



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, January 27, 2020
6:15 PM

Executive Conference Room
Third Floor – City Hall

CALL TO ORDER

1. PRESENTATION AND DISCUSSION

- 1a** Presentation and discussion of a request for a Preliminary/Final Plat for Lots 1-11, Block A, Lots 1-13, Block B, and Lots 1-3, Block X, of the Preston Manor Addition, being Tracts 6A1, 6A2, 6A2A, 6A2B1, Abstract 1487, in the O C Sturm Survey, and Tracts 1B, 1B1, 1B2A, Abstract 1176, in the J J Newton Survey, located at 401 Shelton Drive, Case PC20-001
- 1b** Presentation and discussion of a zoning change request from the AG Agricultural district to the CC-1 Village Retail district on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC20-001
- 1c** Presentation and discussion of a request for a Special Use Permit for Cemeteries or Mausoleums on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC20-002
- 1d** Presentation and discussion of a request for a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance and for an Accessory Dwelling on Lot 1, Block 1, G&R Addition, located at 2313 Hall Johnson Road, Case ZC19-023, TABLED FROM THE JANUARY 13, 2020 PLANNING AND ZONING COMMISSION
- 1e** Discussion of future Planning and Zoning Commission Meeting Dates

2. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards January 24, 2020 by 5:00 p.m.

Araceli Botello

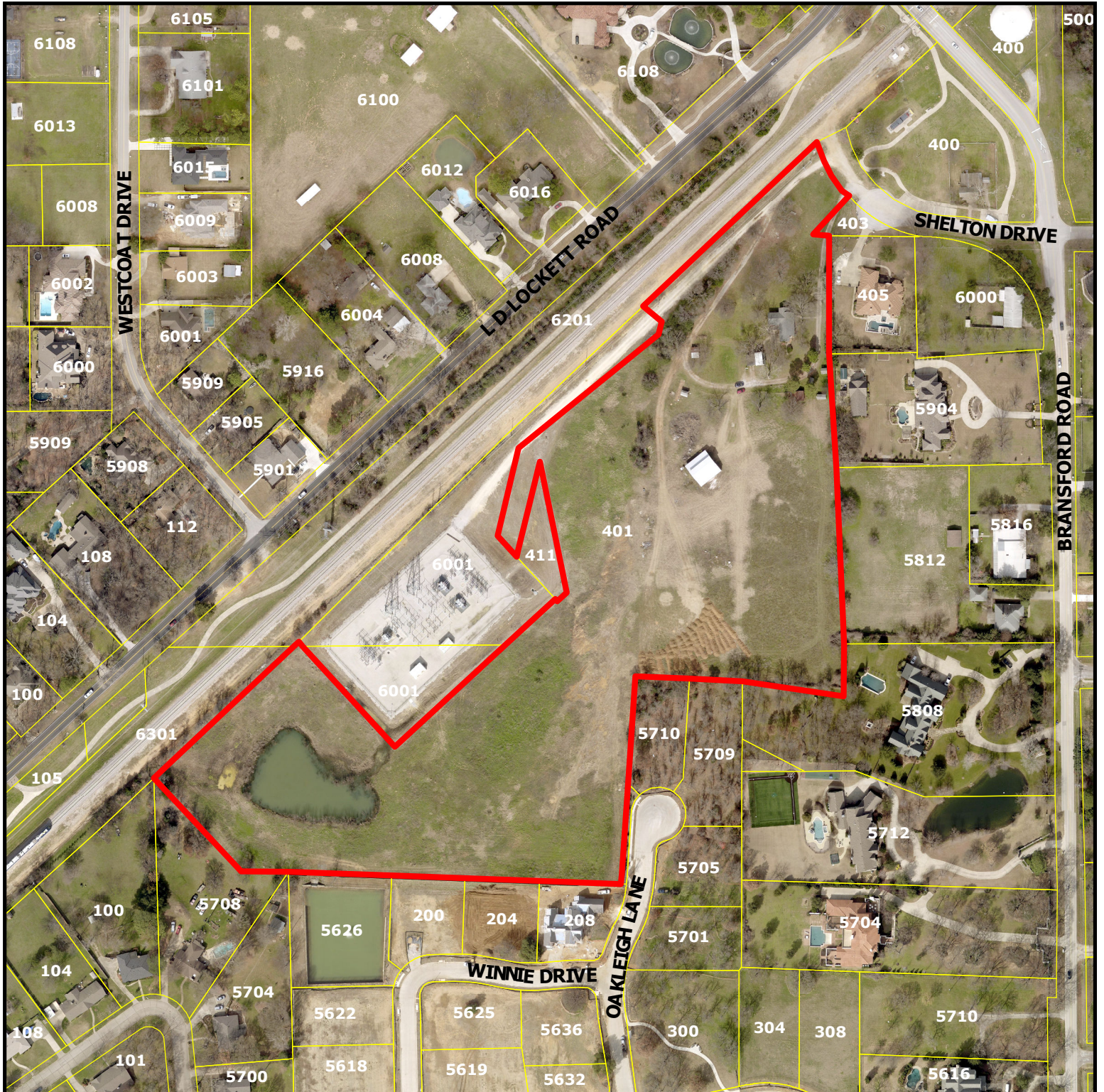
Planning Technician

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

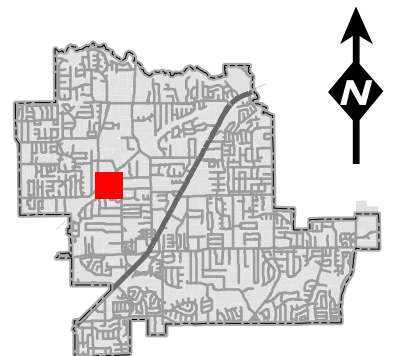


Zoning Map

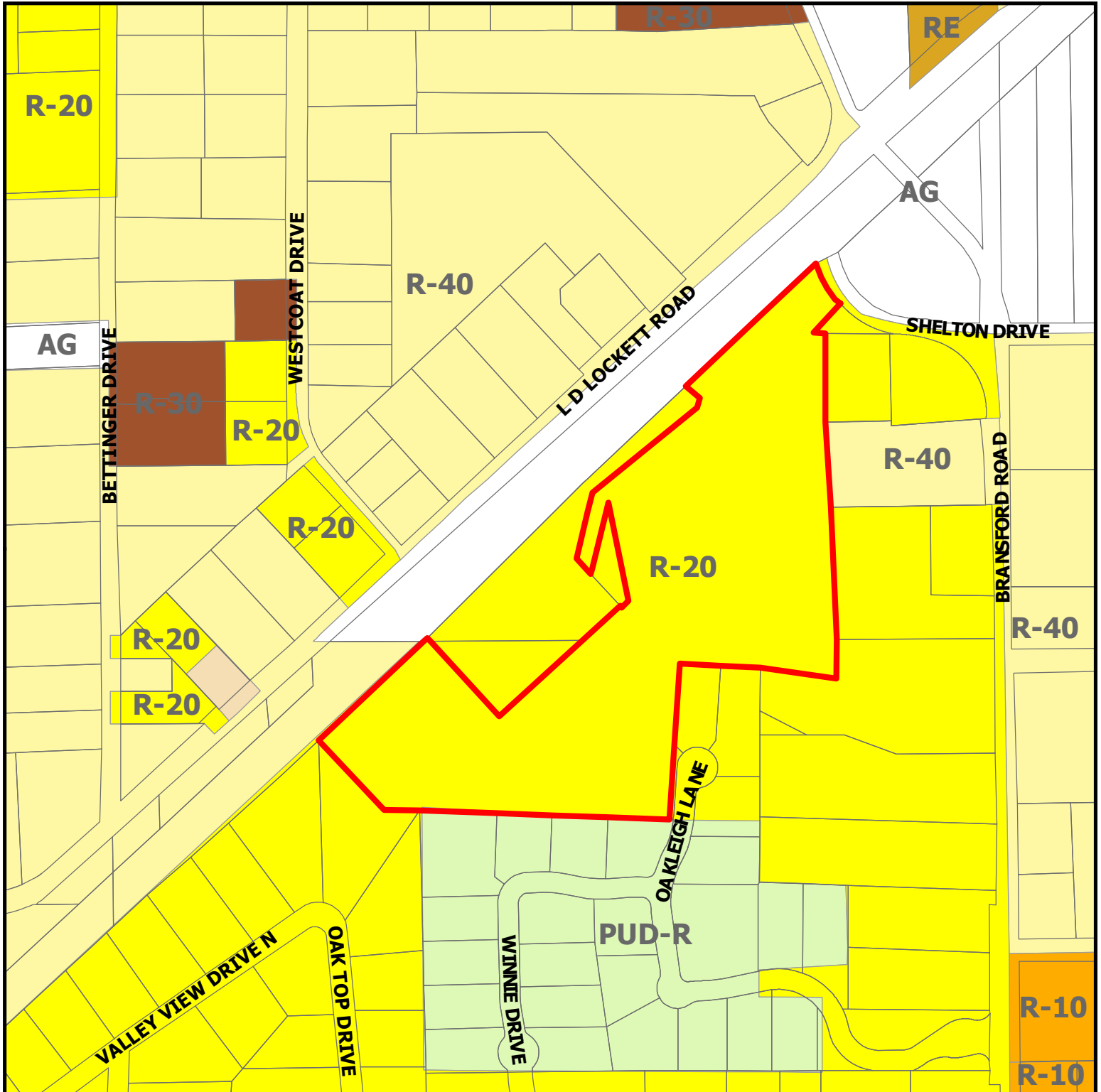
401 Shelton Drive

DISCLAIMER:
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 Subject Property



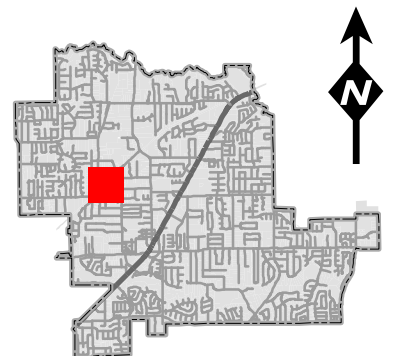
Zoning Map



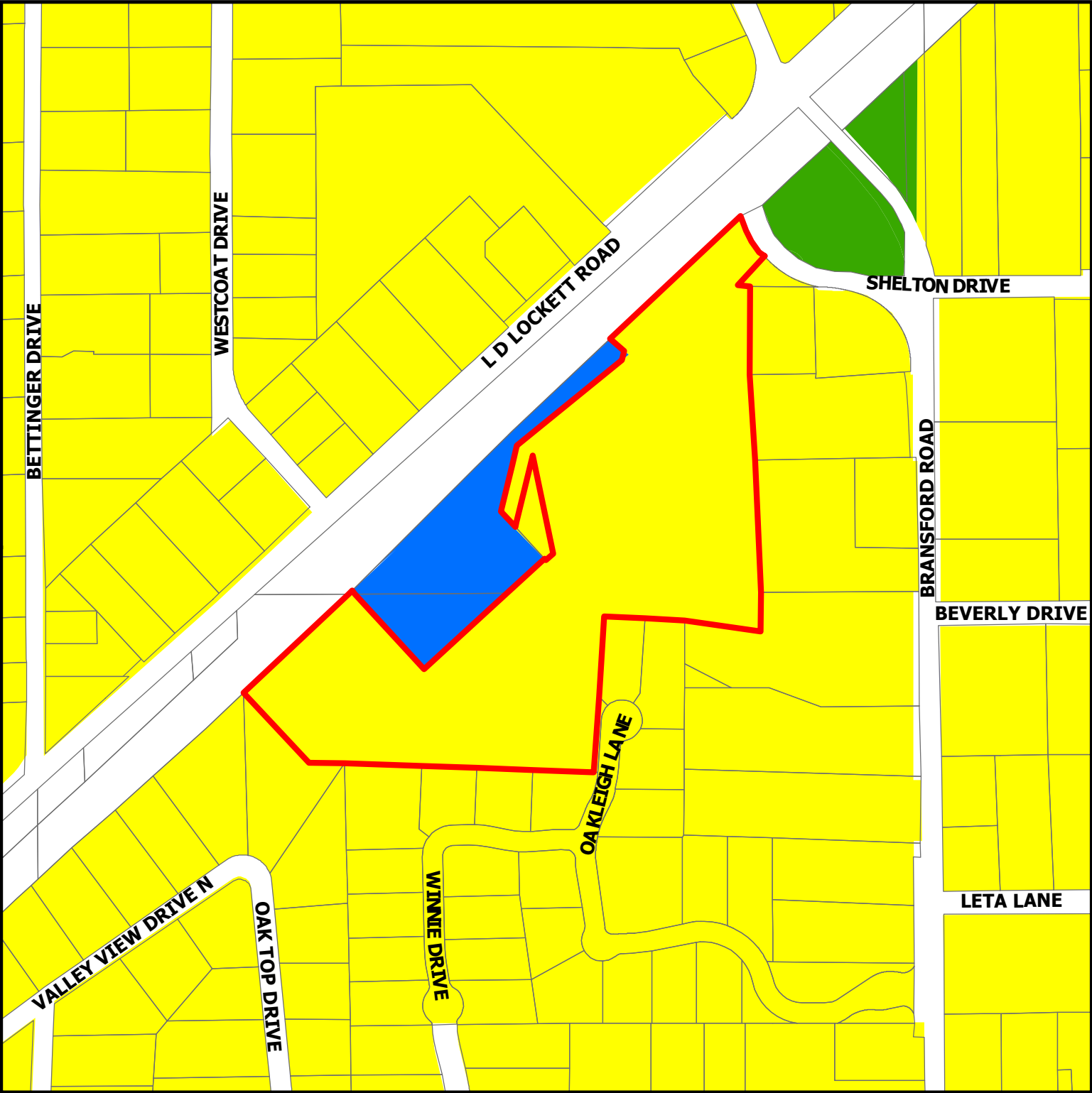
Zoning Map 401 Shelton Drive

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 Subject Property



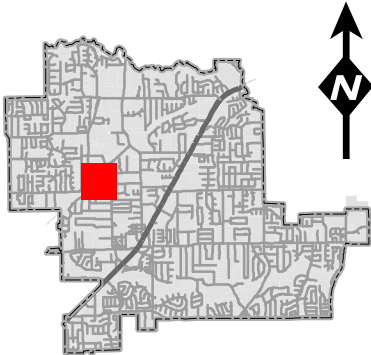
Future Land Use Map



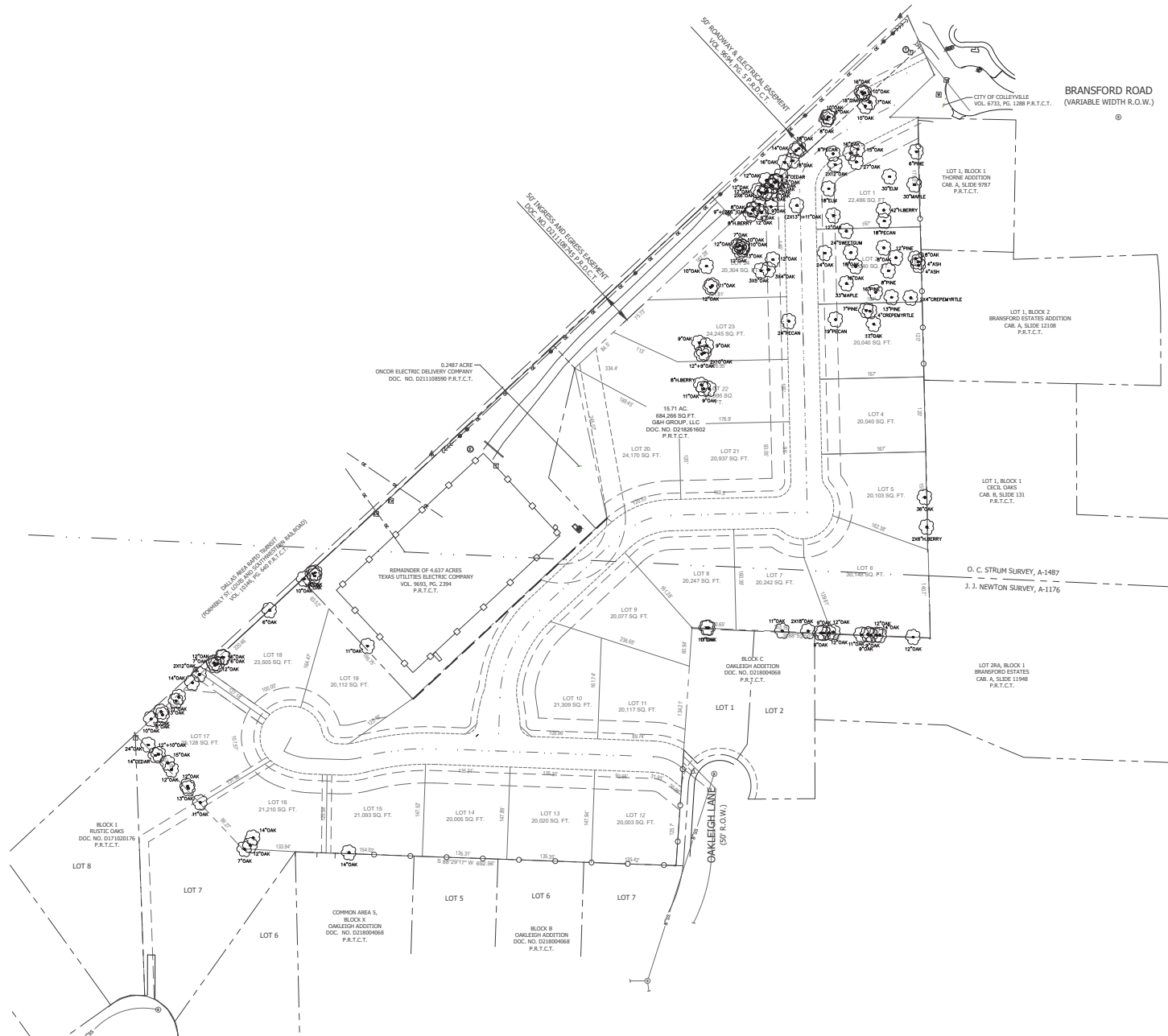
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Zoning Map 401 Shelton Drive

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



Tree Survey Exhibit



PRELIMINARY - FOR REVIEW ONLY

These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under supervision of:

OSAMA F. NASHED 90373 1/10/2020

Type or Print Name	PE #	Date
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PROJECT NO.	DATE	REVISIONS
190200		
DRAWN BY	ALS	
APPROVED BY	OFN	
DATE	1/10/2020	

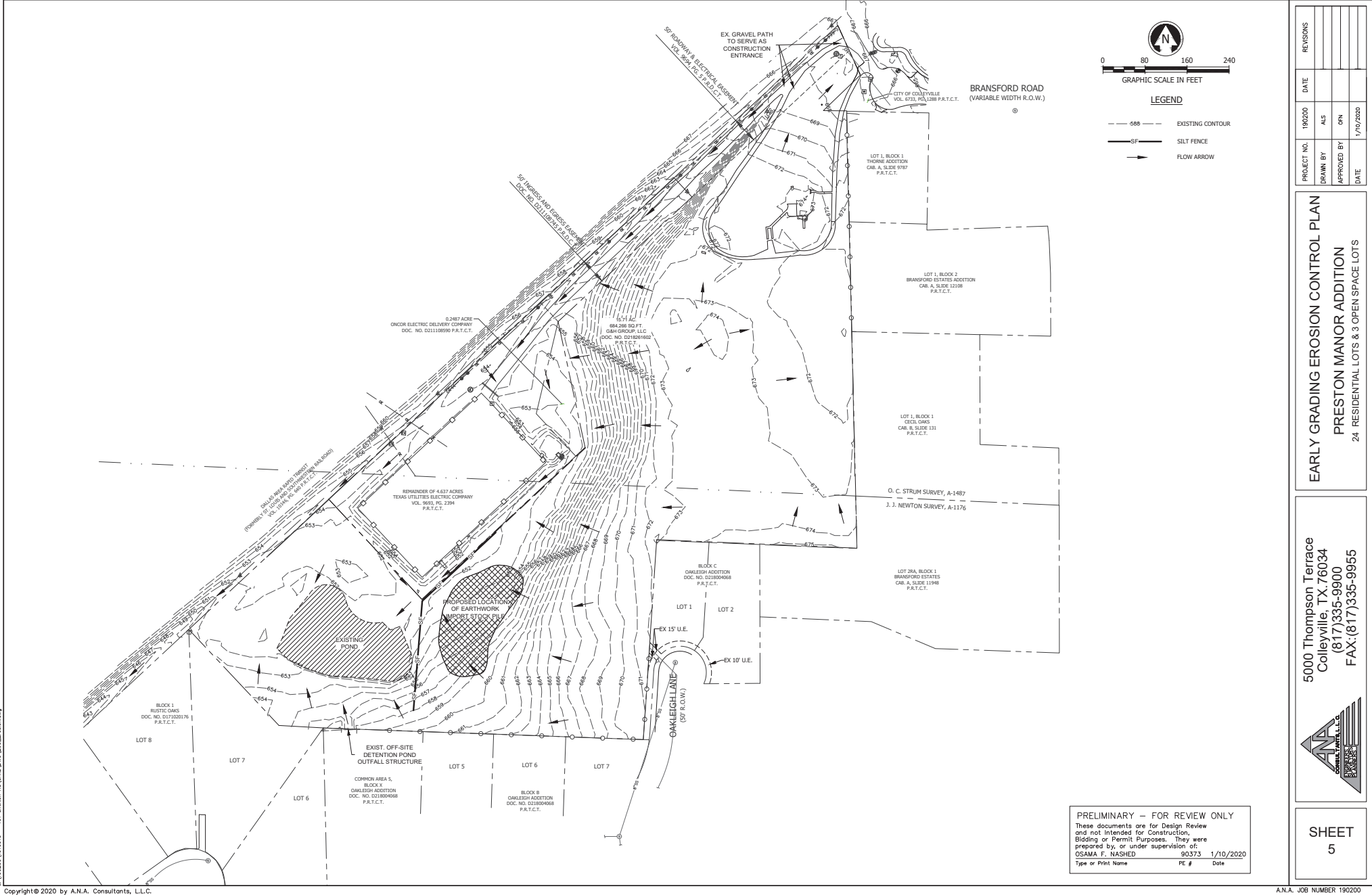
TREE SURVEY
 PRESTON MANOR ADDITION
 24 RESIDENTIAL LOTS & 3 OPEN SPACE LOTS

5000 Thompson Terrace
Colleyville, TX. 76034
(817) 335-9900
FAX: (817) 335-9955

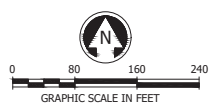
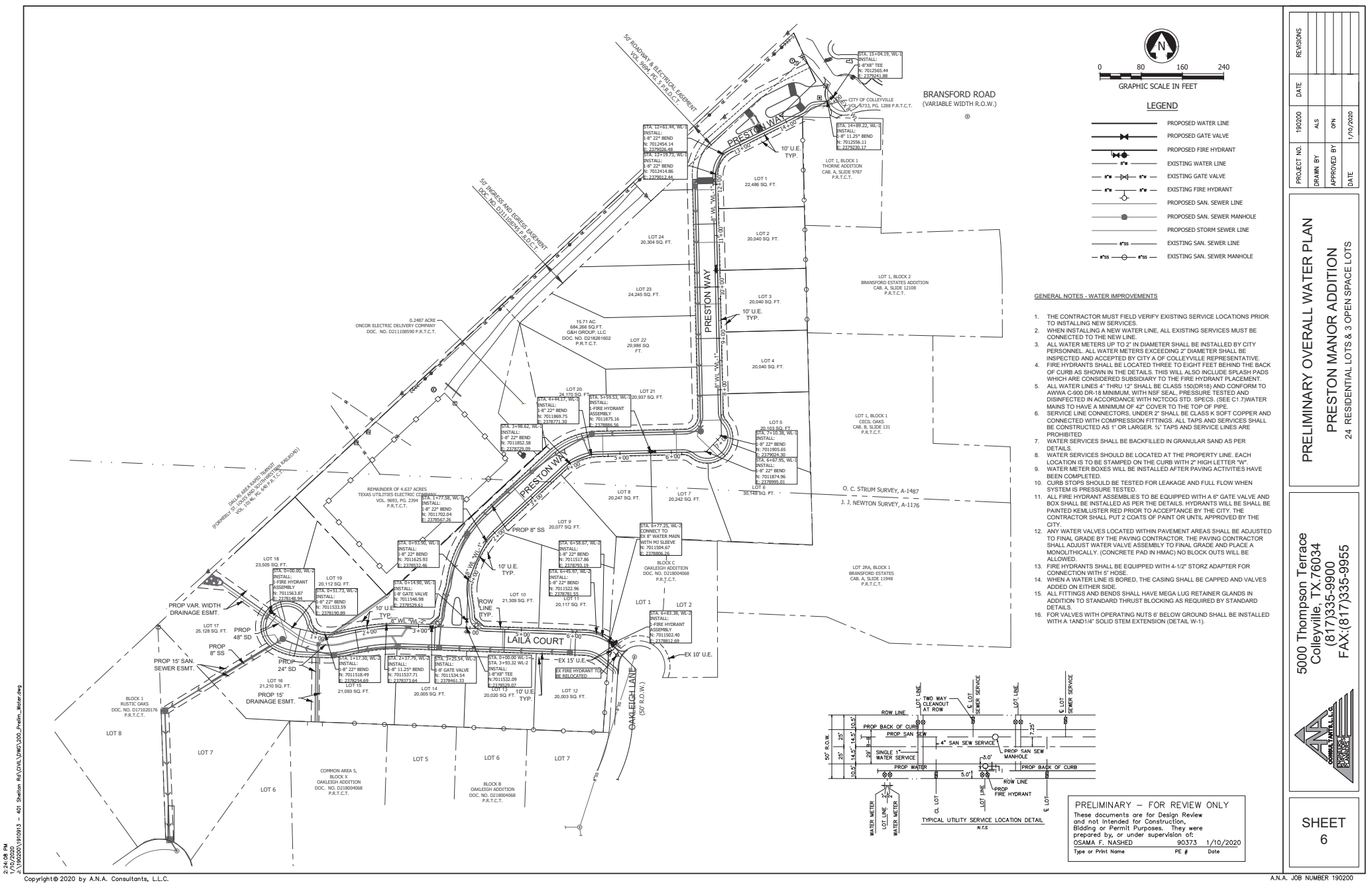


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Grading and Erosion Control Plan



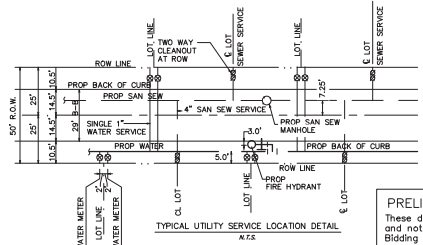
Utility and Drainage Plan



- LEGEND**
- PROPOSED WATER LINE
 - PROPOSED GATE VALVE
 - PROPOSED FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING GATE VALVE
 - EXISTING FIRE HYDRANT
 - PROPOSED SAN. SEWER LINE
 - PROPOSED SAN. SEWER MANHOLE
 - PROPOSED STORM SEWER LINE
 - EXISTING SAN. SEWER LINE
 - EXISTING SAN. SEWER MANHOLE

GENERAL NOTES - WATER IMPROVEMENTS

1. THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
2. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
3. ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYSVILLE REPRESENTATIVE.
4. FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
5. ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-600 OR 18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOS STD. SPECS. (SEE C-17) WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.
6. SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. 1/2" TAPS AND SERVICE LINES ARE PROHIBITED.
7. WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
8. WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
9. WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
10. CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
11. ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE PAINTED KEALUSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.
12. ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.
13. FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
14. WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
15. ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BELOCKING AS REQUIRED BY STANDARD DETAILS.
16. FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1/2" 1/4" SOLID STEM EXTENSION (DETAIL W-1).

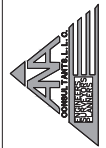


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OSAMA F. NASHED
Type or Print Name PE # 90373 Date 1/10/2020

REVISIONS	
PROJECT NO.	DATE
190200	1/10/2020
DRAWN BY	APPROVED BY
ALS	OPN

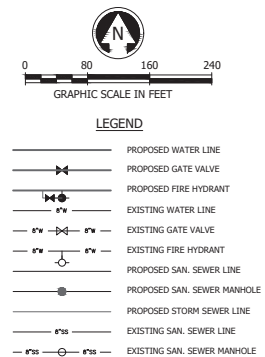
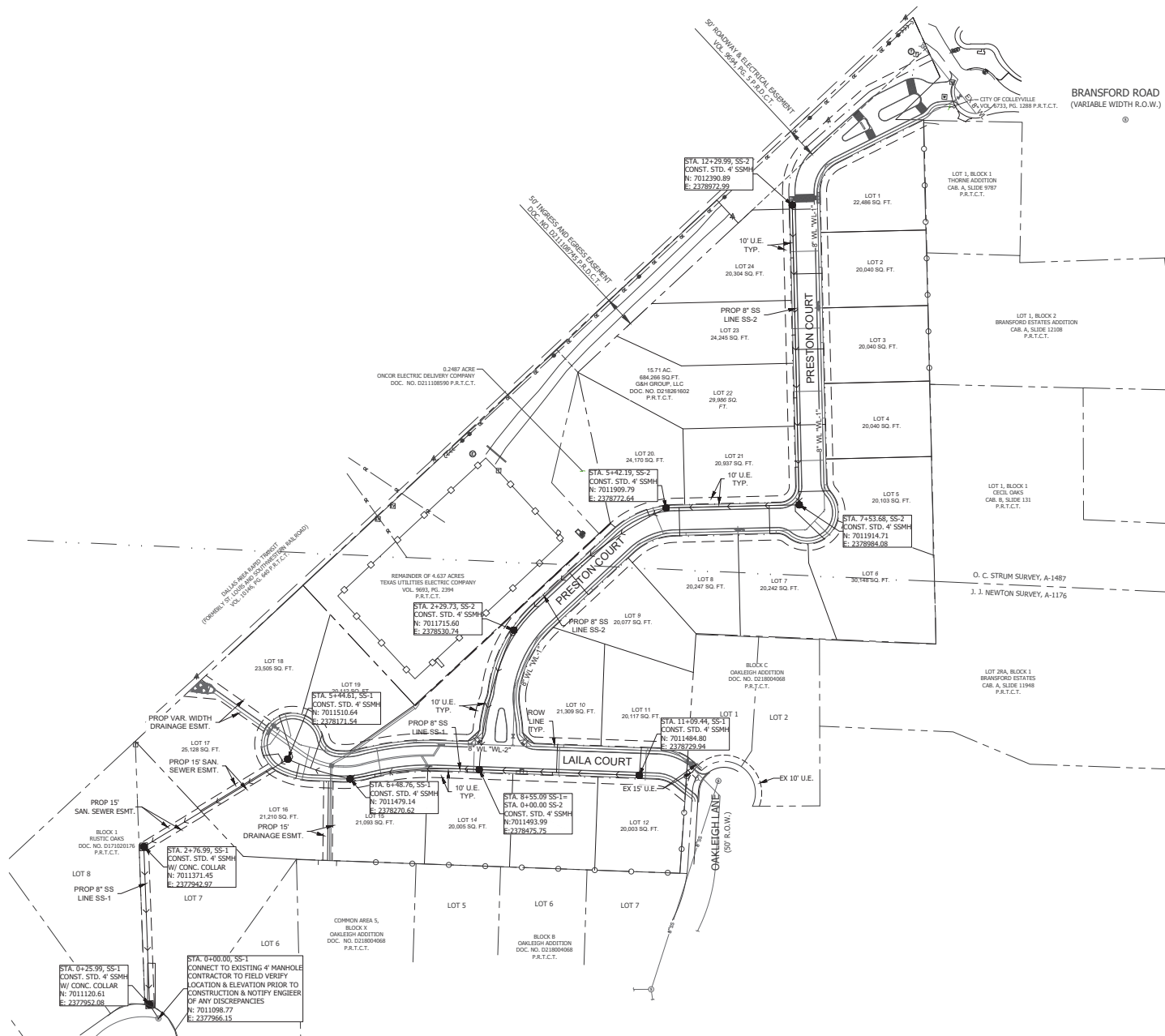
PRELIMINARY OVERALL WATER PLAN
PRESTON MANOR ADDITION
24 RESIDENTIAL LOTS & 3 OPEN SPACE LOTS

5000 Thompson Terrace
Colleyville, TX 76034
(817)335-9900
FAX: (817)335-9955



SHEET
6

Utility and Drainage Plan



GENERAL NOTES - SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.
2. BACKFILL SHALL HAVE CL (S-B) EMBEDED, OR BETTER, STANDARD PROCTOR DENSITY.
3. CONTRACTOR SHALL PERFORM ALL TESTING (E.G. MANHOLE & AIR) AND PROVIDE VIDEOGATE TO PW INSPECTIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY OF CHICAGO TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.
5. CONTRACTOR TO PLACE A 34" PLYWOOD FLASH BOTTOM ALL SANITARY SEWER MANHOLES BEFORE PAVING.
6. CONTRACTOR BEGINS CONSTRUCTION OF THE SEWER.
7. RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED TO MATCH THE CONTRACTOR'S RECORD DRAWING.
8. CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.
9. MANHOLES TO BE INSIDE DROPPED SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER.
10. ALL MANHOLES SHALL BE INSIDE DROPS PER DETAIL. S-4.
11. ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 100' OF TRENCH PER LIFT. TESTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT TAKEN OVER THE SAME DISTANCE IN THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F.. A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY OF CHICAGO. THE CITY OF CHICAGO HAS APPROVED ALL TRENCHWORK.
12. ALL MANHOLES SHALL BE VACUUM TESTED.
13. ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
14. ALL MANHOLES TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

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OSAMA F. NASHED	90373	1/10/2020
Type or Print Name	PE #	Date

PROJECT NO.	DATE	190200	DATE	REVISIONS
DRAWN BY	ALS			
APPROVED BY	QFN			
DATE	1/10/2020			

PRELIMINARY OVERALL SAN. SEWER PLAN

PRESTON MANOR ADDITION

24 RESIDENTIAL LOTS & 3 OPEN SPACE LOTS

5000 Thompson Terrace
Colleyville, TX. 76034
(817) 335-9900
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Utility and Drainage Plan

DA		Post Development Conditions										Channel Flow		Total Travel Time	
Basin	Length (ft)	Slope (ft/ft)	Manning's N	2yr 24-hr Prec. (in)	Tc (min)	Cover	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Tc (min)	Type	Assumed Velocity (ft/s)	Length (ft)	Slope (ft/ft)	Tc (min)
B & OS	100	0.009	0.150	3.36	13.11	Unpaved	145	0.009	1.52	1.59	Swale	3	736.7	0.014	4.09
											Pipe	8	40	0.018	0.08
											Swale	3	596	0.020	3.31
											Pipe	8	387	0.005	0.81
											Swale	3	165	0.009	0.92
															23.91

THE TIME OF CONCENTRATION CALCULATIONS SHOWN ARE BASED ON THE NRCS TR-55 METHODOLOGY AS OUTLINED ON THE ISWM HYDROLOGY DESIGN MANUAL. THE MINIMUM TIME OF CONCENTRATION VALUE ARE USED FOR ALL DRAINAGE AREAS THAT HAVE A TIME OF CONCENTRATION BELOW THE MIN. TIME OF CONCENTRATION.

PRESTON MANOR ADDITION															
POST DEVELOPMENT RUNOFF CALCULATIONS															
AREA	AREA (ac.)	C	C*A	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q10 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	Comments
Basin A: Drains north-east to the existing Bransford Rd.															
A	2.23	0.60	1.34	15	3.90	5.22	4.85	6.50	5.53	7.40	6.46	8.64	7.20	9.63	Overland Flow
Basin B: Drains to Downstream Point 1) To the exist. swale next to the Railroad track swale															
B-1	2.34	0.60	1.40	23.91	3.02	4.24	3.85	5.41	4.40	6.18	5.19	7.29	5.80	8.14	Overland to OS-1
B-2	7.94	0.60	4.76	23.91	3.02	14.39	3.85	18.34	4.40	20.96	5.19	24.73	5.80	27.63	C.I. to SD system
B-3	2.20	0.60	1.32	23.91	3.02	3.99	3.85	5.08	4.40	5.81	5.19	6.85	5.80	7.66	C.I. to SD system
B-4	1.00	0.60	0.60	23.91	3.02	1.81	3.85	2.31	4.40	2.64	5.19	3.11	5.80	3.48	Overland flow
Basin OS-2: Drains to Downstream Point 1) To the exist. swale next to the Railroad track swale															
OS-2	1.50	0.30	0.45	23.91	3.02	1.36	3.85	1.73	4.40	1.98	5.19	2.34	5.80	2.61	Overland flow
Basin OS-1: Drains to Basin C															
OS-1	3.38	0.60	2.03	23.91	3.02	6.12	3.85	7.81	4.40	8.92	5.19	10.53	5.80	11.76	Ret. wall orifice

ASSUMPTIONS:
THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE WAS REFERENCE FOR THE CALCULATIONS SHOWN.
CHAPTER 14 ENGINEERING DESIGN STANDARDS.

SECTION 14-170 DRAINAGE AND STORM SEWER IMPROVEMENTS WAS REFERENCE TO DETERMINE BOTH THE RUNOFF COEFFICIENT 'C' VALUE, AND TIME OF CONCENTRATION.

C=0.60 PER ZONING (SINGLE FAMILY RESIDENTIAL)
C=0.30 PER ZONING (UNDEVELOPED)
TC=15 MINUTES - THE MIN. TC PER ZONING (SINGLE FAMILY RESIDENTIAL)
H=100 INTENSITY IN/HR. AS STATED UNDER THIS SECTION, THE INTENSITY OF RUNOFF IN INCHES PER HOUR (REFERENCE CHART FROM THE FORT WORTH DRAINAGE MANUAL)
DRAINAGE AREA IN ACRES
THE RATIONAL METHOD EQUATION $Q=CIA/P$ IN CFS

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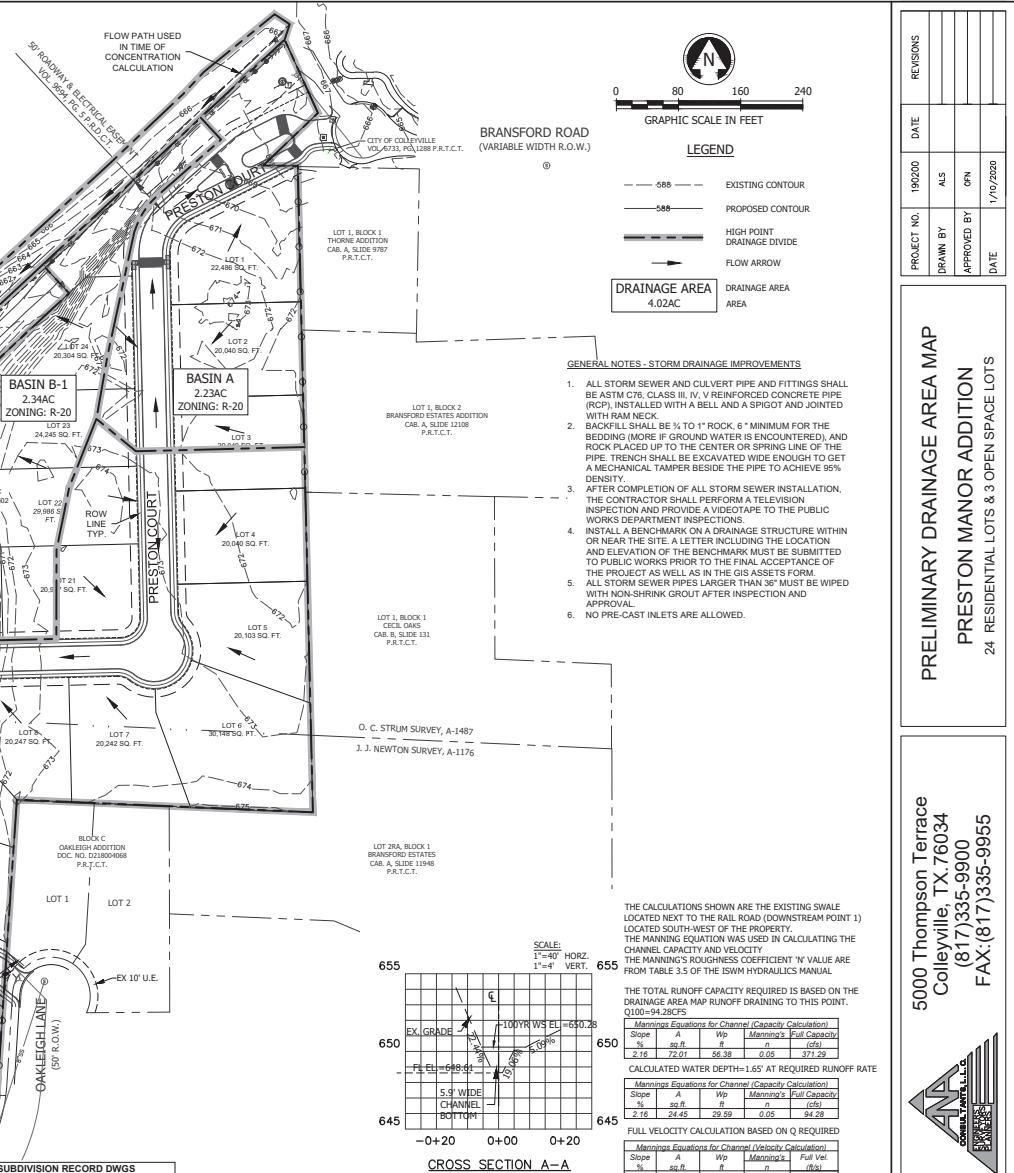
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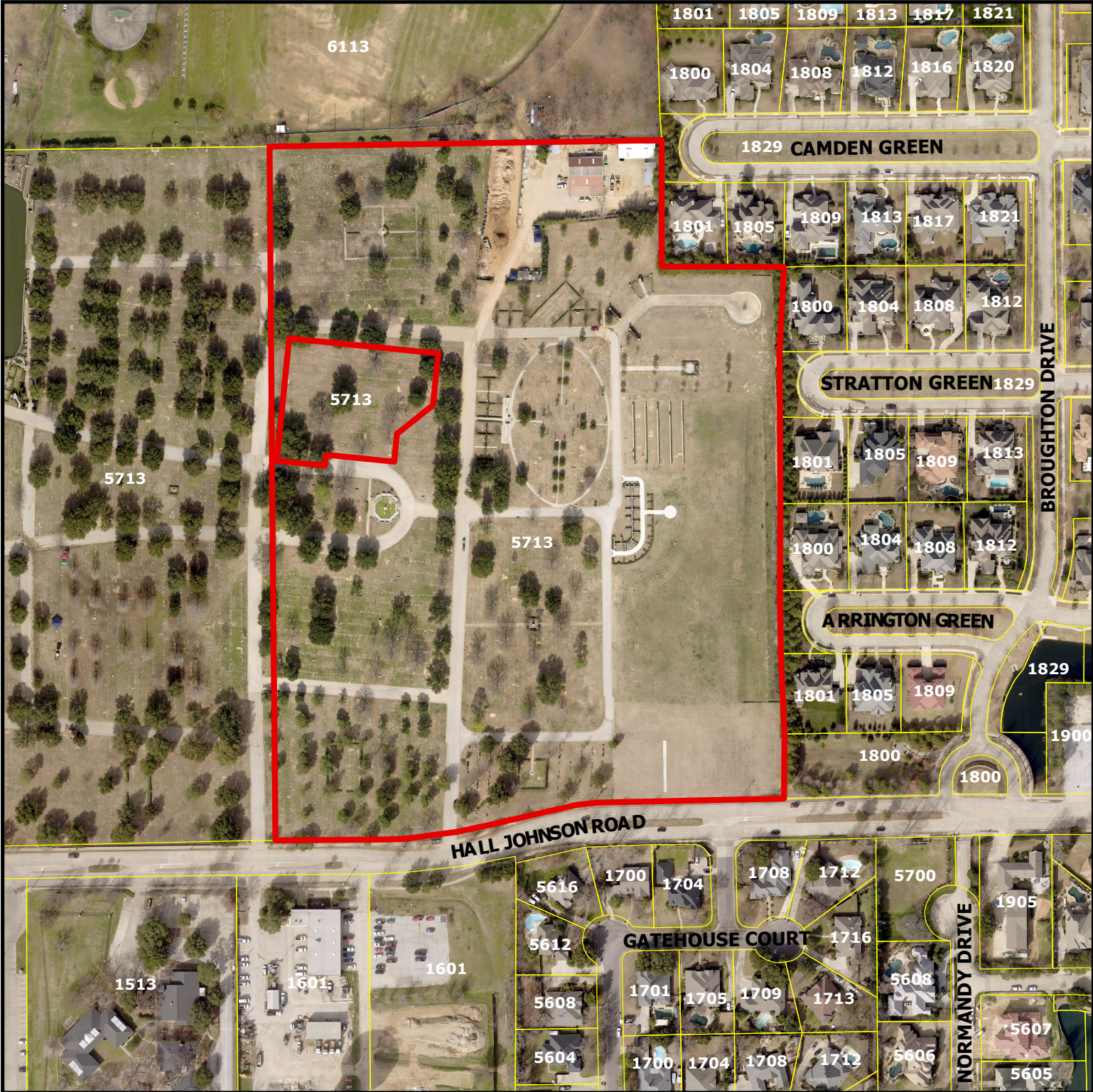
DETENTION POND OUTFALL			
ORIFICE FLOW (CFS)	WEIR FLOW (CFS)	TOTAL FLOW (CFS)	
7.36	0.00	7.36	
8.37	0.00	8.37	
8.85	0.00	8.85	
9.51	1.26	10.77	

PRELIMINARY – FOR REVIEW ONLY			
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under supervision of: OSAMA F. NASHEED 90373 1/10/2020			
Type or Print Name	PE #	Date	

2.16		24.45	29.50	0.035	5.51
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SHEET	
8	

Aerial Map



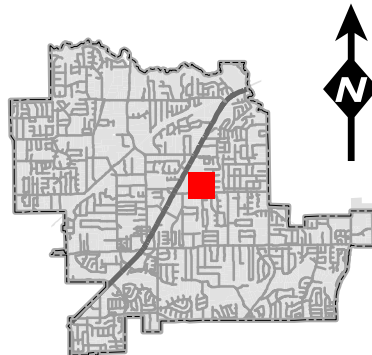
ZC20-001
5713 Colleyville Blvd

DISCLAIMER:

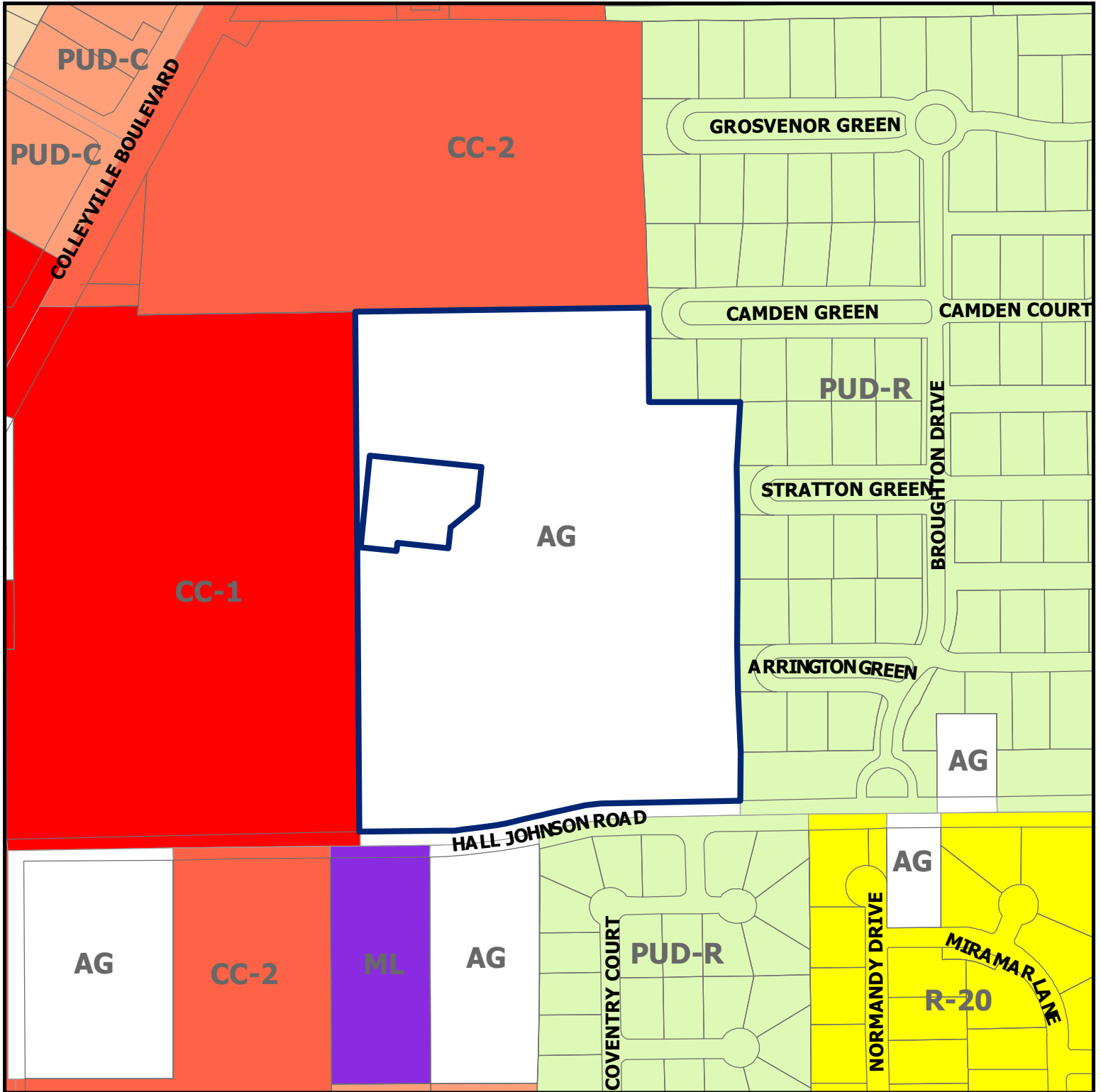
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Subject Property



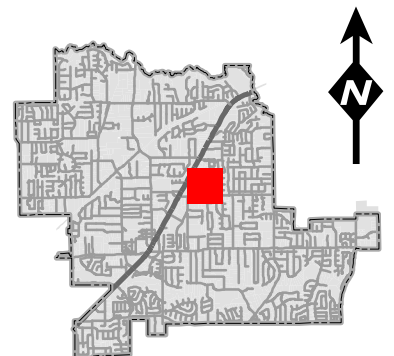
Zoning Map



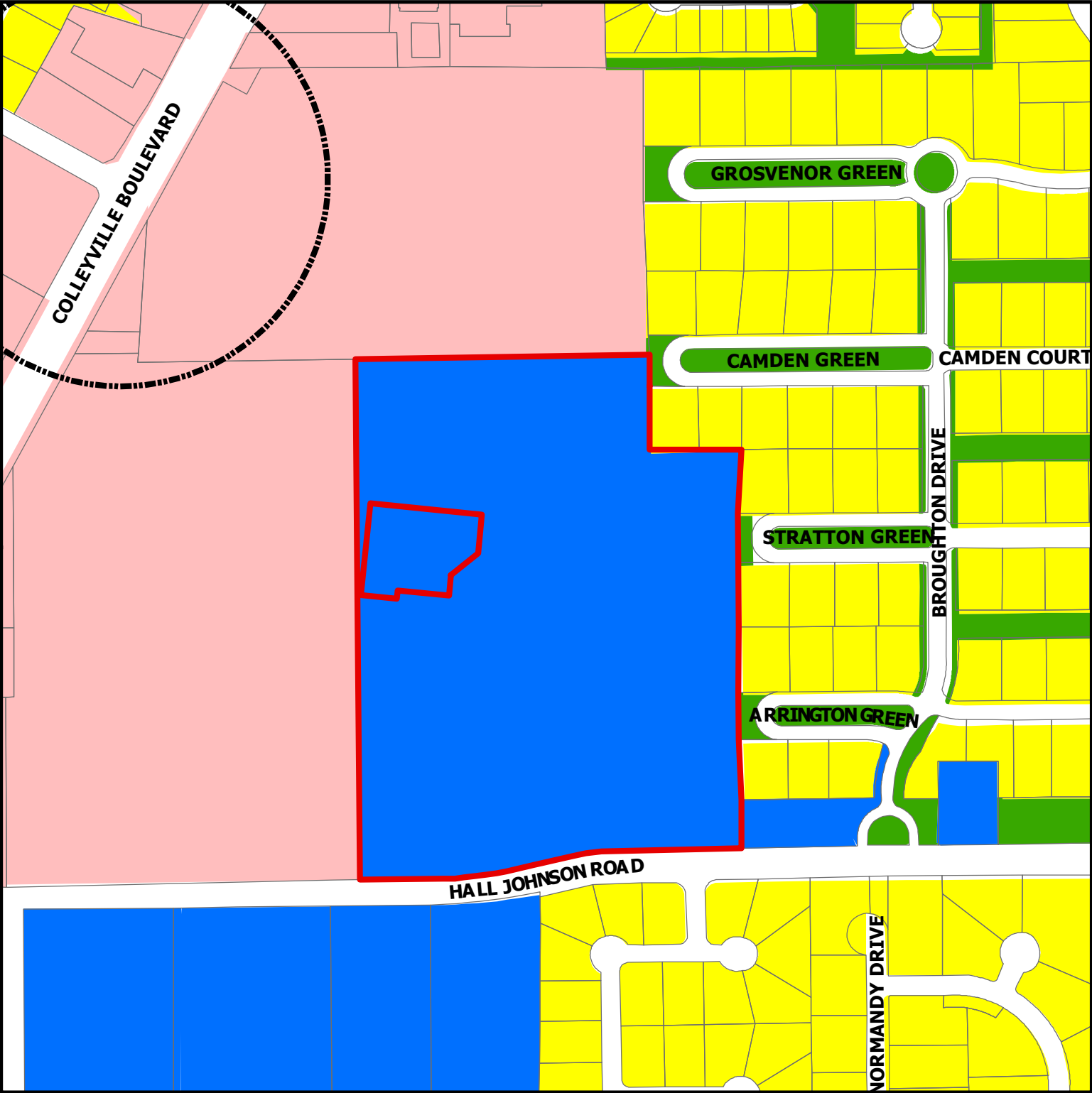
ZC20-001
5713 Colleyville Blvd

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 Subject Property



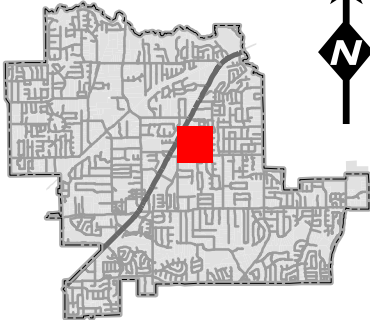
Future Land Use Map



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ZC20-001
5713 Colleyville Blvd

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Institutional
-  Colleyville Blvd Corridor
-  Open Space; Parks



Statement of Planning Objectives

Statement of Objectives
Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd. Colleyville, Texas 76034
January 13, 2020

This is a request by Bluebonnet Hills Funeral Home and Memorial Park to rezone a 25.69 acre tract from an AG District to a CC-1 Village Retail District with a Specific Use Permit for cemeteries and mausoleums.

Background:

Bluebonnet Hills has been operating a funeral home and cemetery at this location since 1953. In the Spring of 2018, it began to expand gravesites into the far eastern portion of the cemetery when a zoning deficiency was discovered. This area is zoned AG and a zoning change was necessary to develop gravesites in this area. The approval of the zoning change and associated SUP would allow for the expansion and operation of the cemetery use. Therefore, Bluebonnet Hills filed an application for a zoning change, which was later denied on 6/11/18 based on the Planning and Zoning Commission concerns and opposition from adjacent residential property owners.

Response to neighbors:

Over the last eighteen months, Bluebonnet Hills has been working with the Broughton Homeowners Association, Stone Crest Estates Homeowners Association, and adjacent homeowners. Bluebonnet Hills has reached an agreement with the Broughton Homeowners Association, Exhibit C and anticipates reaching an agreement with the Stone Crest Estates Homeowners Association, Exhibit D. Based on these agreements and discussion with adjacent properties, this request for a Specific Use Permit is subject to the following conditions:

1) All undeveloped cemetery areas will be sodded with a ground cover and maintained in a healthy growing condition by providing adequate water, fertilizer, or other necessary maintenance, Exhibit A.

2) Excess grave site spoils will be temporarily stored in the cemetery's maintenance area and periodically moved off site.

3) Sediment and debris located in the existing swale along the east property will be removed within three months from the passage of the ordinance approving the zoning. Great care will be taken to protect trees along the east and north property lines during this maintenance effort. Bluebonnet Hills agrees to replace any trees damaged during this process and agrees to maintain the existing swale as necessary unless the City of Colleyville requires an alternate process.

4) Bluebonnet Hills will contribute \$32,000.00 plus taxes and an additional \$4,000.00 for cost coverage toward the dredging of the existing retention pond located in the common area of the

Statement of Planning Objectives

Broughton subdivision subject the provisions found in the agreement between Bluebonnet Hills and Broughton HOA, Exhibit C.

5) Bluebonnet Hills will construct a new concrete swale parallel to the existing swale extending from the northeast corner of the site to the inlet into Broughton's retention pond, Exhibits E & F.

6) Drainage from the cul-de-sac located near the northeast corner of the site will be redirected into the new concrete swale to minimize water discharges into the residential street.

7) Necessary regrading directing drainage from or parallel to the eastern property line toward the southeastern corner of the site will be initiated. Submittal of final engineering plans and required permits for drainage and swale design must be submitted to the City of Colleyville within three months from passage of the ordinance approving the zoning and construction must begin with begin with six months from City of approval for the plans and permits or a later date as determined by the City of Colleyville, Exhibits E & F.

8) All future site development must comply with City of Colleyville drainage and erosion control regulations in effect at the time of future site development.

9) A twenty-five-foot setback will be provided along the east property line, Exhibits B & G.

10) Landscaping shall be consistent with the Master Plan, Exhibit B, subject to the following provisions.

a) Plant a minimum of 25 Nellie R. Stevens Holly shrubs in the 25-foot setback area. Initially, shrubs will be 6 feet high and can mature up to 20 feet in height with a 15-foot spread.

b) Plant a minimum of 55 #7 size Texas Privet in the 25-foot setback as show on the Master Plant. The Texas Privet will mature to a height of 10 feet with an 8-foot spread.

c) Final plant location will be determined in the field in consultation with the Broughton HOA and planted within nine months of passage of the zoning ordinance or as directed by the City of Colleyville based on the optimum planting seasons.

d) Tree planting in the proposed cemetery use areas shall match tree patterns in the developed cemetery areas.

e) Bluebonnet Hills agrees to landscape the entire boarder backing up to Broughton property with a consistent landscaping plan as outlined above. Dead trees or shrubs will be replaced in accordance with the landscaping plan shown on the Master Plan, Exhibit B.

f) All planting will be irrigated.

Statement of Planning Objectives

11) Bluebonnet Hills will construct a minimum, 3-foot high ornamental iron/tubular fence along Hall Johnson Road as shown in the Master Plan, Exhibit B. The existing chain-link fence will be replaced with the new fence.

12) Bluebonnet Hills will plant a solid 3-foot high shrub row along Hall Johnson as shown on Exhibits B and H. The shrubs will be planted within three months from the passage of the rezoning ordinance or during optimum planting season, whichever is less time. The shrubs will be maintained at a height of 3 feet.

13) Bluebonnet Hills will plant evergreen trees as grave sites are developed consistent with the current tree coverage. All trees and plants will be irrigated and will be replaced on a timely basis if they should die.

Conclusion:

Bluebonnet Hills appreciates the time that neighbors spent working with it to reach an agreement and respectfully request the support of the Planning and Zoning Commission and City Council.

Zoning Exhibit



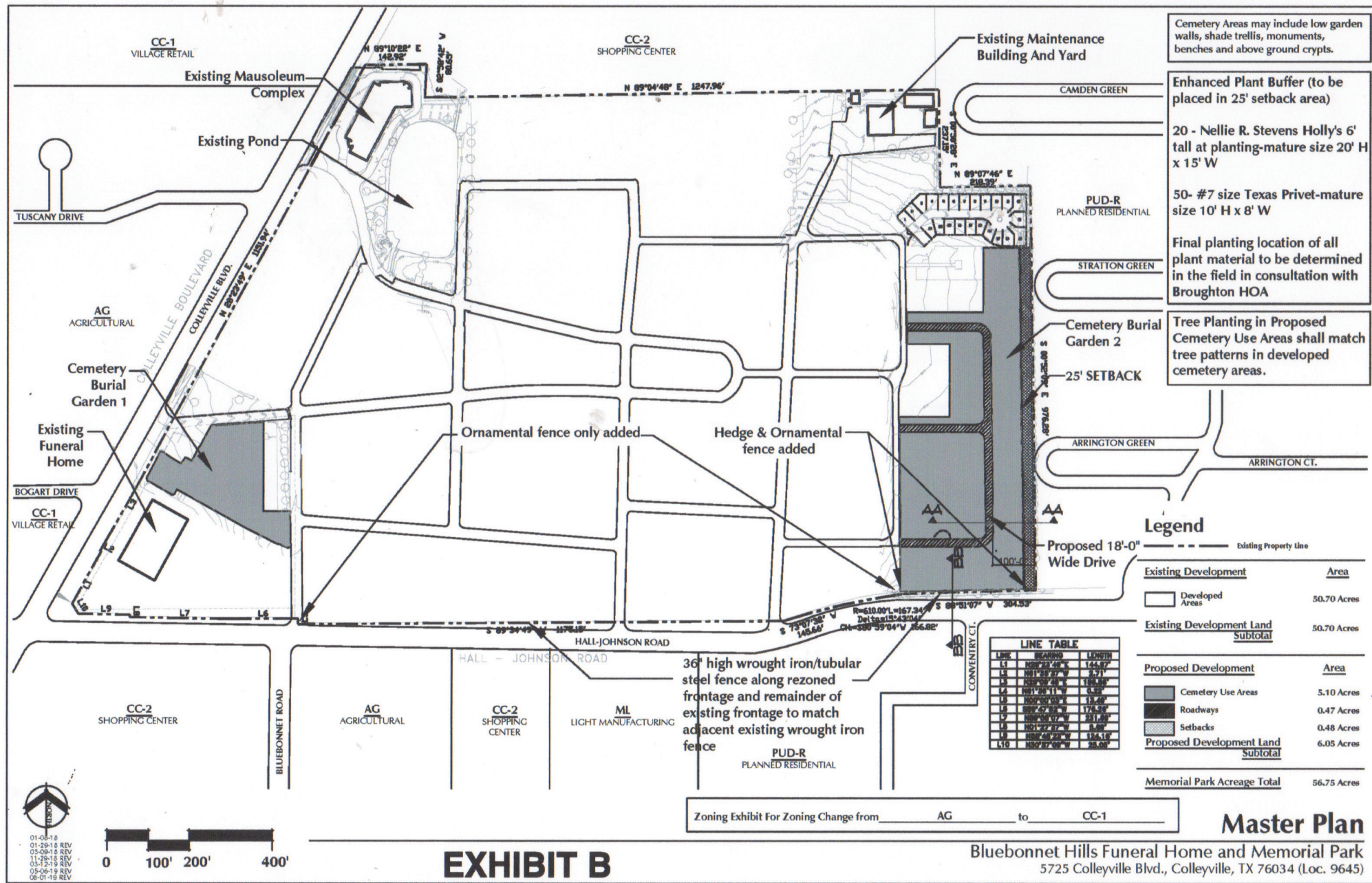
Zoning Exhibit



Zoning Exhibit



Site Plan



Landscape Plan

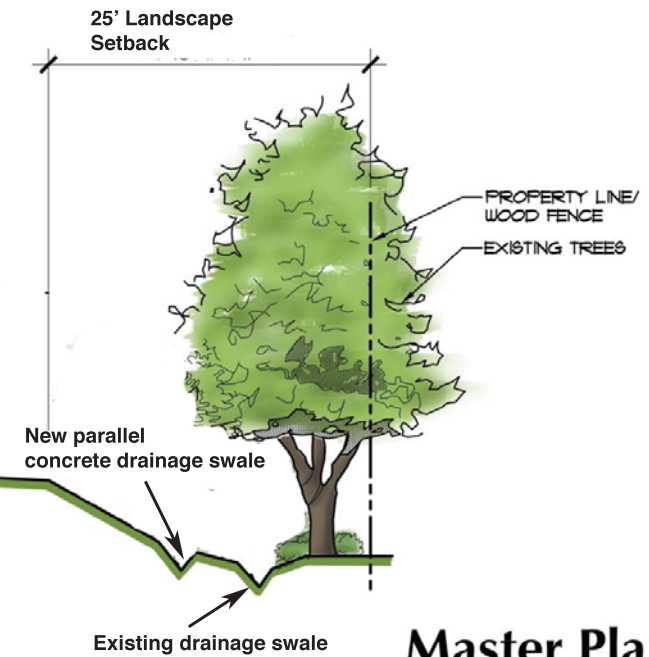
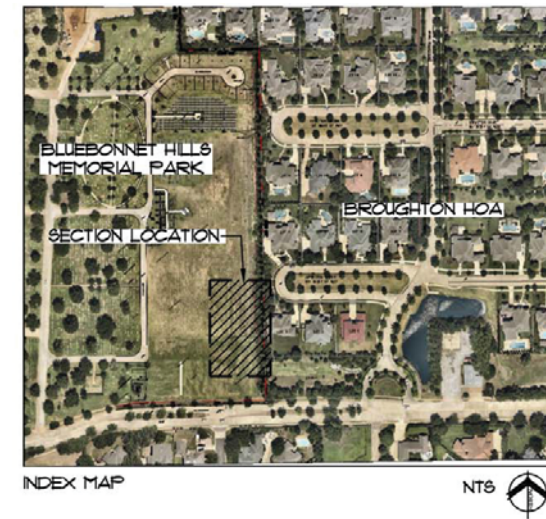
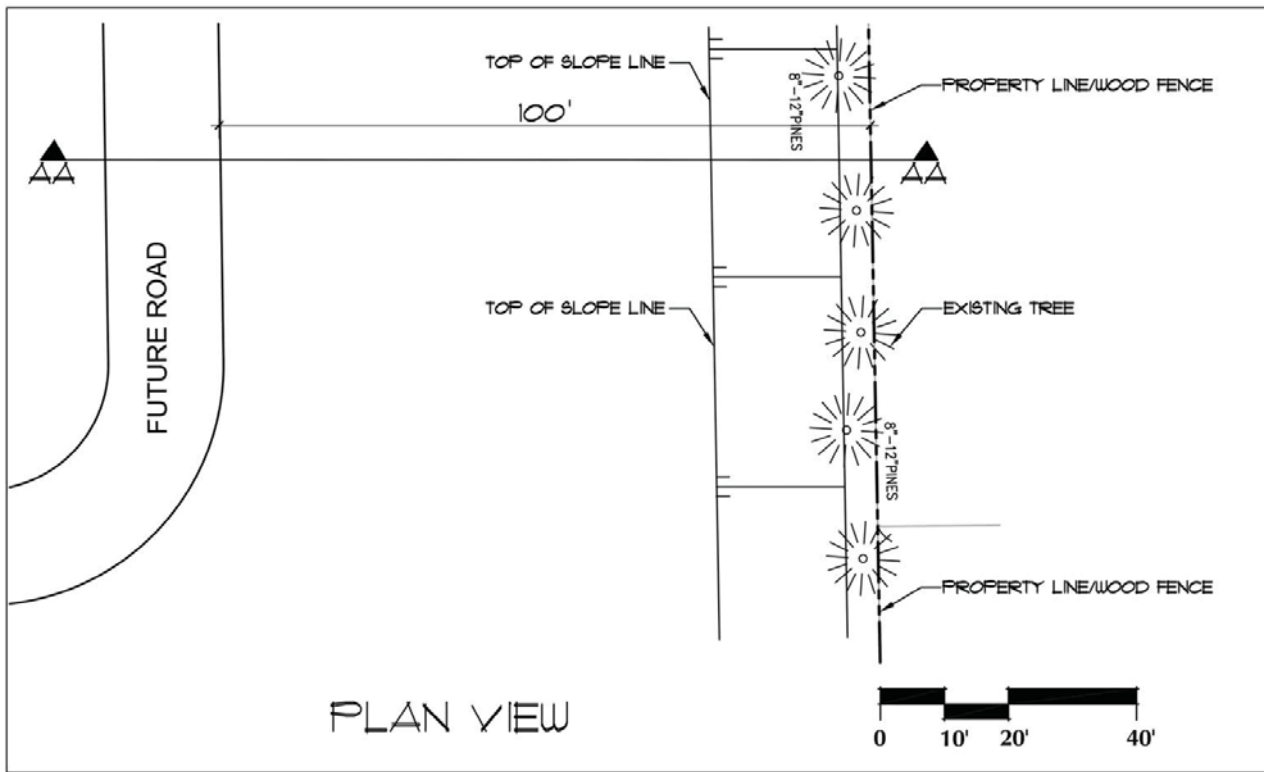


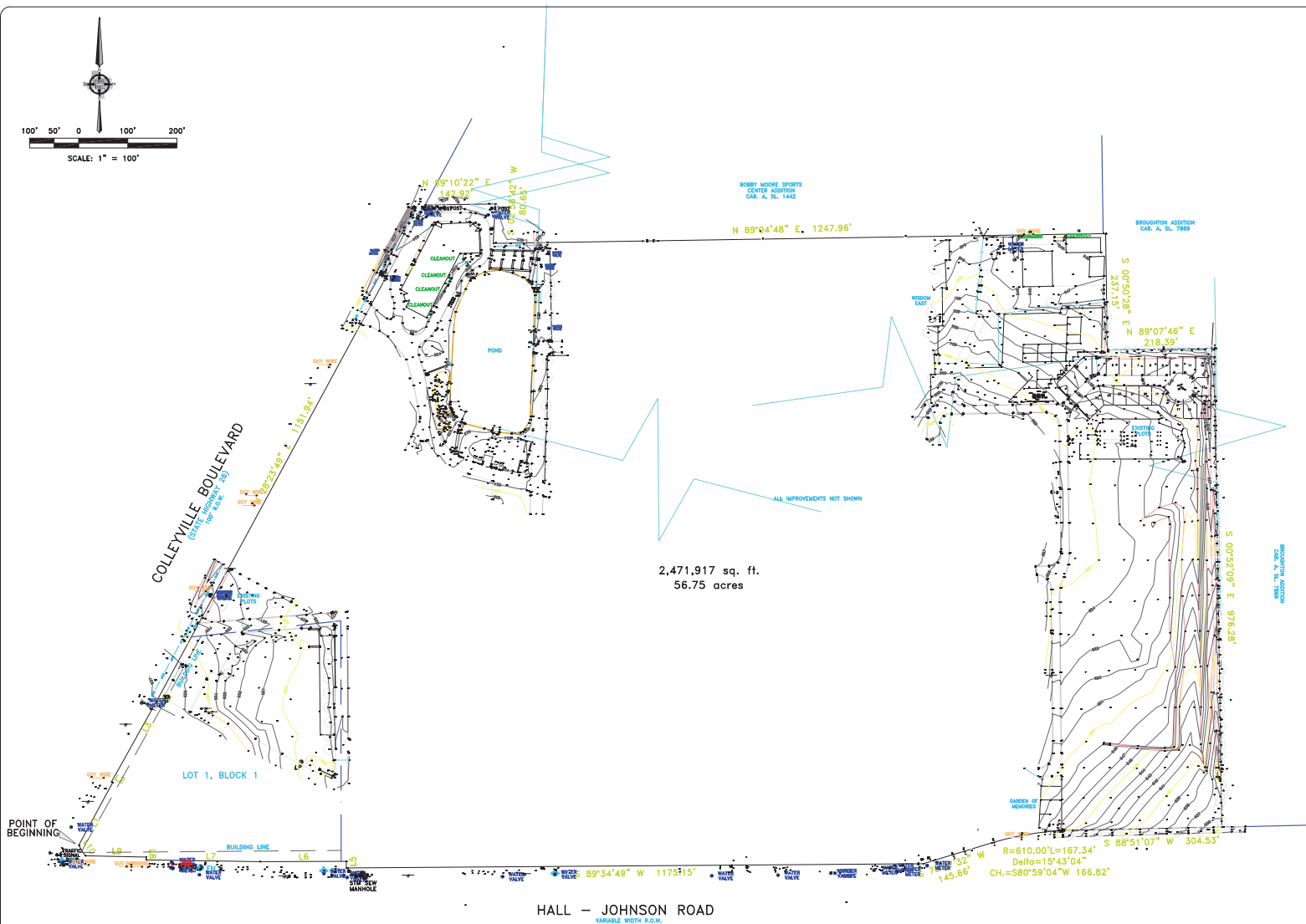
EXHIBIT G

Master Plan

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleyville Blvd., Colleyville, TX 76034 (Loc. 9645)

11/27/18

Topographic Survey



LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°23'49"E	144.97'
L2	N61°36'37"W	2.71'
L3	N29°09'45"E	186.86'
L4	N61°36'11"W	0.22'
L5	N00°00'03"E	13.49'
L6	S89°47'52"W	176.26'
L7	N89°06'07"W	231.69'
L8	N01°27'37"W	5.69'
L9	N88°46'23"W	124.16'
L10	N30°57'09"W	25.05'

NOTES:
1) BEARINGS, EASEMENTS AND BUILDING LINES ARE BY
RECORDED PLAT UNLESS OTHERWISE NOTED.

2) BENCHMARK LOCATION:
BM-84: 2" BRASS CAP IN NE CORNER OF A 6"x6" DROP
INLET LOCATED 284' SOUTH OF THE CL OF BOGART & IN
THE EAST ROW OF HALL JOHNSON. ELEV.=632.72'

G:\ALL LOGOS\811 logo.jpg

[illegible]

NOTE: According to the F.I.R.M. in Map No. 48439C0095 K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____

Bryan Connally
Registered Professional Land Surveyor No. 5513

The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to SCI Cemetery Services, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the same monuments were used as evidence thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from such use shall not be the responsibility of the undersigned. The plot hereon is a correct and accurate representation of the property lines and dimensions as so indicated; location and type of monuments shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

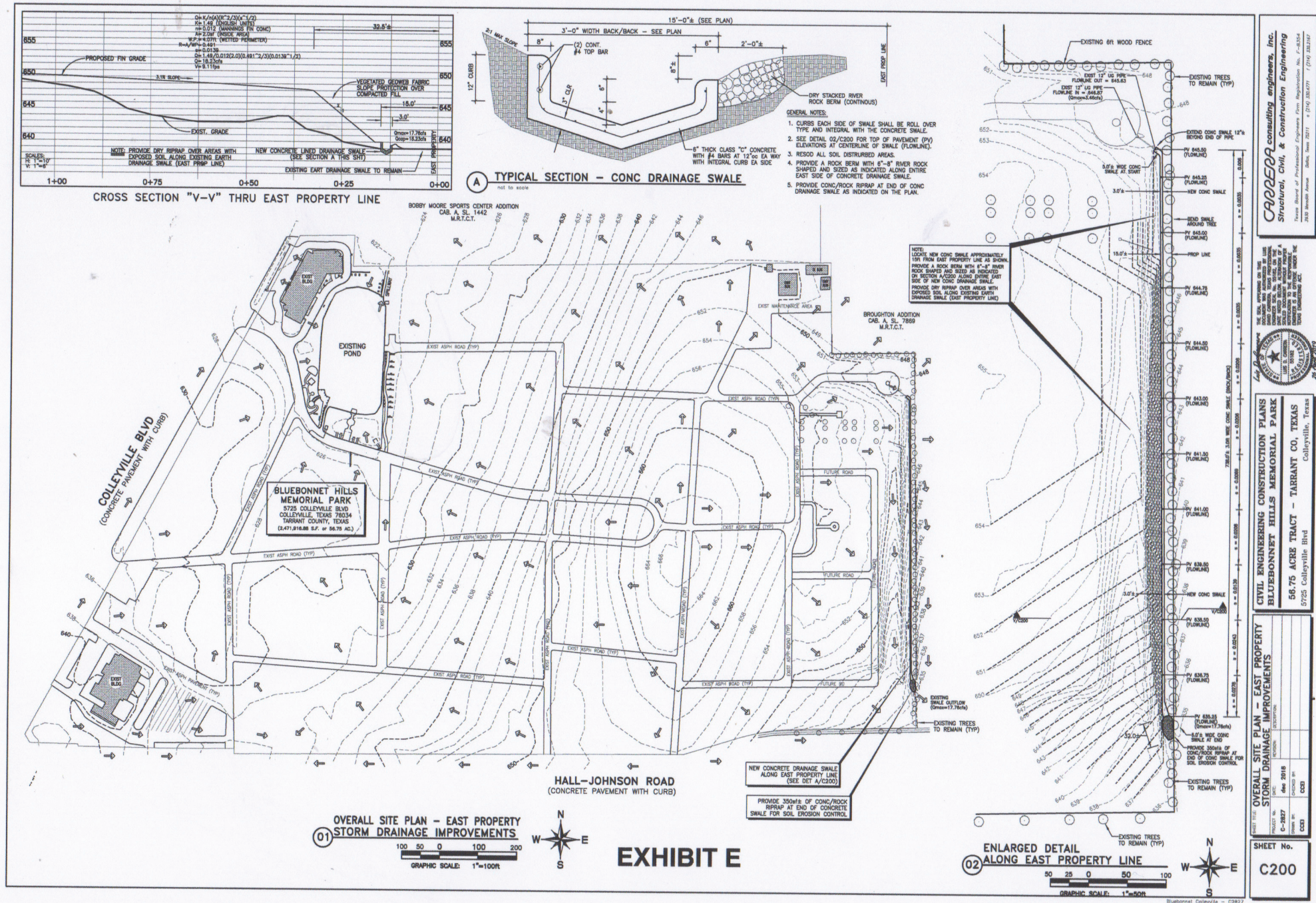
Executed this 5th day of May, 2014

Executed this 5th day of May, 2014

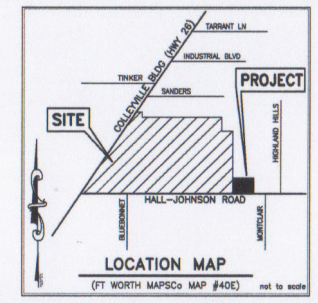
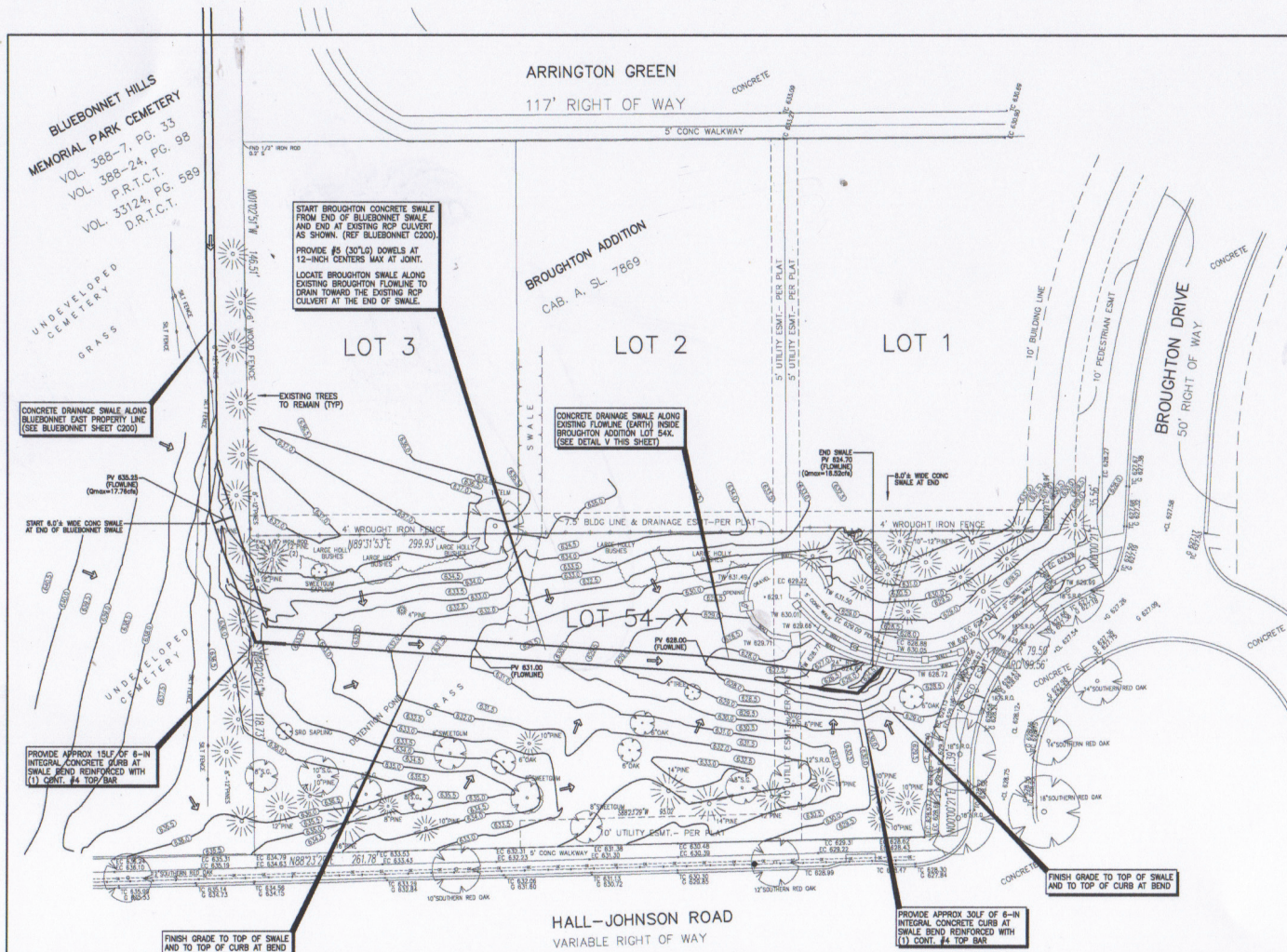
Surveying, Inc. Millon Rd, Suite 230 Ft. Worth, Texas 75228 Tel: 817-442-9485 F 214-349-2216 No. 10168800 www.vcdogpaw.com			TOPOGRAPHIC SURVEY J. BYAS SURVEY, ABSTRACT NO. 180 AND N. LONEY SURVEY, ABSTRACT NO. 937 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS	
DB NO.	G.F. NO.	DRAWN		
404085		R.G.	5725 COLLEYVILLE BOULEVARD	

101-5-CNTX03@ubonnes HHS: Memorial Park-9645572: Sinner and T. Reports: Surveys: 14-2022: Master Plan: 2014_06_11: Updated: Survey: ACAD-2404085: dimg_12/21/2016 4:47:12 PM: Adobe PDF: ASCH: D: 11

Drainage Plan



Drainage Plan



DESCRIPTION	SYMBOLS	PROJECT C2785
STORM WATER DRAINAGE FLOW	→	NEW (IN THIS PROJECT)
GRADING CONTOUR	--- 620 ---	625
PAVING CONTOUR	--- 630 ---	630
SPOT ELEVATION	620.0 +	PV 620.0 *
STORM WATER DRAINAGE DIVIDE	=====	=====
WATER MAIN	EX. 8" WTS	NEW 8" WTS
FIRE HYDRANT	○ FH	○ FH
EROSION CONTROL BARRIER	=====	=====

CM	DESCRIPTION	PROJECT C2785
CM	CONTROL MONUMENT	TOP = TOP OF SWALE (ELV)
IR	IRON ROD FOUND	TOP = TOP OF SWALE (ELV)
TM	TEMP. BENCHMARK	TOP = TOP OF CONC. PAVT. (ELV)
NG	NATURAL GRADE	EA = EDGE OF ASPHALT (ELV)
ME	MEAS. EXISTING ELEVATION	TOP OF CURB (ELV)
WFL	WATER FLOW LINE	TOP OF SWALE (ELV)
PP	POWER POLE	PP = POWER POLE
PH	FIRE HYDRANT	PH = FIRE HYDRANT
WV	WATER VALVE	WV = WATER VALVE
MH	MANHOLE	MH = MANHOLE
WWT	WATER TREATMENT	WWT = WATER TREATMENT
FL	FINISH FLOOR	FL = FINISH FLOOR

MARK	DESCRIPTION	ELEV.	NORTHING	EASTING
BM	2" BRASS CAP IN NE CORNER OF A 6" DRAIN INLET LOCATED 284' SOUTH OF THE CL OF BROAD AND IN THE EAST ROW OF HALL-JOHNSON ROAD	632.72		
TBM	PK NAIL SET APPROXIMATELY 335' WEST OF THE EAST PROPERTY LINE AND LOCATED AT THE SOUTHWEST CORNER OF THE PRIVATE ROAD	650.27		
CM	1/2-INCH IRON ROD WITH YELLOW CAP STAMPED DCA AT SOUTHWEST CORNER OF THIS PROPERTY	1000.0000	1000.0000	

- GENERAL PLAN NOTES - C100**
- THIS NOTE OMITTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
 - ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS ESTABLISHED BY THE ENGINEER ARE SHOWN ON THESE PLANS. THESE POINTS SHALL BE USED AS DATUM FOR WORK UNDER THIS PROJECT. ALL ADDITIONAL SURVEY, LAYOUT, OR MEASUREMENT WORK SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF THE WORK UNDER THIS CONTRACT.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES, PAVING, DRIVEWAYS, CURBS, WALLS, STOPS, RETAINING WALLS, FENCES, EROSION CONTROL, AND OTHER SURFACE AND SUBSURFACE STRUCTURES TOGETHER WITH ALL SOIL AND SHORES AFFECTED BY HIS CONSTRUCTION OPERATIONS. RESTORATION OF ALL DAMAGED PROPERTY TO ITS ORIGINAL CONDITION SHALL BE PERFORMED BY AND AT THE EXPENSE OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY OMISSIONS, DISCREPANCIES, OR UNDESIRABLE CONDITIONS PRIOR TO BEGINNING OR FURTHERING ANY WORK, OTHERWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTIONS (AND ASSOCIATED COSTS) WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OFF THE SITE BY THE GENERAL CONTRACTOR.
 - IN THE EVENT THAT UNDISCOVERED UTILITIES OR OTHER UNDESIRABLE FIELD CONDITIONS REQUIRE MODIFICATIONS OF THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE OWNER'S REP BEFORE PROCEEDING WITH THE WORK.
 - CONSTRUCTION ACTIVITY SHALL CONFORM TO ALL CITY OF COLLEVILLE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPLICABLE PERMITS FOR THIS PROJECT (INCLUDING ALEK).
 - ALL WORK SHALL BE COORDINATED BY CONTRACTOR WITH THE BROUGHTON HOMEOWNERS' ASSOCIATION, PRIOR TO START.

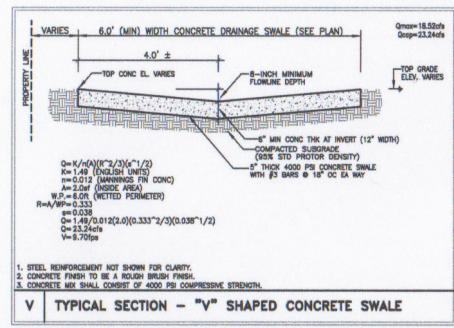
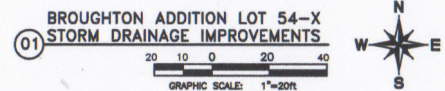


EXHIBIT F

CARRERA consulting engineers, Inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers (See Registration No. F-6354)
200 South Avenue, Suite 201 • (714) 364-0771 • (714) 364-0772

CIVIL ENGINEERING CONSTRUCTION PLANS
BLUEBONNET HILLS MEMORIAL PARK
56.75 ACRE TRACT - TARRANT CO., TEXAS
5725 Colleyville Blvd
Colleyville, Texas

PROJECT C2785
BROUGHTON ADDITION - LOT 54X
STORM DRAINAGE IMPROVEMENTS

SHEET No.
C201

DATE: 2019
BY: C-2827
CHECKED BY: C-2827
DATE: 2019

Proposed View of Site Frontage Exhibit



Existing view of Bluebonnet Hills site frontage at Hall Johnson Road



Proposed view of Bluebonnet Hills site frontage at Hall Johnson Road

EXHIBIT H



Community Agreements

EXHIBIT C

Broughton

Maintenance Association, Inc. (BMA)

Letter in Support of Bluebonnet Hill's Special Use Permit

August 21, 2019

Re. Bluebonnet Hills Special Use Permit & Broughton Maintenance Association's Support

To whom it may concern,

Since the beginning of 2018, the Broughton Maintenance Association, Inc. (Broughton's Homeowners Association, BMA) has been diligently working with Bluebonnet Hills to make sure that any zoning request from a AG District to a CC-1 District with a Specific Use Permit for cemeteries or mausoleums submitted to the City of Colleyville addresses our concerns as a community.

As a Board, we have personally met with many of our homeowners to make sure all of their issues were addressed.

Bluebonnet Hills has made our community a proposal that we feel addresses all of those issues and concerns. Therefore, we agreed to that proposal and we wanted to communicate to the City of Colleyville that we are in support of a CC-1 District and a Specific Use Permit for cemeteries and mausoleums for the following reasons:

In their proposal, Bluebonnet Hills addresses our two primary concerns brought forth by our Board and by our homeowners:

1. First, it addresses the issue of water runoff, erosion control, and drainage. The proposed plans aims to eliminate a major problem that has been affecting homeowners which is drainage and run-off from Bluebonnet Hills.
2. Second, it addresses the issue of appearance, land-scaping, and set-back. As a community, our homeowners were concerned about what impact any special use permit would have on the homes that are along the property line. We are obviously also concerned, in general, by the appearance of property that is in our community. We feel the proposed plans addresses those concerns. There is a plan to make sure there is a set-back from the property line, sufficient landscaping to build a natural-looking property buffer, as well as general improvements to the property that will make Bluebonnet Hills more aesthetically pleasing to look at.

In addition to those two concerns above, Bluebonnet Hills is also making a good faith commitment to our neighborhood to make sure that our pond gets dredged due to run-off from their property.

If you have any questions regarding this letter, please let us know. In addition, if you need a representative of our Board to speak at any meeting or to speak to one of the City members, please let us know. Thank you for your time

Community Agreements

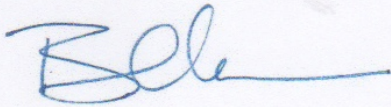
Broughton

Maintenance Association, Inc. (BMA)

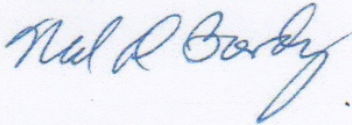
Signed,

The Broughton Maintenance Association, Inc. Board of Directors

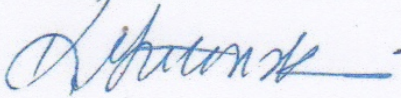
Bryan Hoeller, Board Member



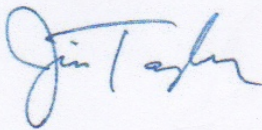
Neal Bondy, Board Member



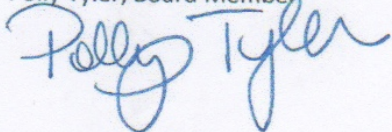
Kerri Gutowski, Board Member



Jim Taylor, Board Member



Polly Tyler, Board Member



Community Agreements

Proposed Agreement Between Bluebonnet Hills Funeral Home and Memorial Park and Broughton Homeowners Association

August 5, 2019

Background:

S.E. Texas Funeral Service, Inc. d/b/a Bluebonnet Hills Funeral Home and Memorial Park ("Bluebonnet Hills") desires to rezone 25.69 acres of its property located at 5713 Colleyville Road, Tract 2B and 2B02, Abstract 180 in the J. L. Byas Survey from AG Agricultural District to a CC-1 Village Retail District with a Special Use Permit (SUP) for Cemeteries or Mausoleums. It is the desire of Bluebonnet Hills Funeral Home and Cemetery and Broughton Homeowners Association to reach an agreement between both parties in order for the Broughton Homeowners Association to support the rezoning request.

I. Bluebonnet Hills Funeral Home and Memorial Park agrees to the following:

a) Removal of Sedimentation located in the Broughton Subdivision Retention Pond:

Bluebonnet Hills will contribute \$32,200.00* plus tax (if applicable) toward the dredging of the existing retention pond located in the common area of the Broughton subdivision near the subdivision entrance on Hall Johnson Road. Bluebonnet Hills will also agree to pay, if necessary, up to an additional \$4,000 for cost overages.

- The dredging will be done by a third-party contractor hired by the Broughton Homeowners Association.
- Upon BMA'S fulfillment of their obligations under Section II (a) and (b) below, the funds will be placed in a third-party escrow account within 30 days of fulfillment of those obligations by BMA, as a good faith assurance of Bluebonnet's commitment to Broughton Homeowners.
- The work will be completed within 60 days of the zoning board's decision on Bluebonnet's 2019 rezoning bid contingent solely on BMA fulfilling their obligations under Section II (a) and (b) below.
- The funds will be released on a draw schedule outlined in the invoice to the Broughton Homeowners Association to pay the third-party contractor upon presentation to the trustee of the third-party escrow account of the progress and final invoice for the dredging work.
- Copies of all invoices will be provided to Bluebonnet Hills.

b) Drainage:

Historically, the runoff from Bluebonnet Hills was designed by the Broughton developer to drain through the subdivision to the basins near the Broughton entryway. In order to minimize and better control runoff into the subdivision, the following measures will be implemented subject to City of Colleyville approval of the drainage plans:

- 1) Remove sediment and debris from the existing swale located along the east property line within three months form the passage of the ordinance approving the zoning, subject to the City's approval. Bluebonnet Hills may retain a third-party to remove sediment and debris from the existing swale along the east property line. Take great care to protect existing trees located on

Community Agreements

cemetery property along the eastern and northern property line during this maintenance effort. Bluebonnet Hills agrees to replace any trees damaged during this process. Continue to maintain this swale periodically and as necessary to minimize sediment buildup unless the City of Colleyville requires an alternate process.

2) A new concrete swale will be constructed by a third-party contractor hired by Bluebonnet Hills parallel to the existing swale to provide additional collection of runoff from Bluebonnet Hills subject to the attached exhibit entitled "Overall Site Plan-East Property Storm Drainage Improvements". In addition, this new concrete swale will be constructed to run all the way to the inlet pipe that feeds directly to the pond in Broughton to minimize future erosion and issues with run-off. This exhibit will be included in the rezoning application. Required permit(s) must be submitted to the City of Colleyville within three months from the passage of the ordinance approving the zoning. Construction must begin within three months from the City of Colleyville approval of required permits(s).

3) In order to reduce the water flow into both swales, part of the undeveloped portion of the cemetery site will be regraded by a third-party contractor hired by Bluebonnet Hills directing the waterway from or parallel to the property line toward the southeast corner of the site into the existing greenbelt consistent with the original Broughton subdivision drainage plans, which flows into the Broughton subdivision retention pond. A schematic drainage plan is included in the attached exhibit entitled "Overall Site Plan-East Property Storm Drainage Improvements" and will be included as an exhibit in the zoning request. A final drainage plan and required permit(s) must be submitted within three months from the passage of the ordinance approving the zoning. Regrading must begin within six months from City approval of the final drainage plan and required permit(s), or a later date as determined by the City of Colleyville.

4) Bluebonnet Hills will hire a third-party contractor to modify the drainage from the cul-de-sac, located near the northeast corner of the site, to redirect and minimize water discharges in the residential street. A schematic design will be included in the rezoning application. Final engineering plans, if required, must be submitted to the City of Colleyville within three months from the passage of the ordinance approving the zoning, and construction must begin within six months from staff approval of the engineering plans unless modified by the City of Colleyville at a later date.

5) Bluebonnet Hills will take great care to reduce any unnecessary runoff to existing homeowners during the construction and regrading process. In addition, the drainage plan must be designed with that same goal in mind – reduce unnecessary runoff to existing homeowners.

c) Erosion Control: *(Also refer to the drainage improvement section above.)*

1) All undeveloped cemetery areas will be sodded with a ground cover and maintained in a healthy growing condition by providing adequate water, fertilizer, or other necessary maintenance.

2) All future site development must comply with City of Colleyville drainage and erosion control regulations in effect at the time of future site development.

3) Excess grave site spoils will be temporarily stored in the cemetery's maintenance area and periodically moved off site.

d) Setback:

Community Agreements

Cemetery plots and interments are prohibited within a 25-foot setback from the east property line as shown on the Master Plan.

e) Landscaping:

1) Plant a minimum of 25 Nellie R. Stevens Holly shrubs in the 25-foot setback area as shown on the Master Plan. Initially, shrubs will be 6 feet high and can mature up to 20 feet high with a 15-foot spread. Planting will include irrigation.

2) Plant a minimum of 55 #7 size Texas Privet in the 25-foot setback as shown on the Master Plan. The Texas Privets can mature up to a height of 10 feet with an 8-foot spread. Planting will include irrigation.

3) Final plant location will be determined in the field in consultation with the Broughton HOA and planted within nine months of passage of the ordinance or as directed by the City of Colleyville based on the optimum planting seasons.

4) Tree planting in the proposed cemetery use areas shall match tree patterns in the developed cemetery areas.

5) Bluebonnet Hills agrees to landscape the entire boarder backing up to Boughton property with a consistent landscaping plan as outlined above, including areas not included in the re-zoning proposal. Any existing dead trees or shrubs will be replaced according to the plan.

f) Hall Johnson Road:

Bluebonnet Hills agrees to retain a third-party contractor to construct a minimum 3-foot high ornamental/tubular iron fence will be constructed along Hall Johnson Road from the existing cemetery entrance on Hall Johnson to the southeast corner of the site, as shown on the approved Master Plan. This will include replacement of the existing chain-link fence. The fence must be installed within six months from the passage of the ordinance.

(II) Broughton Homeowners Association agrees to the following:

a) Upon execution of this agreement, The Broughton Maintenance Association, Inc. (BMA) will provide a letter of support to the Colleyville Planning and Zoning Commission and City Council prior to the respective public hearings indicating that Bluebonnet's proposal as it pertains to BMA is satisfactory and that BMA is not opposed to and supports the Special Use Permit re-zoning request. This letter shall be signed by the board members of the BMA and reviewed and approved by Bluebonnet Hills before submittal to the Colleyville Planning and Zoning Commission and City Council.

b) A representative of the HOA Board will make a good faith effort to attend all public hearings to communicate BMA's support of Bluebonnet Hill's special use permit zoning case as it relates to BMA.

Community Agreements

S.E. Texas Funeral Services, LLC d/b/a Bluebonnet Hills Funeral Home and Memorial Park:

Signature

Date

8-27-19

Print name and title

Caey P. Grossi Market Director

Broughton Homeowners Association:

Signature

Date

8/21/19

Print name and title

Bryan Hollen, Board President, 2019

Community Agreements

EXHIBIT D

ROBERT REEVES & Associates, Inc.

PLANNING AND ZONING CONSULTANTS

December 16, 2019

Stephanie Butler, Stone Crest Estates HOA
P.O. Box 332
Colleyville, Texas 76034

RE: Bluebonnet Hills Funeral Home and Cemetery Response

Dear Ms. Butler:

The following is our amended response for Item (d) and the last paragraph in response to your November 18 email.

a) Integrity of the retaining wall:

We have reaffirmed with the City to verify that our existing wall is in compliance with all code requirements. The City has stated that we are in compliance. We believe that the planting of ground cover in the undeveloped portion of the site and the removal of grave site spoils have stabilized the soil and addressed the erosion issue along Hall Johnson. A commitment to these provisions will be included in our new zoning application.

b) Surface water runoff calculations:

Attached is our current drainage area plan with runoff calculations. The staff has reviewed this plan and agrees with the calculations.

c) Fence:

We are currently accepting bids to construct a minimum 3-foot high wrought iron/tubular fence along Hall Johnson Road extending from the existing cemetery entrance closest to Coventry Court to the southeast corner of our property. The existing chain-link fence will be replaced with the new fence. We anticipate that the fence will be installed before the completion of the rezoning public hearing process.

d) Landscaping:

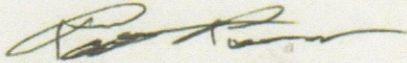
We agree to plant a solid three-foot high shrub row along Hall Johnson frontage adjacent to our rezoning request, see attached site plan and additional exhibits. The shrubs will be planted within three months from the passage of our rezoning request or during optimum planting season, whichever is less time. The shrubs will be maintained at a height of three feet. We also agree to

Community Agreements

plant evergreen trees as grave sites are developed, which will be consistent with the current tree coverage. All trees and plants will be irrigated and will be replaced on a timely basis if they should die.

We respectfully request that your board support our request by signing this letter and agree to provide a letter of support to the City. In addition, a member of your board agrees to make a best effort to attend all public hearings and speak in support of or request.

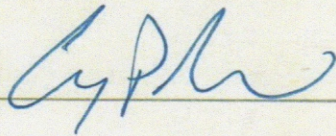
Respectfully:



Robert Reeves, President
Robert Reeves & Associates, Inc.

S.E. Texas Funeral Services, LLC
d/b/a Bluebonnet Hills Funeral Home and Memorial Park:

Signature



Date: 12-16-19

Print name and title

CARY P. GROSS MARKET DIRECTOR

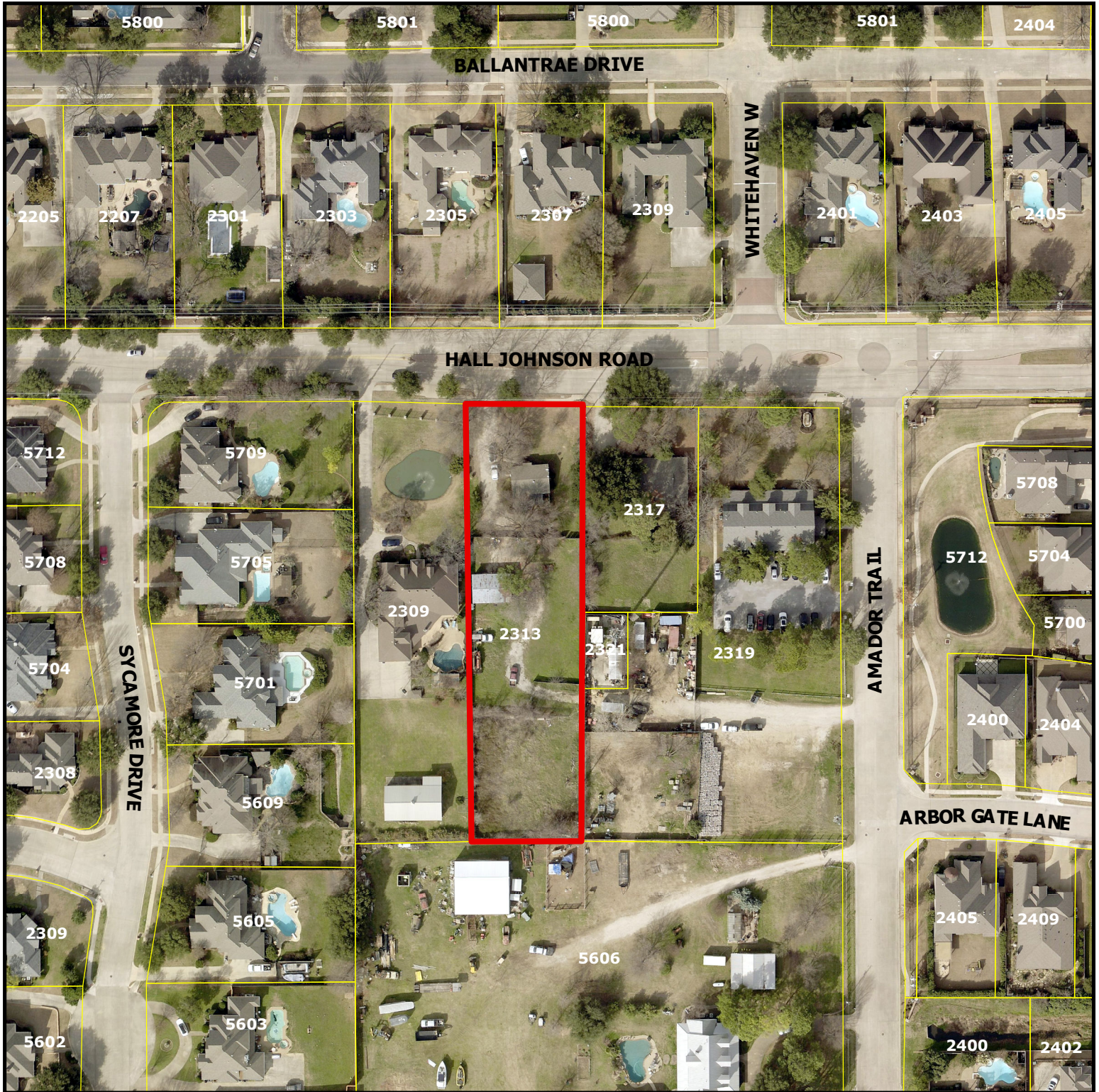
Stone Crest Estates Homeowners Association:

Signature

Date: _____

Print name and title

Aerial Map



ZC19-023

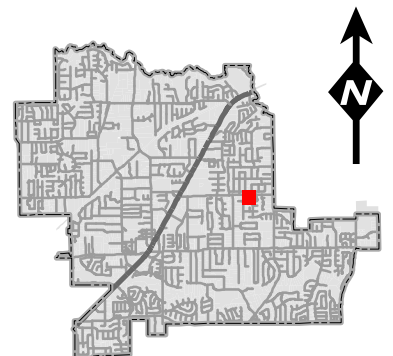
2313 Hall Johnson Road

DISCLAIMER:

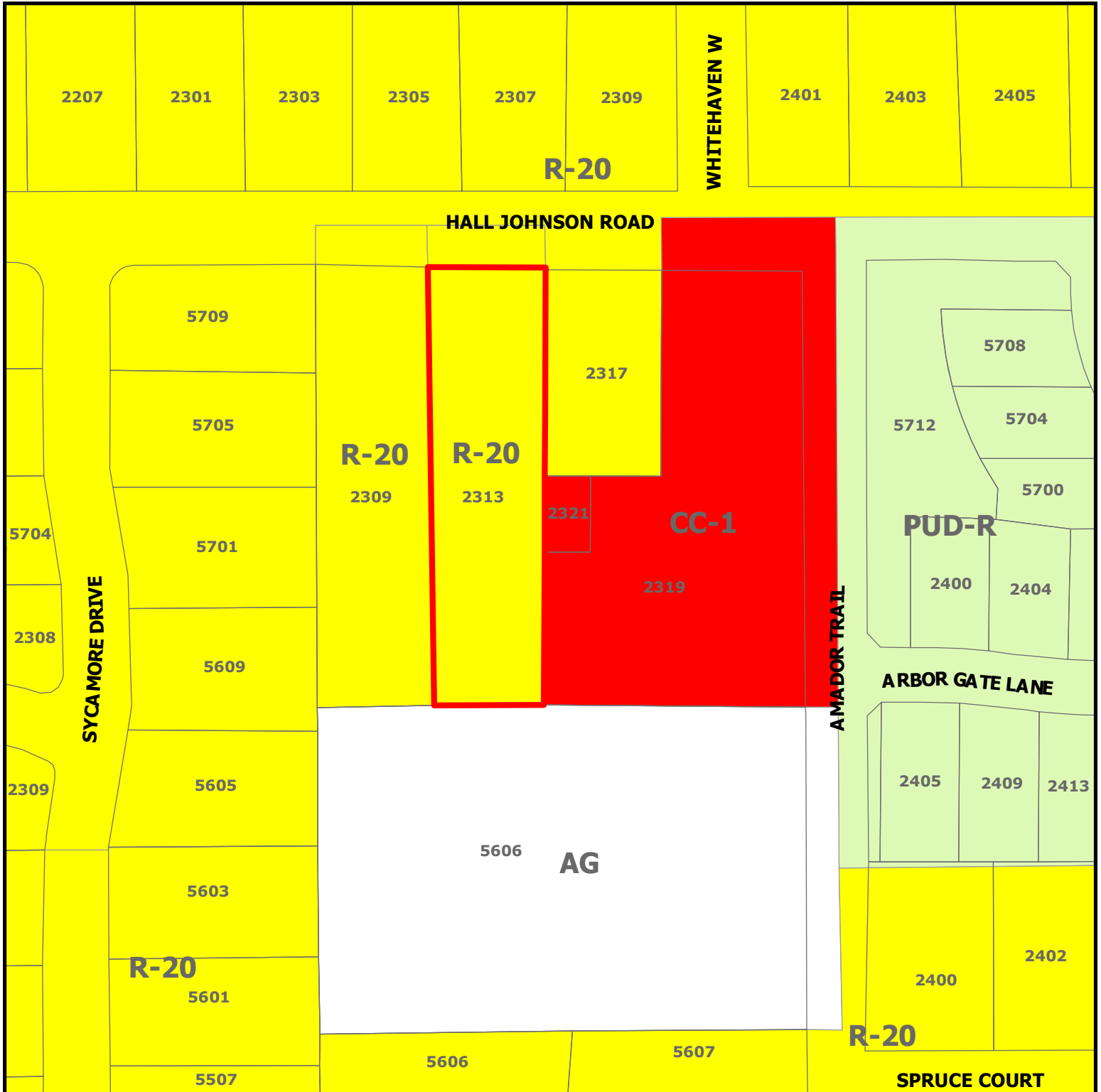
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Subject Property



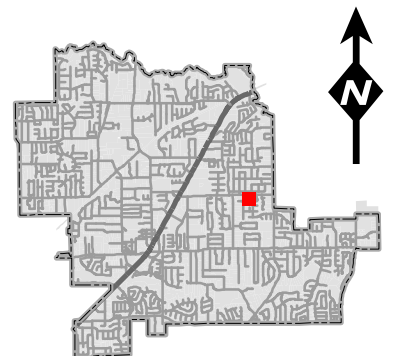
Zoning Map



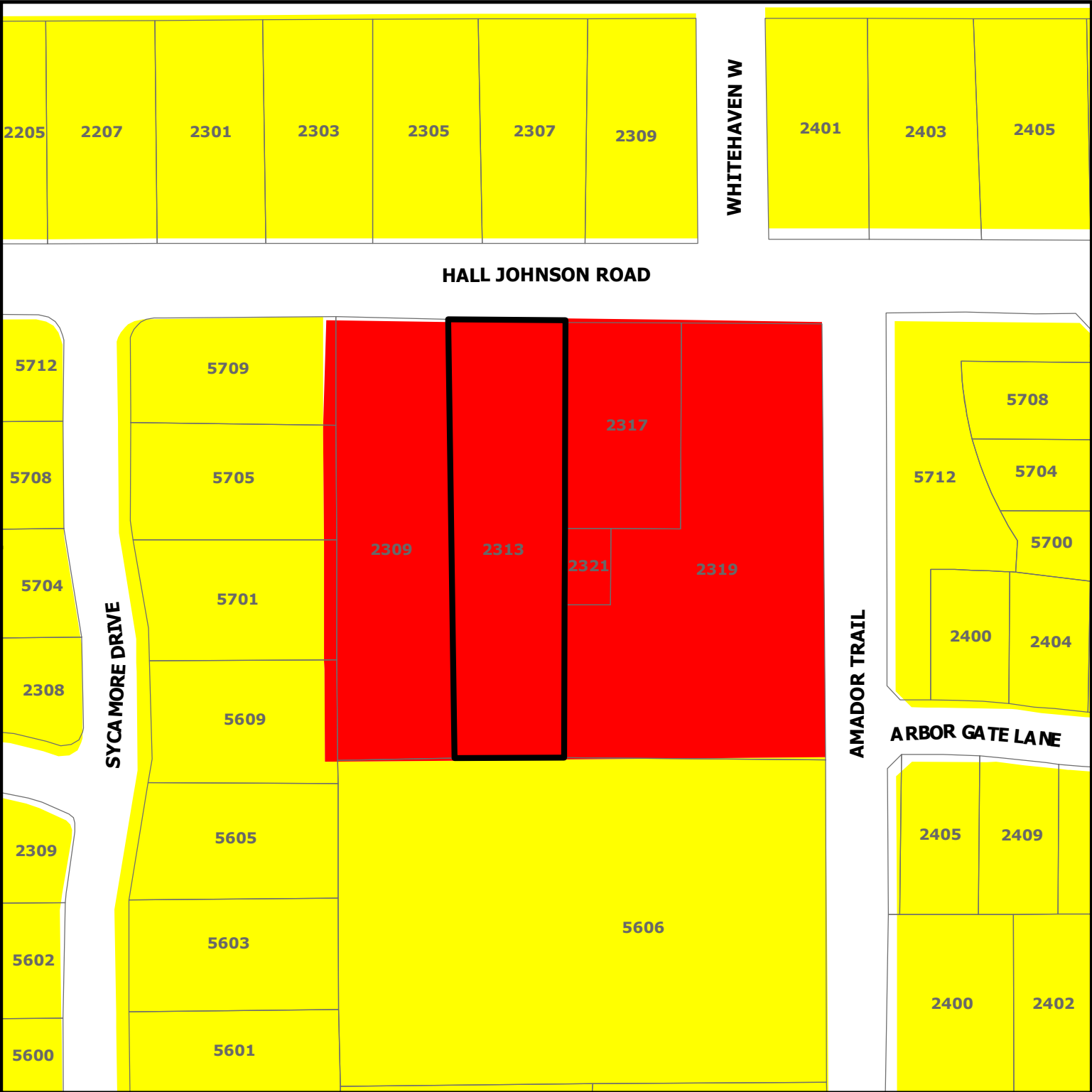
ZC19-023
2313 Hall Johnson Road

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 Subject Property



Future Land Use Map

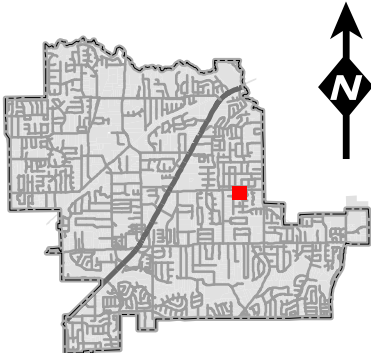


ZC19-023

2313 Hall Johnson Road

DISCLAIMER:
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-  Subject Property
-  Residential
-  Commercial



Statement of Planning Objectives

February 12, 2018

City of Colleyville
100 Main Street
Colleyville, TX 76034
817.503.1050

Re: 2313 Hall Johnson Rezoning Application – Statement of Planning Objectives

To Whom It May Concern:

It is my intent to own and build a single-family structure at 2313 Hall Johnson, upon successful rezoning of the property. I anticipate the construction schedule to take roughly 12 months to complete and do not foresee any infrastructure improvements needed. I would forecast the property to generate an approximate appraisal assessment of \$500,000, which would generate around \$1,670 in tax proceeds to the city annually.

Sincerely,

A handwritten signature in black ink that reads "Randy Primrose". The signature is written in a cursive, flowing style.

Randy Primrose
5506 Sycamore Drive
Colleyville, TX 76034
214.500.6763

Statement of Planning Objectives

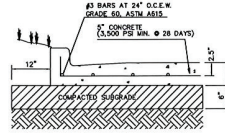
Site Plan

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL PARKING ISLAND RADI SHALL BE 3' UNLESS NOTED OTHERWISE.
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

NOTES:

1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND NOTIFY THE ENGINEER FOR ANY DISCREPANCIES WITH THIS PLAN.
3. MAXIMUM SLOPE IN LANDSCAPE AREAS ARE NOT TO EXCEED 4:1.
4. ALL CURB HEIGHTS ARE 6-INCHES UNLESS NOTED OTHERWISE.
5. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
6. REF. STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PAD PREPARATION CRITERIA.
7. THE CONTRACTOR SHALL CONSTRUCT ALL BARRIER FREE RAMPS PER CITY OF COLLEVILLE, TX AND ADA STANDARDS.
8. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 1% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
9. GRADING OF ALL HANDICAPPED SPACES AND ROUTES IS TO CONFORM TO LOCAL, STATE, AND FEDERAL GUIDELINES.
10. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.

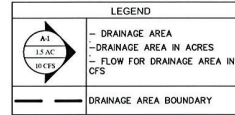


LIGHT DUTY
CONCRETE PAVING

GENERAL PAVING NOTES

1. FOR PREPARATION OF PAVEMENT SUBGRADE, SOILS SHOULD BE COMPACTED TO 95% MAXIMUM DRY DENSITY SUBGRADE DEFINED BY THE STANDARD PROCTOR (ASTM D 698) WITH A MOISTURE CONTENT RANGING FROM PLUS 1 TO PLUS 5 PERCENT ABOVE OPTIMUM DRY DENSITY.
2. CONCRETE SHALL HAVE A MINIMUM 3,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS (EXCEPT WHERE NOTED). CONCRETE SHALL INCLUDE AIR ENTRAINMENT PER GEOTECH REPORT.
3. JOINTS IN CONCRETE PAVEMENT SHALL NOT EXCEED 15 FOOT SPACING. ALL OTHER JOINT SPACING SHALL BE INSTALLED PER PROJECT SPECIFICATIONS.
4. REFER TO GEOTECHNICAL REPORT FOR ALL SUBGRADE SPECIFICATIONS AND RECOMMENDATIONS.

PAVING DETAILS
SCALE: NONE



FLOODPLAIN NOTE

ACCORDING TO MAP NO. 484300095, DATED SEPTEMBER 25, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS. FEDERAL EMERGENCY MANAGEMENT AGENCY. FEDERAL INSURANCE ADMINISTRATION. THIS PROPERTY IS WITHIN ZONE "X" (UNDESIGNED AND IS NOT WITHIN A SPECIAL FLOOD-HAZARD AREA).

LEGEND

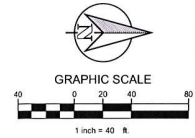
CONCRETE PAVEMENT PER DETAIL THIS SHEET

LEGEND

100 EXISTING CONTOUR
100 PROPOSED CONTOUR
FULL-DEPTH SAWCUT
X000.50 PROPOSED GRADE (TOP OF PAVEMENT)
ME MATCH EXISTING

HYDROLOGIC CALCULATIONS - DEVELOPED CONDITIONS

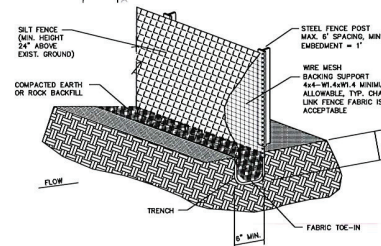
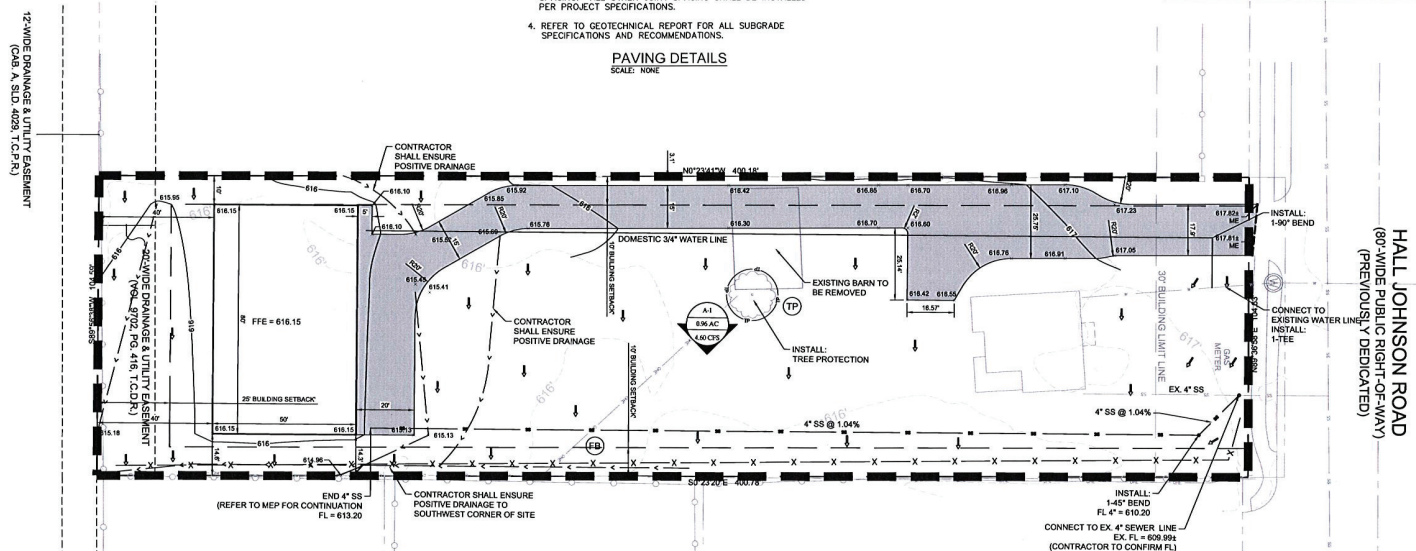
DRAINAGE AREA (AC)	C	Tc (min)	Q ₁₀₀ (CFS)	REMARKS
A-1	0.56	0.60	15.0	7.58
TOTAL ONSITE DRAINAGE	0.56			4.60



PRIMROSE RESIDENCE
COLLEVILLE, TEXAS

DEVELOPMENT
CONSTRUCTION PLAN

DESIGN	ADD
DRAWN	ADD
CHECKED	CLC
DATE	8/31/2019
SHEET	C-1



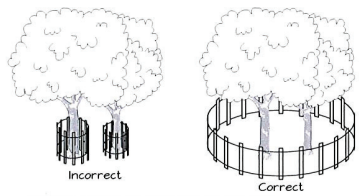
CONSTRUCTION OF A FILTER BARRIER
N.T.S.

SILT FENCE GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLOPE ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SUCH THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVED), HEIGHT FABRIC FLAP WITH ROCK OR UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAD IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOODEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THESE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY WEEK AND AFTER EACH 1/2\"/>
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE, AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

TREE PROTECTION GENERAL NOTES

- IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES, CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.
- REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.
 - REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.
 - CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.



BARRIER SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES

TREE PROTECTION DETAILS

N.T.S.

Building Plans

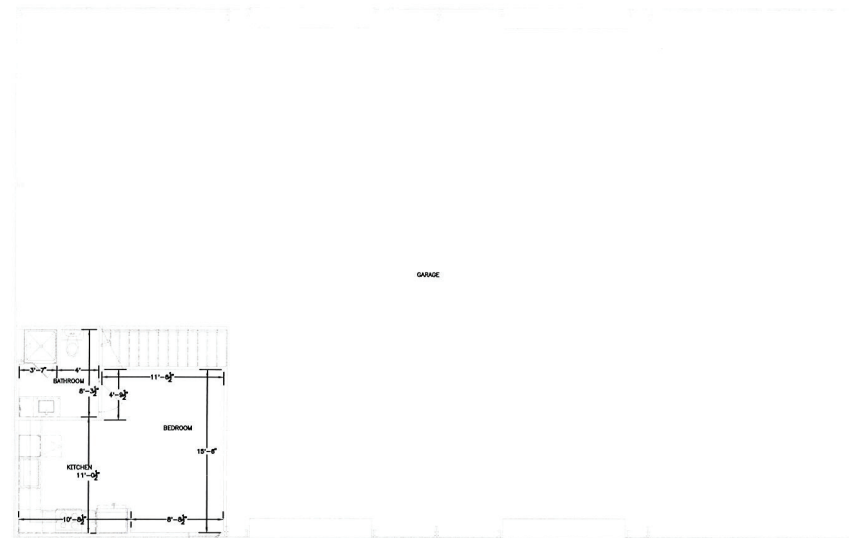


TRASH ENCLOSURES
AND
TOILET FACILITIES
REQUIRED ON JOB SITE

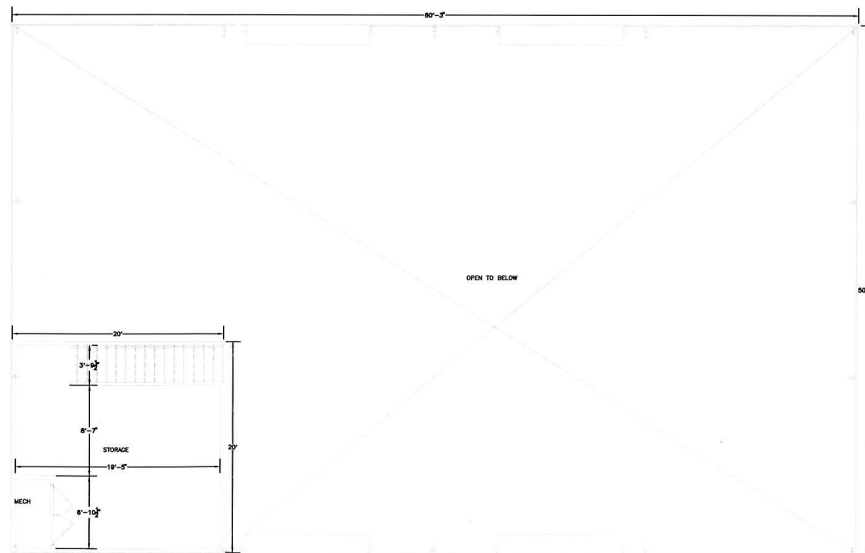
CONSTRUCTION WORKING HOURS
7:00 a.m. to 6:00 p.m.
MONDAY thru SATURDAY
NO SUNDAYS

REFER TO PLAN REVIEW COMMENTS
FOR ADDITIONAL REQUIREMENTS
CITY OF COLLEYVILLE
BUILDING INSPECTIONS

* FINAL INSPECTION
LETTER OF APPROVAL
FROM ENGINEER REQUIRED
FOR STEEL FRAMING +
SHEATHING AT FINAL *



① 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



② MEZZANINE PLAN
SCALE: 1/4"=1'-0"



PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
Permit:	2018.12.21
Δ Permit Comments:	2018.01.10
Δ Permit Comments:	2018.01.28

Drawing Title:
FLOOR PLAN
GENERAL

Sheet:
1G-1

Building Plans

ELECTRICAL ABBREVIATIONS, SYMBOLS, AND NOTES

ABBREVIATIONS	LIGHT FIXTURES	SWITCHES & MISC.	GENERAL NOTES
A AC AD AF AF AFS C C/C/BK BRK CCTV CL DB DC DE EL ELC EP EMC EXT FA FACU F			

Building Plans

REVIEWED

FEB 26 2019

**CITY OF COLLEYVILLE
BY BUILDING DEPARTMENT**

CONSTRUCTION WORKING HOURS
7:00 a.m. to 6:00 p.m.
MONDAY thru SATURDAY
NO SUNDAYS

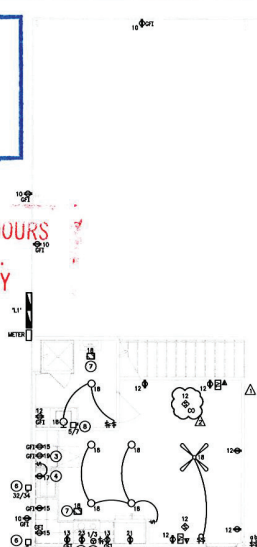
REFER TO PLAN REVIEW COMMENTS
FOR ADDITIONAL REQUIREMENTS
CITY OF COLLEYVILLE
BUILDING INSPECTIONS

ELECTRICAL

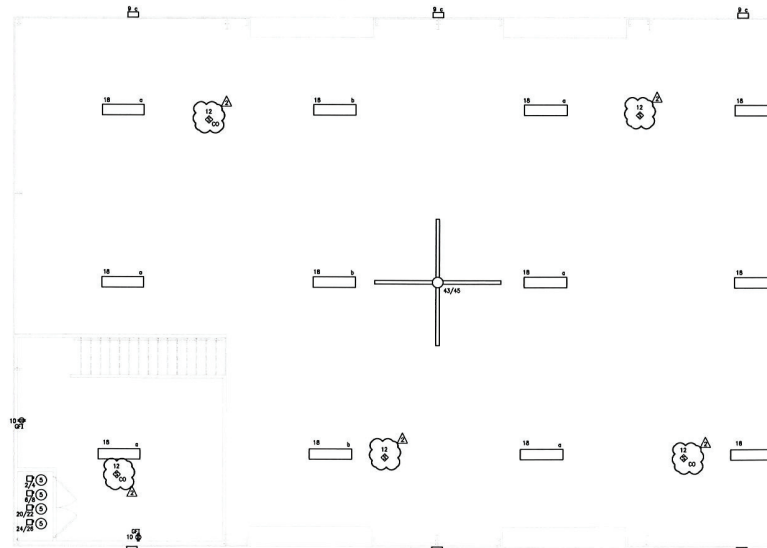
**ARC-FAULT CIRCUIT INTERRUPTER PROTECTION
REQUIRED FOR ALL OUTLETS IN ALL BEDROOMS
(N.E.C. SEC. 210-12 b)**

**ELECTRICAL UNDER SLAB MUST BE INSTALLED
BEFORE FOUNDATION INSPECTION**

**RECEPTACLE AND SMOKE DETECTOR LOCATIONS
WILL BE FIELD APPROVED**



1 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 MEZZANINE PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES

- ELECTRICAL DEVICES SHALL BE PLACED AS FOLLOWS UNLESS CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECT/INTERIOR DESIGNER.
LIGHTING SWITCHES & THERMOSTATS 4'-6" AFF
RECEPTACLES 1'-6" AFF
COUNTER TOP DEVICES (KITCHENS) 4'-6" AFF
COUNTER TOP DEVICES (BATHS) 4'-6" AFF
REFRIGERATOR 6'-0" AFF
- DEVICE PLACEMENT/SPACING MUST MEET THE REQUIREMENTS OF THE NEC, ALL STATE AND LOCAL ORDINANCES AND THE FAN HANDLING ACT.
- SMOKE DETECTOR ALARMS INTERLOCKED TOGETHER. ONE DETECTOR TO BE COORDINATION SHARED AND CO DETECTOR.
- ALL SMOKE DETECTORS IN VAULTED AREAS SHALL BE WITHIN 12" OF HIGHEST POINT.
- REFER TO MECHANICAL / PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL PUMP EQUIPMENT.
- REFER TO INTERIOR DESIGN/ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION/REQUIREMENTS.
- USE NM CABLE TO BRANCH CIRCUITS WITHIN THE PERIMETER WALLS OF EACH APARTMENT FROM THAT UNIT'S INDIVIDUAL PANEL WHERE ALLOWED BY CODE.
- ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS PER NEC-210.15 BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- PROVIDE TAMPER RESISTANT RECEPTACLES FOR NEC 406.12.
- ALL 15A AND 20A, 120V RECEPTACLES WITHIN 6' OF A SINK OR ANY OTHER WET LOCATION SHALL BE GFCI PROTECTED.
- WHENEVER RECEPTACLES LABELED "GFI" ARE NOT READILY ACCESSIBLE, GFCI PROTECTION SHALL BE PROVIDED THROUGH GFCI BREAKER.
- VERIFY EXACT LOCATION OF ALL EQUIPMENT AND DEVICES WITH OWNER PRIOR TO ROUGH-IN.

NOTES BY SYMBOL:

- 40A, 240V RANGE RECEPTACLE.
- MICROWAVE AND HOOD RECEPTACLE. PROVIDE SWITCH FOR HOOD CONTROLS FOR ALL APPLIANCE UNITS AT ACCESSIBLE LOCATION ABOVE COUNTER. EXACT LOCATION PER INTERIOR DESIGNER/ARCHITECT.
- UNDERCOUNTER RECEPTACLE FOR DISHWASHER FROM OFFICE BREAKER.
- MULTI-GANG BOX ABOVE COUNTER WITH RECEPTACLE AND SWITCH TO CONTROL DISPOSAL. RECEPTACLE UNDER SINK WITH GFCI PROTECTION.
- PROVIDE DISCONNECT AND POWER TO AIR HANDLING UNIT. VERIFY EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- PROVIDE DISCONNECT AND POWER TO GROUND MOUNTED CU. VERIFY EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- EXHAUST FAN CONTROLLED BY MANUAL SWITCH. PROVIDE 20A FRACTIONAL HP DISCONNECT SWITCH WITH OVERLOAD TO SWITCH FAN.
- PROVIDE DISCONNECT AND POWER TO ELECTRIC WATER HEATER. VERIFY EXACT LOCATION WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.

PANELBOARD SCHEDULE									
MAIN BUS		40A	240V	250V	SECTION 1		SECTION 2		TOTAL
DESCRIPTION	AMP	120V	240V	250V	DESCRIPTION	AMP	120V	240V	TOTAL
1. RANGE	40A	1	1	1	2. MICROWAVE	20A	1	1	2
2. DISHWASHER	20A	1	1	1	3. HOOD	20A	1	1	2
3. SINK	20A	1	1	1	4. DISPOSAL	20A	1	1	2
4. COUNTER	20A	1	1	1	5. SINK	20A	1	1	2
5. COUNTER	20A	1	1	1	6. COUNTER	20A	1	1	2
6. COUNTER	20A	1	1	1	7. COUNTER	20A	1	1	2
7. COUNTER	20A	1	1	1	8. COUNTER	20A	1	1	2
8. COUNTER	20A	1	1	1	9. COUNTER	20A	1	1	2
9. COUNTER	20A	1	1	1	10. COUNTER	20A	1	1	2
10. COUNTER	20A	1	1	1	11. COUNTER	20A	1	1	2
11. COUNTER	20A	1	1	1	12. COUNTER	20A	1	1	2
12. COUNTER	20A	1	1	1	13. COUNTER	20A	1	1	2
13. COUNTER	20A	1	1	1	14. COUNTER	20A	1	1	2
14. COUNTER	20A	1	1	1	15. COUNTER	20A	1	1	2
15. COUNTER	20A	1	1	1	16. COUNTER	20A	1	1	2
16. COUNTER	20A	1	1	1	17. COUNTER	20A	1	1	2
17. COUNTER	20A	1	1	1	18. COUNTER	20A	1	1	2
18. COUNTER	20A	1	1	1	19. COUNTER	20A	1	1	2
19. COUNTER	20A	1	1	1	20. COUNTER	20A	1	1	2
20. COUNTER	20A	1	1	1	21. COUNTER	20A	1	1	2
21. COUNTER	20A	1	1	1	22. COUNTER	20A	1	1	2
22. COUNTER	20A	1	1	1	23. COUNTER	20A	1	1	2
23. COUNTER	20A	1	1	1	24. COUNTER	20A	1	1	2
24. COUNTER	20A	1	1	1	25. COUNTER	20A	1	1	2
25. COUNTER	20A	1	1	1	26. COUNTER	20A	1	1	2
26. COUNTER	20A	1	1	1	27. COUNTER	20A	1	1	2
27. COUNTER	20A	1	1	1	28. COUNTER	20A	1	1	2
28. COUNTER	20A	1	1	1	29. COUNTER	20A	1	1	2
29. COUNTER	20A	1	1	1	30. COUNTER	20A	1	1	2
30. COUNTER	20A	1	1	1	31. COUNTER	20A	1	1	2
31. COUNTER	20A	1	1	1	32. COUNTER	20A	1	1	2
32. COUNTER	20A	1	1	1	33. COUNTER	20A	1	1	2
33. COUNTER	20A	1	1	1	34. COUNTER	20A	1	1	2
34. COUNTER	20A	1	1	1	35. COUNTER	20A	1	1	2
35. COUNTER	20A	1	1	1	36. COUNTER	20A	1	1	2
36. COUNTER	20A	1	1	1	37. COUNTER	20A	1	1	2
37. COUNTER	20A	1	1	1	38. COUNTER	20A	1	1	2
38. COUNTER	20A	1	1	1	39. COUNTER	20A	1	1	2
39. COUNTER	20A	1	1	1	40. COUNTER	20A	1	1	2
40. COUNTER	20A	1	1	1	41. COUNTER	20A	1	1	2
41. COUNTER	20A	1	1	1	42. COUNTER	20A	1	1	2
42. COUNTER	20A	1	1	1	43. COUNTER	20A	1	1	2
43. COUNTER	20A	1	1	1	44. COUNTER	20A	1	1	2
44. COUNTER	20A	1	1	1	45. COUNTER	20A	1	1	2
45. COUNTER	20A	1	1	1	46. COUNTER	20A	1	1	2
46. COUNTER	20A	1	1	1	47. COUNTER	20A	1	1	2
47. COUNTER	20A	1	1	1	48. COUNTER	20A	1	1	2
48. COUNTER	20A	1	1	1	49. COUNTER	20A	1	1	2
49. COUNTER	20A	1	1	1	50. COUNTER	20A	1	1	2
50. COUNTER	20A	1	1	1	51. COUNTER	20A	1	1	2
51. COUNTER	20A	1	1	1	52. COUNTER	20A	1	1	2
52. COUNTER	20A	1	1	1	53. COUNTER	20A	1	1	2
53. COUNTER	20A	1	1	1	54. COUNTER	20A	1	1	2
54. COUNTER	20A	1	1	1	55. COUNTER	20A	1	1	2
55. COUNTER	20A	1	1	1	56. COUNTER	20A	1	1	2
56. COUNTER	20A	1	1	1	57. COUNTER	20A	1	1	2
57. COUNTER	20A	1	1	1	58. COUNTER	20A	1	1	2
58. COUNTER	20A	1	1	1	59. COUNTER	20A	1	1	2
59. COUNTER	20A	1	1	1	60. COUNTER	20A	1	1	2
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63. COUNTER	20A	1	1	1	64. COUNTER	20A	1	1	2
64. COUNTER	20A	1	1	1	65. COUNTER	20A	1	1	2
65. COUNTER	20A	1	1	1	66. COUNTER	20A	1	1	2
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67. COUNTER	20A	1	1	1	68. COUNTER	20A	1	1	2
68. COUNTER	20A	1	1	1	69. COUNTER	20A	1	1	2
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71. COUNTER	20A	1	1	1	72. COUNTER	20A	1	1	2
72. COUNTER	20A	1	1	1	73. COUNTER	20A	1	1	2
73. COUNTER	20A	1	1	1	74. COUNTER	20A	1	1	2
74. COUNTER	20A	1	1	1	75. COUNTER	20A	1	1	2
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76. COUNTER	20A	1	1	1	77. COUNTER	20A	1	1	2
77. COUNTER	20A	1	1	1	78. COUNTER	20A	1	1	2
78. COUNTER	20A	1	1	1	79. COUNTER	20A	1	1	2
79. COUNTER	20A	1	1	1	80. COUNTER	20A	1	1	2
80. COUNTER	20A	1	1	1	81. COUNTER	20A	1	1	2
81. COUNTER	20A	1	1	1	82. COUNTER	20A	1	1	2
82. COUNTER	20A	1	1	1	83. COUNTER	20A	1	1	2
83. COUNTER	20A	1	1	1	84. COUNTER	20A	1	1	2
84. COUNTER	20A	1	1	1	85. COUNTER	20A	1	1	2
85. COUNTER	20A	1	1	1	86. COUNTER	20A	1	1	2
86. COUNTER	20A	1	1	1	87. COUNTER	20A	1	1	2
87. COUNTER	20A	1	1	1	88. COUNTER	20A	1	1	2
88. COUNTER	20A	1	1	1	89. COUNTER	20A	1	1	2
89. COUNTER	20A	1	1	1	90. COUNTER	20A	1	1	2
90. COUNTER	20A	1	1	1	91. COUNTER	20A	1	1	2
91. COUNTER	20A	1	1	1	92. COUNTER	20A	1	1	2
92. COUNTER	20A	1	1	1	93. COUNTER	20A	1	1	2
93. COUNTER	20A	1	1	1	94. COUNTER	20A	1	1	2
94. COUNTER	20A	1	1	1	95. COUNTER	20A	1	1	2
95. COUNTER	20A	1	1	1	96. COUNTER	20A	1	1	2
96. COUNTER	20A	1	1	1	97. COUNTER	20A	1	1	2
97. COUNTER	20A	1	1	1	98. COUNTER	20A	1	1	2
98. COUNTER	20A	1	1	1	99. COUNTER	20A	1	1	2
99. COUNTER	20A	1	1	1	100. COUNTER	20A	1	1	2
100. COUNTER	20A	1	1	1	101. COUNTER	20A	1	1	2
101. COUNTER	20A	1	1	1	102. COUNTER	20A	1	1	2
102. COUNTER	20A	1	1	1	103. COUNTER	20A	1	1	2
103. COUNTER	20A	1	1	1	104. COUNTER	20A	1	1	2
104. COUNTER	20A	1	1	1	105. COUNTER	20A	1	1	2
105. COUNTER	20A	1	1	1	106. COUNTER	20A	1	1	2
106. COUNTER	20A	1	1	1	107. COUNTER	20A	1	1	2
107. COUNTER	20A	1	1	1	108. COUNTER	20A	1	1	2
108. COUNTER	20A	1	1	1	109. COUNTER	20A	1	1	2
109. COUNTER	20A	1	1	1	110. COUNTER	20A	1	1	2
110. COUNTER	20A	1	1	1	111. COUNTER	20A	1	1	2
111. COUNTER	20A	1	1	1	112. COUNTER	20A	1	1	2
112. COUNTER	20A	1	1	1	113. COUNTER	20A	1	1	2
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114. COUNTER	20A	1	1	1	115. COUNTER	20A	1	1	2
115. COUNTER	20A	1	1	1	116. COUNTER	20A	1	1	2
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124. COUNTER	20A	1	1	1	125. COUNTER	20A	1	1	2
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126. COUNTER	20A	1	1	1	127. COUNTER	20A	1	1	2
127. COUNTER	20A	1	1	1	128. COUNTER	20A	1	1	2
128. COUNTER	20A	1	1	1	129. COUNTER	20A	1	1	2
129. COUNTER	20A	1	1	1	130. COUNTER	20A	1	1	2
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131. COUNTER	20A	1	1	1	132. COUNTER	20A	1	1	2
132. COUNTER	20A	1	1	1	133. COUNTER	20A	1	1	2
133. COUNTER	20A	1	1	1	134. COUNTER	20A	1	1	2
134. COUNTER	20A	1	1	1	135. COUNTER	20A	1	1	2
135. COUNTER	20A	1	1	1	136. COUNTER	20A	1	1	2
136. COUNTER	20A	1	1	1	137. COUNTER	20A	1	1	2
137. COUNTER	20A	1	1	1	138. COUNTER	20A	1	1	2
138. COUNTER	20A	1	1	1	139. COUNTER	20A	1	1	2
139. COUNTER	20A	1	1	1	140. COUNTER	20A	1	1	2
140. COUNTER	20A	1	1	1	141. COUNTER	20A	1	1	2
141. COUNTER	20A	1	1	1	142. COUNTER	20A	1	1	2
142. COUNTER	20A	1	1	1	143. COUNTER	20A	1	1	2
143. COUNTER	20A	1	1	1	144. COUNTER	20A	1	1	2
144. COUNTER	20A	1	1	1	145. COUNTER	20A	1	1	2
145. COUNTER	20A	1	1	1	146. COUNTER	20A	1	1	2
146. COUNTER	20A	1	1	1	147. COUNTER	20A	1	1	2
147. COUNTER	20A	1	1	1	148. COUNTER	20A	1	1	2
148. COUNTER	20A	1	1	1	149. COUNTER	20A	1	1	2
149. COUNTER	20A	1	1	1	150. COUNTER	20A	1	1	2
150. COUNTER	20A	1	1	1	151. COUNTER	20A	1	1	2
151. COUNTER	20A	1	1	1	152. COUNTER	20A	1	1	2
152. COUNTER	20A	1	1	1	153. COUNTER	20A	1	1	2
153. COUNTER	20A	1	1	1	154. COUNTER	20A	1	1	2
154. COUNTER	20A	1	1	1	155. COUNTER	20A	1	1	2
155. COUNTER	20A	1	1	1	156. COUNTER	20A	1	1	2
156. COUNTER	20A	1	1	1	157. COUNTER	20A	1	1	2
157. COUNTER	20A	1	1	1	158. COUNTER	20A	1	1	2
158. COUNTER	20A	1	1	1	159. COUNTER	20A	1	1	2
159. COUNTER	20A	1	1	1	160. COUNTER	20A	1	1	2
160. COUNTER	20A	1							

Building Plans

MECHANICAL ABBREVIATIONS, SYMBOLS, AND NOTES

ABBREVIATIONS	EQUIPMENT DESIGNATIONS	SYMBOLS	PIPING DEVICES	GENERAL NOTES:
A AMPERES A/C AIR CONDITIONING AD ACCESS DOOR ATF ABOVE FINISHED FLOOR ALT ALTERNATE ALUM ALUMINUM AP ACCESS PANEL APO AIR PRESSURE DROP AUTO AUTOMATIC BDD BACK DRAFT DAMPER BFP BACKFLOW PREVENTER BHP BRAKE HORSEPOWER BILD BUILDING BOD BOTTOM OF DUCT BOP BOTTOM OF PIPE BTU BRITISH THERMAL UNIT CAP CAPACITY CAT CATEGORY CC CONTROL CONTACTOR CCW COUNTER CLOCKWISE CD CEILING DIFFUSER CF CUBIC FEET CFM CUBIC FEET PER MINUTE CT CIST TANK CLD CEILING CO CLEAN OUT CON CONNECTION CONT CONTINUE OR CONTINUATION CONTR CONTRA CU COPPER CV CONTROL VALVE CW CLOCKWISE DB DECELS DR DRY BALL DEG DEGREES (FAHRENHEIT) DEPT DEPARTMENT DA DUCT (W) DIR DIRECTION DISC DISCONNECT DIV DIVISION DM DAMPER MOTOR DN DOWN DPR DAMPER DRWG DRAWING DT DUST TIGHT EDR EQUIVALENT DIRECT RADIATION EER ENERGY EFFICIENCY RATIO ELEC ELECTRIC OR ELECTRICAL EMCS ENERGY MANAGE. CONTROL SYS. EMER EMERGENCY EP EXPLOSION PROOF ESP EXTERNAL STATIC PRESSURE EXT ENTERING WATER TEMPERATURE EXH EXHAUST EXIST EXISTING FA FIRE ALARM FAP FIRE ALARM ANNUNCI. PANEL FACP FIRE ALARM CONTROL PANEL FC FLEXIBLE CONNECTION FCD FLOOR CLEAN OUT FD FLOOR DRAIN FDC FIRE DEPT. CONNECTION FIR FIRE FIRH FIRE DAMPER IN HORIZONTAL FIRV FIRE DAMPER IN VERTICAL FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FH FIRE HYDRANT FHC FIRE HOSE CABINET FL FLOOR FLA FULL LOAD AMPS FLE FLOW LINE ELEVATION FLEX FLEXIBLE FP FIRE PROTECTION FPS FIRE PER INCH FPW FEET PER MINUTE FS FUSIBLE SWITCH FT FEET (F) GA GAUGE GALV GALVANIZED GCD GRADE CLEAN OUT GEN GENERATOR GPH GALLONS PER HOUR GPM GALLONS PER MINUTE GR GRADE GRD GROUND HB HOSE BIBB HUB HUB DRAIN HOR HORIZONTAL HHP HORSEPOWER HR HOUR HT HEIGHT HTG HEATING HVC HEATING, VENTILATING, & AIR CONDITIONING HZ HERTZ - FREQUENCY IN CYCLES IN INCHES (I) IND INDIRECT INW INCHES (W) LB POUNDS LAT LEADING AIR TEMPERATURE LIT LIGHTING LMT LEADING WATER TEMPERATURE MBT THOUSAND BTU PER HOUR MCC MOTOR CONTROL CENTER MCH MECHANICAL CF CUBIC FEET MIN MINUTES MNR MECHANICAL ROOM MNT MOUNTED MOD MODIFIED NC NORMALLY CLOSED NCF NON-FUSED NCI NOT IN CONTRACT NO NORMALLY OPEN NS NOT TO SCALE OSB OUTSIDE SCREW AND YORE PD PRESSURE DROP PHASE PHASE PI POST INDICATOR VALVE PLUMB PLUMBING PM POUNDS PER HOUR PRS PRESSURE REDUCING STATION PRV PRESSURE REDUCING VALVE PS POUNDS PER SQUARE INCH PSD PRESSURE IN PSI GAUGE PVC POLYVINYL CHLORIDE QTY QUANTITY RADIANT RADIANT/ANALOGOR RADIATION RC REINFORCED CONCRETE PIPE ROD ROOF DRAIN RECEIVED RECEIVED RECIP RECIPROCAL REQ REQUIRED RL ROOF DRAIN LEADER RM ROOM RPV REVOLUTIONS PER MINUTE RT RAIN TIGHT SAFETY SAFETY SCFM CFM OF DRY AIR AT STANDARD SEC SECONDS SEN SENSIBLE SER SERIES SF SQUARE FEET SH SHOWER SHT SHEET SP STATIC PRESSURE SPEC SPECIFICATION SQ SQUARE SS STAINLESS STEEL STL STEEL SW SWITCH TEMP TEMPORARY TP TOTAL PRESSURE TEMPERATURE & PRESSURE RELIEF VALVE TYP TYPICAL UG UNDERGROUND UNLESS NOTED OTHERWISE V VOLTS WATER WEAHER WCP WETTED CLAY PIPE VERT VERTICAL VELOCITY VELOCITY VENT THROUGH ROOF W WATS W/O WITHOUT WB WET BULB TEMPERATURE WG INCH OF WATER PRESSURE/GAUGE WEATHERPROOF WATER PRESSURE DROP WEATHER TIGHT WTR WATER	EQUIPMENT TYPE FROM LIST SCHEDULED UNIT NUMBER AC AIR COMPRESSOR ACU AIR CONDITIONING UNIT AF AIR FILTER ARU AIR HANDLING UNIT AS AIR SEPARATOR CHP CHILLED WATER PUMP - PRIMARY SCP CHILLED WATER PUMP - SECONDARY CP CIRCULATING PUMP CRV CONDENSATE RECEIVER UNIT CVT CONSTANT VOLUME FAN TERMINAL COOL/HEAT CH CHILLER CC COOLING COIL CRP CONDENSATE RECEIVER PUMP UNIT CRU COMPUTER ROOM UNIT CT COOLING TOWER CF EXHAUST FAN CU CONDENSING UNIT (AIR COOLED) MAU MAKE-UP AIR UNIT PHC PREHEAT COIL ET EXPANSION TANK FCU FAN COIL UNIT FCV FLOW CONTROL VALVE (AUTOMATIC) FD FIRE DAMPER FSD FIRE/SMOKE COMBINATION DAMPER FP FIRE PUMP FPT INTERMITTENT-VOLUME FAN TERMINAL COOL/HEAT GRV GRAVITY ROOF VENTILATION GUH GAS-FIRED UNIT HEATER HUM HUMIDIFIER HC HEATING COIL HFA HEAT PUMP, AIR SOURCE HPH HEAT PUMP, WATER SOURCE HX HEAT EXCHANGER HWP HEATER WATER PUMP JP JOCKEY PUMP MD MOTORIZED DAMPER P PUMP RF RELIEF FAN PRV PRESSURE REDUCING VALVE SC SUPPLY FAN RC REFRIGERANT COMPRESSOR RV RELIEF VALVE RTU ROOF TOP HVAC UNIT SA SOUND ATTENUATOR SD SMOKE DAMPER ST STEAM TRAP VMP VACUUM RETURN PUMP UNIT VWV VARIABLE VOLUME TERMINAL - COOL ONLY WH WALL HEATER VWV VARIABLE FREQUENCY DRIVE VMS VARIABLE SPEED DRIVE DMS ENERGY MANAGEMENT & CONTROL SYSTEM LPH LOUVERED PERFORATED EDH ELECTRIC UNIT HEATER BAS BUILDING AUTOMATION SYSTEM - SEE EXCS EC EVAPORATIVE COOLER EDH ELECTRIC DUCT HEATER DMS ENERGY MANAGEMENT SYSTEM - SEE EXCS STD SMOKE/STIC COMBINATION DAMPER - SEE PSD CRU COMPUTER ROOM AIR CONDITIONER CUC COMPUTER ROOM A/C CONDENSING UNIT BF BOOSTER FAN	SUPPLY OR OUTSIDE AIR DUCT RETURN OR EXHAUST AIR DUCT DUCT TURNING UP DUCT TURNING DOWN 24X12 CLEAR INSIDE DUCT DIMENSION, FIRST VALUE IS SIZE SHOWN DUCT SIZE CHANGE AT TOP OF DUCT DUCT SIZE CHANGE AT BOTTOM OF DUCT ACCESS PANEL (AD-ACCESS DOOR) DUCT W/ACOUSTICAL LINING FLEXIBLE CONNECTION CEILING OUTLET BELOW DUCT CEILING OUTLET, ONE LINE DUCTWORK CEILING INLET SEMI-CIRCULAR INLET SEMI-CIRCULAR INLET 1 THERMOSTAT/SENSOR 2 BOTTOM TYPE TEMPERATURE SENSOR 3 HANDMAINT MANUAL VOLUME DAMPER (VD) FD FIRE DAMPER 1 AUTOMATIC DAMPER, OPPOSED BLADE 2 AUTOMATIC DAMPER, PARALLEL BLADE 3 SECURITY MAN-BARS, IF ON CONTR. 1 FIRE & SMOKE COMBINATION DAMPER (FS) 2 FIRE & SMOKE COMBINATION DAMPER (FS) 3 BACK DRAFT DAMPER 1000 WATER DETECTION SENSOR / CABLE 1000 HYDROGEN SENSOR 1000 CARBON MONOXIDE SENSOR (CAR EXHAUST) 1000 NITROGEN DIOXIDE SENSOR (TRUCK EXHAUST) PIPING DESIGNATIONS CWS CHILLED WATER SUPPLY CWR CHILLED WATER RETURN CWS CONDENSER WATER SUPPLY CWR CONDENSER WATER RETURN HWS HEATING WATER SUPPLY HWR HEATING WATER RETURN E EXPANSION LINE G NATURAL GAS - LOW PRESSURE LPG LIQUEFIED PETROLEUM GAS MU MAKEUP WATER D INDIRECT DRAIN GD COOLING COIL CONDENSATE DRAIN AVV ANTI-SIPHONIC VENT A COMPRESSED AIR BOOSTER FAN FLOW IN DIRECTION OF ARROW RS REFRIGERANT SUCTION RL REFRIGERANT LIQUID DX REFRIGERANT LINE SET GENERAL SYMBOLS 101 ROOM NUMBER 61 KITCHEN EQUIPMENT NUMBER 10401 DRAWING SECTION DESIGNATION 10401 DETAIL DESIGNATION 2 KEYED NOTES REVISIONS CONNECTION TO EXISTING QTY 8 (CFM) AIR SERVICE TAG CFM CUBIC FEET PER MINUTE QTY 8 (CFM) AIR SERVICE TAG	GV GATE VALVE GV GLOBE VALVE BV BALANCING VALVE BALL VALVE BUTTERFLY VALVE HOSE END DRAIN VALVE OV OVER VALVE, FLOW AS SHOWN MOTOR OPERATED VALVE PRESSURE REDUCING VALVE PRESSURE RELIEF VALVE PLUG VALVE AV AIR VENT - AUTOMATIC AV AIR VENT - MANUAL ANGLE VALVE - GATE VALVE IN RESER GAUGE COCK ST STEAM TRAP STR STRAINER UNION EJ EXPANSION JOINT PIPE ANCHOR FLEXIBLE CONNECTION ALIGNMENT GUIDE FLOW MEASURING STATION FLOW METER - VENTUR DOAL THERMOMETER PRESSURE GAUGE THERMOMETER TW THERMOMETER WELL PRESS. & TEMP. TEST PLUG SLOPE IN DIRECTION SHOWN CONCENTRIC REDUCER ECCENTRIC RED. STRAIGHT INVERT ECCENTRIC RED. STRAIGHT CROWN CAPPED PIPE TERMINATION ELBOW DOWN ELBOW UP CONNECTION BOTTOM OF WASH CONNECTION SIDE OF WASH CONNECTION TOP OF WASH 45 DEGREE OFFSET DOWN PIPE UP AND DOWN CALIBRATED BALANCE VALVE TRIPLE DUTY VALVE (BALANCE, CHECK & SHUT-OFF) MECHANICAL SYMBOLS RETURN / RELIEF / EXHAUST / OUTSIDE NON-CONDITIONED AIR (DIRECTION OF FLOW) SMOKE EXHAUST (DIRECTION OF FLOW) SUPPLY / CONDITIONED AIR (DIRECTION OF FLOW) SUPPLY AIR GRILLE RETURN AIR GRILLE	1. THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE INTENDED TO DESCRIBE AND ILLUSTRATE SYSTEMS THAT WILL NOT INTERFERE WITH THE ARCHITECTURAL OR STRUCTURAL CONDITIONS OF THE BUILDING, AND WILL FIT INTO AVAILABLE SPACES CAREFULLY LAY OUT ALL WORK TO CONFORM TO THE ARCHITECTURAL, STRUCTURAL, FINISH CONDITIONS, AND OTHER TRADES, TO AVOID OBSTRUCTIONS, AND TO ALLOW THE PROPER INSTALLATION OF EACH ITEM. CONTRACTORS SHALL OBTAIN ALL ARCHITECTURAL, DATA, LOCATIONS OF WALLS, PARTITIONS, CEILING HEIGHTS, FINISHES, ETC. FROM ARCHITECTURAL DRAWINGS AND ALL STRUCTURAL DATA, LOCATIONS OF PIPES, BEAMS, COLUMNS, JOISTS, ETC. FROM STRUCTURAL DRAWINGS. 2. ALL DUCTWORK AND PIPING SHALL BE RUN CONCEALED ABOVE CEILING AS HIGH AS POSSIBLE WHERE APPLICABLE & IN EXPOSED AREAS IN GENERAL LOCATIONS SHOWN, UNLESS NOTED OTHERWISE, CONFORM TO ALL ARCHITECTURAL, STRUCTURAL, AND FINISH CONDITIONS OF BUILDING. 3. LOCATE ALL EQUIPMENT APPROXIMATELY IN GENERAL LOCATIONS SHOWN, BUT CONFORM TO ALL ARCHITECTURAL AND STRUCTURAL CONDITIONS, AND COORDINATE BETWEEN TRADES PRIOR TO STARTING ANY WORK. PROVIDE ANY ADDITIONAL SUPPORTS, HANGERS, OPENINGS, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION. COORDINATE ALL CLEARANCES AND LOCATIONS, AS REQUIRED. EQUIPMENT, FITTINGS, ETC. SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, IN FULL ACCORDANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION. 4. EXTEND DUCTWORK THROUGH ROOF, INSIDE CURB, TO ROOFTOP HVAC EQUIPMENT. TRANSITION TO FULL SIZE OF EQUIPMENT OPENING FROM DUCT SIZE SHOWN. DUCT TRANSITION SHALL BE MADE BETWEEN EQUIPMENT AND TOP OF ROOF, WITH-IN CURB. PROVIDE FLEXIBLE CONNECTIONS AT ALL EQUIPMENT. 5. LOCATE CEILING MOUNTED AIR DEVICES APPROXIMATELY AS SHOWN. FOR DUCT LOCATION AND FRAME MOUNTING TYPES, REFER TO ARCHITECTURAL REFLECTED CEILING PLAN. ALL CEILING DEVICES TO BE 4-WAY TYPE, UNLESS NOTED OTHERWISE BY ADD'L ARROWS ON FLOOR PLAN. 6. BRANCH RUN-OUTS TO CEILING MOUNTED AIR DEVICES SHALL BE PER SCHEDULE/DETAIL, UNLESS NOTED OTHERWISE. PROVIDE A TIGHT-IN FLARED CONICAL TAP WITH MANUAL VOLUME DAMPER AT MAIN DUCT TAP AND EXTEND AS SHOWN. EXTEND FLEX DUCTWORK A MAXIMUM OF 4'-0" FROM DIFFUSERS. INSTALL AS STRAIGHT AS POSSIBLE WITH LONG RADIUS BENDS WITH CLAMPS TO BE USED AT BOTH ENDS. 7. PROVIDE TURNING VANES INSTALLED IN ALL ELBOWS OF SUPPLY AND RETURN AIR DUCTS AND FLEXIBLE CONNECTIONS AT ALL EQUIPMENT. PROVIDE AIR EXTRACTORS ON SPLITTER UNITS WITH EXTERNAL ADJUSTMENTS AT ALL RECTANGULAR BRANCH DUCT TAKE-OUTS TO AIR DEVICES. 8. ALL RECTANGULAR DUCTWORK WHICH IS SPECIFIED OR NOTED TO BE LINED WITH INSULATION AND INTERNAL DUCT LINES. DUCTWORK SIZES SHOWN ARE NET INTERNAL AIR STREAM DIMENSIONS. SHEET METAL SIZES TO BE INCREASED IN SIZE TO MAINTAIN THESE INTERNAL CLEAR DIMENSIONS. 9. PROVIDE OPENINGS IN WALLS ABOVE CEILING TO PROVIDE MEANS OF RETURN AIR BACK TO AIR HANDLING UNIT. 10. THERMOSTATS SHALL BE MOUNTED AT 4'-0" AFT. VENT SHOWN. COORDINATE EXACT LOCATION BETWEEN TRADES PRIOR TO MOUNTING. DO NOT MOUNT ABOVE CEILING. 11. FIRE AND FIRE/SMOKE DAMPERS SHALL BE INSTALLED AS SHOWN AND WHERE MAY BE OTHERWISE REQUIRED BY LOCAL AND STATE CODES/ORDINANCES. PROVIDE 1" x 1" MIN. METAL ACCESS DOORS TO ACCURATELY SERVICE THE FIRE DAMPERS' FUTURE LINES. PROVIDE BLEEDS AS REQUIRED BY LOCAL CODES. 12. PROVIDE A CONDENSATE DRAIN/TRAP WITH CLEANOUT FROM EACH HVAC UNIT. EXTEND CONCEALED ABOVE CEILING WHERE APPLICABLE AND ROUTE CONCEALED IN WALL ON CHASE TO PLUMBING FUTURE AND/OR DRAIN ON FLOOR PLAN. 13. ALL ROOF PENETRATIONS, ROOF PIPE SUPPORTS, FLASHINGS, ETC. SHALL BE MADE WEATHERTIGHT, AND AS RECOMMENDED BY THE ROOF MANUFACTURER. REFER TO ARCHITECTURAL DRAWINGS FOR ALL ROOF PENETRATIONS AND FLASHING DETAILS. 14. FOR CONTINUATION OF ALL DUCTWORK THROUGH FLOOR, REFER TO APPROPRIATE FLOOR PLANS AND/OR AS SHOWN ON EXISTING FLOOR PLANS. LOCATIONS AND CONFORM TO ALL STRUCTURAL AND FINISH CONDITIONS OF BUILDING. ALL PENETRATIONS SHALL BE SEALED TO MAINTAIN FIRE RATINGS AND APPROVED BY STRUCTURAL CHARGES. 15. COVER ALL R/A AND TRANSFER AIR DUCT OPENINGS WHICH ARE NOT INDICATED TO HAVE AIR DEVICES WITH GALVANIZED STEEL ANGLE FRAME WITH 1/2" x 1/2" GALVANIZED LAMINATE CLIN. 16. ALL MECHANICAL SYSTEMS AND EQUIPMENT SHALL MEET THE ASHRAE/IES 90.1-1989 STANDARDS FOR MINIMUM ENERGY EFFICIENCY LEVELS. DUCTWORK INSULATION SHALL HAVE A MINIMUM VALUE OF R-8. PROGRAMMABLE THERMOSTATS (IF USED) SHALL HAVE SET BACK. WATER HEATING SYSTEMS SHALL HAVE HEAT TRAPS. 17. BRASS PIPES SHALL BE STAINLESS STEEL, DOUBLE SLOPED & CLEANABLE. REFER TO ASHRAE 90.1-1989 FOR MINIMUM STANDARDS. 18. ALL MECHANICAL SYSTEMS AND EQUIPMENT SHALL MEET OR EXCEED THE TEXAS ENERGY CODE. ALL DUCTWORK INSULATION SHALL HAVE A MINIMUM VALUE OF R-8. PROGRAMMABLE THERMOSTATS SHALL HAVE SET BACK & MEET THE T.E.C. WATER HEATING SYSTEMS SHALL HAVE HEAT TRAPS. PROVIDE OPERATION AND MAINTENANCE MANUALS.

CONSULTING
ENGINEERS
VIGILANT - VIABLE - VIRTUOUS



PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue: _____ Date: _____

PERMIT: _____ 2016.12.21

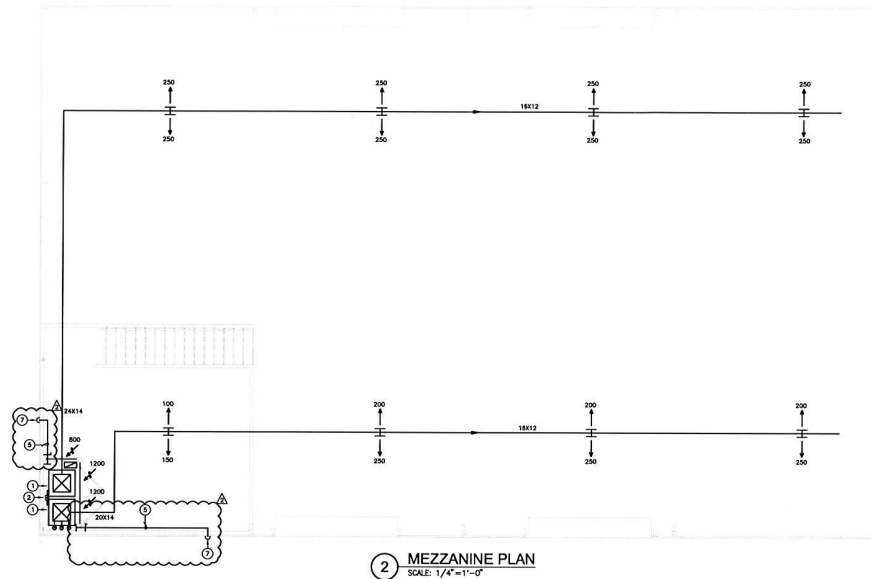
Drawing Title:
COVER SHEET
MECHANICAL

Sheet

1M-0



Building Plans



2 MEZZANINE PLAN
SCALE: 1/4"=1'-0"

FAN SCHEDULE

DESIGNATION	SERIES	TYPE	DRIVE	CFM	HP	MAX. RPM	MOTOR	MAX. V.F.M.	MANUFACTURER	MODEL	OPTIONS	CONTROL
EF-A	RESTROOMS	INLINE	DIRECT	30	0.25	720	(24.5)	100/1	CB	COOL	ON-528	1
EF-B	KITCHENS	INLINE	DIRECT	100	0.75	1075	(27.4)	100/1	CB	COOL	ON-148	1

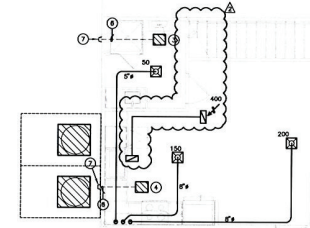
OPTIONAL ACCESSORIES
 1) BACKDRAFT DAMPER
 2) BREDSCREEN
 3) WALL COLLAR
NOTES
 A. ROOF CURB SHALL BE COMPATIBLE WITH ROOF SYSTEM AND ROOF SLOPE.
 B. INCREASE FAN MOTOR HP AND DRIVE ASSEMBLY TO PROVIDE CHG AND STATIC PRESSURE SCHEDULED.
 C. WALL HOUSING COMPATIBLE WITH WALL SYSTEM, MOTOR AND BLADE GUARDS.
 D. MULTIPLE QUANTITIES, REFER TO DRAWINGS.

CONTROL/INTERLOCK
 1) LIGHT SWITCH
 2) WALL TIMER SWITCH SHALL BE TO GS 1008

SPLIT SYSTEM AIR CONDITIONER SCHEDULE

ROOM	AC-1	AC-2
INDOOR UNIT MAKE	AC-1	AC-2
OUTDOOR UNIT MAKE	16A6E	16A6E
MANUFACTURER	16A6E	16A6E
INDOOR UNIT MODEL	16A6E	16A6E
OUTDOOR UNIT MODEL	16A6E	16A6E
NOMINAL COOLING CAPACITY (TONS)	9	9
EVAPORATOR AMPLIFY (CFM)	2000	2000
ENTERING AIR DRY-BULB TEMP. (°F)	87	87
ENTERING AIR WET-BULB TEMP. (°F)	100	100
REFRIGERANT (R410A)	14	14
ELECTRIC HEAT (KW)	30.8	30.8
ELECTRICAL CHARACTERISTICS	240V	240V
INDOOR UNIT VOLTAGE	240V	240V
OUTDOOR UNIT VOLTAGE	240V	240V
INDOOR UNIT (HP)	240V	240V
OUTDOOR UNIT (HP)	240V	240V
INDOOR UNIT COMPARTMENT	VERTICAL	VERTICAL
OUTDOOR UNIT WEIGHT (LB)	1,254.6	1,254.6

REMARKS
 1. PROVIDE CURTAIN WALL GUARDS.
 2. PROVIDE WITH CONDENSATE HEAT-WATER CLOFF.
 3. PROVIDE WITH 5 YEAR COMPRESSOR WARRANTY.
 4. PROVIDE WITH PRE-CHARGED AND PRE-INSULATED REFRIGERANT LINE KIT.
 5. PROVIDE 2-AMP PROGRAMMABLE THERMOSTAT WITH NIGHT SETBACK.
 6. ROUTE CONDENSATE TO NEAREST APPROVED DRAIN.



1 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL MECHANICAL NOTES

- ALL SUPPLY AIR SHOULD BE PROVIDED WITH INTERNAL WALL VALVE TO PREVENT BACKFLOW.
- COORDINATE PENETRATION LOCATIONS WITH OWNER.
- COORDINATE ROUTING OF DUCTWORK WITH STRUCTURAL AND PROVIDE FURN-DOWN WHERE REQUIRED. COORDINATE FURN-DOWN WITH OWNER.
- EXTERIOR WALL PENETRATION LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. COORDINATE PENETRATION LOCATIONS WITH OWNER, STRUCTURAL, LOCAL, AND ALL APPLICABLE CODES AND STANDARDS.
- PLAN INDICATES APPROXIMATE LOCATIONS OF ALL REGISTER, GRILLES, AND OUTFLOWS. COORDINATE EXACT LOCATIONS, COLOR, FINISH, AND BORDER TYPES WITH OWNER.

MECHANICAL NOTES BY SYMBOL

- FAN COOL UNIT
- 3/4" CONDENSATE DRAIN LINE TO FLOOR DRAIN
- CEILING-MOUNTED EXHAUST FAN, EF-A, SWITCHED AT DOOR, REF. DETAILS
- CEILING-MOUNTED EXHAUST FAN, EF-B, SWITCHED AT DOOR, REF. DETAILS
- IF OUTSIDE AIR DUCT, REFER TO DETAIL, PROVIDE BALANCING DAMPER, BACKDRAFT DAMPER AND FIRE DAMPER AT PENETRATION OF DYP MEMBRANE OF THE FLOOR CEILING ASSEMBLY.
- IF NO EXHAUST VENT, 24 GA. GALVANIZED SHEET METAL, ROUTE BETWEEN TRUSSES/JOISTS, TERMINATE THRU EXTERIOR WALL WITH VENT CAP.
- VENT CAPS, TO BE SELECTED BY OWNER.



CONSTRUCTION WORKING HOURS
7:00 a.m. to 6:00 p.m.
MONDAY thru SATURDAY
NO SUNDAYS

3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS



PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue: 2018.12.21
 Permit: 2018.01.10
 Permit Comments: 2018.01.26

Drawing Title:
FLOOR PLAN
MECHANICAL

Sheet

1M-1

CONSTRUCTION WORKING HOUR
7:00 a.m. to 6:00 p.m.
MONDAY thru SATURDAY
NO SUNDAYS

FEB 26 2019

CITY OF COLLEYVILLE
BY BUILDING DEPARTMENT

(NOTE: ALL SYMBOLS MAY NOT APPEAR ON DRAWINGS)

[illegible]

ALL HOT WATER PIPING UNDER
SLAB IS REQUIRED TO BE INSULATED
PER ENERGY CODE

**EROSION CONTROL SYSTEM
MUST BE IN PLACE PRIOR TO
PLUMBING ROUGH**

**IF SEWER TAP & SLAB ELEVATION RESULT IN
BUILDING DRAIN OR SEWER LINE WITH SLOPE
LESS THAN 1/4" PER FOOT, CONTACT INSPECTOR
FOR ALTERNATE DESIGN APPROVAL**



**3 CONSULTING
ENGINEERS**



2018.12.

PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Issue:	Date:
PERMIT	2018.12.21

Drawing Title:
COVER SHEET

Sheet
1P-0

Building Plans

MINIMUM PIPE CONNECTION SCHEDULE					
NAME OF FIXTURE	C.W.	H.W.	TRAP SIZE	WASTE	VENT
WATER CLOSET	1/2"	-	-	4"	2"
SHOWER	1/2"	1/2"	1-1/2"	2"	1-1/2"
BATHUB	1/2"	1/2"	1-1/2"	2"	1-1/2"
LAUNDRY	1/2"	1/2"	1-1/4"	2"	1-1/2"
COUNTER SINK (KITCHEN)	1/2"	1/2"	1-1/2"	2"	1-1/2"
BATHUB W/SHOWER HEAD	1/2"	1/2"	1-1/2"	2"	1-1/2"
WASHING MACHINE	1/2"	1/2"	1-1/2"	2"	1-1/2"
DOMESTIC DISHWASHER	-	1/2"	-	-	-
DOMESTIC WATER HEATER	3/4"	3/4"	-	-	-

GENERAL NOTES:

- ALL THE ABOVE FIXTURES ARE NOT NECESSARILY USED.
- SHOWER AND TUB/SHOWER VALVES SHALL COMPLY WITH ALL CODE REQUIREMENTS.
- INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE BALANCED-PRESSURE, THERMOSTATIC OR COMBINATION BALANCED-PRESSURE/THERMOSTATIC VALVES THAT COMPLY WITH REQUIREMENTS OF ASSE 1018 OR ASSE 412.1.8.1 AND SHALL BE INSTALLED AT THE POINT OF USE. SHOWER AND TUB/SHOWER COMBINATION VALVES REQUIRED BY CODE SHALL BE EQUIPPED WITH A MEAS TO LIMIT THE MAXIMUM SETTINGS OF THE VALVE TO 120°F, WHICH SHALL BE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

TANKLESS WATER HEATER SCHEDULE

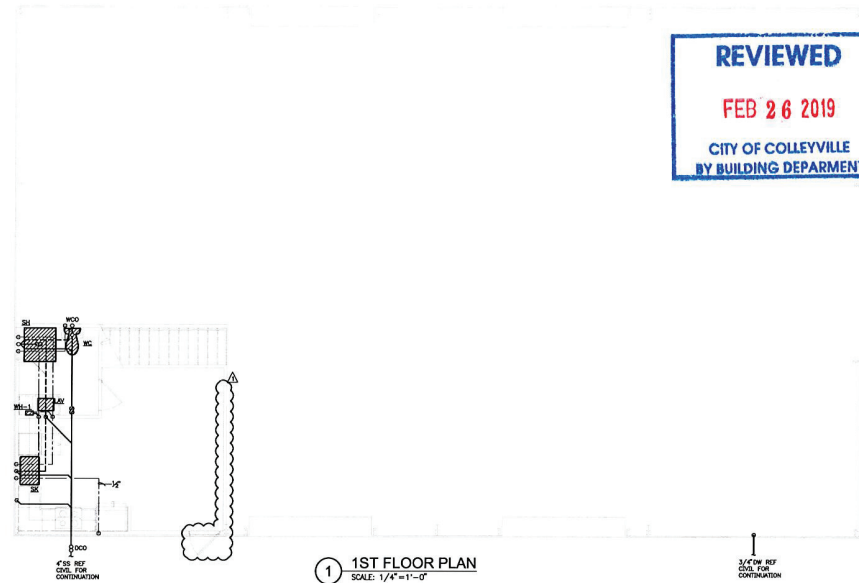
MODEL	WH-1
LOCATION	HEAT SHOWER
MANUFACTURER	CHROMATEC (DISTANCE/US)
MODEL	1-1/2" x 1/2" x 1/2"
REMARKS	1.0 GPM FLOW RATE (ONE 1.0 GPM GPM FLOW CONTROL IS INSTALLED WITH EACH WATER HEATER. REPAIR FACTORY FLOW CONTROL WITH CHROMATEC SAME FLOW CONTROL VERSION PER MANUFACTURER REQUIREMENTS.) REFER TO MANUFACTURER FOR FURTHER INSTRUCTIONS. 2. 1/4" GPM, 8.0 KW NON-PROCESSED CONTROLLER (FACTORY SETTING 120°)

PLUMBING

ALL HOT WATER PIPING UNDER SLAB IS REQUIRED TO BE INSULATED PER ENERGY CODE

EROSION CONTROL SYSTEM MUST BE IN PLACE PRIOR TO PLUMBING ROUGH

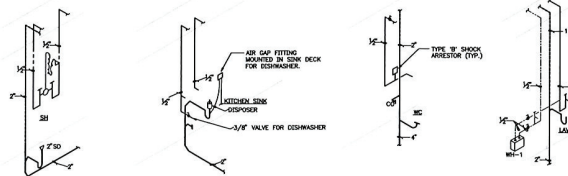
IF SEWER TAP & SLAB ELEVATION RESULT IN BUILDING DRAIN OR SEWER LINE WITH SLOPE LESS THAN 1/4" PER FOOT, CONTACT INSPECTOR FOR ALTERNATE DESIGN APPROVAL



1 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 MEZZANINE PLAN
SCALE: 1/4"=1'-0"



3 RISERS - PLUMBING
SCALE: NONE



3 CONSULTING ENGINEERS
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PRIMROSE RESIDENCE
COLLEYVILLE, TEXAS

Drawn	Date
Permit	2019.12.21
Permit Comments	2019.01.10
Drawing Title	FLOOR PLAN PLUMBING
Sheet	1P-1







2020

Planning and Zoning
Commission, City Council, and
ZBA/SBA Meeting Dates

Legend:	
	Planning and Zoning Commission Meeting
	City Council Meeting
	Zoning Board of Adjustment and Sign Board of Appeals Meeting

January						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February						
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23	24	25	26	27	28	29

March						
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29	30	31				

April						
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May						
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
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28	29	30				

July						
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26	27	28	29	30	31	

August						
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30	31					

September						
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27	28	29	30			

October						
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

November						
S	M	T	W	T	F	S
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

