



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, September 23, 2019
6:30 PM

Executive Conference Room
Third Floor – City Hall

**WORKSESSION
6:30 PM OR AFTER THE CITY COUNCIL SPECIAL MEETING
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

1. PRESENTATION AND DISCUSSION

- 1a** Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial in Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC19-012
- 1b** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 2, Block 1, of the Hodgkiss Place II Addition, located at 2608 Highland Meadow Drive, Case ZC19-013
- 1c** Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial on Lot 1A, Block 1, in the Applebee's Addition, located at 5150 Colleyville Boulevard, Case ZC19-014
- 1d** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 20, Block 1, of the Creekside at Colleyville Addition, located at 4708 Latour Lane, Case ZC19-016

2. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards September 20, 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.

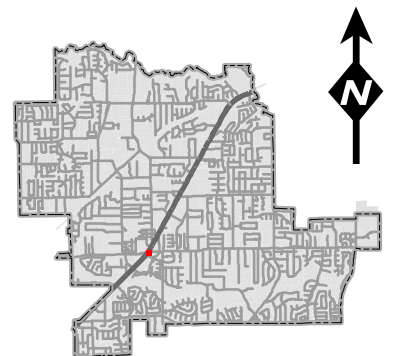
Aerial Map



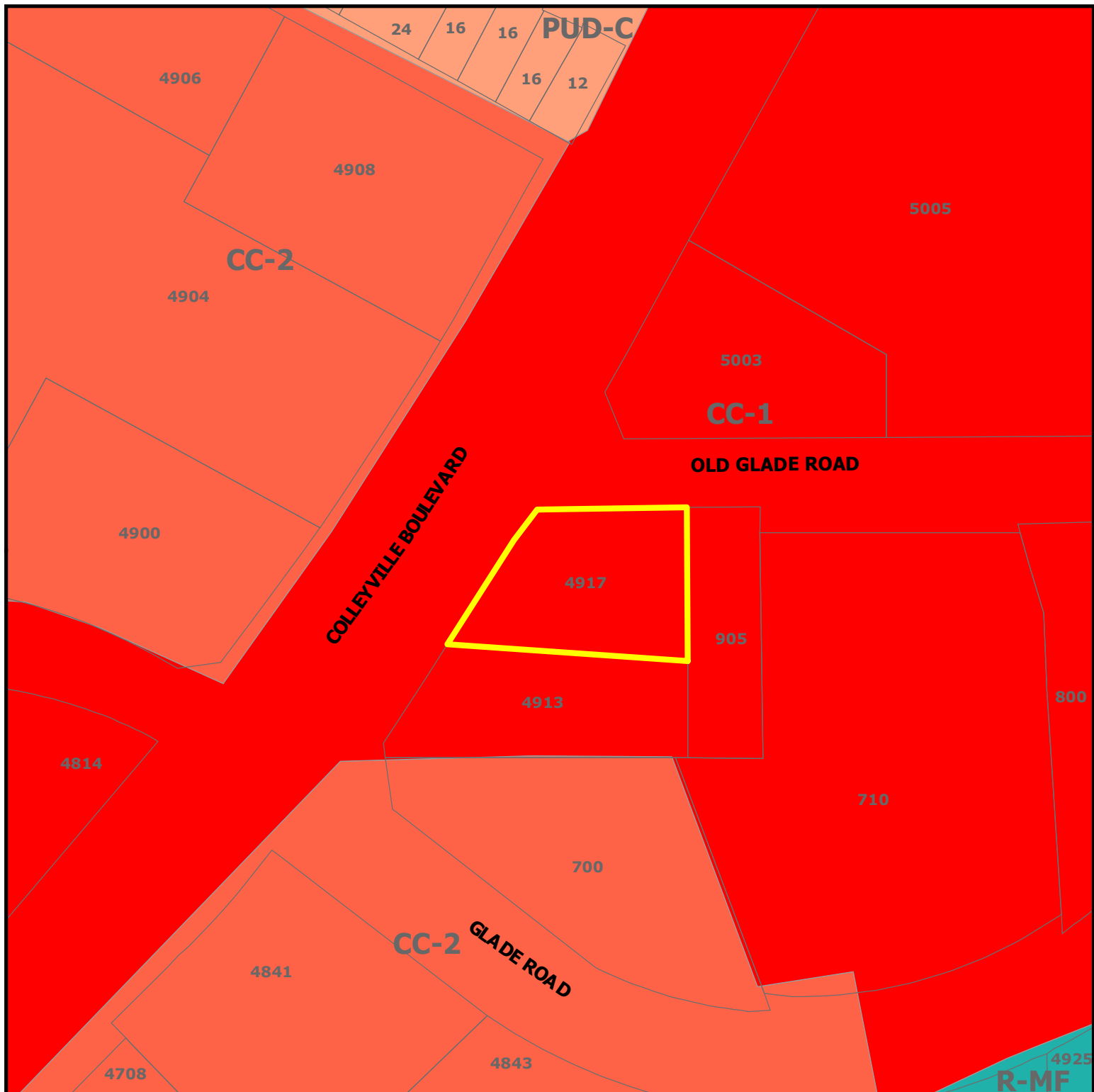
ZC19-012
4917 Colleyville Blvd

DISCLAIMER:
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 Subject Property



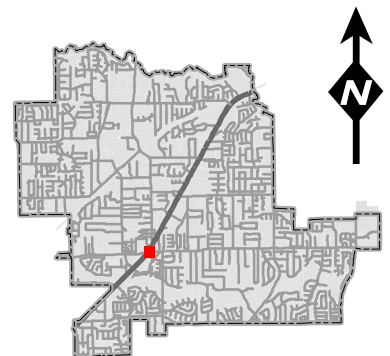
Zoning Map



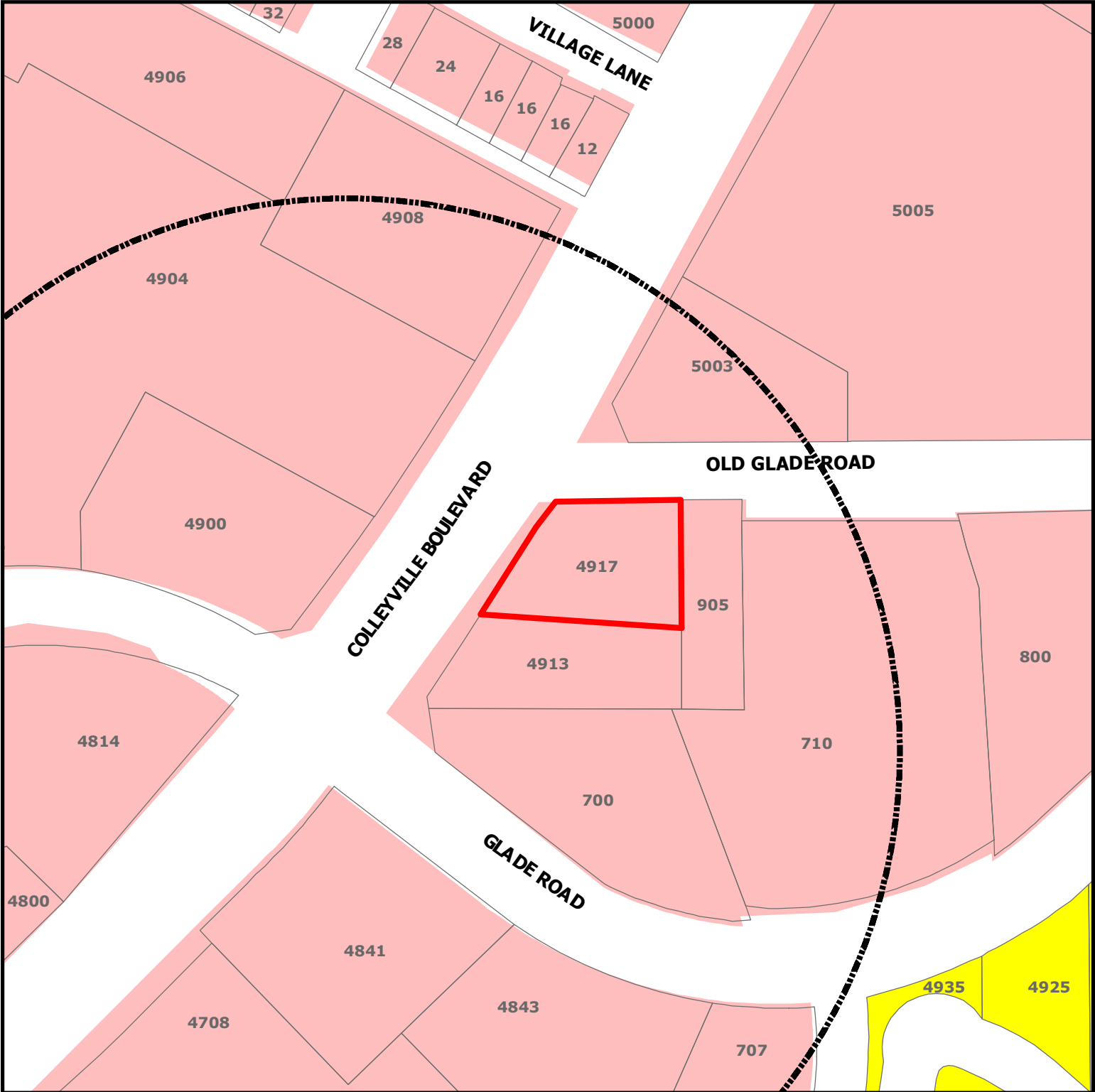
ZC19-012
4917 Colleyville Blvd

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 Subject Property



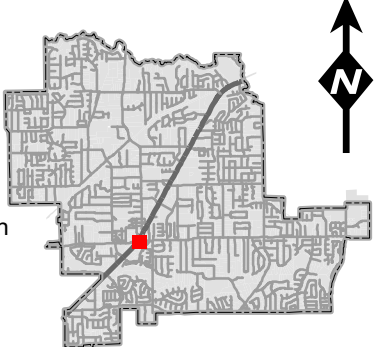
Future Land Use Map



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ZC19-012
4917 Colleyville Blvd

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives



PALIO PARTNERS

A Specialist in Preferred Development Solutions for Restaurant and Retail Companies

Statement of Planning Objectives for Zoning Application – 4917 Colleyville Blvd.

Palio Partners is a commercial real estate development company that was formed in 2008 by Brendon Hollier, Clark Knippers, and Doug Alcott, with the goal of providing retail and restaurant clients with the necessary capital and development expertise for new store growth. Palio Partners has worked with some best-in-class concepts and makes a point to deliver only the highest quality product to the communities it develops in and its clients, whether their needs are land redevelopment, redevelopment of existing structures, or turnkey, new construction spaces. Palio's track record includes tenants such as: Main Event Entertainment, Chuy's Tex-Mex, Starbucks, Urban Air Trampoline Park, Genghis Grill, Mattress Firm, and many more.

In January of 2019, Palio was presented with the opportunity to purchase the property at 4917 Colleyville Blvd. ("Property") from Leon Capital Group. The Property is roughly 0.46 acres and remains as a demolished Sonic site with an existing, severely damaged parking lot. With a positive forecast of the Colleyville trade area, due to the Hwy. 26 redevelopment and strong demographics, Palio decided to pursue this opportunity. Foremark Real Estate Services, Palio's leasing team, immediately began marketing the Property, trying to find the right end user for the site. Initially, Palio and Foremark thought a restaurant with drive thru was the highest and best use for the Property. After over 6 months of intense leasing efforts, it was determined that restaurant use is far less feasible than anticipated, due to the size of the lot and economics of the deal. Eventually, Enterprise Rent-a-Car connected with Foremark, expressing their interest in relocating from their current location at the Colleyville Downs Shopping Center. Enterprise's newest prototypical storefront is a freestanding building with a detached car wash, a layout that fits exceptionally well on the Property. The prototype calls for heavy use of brick and other masonry materials, which results in an extremely high-quality building in terms of aesthetics and durability.

The Property is currently zoned CC1, which does not allow for Enterprise's use, categorized as "Auto, Truck or Trailer Rental" by the City's Land Development Code. Although this use is prohibited in CC1, Palio and Foremark believe that Enterprise functions more as a retailer, rather than an automotive use. Over the past several months, the principals at Palio have met with the City of Colleyville several times to discuss the possibility of rezoning the Property. Per the City's recommendation, Palio is pursuing a zoning change from CC1 to PUD. Palio believes that Enterprise is the highest and best use for the Property for several reasons. As mentioned above, the Enterprise building and car wash lay out very efficiently on this site. Foremark has contacted the owner of the adjacent Red Barn BBQ site multiple times inquiring about a purchase. The owner has mentioned that they have absolutely no interest in selling. Without the ability to combine these parcels, we are extremely limited on size. The difficult access when heading southbound on Hwy. 26 make this more of a destination site, which is far more suitable for a car rental service compared to a restaurant user. This site's location on a heavily traveled thoroughfare used to get to and from an airport also plays very well for a car rental service. These factors combined make the Property a very ideal location for Enterprise, and a less ideal location for a restaurant. The Palio and Foremark team believe that all of this makes Enterprise not only a highly compatible end user, but also the right tenant for the Property. Enterprise is a proven, highly successful concept that has shown it can and will operate for decades to come.

Enterprise Holdings, Enterprise Rent-a-Car's parent company, is a privately held company with over \$24 billion in annual revenue. Enterprise Rent-a-Car has long been regarded as the premiere car rental service throughout the United States, being called the number one car rental company in terms of customer satisfaction from 2005 through 2011 by J.D. Power and Associates.

Statement of Planning Objectives



PALIO PARTNERS

A Specialist in Preferred Development Solutions for Restaurant and Retail Companies

Palio Partners' plan for the Property is to redevelop and improve the site for a freestanding Enterprise Rent-a-Car. Our current site plan shows a 1,600sf building with 30 parking stalls. The building will be comprised of mainly brick, with numerous articulations to create an enhanced aesthetic and break up any continuity. The structure will have a high proportion of storefront and a metal awning system, both of which greatly increase the curb appeal of the building. The building will include stone wainscot and abundant new landscaping to match the reimagined Hwy. 26 corridor. Palio acknowledges the higher standards of land and building development imposed by the City of Colleyville and intends to not only meet, but exceed these requirements. It is our intention to own the Property for the term of the lease (20 years, plus options), showing our commitment to not only this Property and Enterprise as a tenant, but also to the Colleyville trade area as a whole.

In conclusion, we believe that Enterprise is the best possible tenant for the Property. Enterprise has been very successful in Colleyville, and this site provides an opportunity to better their presence and better serve the Colleyville community. Enterprise has served the Colleyville community for many years and this relocation effort shows further commitment to provide Colleyville with the best service and presence possible.

Sincerely,

Brendon Hollier

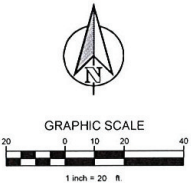
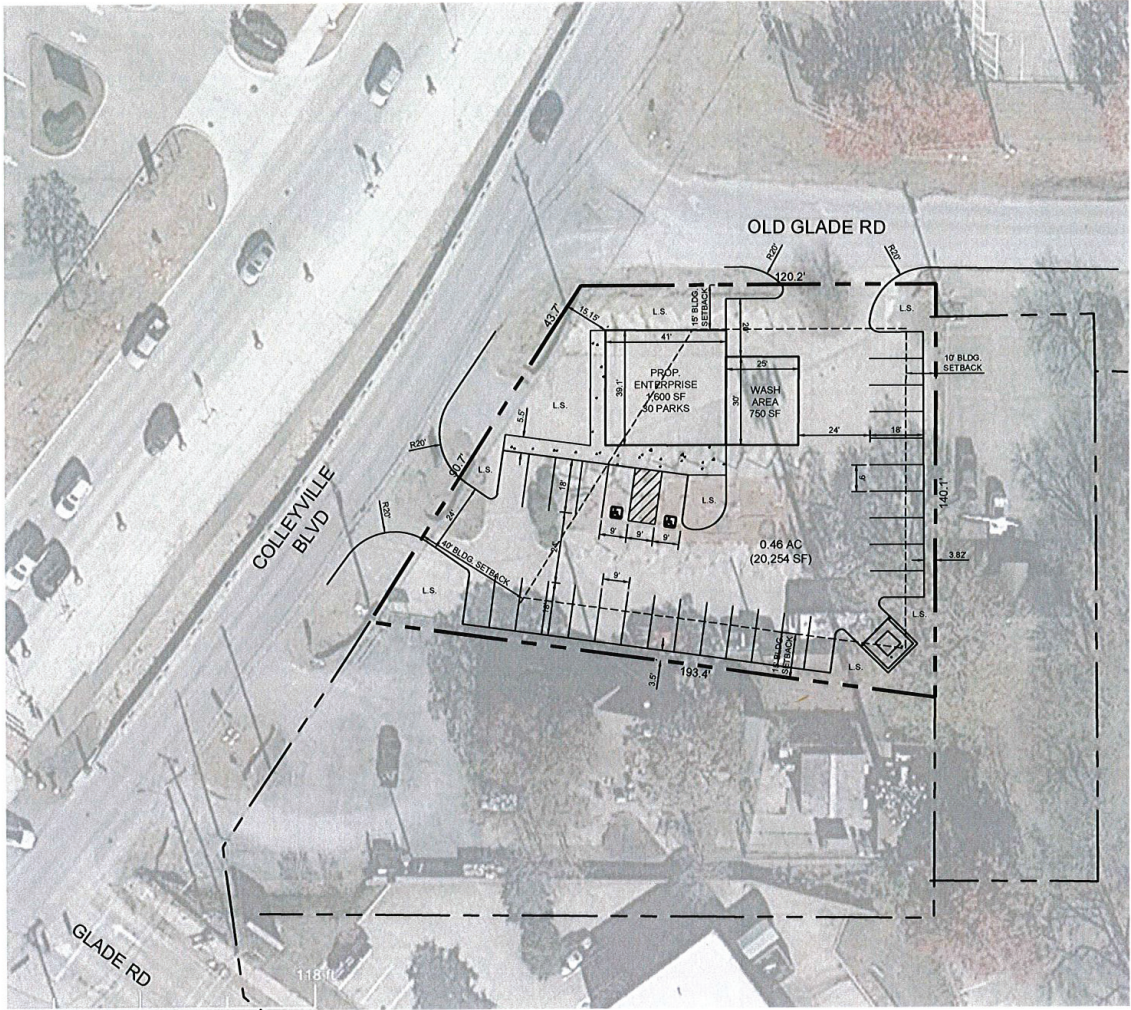
Zoning Exhibit



Zoning Exhibit



Site Plan



SITE DATA TABLE		
		% OF SITE
SITE GROSS AREA	0.46 AC (20,254 SF)	-
MAIN BUILDING AREA	1,600 SF	7.9%
WASH AREA	750 SF	3.7%
TOTAL	2,350 SF	11.6%
IMPERVIOUS AREA	15,326 SF	75.70%
OPEN AREA	4,928 SF	24.3%

PARKING TABLE	
AUTOMOTIVE RENTAL (1 SPACE PER 300 SF) 1,600 SF	6 (1 ADA)
PARKING PROVIDED	30 (2 ADA)

TEXAS REGISTRATION #11618
CLAY MOORE
ENGINEERING
HOUSTON, TEXAS 77057
TEL: 281.440.0000
WWW.CMENGINEERING.COM

**PROPOSED ENTERPRISE
GLADE RD &
COLLEVILLE BLVD
COLLEVILLE, TX**

NO.	DATE	DESCRIPTION	BY

CONCEPTUAL SITE PLAN

DESIGN: HJ
DRAWN: HJ
CHECKED: MAM
DATE: 8/13/2019

SHEET
SP-1

File No.

PLOTTED BY: HV
8/13/2019 2:28 PM
PROJECT/SITE PLAN - COLLEVILLE SMOOTHIE FACTORY/CAD/CORBIT ZONING EXHIBITING
PLOT DATE: 8/13/2019 2:27 PM
LAST SAVED: 8/13/2019 2:27 PM

ZONING EXHIBIT FOR ZONING CHANGE REQUEST FROM CC1 TO PUD

Landscape Plan



4245 North Central Exp
Suite 501
Dallas, Texas 75205
214.865.7192



Enterprise
Colleyville

Glade Rd. and Colleyville Blvd.
Colleyville, Texas

Project Number: 19110
Issue Date: 09.12.2019
Drawn By: HEM
Checked By: KAH

Revisions:
No. Date Detail

Sheet Title:

LANDSCAPE
PLAN

Sheet Number:

L1.01

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPILLS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP PRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

CITY OF COLLEYVILLE, TEXAS

SITE LANDSCAPE REQUIREMENTS

- 20% of the total land area in any proposed development shall be landscaped.
- At least 50% of the total landscaped area shall be located in the street yards.

Total Site: 20,254 s.f.

TOTAL LANDSCAPE AREA	
Required	Provided
(4,051) s.f. (20%)	(4,506) s.f. (22%)
Required	Provided
(2,026) s.f. (50%)	(2,963) s.f. (73%)

STREET FRONTAGE REQUIREMENTS

- Landscaping shall include the retention or planting of one (1), three (3) inch cal. tree for every 40 l.f. of street frontage.
- Shrubs shall be provided such that one (1) 18" tall or five (5) gallon plant shall be planted on-site for each five (5) l.f. of public street R.O.W.

COLLEYVILLE ROAD: 134 l.f.

Required	Provided
(4) trees, 3" cal.	(4) trees, 3" cal.
(27) shrubs, 5 gal.	(27) shrubs, 5 gal.

OLD GLADE ROAD: 120' l.f.

Required	Provided
(3) trees, 3" cal.	(3) trees, 3" cal.
(24) shrubs, 5 gal.	(24) shrubs, 5 gal.

PARKING LOT LANDSCAPING REQUIREMENTS

- Parking lots shall contain a minimum of one hundred (100) trees, 3" cal. of landscaped island per each eighteen (18) contiguous parking spaces required. This landscaped island is to include one (1) three (3) inch caliper tree.

Total Parking: 29 spaces

Required	Provided
(2) trees, 3" cal.	(2) trees, 3" cal.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
LE	<i>Ulmus parvifolia</i> "Sampervirens"	Lancebark Elm	7	3" cal.	container grown, 12" Ht., 4" spread, 4" branching Ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	2	3" cal.	container grown, 12" Ht., 4" spread, 4" branching Ht., matching
SHRUBS/GROUND COVER					
AJ	<i>Trachelospermum asiaticum</i>	Asian Jasmine	180	4" pots	container (3) 12" runners min., 12" o.c.
DYH	<i>Ilex vomitoria</i> "Nana"	Dwarf Yaupon Holly	16	5 gal.	container full, 20" spread, 36" o.c.
SJ	<i>Juniperus chinensis</i> "Sea Green"	Sea Green Juniper	35	5 gal.	container full, 24" spread, 36" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to Solid Sod Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.

ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



SCALE: 1" = 20'-0"



BELLE
FIRMA

4245 North Central Exp
Suite 501
Dallas, Texas 75205
214.865.7192

Landscape Plan

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drive curbs and curbs as shown on the drawings. All lawn areas to receive solid soil shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, moving of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died or that show, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

- A. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including, materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including roots in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- B. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
- C. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and/or exceed project specifications.
 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take carrier measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions.

- do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety, size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival, to the site and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

8. PRODUCT DELIVERY, STORAGE AND HANDLING
- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

- B. Delivery:
 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 4. Pallets or plants during delivery to prevent damage to root balls or discoloration. Keep plants moist at all times. Cover all materials during transport.
 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 6. Remove rejected plant material immediately from job site.
 7. To avoid damage or stress, do not lift, move, adjust, dump, or otherwise manipulate plants by trunk or stems.

9. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

10. Organic Matter: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

11. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladwater, Texas. Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

12. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

13. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technology or approved equal.

14. Organic Fertilizer: Fertilid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

15. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UFI) with a minimum 8% sulfur and 4% iron, plus micronutrients.

16. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

17. Miscellaneous Materials:
 - A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its made name DURAGADE Heavy Duty Steel.
 - B. Staking Material for Shade Trees: Refer to details.

18. Grave: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
19. Filter Fabric: "Muri" Miascape by Muri-Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
20. River Rock: "Colorado" or native river rock, 2" - 4" dia.

21. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, having insulation for size and quality. Recommendations confirm to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

22. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

23. SOIL PREPARATION MATERIALS
- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dalgass or Nutgrass shall be rejected.

2. Physical properties as follows:
 - a. Clay - between 7-27 percent
 - b. Silt - between 15-25 percent
 - c. Sand - less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.

4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

5. Organic Matter: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

6. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladwater, Texas. Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

7. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

8. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technology or approved equal.

9. Organic Fertilizer: Fertilid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

10. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UFI) with a minimum 8% sulfur and 4% iron, plus micronutrients.

11. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

12. Miscellaneous Materials:
 - A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its made name DURAGADE Heavy Duty Steel.
 - B. Staking Material for Shade Trees: Refer to details.

13. Grave: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
14. Filter Fabric: "Muri" Miascape by Muri-Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
15. River Rock: "Colorado" or native river rock, 2" - 4" dia.

16. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

3.2 BED PREPARATION & FERTILIZATION

1. Prepare new planting beds by scraping away existing grass and weeds. Tilling existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.

2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

4. Grass Areas:
 1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently spaced open, then watered thoroughly.

3.3 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily completed.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and balls of earth of 8 & 8 plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.

- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball. Insertly at the base of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

- tree planting detail as approved by the Landscape Architect if the percolation test fails.

- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/4 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so, use standard nursery practice of "root scoring".

- J. Do not wrap trees.
- K. Do not over prune.

- L. Mutch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Tree Pruning, Class I pruning standards provided by the National Arborist Association.

1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.

3. Top of curbing shall be 3/4" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

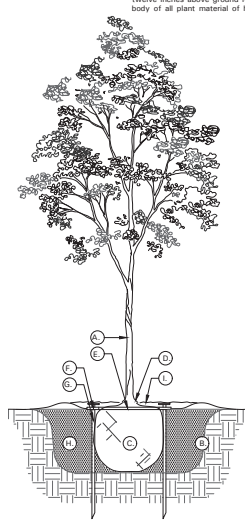
3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized as to be neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

- B. Final Inspection: The Owner's Authorized Representative will inspect the work and accept the same. If the work is not acceptable, the Contractor shall be given a reasonable time to correct the deficiencies. If the work is not acceptable after the reasonable time, the Owner may hire another Contractor to complete the work at the Contractor's expense.

- C. Final Cleanup: The Contractor shall be responsible for the final cleanup of the site. The Contractor shall remove all materials, equipment, and debris from the site. The Contractor shall leave the site in a clean and orderly condition. The Contractor shall be responsible for the final cleanup of the site. The Contractor shall remove all materials, equipment, and debris from the site. The Contractor shall leave the site in a clean and orderly condition.

END OF SECTION



01 TREE PLANTING DETAIL NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL. CENTER TREE IN HOLE & NEST ROOT BALL ON UNDISTURBED NATIVE SOIL.

- C. ROOT BALL: REMOVE TOP 1/4" BURLAP AND ANY OTHER FOREIGN OBJECT. CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.

- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH 1" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

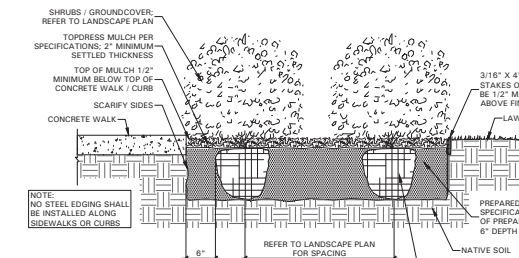
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2" INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING. ENSURE TREE IN ROOT FLARE EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

- J. TREE STAKES: TREE STAKE SOLUTIONS "SAFETY STAKE" BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tully (800) 678-4143 jeff@treestakesolutions.com www.treestakesolutions.com

- K. OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY. ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

- L. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. SOLUTIONS. MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7162



08/12/19

Enterprise
Colleyville

Glade Rd. and Colleyville Blvd.
Colleyville, Texas

Project Number: 19110
Issue Date: 09.12.2019
Drawn By: HEM
Checked By: KAH

Revisions: No. Date: Detail:

Sheet Title:
LANDSCAPE
SPECIFICATIONS
AND DETAILS

Sheet Number:

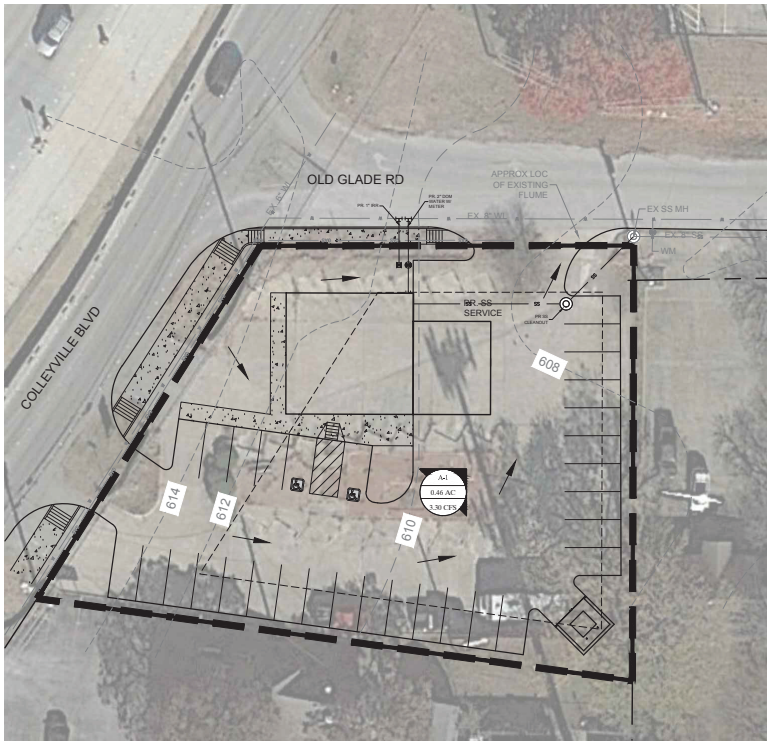
L1.02

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7162

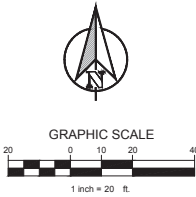
Drainage and Utility Plan



EXISTING DRAINAGE



PROPOSED DRAINAGE



LEGEND	
	— DRAINAGE AREA
	— DRAINAGE AREA IN ACRES
	— FLOW FOR DRAINAGE AREA IN CFS
	DIRECTION OF FLOW
	DRAINAGE AREA BOUNDARY

NOTES:

C FACTOR CALCULATIONS					
EXISTING SITE			PROPOSED SITE		
		% OF SITE		% OF SITE	
IMPERVIOUS AREA	20,255 SF	100%	0.9	15,568 SF	76.9%
PERVIOUS AREA	0 SF	0%	0.3	4,686 SF	23.1%
TOTAL AREA	20,255 SF			20,255 SF	
WEIGHTED C			0.9		0.76

HYDROLOGIC CALCULATIONS - PRE DEVELOPMENT						
DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COLLECTION POINT
EX-1	0.47	10	0.90	9.24	3.91	DRAINS TO EXISTING FLUME
TOTAL DRAINAGE	0.47				3.91	

HYDROLOGIC CALCULATIONS - POST DEVELOPMENT						
DRAINAGE AREA	AREA (AC.)	TC (MIN)	C	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COLLECTION POINT
A-1	0.47	10	0.76	9.24	3.30	DRAINS TO EXISTING FLUME
TOTAL DRAINAGE	0.47				3.30	

CLAY MOORE ENGINEERING

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Project: MATT MOORE
P.E. No. 95813 Date: 06/09/2016

PALIO COLLEVILLE
COLLEVILLE BLVD AND GLADE ROAD
COLLEVILLE, TEXAS

NO. DATE: 06/09/2016

DRAINAGE & UTILITY PLAN

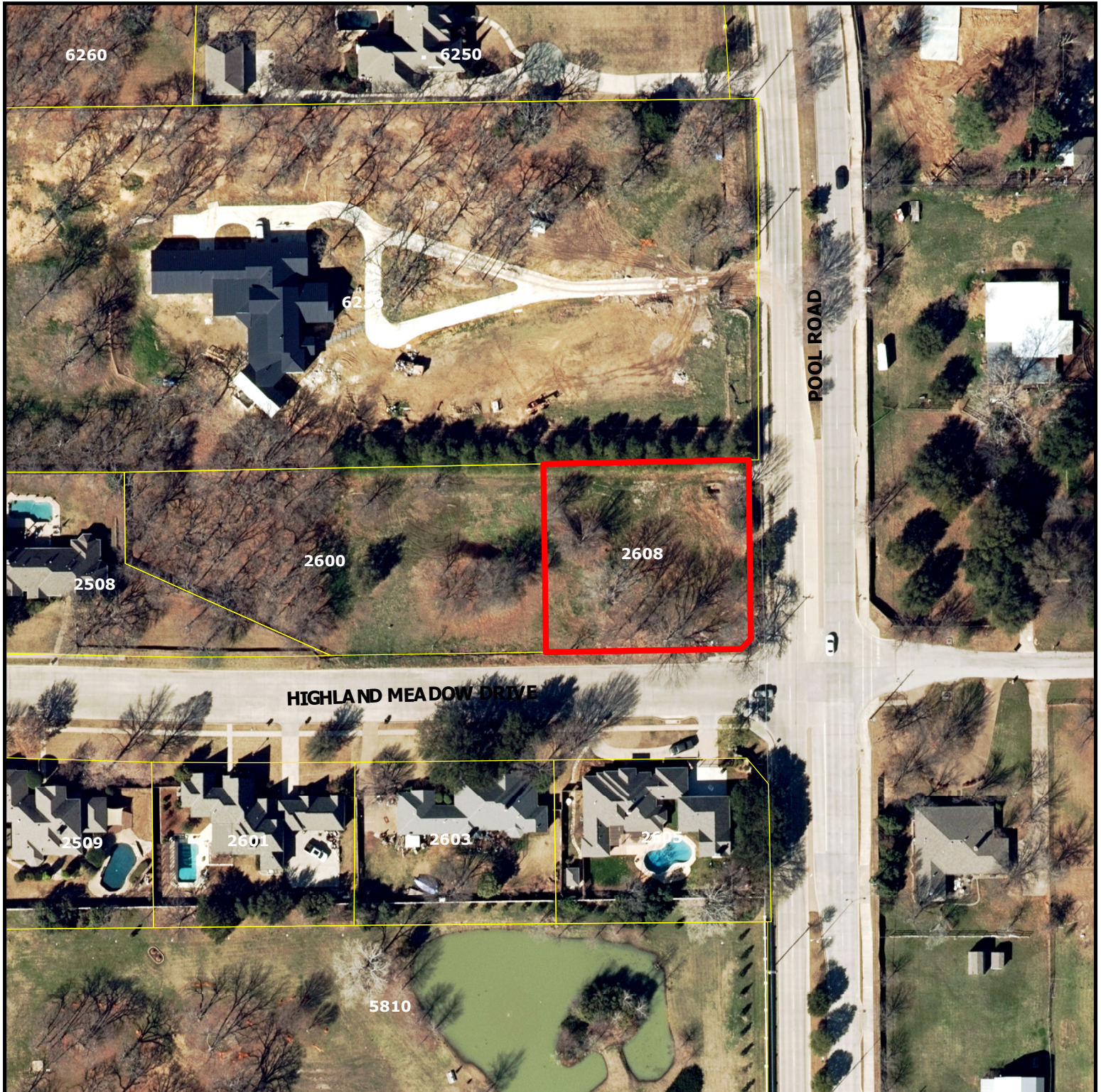
DESIGN: RDS
DRAWN: RDS
CHECKED: CMC
DATE: 06/09/2016

SHEET
C-6

File No.: 2019-122

PLOTTED BY: CLAY GIBBY
PLOT DATE: 9/11/2019 8:16 AM
LOCATION: Z:\PROJECTS\PROJECTS 2019-125 PALIO COLLEVILLE\CADD\EXHIBIT\PRELIM DRAINAGE AREA MAP.DWG
LAST SAVED: 9/4/2019 5:15 PM

Aerial Map



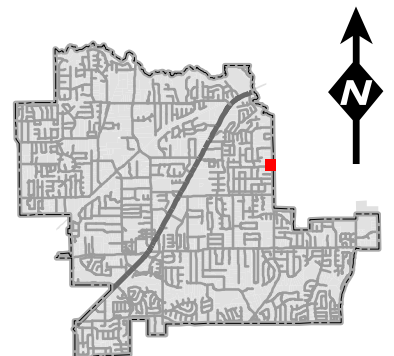
ZC19-013

2608 Highland Meadow Drive

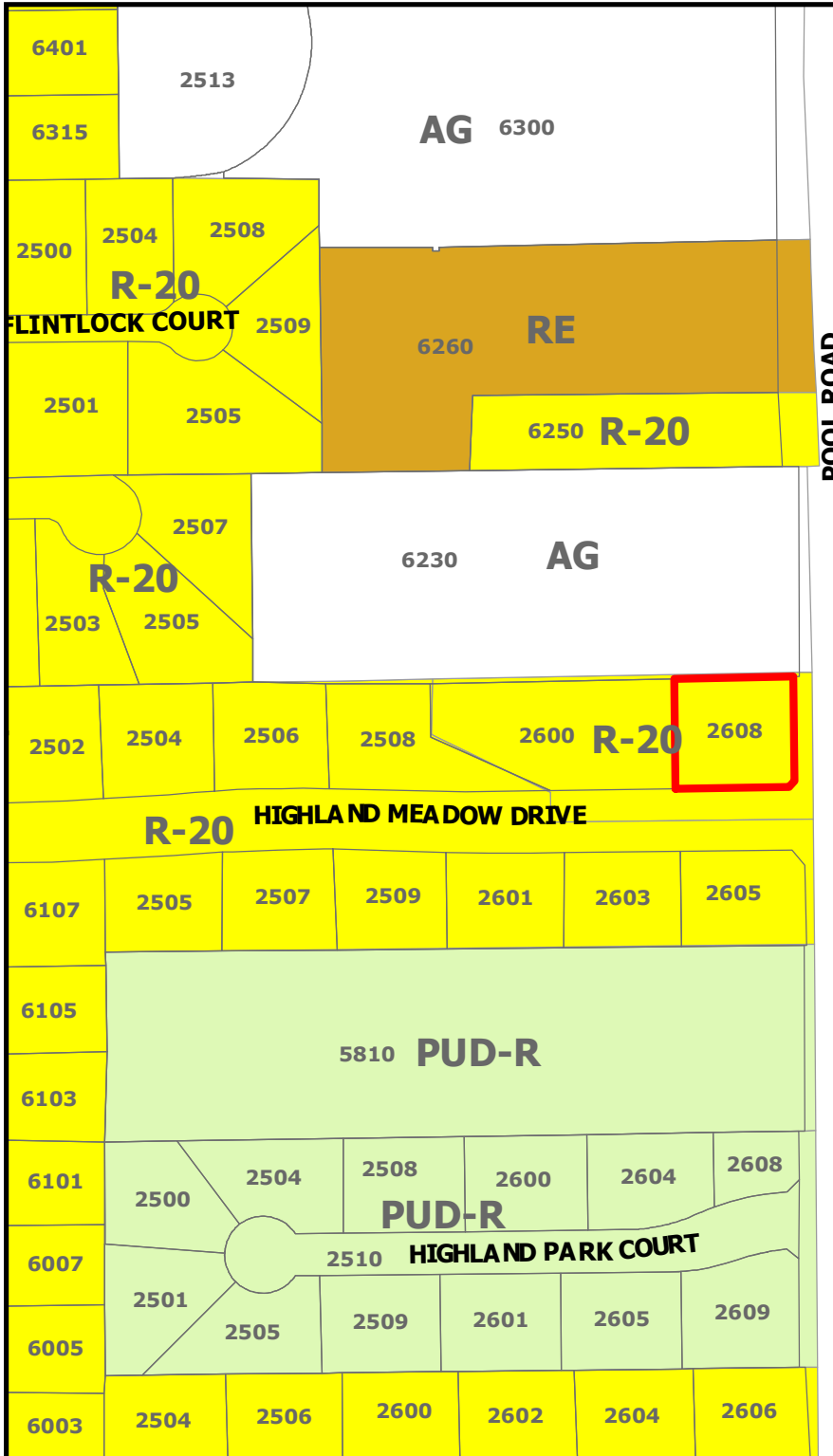
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Subject Property



Zoning Map



ZC19-013

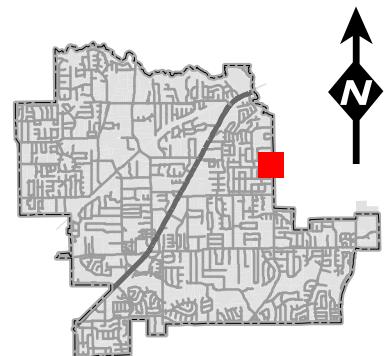
2608 Highland Meadow Drive

DISCLAIMER:

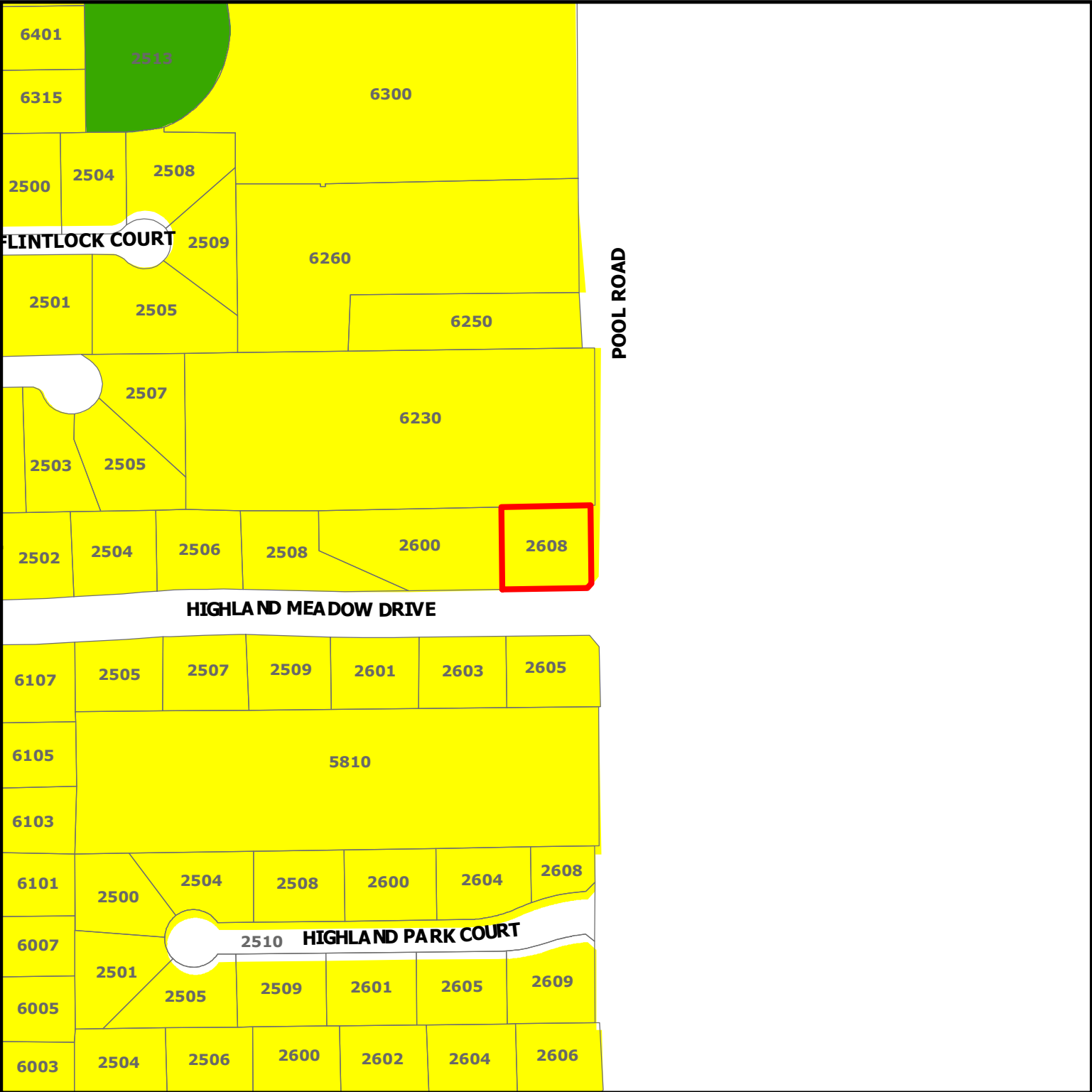
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Subject Property



Future Land Use Map

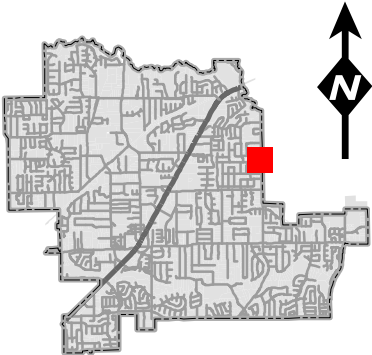


ZC19-013

2608 Highland Meadow Drive

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-  Subject Property
-  Residential
-  Open Space; Parks



Statement of Planning Objectives

2608 Highland Meadows Statement of Planning Objectives

I am writing to request a variance of the required East side fence set back at 2608 Highland Meadows Colleyville, TX. This is located in the Hodgkiss Place subdivision lot 2 block 1. We are referencing exhibit 3.26 2a of the land development code that states we must have a setback equal to 2/3 of our 30 ft. front set back (20 Ft). We are asking for the approval of this variance that will allow us to install an 8 Ft. cedar wood privacy fence (specifications listed below) directly on the property line. The location of the fence would be consistent with our neighbors on the North & South side and the majority of Pool Rd. We believe this is a valid request as this will assist in maintaining a consistent look for the city, provide an additional safety buffer, and allow the property to maximize the usable Sq. Ft. of the side yard. We are excited to be a new Colleyville resident and would be extremely grateful to receive this variance that we believe is in the best interest of the city and the home owner. We appreciate your consideration.

Sincerely,

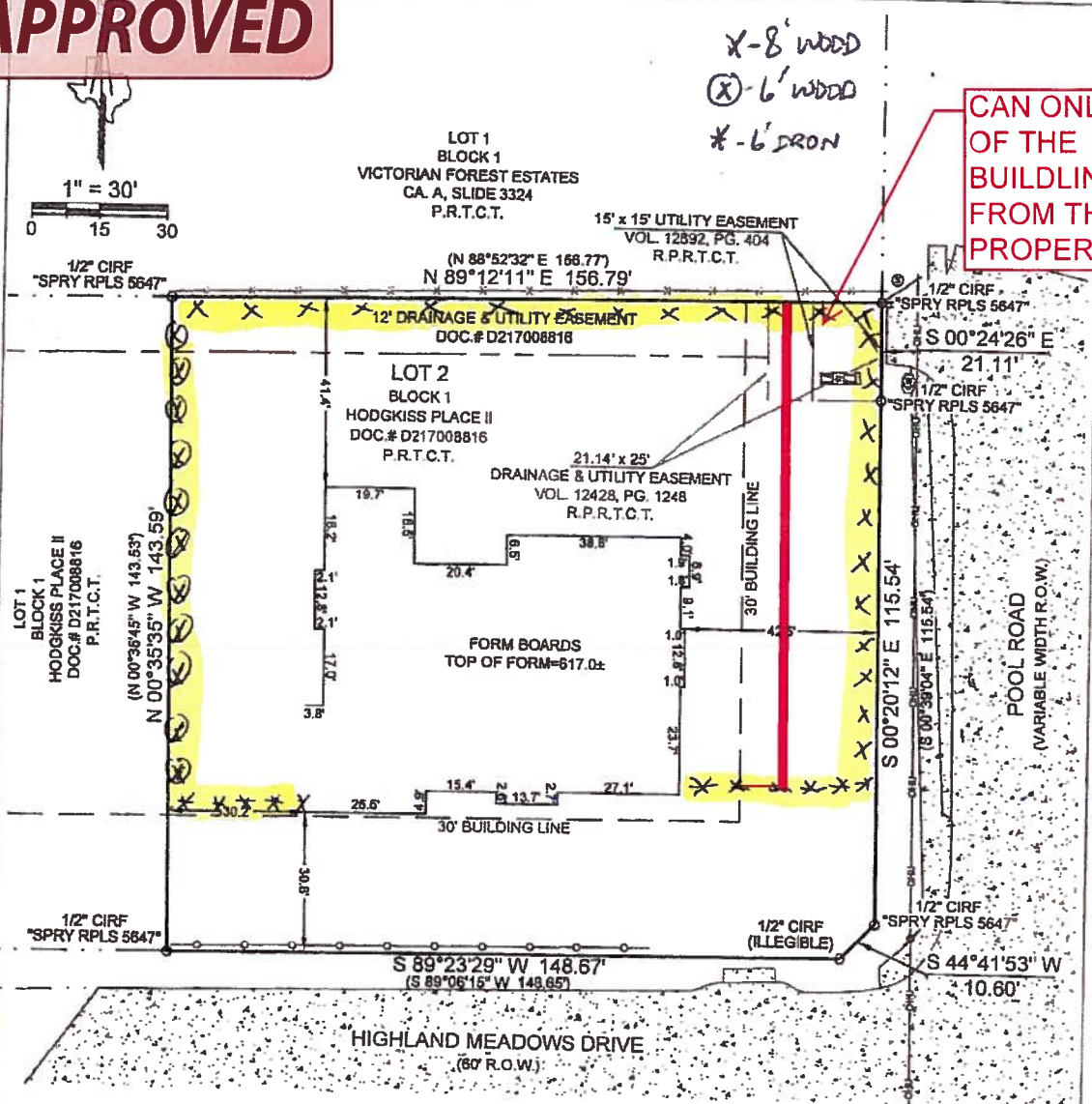
Jacob & Skyler Stone

Wood fence specifications:

Cedar fence material specifications include 2 3/8" x .095 posts, 1" x 6" x 6' and 1" x 6" x 8' cedar pickets, 2" x 4" treated horizontal rails, 2" x 8" top cap, and 1" x 4" trim.

Site Plan

NOT APPROVED



LEGAL DESCRIPTION

Lot 2, Block 1, of HODGKISS PLACE II, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded under Instrument No. D217008816, Plat Records, Tarrant County, Texas

FLOOD NOTE

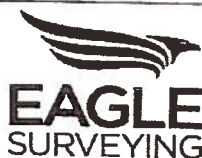
This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 480590 as shown on Map Number 48439C0095K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

SURVEYOR NOTES

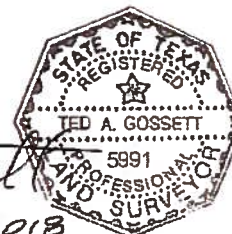
1. This survey was performed without the benefit of a title commitment.
2. The bearings shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network. NAD 83 (2011) Datum.
3. Elevations shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network. NAVD (88) Datum, (Geoid 12A)
4. This document represents an accurate on the ground survey of 2608 Highland Meadows Drive in the City of Colleyville, Tarrant County, Texas, on December 17th, 2018.
5. Not all improvements are shown.

FORM BOARD EXHIBIT

210 South Elm Street
Suite: 104
Denton, TX 76201
(940) 222-3009
www.eaglesurveying.com
TX Firm # 10194177



I hereby certify that this survey was prepared by me or under my direct supervision and that I am a licensed Land Surveyor under the laws of the State of Texas.



JOB NUMBER
18-05-43-03
REVISION

DRAWN BY
RZM
DATE
12/17/2018

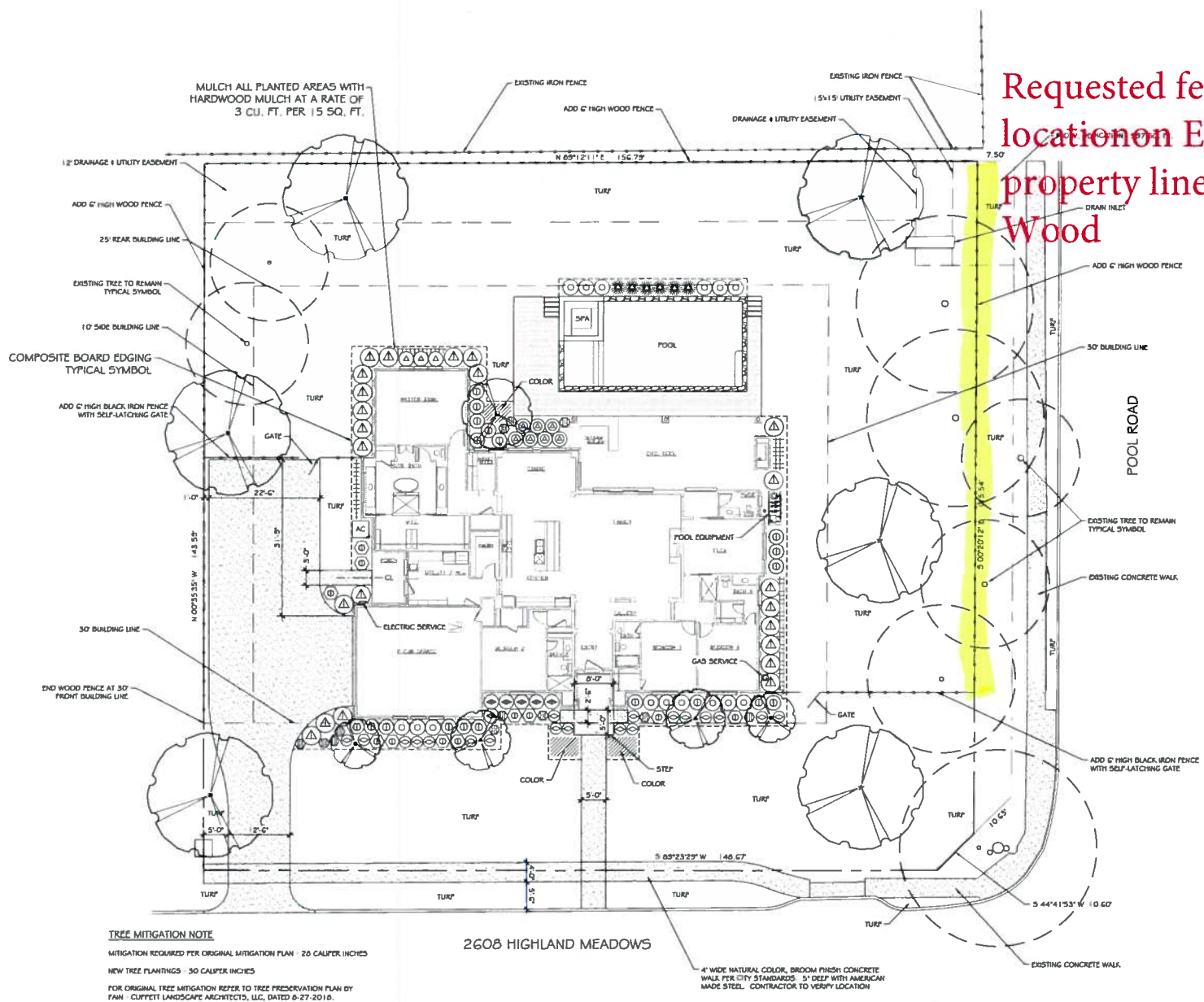
LEGEND
 () RECORDED CALL
 CAPED IRON ROD FOUND
 WIRE FENCE
 CHAIN LINK FENCE
 ASPHALT
 OVER HEAD ELECTRIC
 SEWER MANHOLE
 UTILITY POLE
 DRAINAGE INLET
 WATER METER

Ted A. Gossett
R.P.L.S. # 5991

Date

12-17-2018

Floor Plan



FOR PLANTING LEGEND SEE SHEET L-2

LANDSCAPE MASTER PLAN



SCALED AT 30"x42" SHEET SIZE

PL. VIZITARE	ST.
6-13-2019	50
6-22-2019	50
7-6-2019	50

beebe & associates p.c.
LANDSCAPE ARCHITECTURE



BUILDER: LEGACY BUILDERS TEXAS LLC
1340 W WALL STREET
GRAPEVINE, TEXAS 76051
817.332.0511

STONE RESIDENCE
2608 HIGHLAND MEADOWS

56b 56b 6-19-2019 $18^\circ = 1^\circ - 0^\circ$ 2019-2020 L-1 2
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Photos Provided By Applicant



Photos Provided By Applicant



2605 Highland
Meadow Dr.
Colleyville, Tx

Photos Provided By Applicant

6230 pool Rd
Colleyville, Tx



Aerial Map



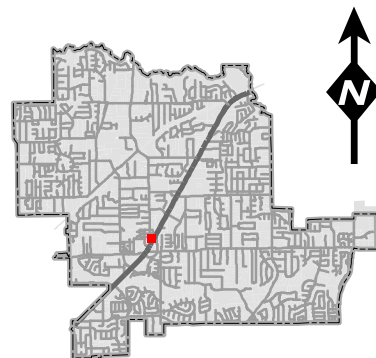
ZC19-014
5150 Colleyville Blvd

DISCLAIMER:

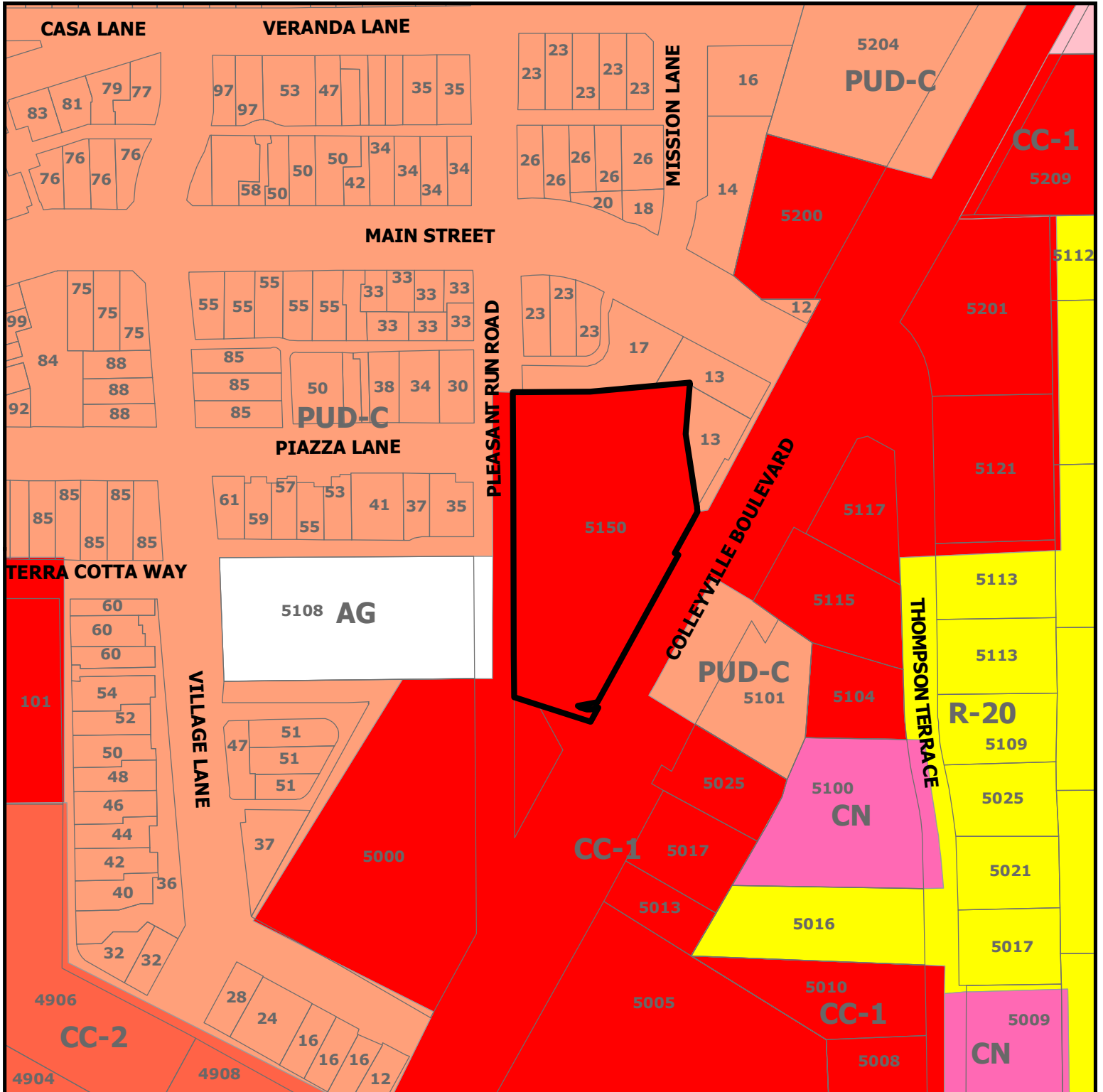
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Subject Property



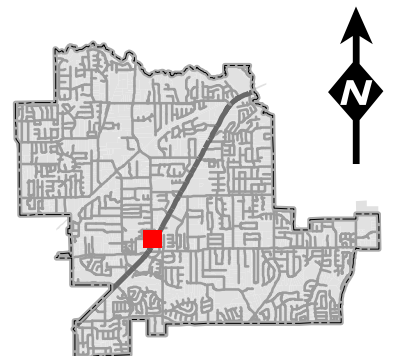
Zoning Map



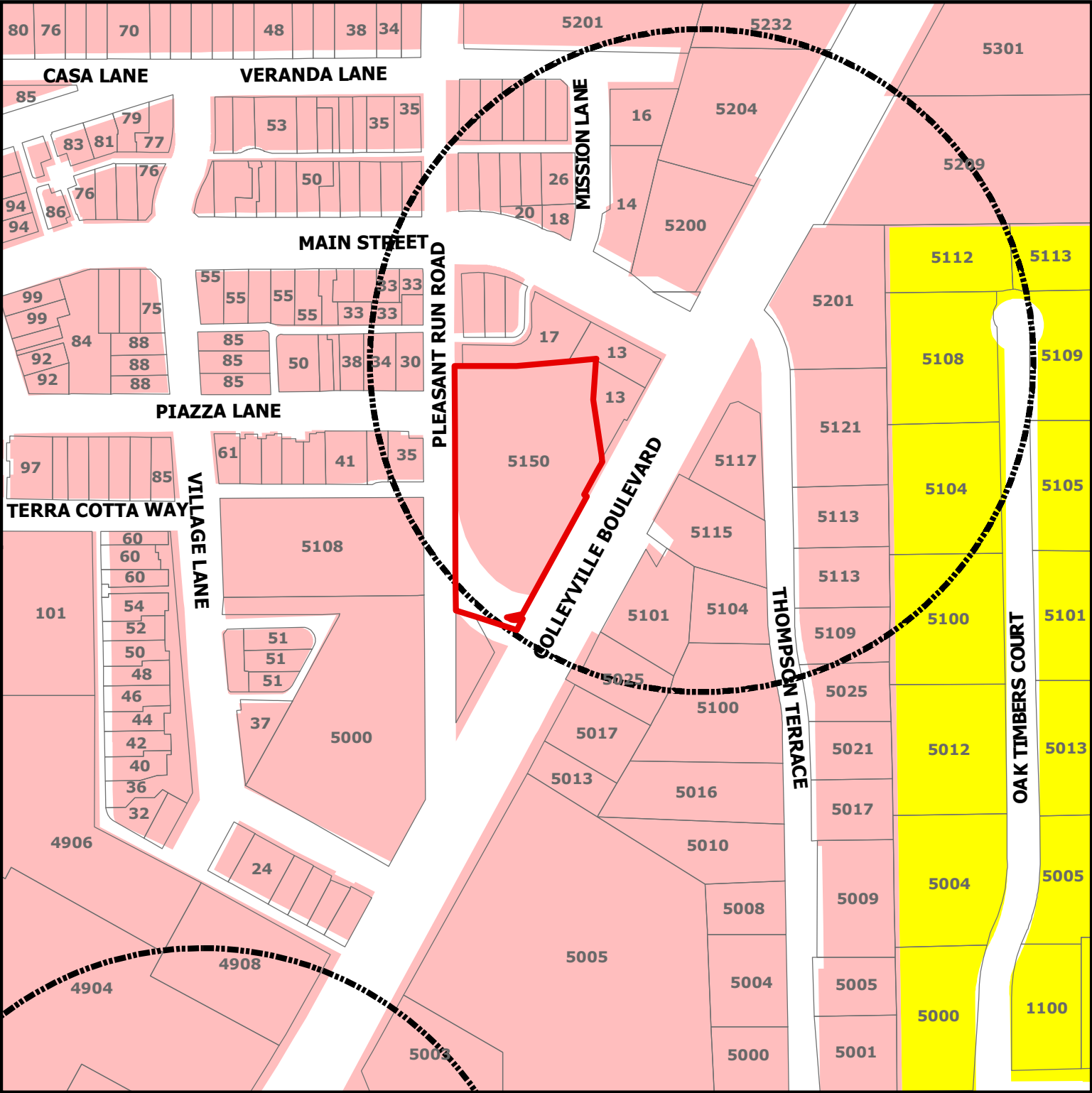
ZC19-014
5150 Colleyville Blvd

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 Subject Property



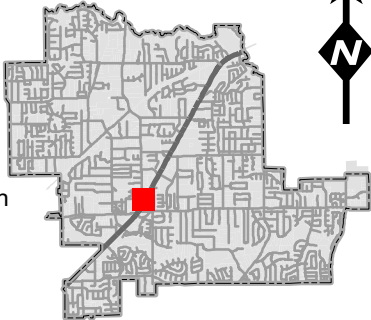
Future Land Use Map



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ZC19-014
5150 Colleyville Blvd

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives

Statement of Planning Objectives

The property located at 5150 Colleyville Boulevard and platted as Lot 1, Block 1 – Applebee’s Addition is currently developed as a dine-in restaurant that has been abandoned for quite some time. Chick-fil-A is proposing to demolish the existing abandoned dine-in restaurant and develop a new dine-in and drive-through restaurant. The development of the Chick-fil-A restaurant will require the property to be rezoned from Community Commercial – 1 to Planned Unit Development. The Chick-fil-A development will provide an approximately 5,064 s.f. building with drive-through window, multi-lane order point stations with canopy, an outside meal delivery canopy at the drive through window, 49 parking spaces, and associated access drives. The Chick-fil-A will utilize the existing access points from Colleyville Boulevard and Pleasant Run Road as currently constructed.

Development Plan

Development Schedule

Submit for P.U.D., Site Plan, and Engineering Review - 08/28/19

Planning and Zoning Commission Approval - 12/09/19

City Council First Reading Approval - 01/07/20

City Council Second Reading Approval - 01/21/20

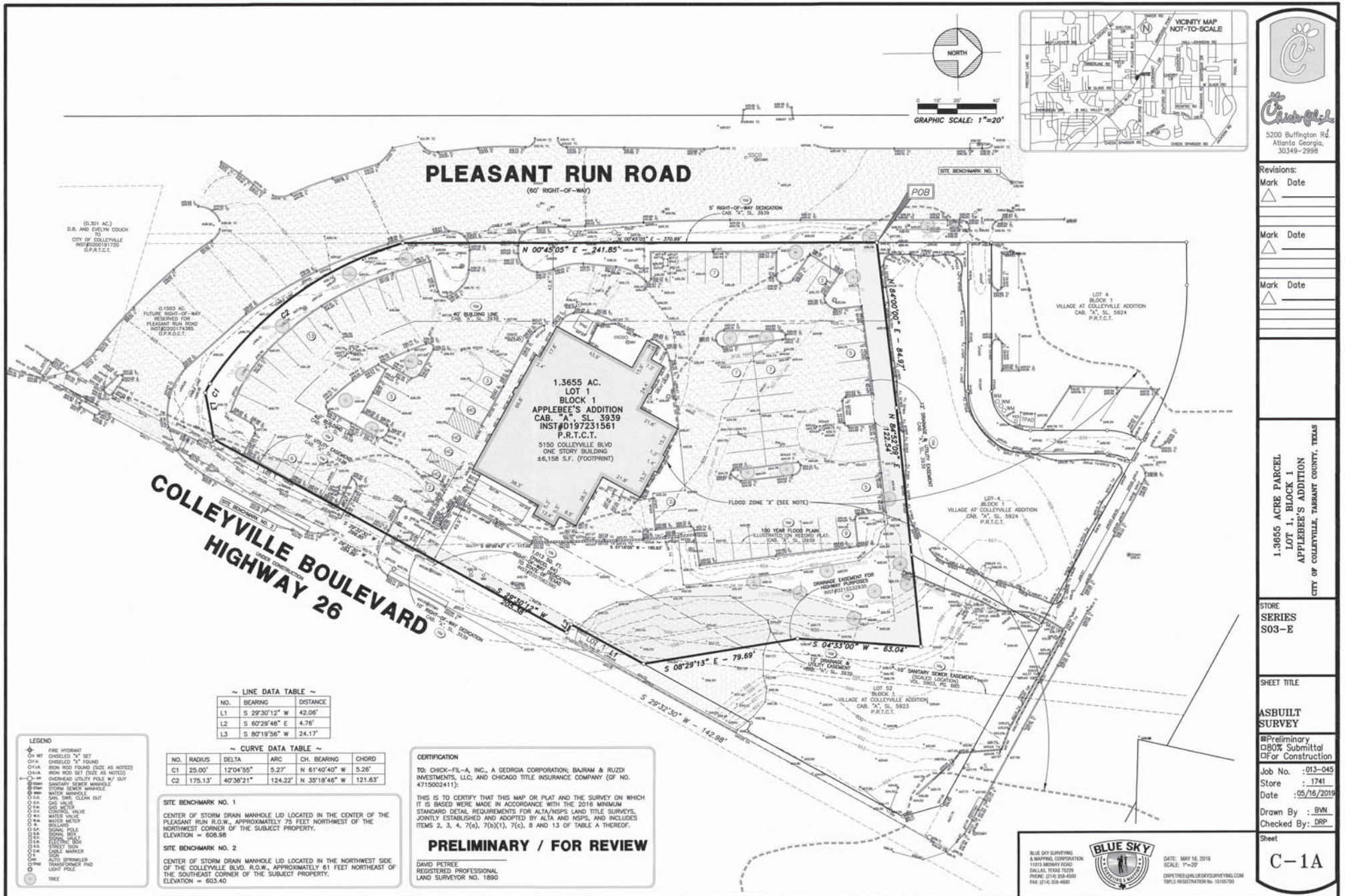
Construction Start Date - 03/23/20

Grand Opening - 08/27/20

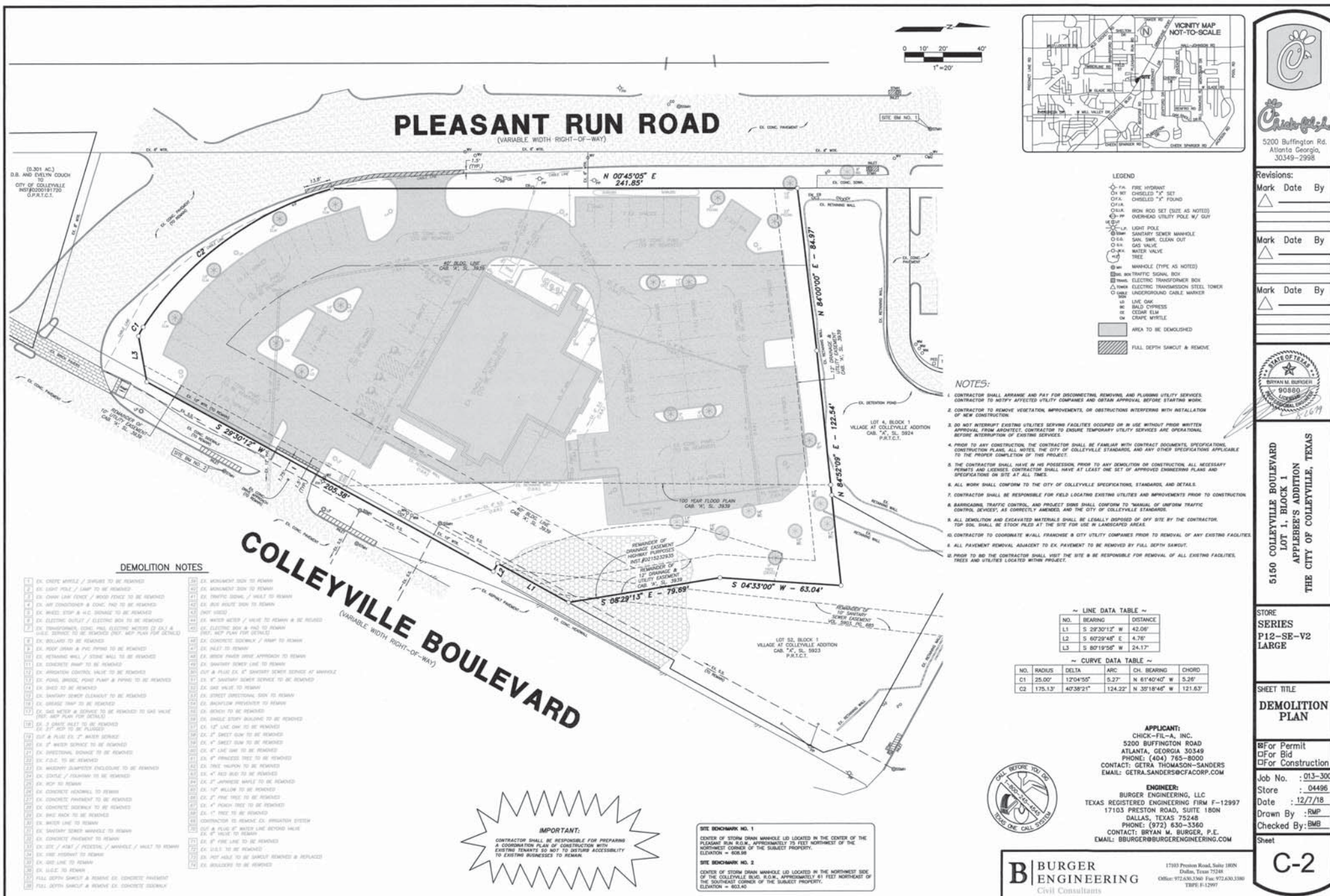
Development Plan

ECONOMIC DEVELOPMENT INFORMATION	
ESTIMATED TOTAL BUILDING AREA (S.F.):	5,064
ESTIMATED SALES PER SQUARE FOOT:	\$691
ESTIMATED TOTAL SALES PER YEAR:	\$3,500,000
ESTIMATED SALES TAX PER YEAR:	\$289,000
ESTIMATED PROPERTY TAX PER YEAR:	\$60,000

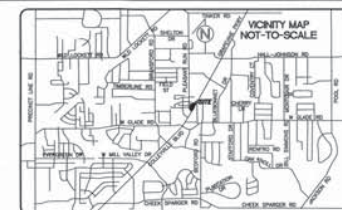
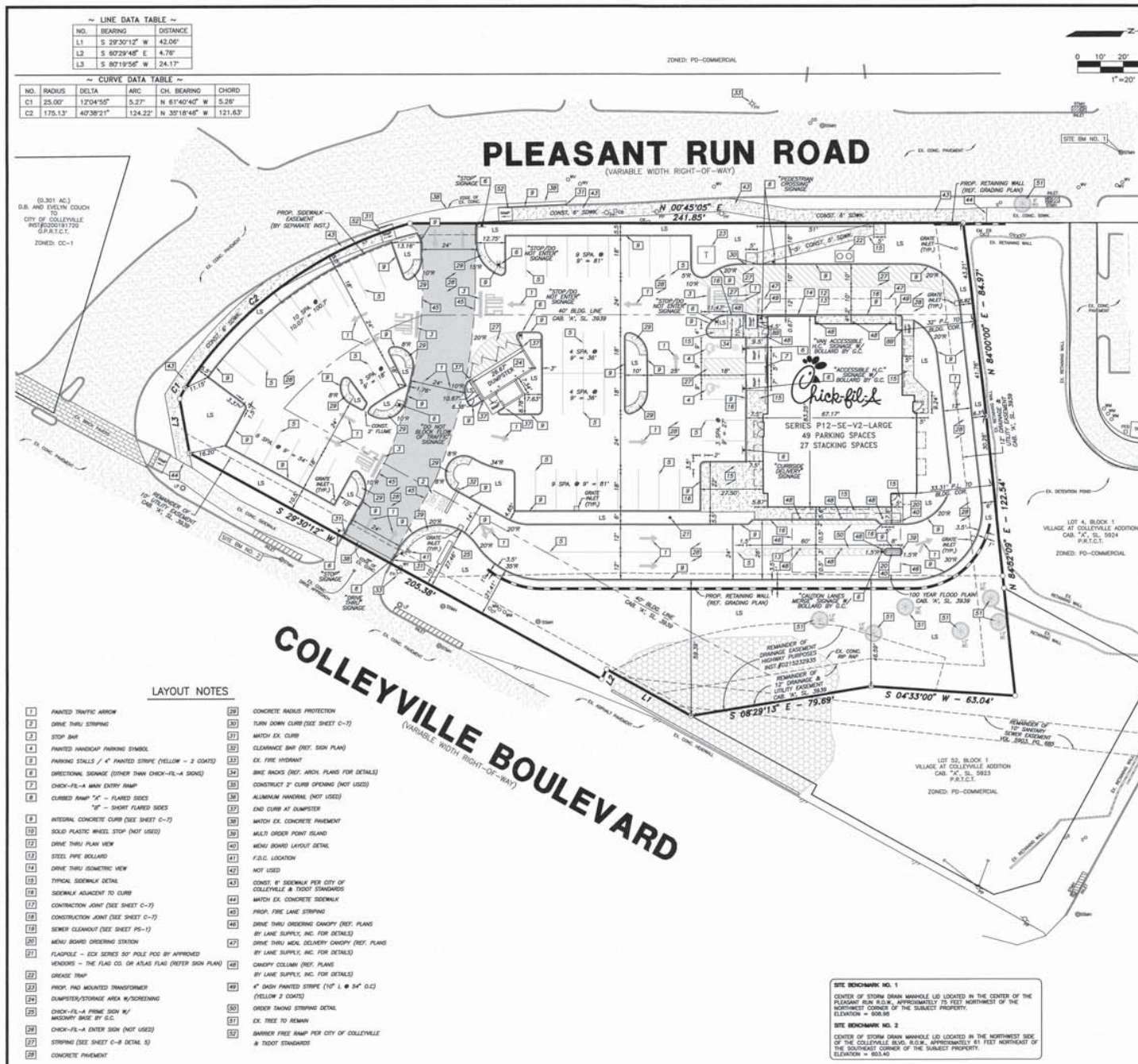
Asbuilt Site Plan



Demolition Plan



Proposed Site Plan



- LEGEND**
- ☆ F.I. FIRE HYDRANT
 - H.I. HIGH RISE "C" SET
 - C.I. CROWNED "C" FOUND
 - P.I. PUMP
 - S.I. SIGNAL
 - L.I. LIGHT POLE
 - S.M. SANITARY SEWER MANHOLE
 - S.S. SAN. SEWER CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - T. TRUNK
 - M. MANHOLE (TYPE AS NOTED)
 - S.B. SUBSTATION SIGNAL BOX
 - T.F. TRANSFORMER BOX
 - △ T.E. ELECTRIC TRANSMISSION STEEL
 - C.C. CIRCUMFERENCE CABLE MARKER
 - L.S. LANDSCAPE
 - B.E. BAY
 - L.D. LANE
 - D.W. DRAIN
 - C.Y. CRACK
 - M.Y. MYRTLE
 - L.L. LANDSCAPE AREA

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHOCK-FILL SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RECENT.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAY AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN SURVEY REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OF FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS, APPROVALS, AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ANY EXISTING UTILITIES TO BE MOVED OR DELETED.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, REFUSE SHALL CONTACT THE CONSTRUCTION MANAGEMENT SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RAIN ARE 2" UNLESS OTHERWISE NOTED.
9. ALL PAVING SHALL BE SET IN ACCORDANCE WITH APPLICABLE DIVISION 2 SPECIFICATIONS.
10. THE BUILDING IS PARALLEL TO PERPENDICULAR TO THE WEST PROPERTY LINE.

SITE DATA

ZONING:	CO-1
LOT AREA:	1.365 ACRES (59,474 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
CURRENT USE:	DINE IN RESTAURANT
BUILDING AREA:	5,004 S.F.
F.A.R.:	0.085/1
LOT COVERAGE:	8.5%
PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F. OF BLDG. AREA
	5,004/100 = 51 SPACES
	49 SPACES (2 H.C.)
PARKING PROVIDED:	
BUILDING HEIGHT:	25' MAX. HT. (1 STORY)
EXISTING LANDSCAPE PROVIDED:	18,876 S.F. (21.40%)
LANDSCAPE REQUIRED:	6,821 S.F. (11%)
LANDSCAPE PROVIDED:	18,640 S.F. (33.04%)
PARKING & BUILDING AREA:	30,825 S.F. (66.90%)

OWNER:
BAJRAM & RUZDI INVESTMENTS, LLC
206 MILL WOOD DRIVE
COLLEYVILLE, TEXAS 76034
PHONE: (682) 738-8374

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDER
EMAIL: GETRA.SANDERS@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
TXAS REGISTERED ENGINEERING FIRM F-1
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3560
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BRBURGER@BURGERENGINEERING.COM

B | BURGER
ENGINEERING
Civil Consultants

17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3390
TDD: 972.630.3390



Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
$\triangle$	_____	_____

Mark	Date	By
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Mark	Date	By
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5150 COLLEYVILLE BOULEVARD
LOT 1, BLOCK 1
APPLEBEE'S ADDITION
THE CITY OF COLLEYVILLE, TEXAS

STORE
SERIES
P12-SE-V2
LARGE

SHEET TITLE

**SITE
PLAN**

☒ For Permit
☐ For Bid
☐ For Construction

Job No. 013-30

Job No. : 018-04
Store : 0449

Date : 12/7/18

Date: 10/17/10
Drawn By: RMP

Checked By: BMB

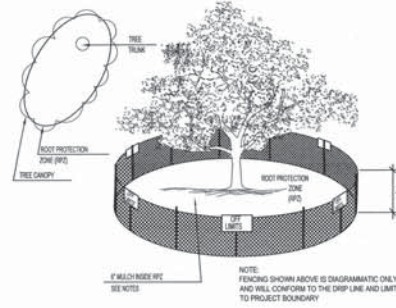
Checked By:

Sheet

10

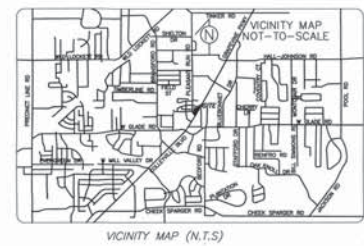
C-3

Landscape Plan



01 TREE PROTECTION FENCE A
(VARIABLE WIDTH DEPENDING ON TREE SIZE)
NOT TO SCALE

SITE DATA	
ZONING:	CC-1
LOT AREA:	1.365 ACRES (59,474 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
BUILDING AREA:	5,064 S.F.
F.A.R.:	0.0851
PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F. OF BLDG. AREA
	5,064/100 = 51 SPACES
PARKING PROVIDED:	49 SPACES (2 A.C.)
BUILDING HEIGHT:	25' MAX. HGT. (1 STORY)
LANDSCAPE PROVIDED:	19,649 S.F. (33.04%)



VICINITY MAP (N.T.S.)

EXISTING TREE LEGEND



TREE PROTECTION FENCING

TO REMAIN DURING CONSTRUCTION
REFER TO S1 AND S2 / 1.0

TREE CANOPY AREA

TOTAL TREE CANOPY AREA	3088.36 s.f.
TOTAL % OF TREE CANOPY TO LOT	5.2% COVERAGE
TOTAL HERITAGE CALPER INCHES DUE	1,424.45 s.f.
TOTAL CANOPY PRESERVATION REQUIRED	2034.94 X .70 = 1,424.45 s.f.
TOTAL CANOPY PRESERVATION PROVIDED	889.06 s.f.
TOTAL CANOPY AREA MITIGATION DUE	535.39 s.f.

TREE PRESERVATION SUMMARY

Total Cal. Inches	257
Total Protected Cal. Inches	1025
Total Exempt Cal. Inches	43
Total Cal. Inches Preserved	54
Total Cal. Inches Removed	79
Total Protected Cal. Inches Owe	48
Total Heritage Cal. Inches Owe	66

Chick-fil-A Tree Inventory

Tree No.	Species	Size	Protected	Heritage	Exempt	Canopy	Comments
			Preserved	Preserved		(S.F.)	
001	Cedar Elm	7	1	1		16.46	
002	Cedar Elm	10	10			76.54	
003	Cedar Elm	6	6			28.27	
004	Cedar Elm	4	4			28.27	
005	Croton	5			1	16.46	understand, removed
006	Live Oak	10	10			76.54	
007	Live Oak	7	7			28.27	
008	Pecan	27		27		36.48	half dead, removed
009	Cedar Elm	15	15			15	off-site, preserved
010	Red Oak	8		8		8	off-site, preserved
011	Pecan	33		33		805.3	
012	Live Oak	6		6		16	standing footprint, removed
013	Live Oak	10		10		10	standing footprint, removed
014	Live Oak	5		5		5	understand, removed
015	Live Oak	6		6		6	standing footprint, removed
016	Burford Pear	9		9		9	near-native species, removed
017	Bald Cypress	15	15			152.75	
018	Bald Cypress	13	13			132.75	
019	Bald Cypress	12	12			131.1	
020	Bald Cypress	7			7	7	about to be preserved
021	Bald Cypress	16	16			203.06	
022	Bald Cypress	15	15			175.71	
023	Bald Cypress	13	13			132.75	
Total		257	100	86	0	89	47

TREE MITIGATION TABLE

TREE TYPE	NUMBER OF TREES ON-SITE	TOTAL CALPER INCHES	NUMBER OF EXEMPT TREES REMOVED	CALPER INCHES EXEMPT TREES TO BE REMOVED	NUMBER NON-EXEMPT TREES REMOVED	CALPER INCHES NON-EXEMPT TO BE REMOVED
BURFORD PEAR	1	9	1	9	0	0
CEDAR ELM	5	44	1	15	4	29
LIVE OAK	6	44	1	5	5	38
RED OAK	1	8	1	8	0	0
CROTON	1	3	1	3	0	0
PECAN	2	80	1	27	1	33
BALD CYPRESS	7	63	0	0	0	0



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Dallas, Texas 75248
Tel: 214.271.3333
Fax: 214.271.3345
Email: smr@smr.com

01 TREE PRESERVATION PLAN

SCALE: 1" = 30'-0"



ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM #12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
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Dallas, Texas 75248
Office: 972.630.1360 Fax: 972.630.1380
TYPED: P-12997

Revisions:
Mark Date By

△

Mark Date By

△

Mark Date By

△



5150 COLLEYVILLE BOULEVARD
LOT 1, BLOCK 1
APPLEBEE'S ADDITION
THE CITY OF COLLEYVILLE, TEXAS

STORE
SERIES
P12-SE-V2
LARGE

SHEET TITLE
TREE PRES.
PLAN

88For Permit
0For Bid
0For Construction

Job No. : 013-300

Store : 0496

Date : 8/27/19

Drawn By : BCC

Checked By: BDA

Sheet

TP-1

Landscape Plan

LANDSCAPE TABULATIONS

City of Colleyville

SITE LANDSCAPE: 20% of total site to be landscaped (58,474 S.F.)

Required: 11,694 S.F. (20%) Provided: 11,694 S.F. (20%)

STRUCTURE: 20% of total site to be landscaped

Required: 11,694 S.F. (20%) Provided: 11,694 S.F. (20%)

STREET FRONTAGE: (1) 1/2" x 1/2" x 1/2" of street frontage and (1) 1/2" x 1/2" x 1/2" of street frontage

Required: 11,694 S.F. (20%) Provided: 11,694 S.F. (20%)

PLANTING: 20% of total site to be landscaped

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Required: 11,694 S.F. (20%) Provided: 11,694 S.F. (20%)

SITE DATA

CC-1
1.365 ACRES (58,474 S.F.)
PROPOSED USE: CHICK-FIL-A RESTAURANT
BUILDING AREA: 5,064 S.F.
F.A.R.: 0.0851
1 SPACE FOR EVERY 100 S.F.
OF BLDG. AREA
5,064/100 = 51 SPACES
49 SPACES (2 A.C.)
25' MAX. W.C. (1 STORY)
LANDSCAPE PROVIDED: 18,649 S.F. (33.04%)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	25.00'	120°04'50"	5.27'	N 61°40'40" W	5.36'
C2	175.13'	40°38'21"	124.22'	N 30°18'46" W	121.63'

LINE DATA TABLE

NO.	BEARING	DISTANCE
L1	S 29°30'12" W	42.06'
L2	S 60°29'48" E	4.76'
L3	S 80°18'56" W	24.17'

PLANT LIST

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
13	BC	Bald Cypress	Taxodium distichum	4" cal.	container grown, 12" ht., 4" spread min.
6	CE	Ever Green	Ulmus crassifolia	4" cal.	container grown, 12" ht., 4" spread min.
10	CM	Crape Myrtle	Lagerströmia speciosa	7" cal.	7-10' B&B, 3-4 cal., no cross cutting
3	NPS	Nella R. Stevens	Asa x Yule R. Stevens	30 gal.	container grown, 12" ht., 4" spread min.
6	LO	Live Oak	Quercus virginiana	4" cal.	container grown, 12" ht., 4" spread min.
3	RO	Red Oak	Quercus shumardii	4" cal.	container grown, 12" ht., 4" spread min.
101	DA	Deer Antler Super Gold	Abies grandifolia Super Gold	3 gal.	container grown, 1/2 plant specimen
103	DA	Deer Antler Super Gold	Abies grandifolia Super Gold	3 gal.	container grown, 1/2 plant specimen
9	DTIS	Deer Tassels Sage	Leucophora var. 'Yule's Legacy'	5 gal.	container grown, 1/2 plant specimen
32	GM	Gulf Mistle	Muhlenbergia capillaris	5 gal.	container grown, 1/2 plant specimen
12	SI	China Indian Hawthorne	Rhodaphysa indica 'China'	5 gal.	container grown, 1/2 plant specimen
12	MG	Mexican Fuchsia	Mexican Fuchsia	3 gal.	container grown, 1/2 plant specimen
16	NPS	Nella R. Stevens	Asa x Yule R. Stevens	30 gal.	container grown, 12" ht., 4" spread min.
47	ROG	Rosemary	Rosmarinus officinalis	3 gal.	container grown, 1/2 plant specimen
70	RY	Red Yucca	Hesperaloe parviflora	5 gal.	container grown, 1/2 plant specimen
374	LBB	Lilac Big Blue	Lilac 'Nimbus' Big Blue	4" pots	container, (3) 12" nursery min.
519	SC	Seaside Cedar	Juniperus horizontalis	4" pots	container, 1/2 plant, 1" cal.
1071	WC	Watercress	Equisetum hyemale	4" pots	container, (3) 12" nursery min.
		Common Watercress	Cyperus distachyos	4" pots	container, 1/2 plant, 1" cal.

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 2" below final ground grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be laid in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing layout.
5. Plant sod by hand to cover indicated areas completely. Insect edges of sod are meeting. Top dress joints by hand with topsoil to 3/4 inch.
6. Red grass areas to achieve a smooth, even surface, free from structural irregularities.
7. Water and thoroughly to sod operation progress.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not be limited to, mowing, watering, weeding, cultivating, aerating and mowing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be covered with Winter Polypropylene, at a rate of (4) pounds per one thousand (1000) square feet.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on old plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be laid in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable and free from rocks, known as bottom and soil, free from large, clay, sand, silt, stones, sticks, debris, vegetation, stones, containing no soil and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All sods 3/4" diameter and larger, dirt cloth, sticks, stones, weeds, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (7) one inch of imported topsoil on all areas to receive lawn.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by edged sod. No sod to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, shall be jointly and severally responsible for the maintenance of all landscapes.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

ADDITIONAL INDICATIONS

1. Desmodium Orbicula, 12" with min., 7" depth with weed eating, mulch and weed barrier fabric.
2. Calceola Blue Rock, 30" with, 7" depth with weed eating, mulch and weed barrier fabric.



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Dallas, Texas 75202
Tel: 214.671.9893
Fax: 214.671.9894
Email: smr@smr.com

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"
0 10 20 40

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GERRA THOMASON-SANDERS
EMAIL: GERRA.SANDERS@CHICK-FIL-A.COM

ENGINEER:
BURGER ENGINEERING, L.L.C.
REGISTERED ENGINEERING FIRM #12997
17103 PRESTON ROAD, SUITE 180H
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRIAN W. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

BURGER
ENGINEERING
Civil Consultants

17103 Preston Road, Suite 180H
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TYPED: 12/20/19



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
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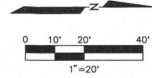
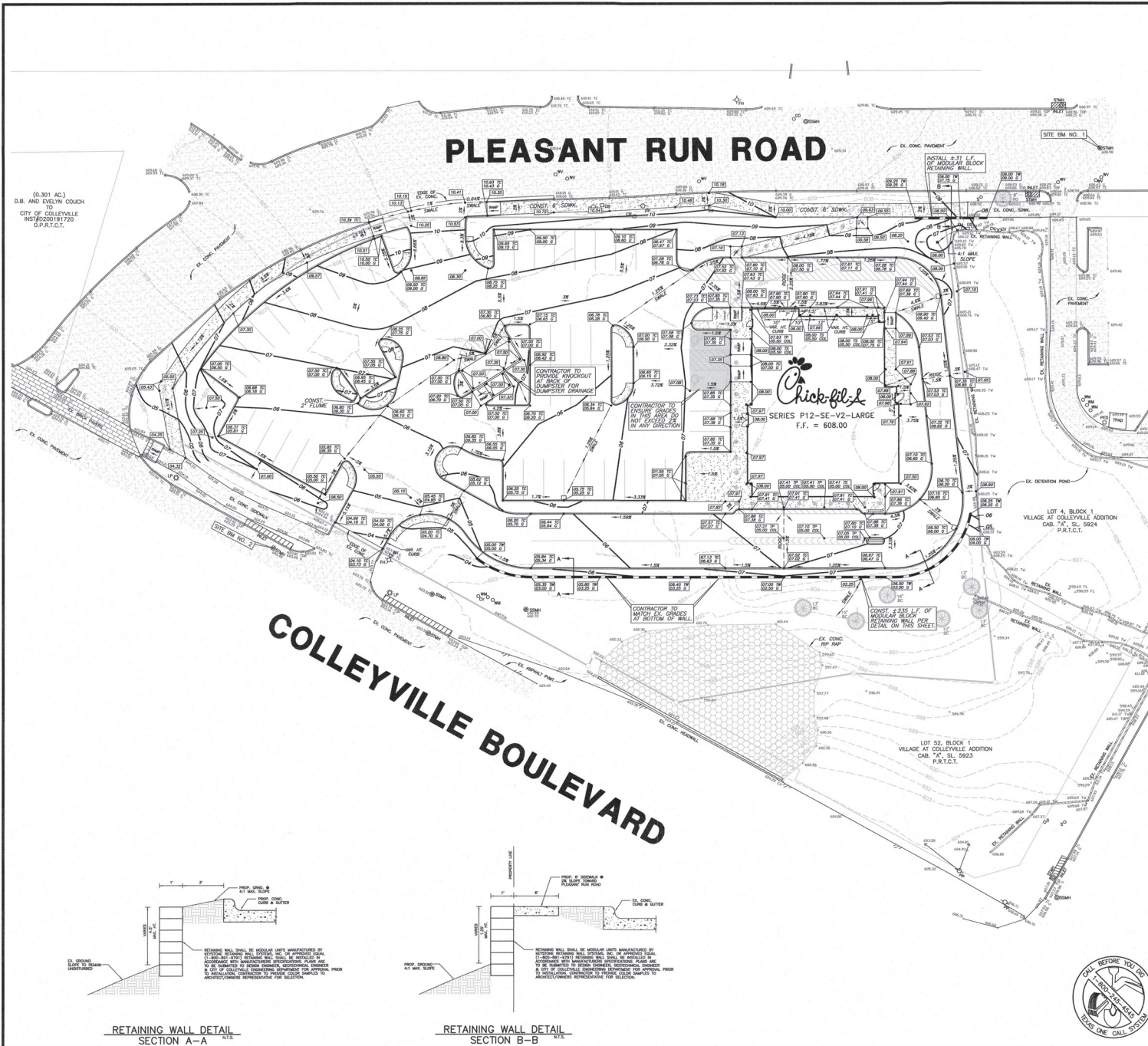
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Drainage Plan and Utility Plan



LEGEND

- EXIST. CONTOUR
- PROJ. CONTOUR
- EXIST. SPOT ELEV.
- PROJ. SPOT ELEV.
- PROJ. TOP OF CURB & GUTTER ELEVATION
- PROJ. TOP OF PAVEMENT & TOP OF COLUMN ELEVATION
- PROJ. TOP OF GROUND & TOP OF COLUMN ELEVATION
- ACCESSIBLE SPACE
- ADA ACCESSIBLE PARKING SPACE
- ADA ACCESSIBLE ROUTE

GRADING NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS INCLUDING GRADING AND DIMENSIONS CONSTRUCTION OR FABRICATION SHALL BE OBTAINED. THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- BARRICADE, TRAFFIC CONTROL, AND PROJECT SIGN SHALL CONFORM TO "STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC TRANSPORTATION BARRICADE AND CONSTRUCTION STANDARDS" AND CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. PRIOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER. PAVING INSTALLED SHALL "TIE" OUT AT ANY JUNCTURE WITH EXISTING PAVING.
- ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO SITE PLAN FOR HORIZONTAL DIMENSIONS.
- SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RM ELEVATIONS PRIOR TO CONSTRUCTION.
- GRATE INLETS TO BE PRECAST, SINGLE GRATE INLET MANUFACTURED BY BROOKS PRODUCTS INC. (B-87-467-3783) WITH TRAFFIC BEARING GRATE, OR APPROVED EQUAL.
- CONTRACTOR TO ENSURE GRADES IN ACCESSIBLE ROUTE DO NOT EXCEED 5% IN THE RUN DIRECTION W/A 2% CROSS SLOPE.
- UNLESS OTHERWISE NOTED, ALL PARKING LOT GRADES ARE TO GUTTER OR INVERT. ADD 0.5' TO GUTTER GRADE FOR TOP OF CURB GRADE.

CONSTRUCTION SEQUENCE

- OBTAIN GRADING PERMIT.
- INSTALL ALL EROSION CONTROL MEASURES AND DEVICES THAT CAN BE INSTALLED PRIOR TO SITE CLEARING.
- CLEAR SITE.
- INSTALL ALL REMAINING CONTROL MEASURES AND DEVICES THAT COULD NOT BE INSTALLED PRIOR TO SITE CLEARING.
- GRADE SITE.
- INSTALL ALL UNDERGROUND UTILITIES. INSTALL EROSION CONTROL AROUND CATCH BASINS AND INLETS.
- INSTALL PAVEMENT.
- INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED OPPOSITE & UPRIGHT AREAS HAVE BEEN HYDROLOGICALLY SOAKED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND A MOVABLE STAND OF GRASS IS ACHIEVED.

SITE BENCHMARK NO. 1

CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE CENTER OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

SITE BENCHMARK NO. 2

CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE NORTHWEST CORNER OF THE COLLEYVILLE BLVD. R.O.W. APPROXIMATELY 61 FEET NORTHEAST OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 503.40



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5200 Buffington Rd.
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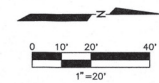
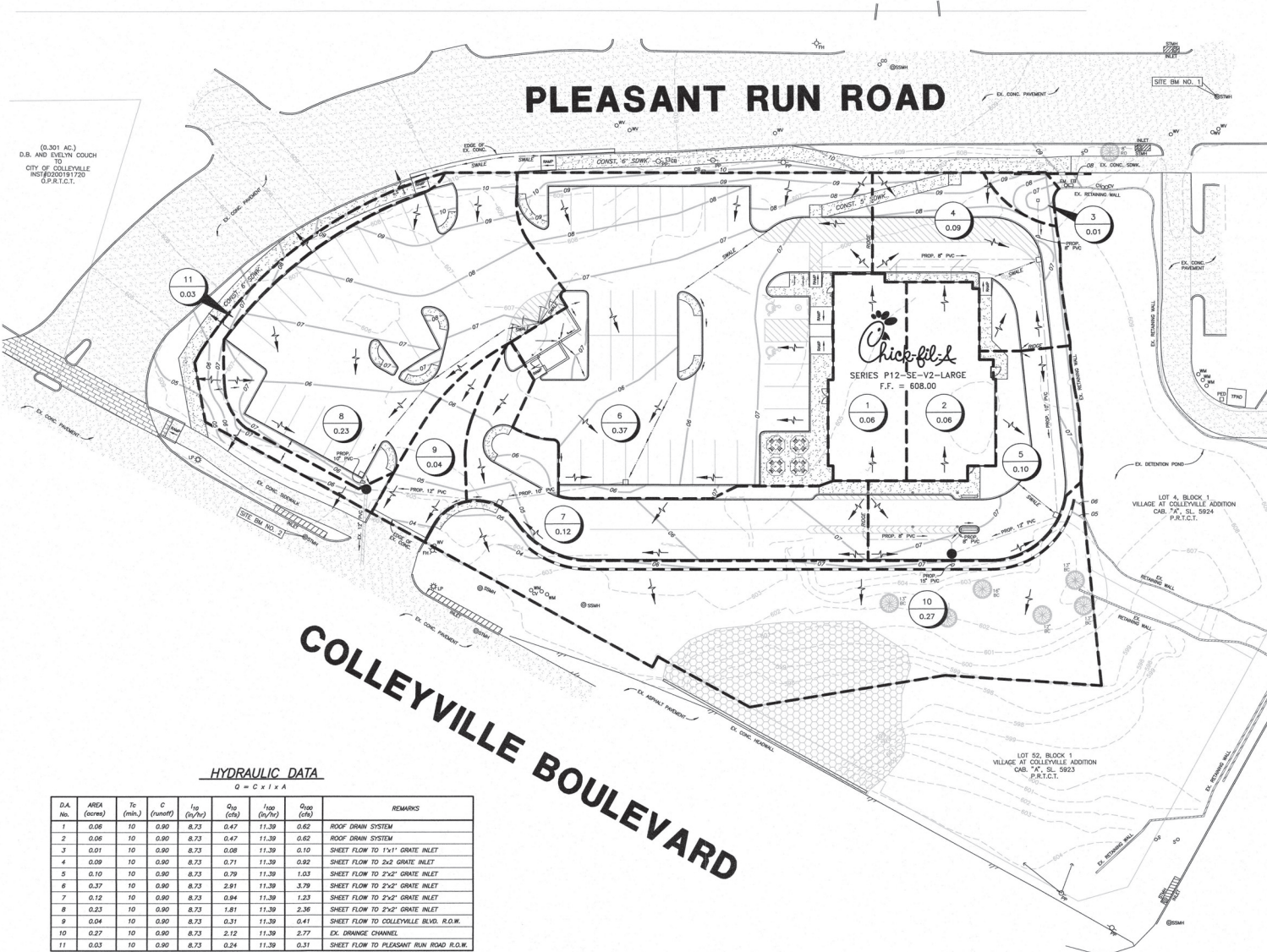
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Drainage Plan and Utility Plan



- LEGEND**
- EXIST. CONTOUR
 - 21' PROP. CONTOUR
 - 3
0.59
DRAINAGE AREA NUMBER
ACRES
 - DRAINAGE DIVIDE
 - FLOW ARROW

HYDRAULIC DATA

$Q = C \times I \times A$

D.A. No.	AREA (acres)	T_c (min.)	C (unitless)	I_{avg} (in/hr)	Q_{10} (cfs)	I_{10} (in/hr)	Q_{10} (cfs)	REMARKS
1	0.06	10	0.90	8.73	0.47	11.39	0.62	ROOF DRAIN SYSTEM
2	0.06	10	0.90	8.73	0.47	11.39	0.62	ROOF DRAIN SYSTEM
3	0.01	10	0.90	8.73	0.08	11.39	0.10	SHEET FLOW TO 1'x1' GRATE INLET
4	0.09	10	0.90	8.73	0.71	11.39	0.92	SHEET FLOW TO 2x2 GRATE INLET
5	0.10	10	0.90	8.73	0.79	11.39	1.03	SHEET FLOW TO 2'x2' GRATE INLET
6	0.37	10	0.90	8.73	2.91	11.39	3.79	SHEET FLOW TO 2'x2' GRATE INLET
7	0.12	10	0.90	8.73	0.94	11.39	1.23	SHEET FLOW TO 2'x2' GRATE INLET
8	0.23	10	0.90	8.73	1.91	11.39	2.36	SHEET FLOW TO 2'x2' GRATE INLET
9	0.04	10	0.90	8.73	0.31	11.39	0.41	SHEET FLOW TO COLLEYVILLE BLVD. R.O.W.
10	0.27	10	0.90	8.73	2.12	11.39	2.77	EX. DRAINAGE CHANNEL
11	0.03	10	0.90	8.73	0.24	11.39	0.31	SHEET FLOW TO PLEASANT RUN ROAD R.O.W.

TIME OF CONCENTRATION USED IN DESIGN FOR DEVELOPED RUNOFF IS THE MINIMUM TIME OF 10 MINUTES.



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SITE BENCHMARK NO. 1
CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE CENTER OF THE PLEASANT RUN R.O.W., APPROXIMATELY 75 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 608.98

SITE BENCHMARK NO. 2
CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE NORTHWEST SIDE OF THE COLLEYVILLE BLVD. R.O.W., APPROXIMATELY 61 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 603.40



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

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5150 COLLEYVILLE BOULEVARD
LOT 1, BLOCK 1
APPLEBEE'S ADDITION
THE CITY OF COLLEYVILLE, TEXAS

STORE
SERIES
P12-SE-V2
LARGE

SHEET TITLE
**DRAINAGE
AREA MAP**

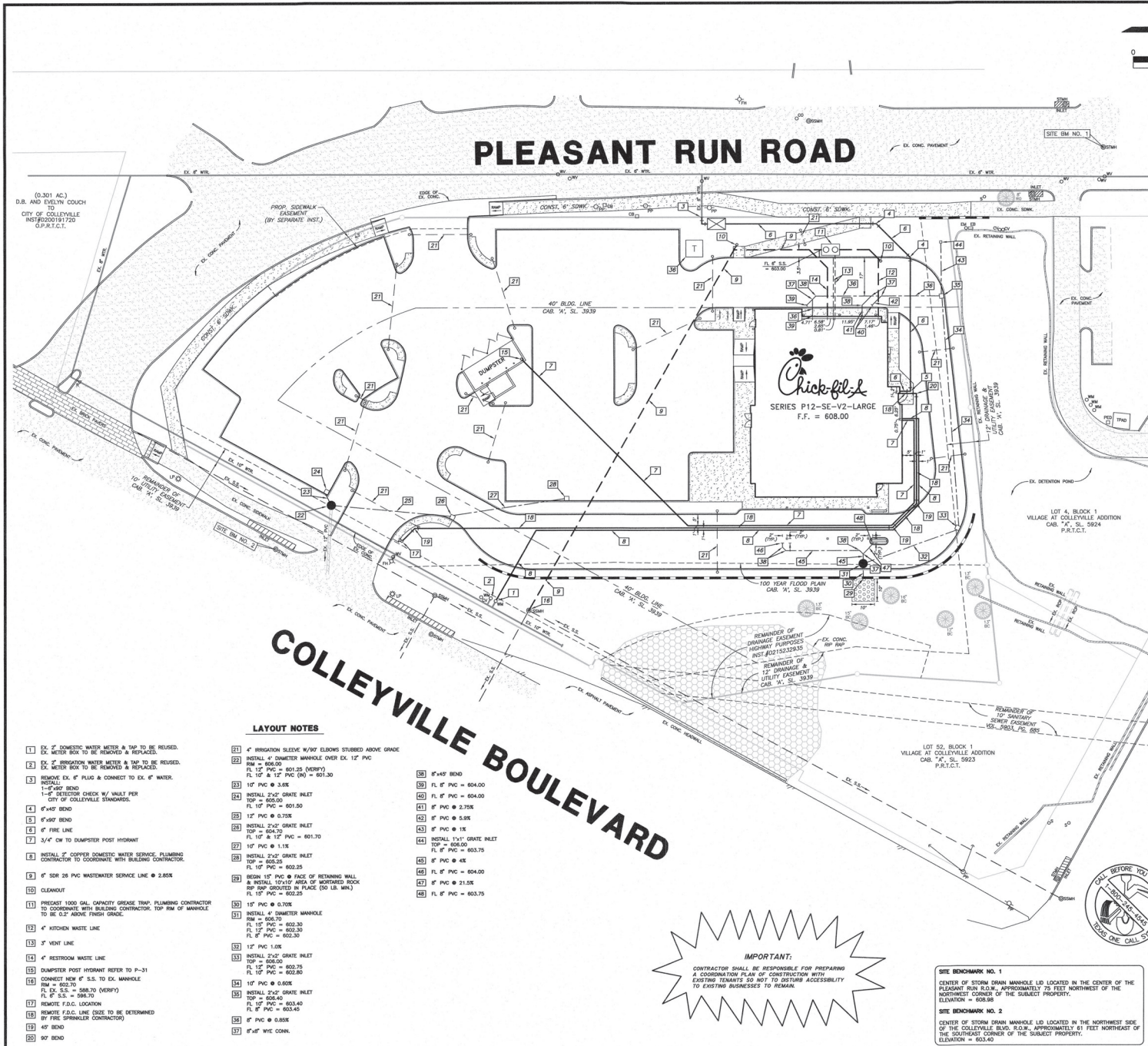
For Permit
For Bid
For Construction

Job No. : 013-300
Store : 04496
Date : 12/7/18
Drawn By : RMP
Checked By: BMB

Sheet

C-5

Drainage Plan and Utility Plan



CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A COORDINATION PLAN OF CONSTRUCTION WITH EXISTING TENANTS SO NOT TO DISTURB ACCESSIBILITY TO EXISTING BUSINESSES TO REMAIN.

CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE CENTER OF THE PLEASANT RUN R.O.W., APPROXIMATELY 75 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 608.98

CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE NORTHWEST CORNER OF THE COLLEYVILLE BLVD. R.O.W., APPROXIMATELY 61 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 603.40

LEGEND

	FIRE HYDRANT
	CHISELED "X" SET
	CHISELED "X" FOUND
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

LEGEND

	FIRE HYDRANT
	CHISELED "X" SET
	CHISELED "X" FOUND
	
	
	
	IRON ROD SET (SIZE AS NOTED)
	OVERHEAD UTILITY POLE W/ GUY
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

LEGEND

	FIRE HYDRANT
	CHISELED "X" SET
	CHISELED "X" FOUND
	
	
	
	IRON ROD SET (SIZE AS NOTED)
	OVERHEAD UTILITY POLE W/ GUY
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

WASTE WATER GENERAL NOTES

- [illegible]

WATER LINE GENERAL NOTES

1. ALL WORK AND MATERIALS, UNLESS OTHERWISE NOTED, SHALL CONFORM TO CITY SPECIFICATIONS.
2. ALL 6" OR 8" WATER MAINS SHALL BE BELL PUMP CANNON, 18" OR CLASS 150 CAST IRON, WITH 10' MINIMUM COVER, 10' MINIMUM DEPTH, AND 10' MINIMUM SPACING OF MANHOLES. MANHOLES SHALL BE 4' DIA. WITH 10' MIN. COVER.
3. DEPTH OF WATER LINES TO MEET CITY DESIGN CRITERIA, UTILITIES IN HOOD SHALL BE 10' TO 12' MINIMUM DEPTH, UNLESS OTHERWISE NOTED PERMIT.
4. FIRE HYDRANTS TO BE CITY APPROVED.
5. VALVES TO BE CITY APPROVED.
6. THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND IN THE CITY OF RUMBLE, MISSOURI TO COVER THE COST OF ACCEPTANCE OF THE SYSTEM BY THE CITY. THE MAINTENANCE BOND WILL NEED TO BE ON THE CITY'S STANDARD FORM.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD DRAWING" OF THE SYSTEM TO THE ENGINEER SUBMITTING THE RECORDING OF THE SYSTEM.
8. FIRE HYDRANTS SHALL BE PAINTED AS PER CITY STANDARDS AND SPECIFICATIONS AND LOCATED IN A PROTECTED AREA WITH 6" CURB OR BOLLARDS.
9. STREAMER NOZZLES ON FIRE HYDRANTS SHALL BE 18" ABOVE THE TOP OF THE CURB OR BOLLARD. STREAMER NOZZLES SHALL BE 10' FROM THE CURB OR BOLLARD OR STREET. FIRE HYDRANTS SHALL USUALLY BE LOCATED FOR 4' FEET, BUT MAY BE LOCATED FOR 2' FEET OR MORE THAN 5' FEET, BEHIND THE CURB.
10. WATER LINES SHALL BE HYDROSTATICALLY TESTED PER CITY STANDARDS AND SPECIFICATIONS.
11. ALL WATER LINES SHALL BE STRENGTHED PER CITY STANDARDS AND SPECIFICATIONS.
12. ALL WATER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS AND PROTECTED BY BOLLARDS.
13. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES.
14. UTILITY TRENCHES SHALL BE BACKFILLED WITH MATERIAL PER CITY SPECIFICATIONS.
15. ALL OPEN FITTINGS SHALL BE USED TO ATTACH FIRE HYDRANTS.
16. ALL MATERIAL SERVICES OUTSIDE OF EASEMENTS SHALL BE INSTALLED BY A PLUMBER.
17. CONTRACTOR SHALL INCLUDE ALL WATER AND SEWER FEES IN BID. PAY CITY IMPACT FEES FOR WATER & S.S.

DRAINAGE GENERAL NOTES

- ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES ARE MAINTAINED THROUGHOUT THE PROJECT.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER OR CITY DEPARTMENT OF PUBLIC WORKS TO OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF WORK ON THESE PLANS.
- CONTRACTOR SHALL MAINTAIN ONE SET OF RECORD DRAWINGS (AS BUILT) ON SITE WHICH SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THIS PROJECT.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES, EXISTING AND PROPOSED, INCLUDING BUT NOT LIMITED TO, WATER, GAS, SEWER, VALVE BOXES, FIRE HYDRANTS, SEWER LATERALS, WATER SERVICES, ETC.
- THE CONTRACTOR SHALL SET UTILITIES TO PROPER LINE AND GRADE PRIOR TO THE START OF ANY EXCAVATION.
- ALL STORM SEWER PIPE SHALL CONFORM TO CITY SPECIFICATIONS AND SHALL BE IDENTIFIED BY ONE OF THE FOLLOWING:
- | | |
|------------------------|----------|
| A. CLASS B RCP | Diameter |
| UNLESS OTHERWISE NOTED | 12'-40" |
| • SIZE 24 PVC | Diameter |
| | 8'-12" |
- A. AND PIPE LOCATED WITHIN THE RIGHT-OF-WAY OR ON AN EASEMENT, SHALL BE RCP PIPE UNLESS OTHERWISE NOTED.
- A. ALL STORM PIPES ARE PRIVATE EXCEPT THOSE SHOWN IN CITY OF ST. LOUIS AREA.
10. ALL PIPE INSTALLATION SHALL CONFORM TO THE AMERICAN CONCRETE PIPE INSTITUTE (ACIP) STANDARD SPECIFICATIONS.

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Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

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Mark Date By

mark Date By



5150 COLLEYVILLE BOULEVARD
LOT 1, BLOCK 1
APPLEBEE'S ADDITION
THE CITY OF COLLEYVILLE, TEXAS

TORE
ERIES
12-SE-V2
ARGE

**PLUMBING
SITE PLAN**

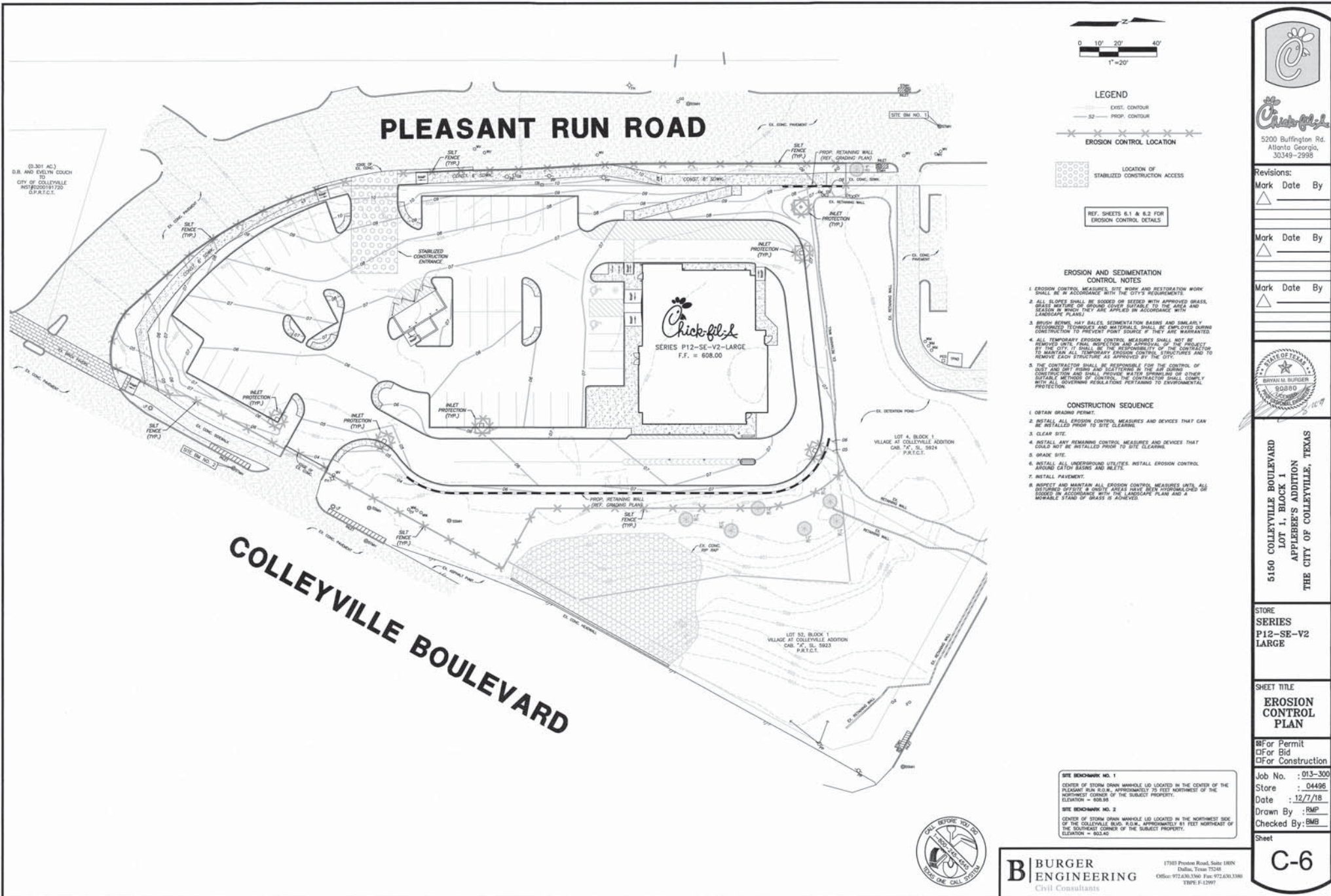
For Permit
For Bid
For Construction

Job No. : 013-300

Store : 04496
 Date : 12/7/18
 Drawn By : RMP
 Checked By: BMB

PS-1

Erosion Control Plan



Erosion Control Plan

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Erosion Control Plan

[illegible]

DEBRIS AND TRASH MANAGEMENT	APPLICATIONS
EDUCATION • EDUCATE ALL MEMBERS ON SOLID WASTE STORAGE AND DISPOSAL PROCEDURES. • PROVIDE REGULAR AND REAL-TIME TRAINING ON SOLID WASTE AND HAZARDOUS WASTE, INCLUDING WASTE IDENTIFICATION AND SEPARATION, DISPOSAL PROCEDURES, AND COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. • CONDUCT TRAINING FOR ALL DEBRIS AND TRASH CHAINWORKERS WHEN AVAILABLE AND APPROPRIATE. QUALITY CONTROL • TRAINED AND CERTIFICATION SUPERVISOR SHALL MONITOR ON-SITE SOLID WASTE STORAGE AND DISPOSAL PROCEDURES. • DISPOSAL METHODS MUST SPECIFICALLY MEET DISPOSAL PROCEDURES. REQUIREMENTS • DESIGNATE WASTE HANDLING AND DISPOSAL, EDUCATION AND AWARENESS PROGRAM. • PROVIDE REGULAR AND REAL-TIME TRAINING ON SOLID WASTE AND HAZARDOUS WASTE, INCLUDING WASTE IDENTIFICATION AND SEPARATION, DISPOSAL PROCEDURES, AND COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. • PROVIDE REGULAR AND REAL-TIME TRAINING ON SOLID WASTE AND HAZARDOUS WASTE, INCLUDING WASTE IDENTIFICATION AND SEPARATION, DISPOSAL PROCEDURES, AND COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. LEGISLATIONS • ONLY AUTHORIZED NON-HAZARDOUS SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT PROGRAM.	POLYMER CONTAINERS SLOPE PROTECTION BANK STABILIZATION CHANNEL PROTECTION WATERWAY STABILIZATION PERMANENT STABILIZATION WASTE MANAGEMENT HABITATIMPROVEMENT PRACTICES TARGETED CONSTITUENTS • DEBRIS • HAZARDOUS SOLID WASTE • SOLID WASTE • FLAMMABLE MATERIALS • CORROSIVE MATERIALS • TOXIC MATERIALS IMPLEMENTATION REQUIREMENTS • CAPITAL COST • MAINTENANCE • TRAINING • DETAILEDITY FOR SLOPES > 10%
	LEGEND • LOW IMPACT • MODERATE IMPACT • HIGH IMPACT • EXTENSIVE IMPACT
	M-1

[illegible][illegible]

CONCRETE AND WASTE MANAGEMENT	APPLICATIONS
DESCRIPTION CONCRETE AND WASTE MANAGEMENT IS DONE IN THE FORM OF 1. EXPOSED REINFORCING BARS ARE REMOVED USING CUTTING EQUIPMENT AND 2. CONCRETE CAST IN PLACE IS REMOVED USING CONCRETE SAWING EQUIPMENT. 3. THE EXPOSED REINFORCING BARS ARE RECYCLED. 4. THE CONCRETE IS CRUSHED AND RECYCLED. 5. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE. 6. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE. REMARKS CONCRETE AND WASTE MANAGEMENT IS DONE IN THE FORM OF 1. EXPOSED REINFORCING BARS ARE REMOVED USING CUTTING EQUIPMENT AND 2. CONCRETE CAST IN PLACE IS REMOVED USING CONCRETE SAWING EQUIPMENT. 3. THE EXPOSED REINFORCING BARS ARE RECYCLED. 4. THE CONCRETE IS CRUSHED AND RECYCLED. 5. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE. 6. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE.	APPLICABLE POWER CABLES CABLE PROTECTORS CONCRETE REPAIRING CHANNEL PROTECTORS SUBSTATION FENCE/ENCLOSURE PERMANENT INSTALLATION WIRE CLOSURES NON-DESTRUCTIVE TESTING
APPLICATIONS 1. A NUMBER OF WASTE MANAGEMENT CAN BE APPLIED BY REMOVAL OF REINFORCING BARS AND CONCRETE CAST IN PLACE. 2. THE EXPOSED REINFORCING BARS ARE RECYCLED. 3. THE CONCRETE IS CRUSHED AND RECYCLED. 4. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE. 5. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE. REMARKS CONCRETE AND WASTE MANAGEMENT IS DONE IN THE FORM OF 1. EXPOSED REINFORCING BARS ARE REMOVED USING CUTTING EQUIPMENT AND 2. CONCRETE CAST IN PLACE IS REMOVED USING CONCRETE SAWING EQUIPMENT. 3. THE EXPOSED REINFORCING BARS ARE RECYCLED. 4. THE CONCRETE IS CRUSHED AND RECYCLED. 5. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE. 6. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE.	TARGETED CONSTITUENT 1. REINFORCING BARS 2. CONCRETE CAST IN PLACE 3. CRUSHED CONCRETE 4. CRUSHED CONCRETE 5. CRUSHED CONCRETE 6. CRUSHED CONCRETE
REMARKS CONCRETE AND WASTE MANAGEMENT IS DONE IN THE FORM OF 1. EXPOSED REINFORCING BARS ARE REMOVED USING CUTTING EQUIPMENT AND 2. CONCRETE CAST IN PLACE IS REMOVED USING CONCRETE SAWING EQUIPMENT. 3. THE EXPOSED REINFORCING BARS ARE RECYCLED. 4. THE CONCRETE IS CRUSHED AND RECYCLED. 5. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE. 6. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE. APPLICATIONS 1. A NUMBER OF WASTE MANAGEMENT CAN BE APPLIED BY REMOVAL OF REINFORCING BARS AND CONCRETE CAST IN PLACE. 2. THE EXPOSED REINFORCING BARS ARE RECYCLED. 3. THE CONCRETE IS CRUSHED AND RECYCLED. 4. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE. 5. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE.	IMPLEMENTATION REQUIREMENTS 1. CAPITAL COST 2. MAINTENANCE 3. OPERATIONAL COST 4. DEFECTIVITY FOR SUPPLY 5. DEFECTIVITY FOR SUPPLY
DISCUSSION CONCRETE AND WASTE MANAGEMENT SHOULD BE SELECTED AS THE PROPER PRACTICE. 1. CONCRETE AND WASTE MANAGEMENT IS DONE IN THE FORM OF 1. EXPOSED REINFORCING BARS ARE REMOVED USING CUTTING EQUIPMENT AND 2. CONCRETE CAST IN PLACE IS REMOVED USING CONCRETE SAWING EQUIPMENT. 3. THE EXPOSED REINFORCING BARS ARE RECYCLED. 4. THE CONCRETE IS CRUSHED AND RECYCLED. 5. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE. 6. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE. REMARKS CONCRETE AND WASTE MANAGEMENT IS DONE IN THE FORM OF 1. EXPOSED REINFORCING BARS ARE REMOVED USING CUTTING EQUIPMENT AND 2. CONCRETE CAST IN PLACE IS REMOVED USING CONCRETE SAWING EQUIPMENT. 3. THE EXPOSED REINFORCING BARS ARE RECYCLED. 4. THE CONCRETE IS CRUSHED AND RECYCLED. 5. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE. 6. THE CRUSHED CONCRETE IS USED AS FILL OR AS A BASE FOR NEW CONCRETE.	LEGEND 1. REINFORCING BARS 2. CONCRETE CAST IN PLACE 3. CRUSHED CONCRETE 4. CRUSHED CONCRETE 5. CRUSHED CONCRETE 6. CRUSHED CONCRETE

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SANITARY FACILITIES		APPLICATIONS
DESCRIPTION	FACILITIES FOR COLLECTION AND DISPOSAL OF SANITARY WASTE MUST BE PROVIDED AND PROPERLY MAINTAINED TO MINIMIZE THE EXPOSURE OF COMMUNITIES OF RUSTICATED WATER SUPPLY AREAS TO CONTAMINATION OF SURFACE WATER BY THE RELEASE OF SANITARY WASTE FROM THESE FACILITIES.	PERMIT CONTROL SLURRY INCINERATION WASTEWATER TREATMENT DRAINAGE PUMP-OUT STATIONS THERMAL TREATMENT FURNACE CLOSURE
PROCESSES	SANITARY FACILITIES MUST BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS AND STANDARDS: 1. SANITARY FACILITIES MUST BE PROVIDED IF AN APPROPRIATE FACILITY IS AVAILABLE. 2. SANITARY FACILITIES MUST BE DESIGNED TO TREAT ALL WASTE FROM THE SITE. 3. WASTE TO BE TREATED MUST BE IDENTIFIED, QUANTIFIED, AND PROPERLY CONTAINED FOR TREATMENT. 4. TREATMENT TECHNIQUES SHOULD BE REGULARLY MONITORED.	WASTE MANAGEMENT ADMINISTRATIVE PROCEDURES
		TARGETED CONSTITUENTS
		○ BIOHAZARD ○ CHEMICAL WASTE ○ OIL & GREASE ○ DANGEROUS MATERIALS ○ INFERRED CONTAMINANTS ○ WASTES
		IMPLEMENTATION REQUIREMENTS
		○ CAPITAL COST ○ MAINTENANCE ○ PERSONNEL ○ DETAILED FEASIBILITY FOR SLURRY PUMP-OUT
		LEGEND
		■ SIGNIFICANT IMPACT ■ MODERATE IMPACT ○ LOW IMPACT ○ DETERMINED IMPACT
		M-7



200 Buffington Rd.
Atlanta Georgia,
30349-2998

Divisions:

Work	Date	By
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Mark	Date	By
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5150 COLLEYVILLE BOULEVARD
LOT 1, BLOCK 1
APPLEBEE'S ADDITION
THE CITY OF COLLEYVILLE, TEXAS

ORE
ERIES
12-SE-V2
ARGE

HEET TITLE

EROSION CONTROL DETAILS

For Permit
For Bid
For Construction

b No. : 013-300

ore : 04496
te : 12/7/18

Drawn By : RMP

Checked By: BMB

et

C-6.2

B | BURGER
ENGINEERING
Civil Consultants

17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE E-12997

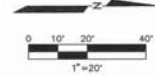
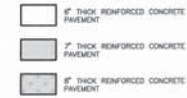
C-6.2

Paving Plan

PLEASANT RUN ROAD

COLLEYVILLE BOULEVARD

LEGEND

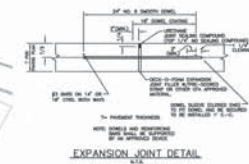


PAVING NOTES:

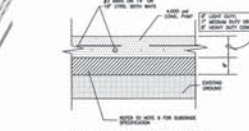
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS.
2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF COLLEYVILLE, AND ANY SPECIAL PROVISION AS APPROVED BY THE CITY.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND DOCUMENTS APPROVED BY THE PERMITTING AGENCIES.
4. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE ENGINEER MUST BE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING DESIGN COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE SECOND PHASE WILL HAVE NO BEARING ON THE DECISION.
5. DRIVE PAVEMENT SHALL BE 6\"/>



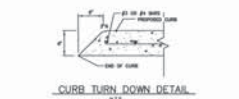
LONGITUDINAL BUTT JOINT



LIGHT/MEDIUM/HEAVY DUTY CONCRETE PAVEMENT SECTION



CURB TURN DOWN DETAIL



SITE BENCHMARK NO. 1
CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE CENTER OF THE PLEASANT RUN R.O.W., APPROXIMATELY 75 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 808.88

SITE BENCHMARK NO. 2
CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE NORTHWEST SIDE OF THE COLLEYVILLE BLVD. R.O.W., APPROXIMATELY 11 FEET NORTHWEST OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 808.80

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Civil Consultants

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Revisions:
Mark Date By

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Mark Date By

△

Mark Date By

△



5150 COLLEYVILLE BOULEVARD
LOT 1, BLOCK 1
APPLICABLE ADDITION
THE CITY OF COLLEYVILLE, TEXAS

STORE
SERIES
P12-SE-V2
LARGE

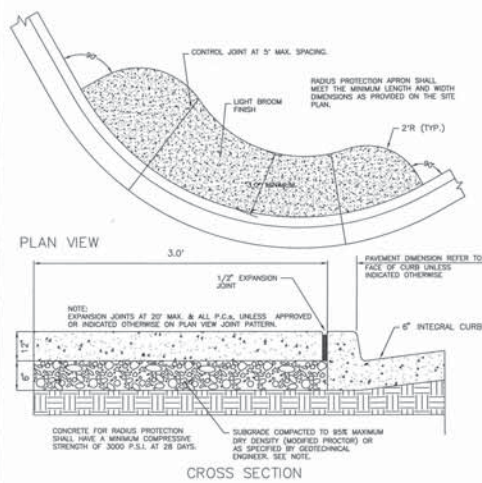
SHEET TITLE
PAVING
PLAN

For Permit
For Bid
For Construction

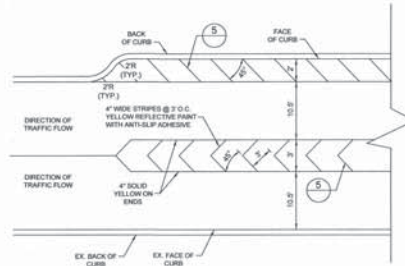
Job No. : 013-300
Store : 04496
Date : 12/7/18
Drawn By : RMP
Checked By: BMB
Sheet

C-7

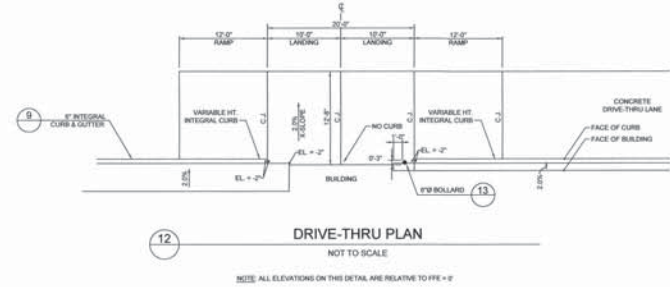
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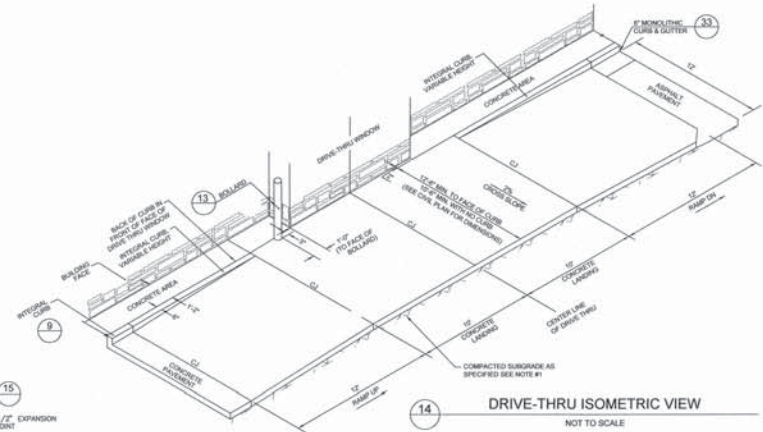
29 LANDSCAPE & IRRIGATION PROTECTOR
NOT TO SCALE



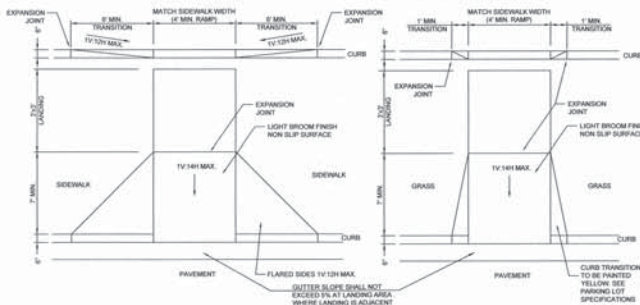
50 ORDER TAKING STRIPING DETAIL
NOT TO SCALE



12 DRIVE-THRU PLAN
NOT TO SCALE

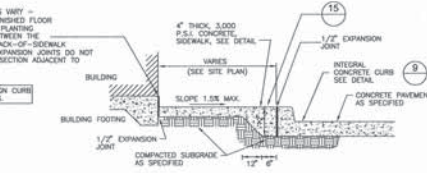


14 DRIVE-THRU ISOMETRIC VIEW
NOT TO SCALE

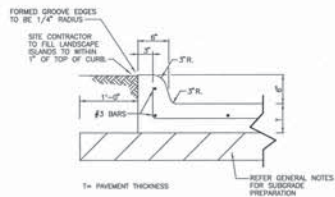


8A CURB RAMP w/ FLARED SIDES
NOT TO SCALE

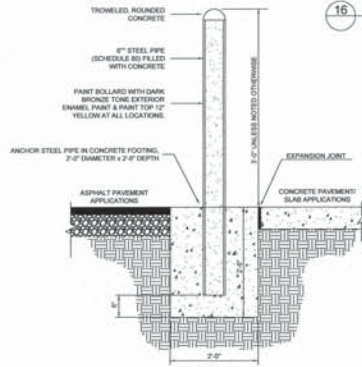
8B CURB RAMP w/ SHORT FLARED SIDES
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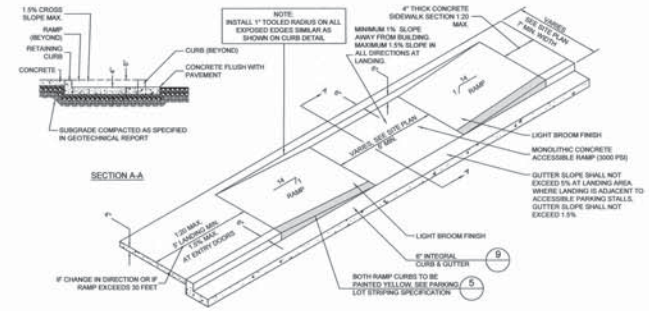
16 SIDEWALK WITH INTEGRAL CURB SECTION
NOT TO SCALE



9 INTEGRAL CURB DETAIL
N.T.S.



13 CONCRETE BOLLARD
NOT TO SCALE



7 SIDEWALK ACCESSIBLE RAMP
NOT TO SCALE



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Mark Date By

Mark Date By



5150 COLLEYVILLE BOULEVARD
LOT 1, BLOCK 1
APPLEBEE'S ADDITION
THE CITY OF COLLEYVILLE, TEXAS

STORE
SERIES
P12-SE-V2
LARGE

SHEET TITLE
SITE
DETAILS

For Permit
Of Bid
Of Construction

Job No. : 013-300

Store : 04496

Date : 12/7/18

Drawn By : RMP

Checked By: BMB

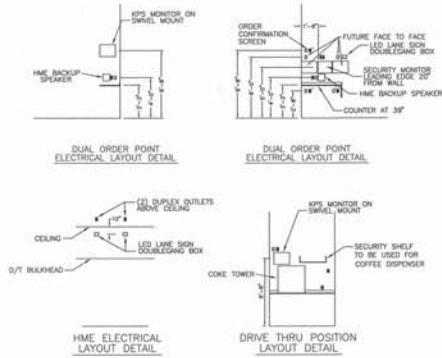
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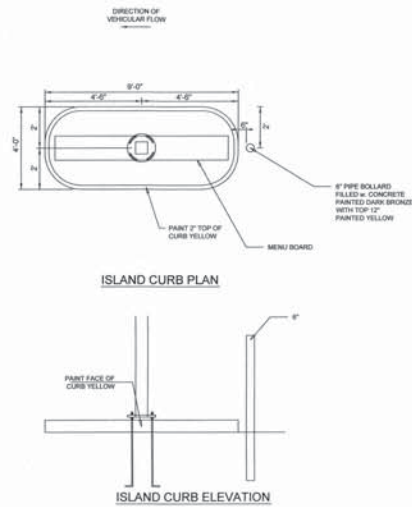
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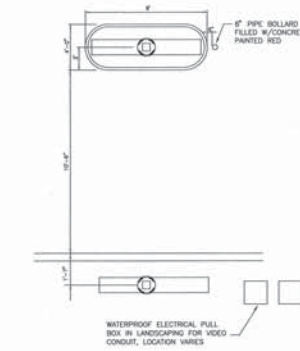
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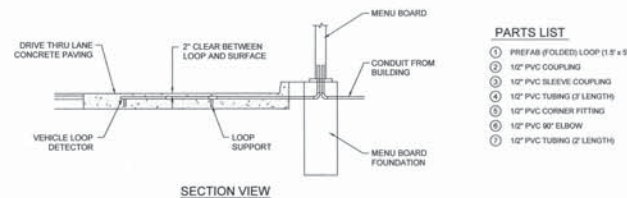
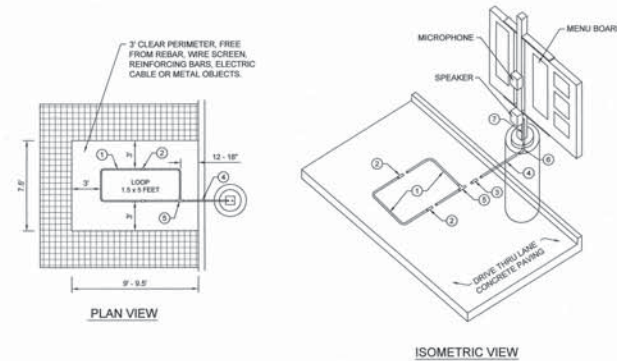
NEW STORE/REMODEL DETAILS
NOT TO SCALE



39 DRIVE THRU ORDER POINT ISLAND CURB
NOT TO SCALE

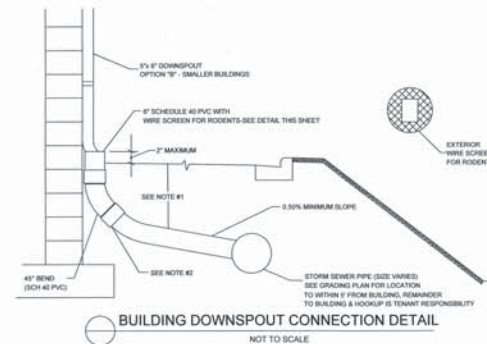


40 MENU BOARD LAYOUT DETAIL
NOT TO SCALE



41 MENU BOARD LOOP DETECTION SYSTEM
NOT TO SCALE

NOTES:
1. LOOP DETECTOR IS MODEL NO. VDL100 VEHICLE DETECTION LOOP MANUFACTURED BY MH ELECTRONICS, INC.
2. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.



42 BUILDING DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE

NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATER-TIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
3. THE DOWNSPOUT COLLECTION DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. OUTSIDE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING THE ROCKET SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE ROCKET SCREEN.

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5150 COLLEEVILLE BOULEVARD
LOT 1, BLOCK 1
APPLEBEE'S ADDITION
THE CITY OF COLLEEVILLE, TEXAS

STORE
SERIES
P12-SE-V2
LARGE

SHEET TITLE
SITE
DETAILS

RF for Permit
or For Bid
or For Construction

Job No. : 013-300

Store : 04496

Date : 12/7/18

Drawn By : RMP

Checked By: BMB

Sheet

C-10

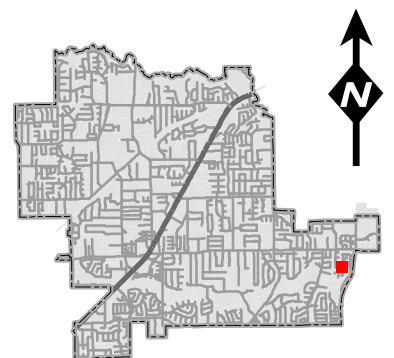
Aerial Map



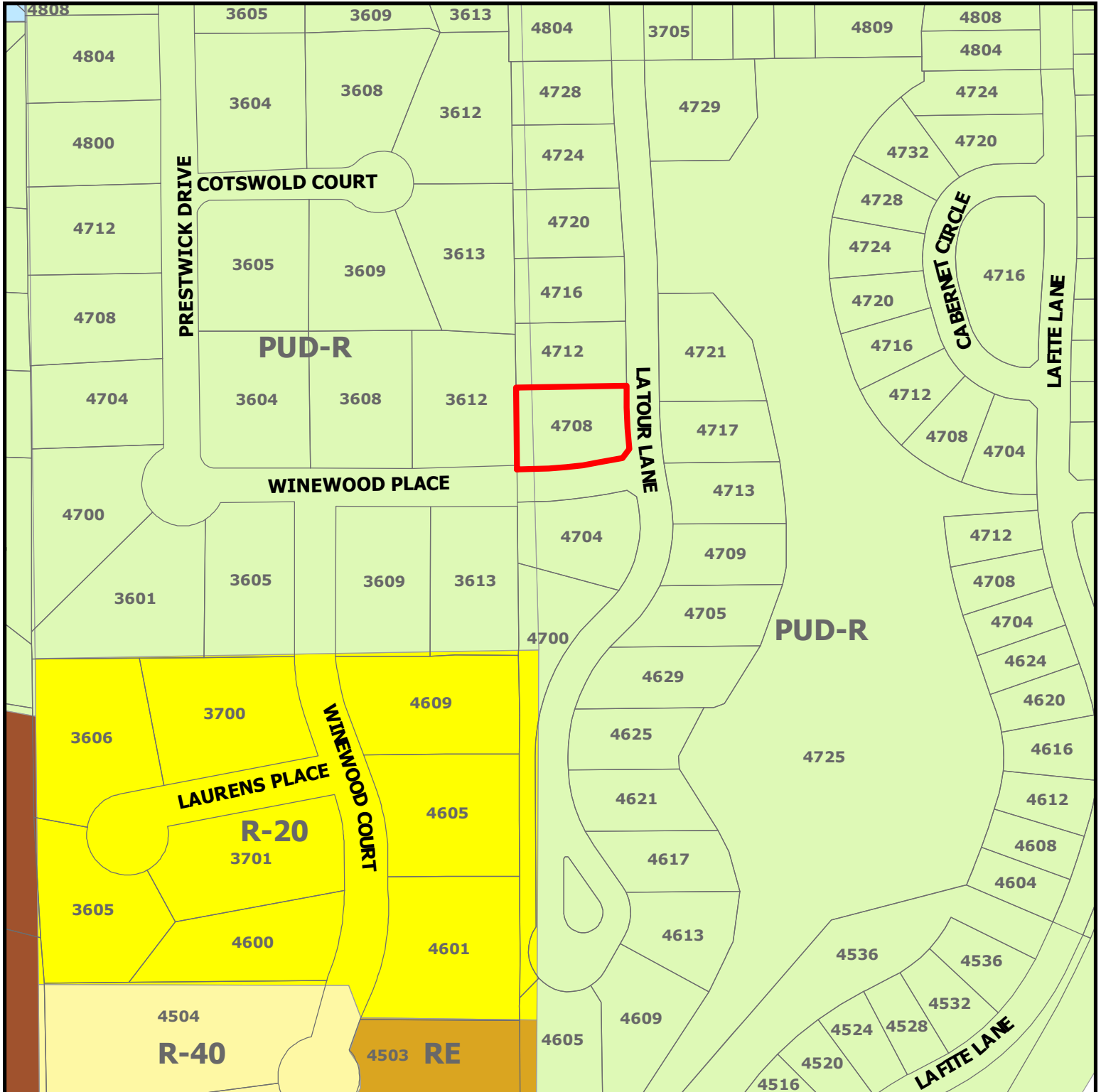
ZC19-016
4708 Latour Lane

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 Subject Property



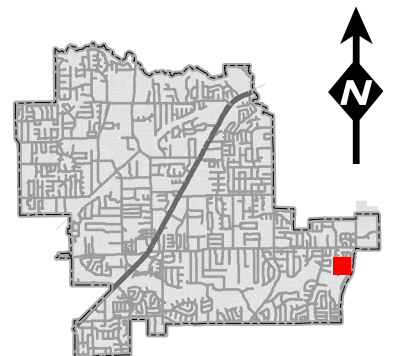
Zoning Map



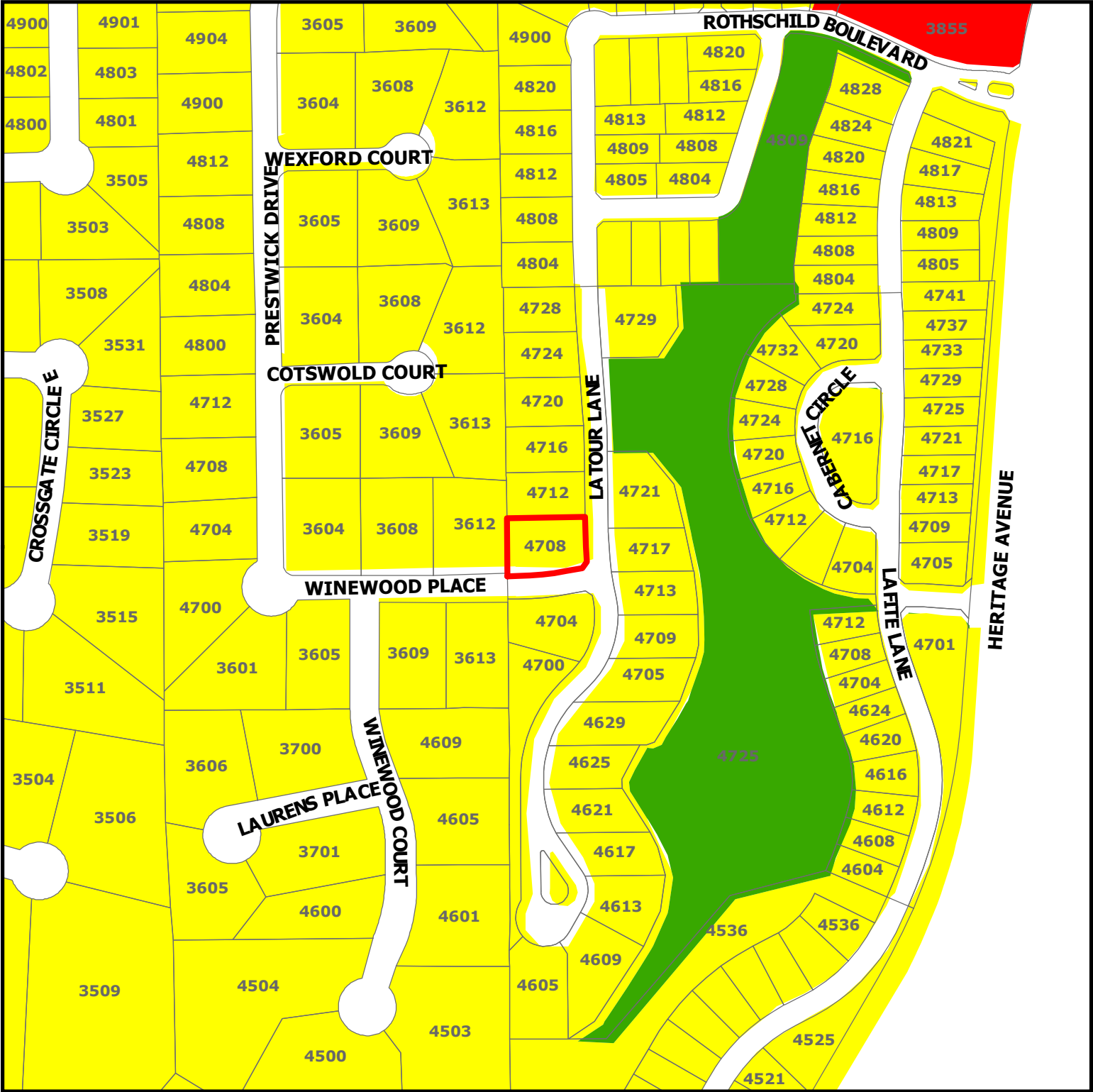
ZC19-016
4708 Latour Lane

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 Subject Property



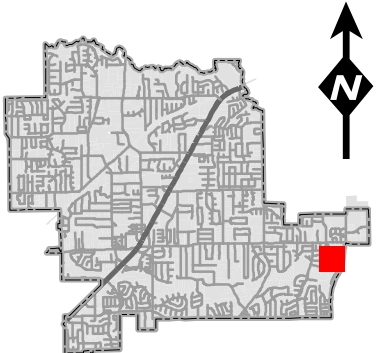
Future Land Use Map



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ZC19-016 4708 Latour Lane

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



Statement of Planning Objectives

Proposal letter to building/zoning department, requesting a large
variance for allowing a property fence to be built on retaining wall

City Colleyville Development Department

August 28, 2019

Dear Community Development Department<

This proposal letter is to request and substantiate the grant of a Variance for a residence at 4708 Latour Lane in Colleyville Texas. The variance requested to allow 6' iron fence on retaining wall. If granted the variance. The iron fence would be a safety barrier to prevent someone from falling off wall.

Property Fence

The Petitioner request a variance allowing a 6' iron fence on south side property adjacent to Winewood Place. The encroachment variance would occur on south side of lot 4708 Latour Lane. The reason for this variance is to provide a fall safety barrier and would keep fence landscape uniform with 4704 Latour.

The proposed fence would be 6' iron fence with max of less than 25% solid construction.
The iron fence would be 2 rail fence with 1" rails and 5/8" verticals powder coat color black.

Installing the fence on 15' Build Line would create safety fall hazard

Page 2 shows the proposed fence location on plot

Page 3 and 4 is picture of wall that is 3' and 6' high

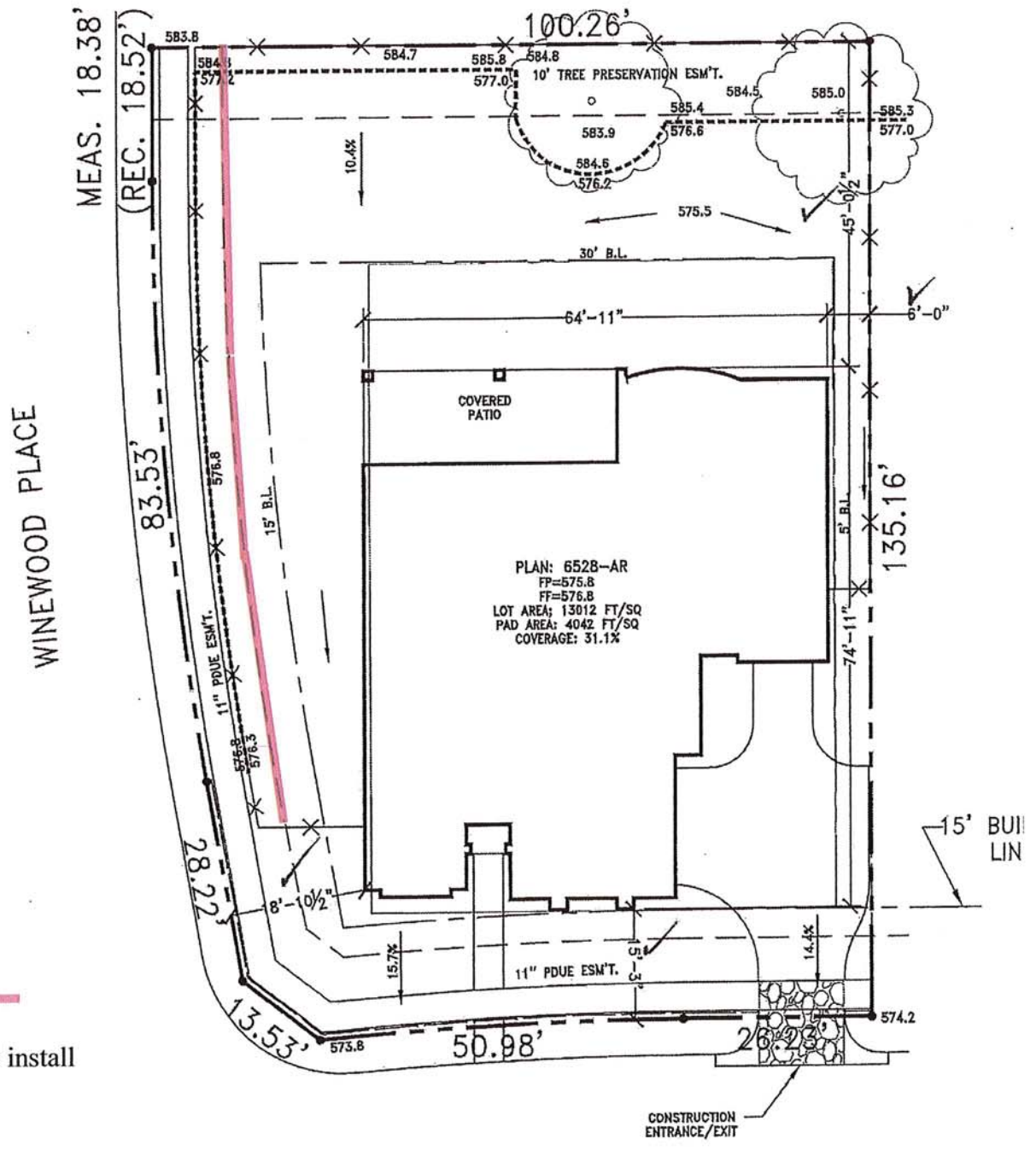
Page 5 is picture of 4704 Latour that is directly across street from 4708 Latour that shows approved fence on wall

Granting this variance would serve as safety fall barrier , would also look uniform with fence with 4704 Latour and provide buyer with extra land to his back yard .

Thanks you
Victor Mendez
BLM Fence LLC
4100 East loop 820 South
Fort Worth Texas 76119

Site Plan

2



Proposed location to install
6' iron fence on
top of retaining wall

4708 LATOUR LANE
LOT 20, BLOCK 1
CREEKSIDE AT COLLEYVILLE
COLLEYVILLE, TEXAS

FENCES: 299'
SOD FRONT: 2546 FT/SQ
SOD DEAD: 5662 FT/SQ

NOTE: LOCATION OF TRI
IS APPROXIMATE

GRAVEL, SIZE 2-4"
DEPTH 6"

8/24/18

Photos Provided By Applicant

3



4708 Latour Lane

South property line adjacent with Winewood Place has retaining wall that is 3' high at front corner of home and rises to 6' high at rear property line. Leaving wall with no fence could create a dangerous safety fall hazard. Approval of 6' iron fence would on wall would prevent a safety fall hazard

Photos Provided By Applicant

4

4708 Latour Lane

Neighbor directly behind 4708 Latour Lane
has solid wood fence out to property line

6' high retaining wall

3' high retaining wall





4704 Latour Lane fence on west side of 4708 Latour Lane was approved fence on wall

