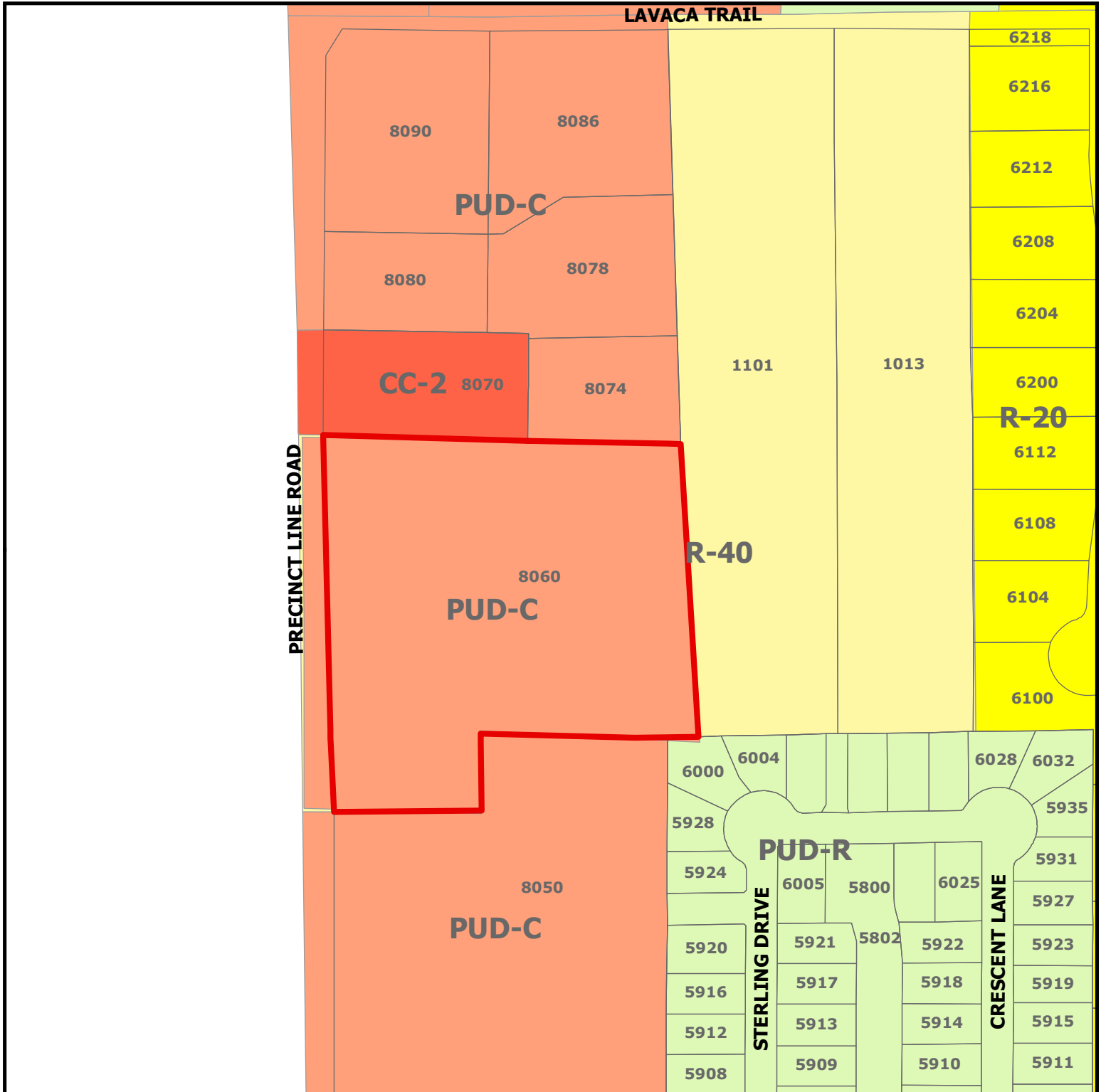
8060 Precinct Line Road

DISCLAIMER:
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 Subject Property



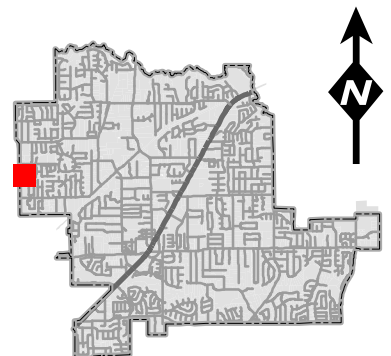
Zoning Map



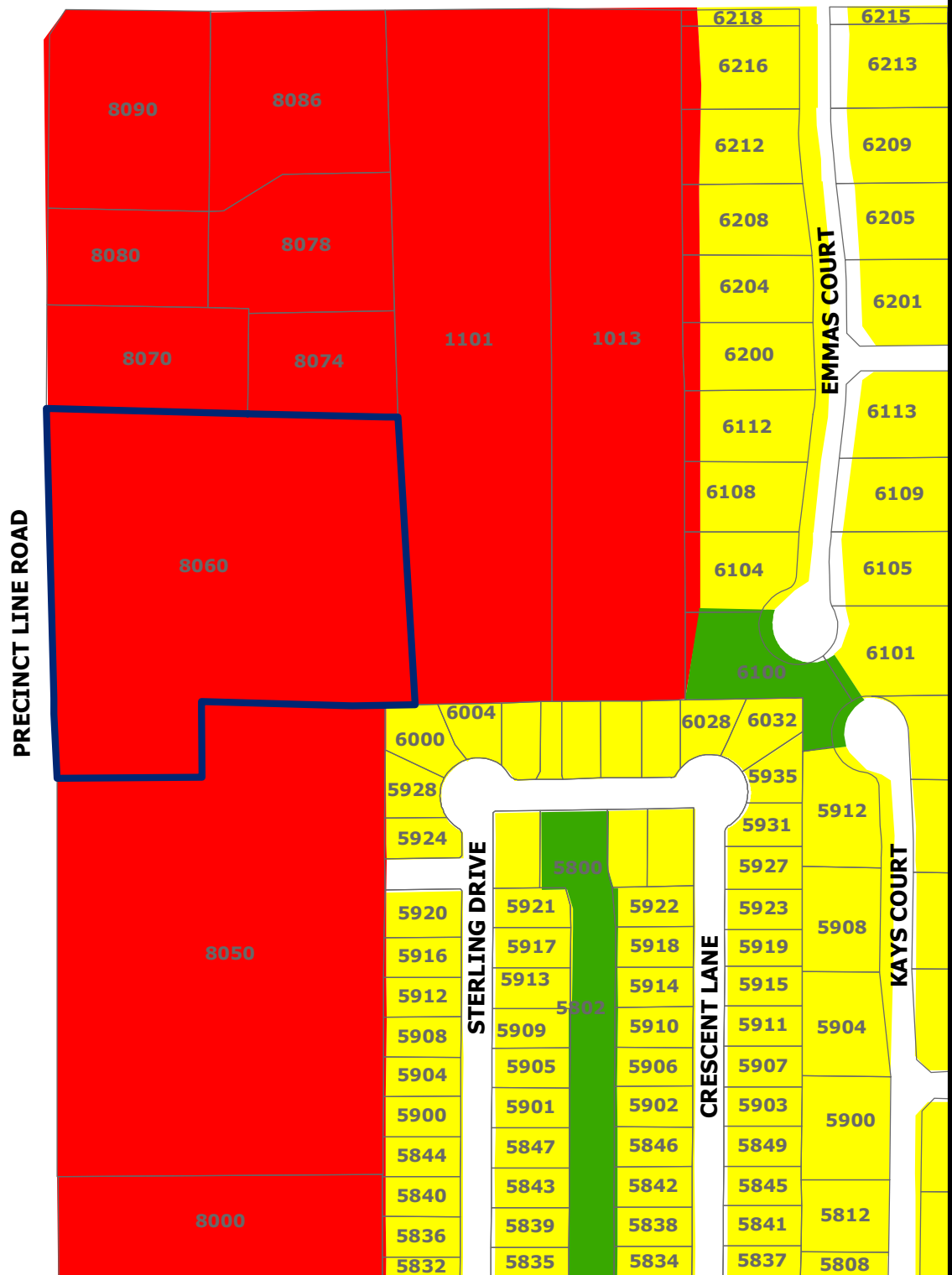
PC19-002
8060 Precinct Line Road

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 Subject Property



Future Land Use Map

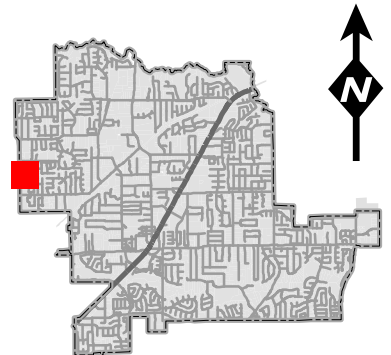


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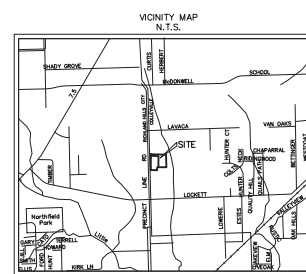
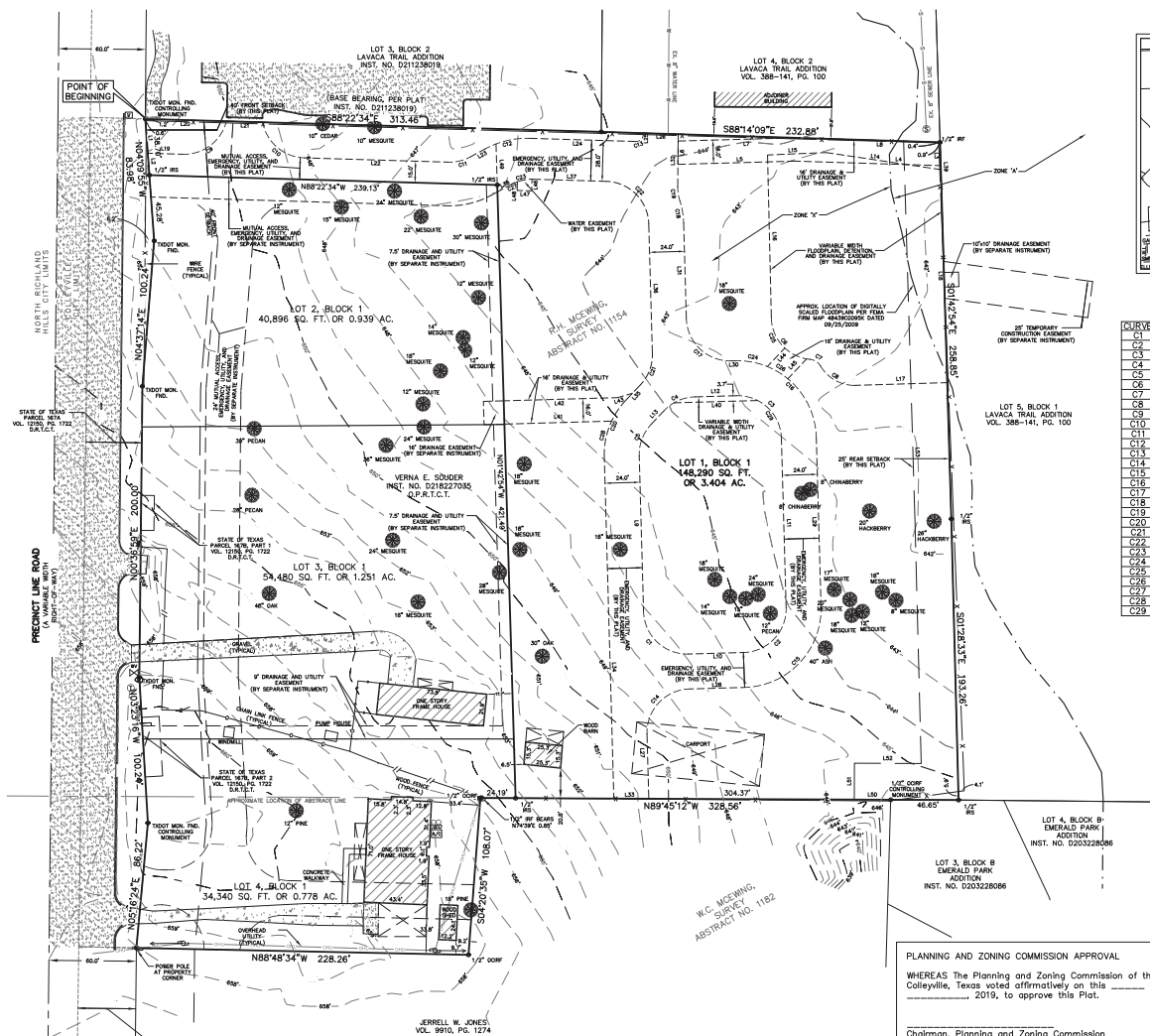
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PC19-002

8060 Precinct Line Road



Preliminary Plat Exhibit



CURVE	LENGTH	HAUSDOFF	ANGLE	CHORD	BEAD/CHORD	CHORD
C1	47.12	30.00	0800/000	S 46°38'00"E		42.43
C2	47.12	30.00	0800/000	S 43°33'00"E		42.43
C3	47.12	30.00	0800/000	S 40°28'00"E		42.43
C4	23.56	30.00	043°00'00"	S 85°55'00"E	W 22.96	
C5	23.56	30.00	043°00'00"	S 85°55'00"E	W 22.96	
C6	47.12	30.00	0800/000	S 46°38'00"E		42.43
C7	8.96	9.94	033°51'18"	S 57°48'18"E		8.64
C8	27.96	27.36	058°36'12"	S 60'15"00"E		26.78
C9	47.12	30.00	0800/000	S 46°38'00"E		42.43
C10	40.68	30.00	077°41'29"	S 49°72'29"		37.63
C11	16.71	30.00	0300'00"00"	N 76°54'00"E		15.41
C12	47.12	30.00	0800/000	S 46°38'00"E		42.43
C13	7.96	5.00	091°59'29"	N 46°08'41"E		7.14
C14	47.12	30.00	0800/000	S 43°33'00"E		42.43
C15	47.12	30.00	0800/000	S 43°33'00"E		42.43
C16	84.82	54.00	090°00'00"	N 46°36'00"E	W 76.37	
C17	47.12	30.00	0800/000	S 46°38'00"E		42.43
C18	47.12	30.00	0800/000	S 46°38'00"E		42.43
C19	9.69	30.00	018°36'00"	N 08°43'21"E		9.65
C20	47.12	30.00	0800/000	S 43°33'00"E		42.43
C21	47.12	30.00	0800/000	S 43°33'00"E		42.43
C22	40.68	30.00	085°42'29"	N 44°72'29"		41.19
C23	40.68	30.00	085°42'29"	N 44°72'29"		41.19
C24	29.96	54.00	024°17'59"	N 79°27'06"E		27.73
C25	23.74	29.17	046°38'00"	S 24°36'00"E		23.09
C26	47.12	30.00	0800/000	S 46°38'00"E		42.43
C27	4.54	30.00	080°00'30"	S 69°02'14"E		4.84
C28	26.66	54.00	027°31'30"	S 12°00'40"E		25.42

LINE	BEARING	DISTANCE
L1	S 89° 00' 00" E	15.07
L2	S 04° 10' 00" E	16.07
L3	S 19° 42' 00" E	16.07
L4	S 88° 21' 00" E	16.07
L5	S 88° 21' 00" E	16.07
L6	N 01° 05' 00" E	16.07
L7	N 01° 05' 00" E	16.07
L8	N 88° 14' 00" E	16.07
L9	N 01° 05' 00" E	16.07
L10	N 01° 05' 00" E	16.07
L11	N 01° 05' 00" E	16.07
L12	S 88° 21' 00" E	16.07
L13	S 88° 21' 00" E	16.07
L14	N 01° 05' 00" E	16.07
L15	N 01° 05' 00" E	16.07
L16	N 01° 05' 00" E	16.07
L17	N 88° 14' 00" E	16.07
L18	N 01° 05' 00" E	16.07
L19	N 88° 14' 00" E	23.83
L20	S 88° 14' 00" E	55.79
L21	S 88° 14' 00" E	55.79
L22	S 88° 14' 00" E	55.79
L23	N 81° 54' 34" E	11.89
L24	N 81° 54' 34" E	11.89
L25	N 81° 54' 34" E	11.89
L26	N 01° 05' 00" E	16.07
L27	N 88° 14' 00" E	23.83
L28	N 88° 14' 00" E	23.83
L29	N 01° 05' 00" E	16.07
L30	N 01° 05' 00" E	16.07
L31	N 01° 05' 00" E	16.07
L32	N 01° 05' 00" E	16.07
L33	N 01° 05' 00" E	16.07
L34	N 01° 05' 00" E	235.09
L35	N 01° 05' 00" E	235.09
L36	N 01° 05' 00" E	235.09
L37	N 88° 14' 00" E	55.79
L38	N 88° 14' 00" E	55.79
L39	N 88° 14' 00" E	55.79
L40	N 88° 14' 00" E	55.79
L41	N 88° 14' 00" E	55.79
L42	N 88° 14' 00" E	76.49
L43	N 88° 14' 00" E	76.49
L44	N 88° 14' 00" E	76.49
L45	N 88° 14' 00" E	76.49
L46	N 88° 14' 00" E	18.01
L47	N 88° 14' 00" E	18.01
L48	N 88° 14' 00" E	18.01
L49	N 88° 14' 00" E	18.01
L50	N 88° 14' 00" E	26.20
L51	N 88° 14' 00" E	26.20
L52	N 88° 14' 00" E	26.20
L53	N 88° 14' 00" E	26.20
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L67	N 88° 14' 00" E	26.20
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L71	N 88° 14' 00" E	26.20
L72	N 88° 14' 00" E	26.20
L73	N 88° 14' 00" E	26.20
L74	N 88° 14' 00" E	26.20
L75	N 88° 14' 00" E	26.20
L76	N 88° 14' 00" E	26.20
L77	N 88° 14' 00" E	26.20
L78	N 88° 14' 00" E	26.20
L79	N 88° 14' 00" E	26.20
L80	N 88° 14' 00" E	26.20
L81	N 88° 14' 00" E	26.20
L82	N 88° 14' 00" E	26.20
L83	N 88° 14' 00" E	26.20
L84	N 88° 14' 00" E	26.20
L85	N 88° 14' 00" E	26.20
L86	N 88° 14' 00" E	26.20
L87	N 88° 14' 00" E	26.20
L88	N 88° 14' 00" E	26.20
L89	N 88° 14' 00" E	26.20
L90	N 88° 14' 00" E	26.20
L91	N 88° 14' 00" E	26.20
L92	N 88° 14' 00" E	26.20
L93	N 88° 14' 00" E	26.20
L94	N 88° 14' 00" E	26.20
L95	N 88° 14' 00" E	26.20
L96	N 88° 14' 00" E	26.20
L97	N 88° 14' 00" E	26.20
L98	N 88° 14' 00" E	26.20
L99	N 88° 14' 00" E	26.20
L100	N 88° 14' 00" E	26.20

DEDICATION CERTIFICATE

WHEREAS, Verna E. Souder, is the owner of a 6.382 acre tract of land situated in the R.H. McEwing Survey, Abstract No. 1154 and the W. C. McEwing Survey, Abstract No. 1182, City of Colleyville, Tarrant County, Texas, and being all that certain tract of land conveyed to Verna E. Souder, by deed recorded in Document Number D21827035, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT Monument found for the northwest corner of said Souder tract, same being the southwest corner of Lot 3, Block 2, Lavaca Trail Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D211238019, Official Public Records, Tarrant County, Texas, same being in the easterly right-of-way line of Precinct Line Road (variable width right-of-way);

THENCE South 88 deg. 22 min. 34 sec. East, along the common line of said Souder tract and said Lot 3, a distance of 313.46 feet to an angle point, same being the southeast corner of said Lot 3, same being the southwest corner of Lot 4, Block 2, Lavaca Trail Addition, an addition to the City of Coleville, Tarrant County, Texas, according to the plot thereof recorded in Volume 388-141, Page 100, said Deed Records;

THENCE South 88 deg. 14 min. 09 sec. East, along the common line of said Souder tract and said Lot 4, a distance of 232.88 feet to a 1/2 inch iron rod found for the northeast corner of said Souder tract, same being the southeast corner of said Lot 4, same being in the westerly line of Lot 5, Block 1, said Lavaca Trail Addition (Volume 388-141, Page 100);

THENCE along the common line of said Souder tract and said Lot 5 as follows:

South 01 deg. 42 min. 54 sec. East, a distance of 258.85 feet to a 1/2 inch iron rod set with "Peiser & Mankin Surv" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for angle point;

South 01 deg. 28 min. 33sec. East, a distance of 193.26 feet to a 1/2 inch iron rod set for the most easterly southeast corner of said Souder tract, same being the southwest corner of said Lot 5, same being in the northerly line of Block B, Emerald Park Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D203228086, said Official Public Records;

THENCE North 89 deg. 45 min. 12 sec. West, along the common line of said Souder tract and said Block B, passing at a distance of 46.65 feet, a 1/2 inch iron rod with orange cap found for the northwest corner of said Block B, same being the northeast corner of the remainder of that certain tract of land conveyed to Jerrell W. Jones, by deed recorded in Volume 9910, Page 1274, said Deed Records, and continuing along the common line of said Souder tract and said Jones tract, a total distance of 328.56 feet to a 1/2 inch iron rod with orange cap found for an internal corner of said Souder tract, from which a 1/2 inch iron rod found bears North 74 deg. 39 min. East, 0.85 feet;

THENCE continuing along the common line of said Souder tract and said Jones tract as follows:

South 04 deg. 20 min. 35 sec. West, a distance of 108.07 feet to a 1/2 inch iron rod with orange cap found for the most southerly southeast corner of said Souder tract;
North 88 deg. 48 min. 34 sec. West, a distance of 228.26 feet to a power pole at the southwest corner of said Souder tract, same being the most westerly northern corner of said Jones tract, same being in the easterly right-of-way line of aforesaid Precinct Line Road;

THENCE along the common line of said Souder tract and said Precinct Line Road as follows:

North 05 deg. 16 min. 24 sec. East, a distance of 86.22 feet to a TxDOT Monument found for angle point;
North 03 deg. 23 min. 16 sec. West, a distance of 100.24 feet to a TxDOT Monument found for angle point;
North 00 deg. 36 min. 59 sec. East, a distance of 200.00 feet to a TxDOT Monument found for angle point;
North 04 deg. 37 min. 14 sec. East, a distance of 100.24 feet to a TxDOT Monument found for angle point;
North 04 deg. 09 min. 55 sec. West, a distance of 83.98 feet to the POINT OF BEGINNING and containing
278,005 square feet or 6.382 acres of computed land, more or less.

PLANNING AND ZONING COMMISSION APPROVAL:

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2019, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

WHEREAS The City Council of the City of Colleyville, Texas
voted affirmatively on this _____ day of _____, 2019
to approve this Plat.

Mayor, City of Colleyville

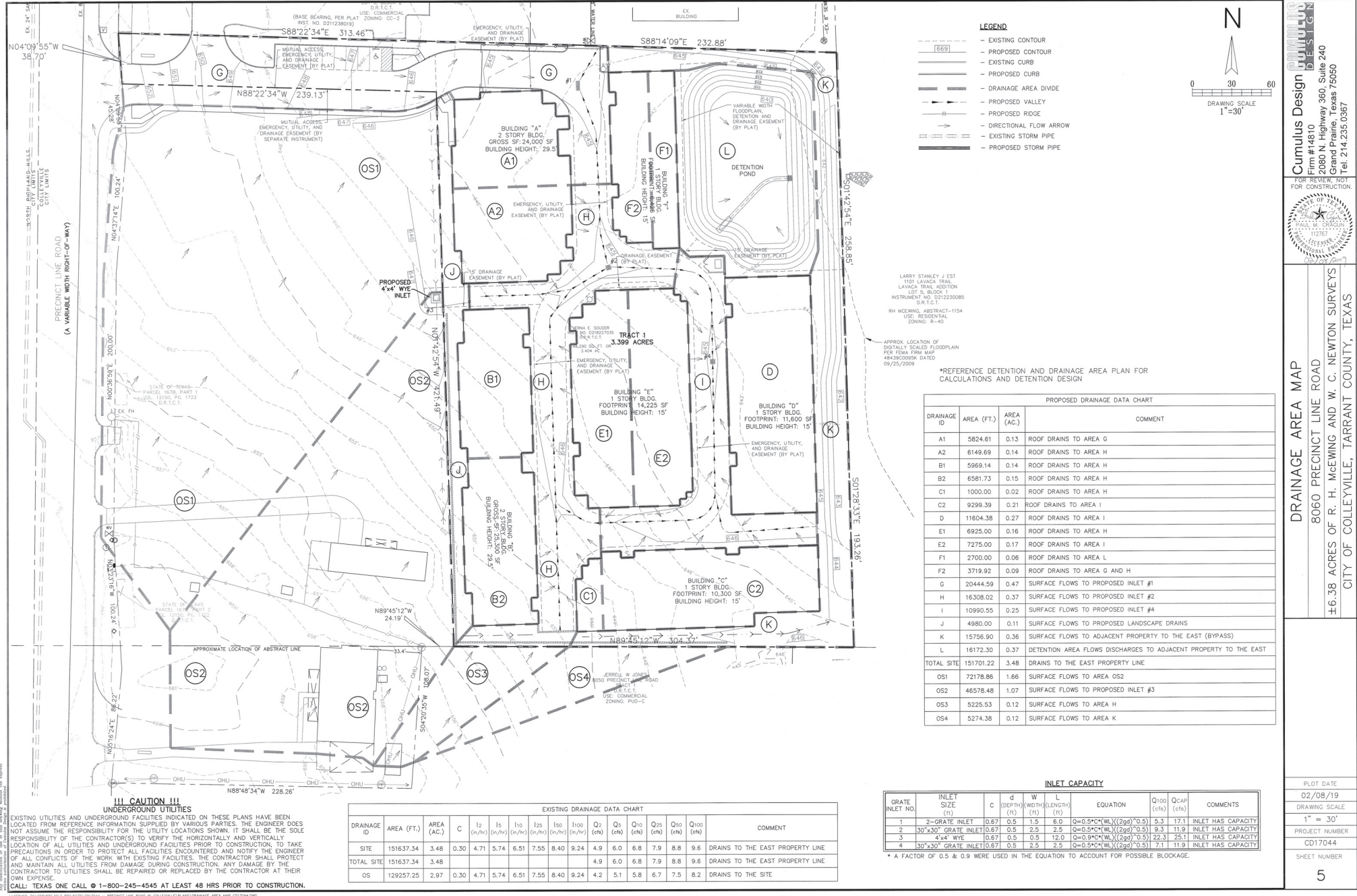
Attest: City Secretary

PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS FROM A TRACT OF LAND

OWNER:
VERNA E. SOUDER
1303 BRAIR RIDGE DR
KELLER, TX 76248

JOB NO.: 18-0614	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 2/1/2019	www.peisersurveying.com		
FIELD DATE: 12/27/2018		823 E. DALLAS RD GRAPEVINE, TEXAS 76051	1
SCALE: 1" = 40'		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
FIELD: P.N./A./L		817-481-1806 (O) 817-481-1809 (F)	1
DRAWN: T.B.M.			
CHECKED: T.B.M.	tmankin@peisersurveying.com	FIRM NO. 100999-00	

Utility and Drainage Plan



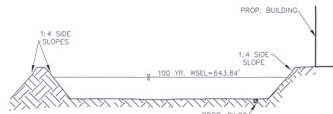
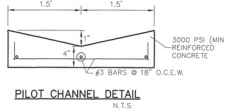
Utility and Drainage Plan

LEGEND

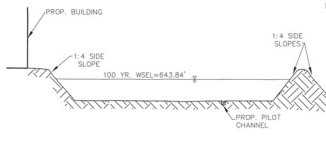
- EXISTING CURB
- PROPOSED CURB
- PROPOSED STORM PIPE
- EXISTING CONTOUR
- PROPOSED CONTOUR

DRAINAGE NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY.
2. DURING THE CONSTRUCTION OF THE STORM AND DETENTION POND IMPROVEMENTS, ANY INTERPRETATION OF THE CITY'S STANDARD DETAILS AND SPECIFICATIONS MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THEIR DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.



POND SECTION B-B

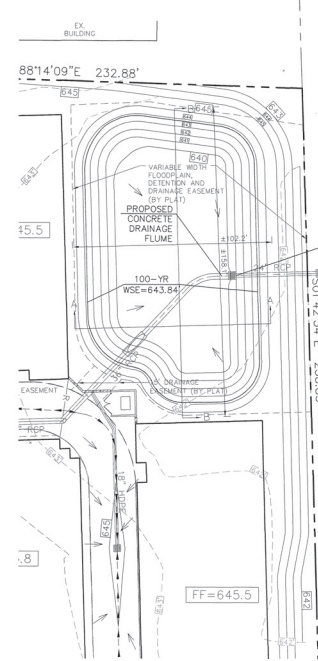


POND SECTION A-A

GENERAL DETENTION POND DATA

Elevation (feet)	Surface (ac-ft)	Storage (cu-ft)	Discharge (cfs)
689.2	0	0	0
689.4	374	25	0.3
689.6	1,497	200	0.8
689.8	3,367	673	1.5
690.0	5,986	1,296	2.3
690.2	8,200	2,000	3.7
690.4	10,520	4,097	4.1
690.6	12,796	5,428	4.8
690.8	15,077	6,815	5.3
691.0	17,364	8,259	5.8
691.2	19,658	9,760	6.3
691.4	21,958	11,315	6.7
691.6	24,262	12,927	7.1
691.8	26,570	14,596	7.5
692.0	28,882	16,324	7.9
692.2	31,198	18,111	8.6
692.4	33,518	19,957	9.4
692.6	35,842	21,863	10.4
692.8	38,170	23,831	11.1
693.0	40,502	25,861	11.7
693.2	42,838	27,955	12.3
693.4	45,178	30,111	13.0
693.6	47,522	32,332	13.8
693.8	49,870	34,619	14.5
694.0	52,222	36,972	15.2
694.2	54,578	39,392	15.8
694.4	56,938	41,879	16.4
694.6	59,302	44,435	16.9
694.8	61,670	47,061	17.4
695.0	64,042	49,756	17.9

BLOCK 2
TRAIL ADDITION
-141, PG. 120

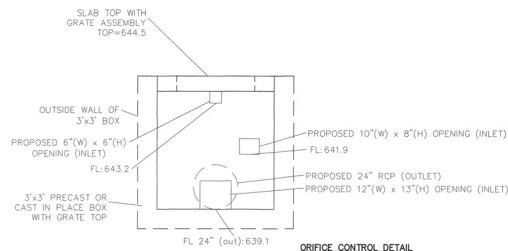


LARRY STANLEY J EST
100 LAYAGA TRAIL, ADDITION
LOT 5, BLOCK 1
INSTRUMENT NO. 021230085
D.T.I.C.T.
RW MEETING ABSTRACT-1154
USE: RESIDENTIAL
ZONING: R-40

DETENTION POND DATA

STORM EVENT (YEAR)	EXISTING RUNOFF TO THE EAST (INCLUDING OFFSITE) (CFS)	PROPOSED SITE RUNOFF TO THE EAST (CFS)	DETENTION POND WATER SURFACE ELEVATION (FT)	RELEASE FROM 12"(W) x 13"(H) ORIFICE (CFS)	MAX RELEASE FROM 10"(W) x 8"(H) ORIFICE (CFS)	MAX RELEASE FROM 6"(W) x 6"(H) ORIFICE (CFS)	MAX RELEASE RATE FROM DETENTION (CFS)	BYPASS FLOW FROM THE SITE TO THE EAST (CFS)	TOTAL RELEASE FROM THE SITE TO THE EAST (CFS)	DETENTION VOLUME (CF)
100	17.9	50.6	643.8	10.6	3.4	0.7	14.7	2.8	17.5	35113
50	16.2	46.0	643.5	10.0	3.0	0.2	13.2	2.6	15.8	30705
25	14.6	41.4	643.1	9.5	2.5	0.0	12.0	2.3	14.3	26834
10	12.6	35.7	642.6	8.8	1.6	0.0	10.4	2.0	12.4	22031
5	11.1	31.5	642.3	8.3	0.6	0.0	8.9	1.8	10.7	18785
2	9.1	25.8	641.7	7.2	0.0	0.0	7.2	1.4	8.6	13477

THE DETENTION POND IS DESIGNED TO HANDLE THE ENTIRE DEVELOPMENT OF 8060 PRECINCT LINE, AND NOT ONLY THE SELF-STORAGE DEVELOPMENT.



NOTE: ORIFICE EQUATION $Q = C \cdot A \cdot \sqrt{2 \cdot g \cdot H} \cdot (0.5)$ WAS USED FOR THE DETENTION POND CALCULATIONS WITH A C VALUE OF 0.6. THE PRIMARY INLET FOR THE DETENTION POND ARE 3 ORIFICES AT VARIOUS ELEVATIONS. THE BOTTOM ORIFICE IS 12" WIDE BY 13" TALL. THE MIDDLE ORIFICE IS 10" WIDE BY 8" TALL AND THE TOP ORIFICE IS 6" WIDE BY 6" TALL OPENING (CUT OR Poured IN PLACE) INTO THE SIDE OF THE 3'x3' CONCRETE BOX. THE OUTLET FOR THE DETENTION POND IS AN 24" RCP LOCATED IN THE 3'x3' PRECAST BOX.

EXISTING DRAINAGE DATA CHART

DRAINAGE ID	AREA (FT.)	AREA (AC.)	C	I ₂ (in/hr)	I ₅ (in/hr)	I ₁₀ (in/hr)	I ₂₅ (in/hr)	I ₅₀ (in/hr)	I ₁₀₀ (in/hr)	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)	COMMENT
SITE	151637.34	3.48	0.30	4.71	5.74	6.51	7.55	8.40	9.24	4.9	6.0	6.8	7.9	8.8	9.6	DRAINS TO THE EAST PROPERTY LINE
TOTAL SITE	151637.34	3.48								4.9	6.0	6.8	7.9	8.8	9.6	DRAINS TO THE EAST PROPERTY LINE
OS	129257.25	2.97	0.30	4.71	5.74	6.51	7.55	8.40	9.24	4.2	5.1	5.8	6.7	7.5	8.2	DRAINS TO THE SITE

III. CAUTION III UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

DRAINAGE ID	AREA (FT.)	AREA (AC.)	C	I ₂ (in/hr)	I ₅ (in/hr)	I ₁₀ (in/hr)	I ₂₅ (in/hr)	I ₅₀ (in/hr)	I ₁₀₀ (in/hr)	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)	COMMENT
A1	5824.61	0.13	0.85	4.71	5.74	6.51	7.55	8.40	9.24	0.5	0.7	0.7	0.9	1.0	1.1	ROOF DRAINS TO AREA G
A2	6149.69	0.14	0.85	4.71	5.74	6.51	7.55	8.40	9.24	0.6	0.7	0.8	0.9	1.0	1.1	ROOF DRAINS TO AREA H
B1	5969.14	0.14	0.85	4.71	5.74	6.51	7.55	8.40	9.24	0.5	0.7	0.8	0.9	1.0	1.1	ROOF DRAINS TO AREA H
B2	6581.73	0.15	0.85	4.71	5.74	6.51	7.55	8.40	9.24	0.6	0.7	0.8	1.0	1.1	1.2	ROOF DRAINS TO AREA H
C1	1000.00	0.02	0.85	4.71	5.74	6.51	7.55	8.40	9.24	0.1	0.1	0.1	0.1	0.2	0.2	ROOF DRAINS TO AREA H
C2	9299.39	0.2135	0.85	4.71	5.74	6.51	7.55	8.40	9.24	0.9	1.0	1.2	1.4	1.5	1.7	ROOF DRAINS TO AREA I
D	11604.38	0.27	0.85	4.71	5.74	6.51	7.55	8.40	9.24	1.1	1.3	1.5	1.7	1.9	2.1	ROOF DRAINS TO AREA I
E1	6925.00	0.16	0.85	4.71	5.74	6.51	7.55	8.40	9.24	0.6	0.8	0.9	1.0	1.1	1.2	ROOF DRAINS TO AREA H
E2	7275.00	0.17	0.85	4.71	5.74	6.51	7.55	8.40	9.24	0.7	0.8	0.9	1.1	1.2	1.3	ROOF DRAINS TO AREA I
F1	2700.00	0.06	0.85	4.71	5.74	6.51	7.55	8.40	9.24	0.2	0.3	0.3	0.4	0.4	0.5	ROOF DRAINS TO AREA L
F2	3719.92	0.09	0.85	4.71	5.74	6.51	7.55	8.40	9.24	0.3	0.4	0.5	0.5	0.6	0.7	ROOF DRAINS TO AREA G AND H
G	20444.59	0.47	0.85	4.71	5.74	6.51	7.55	8.40	9.24	1.9	2.3	2.6	3.0	3.4	3.7	SURFACE FLOWS TO PROPOSED INLET #1
H	16308.02	0.37	0.85	4.71	5.74	6.51	7.55	8.40	9.24	1.5	1.8	2.1	2.4	2.7	2.9	SURFACE FLOWS TO PROPOSED INLET #2
I	10990.55	0.25	0.85	4.71	5.74	6.51	7.55	8.40	9.24	1.0	1.2	1.4	1.6	1.8	2.0	SURFACE FLOWS TO PROPOSED INLET #4
J	4980.00	0.11	0.85	4.71	5.74	6.51	7.55	8.40	9.24	0.5	0.6	0.6	0.7	0.8	0.9	SURFACE FLOWS TO PROPOSED LANDSCAPE DRAINS
K	15756.90	0.36	0.85	4.71	5.74	6.51	7.55	8.40	9.24	1.4	1.8	2.0	2.3	2.6	2.8	SURFACE FLOWS TO ADJACENT PROPERTY TO THE EAST (BYPASS)
L	16172.30	0.37	0.85	4.71	5.74	6.51	7.55	8.40	9.24	1.5	1.8	2.1	2.4	2.7	2.9	DETENTION AREA FLOWS DISCHARGES TO ADJACENT PROPERTY TO THE EAST
TOTAL SITE	151701.22	3.48								13.9	17.0	19.3	22.3	24.9	27.4	DRAINS TO THE EAST PROPERTY LINE
OS1	72178.86	1.66	0.85	4.71	5.74	6.51	7.55	8.40	9.24	6.6	8.1	9.2	10.6	11.8	13.0	SURFACE FLOWS TO AREA OS2
OS2	46578.48	1.07	0.85	4.71	5.74	6.51	7.55	8.40	9.24	4.3	5.2	5.9	6.9	7.6	8.4	SURFACE FLOWS TO PROPOSED INLET #3
OS3	5225.53	0.12	0.85	4.71	5.74	6.51	7.55	8.40	9.24	0.5	0.6	0.7	0.8	0.9	0.9	SURFACE FLOWS TO AREA H
OS4	5274.38	0.12	0.85	4.71	5.74	6.51	7.55	8.40	9.24	0.5	0.6	0.7	0.8	0.9	1.0	SURFACE FLOWS TO AREA K

DETENTION AND DRAINAGE PLAN

8060 PRECINCT LINE ROAD

±6.38 ACRES OF R. H. McEWING AND W. C. NEWTON SURVEYS

CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS

PLOT DATE
02/08/19
DRAWING SCALE
1" = 30'
PROJECT NUMBER
CD17044
SHEET NUMBER

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER PIPE
- PROPOSED HEADWALL
- PROPOSED STORM PIPE

DRAINAGE NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY.
- ALL STORM SEWER PIPE 18" AND SMALLER SHALL BE 300-35 PVC, ADS N-12 DRAINAGE PIPE OR APPROVED EQUAL. ALL STORM SEWER PIPE 18" AND LARGER SHALL BE CLASS III RCP OR AS INDICATED ON THE PLAN.
- ALL DRAINAGE STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- ALL PRECAST BOX CULVERTS, DRAINAGE STRUCTURES AND RCP WILL REQUIRE A CERTIFICATION FROM THE MANUFACTURER THAT THE PRODUCT MEETS THE DESIGN REQUIREMENTS AND 28 DAY COMPRESSIVE STRENGTH.
- CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN AND A TRAFFIC CONTROL PLAN (IF REQUIRED) AT THE TIME OF PRE-CONSTRUCTION MEETING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
- CONSTRUCTION SHALL BEGIN AT DOWNSTREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROOVES FACING UPSTREAM. OWNER/DESIGN ENGINEER ARE NOT RESPONSIBLE FOR ERROR OR CONFLICTS THAT OCCUR IF THE STORM SYSTEM IS INSTALLED FROM THE UPSTREAM END.
- CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
- THE LOCATION OF ALL UTILITIES INDICATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS, THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
- SEE WATER AND SANITARY SEWER PLAN FOR ADDITIONAL INFORMATION RELATED TO OTHER UTILITY CONSTRUCTION.
- ALL TRENCH BACKFILL FOR PUBLIC STORM SEWER SHALL BE COMPACTED AS REQUIRED BY THE CITY.
- CONTRACTOR TO CONNECT DOWNSPOUTS/ROOF DRAINS TO STORM SEWER SYSTEM.

CAUTION !!!
UNDERGROUND UTILITIES

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CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

STORM SEWER PLAN
8060 PRECINCT LINE ROAD
±6.38 ACRES OF R. H. McEWING AND W. C. NEWTON SURVEYS
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Cumulus Design
Firm #14810
2080 N Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

PLANT
PROJECT NAME
ADDRESS
ENGINEER'S NAME

PLOT DATE
02/08/19
DRAWING SCALE
1" = 30'
PROJECT NUMBER
CD17044
SHEET NUMBER

Utility and Drainage Plan

- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - PROPOSED SANITARY SEWER PIPE
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 - PROPOSED HEADWALL
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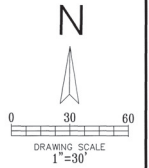
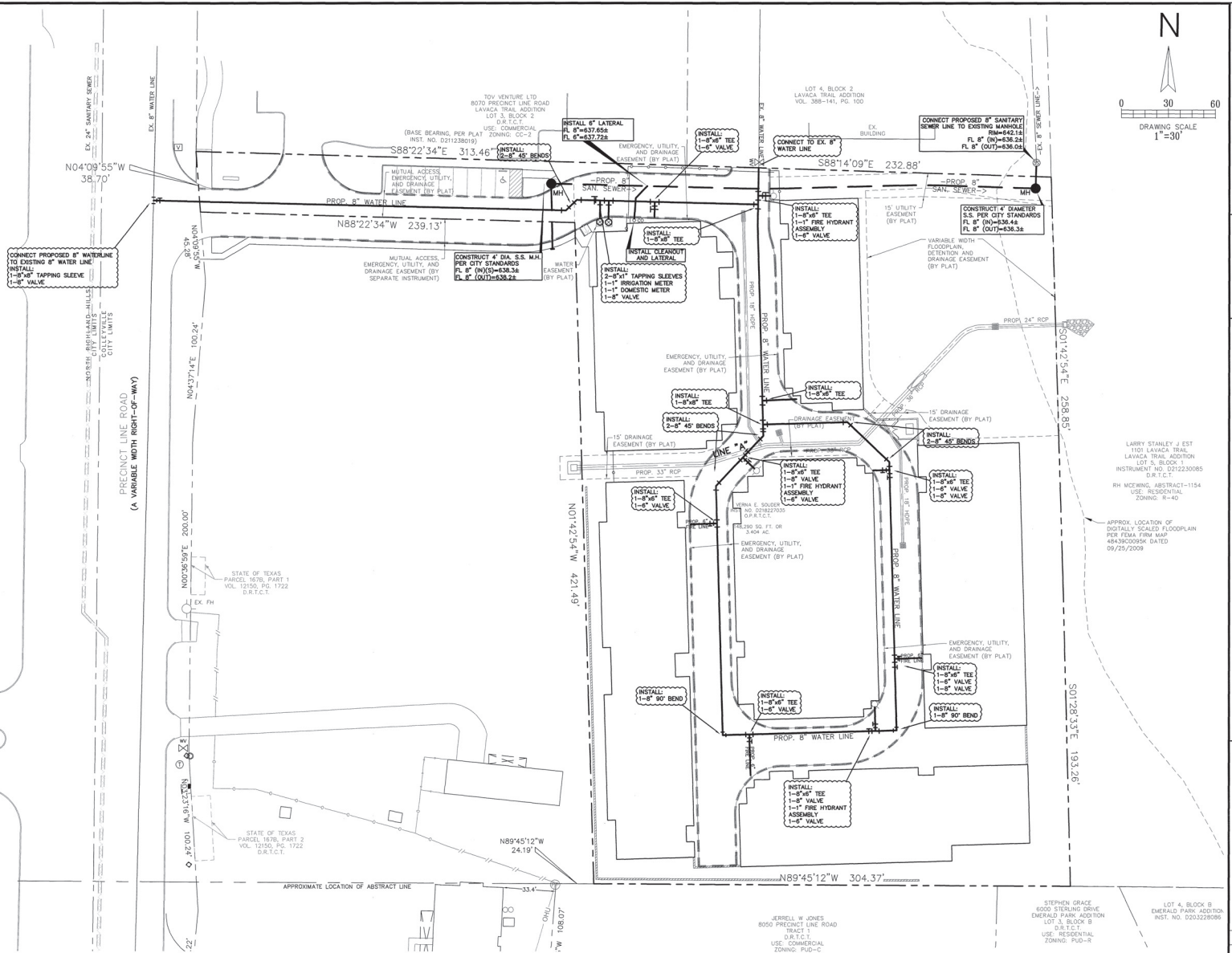
- DRAINAGE NOTES:**
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 - CONTRACTOR TO CONNECT DOWNSPOUTS/ROOF DRAINS TO STORM SEWER SYSTEM.

ALL THE BUILDINGS WILL BE FIRE SPRINKLERED AND HAVE FIRE ALARMS.

CAUTION

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Cumulus Design
Firm #14810
2880 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel: 214.235.0367



WATER & SANITARY SEWER PLAN
8060 PRECINCT LINE ROAD
±6.38 ACRES OF R. H. McEWING AND W. C. NEWTON SURVEYS
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS

PLOT DATE
02/08/19
DRAWING SCALE
1" = 30'
PROJECT NUMBER
CD17044
SHEET NUMBER
8

UTILITY AND DRAINAGE PLAN
8060 PRECINCT LINE ROAD
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS
PROJECT NO. CD17044
DATE: 02/08/19
DRAWN BY: J. STANLEY
CHECKED BY: J. STANLEY
APPROVED BY: J. STANLEY
SCALE: 1" = 30'

Adjacent Neighbor Correspondence

Ghazal Kellesly

Subject: FW: Development Adjacent to Lynnett Stanley, Colleyville, Texas

From: Mark Assaad
Sent: Monday, March 25, 2019 2:42 PM
To: Paul Cragun
Cc: 'Rick Jones'; Joel Stanley; Robert Saucedo
Subject: RE: Development Adjacent to Lynnett Stanley, Colleyville, Texas

Paul,

Thank you for sending the plan. We will review and let you know if we have any comments.

Regards,
Mark Assaad, P.E.
Vice President
A.N.A. Consultants, L.L.C.
TBPE Firm No. F-20

817.999.5376

From: Paul Cragun
Sent: Monday, March 25, 2019 12:46 PM
To: Mark Assaad
Cc: 'Rick Jones'
Subject: RE: Development Adjacent to Lynnett Stanley, Colleyville, Texas

Good afternoon Mark,

I wanted to pass on the revised erosion control plan for your review. We extended the rock rip-rap to the existing culvert out there and you can see the easements we are proposing. Would you please review and let me know what you think? The city is asking us for some proof that we are working with you on this drainage agreement.

Thank you,

Paul Cragun
Cumulus Design
Phone: 214-235-0367

From: Rick Jones
Sent: Friday, February 08, 2019 10:26 AM
To: [mnassaad](#)
Cc: Paul Cragun; Brian Baca; Davis Deadman; ; Brian Baca
Subject: RE: Development Adjacent to Lynnett Stanley, Colleyville, Texas

Mark / Joel,

Adjacent Neighbor Correspondence

Attached are the final civil drawings we have prepared for your review and input. The concept is consistent with our previous conversation. Currently all storm water drainage from Ms. Souder's property sheet flows to the east onto Ms. Stanley's tract. When fully improved our drainage plan captures virtually all storm water from this tract and detains in a storm water detention pond with water released at appropriate rates through one discharge point on Ms. Stanley's tract. With your permission and approval, we propose to install erosion control rip rap at the point of discharge and we will grade a natural swale from the discharge point to a point on the existing creek on Ms. Stanley's tract. The result should be no more water volume than she receives currently, but all water will be directed in a swale rather than sheet flowing over a broad area.

Please review and give us your input. Mark, as agreed with Joel, we are willing to pay for your time to review these docs and engage with us and our engineer, Paul Cragun with Cumulus Design. I am available by cell anytime to discuss and Paul's contact is also attached.



Thank you and Kindest Regards,

Rick Jones



Advantage Storage
2221 Lakeside Blvd, Suite 1260
Richardson, TX 75082
972.547.0236 Ext. 907
972.832.8933 Cell

From: Rick Jones
Sent: Wednesday, November 14, 2018 1:53 PM
To: [mnassaad](#)
Cc: Paul Cragun ; Brian Baca
Davis Deadman
Subject: Development Adjacent to Lynnett Stanley, Colleyville, Texas

Mark,

I got your contact info from Joel Stanley and left a message on what I believe is your cell phone. We are developing a commercial tract adjacent to the southern portion of Lynnett Stanley's west property line. Our plans is to create a storm water detention pond that will collect all of the storm water on our property with an outfall on our west property line. Currently all storm runoff from our tract is coming in a sheet flow to the Stanley property. By incorporating a detention pond in our development the Stanley's shouldn't receive any higher volume of water, and the benefit is that the water will be coming at one point rather than sheet flow. This will allow, if acceptable to the Stanleys, an earthen swale to be created from the outfall of the detention pond to the low point of the creek on Ms. Stanley's property. We propose to construct such a swale at our expense.

By copy of this email, I'd like to connect you to Paul Cragun with Cumulus Design, our civil engineer. Also attached are Paul's preliminary plans. Please feel free to reach out to me or to Paul to discuss.

Kindest Regards,

Adjacent Neighbor Correspondence

Rick Jones



Advantage Storage
2221 Lakeside, Suite 1260
Richardson, Texas 75082
972-547-0236 x 907 Office
972.832.8933 Cell

RESOLUTION R-19-XXXX

**A RESOLUTION APPROVING A PRELIMINARY PLAT FOR THE
PRECINCT LINE RETAIL ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary Plat for the Precinct Line Retail Addition on April 8, 2019.

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

Sec. 1. THAT the Preliminary Plat for Precinct Line Retail Addition on approximately 6.382 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 7th DAY OF MAY 2019.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2c	Agenda Date 4/8/2019	Number
Type Regular Agenda Items		
Department Community Development		

Title

Consideration of a Final Plat for Lots 1, Block 1 of the Precinct Line Retail Addition, located at 8060 Precinct Line Road, Case PC19-003

Explanation

Ghazal Kellesly, the applicant, has submitted a request for a Final Plat for Precinct Line Retail Addition, for Lot 1, Block 1, of the Precinct Line Road Addition, being approximately 3.404 acres, and zoned PUD-C Planned Unit Development Commercial. The purpose is to plat the east portion of the property to allow for a self-storage facility totaling approximately 87,375 square feet.

Existing Conditions/Background: The subject property currently is improved with two residential homes. Precinct Line Road currently provides the frontage to the property. The final plat for consideration proposes to plat the east portion of the property to allow for development of a self-storage facility.

Lot Dimensions and Setbacks: Per Ordinance O-18-2065, the PUD-C zoning regulations require the following CC-2 Shopping Center zoning district standards:

Minimum Lot Area:	20,000 square feet
Minimum Lot Width:	150 feet
Minimum Lot Depth:	120 feet
Minimum Front Yard Setback:	40 feet
Minimum Side Yard Setbacks:	15 feet
Minimum Rear Yard Setback:	10 feet
Maximum Lot Coverage:	60 percent

As submitted, the proposed plat meets all of the requirements of the PUD-C zoning.

Surrounding Development: The surrounding property has developed with commercial uses to the south and single-family residences to the east and southeast using a variety of zoning classifications including: CC-2, PUD-C, PUD-R, and R-40. The property to the south is undeveloped.

Analysis: The applicant has rezoned the property from R-40 to PUD-C in 2018 for the purpose of creating a commercial subdivision with four lots. One lot is identified for

development of self-storage buildings. The additional three lots are designated for future retail/restaurant development. Access for the subdivision will occur off Precinct Line Road. This plat also includes internal access connections to the properties to the north and south in preparation for when they develop.

Fees: Park Land Dedication fees are required in the amount of \$800 per acre. Park Land Dedication fees are due prior to filing the final plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

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

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

Staff Recommendation: Staff recommends approval. The proposed Final Plat meet the requirements of the Land Development Code.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Final Plat Exhibit
5. Site Plan
6. Draft Resolution R-19-XXXX

Aerial Map

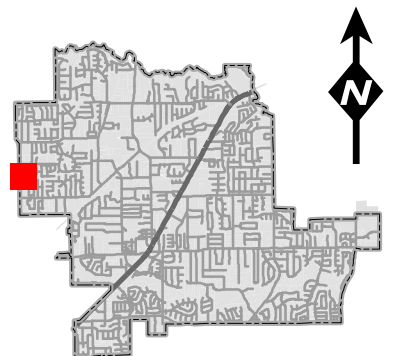


PC19-003

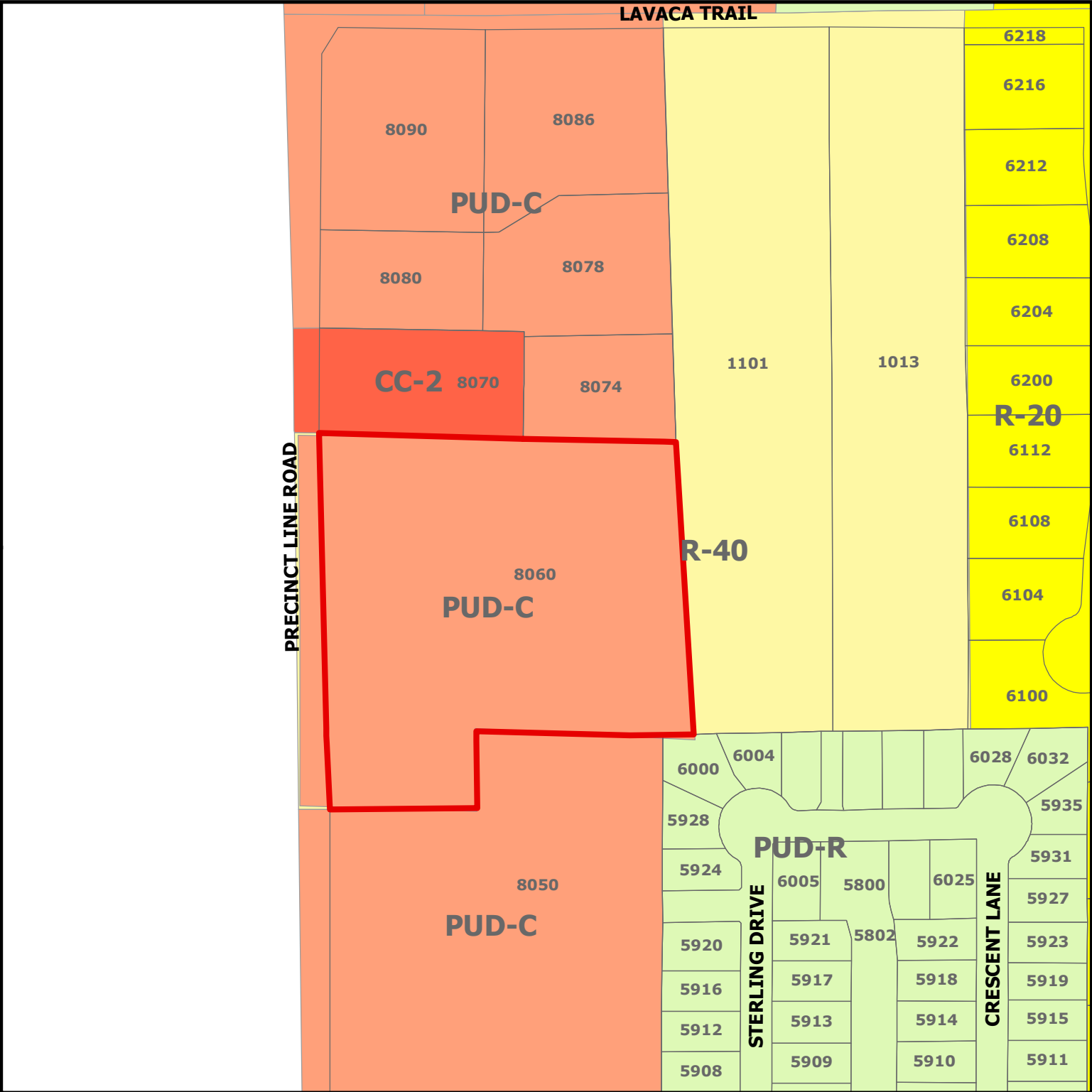
8060 Precinct Line Road

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

 Subject Property



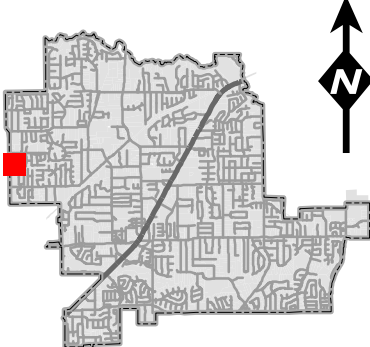
Zoning Map



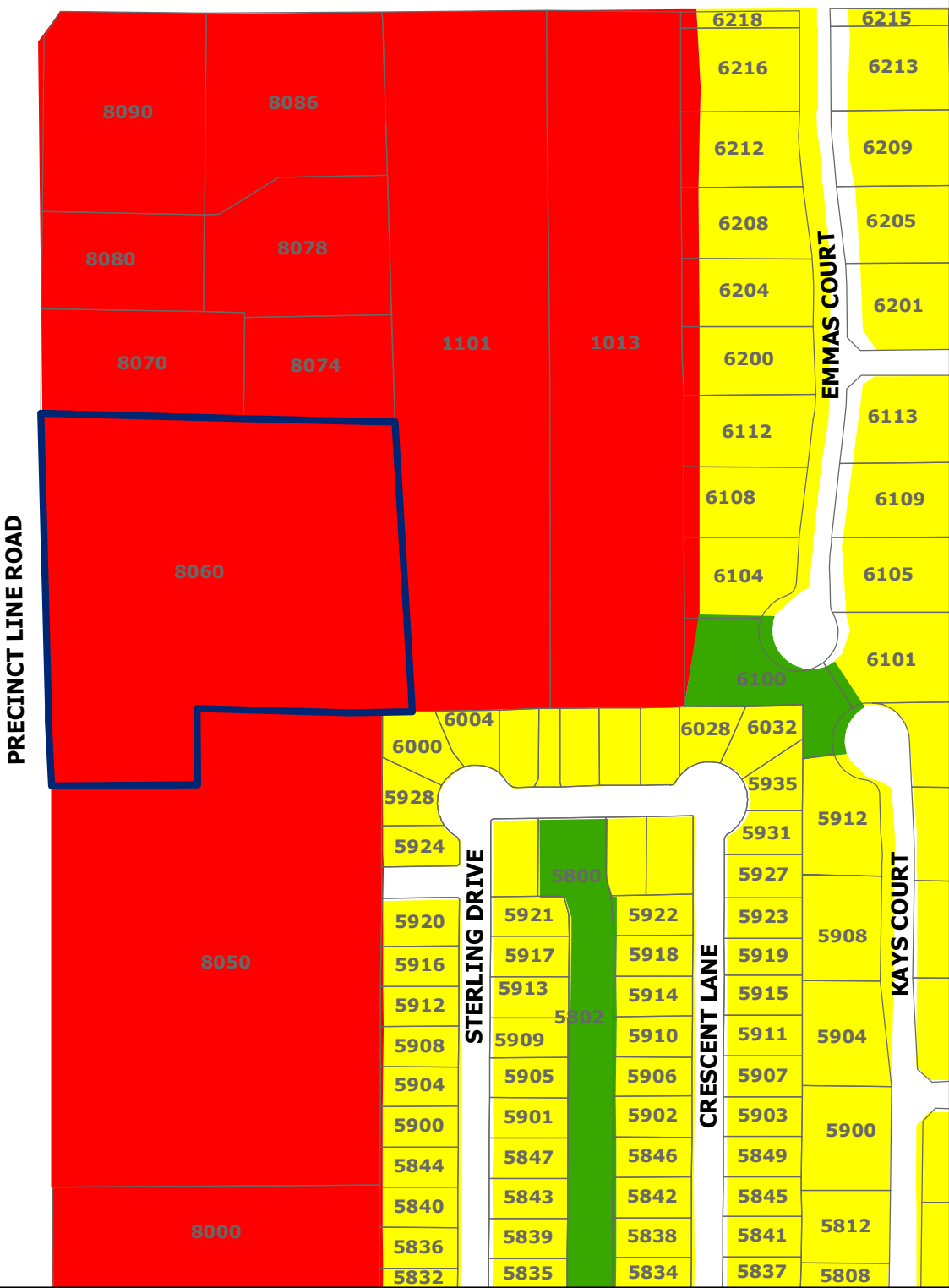
PC19-003
8060 Precinct Line Road

DISCLAIMER:
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 Subject Property



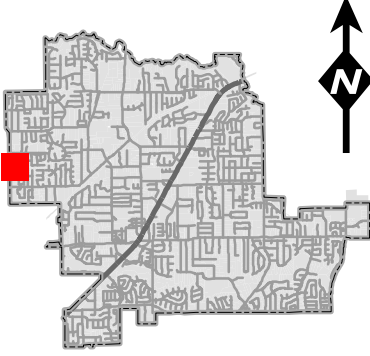
Future Land Use Map



PC19-003

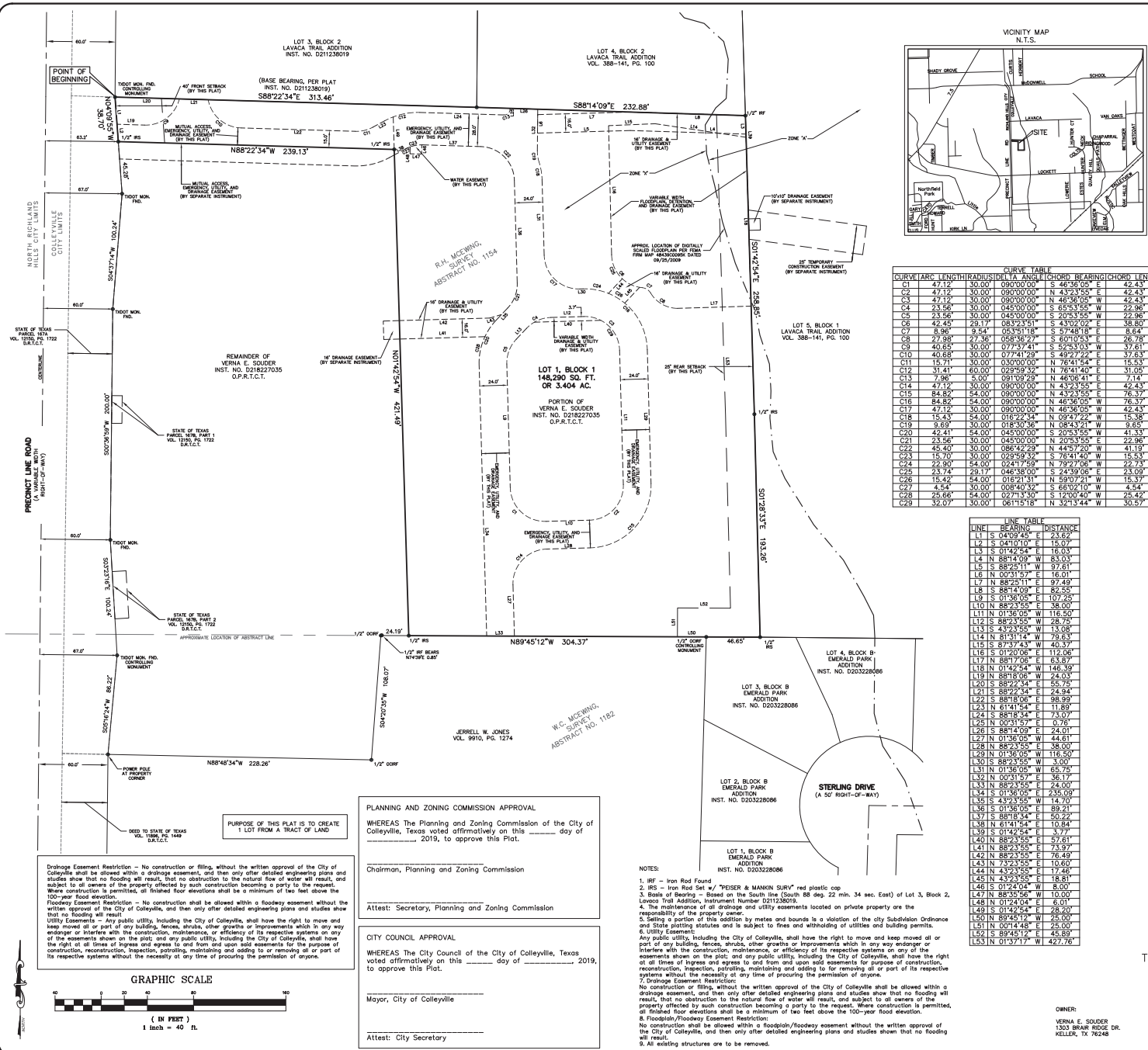
8060 Precinct Line Road

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



DISCLAIMER:
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Final Plat Exhibit



DEDICATION CERTIFICATE
WHEREAS, Verna E. Souder, is the owner of a 3.404 acre tract of land situated in the R.H. McEwing Survey, Abstract No. 1154, City of Coleville, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Verna E. Souder, by deed recorded in Document Number D218227035, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT Monument found for the northeast corner of said Souder tract, same being the southwest corner of Lot 3, Block 2, Lavaca Trail Addition, an addition to the City of Coleville, Tarrant County, Texas, according to the plat thereon recorded under instrument Number D211238019, Official Public Records, Tarrant County, Texas, same being in the easterly right-of-way line of Precinct Line Road (variable width right-of-way);

THENCE South 88 deg. 22 min. 34 sec. East, along the common line of said Souder tract and said Lot 3, a distance of 313.46 feet to an angle point, same being the southeast corner of said Lot 3, same being the southeast corner of Lot 4, Block 2, Lavaca Trail Addition, an addition to the City of Coleville, Tarrant County, Texas, according to the plat thereon recorded in Volume 388-141, Page 100, Deed Records, Tarrant County, Texas;

THENCE South 88 deg. 14 min. 09 sec. East, along the common line of said Souder tract and said Lot 4, a distance of 232.88 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 5, same being in the westerly line of said Lot 4, same being in the westerly line of Lot 5, Block 1, said Lavaca Trail Addition (Volume 388-141, Page 100);

THENCE along the common line of said Souder tract and said Lot 5 as follows:

South 01 deg. 42 min. 54 sec. East, a distance of 258.85 feet to a 1/2 inch iron rod set with "Peiser & Mankin Surv" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for angle point;
South 01 deg. 28 min. 35 sec. East, a distance of 193.26 feet to a 1/2 inch iron rod set for the most easterly southeast corner of said Souder tract, same being the southwest corner of said Lot 5, same being in the northerly line of Block B, Emerald Park Addition, an addition to the City of Coleville, Tarrant County, Texas, according to the plat thereon recorded in instrument Number D203228086, said Official Public Records;

THENCE North 89 deg. 45 min. 12 sec. West, along the common line of said Souder tract and said Block B, a distance of 46.65 feet to a 1/2 inch iron rod set for the northeast corner of said Lot 5, same being in the northerly line of Block B, Emerald Park Addition, an addition to the City of Coleville, Tarrant County, Texas, according to the plat thereon recorded in instrument Number D203228086, said Official Public Records;

THENCE through the interior of said Souder tract as follows:

North 01 deg. 42 min. 54 sec. West, a distance of 421.49 feet to a 1/2 inch iron rod set for an internal corner of the herein described tract;
North 88 deg. 22 min. 34 sec. West, a distance of 239.13 feet to a 1/2 inch iron rod set for the most westerly southwest corner of the herein described tract, same being in the west line of said Souder tract, same being in the easterly right-of-way line of aforesaid Precinct Line Road;

THENCE North 04 deg. 09 min. 55 sec. West, along the common line of said Souder tract and said Precinct Line Road a distance of 38.70 feet to the POINT OF BEGINNING and containing 148,290 square feet or 3.404 acres of computed land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
That, **VERNA E. SOUDER**, Owner, do hereby adopt this plat designating the hereinbefore described property as **LOT 1, BLOCK 1, PRECINCT LINE RETAIL ADDITION**, and hereinafter to the City of Coleville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Coleville, Texas.

Witness our hands this _____ day of _____, 2019.

BY: **VERNA E. SOUDER**

STATE OF TEXAS }
COUNTY OF TARRANT }
Before me, the undersigned Notary Public In and for said county and State on this day personally appeared Verna E. Souder, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in Given under my hand and seal of office this _____ day of _____, 2019.

Notary Public in and for Tarrant County

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

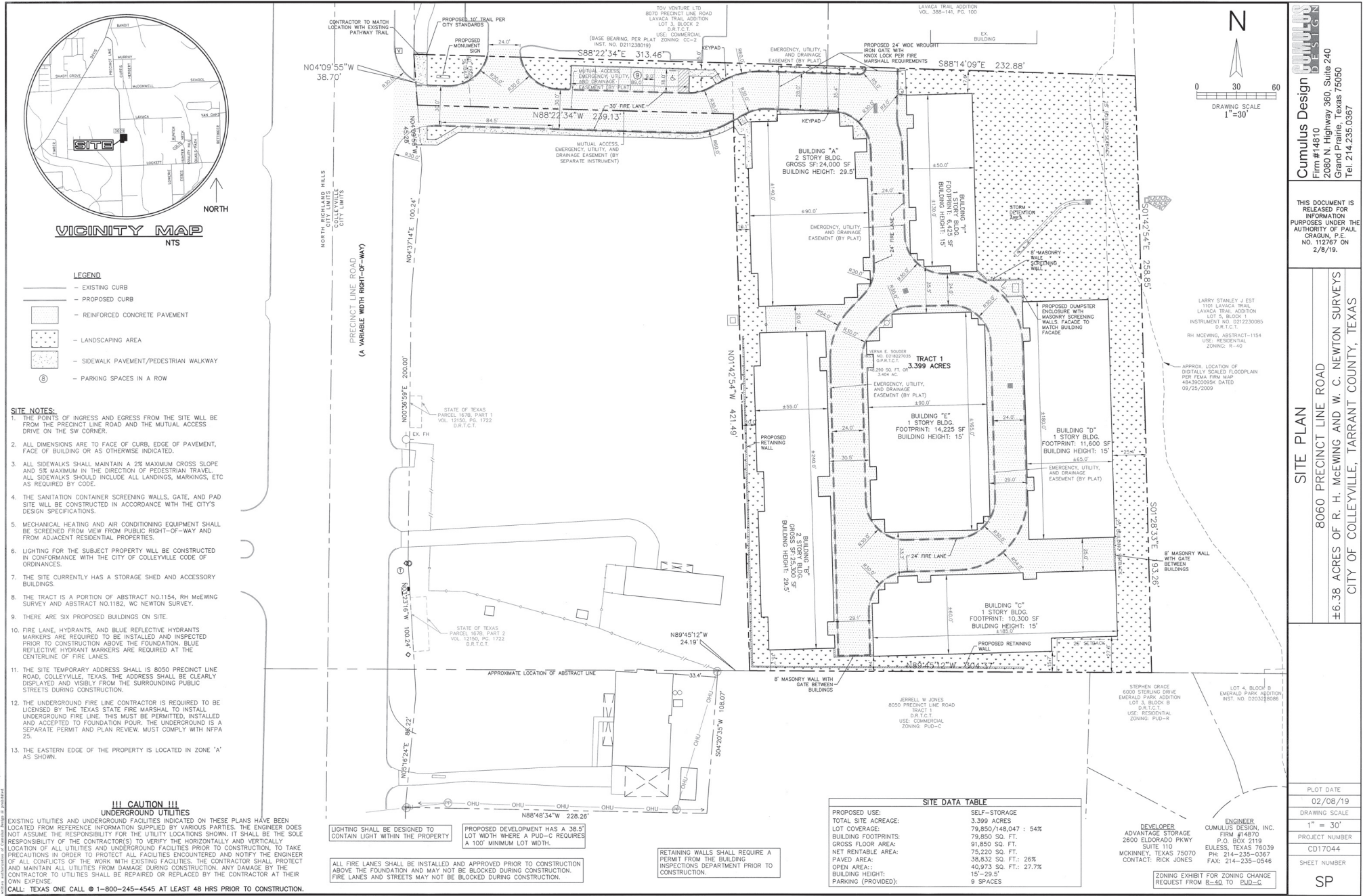
That I, **Timothy R. Mankin**, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures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

PRELIMINARY
Timothy R. Mankin RPLS 61722 _____ Date

FINAL PLAT
LOT 1, BLOCK 1
PRECINCT LINE RETAIL ADDITION
BEING 3.404 ACRES
OUT OF THE R. H. MCEWING SURVEY, ABSTRACT NO. 1154
IN THE CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS
THIS PLAT FILED BY INSTRUMENT # _____ DATE _____

JOB NO.: 18-0614	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 2/1/2019	www.peisersurveying.com		
FIELD DATE: 12/27/2018	823 E. DALLAS ROAD GRAPEVINE, TEXAS 76051		1
SCALE: 1" = 40'	COMMERCIAL RESIDENTIAL BOUNDARIES		OF
FIELD: P.H./J.W.	DRAWN: J.B.W.		1
CHECKED: T.B.M.	FIRM NO. 100999-00		
OWNER: Verna E. Souder 1301 BRAR RIDGE DR. KELLER, TX 76248		Member Since 1972	

Site Plan



Cumulus Design
Firm #14870
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

THIS DOCUMENT IS RELEASED FOR INFORMATION PURPOSES UNDER THE AUTHORITY OF PAUL CRAIG, P.E.
NO. 112767 9
2/8/19.

SITE PLAN
8060 PRECINCT LINE ROAD
±6.38 ACRES OF R. H. McEWING AND W. C. NEWTON SURVEYS
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS

PLOT DATE: 02/08/19
DRAWING SCALE: 1" = 30'
PROJECT NUMBER: CD17044
SHEET NUMBER: SP

RESOLUTION R-19-XXXX

**A RESOLUTION APPROVING A FINAL PLAT FOR THE LOT 1, BLOCK 1,
PRECINCT LINE RETAIL ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Final Plat for Lot 1, Block 1, of the Precinct Line Retail Addition on April 8, 2019.

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

Sec. 1. THAT the Final Plat for Lot 1, Block 1, Precinct Line Retail Addition on approximately 3.404 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 7th DAY OF MAY 2019.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

PRECINCT LINE RETAIL ADDITION

BEING 3.404 ACRES OF TRACT NO. 1154
OUT OF THE R. H. COLLEVILLE, TARRANT COUNTY, TEXAS
IN THE CITY OF COLLEVILLE, TEXAS

THIS PLAN FILED BY INSTRUMENT NO. _____ DATE _____

FINAL PLAT

LOT 1, BLOCK 1
PRECINCT LINE RETAIL ADDITION

OWNER: _____

PREPARED BY: _____

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The map shows the City of San Francisco with a grid of streets. The proposed project area is highlighted in a shaded region. The map includes labels for various streets and landmarks, such as Market Street, Embarcadero, and the City Hall. The project area is located in the central part of the city, near the intersection of Market Street and the Embarcadero.

[illegible]