



# City of Colleyville Planning and Zoning Commission Worksession Agenda

City Hall  
100 Main Street  
Colleyville, Texas 76034  
817. 503.1000  
[www.colleyville.com](http://www.colleyville.com)

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Monday, August 24, 2020  
6:15 PM

City Council Chambers  
Third Floor – City Hall

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**1. CALL TO ORDER**

**2. PRESENTATION AND DISCUSSION**

- 2a** Presentation and discussion of a Replat of Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block E, of the Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006
- 2b** Presentation and discussion of a zoning change from AG Agricultural to R-40 Single Family Residential on Lot 7, of the Mrs. Eva Paul's Subdivision, located at 1101 Tinker Road, Case ZC20-017
- 2c** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 4, Block 6, Creekside at Colleyville, Phase 3, located at 4000 Campana Court, Case ZC20-018
- 2d** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 1, Block 9, Creekside at Colleyville, Phase 3, located at 3501 Alsace Avenue, Case ZC20-019
- 2e** Presentation and discussion of a Special Use Permit for a Fence to extend into the require street side yard on Lot 4, Block 7, Creekside at Colleyville, Phase 3, located at 3508 Cheval Blanc, Case ZC20-020
- 2f** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 18, Block 9, Creekside at Colleyville, Phase 3, located at 3500 Lejoie Lane, Case ZC20-021
- 2g** Presentation and discussion of a Special Use Permit for an Accessory Building to exceed the required 4 percent maximum lot coverage for Accessory Buildings on Lot 16, Block C, Brook Meadows Addition, located at 4501 Shadycreek Lane, Case ZC20-022
- 2h** Presentation and discussion of announcement for the City Council and Planning and Zoning Commission Joint Meeting to take place on September 22, 2020 at 6:00 p.m. at the Colleyville Center.

### **3. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards August 21, 2020 by 5:00 p.m.



Araceli Botello  
Planning Technician

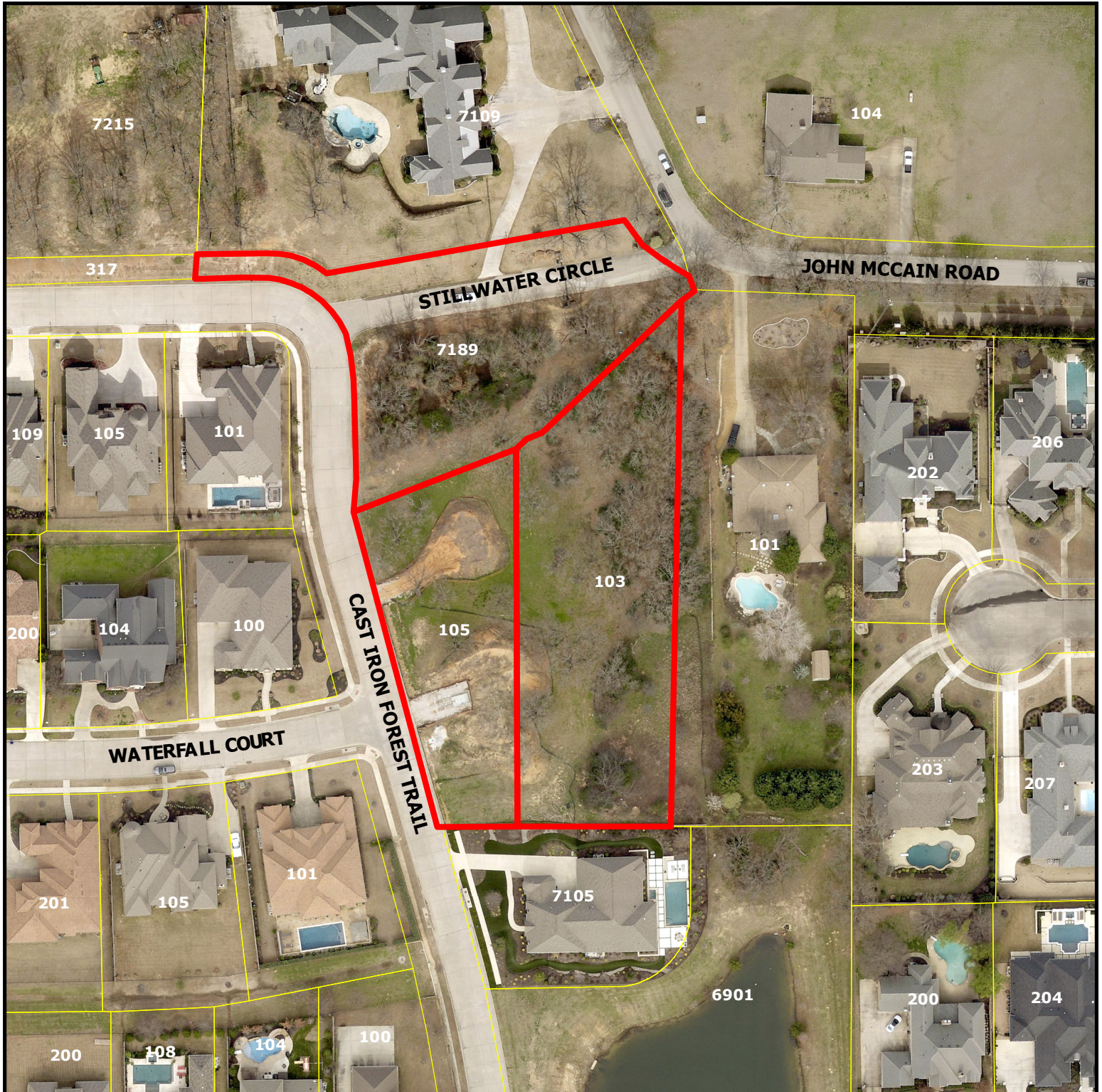
***A quorum of the Colleyville City Council may be in attendance at this meeting.***

*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



**PC20-006**

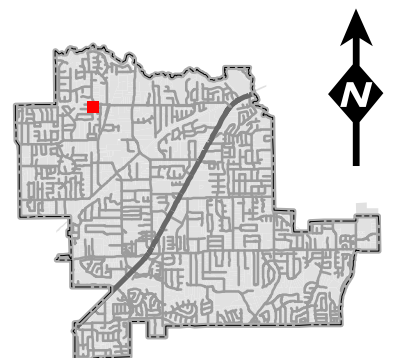
**105 & 103 John McCain Rd  
and 7189 Cast Iron Forest  
Trl**

**DISCLAIMER:**

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

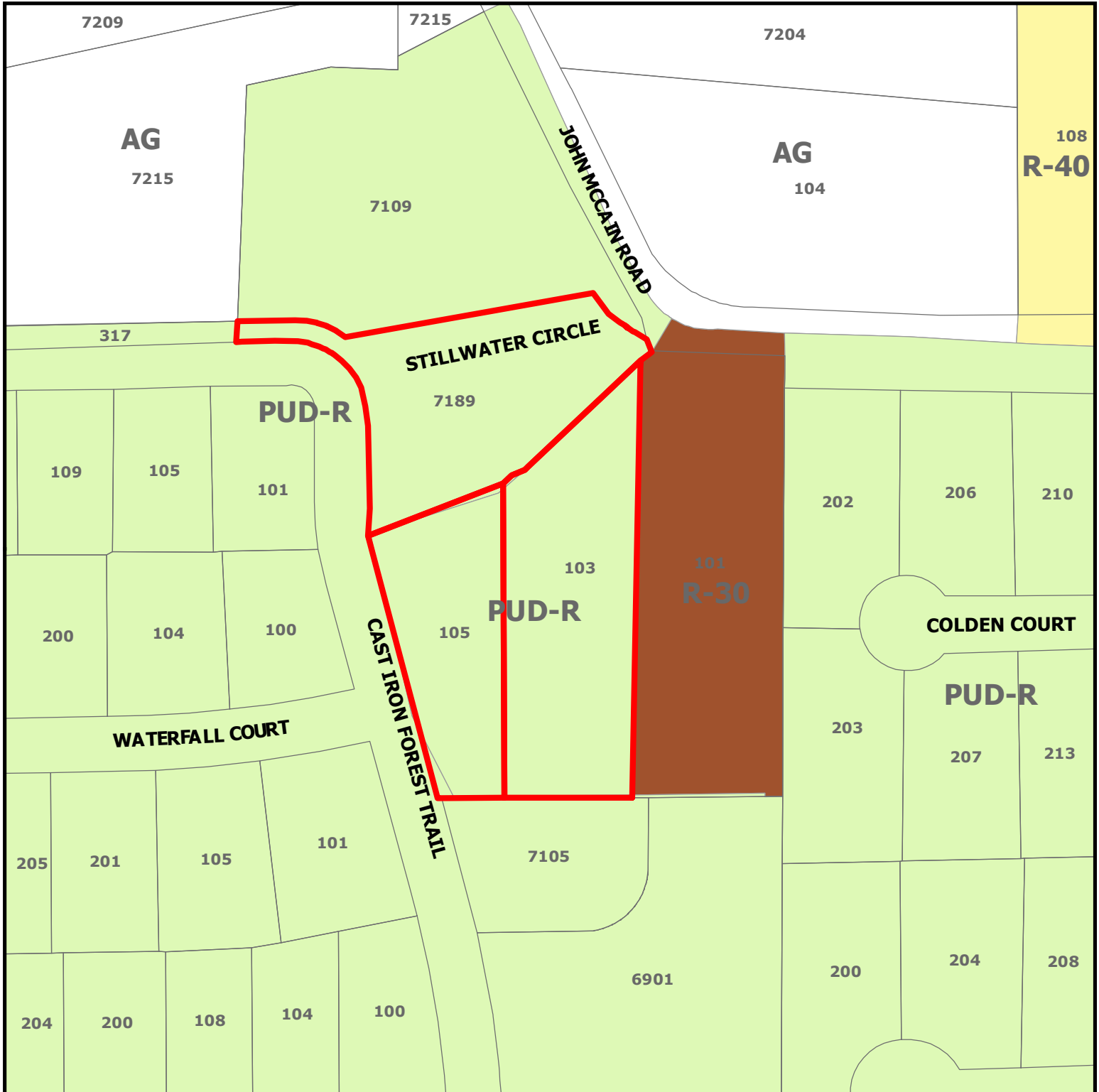


Subject Property





# Zoning Map



**PC20-006**

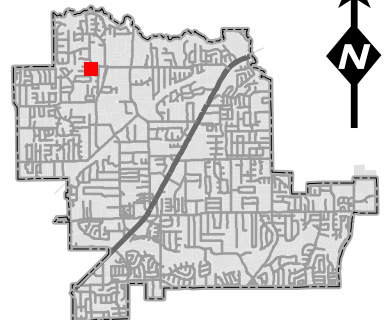
**105 & 103 John McCain Rd  
and 7189 Cast Iron Forest Trl**

**DISCLAIMER:**

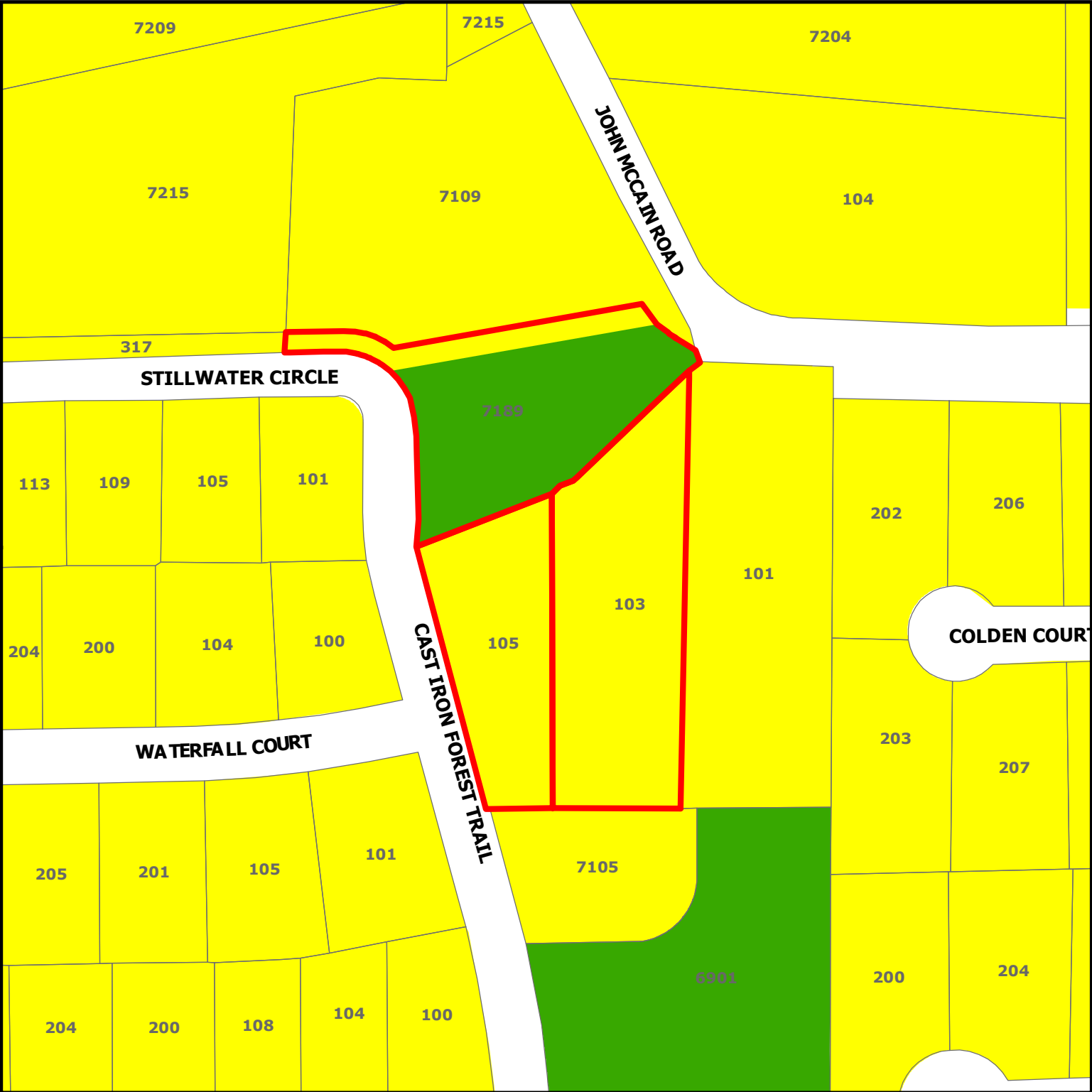
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Subject Property



# Future Land Use Map

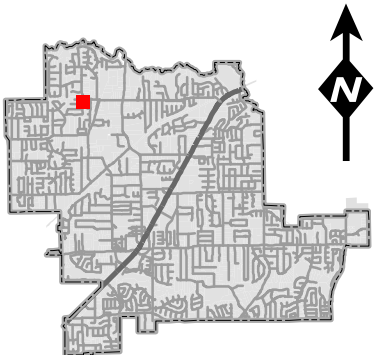


**PC20-006**

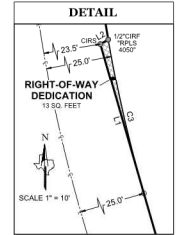
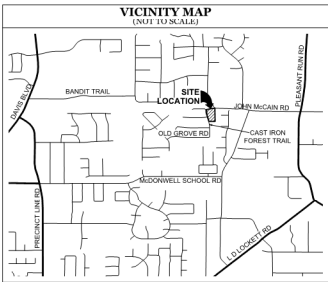
**105 & 103 John McCain Rd  
and 7189 Cast Iron Forest Trl**

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-  Subject Property
-  Residential
-  Open Space; Parks



Plat Exhibit



- GENERAL NOTES**
- The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of John McCain Road.
  - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on Map Number 48439C0095K.
  - The grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
  - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
  - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - The bearings shown on this plat are based on GPS observations utilizing the AITerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
  - DRAINAGE EASEMENT RESTRICTION: No construction of filling, without the written approval of the City of Coleville, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
  - UTILITY EASEMENTS: Any public utility, including the City of Coleville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Coleville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
  - The maintenance of all drainage and utility easements located on private property are the responsibility of the owner.
  - Open Space Lot 3X, Block A, to be maintained by HOA.

**LEGEND**

|            |   |                                              |
|------------|---|----------------------------------------------|
| PG         | = | PAGE                                         |
| VOL        | = | VOLUME                                       |
| CAB        | = | CABINET                                      |
| IRF        | = | POINT OF BEGINNING                           |
| IRP        | = | IRON ROD FOUND                               |
| CRF        | = | CAPPED IRON ROD FOUND                        |
| CRS        | = | CAPPED IRON ROD SET                          |
| DOC        | = | DOCUMENT NUMBER                              |
| D.R.D.C.   | = | DEED RECORDS                                 |
| D.C.       | = | DENOT COUNTY, TEXAS                          |
| O.P.D.C.T. | = | OFFICIAL PUBLIC RECORDS, DENOT COUNTY, TEXAS |

Project  
1912.003-01  
Date  
08/17/2020  
Drafter  
TAR



**EAGLE SURVEYING, LLC**  
210 S. Elm Street, Suite: 104  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

**SURVEYOR**  
Eagle Surveying, LLC  
210 S. Elm Street, Suite 104  
Denton, TX 76201  
(940) 222-3000

**ENGINEER**  
Pape-Dawson Engineers, Inc.  
One Ridgeman Centre  
6500 West Fwy, Suite 700  
Fort Worth, TX 76116  
(817) 510-3008

**OWNER**  
Toll Dallas TX, LLC  
2557 Grapevine Parkway, Suite 100  
Grapevine, TX 75051  
(817) 510-8770

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Coleville, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2020 to approve this plat.

Chairman, Planning and Zoning Commission \_\_\_\_\_

Attest: Secretary, Planning and Zoning Commission \_\_\_\_\_

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Coleville, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2020 to approve this plat.

Mayor, City of Coleville \_\_\_\_\_

Attest: City Secretary \_\_\_\_\_

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, TOLL DALLAS TX, LLC, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Coleville, Tarrant County, Texas, being all of Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, all of Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2" iron rod found in the East Right-of-Way line of Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

**THENCE**, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

**THENCE**, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the beginning of a non-tangent curve to the left;

**THENCE**, leaving the North line of the Right-of-Way Dedication of Neidholt Addition along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the right, having a radius of 245.00 feet, a chord bearing of N02°27'38"W, a chord length of 37.35 feet, a delta angle of 08°44'07", an arc length of 37.35 feet to a 1/2" iron rod with yellow plastic cap stamped "BEASLEY" found;

**THENCE**, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the beginning of a non-tangent curve to the left;

**THENCE**, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.18 feet, a delta angle of 22°28'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

**THENCE**, N01°18'53"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

**THENCE**, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northwest corner hereof;

**THENCE**, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 47.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

**THENCE**, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

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

OWNER: TOLL DALLAS TX, LLC, a Texas limited liability company

BY: \_\_\_\_\_  
Authorized Agent Date \_\_\_\_\_

NAME: \_\_\_\_\_  
Print name

STATE OF TEXAS §  
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Coleville, Tarrant County, Texas.

**PRELIMINARY**  
This document shall not be recorded for any purpose and shall not be used or relied on or relied upon as a final survey document.

Matthew Raabe, R.P.L.S., #6402 \_\_\_\_\_ Date \_\_\_\_\_

REPLAT  
OLD GROVE ADDITION, PHASE II  
LOTS 1-3X, BLOCK 1  
2.20 ACRES

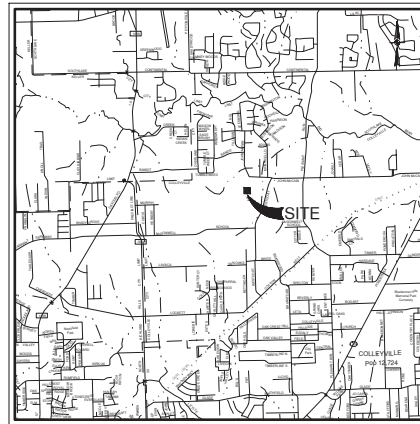
A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION  
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.  
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION  
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,  
D.J. BEDDO SURVEY, ABSTRACT NO. 232,  
CITY OF COLEVILLE, TARRANT COUNTY, TEXAS

## Civil Plans Exhibit

# OLD GROVE - GRADING AND DRAINAGE

## COLLEYVILLE, TARRANT COUNTY, TEXAS

### CIVIL CONSTRUCTION PLANS



LOCATION MAP  
NOT-TO-SCALE

TOLL DALLAS TX, LLC  
2555 SW GRAPEVINE PKWY, STE 100  
GRAPEVINE, TEXAS 76051

AUGUST 2020

**PAPE-DAWSON**  
**ENGINEERS**

FORT WORTH ■ SAN ANTONIO ■ AUSTIN ■ HOUSTON ■ DALLAS  
6500 WEST FWY, STE 700 ■ FORT WORTH, TX 76116 ■ 817.870.3668  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

#### SHEET INDEX

| Sheet Description                 | Sheet No. |
|-----------------------------------|-----------|
| COVER SHEET                       | C0.0      |
| FINAL PLAN                        | C1.0      |
| GENERAL NOTES                     | C2.0      |
| SITE & UTILITY PLAN               | C3.0      |
| GRADING PLAN                      | C4.0      |
| DRAINAGE & DETENTION PLAN         | C5.0      |
| DRAINAGE & DETENTION CALCULATIONS | C5.1      |
| EROSION CONTROL PLAN              | C6.0      |
| CONSTRUCTION DETAILS              | C7.0      |

THIS DOCUMENT IS  
RELEASED FOR  
"REVIEW PURPOSES"  
UNDER THE  
AUTHORIZATION OF  
MATTHEW L. MALLY,  
P.E. #120484  
AUGUST 17, 2020.  
IT IS NOT FOR  
CONSTRUCTION OR  
PERMIT PURPOSES.

SHEET C0.00

CONSTRUCTION DOCUMENTS

PD JOB NO. 61233-01 OLD GROVE - GRADING AND DRAINAGE





# Civil Plans Exhibit

## GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYSVILLE AND GOVERNED BY THE CITY OF COLLEYSVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION, 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
- A COPY OF THE COLLEYSVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE: [WWW.COLLEYSVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDDETAILS](http://WWW.COLLEYSVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDDETAILS)
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYSVILLE STANDARDS WHERE THEY DIFFER FROM MTCOG STANDARDS.
- WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TxDOT FOR REVIEW.
- A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.
- THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.  

|                            |                    |
|----------------------------|--------------------|
| UNDERGROUND FACILITY OWNER | 811 (214) 869-8352 |
| AT&T                       | (214) 745-2964     |
| AT&T TEXAS (CALL DITCHES)  | (800) 344-8377     |
| ATMOS ENERGY               | (817) 359-1313     |
| CHARTER COMMUNICATIONS     | (817) 822-8745     |
| CITY OF COLLEYSVILLE       | (817) 748-8082     |
| DITCHES (LINE LOCATES)     | (800) 344-8377     |
| LEVEL (3) COMMUNICATIONS   | (877) 368-8344     |
| ONCOR ELECTRIC DELIVERY    | (817) 215-6688     |
| ONE SOURCE COMMUNICATIONS  | (817) 692-6042     |
| TRI COUNTY ELECTRIC        | (817) 431-1541     |
| VERIZON ENGINEERING        | (972) 578-3354     |
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERE TO.
- THIS ITEM SHALL COVER THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE Dikes, ROCK BENS, DIVERSION Dikes, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, SOODOING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

- RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYSVILLE STAFF.
- ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYSVILLE TREE PRESERVATION ORDINANCE.

## WATER IMPROVEMENTS

- THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
- WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
- ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYSVILLE REPRESENTATIVE.
- FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
- ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO ASTM C-900 DR-18 MINIMUM, WITH NSF SEAL. PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MTCOG STD. SPECS. (SEE C1.7) WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.
- 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.
- WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
- WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
- WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
- CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
- ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMULSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.
- ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMA) NO BLOCK OUTS WILL BE ALLOWED.
- FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
- WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
- ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
- FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).

## SANITARY SEWER IMPROVEMENTS

- SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.
- PIPE SHALL HAVE CL B (S-H) EMBEDED, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- AFTER COMPLETION OF ALL TESTING (I.E. MANDEREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
- A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.
- CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
- RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.
- MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER, 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER.
- ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
- ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYSVILLE HAS APPROVED ALL TRENCH WORK.
- ALL MANHOLES SHALL BE VACUUMED TESTED.
- ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
- CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

## STORM DRAINAGE IMPROVEMENTS

- ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.
- BACKFILL SHALL BE 1/2 TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
- AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
- INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
- ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WEPD WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
- NO PRE-CAST INLETS ARE ALLOWED.

| DATE | REVISION | NO. |
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6805 WEST HWY. 375 SUITE 200 • WORTH, TX 76180 • TEL 817.373.8888  
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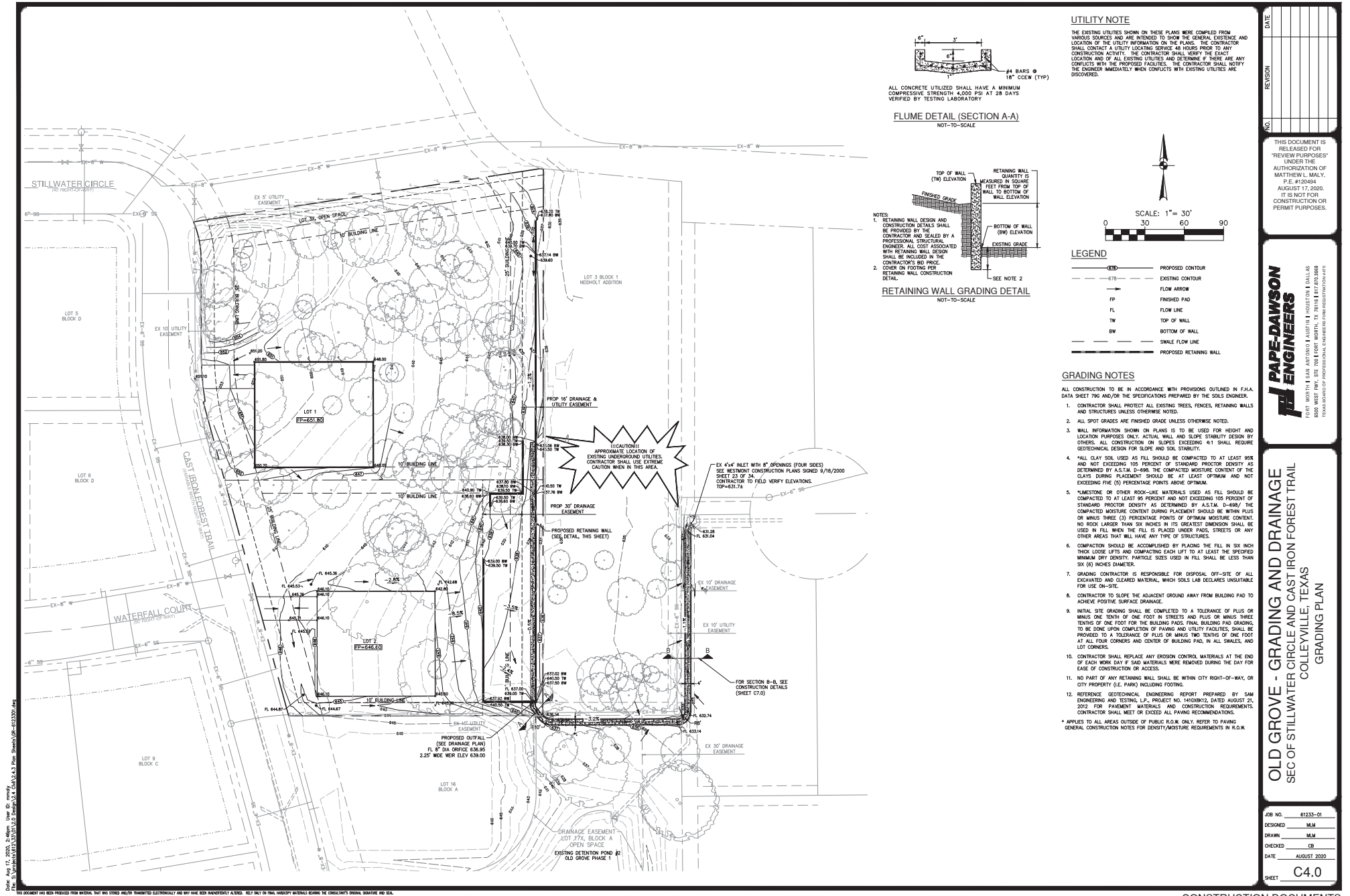
OLD GROVE - GRADING AND DRAINAGE  
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL  
COLLEYSVILLE, TEXAS  
GENERAL NOTES

|          |             |
|----------|-------------|
| JOB NO.  | 61233-01    |
| DESIGNED | MLW         |
| DRAWN    | MLW         |
| CHECKED  | CB          |
| DATE     | AUGUST 2020 |
| SHEET    | C2.0        |

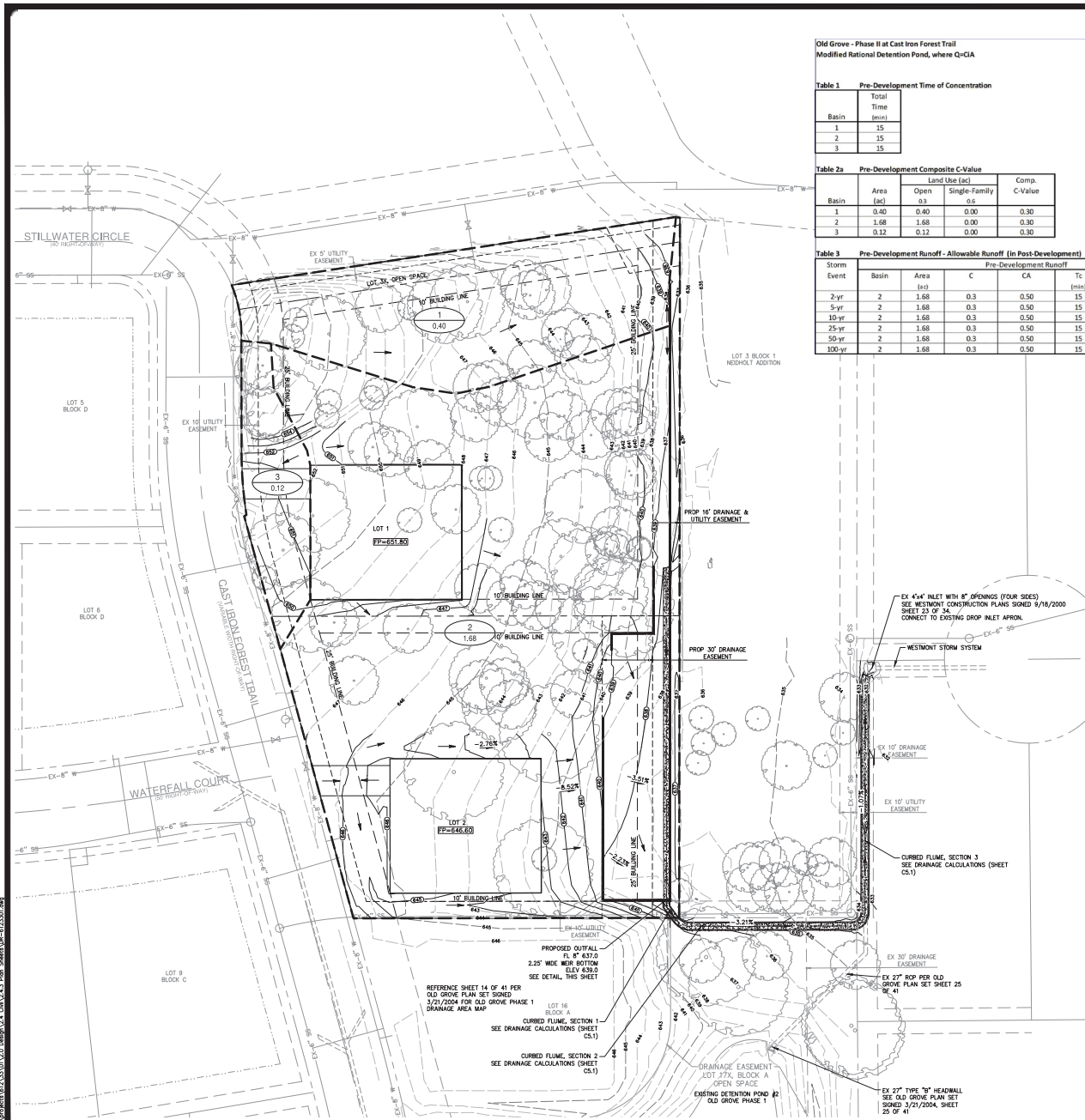
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# Civil Plans Exhibit



# Civil Plans Exhibit



Old Grove - Phase II at Cast Iron Forest Trail  
Modified Rational Detention Pond, where  $Q=CiA$

| Basin | Total Time (min) |
|-------|------------------|
| 1     | 15               |
| 2     | 15               |
| 3     | 15               |

Table 2a Pre-Development Composite C-Value

| Basin | Area (ac) | Land Use (ac) |                   | Comp. C-Value |
|-------|-----------|---------------|-------------------|---------------|
|       |           | Open 0.3      | Single-Family 0.6 |               |
| 1     | 0.40      | 0.40          | 0.00              | 0.30          |
| 2     | 1.68      | 1.68          | 0.00              | 0.30          |
| 3     | 0.12      | 0.12          | 0.00              | 0.30          |

Table 2b Post-Development Composite C-Value

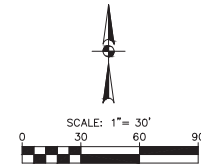
| Basin | Area (ac) | Land Use (ac) |                   | Comp. C-Value |
|-------|-----------|---------------|-------------------|---------------|
|       |           | Open 0.3      | Single-Family 0.6 |               |
| 1     | 0.40      | 0.40          | 0.00              | 0.30          |
| 2     | 1.68      | 0.00          | 1.68              | 0.60          |
| 3     | 0.12      | 0.00          | 0.12              | 0.60          |

Table 3 Pre-Development Runoff - Allowable Runoff (in Post-Development)

| Storm Event | Pre-Development Runoff - Residential (100% Impervious) |            |     |      |          |           |          |
|-------------|--------------------------------------------------------|------------|-----|------|----------|-----------|----------|
|             | Basin                                                  | Area (a/c) | C   | CA   | Tc (min) | I (in/hr) | Qa (cfs) |
| 2-yr        | 2                                                      | 1.68       | 0.3 | 0.50 | 15       | 3.90      | 1.97     |
| 5-yr        | 2                                                      | 1.68       | 0.3 | 0.50 | 15       | 4.86      | 2.45     |
| 10-yr       | 2                                                      | 1.68       | 0.3 | 0.50 | 15       | 5.53      | 2.79     |
| 25-yr       | 2                                                      | 1.68       | 0.3 | 0.50 | 15       | 6.46      | 3.26     |
| 100-yr      | 2                                                      | 1.68       | 0.3 | 0.50 | 15       | 7.20      | 3.63     |
| 100-yr      | 2                                                      | 1.68       | 0.3 | 0.50 | 15       | 7.98      | 4.02     |

### UTILITY NOTE

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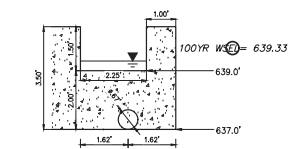


**LEGEND**

- 
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRAINAGE AREA
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- A-1
- 1.00
- ACRES

## NOTES

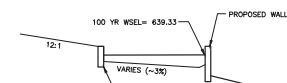
1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
3. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.



ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM  
COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS  
VERIFIED BY TESTING LABORATORY

## OUTFALL STRUCTURE DETAIL

NOT-TO-SCALE



## POND SECTION

NOT-TO-SCALE

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TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION #475

# VE - GRADING AND DRAINAGE

## WATER CIRCLE AND CAST IRON FOREST TRAIL

### COLLEYVILLE, TEXAS

#### DRAINAGE & DETENTION PLAN

JOB NO. 61233-01  
DESIGNED MLM  
DRAWN MLM  
CHECKED CB  
DATE AUGUST 2020  
C5.0  
SHEET

# Civil Plans Exhibit

Old Grove - Phase II at Cast Iron Forest Trail  
Modified Rational Detention Pond, where Qc=IA

Table 4 Post-Development Required Detention Volume (Vreq)

| Storm Event | Basin | Area (ac) | Tc (min) | C   | Qa (cfs) | Td (min) | Vprelim (cu ft) | P180 (in) | Ptd (in) | Vreq (cu ft) | Vreq (ac-ft) |
|-------------|-------|-----------|----------|-----|----------|----------|-----------------|-----------|----------|--------------|--------------|
| 2-yr        | 2     | 1.68      | 15       | 0.6 | 1.97     | 28.62    | 2,191           | 2.19      | 1.29     | 3,700        | 0.08         |
| 5-yr        | 2     | 1.68      | 15       | 0.6 | 2.45     | 32.83    | 2,974           | 2.95      | 1.76     | 5,000        | 0.11         |
| 10-yr       | 2     | 1.68      | 15       | 0.6 | 2.79     | 34.69    | 3,516           | 3.46      | 2.06     | 5,900        | 0.14         |
| 25-yr       | 2     | 1.68      | 15       | 0.6 | 3.26     | 36.14    | 4,237           | 4.19      | 2.49     | 7,100        | 0.16         |
| 50-yr       | 2     | 1.68      | 15       | 0.6 | 3.63     | 37.18    | 4,826           | 4.77      | 2.83     | 8,100        | 0.19         |
| 100-yr      | 2     | 1.68      | 15       | 0.6 | 4.02     | 38.57    | 5,473           | 5.44      | 3.22     | 9,200        | 0.21         |

Detention calculations in Table 4 from Section 1.5.2 of Hydrology SWM Manual.

Table 5 Elevation - Volume - Discharge Rating Curve

| Elevation (ft) | Area (ft <sup>2</sup> ) | Area (ac-ft) | Volume (cu ft) | Q (cfs) |
|----------------|-------------------------|--------------|----------------|---------|
| 637.0          | 0                       | 0.00         | 0.00           | 0.00    |
| 637.5          | 938                     | 0.02         | 0.01           | 0.69    |
| 638.0          | 3,382                   | 0.08         | 0.03           | 1.37    |
| 638.5          | 5,715                   | 0.13         | 0.08           | 1.82    |
| 639.0          | 6,923                   | 0.16         | 0.15           | 2.17    |
| 639.5          | 7,859                   | 0.18         | 0.24           | 4.94    |
| 640.0          | 9,635                   | 0.22         | 0.34           | 9.72    |
| 640.5          |                         |              |                |         |

Table 6 Outlet Structure

| Orifice     | Diam (in)     | Q (cfs)     | # of Pipes | 1 |
|-------------|---------------|-------------|------------|---|
| Flow Line   | 637.00        |             |            |   |
| Ke          | 0.6           |             |            |   |
| Length (ft) | 2.25          | Bottom Elev | 639.00     |   |
| Height (ft) | 1.50          | Top Elev    | 640.50     |   |
| Ke          |               | Weir C      | 3.1        |   |
|             |               |             |            |   |
|             |               |             |            |   |
| Outfall     | Diam (in)     | 8           |            |   |
|             | Slope (ft/ft) | 0.0300      |            |   |
|             | Length (ft)   | 0.5         |            |   |

Table 7 Proposed Detention Storage Volume

| Storm Event | Qa    | Vreq    | Design WSEL <sup>1</sup> | Qout <sup>2</sup> | Qout / Qa | Vprovided <sup>3</sup> | V / Vreq | Freeboard | Delta Qa-Qout <sup>4</sup> |      |
|-------------|-------|---------|--------------------------|-------------------|-----------|------------------------|----------|-----------|----------------------------|------|
|             | (cfs) | (cu ft) | (ft)                     | (cfs)             |           | (cu ft)                |          |           |                            |      |
| 2-yr        | 1.97  | 3,700   | 0.08                     | 638.71            | 1.96      | ✓ 100.0%               | 0.11     | ✓ 132.9%  | 1.79                       | 0.00 |
| 5-yr        | 2.45  | 5,000   | 0.11                     | 639.05            | 2.45      | ✓ 100.0%               | 0.16     | ✓ 142.4%  | 1.45                       | 0.00 |
| 10-yr       | 2.79  | 5,900   | 0.14                     | 639.11            | 2.79      | ✓ 100.0%               | 0.17     | ✓ 128.3%  | 1.39                       | 0.00 |
| 25-yr       | 3.26  | 7,100   | 0.16                     | 639.20            | 3.25      | ✓ 100.0%               | 0.19     | ✓ 118.4%  | 1.30                       | 0.00 |
| 50-yr       | 3.63  | 8,100   | 0.19                     | 639.26            | 3.63      | ✓ 100.0%               | 0.20     | ✓ 107.3%  | 1.24                       | 0.00 |
| 100-yr      | 4.02  | 9,200   | 0.21                     | 639.33            | 4.02      | ✓ 100.0%               | 0.21     | ✓ 100.2%  | 1.17                       | 0.00 |

Design Notes:

1. Design WSEL determined iteratively based on interpolation of Qa against Crotal from Table 5.

2. Qout calculated based on outlet structure hydraulic information in Table 6 and Design WSEL.

3. Vprovided determined by comparing Design WSEL against Elevation-Volume in Table 5.

## Tarrant County

|   |         | Return Period |         |         |         |         |         |         |     |  |  |
|---|---------|---------------|---------|---------|---------|---------|---------|---------|-----|--|--|
|   |         | 1             | 2       | 5       | 10      | 25      | 50      | 100     | 500 |  |  |
| e | 0.82169 | 0.81144       | 0.81423 | 0.79952 | 0.79381 | 0.78265 | 0.77882 | 0.69850 |     |  |  |
| b | 43.653  | 51.393        | 71.154  | 77.103  | 90.982  | 97.721  | 110.202 | 87.16   |     |  |  |
| d | 8       | 9             | 12      | 12      | 12      | 13      | 14      | 2       |     |  |  |
| a | 95.835  | 121.96        | 170.81  | 203.93  | 247.1   | 282.6   | 322.07  | -       |     |  |  |
| b | 13.425  | 15.704        | 19.435  | 21.09   | 22.366  | 23.302  | 24.388  | -       |     |  |  |

|        | e       | b       | d  | a      | b      |
|--------|---------|---------|----|--------|--------|
| 1-yr   | 0.82169 | 43.653  | 8  | 95.835 | 13.425 |
| 2-yr   | 0.81144 | 51.393  | 9  | 121.96 | 15.704 |
| 5-yr   | 0.81423 | 71.154  | 12 | 170.81 | 19.435 |
| 10-yr  | 0.79952 | 77.103  | 12 | 203.93 | 21.09  |
| 25-yr  | 0.79381 | 90.982  | 13 | 247.1  | 22.366 |
| 50-yr  | 0.78265 | 97.721  | 13 | 282.6  | 23.302 |
| 100-yr | 0.77882 | 110.202 | 14 | 322.07 | 24.388 |

Formulas from Section 1.5.2 of SWM Criteria Manual:

$$T_d = \sqrt{\frac{2CAab}{Q_a}} \cdot b$$

$$V_{\text{preliminary}} = 60 [CAa - (2CAbAQ_a)^{1/2} + (Q/2) (b - L_1)]$$

$$V_{\text{max}} = V_{\text{preliminary}} \cdot P_{\text{cso}}/P_{\text{ci}}$$

## Curbed Flume Calculations

| Label     | Friction Method | Roughness Coefficient | Channel Slope | Normal Depth (ft) | Bottom Width (ft) | Top Width (ft) | Flow Area (ft <sup>2</sup> ) | Wetted Perimeter (ft) | Hydraulic Radius (ft) | Top Width (ft) | Critical Depth (ft) | Critical Slope | Velocity (ft/s) |
|-----------|-----------------|-----------------------|---------------|-------------------|-------------------|----------------|------------------------------|-----------------------|-----------------------|----------------|---------------------|----------------|-----------------|
| Section 1 | Manning Formula | 0.013                 | 0.0021        | 0.21              | 3                 | 4.02           | 0.62                         | 3.41                  | 0.18                  | 3              | 0.38                | 0.00459        | 6.53            |
| Section 2 | Manning Formula | 0.013                 | 0.0021        | 0.17              | 4                 | 4.02           | 0.68                         | 4.34                  | 0.16                  | 4              | 0.32                | 0.0044         | 5.94            |
| Section 3 | Manning Formula | 0.013                 | 0.0107        | 0.24              | 4                 | 4.02           | 0.95                         | 4.48                  | 0.21                  | 4              | 0.32                | 0.0044         | 4.22            |

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| DATE     |  |
|----------|--|
| REVISION |  |
| NO.      |  |

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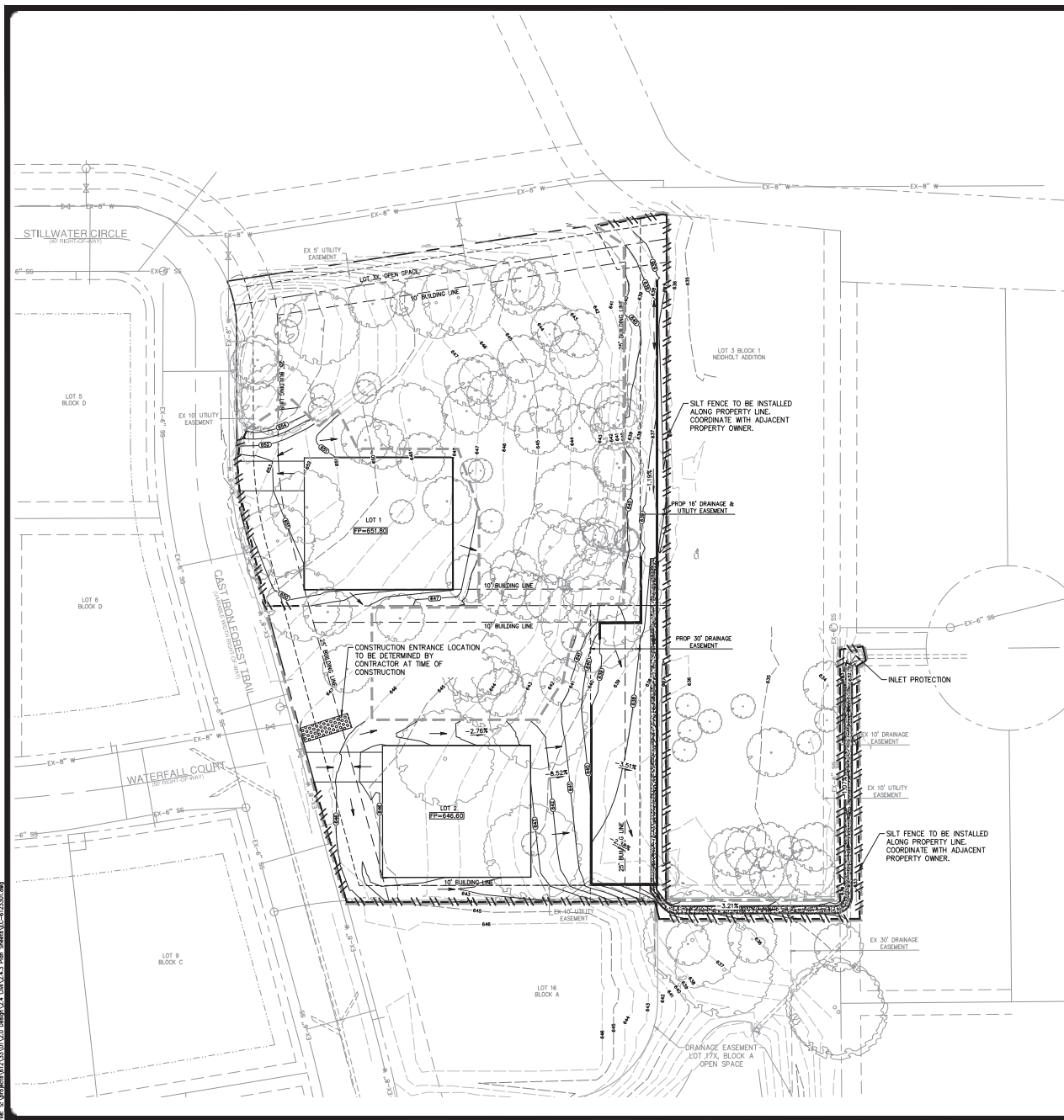
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817.333.8888  
P.E. #120484  
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OLD GROVE - GRADING AND DRAINAGE  
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL  
COLLEYVILLE, TEXAS  
DRAINAGE & DETENTION CALCULATIONS

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DESIGNED M.W.  
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# Civil Plans Exhibit



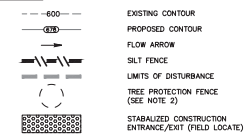
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## NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. TREE PROTECTION TO BE INSTALLED PER TREE SURVEY PLAN PROVIDED BY STUDIO 13 DESIGN GROUP AND SEALED JANUARY 2018. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY CHANGES OR FIELD OBSERVATIONS DIFFERING FROM THIS PLAN PRIOR TO CONSTRUCTION AND GRADING.

LEGEND



SCALE: 1" = 10'

EROSION & SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERMITTER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
3. THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
4. THE GENERAL CONTRACTOR, AS THE TIED DEFINED OPERATOR, SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TIDES GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE PERMIT) AND OTHERWISE DIRECTED BY THE OWNER.
5. THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICHEVER POSSIBLE POLLUTANTS AS DEFINED IN THE TIDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT AS WELL AS THE TIDES GENERAL PERMIT IN THE TIED GENERAL PERMIT.
6. ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AND/OR IN THE OPINION OF THE CITY INSPECTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE SHALL BE APPROVED BY THE CITY INSPECTOR IN AN ADDITIONAL EROSION CONTROL PLAN.
7. A. DEDICATION CONTRACTOR IS TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCES/EXIT.  
b. UTILITY CONTRACTOR (WATER, SEWER & STORM DRAIN) IS TO BE RESPONSIBLE FOR INSTALLATION OF STAGE 1 AND STAGE 2 SILENT PROTECTION.  
c. OWNER TO BE RESPONSIBLE FOR SEEDING AND FINAL REMOVAL OF EROSION CONTROLS.
7. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NECESSARY FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL SHALL BE IN PLACE AT THE END OF EACH DAY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NECESSARY FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL SHALL BE IN PLACE AT THE END OF EACH DAY.
9. THE SITE, SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STRIPS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS, INLETS, AND ADJACENT PROPERTY FROM EROSION DEPOSITS. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILING TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND THE SWPPP.
10. ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED, AND/OR REPLACED AFTER EACH STORM.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HAZARDOUS TO THE GROUND WATERS AND THE SOILS. THE CONTRACTOR SHALL BE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SLOD STORAGE. SEE N.C.G.C.O.G. CONTRACTOR BIDD MANUAL SECTION 4 - HAZARDOUS WASTE MANAGEMENT.
12. A. CULVERTIZED PLY/BOX BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.G.C.O.G. CONTRACTOR BIDD MANUAL SECTION 4 - CONCRETE WASTE MANAGEMENT.
13. CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS AND SERVICE VEHICLES AT THE PARKING AND STORAGE AREA. THE LOCATION OF SLOD STORAGE APPROXIMATELY SHOWN ON THE ATTACHED SITE PLAN.
14. CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
15. CONSTRUCTION TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
16. DISTURBED AREAS, INCLUDING EROSION CONTROL DEVICES, SHALL BE PROTECTED FROM SPILL OR SPREAD OF RILEY OR IN CHANNELS, DRAINWAYS OR DITCHES, DRAINAGE DITCHES, OR DRAINAGE DITCHES OR DRAINAGE DITCHES AT RISK OF EROSION. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOOD DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINWAYS AND BROWDER DITCHES IN THE WORK ZONE SHALL BE PROTECTED BY ANY SEEDING OR MULCHING TO PREVENT EROSION.
17. ALL WASH WATER SHALL BE DEPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DRAINAGES FROM THIS SITE.
18. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDING AND WATERED.
19. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED AND AREAS WHERE FINAL GRADE HAS BEEN ACHIEVED SHALL BE PERMANENTLY PLANTED AND/OR SEEDING WITHIN 14 DAYS.
20. PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN (OR WHEN A LANDSCAPING PLAN DOES NOT EXIST) SHALL BE HYDROMULCHED WITH PLOWMIX AND WATERED WITH TEMPORARY AEROSOL GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCUMULATING ALL EROSION CONTROL DEVICES, CHECK DAMS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTIONS OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
22. SILT FENCES SHALL BE PLACED AMONG STOODPLEES USED ON THE SITE.
23. THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHBOARDS, AREA, PORTABLE TOILETS, EQUIPMENT STORAGE, AND PREPARED PLANTING AND/OR SEEDING WITHIN 14 DAYS.

THIS DOCUMENT IS  
RELEASED FOR  
"REVIEW PURPOSES"  
UNDER THE  
AUTHORIZATION OF  
MATTHEW L. MALY,  
P.E. #120494  
AUGUST 17, 2020.  
IT IS NOT FOR  
CONSTRUCTION OR  
PERMIT PURPOSES.

**PAPE-DAWSON  
ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS  
6500 WEST F.W., STE. 700 | FORT WORTH, TX 76116 | 817.870.3668  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

**COLD GROVE - GRADING AND DRAINAGE  
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL  
COLLEVILLE, TEXAS  
EROSION CONTROL PLAN**

JOB NO. 61233-01  
DESIGNED MLM  
DRAWN MLM  
CHECKED CB  
DATE AUGUST 2020  
C6.0  
SHEET



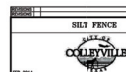
# Civil Plans Exhibit

## SILT FENCE

### GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPACE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (i.e. FARMROAD) WEIGH FABRIC FLAP WITH ROCK OR UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 8 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 WOVEN WIRE, WHICH IS IN TURN 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 WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE 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 NOT TO CONTRIBUTE TO ADDITIONAL SILTATION.

NORTH CENTRAL COUNCIL OF GOVERNMENTS  
STD. SPEC. 022713-B DWG. NO. 2020-9  
DEC. '92



COLLETTVILLE TEXAS D-10

## CURB INLET PROTECTION DETAIL

### NOTES:

1. WIRE MESH BACKING MUST BE OF SUFFICIENT STRENGTH TO SUPPORT STONE FOR CURB INLETS WITH WATER FULLY SPUNGED AGAINST IT.
2. STONE IS 3"-5" IN SIZE AND CLEAN.
3. FORM THE WIRE FABRIC STRUCTURE TO THE CONCRETE OUTLET AND AGAINST THE FACE OF CURB OR BODIES OF THE INLET. PLACE CLEAN STONE, WRAPPED IN WIRE OR AROUND THE STONE, AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE STONE.
4. THE FACE OF INLET PROTECTION MUST BE INSPECTED FREQUENTLY AND THE STONE REPLACED WHEN SLOTTED WITH SEDIMENT.
5. ASSURE THAT STORM FLOW DOES NOT PIVOT INLET BY INSTALLING TEMPORARY DRAIN OR RAPIDLY DRAIN DRAINAGE INLET.
6. CONSTRUCT SIMILAR TYPE STRUCTURE AT BACK OF PROPOSED CURB INLETS WITH OPEN SPACE.
7. STONE WRAPPED IN WIRE MESH MUST BE SECURED TO THE WIRE BACKING WITH CLIPS OR TIE RODS AT 4' INTERVALS.
8. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2'.
9. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTIONS DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO CIRCULATE THE CURB.
10. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.



COLLETTVILLE TEXAS D-14

## UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

| DATE     |  |
|----------|--|
| REVISION |  |
| NO.      |  |

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 AUGUST 17, 2020. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

**PAPE-DAWSON ENGINEERS**  
1001 WEST 10TH AVE. SUITE 1000 | AUSTIN, TX 78703 | TEL: 512.452.1111  
6000 WEST HWY. 375 SUITE 400 | WORTH, TX 76180 | TEL: 817.372.8888  
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION #478

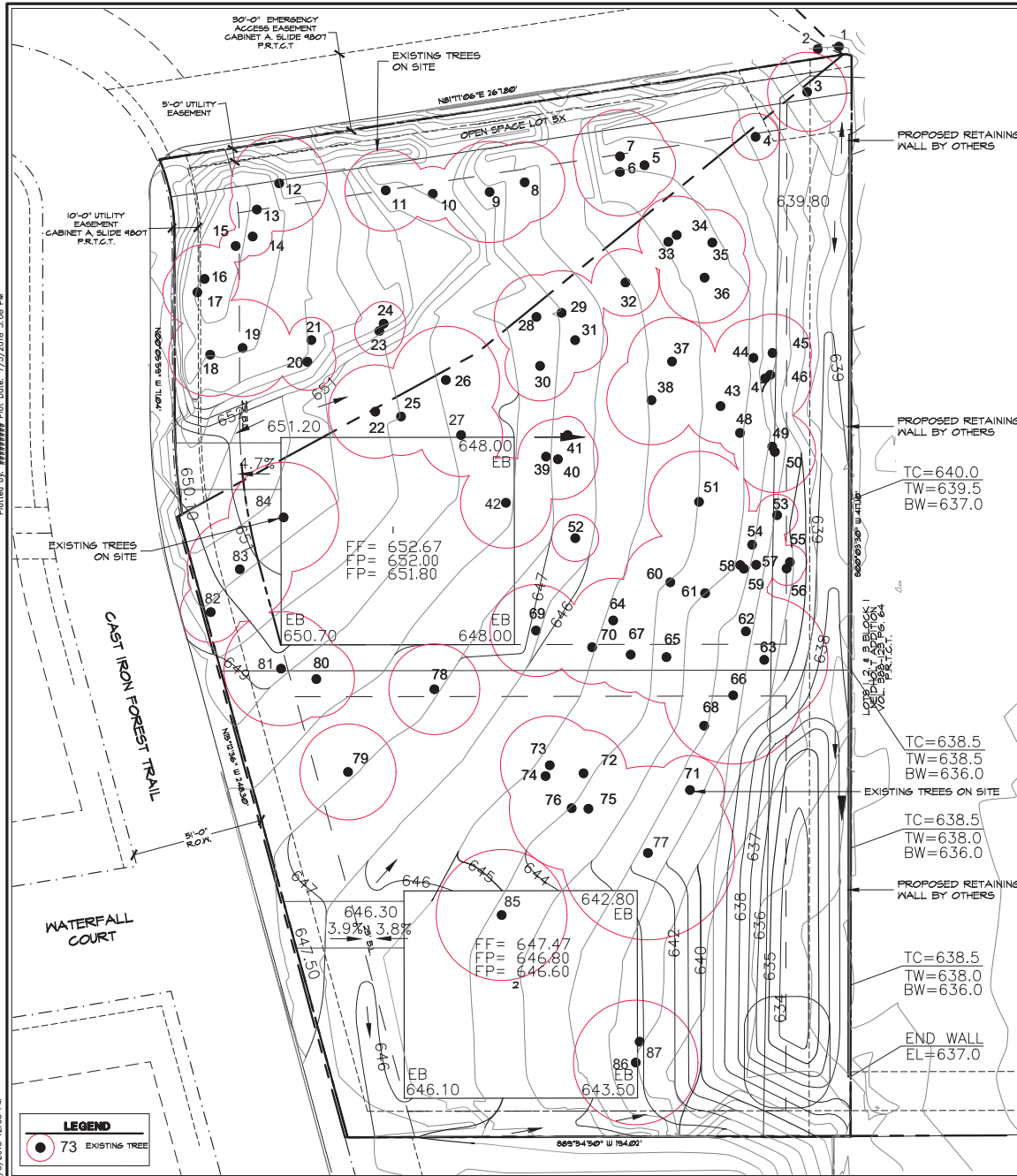
OLD GROVE - GRADING AND DRAINAGE  
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL  
COLLETTVILLE, TEXAS  
CONSTRUCTION DETAILS

JOB NO. 61233-01  
DESIGNED: M.W.  
DRAWN: M.W.  
CHECKED: CB  
DATE: AUGUST 2020  
SHEET: C7.0

CONSTRUCTION DOCUMENTS

# Civil Plans Exhibit

Drawing: \\Studio\main\Users\Shared\Folders\Shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Sove Time: 7/5/2018 12:05 PM Plotted by: TBI013 Plot Date: 7/5/2018 3:08 PM



**EXISTING TREE COVERAGE**

- TOTAL PROPERTY AREA = 45,126SF

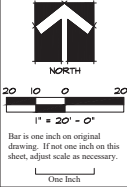
- TOTAL CANOPY COVERAGE ON SITE = 44,810SF

1

## TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.

**STUDIO 13 DESIGN GROUP**  
 Studio 13 Design Group, PLLC  
 180 W. Main Street  
 Lewisville, Texas 76047  
 469-455-1900  
 TBAI Firm 008643



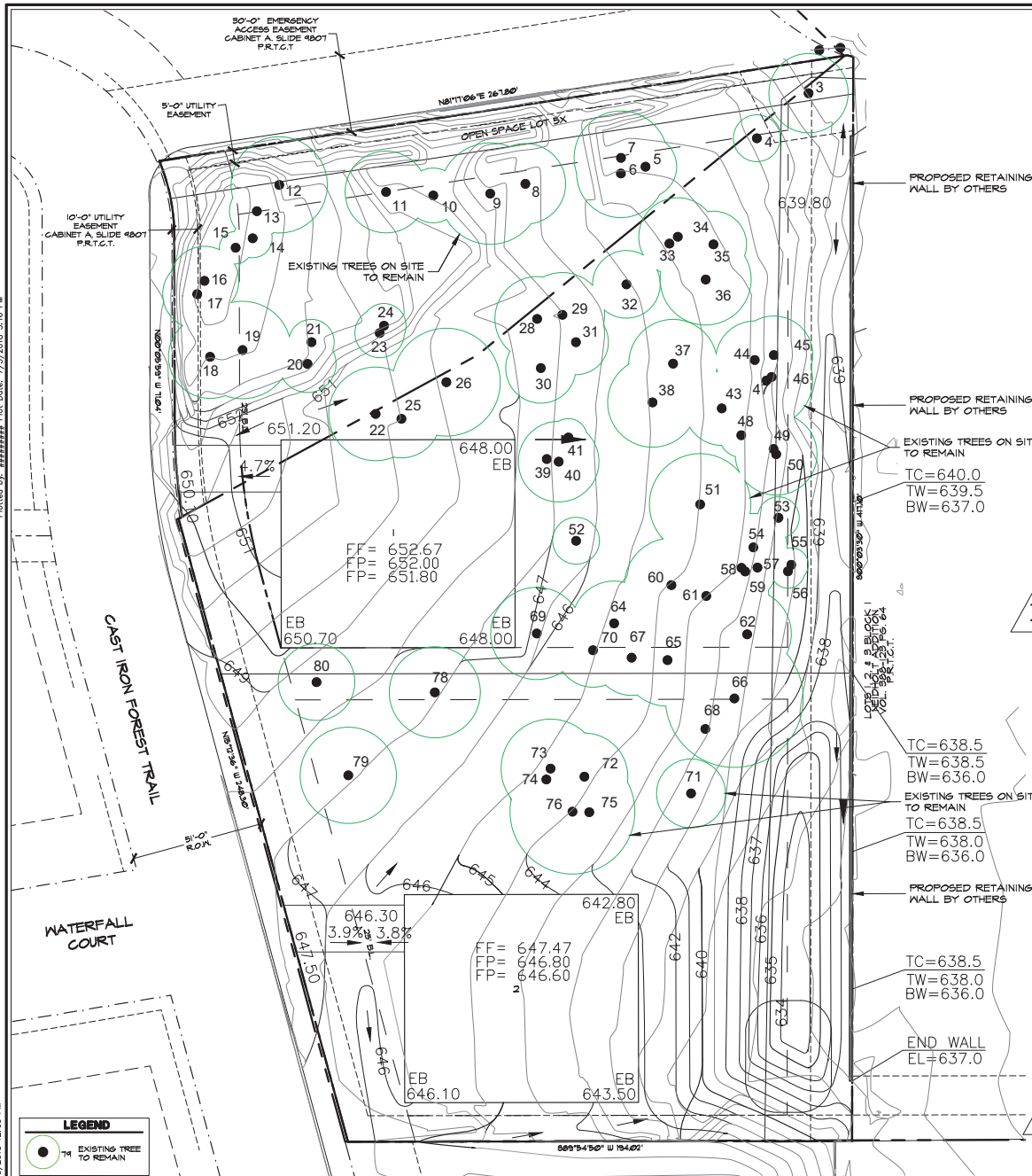
**TREE SURVEY**  
 Tree Survey Plan  
 Old Grove, Ph. 2  
 City Colleyville, Tarrant County, Texas

| PLAN REVIEW REVISIONS | BY  | DATE     |
|-----------------------|-----|----------|
| 1                     | MRH | 7-5-2018 |

PROJECT  
**TBI013**

SHEET  
**TR1 of 3**

## Civil Plans Exhibit



| Old Grove, Ph.2   |       |                   |                      |                                            |                       |                   |                      |
|-------------------|-------|-------------------|----------------------|--------------------------------------------|-----------------------|-------------------|----------------------|
| Coleyville, Texas |       |                   |                      |                                            |                       |                   |                      |
| TR. NO.           | SIZE  | COMMON NAME       | SCIENTIFIC NAME      | STATUS                                     | EXEMPT/<br>NON-EXEMPT | REMOVE/<br>REMAIN | LOCATION             |
| 1                 | 0     | Post Oak          | Quercus Shrubata     | Poor - Unilateral - Cavity - Canopy Defect | Exempt                | Remain            | Off Site - NE Corner |
| 2                 | 0     | Post Oak          | Quercus Shrubata     | Good Condition                             | Non-Exempt            | Remain            | Off Site - NE Corner |
| 3                 | 15-20 | Post Oak          | Quercus Shrubata     | Good Condition                             | Non-Exempt            | Remain            | Open Space Lot 5X    |
| 4                 | 8     | Post Oak          | Quercus Shrubata     | Good Condition                             | Non-Exempt            | Remain            | Lot 1                |
| 5                 | 12    | Post Oak          | Quercus Shrubata     | Canopy Defect                              | Exempt                | Remain            | Lot 1                |
| 6                 | 17    | Post Oak          | Quercus Shrubata     | Good Condition                             | Non-Exempt            | Remain            | Lot 1                |
| 7                 | 18    | Post Oak          | Quercus Shrubata     | Canopy Defect                              | Exempt                | Remain            | Lot 1                |
| 8                 | 15.5  | Post Oak          | Quercus Shrubata     | Wile in Thru                               | Non-Exempt            | Remain            | Lot 1                |
| 9                 | 10.5  | Post Oak          | Quercus Shrubata     | Good Condition                             | Non-Exempt            | Remain            | Lot 1                |
| 10                | 10.5  | Post Oak          | Quercus Shrubata     | Good Condition                             | Non-Exempt            | Remain            | Lot 1                |
| 11                | 18.1  | Coast Elm         | Ulmus Crassifolia    | 75% Dead - Canopy Defect                   | Non-Exempt            | Remain            | Lot 1                |
| 12                | 10.5  | Post Oak          | Quercus Shrubata     | OK                                         | Non-Exempt            | Remain            | Lot 1                |
| 13                | 10.5  | Post Oak          | Quercus Shrubata     | OK                                         | Non-Exempt            | Remain            | Lot 1                |
| 14                | 7.5   | Post Oak          | Quercus Shrubata     | Poor - Vines - Canopy Defect               | Exempt                | Remain            | Lot 1                |
| 15                | 6.25  | Post Oak          | Quercus Shrubata     | Poor - Vines                               | Non-Exempt            | Remain            | Lot 1                |
| 16                | 12.5  | Post Oak          | Quercus Shrubata     | Poor - Unilateral - Leaning                | Non-Exempt            | Remain            | Lot 1                |
| 17                | 12.5  | Post Oak          | Quercus Shrubata     | Poor - Canopy Defect                       | Exempt                | Remain            | Lot 1                |
| 18                | 16    | Post Oak          | Quercus Shrubata     | OK                                         | Exempt                | Remain            | Lot 1                |
| 19                | 18.75 | Post Oak          | Quercus Shrubata     | Poor - Canopy Defect                       | Exempt                | Remain            | Lot 1                |
| 20                | 11    | Post Oak          | Quercus Shrubata     | Poor - Canopy Defect                       | Exempt                | Remain            | Lot 1                |
| 21                | 8.75  | Eastern Red Cedar | Juniperus Virginiana | OK                                         | Non-Exempt            | Remain            | Lot 1                |
| 22                | 16    | Post Oak          | Quercus Shrubata     | OK                                         | Non-Exempt            | Remain            | Lot 1                |
| 23                | 9.9   | Post Oak          | Quercus Shrubata     | OK                                         | Non-Exempt            | Remain            | Lot 1                |
| 24                | 8.8   | Post Oak          | Quercus Shrubata     | OK                                         | Non-Exempt            | Remain            | Lot 1                |
| 25                | 15    | Post Oak          | Quercus Shrubata     | Canopy Defect                              | Exempt                | Remain            | Lot 1                |
| 26                | 20-30 | Post Oak          | Quercus Shrubata     | Canopy Defect                              | Exempt                | Remain            | Lot 1                |
| 27                | 16    | Post Oak          | Quercus Shrubata     | Canopy Defect                              | Exempt                | Remain            | Lot 1 - Building Pad |
| 28                | 15.25 | Post Oak          | Quercus Shrubata     | Canopy Defect                              | Exempt                | Remain            | Lot 1                |
| 29                | 16.25 | Post Oak          | Quercus Shrubata     | Canopy Defect                              | Exempt                | Remain            | Lot 1                |
| 30                | 13.5  | Post Oak          | Quercus Shrubata     | Canopy Defect                              | Exempt                | Remain            | Lot 1                |
| 31                | 12.5  | Post Oak          | Quercus Shrubata     | Canopy Defect                              | Exempt                | Remain            | Lot 1                |
| 32                | 13    | Post Oak          | Quercus Shrubata     | OK                                         | Non-Exempt            | Remain            | Lot 1                |
| 33                | 9     | Eastern Red Cedar | Juniperus Virginiana | Poor - Unilateral - Leaning                | Exempt                | Remain            | Lot 1                |
| 34                | 15    | Post Oak          | Quercus Shrubata     | OK                                         | Non-Exempt            | Remain            | Lot 1                |
| 35                | 12.75 | Post Oak          | Quercus Shrubata     | Poor - Vines                               | Non-Exempt            | Remain            | Lot 1                |
| 36                | 17.5  | Post Oak          | Quercus Shrubata     | Slight Canopy Defect                       | Non-Exempt            | Remain            | Lot 1                |
| 37                | 17    | Post Oak          | Quercus Shrubata     | Canopy Defect                              | Exempt                | Remain            | Lot 1                |
| 38                | 17.25 | Post Oak          | Quercus Shrubata     | Poor - Vines                               | Non-Exempt            | Remain            | Lot 1                |
| 39                | 8     | Hickberry         | Celtis Occidentalis  | Understory                                 | Exempt                | Remain            | Lot 1                |
| 40                | 15.5  | Hickberry         | Celtis Occidentalis  | Understory                                 | Exempt                | Remain            | Lot 1                |
| 41                | 7.25  | Gum Burralia      | Sideroxylon Longumum | Understory                                 | Non-Exempt            | Remain            | Lot 1                |
| 42                | 17.75 | Post Oak          | Quercus Shrubata     | Canopy Defect                              | Non-Exempt            | Remain            | Lot 1 - Building Pad |
| 43                | 14.25 | Post Oak          | Quercus Shrubata     | OK                                         | Non-Exempt            | Remain            | Lot 1                |
| 44                | 15    | Post Oak          | Quercus Shrubata     | OK                                         | Non-Exempt            | Remain            | Lot 1                |
| 45                | 15    | Post Oak          | Quercus Shrubata     | Poor - Unilateral - Leaning - Cavity       | Non-Exempt            | Remain            | Lot 1                |
| 46                | 15.5  | Post Oak          | Quercus Shrubata     | Poor - Unilateral - Leaning                | Exempt                | Remain            | Lot 1                |
| 47                | 17.75 | Post Oak          | Quercus Shrubata     | Poor - Canopy Defect - Vines               | Exempt                | Remain            | Lot 1                |
| 48                | 8.5   | Mexican Plum      | Rhusus Mexicana      | Understory                                 | Exempt                | Remain            | Lot 1                |
| 49                | 14    | Post Oak          | Quercus Shrubata     | OK                                         | Non-Exempt            | Remain            | Lot 1                |
| 50                | 15.75 | Post Oak          | Quercus Shrubata     | OK                                         | Non-Exempt            | Remain            | Lot 1                |
| 51                | 19.75 | Post Oak          | Quercus Shrubata     | OK                                         | Non-Exempt            | Remain            | Lot 1                |
| 52                | 9     | Chambazey         | Ulmia Aspernch       | Canopy Defect                              | Exempt                | Remain            | Lot 1                |
| 53                | 8     | Mexican Plum      | Rhusus Mexicana      | Poor                                       | Non-Exempt            | Remain            | Lot 1                |
| 54                | 13    | Post Oak          | Quercus Shrubata     | Canopy Defect                              | Exempt                | Remain            | Lot 1                |
| 55                | 6.5   | Hickberry         | Celtis Occidentalis  | Understory                                 | Exempt                | Remain            | Lot 1                |
| 56                | 6.5   | Hickberry         | Celtis Occidentalis  | Understory                                 | Exempt                | Remain            | Lot 1                |
| 57                | 6.5   | Hickberry         | Celtis Occidentalis  | Understory                                 | Exempt                | Remain            | Lot 1                |
| 58                | 8.5   | Post Oak          | Quercus Shrubata     | Understory                                 | Non-Exempt            | Remain            | Lot 1                |
| 59                | 11.5  | Post Oak          | Quercus Shrubata     | Understory                                 | Non-Exempt            | Remain            | Lot 1                |
| 60                | 18    | Post Oak          | Quercus Shrubata     | Poor - Cavity - Leaning                    | Exempt                | Remain            | Lot 1                |
| 61                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity - Leaning                    | Exempt                | Remain            | Lot 1                |
| 62                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity - Leaning                    | Exempt                | Remain            | Lot 1                |
| 63                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity - Leaning                    | Exempt                | Remain            | Lot 1                |
| 64                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity - Leaning                    | Exempt                | Remain            | Lot 1                |
| 65                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity - Leaning                    | Exempt                | Remain            | Lot 1                |
| 66                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity - Leaning                    | Exempt                | Remain            | Lot 1                |
| 67                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity - Leaning                    | Exempt                | Remain            | Lot 1                |
| 68                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity - Leaning                    | Exempt                | Remain            | Lot 1                |
| 69                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity - Leaning                    | Exempt                | Remain            | Lot 1                |
| 70                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity - Leaning                    | Exempt                | Remain            | Lot 1                |
| 71                | 13.25 | Chambazey         | Ulmia Aspernch       | Canopy Defect                              | Exempt                | Remain            | Lot 2                |
| 72                | 16.75 | Post Oak          | Quercus Shrubata     | Poor - Cavity - Leaning                    | Exempt                | Remain            | Lot 2                |
| 73                | 19    | Post Oak          | Quercus Shrubata     | Poor - Cavity - Leaning                    | Exempt                | Remain            | Lot 2                |
| 74                | 15.5  | Post Oak          | Quercus Shrubata     | Understory - Leaning                       | Exempt                | Remain            | Lot 2                |
| 75                | 12.75 | Post Oak          | Quercus Shrubata     | Understory - Leaning                       | Exempt                | Remain            | Lot 2                |
| 76                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 77                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 78                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 79                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 80                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 81                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 82                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 83                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 84                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 85                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 86                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 87                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 88                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 89                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 90                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 91                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 92                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 93                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 94                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 95                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 96                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 97                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 98                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 99                | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |
| 100               | 24    | Post Oak          | Quercus Shrubata     | Poor - Cavity                              | Exempt                | Remain            | Lot 2                |

| TREE SPECIES      | NUMBER OF TREES OR FTE | TOTAL CALIPER INCHES (INCH) | NUMBER OF EXEMPT TREES REMOVED | CALIPER INCHES EXEMPT TO BE REMOVED | NUMBER OF NON-EXEMPT TREES REMOVED | CALIPER INCHES NON-EXEMPT TO BE REMOVED | REPLACEMENT TREES TO BE PLANTED (F CALIPER) |
|-------------------|------------------------|-----------------------------|--------------------------------|-------------------------------------|------------------------------------|-----------------------------------------|---------------------------------------------|
| Pied Oak          | 71                     | 1110                        | 8                              | 155.5                               | 0                                  | 0                                       | 0                                           |
| Blackjack Oak     | 0                      | 0                           | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| Live Oak          | 0                      | 0                           | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| Balli Cypress     | 0                      | 0                           | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| Chimney           | 2                      | 25.25                       | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| Peasepod          | 0                      | 0                           | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| Cottonwood        | 0                      | 0                           | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| Loblolly Pine     | 0                      | 0                           | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| Mulberry          | 0                      | 0                           | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| Sum. Yuccella     | 1                      | 7.25                        | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| Pecan             | 1                      | 24                          | 0                              | 0                                   | 1                                  | 24                                      | 8                                           |
| Eastern Red Cedar | 2                      | 116.75                      | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| Cedar Elm         | 1                      | 15.75                       | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| Loblolly Elm      | 0                      | 0                           | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| hackberry         | 7                      | 62.5                        | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| American Elm      | 0                      | 0                           | 0                              | 0                                   | 0                                  | 0                                       | 0                                           |
| <b>Total</b>      | <b>85</b>              | <b>1295.5</b>               | <b>8</b>                       | <b>167.5</b>                        | <b>1</b>                           | <b>24</b>                               | <b>8</b>                                    |

| TREE SPECIES | NUMBER OF TREES ON SITE | TOTAL CANOPY COVERAGE SF (10% MIN) | NUMBER OF EXEMPT TREES REMOVED | SQUARE FEET EXEMPT TO BE REMOVED | NUMBER OF NON-EXEMPT TREES REMOVED | SQUARE FEET NON-EXEMPT TO BE REMOVED | NUMBER OF TREES SAVED/SQUARE FEET |
|--------------|-------------------------|------------------------------------|--------------------------------|----------------------------------|------------------------------------|--------------------------------------|-----------------------------------|
| Total        | 85                      | 44,870                             | 9                              | 10,814                           | 3                                  | 1,810                                | 73 / 33,260                       |
| % of Total   |                         |                                    |                                | 23.3%                            |                                    | 4.0%                                 | 14.3%                             |

| CANOPY COVERAGE                                                                                                                                                               | EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TOTAL EXISTING TREE CANOPY COVERAGE ON SITE - 46.6%<br>-TOTAL CANOPY COVERAGE 44.810%<br>-TOTAL SITE 45.121%<br><br>TOTAL TREE CANOPY COVERAGE REQUIRED TO BE PRESERVED - 50% | - TOTAL PROPERTY AREA = 45.120SF<br>- TOTAL CANOPY COVERAGE ON SITE = 44.810SF<br>46.3% CANOPY COVERAGE ON SITE<br>50% MIN. CANOPY COVERAGE TO BE PRESERVED<br>74.3% OF EXISTING CANOPY COVERAGE REMAINING |

|                                                                                                                                                                                                                                                                                               |                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p><b>STUDIO</b>  <b>DESIGN GROUP, PLLC</b></p> <p>Studio 11 Design Group, PLLC<br/>         386 W. Main Street<br/>         Lewisville, Texas 75057<br/>         469-633-1900</p> <p>TBAJ Firm #08661</p> |                                                                                       |
|  <p>January 10, 2018</p>                                                                                                                                                                                   |                                                                                       |
|  <p>NORTH</p>                                                                                                                                                                                              |                                                                                       |
| <p>1" = 20' - 0"</p> <p>One inch is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.</p> <p>One Inch</p>                                                                                                                                               |                                                                                       |
| <p><b>TREE SURVEY</b></p> <p>Tree Mitigation Plan</p> <p>Old Grove, Ph. 2</p> <p>City Colleyville, Tarrant County, Texas</p>                                                                                                                                                                  |                                                                                       |
| <p>PLAN RETURN NOT ALLOWED</p>                                                                                                                                                                                                                                                                | <p>DATE</p> <p>7-5-2018</p> <p>REVISION</p> <p>1</p> <p>REVISED PER CIVIL CHANGES</p> |
| <p>PROJECT</p> <p>TBI013</p>                                                                                                                                                                                                                                                                  | <p>SHEET</p> <p>TR2 of 3</p>                                                          |

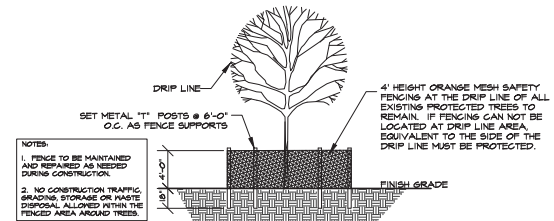
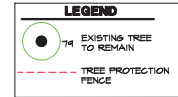


## Civil Plans Exhibit



### TREE PROTECTION NOTES

1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HIGH) SHALL BE INSTALLED ALONG THE PERIMETER OF TREES TO BE PROTECTED. ALL EXISTING TREES SHALL BE MAINTAINED. TREES GROUP 1 TO TREES GROUP 3 ARE TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN WILL BE NOT ALLOWED. TREES GROUP 4 SHALL BE REMOVED DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
2. DISPOSAL OF ANY WASTE MATERIAL, SUCH AS, BUT NOT LIMITED TO: BRUSH, ASPHALT, CONCRETE, CEMENT, ETC. SHALL BE OUTSIDE THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIC PERMIT OF THE CITY ENGINEER AND THE GRADING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



# **1** **TR3** **PROTECTED TREES - TREE PROTECTION DETAIL** NOT TO SCALE



**STUDIO 13**  
DESIGN GROUP

Studio 13 Design Group, P.L.L.C.  
386 W. Main Street  
Lewisville, Texas 75057  
469-635-1900

TBAI Firm #BR643



1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

## TREE SURVEY

### Tree Protection Plan

Old Grove, Ph. 2

City Colleyville, Tarrant County, Texas

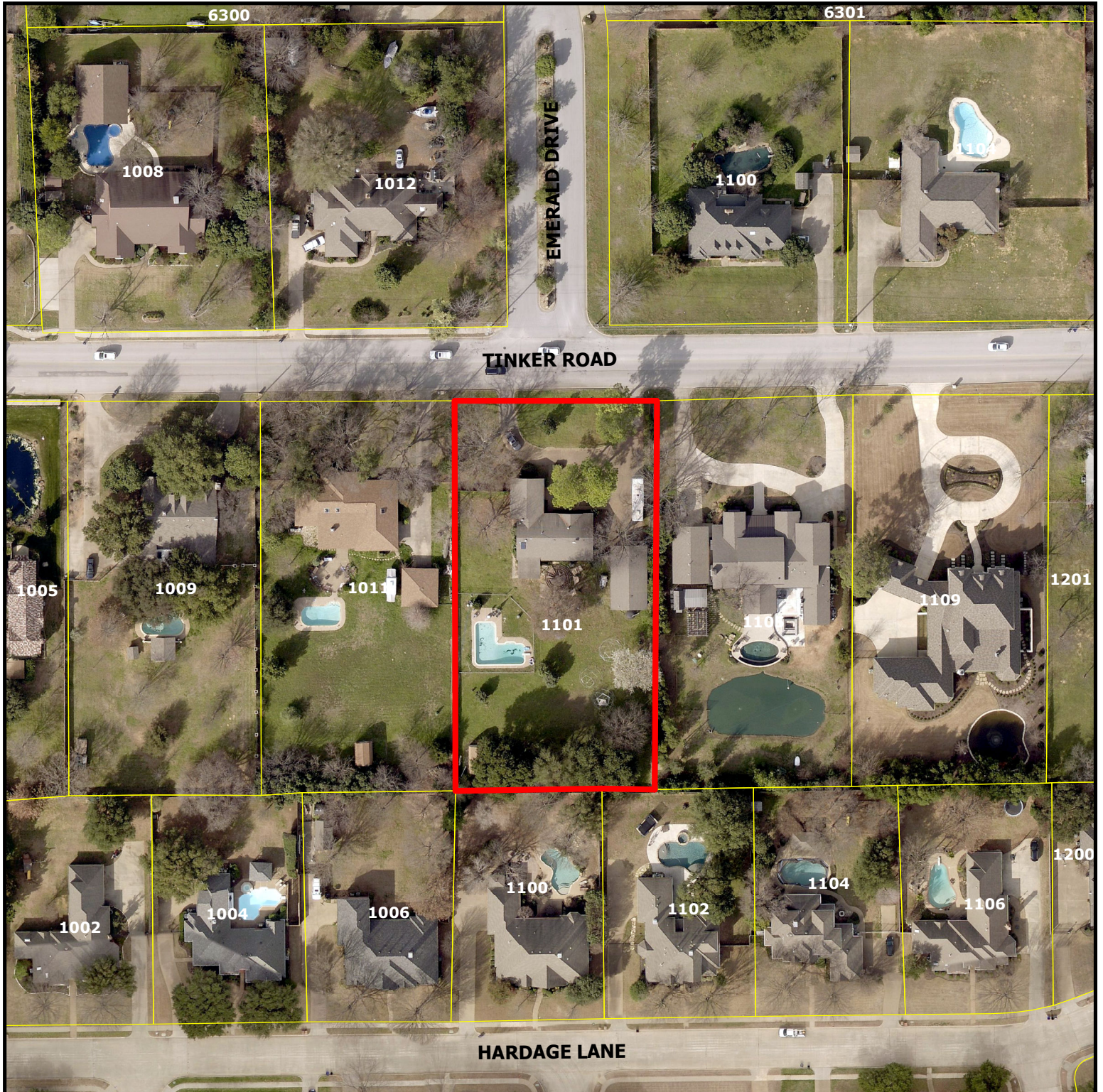
| # | PLAN REVIEW RETAINAGE     | DATE         | LOT# |
|---|---------------------------|--------------|------|
| 1 | REVISED PER CIVIL CHANGES | MRH 7-5-2018 |      |
|   |                           |              |      |
|   |                           |              |      |
|   |                           |              |      |
|   |                           |              |      |

PROJECT  
TBI013

TR3 of 3



# Aerial Map

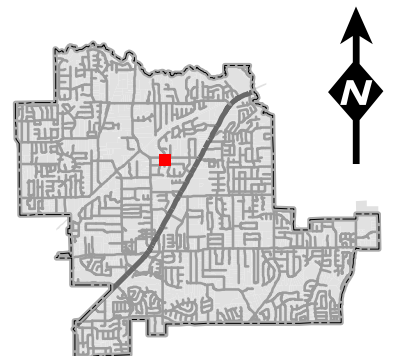


**ZC20-017**  
**1101 Tinker Road**

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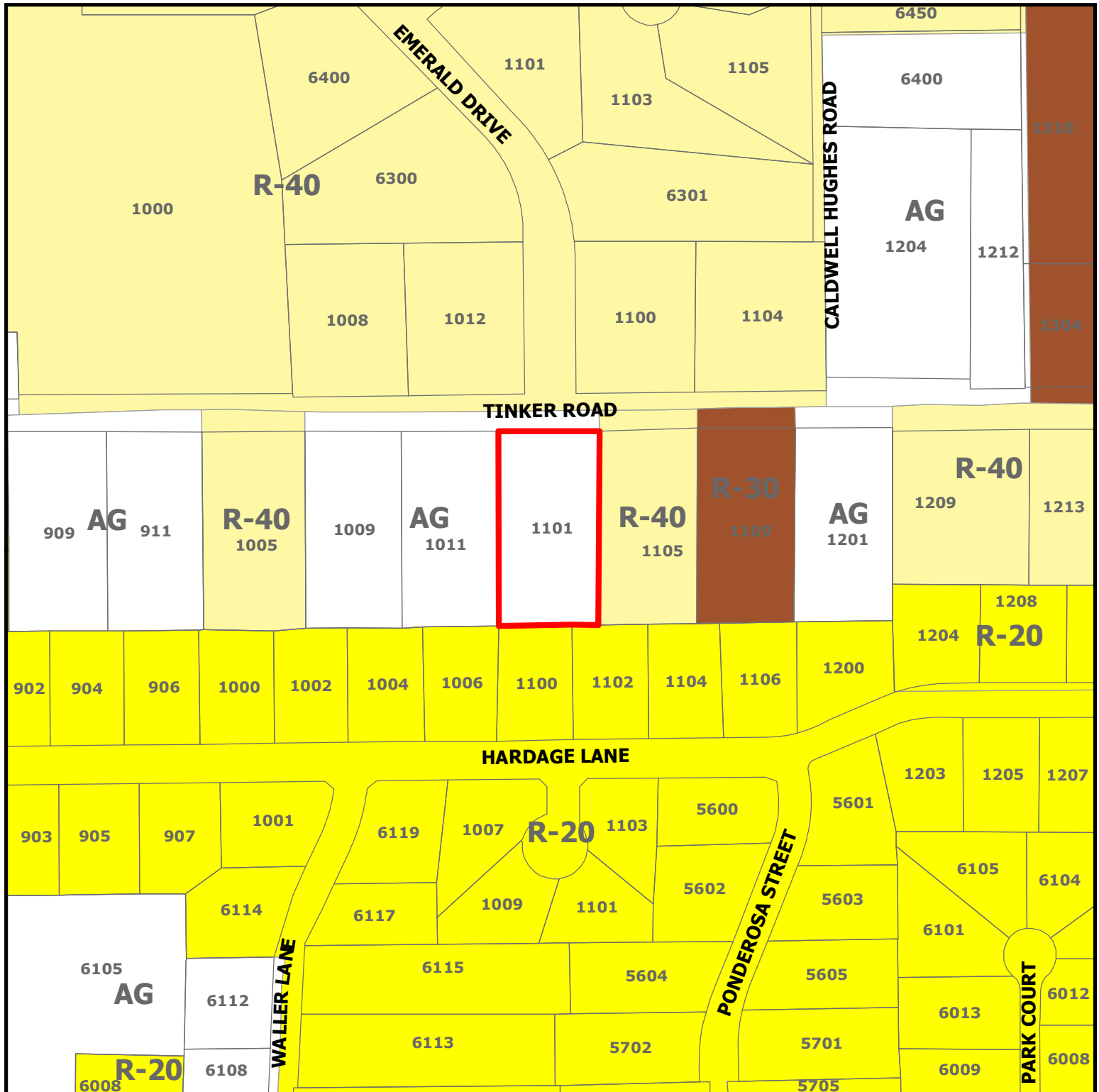


Subject Property

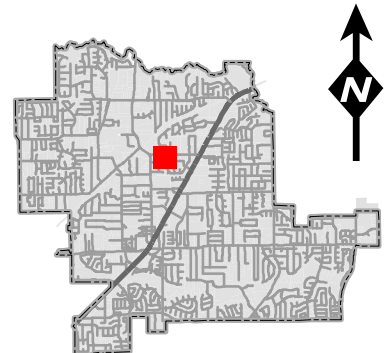




# Zoning Map



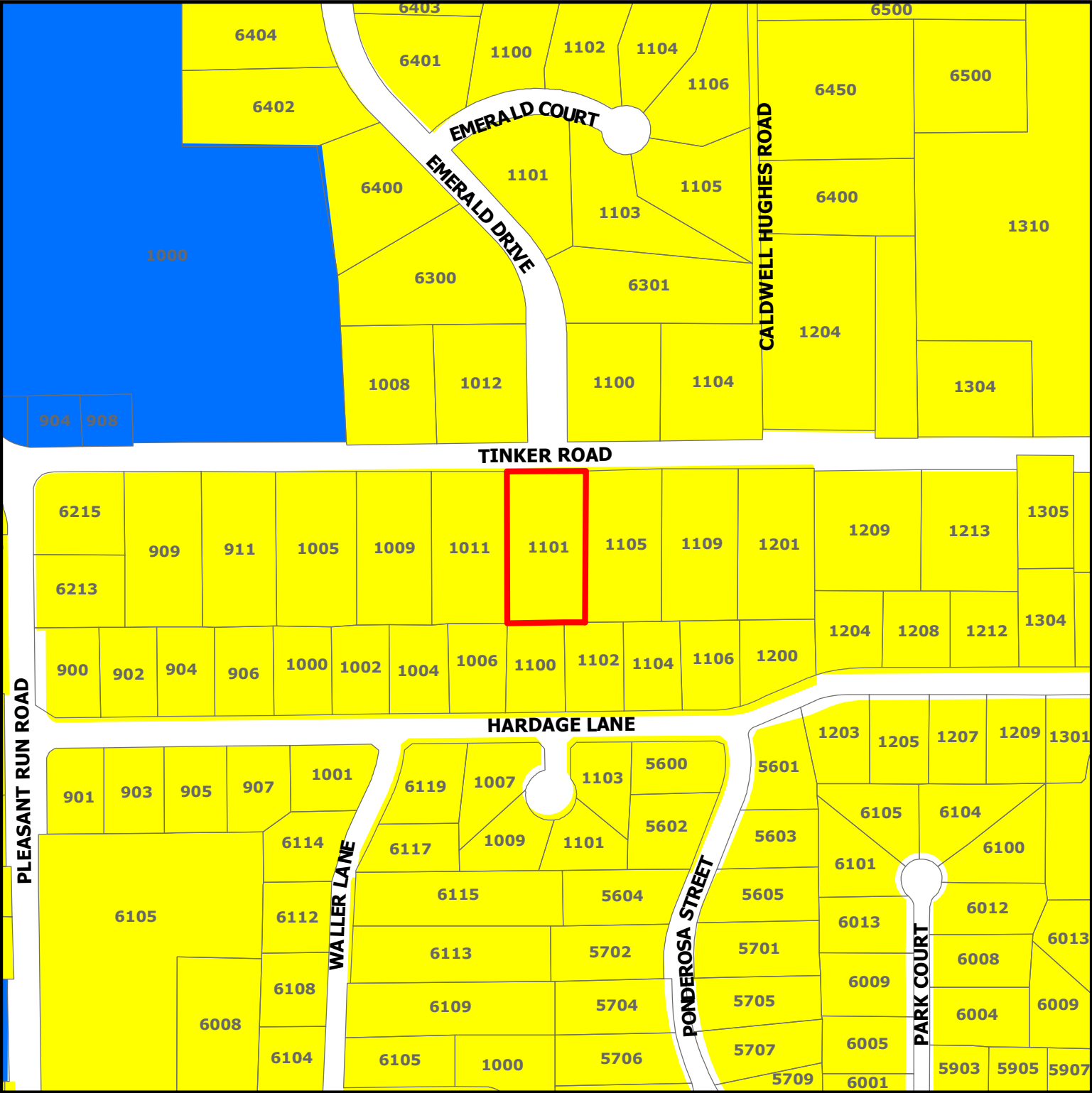
**ZC20-017**  
**1101 Tinker Road**



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 Subject Property

# Future Land Use Map

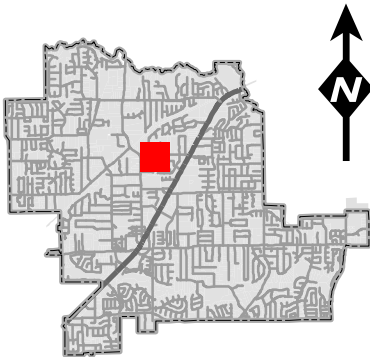


**ZC20-017**

**1101 Tinker Road**

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- Subject Property
- Residential
- Institutional





MRS. EVA PAUL'S SUBDIVISION OF 11.6 ACRES OF LAND OUT OF THE A. J. CALDWELL SURVEY IN TARRANT COUNTY, TEX.

**SURVEYED 27 JULY 1953**

BY Henry M. Dickson  
 LICENSED STATE LAND SURVEYOR  
 COUNTY SURVEYOR TARRANT COUNTY, TEX.

AUTHORIZED BY ORDER OF THE COMM  
COURT OF TARRANT COUNTY, TEXAS THE  
THE 6th DAY OF August 1953

MELVIN "MEL" FAULK  
CLERK OF THE COMMISSIONERS COURT

BY [Signature]  
DEPUTY

APPROVED August 2 1953  
GRAPEVINE CITY COUNCIL

BY [Signature] MAYOR  
SECRETARY

SCALE 1"=100'

CALDWELL  
 HUGHES  
 ROAD  
 # 3085  
 NOW Called Tinker Road  
 137 150 30 150  
 BLDG LINE  
 1 2 3 4 5 6 7 8 9 10  
 258 298 298  
 25' BLDG LINE  
 UTILITY EASTMENT  
 150 150  
 PLEASANT RUN  
 WHITE CHAPEL ROAD # 3085

PLEASANT RUN  
WHITE CHAPEL ROAD # 308

UTILITY

# EAST MEN

10 298 300

Filed for Record  
And Recorded

AUG 10 1953

25 10 39 AM.

358

7530



# Aerial Map



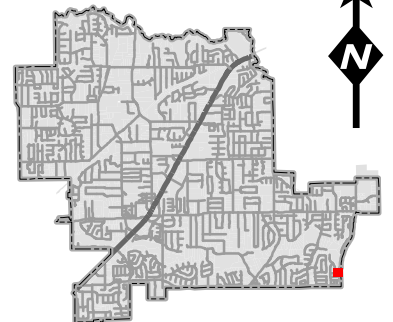
## ZC20-018 4000 Campania Court

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Subject Property





# Zoning Map



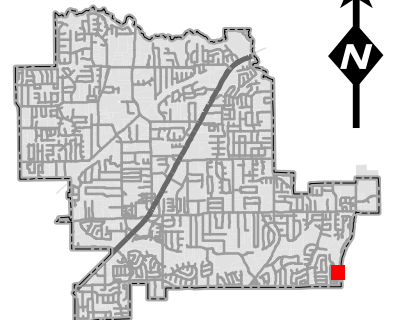
**ZC20-018**  
**4000 Campania Court**

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Subject Property





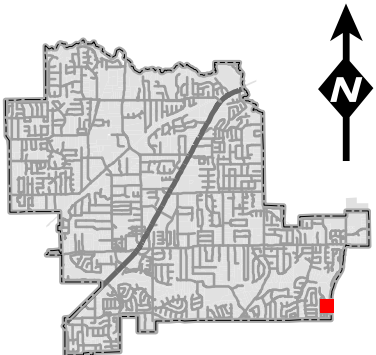
# Future Land Use Map



## ZC20-018 4000 Campania Court

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-  Subject Property
-  Residential



## Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval to construct an iron fence on the retaining wall.

By constructing the fence on top of the wall, Tradition Homes will be addressing safety concerns and adhering to continuity already established in Creekside at Colleyville.

The lot is located at 4000 Campania Court (Lot 4, Block 6) in Creekside at Colleyville Phase 3. The retaining wall was constructed during development operations and is located in between the build line and property line. The retaining wall was "cored" during development operations in order for the fence to be installed on top of the wall. In an effort to adhere to the continuity already established in this gated community, the Applicant believes installing the fence on top of the retaining wall would be appropriate and aesthetically pleasing to the overall neighborhood. This proposed fence location would also allow the future homeowner to enjoy a much more usable backyard. The schematic below shows the lot in question.



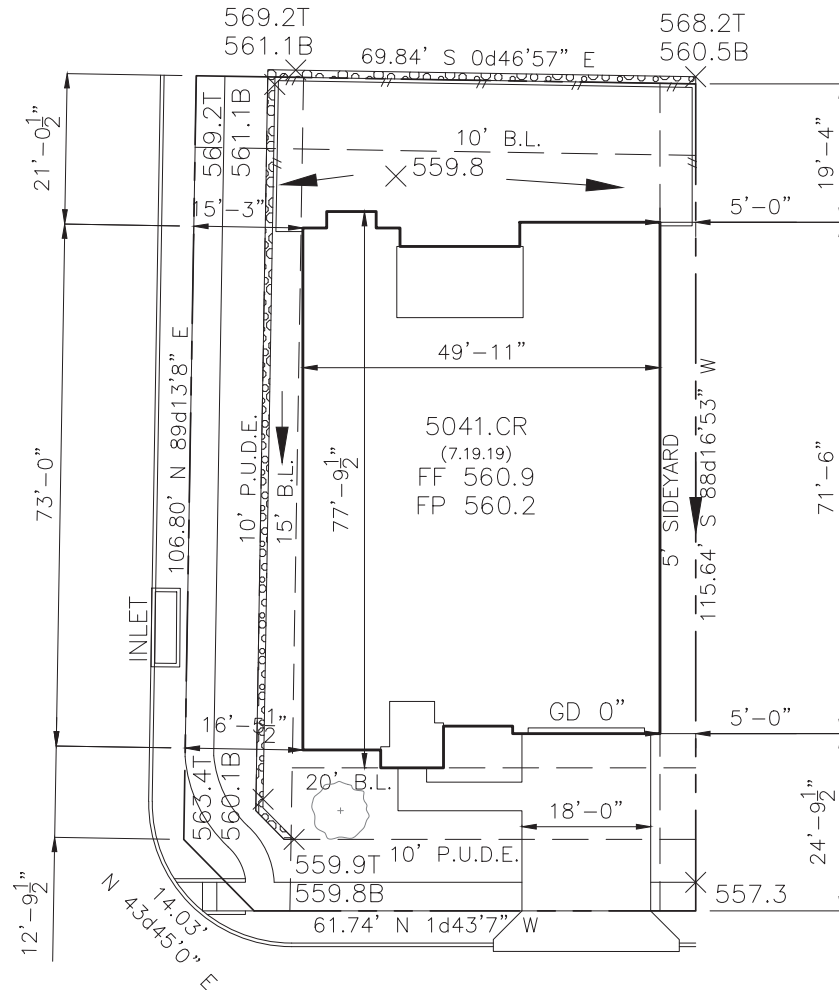
Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034.

The stamped/approved Grading Plans for the community are included with this SUP submittal. The Grading Plans identify the location of the retaining wall. As previously stated, the retaining wall was built by the Developer (Terra Manna). It was designed and cored in anticipation of the fence posts/fence installation.

# Site Plan



Lot created from following plans:  
Second Amended Plat Dated (June 2, 2017)  
Grading Plan Dated (07/20/2015)



| PLOT PLAN LEGEND |                  |
|------------------|------------------|
| SYMBOL           | DESCRIPTION      |
|                  | Retaining Wall   |
|                  | Top of Wall      |
|                  | Bottom of Wall   |
|                  | Top of Curb      |
|                  | Back of Curb     |
|                  | Finished Pad     |
|                  | Finished Floor   |
|                  | Existing Grade   |
|                  | Storm Inlet      |
|                  | Water Connection |

Note: 7-10-3" cal. min.  
Buffer Trees @rear.  
1-4" cal. min. @front.

## Sod & Flatwork Calculations

|                 |         |          |
|-----------------|---------|----------|
| Total Sod       | 455     | SQ. YDS. |
| Description     | SQ. FT. | CU. YDS. |
| Drive/Lead Walk | 523.58  | 6.46     |
| Approach        | 131.35  | 2.43     |
| City Walk       | 672.33  | 8.30     |
| Total Flatwork  | 1327.27 | 17.20    |

**\*\*field verify dimensions & grading prior to starting construction**

## LOT SUMMARY

|           |        |
|-----------|--------|
| LOT AREA  | 8176   |
| SLAB AREA | 3575   |
| COVERAGE  | 43.73% |
| FENCE     | 107'   |

SCALE:  
1" = 20'

job. no.

101\_037

subdiv.

Creekside at Colleyville PH. 3

lot

4

blk

6

address

4000 Campania Court

city

Colleyville, TX

date

6/26/20

master plan

5041

## GENERAL NOTES:

DRIVEWAY & GARAGE: MIN. 16' WIDE  
DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE  
PUBLIC SIDEWALK: MIN. 4' WIDE  
LEAD WALK TO HOME: MIN. 4' WIDE

Drawn By:

Description:

Date:

LOYCE

**TRADITION**  
HOMES

WWW.TRADITIONHOMES.COM



## Photos Provided By Applicant

4

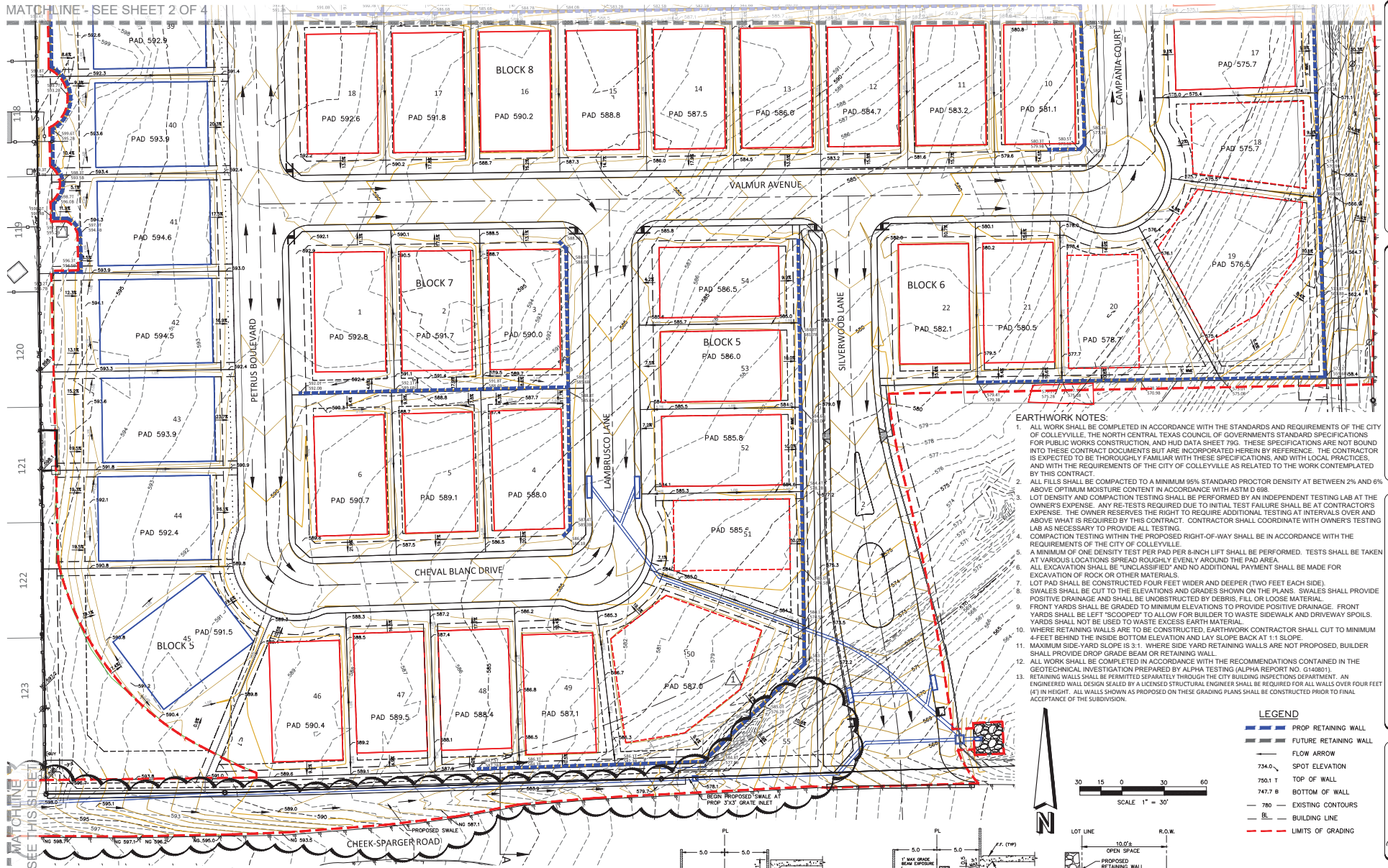
### Key

- Slide 1 – Overview Map
- Slide 2 – 3608 Valmur Avenue
- Slide 3 – 3609 Lejoie Lane
- ***Slide 4 – 4000 Campania Court***
- Slide 5 – 3501 Alsace Avenue
- Slide 6 – 3500 Lejoie Lane
- Slide 7 – 3508 Cheval Blanc
- Slide 8 – 3601 Valmur Avenue
- Slide 9 – Additional Pictures



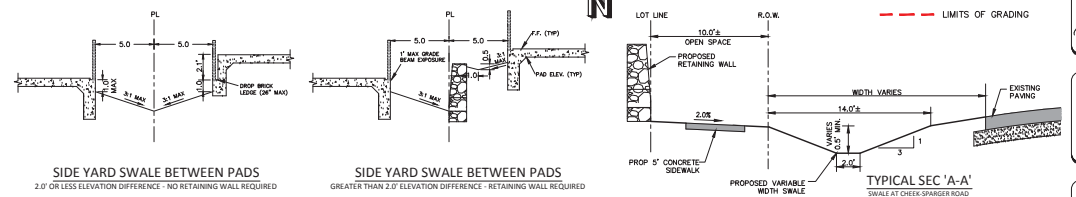
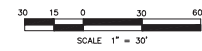
# Grading Plan

MATCHLINE - SEE SHEET 2 OF 4



- EARTHWORK NOTES:**
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF COLLEYVILLE, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND HUD DATA SHEET 799. THESE SPECIFICATIONS ARE NOT BOUND INTO THESE CONTRACT DOCUMENTS BUT ARE INCORPORATED HEREIN BY REFERENCE. THE CONTRACTOR IS EXPECTED TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS, AND WITH LOCAL PRACTICES, AND WITH THE REQUIREMENTS OF THE CITY OF COLLEYVILLE AS RELATED TO THE WORK CONTEMPLATED BY THIS CONTRACT.
  2. ALL FILLS SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT BETWEEN 2% AND 6% ABOVE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698.
  3. LOT DENSITY AND COMPACTION TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB AT THE OWNER'S EXPENSE. ANY RE-TESTS REQUIRED DUE TO INITIAL TEST FAILURE SHALL BE AT CONTRACTOR'S EXPENSE. THE OWNER RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTING AT INTERVALS OVER AND ABOVE WHAT IS REQUIRED BY THIS CONTRACT. CONTRACTOR SHALL COORDINATE WITH OWNER'S TESTING LAB AS NECESSARY TO PROVIDE ALL TESTING.
  4. COMPACTION TESTING WITHIN THE PROPOSED RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLLEYVILLE.
  5. A MINIMUM OF ONE DENSITY TEST PER PAD PER 8-INCH LIFT SHALL BE PERFORMED. TESTS SHALL BE TAKEN AT VARIOUS LOCATIONS SPREAD ROUGHLY EVENLY AROUND THE PAD AREA.
  6. ALL EXCAVATION SHALL BE "UNCLASSIFIED" AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR EXCAVATION OF ROCK OR OTHER MATERIALS.
  7. LOT PAD SHALL BE CONSTRUCTED FOUR FEET WIDER AND DEEPER (TWO FEET EACH SIDE). SWALES SHALL BE CUT TO THE ELEVATIONS AND GRADES SHOWN ON THE PLANS. SWALES SHALL PROVIDE POSITIVE DRAINAGE AND SHALL BE UNOBTSTRUCTED BY DEBRIS, FILL, OR LOOSE MATERIAL.
  8. FRONT YARDS SHALL BE GRADED TO MINIMUM ELEVATIONS TO PROVIDE POSITIVE DRAINAGE. FRONT YARDS SHALL BE LEFT "SCOOPED" TO ALLOW FOR BUILDER TO WASTE SIDEWALK AND DRIVEWAY SPOILS. YARDS SHALL NOT BE USED TO WASTE EXCESS EARTH MATERIAL.
  9. WHERE RETAINING WALLS ARE TO BE CONSTRUCTED, EARTHWORK CONTRACTOR SHALL CUT TO MINIMUM 4 FEET BEHIND THE INSIDE BOTTOM ELEVATION AND LAY SLOPE BACK AT 1:1 SLOPE.
  10. MAXIMUM SIDE-YARD SLOPE IS 3:1. WHERE SIDE YARD RETAINING WALLS ARE NOT PROPOSED, BUILDER SHALL PROVIDE DROP GRADE BEAM OR RETAINING WALL.
  11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY ALPHA TESTING (ALPHA REPORT NO. G140801).
  12. RETAINING WALLS SHALL BE PERMITTED SEPARATELY THROUGH THE CITY BUILDING INSPECTIONS DEPARTMENT. AN ENGINEER WALL DESIGN SEALED BY A LICENSED STRUCTURAL ENGINEER SHALL BE REQUIRED FOR ALL WALLS OVER FOUR FEET (4') IN HEIGHT. ALL WALLS SHOWN AS PROPOSED ON THESE GRADING PLANS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

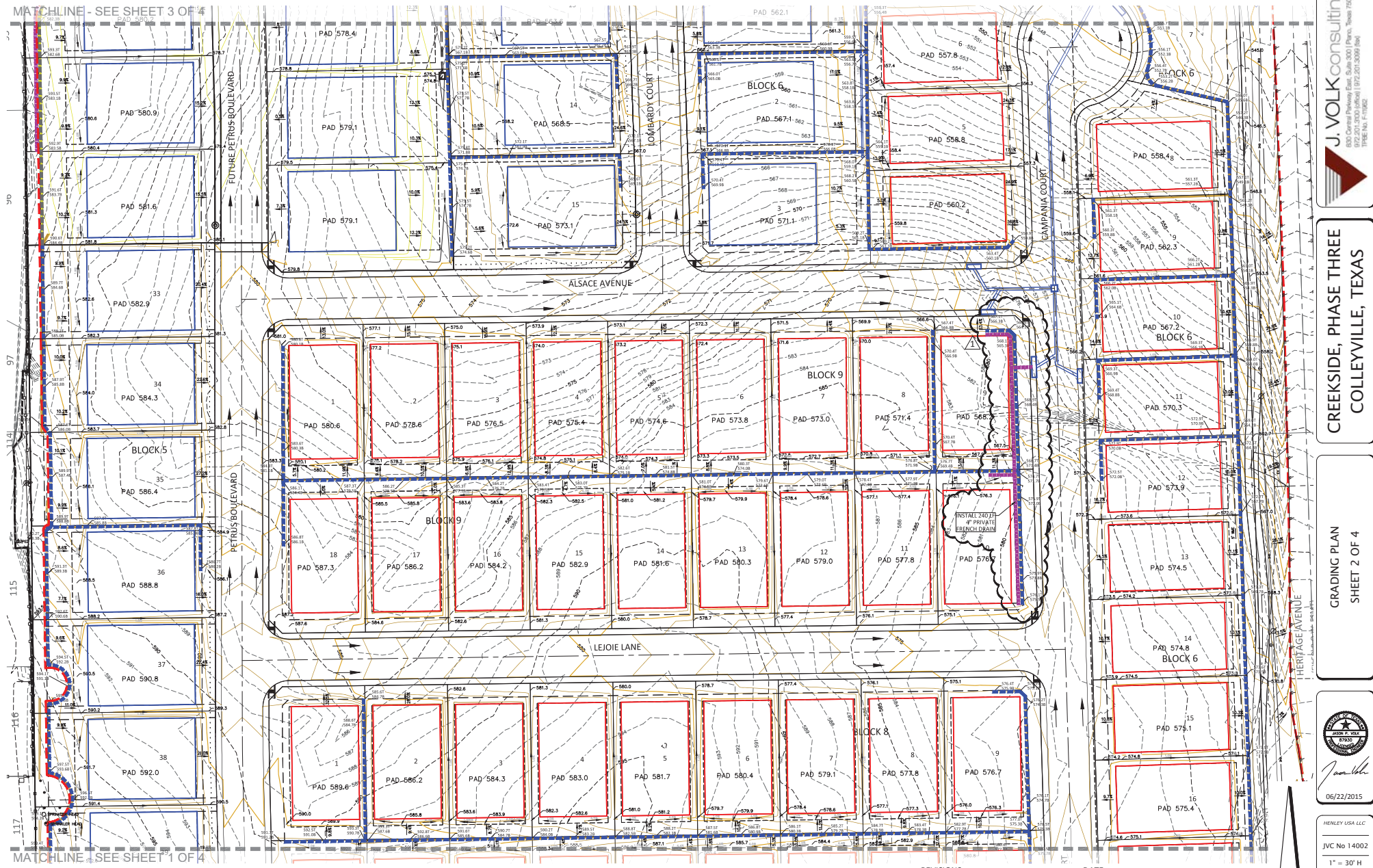
- LEGEND**
- PROP RETAINING WALL
  - FUTURE RETAINING WALL
  - FLOW ARROW
  - SPOT ELEVATION
  - 734.0 T TOP OF WALL
  - 747.7 B BOTTOM OF WALL
  - 780 EXISTING CONTOURS
  - BL BUILDING LINE
  - LIMITS OF GRADING



| REVISIONS                  | DATE      |
|----------------------------|-----------|
| REVISED OPEN SPACE GRADING | JUNE-2015 |



## Grading Plan

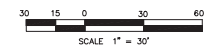


**REVISIONS**

|          |                                                                    |
|----------|--------------------------------------------------------------------|
| <b>1</b> | <b>ADDED PRIVATE FRENCH DRAIN<br/>ALONG RETAINING WALL FOOTING</b> |
|----------|--------------------------------------------------------------------|

DATE

JUNE-2015



**J. VOLK consulting**  
830 Central Expressway East, Suite 300 | Plano, Texas 75074  
972.201.3000 (office) | 972.201.3009 (fax)  
TPBE No. F-11902

CREEKSIDE, PHASE THREE  
COLLEYVILLE, TEXAS

GRADING PLAN  
SHEET 2 OF 4



06/22/2015

HENLEY USA LLC

JVC No 14002

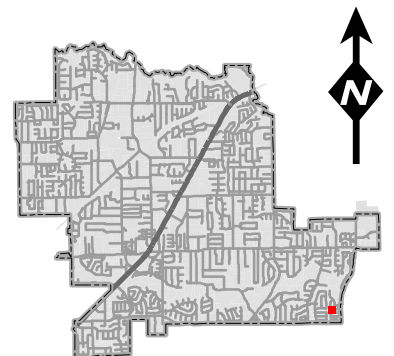
12



# Aerial Map



**ZC20-019**  
**3501 Alsace Avenue**

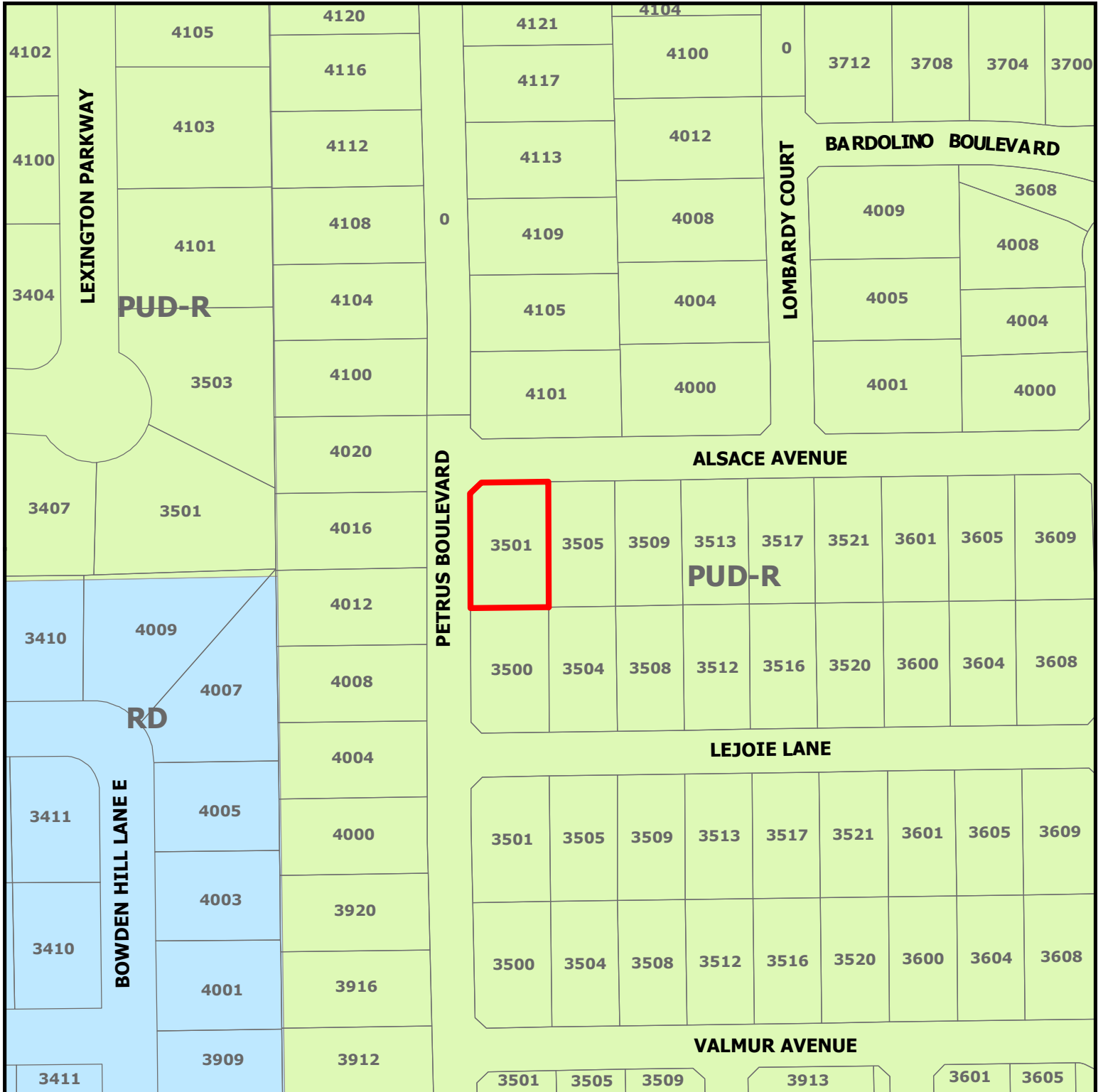


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 Subject Property



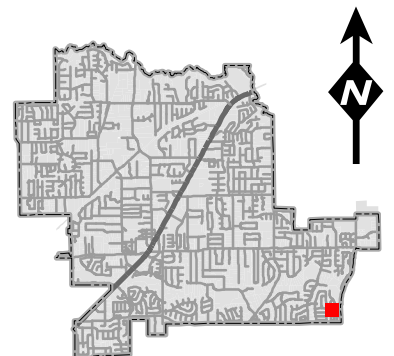
# Zoning Map



**ZC20-019**  
**3501 Alsace Avenue**

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 Subject Property



# Future Land Use Map



**ZC20-019**  
**3501 Alsace Avenue**

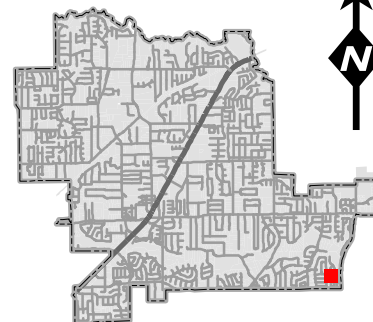
DISCLAIMER:

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Subject Property

Residential



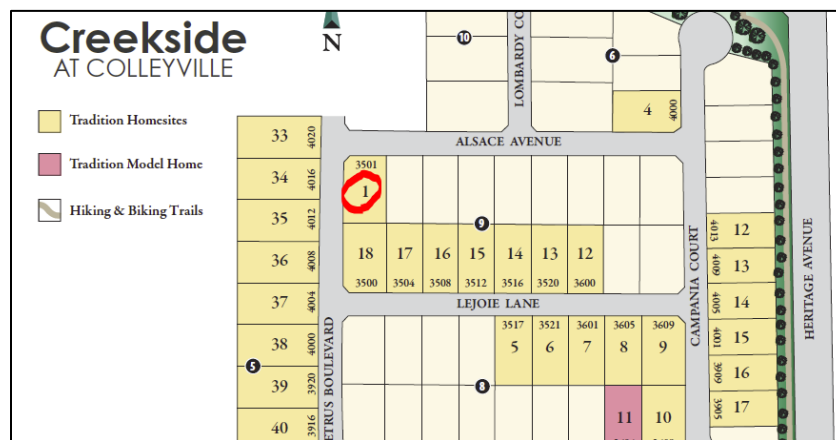


## Statement of Planning Objectives

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval to construct an iron fence on the retaining wall.

By constructing the fence on top of the wall, Tradition Homes will be addressing safety concerns and adhering to continuity already established in Creekside at Colleyville.

The lot is located at 3501 Alsace (Lot 1, Block 9) in Creekside at Colleyville Phase 3. The retaining wall was constructed during development operations and is located in between the build line and property line. The retaining wall was "cored" during development operations in order for the fence to be installed on top of the wall. In an effort to adhere to the continuity already established in this gated community, the Applicant believes installing the fence on top of the retaining wall would be appropriate and aesthetically pleasing to the overall neighborhood. This proposed fence location would also allow the future homeowner to enjoy a much more usable backyard. The schematic below shows the lot in question.



Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034.

The stamped/approved Grading Plans for the community are included with this SUP submittal. The Grading Plans identify the location of the retaining wall. As previously stated, the retaining wall was built by the Developer (Terra Manna). It was designed and cored in anticipation of the fence posts/fence installation.

# Site Plan

Lot created from following plans;  
Second Amended Plat Dated (June 2, 2017)  
Grading Plan Dated (07/20/2015)

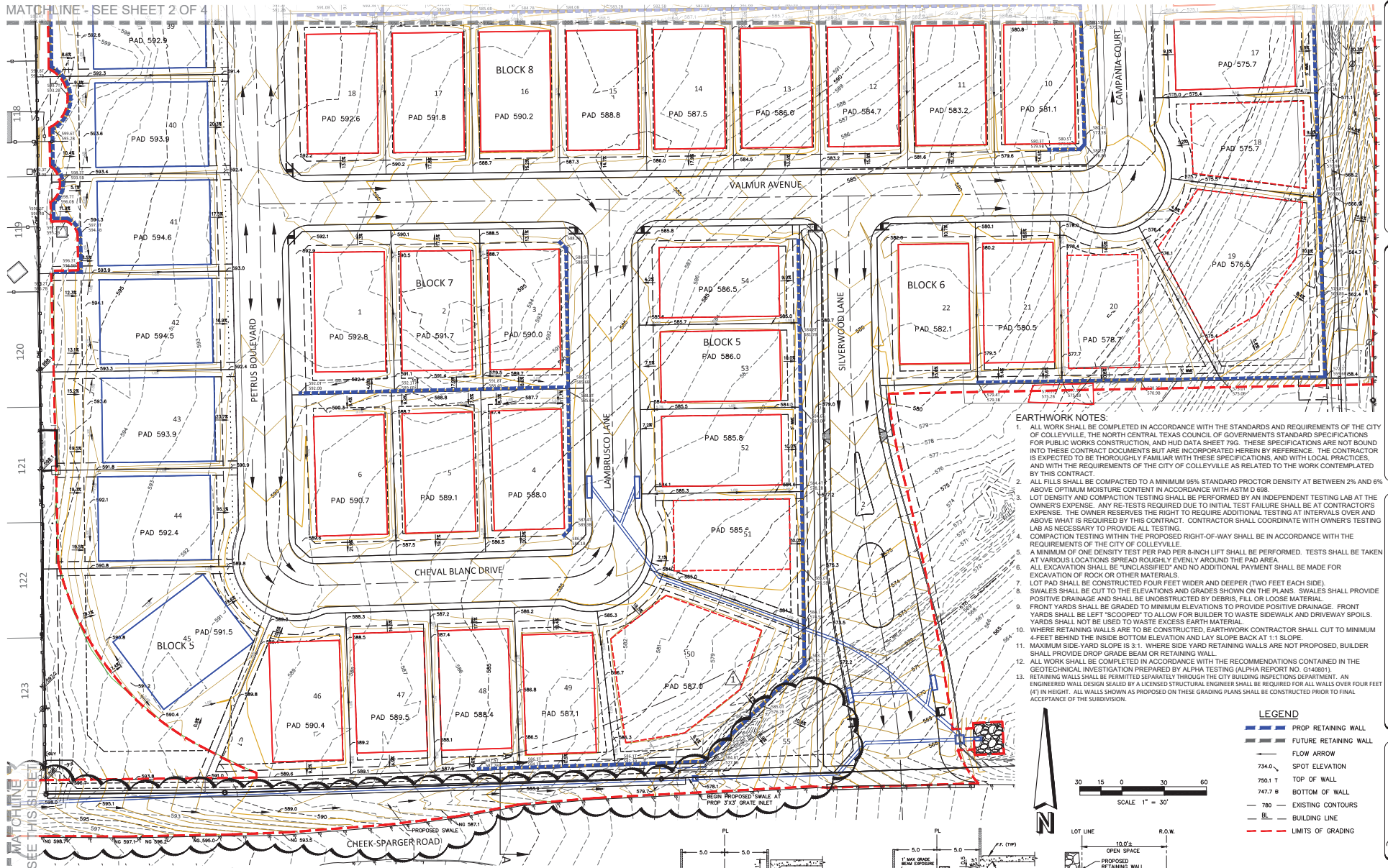


| PLOT PLAN LEGEND |                  |
|------------------|------------------|
| SYMBOL           | DESCRIPTION      |
|                  | Retaining Wall   |
| TW               | Top of Wall      |
| BW               | Bottom of Wall   |
| TC               | Top of Curb      |
| BC               | Back of Curb     |
| FP               | Finished Pad     |
| FF               | Finished Floor   |
| EG               | Existing Grade   |
|                  | Storm Inlet      |
|                  | Water Connection |

|                    |       |                                                      |              |                                                                                                                                                                            |              |
|--------------------|-------|------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>LOT SUMMARY</b> |       | job. no. <b>101_027</b>                              |              | <b>GENERAL NOTES:</b><br>DRIVEWAY & GARAGE: MIN. 16' WIDE<br>DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE<br>PUBLIC SIDEWALK: MIN. 4' WIDE<br>LEAD WALK TO HOME: MIN. 4' WIDE |              |
| LOT AREA           | 8133  | subdiv. <b>Creekside at Colleyville Lot Fit Book</b> |              |                                                                                                                                                                            |              |
| SLAB AREA          | ####  | lot <b>1</b>                                         | blk <b>9</b> | Drawn By:                                                                                                                                                                  | Description: |
| COVERAGE           | ####% | address <b>3501 Alsace Avenue</b>                    |              | JRD                                                                                                                                                                        |              |
| FENCE              | ###'  | city <b>Colleyville, TX</b>                          |              | <br><b>TRADITION</b><br>HOMES<br>WWW.TRADITIONHOMES.COM                                                                                                                    |              |
| SCALE:<br>1" = 20' |       | date <b>2/4/20</b>                                   |              |                                                                                                                                                                            |              |

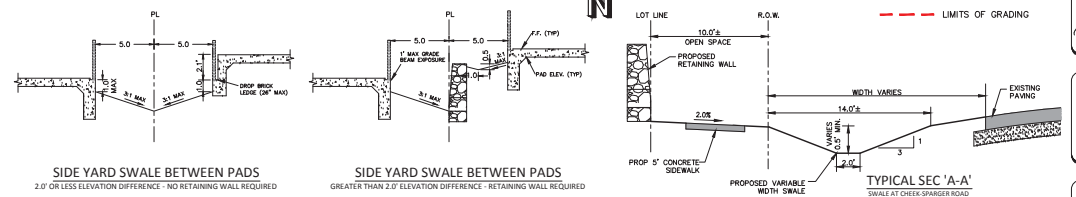
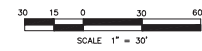
# Grading Plan

MATCHLINE - SEE SHEET 2 OF 4



- EARTHWORK NOTES:**
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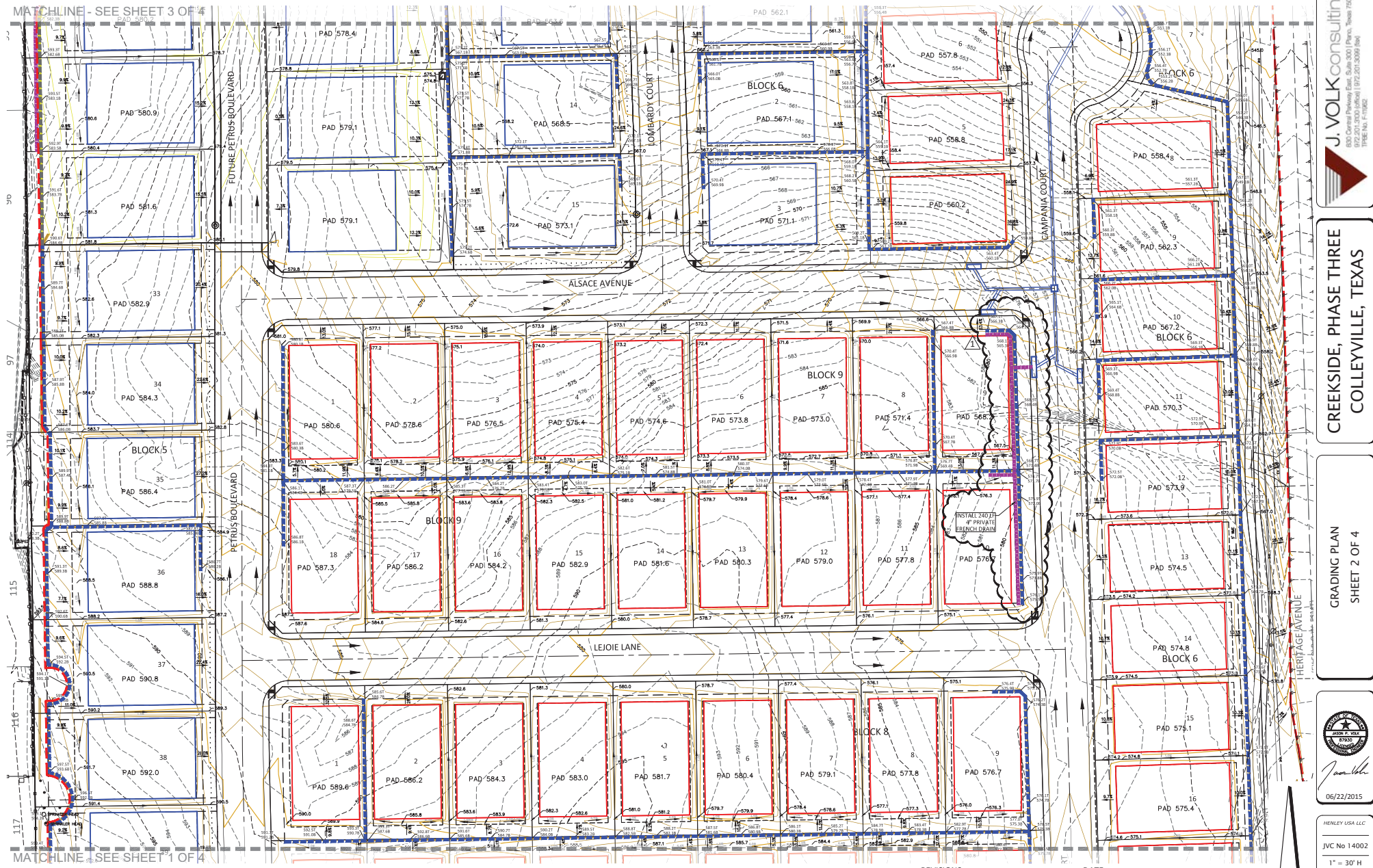
- LEGEND**
- PROP RETAINING WALL
  - FUTURE RETAINING WALL
  - FLOW ARROW
  - SPOT ELEVATION
  - 734.0 T TOP OF WALL
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  - 780 EXISTING CONTOURS
  - BL BUILDING LINE
  - LIMITS OF GRADING



| REVISIONS                  | DATE      |
|----------------------------|-----------|
| REVISED OPEN SPACE GRADING | JUNE-2015 |



## Grading Plan

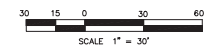


**REVISIONS**

|          |                                                                    |
|----------|--------------------------------------------------------------------|
| <b>1</b> | <b>ADDED PRIVATE FRENCH DRAIN<br/>ALONG RETAINING WALL FOOTING</b> |
|----------|--------------------------------------------------------------------|

DATE

JUNE-2015



**J. VOLK consulting**  
830 Central Parkway East, Suite 300 | Plano, Texas 75074  
972.201.3030 (office) | 972.201.3009 (fax)  
TPBE No. F-11902

CREEKSIDE, PHASE THREE  
COLLEYVILLE, TEXAS

GRADING PLAN  
SHEET 2 OF 4



06/22/2015

HENLEY USA LLC

JVC No 14002

12



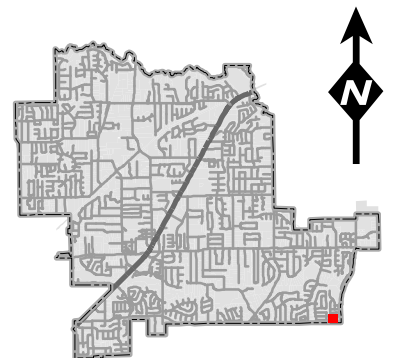
# Aerial Map



**ZC20-020**  
**3508 Cheval Blanc**

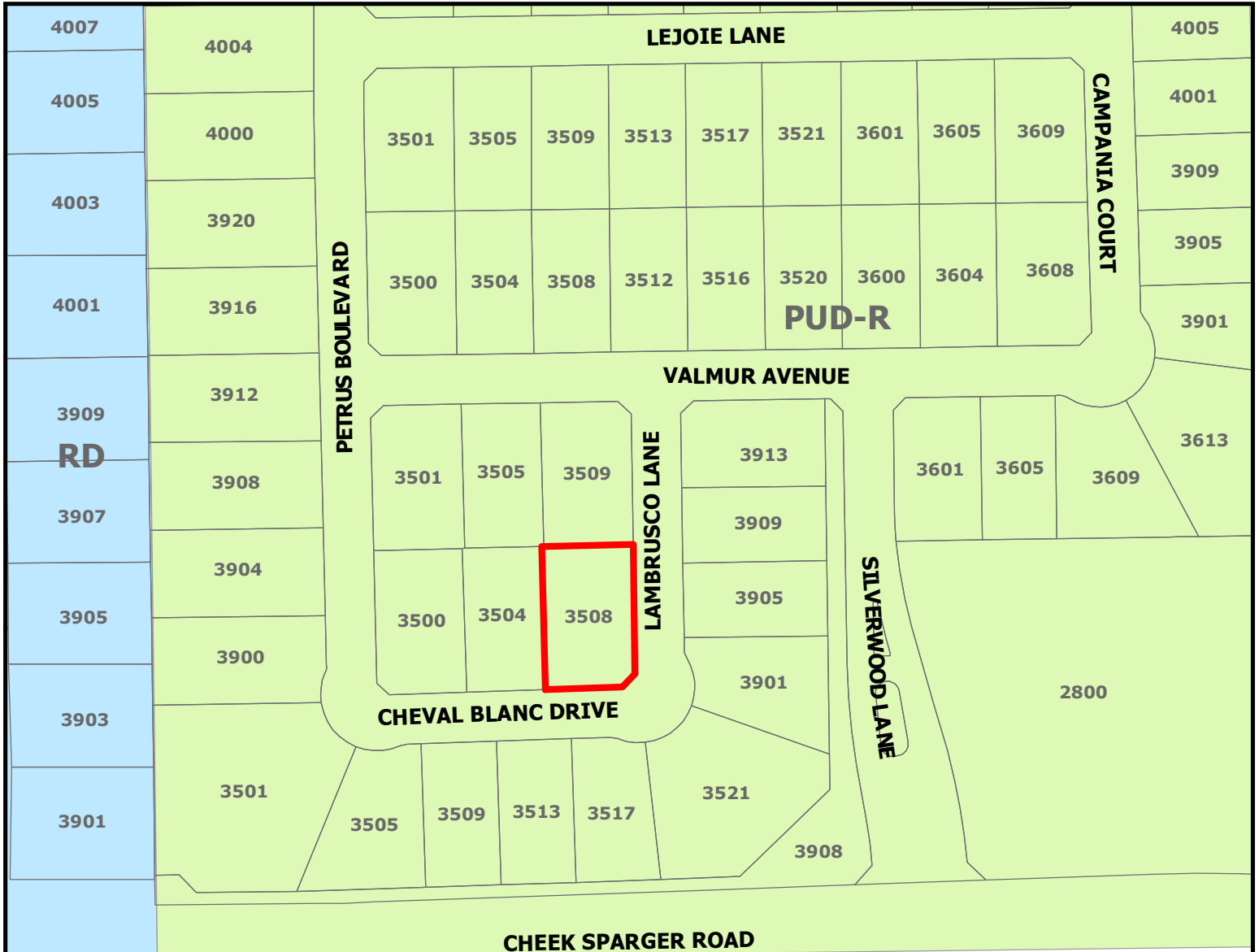
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 Subject Property





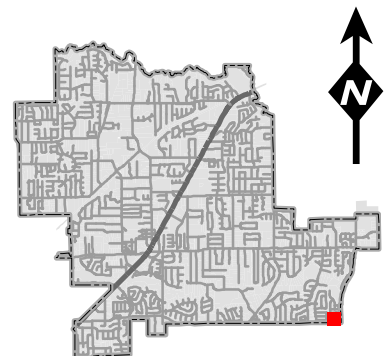
# Zoning Map



**ZC20-020**  
**3508 Cheval Blanc**

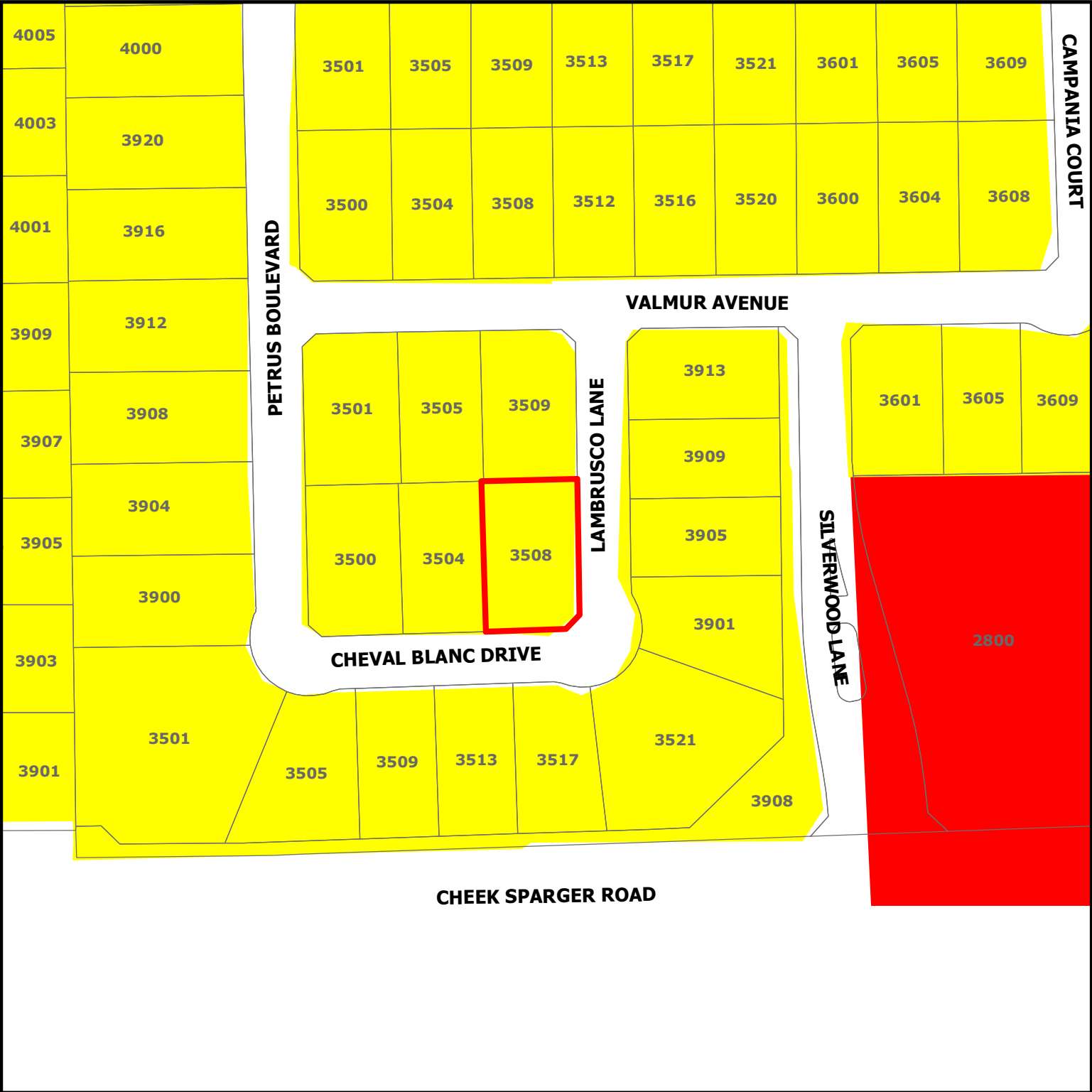
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 Subject Property





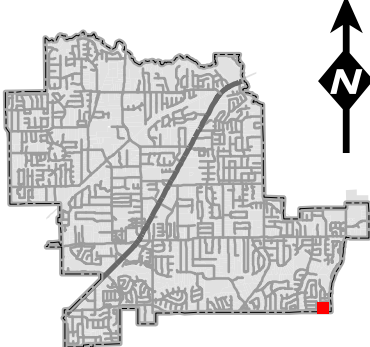
# Future Land Use Map



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**ZC20-020**  
**3508 Cheval Blanc**

-  Subject Property
-  Residential
-  Commercial

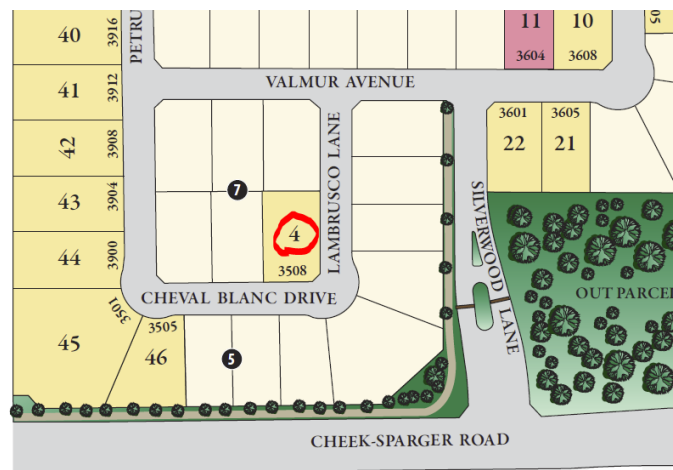


## **Statement of Planning Objectives**

The purpose of this Special Use Permit (SUP) is to request the City of Colleyville's approval to construct an iron fence on the retaining wall.

By constructing the fence on top of the wall, Tradition Homes will be addressing safety concerns and adhering to continuity already established in Creekside at Colleyville.

The lot is located at 3508 Cheval Blanc Drive (Lot 4, Block 7) in Creekside at Colleyville Phase 3. The retaining wall was constructed during development operations and is located in between the build line and property line. The retaining wall was "cored" during development operations in order for the fence to be installed on top of the wall. In an effort to adhere to the continuity already established in this gated community, the Applicant believes installing the fence on top of the retaining wall would be appropriate and aesthetically pleasing to the overall neighborhood. This proposed fence location would also allow the future homeowner to enjoy a much more usable backyard. The schematic below shows the lot in question.



Tradition Homes, LLC is the applicant. Tradition Homes has thirty-nine (39) lots under contract in Creekside at Colleyville Phase 3. Tradition's model home is located at 3604 Valmur Avenue, Colleyville, TX 76034. Our model lot is identified in pink in the schematic above (Lot 11/Block 8). Our first home closing is anticipated to occur in June 2020.

The stamped/approved Grading Plans for the community are included with this SUP submittal. The Grading Plans identify the location of the retaining wall. As previously stated, the retaining wall was built by the Developer (Terra Manna). It was designed and cored in anticipation of the fence posts/fence installation.

**Lot created from following plans:**  
Second Amended Plat Dated (June 2, 2017)  
Grading Plan Dated (07/20/2015)

The site plan shows a rectangular lot with various setbacks and easements. The building footprint is centrally located with dimensions 49'-11" by 79'-5". A 10' B.L. (Back Lane) easement runs along the top boundary. A 10' U.E. (Utility Easement) runs along the bottom boundary. A 5' SIDEYARD is indicated on the left side. The plan includes numerous elevation points (e.g., 591.8T, 588.4B, 587.7, 587.4, 586.5, 586.9T, 586.1B, 585.6B, 585.3B) and boundary bearings/distances (e.g., 73.21' S 88d40'22" W, 114.81' S 1d45'10" E, 61.37' N 88d9'56" E). A storm inlet is shown near the bottom right corner.

| PLOT PLAN LEGEND |                  |
|------------------|------------------|
| SYMBOL           | DESCRIPTION      |
| [Symbol]         | Retaining Wall   |
| TW               | Top of Wall      |
| BW               | Bottom of Wall   |
| TC               | Top of Curb      |
| BC               | Back of Curb     |
| FP               | Finished Pad     |
| FF               | Finished Floor   |
| EG               | Existing Grade   |
| [Symbol]         | Storm Inlet      |
| WC               | Water Connection |

| Sod & Flatwork Calculations |         |          |
|-----------------------------|---------|----------|
| Total Sod                   | 441     | SQ. YDS. |
| Description                 | SQ. FT. | CU. YDS. |
| Drive/Lead Walk             | 530.41  | 6.55     |
| Approach                    | 131.09  | 2.43     |
| City Walk                   | 634.07  | 7.83     |
| Total Flatwork              | 1295.56 | 16.80    |

**\*\*field verify dimensions & grading prior to starting construction**

| LOT SUMMARY        |        | job. no.                       | GENERAL NOTES:                                                                                                                                    |       |
|--------------------|--------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| LOT AREA           | 8226   | 101_036                        | DRIVEWAY & GARAGE: MIN. 16' WIDE<br>DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE<br>PUBLIC SIDEWALK: MIN. 4' WIDE<br>LEAD WALK TO HOME: MIN. 4' WIDE |       |
| SLAB AREA          | 3759   | subdiv.                        | Drawn By:                                                                                                                                         | Date: |
| COVERAGE           | 45.70% | Creekside at Colleyville PH. 3 | Description:                                                                                                                                      |       |
| FENCE              | 102'   | lot 4 blk 7                    |                                                                                                                                                   |       |
|                    |        | address                        | <b>TRADITION HOMES</b><br>WWW.TRADITIONHOMES.COM                                                                                                  |       |
|                    |        | 3508 Cheval Blanc              |                                                                                                                                                   |       |
|                    |        | city                           |                                                                                                                                                   |       |
|                    |        | Colleyville, TX                |                                                                                                                                                   |       |
| SCALE:<br>1" = 20' |        | date                           |                                                                                                                                                   |       |
|                    |        | 6/22/20                        |                                                                                                                                                   |       |
|                    |        | master plan                    |                                                                                                                                                   |       |
|                    |        | 5011                           |                                                                                                                                                   |       |



## Photos Provided By Applicant

7

### Key

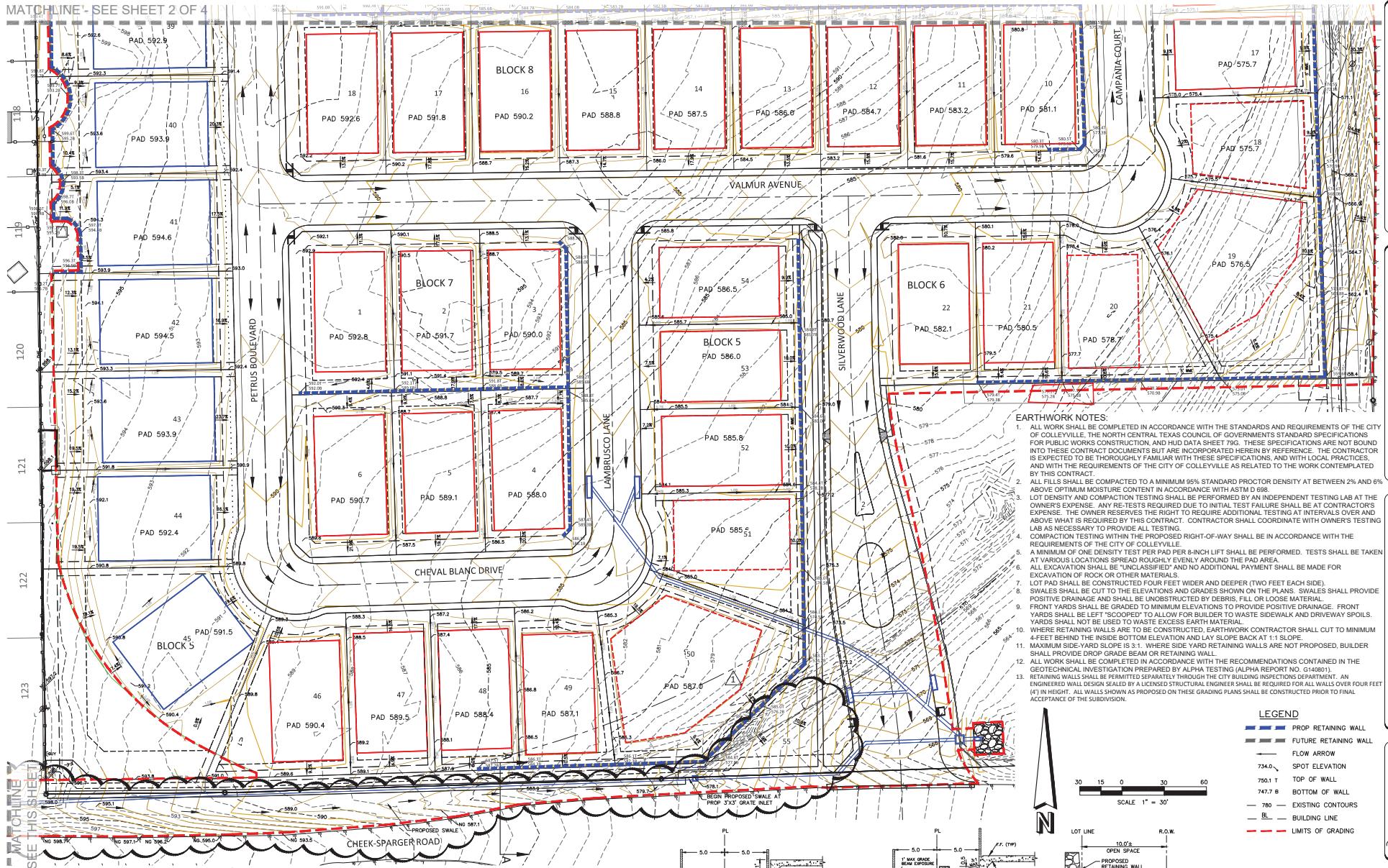
- Slide 1 – Overview Map
- Slide 2 – 3608 Valmur Avenue
- Slide 3 – 3609 Lejoie Lane
- Slide 4 – 4000 Campania Court
- Slide 5 – 3501 Alsace Avenue
- Slide 6 – 3500 Lejoie Lane
- **Slide 7 – 3508 Cheval Blanc**
- Slide 8 – 3601 Valmur Avenue
- Slide 9 – Additional Pictures





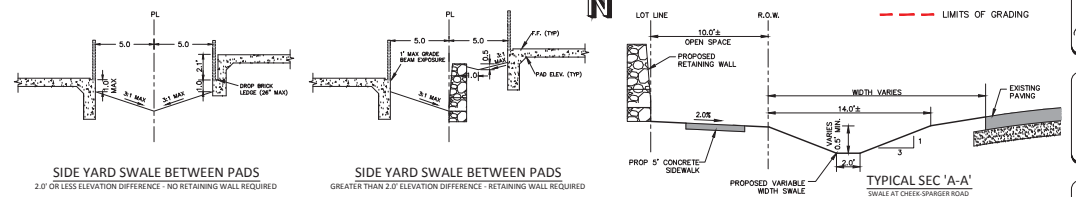
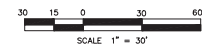
# Grading Plan

MATCHLINE - SEE SHEET 2 OF 4



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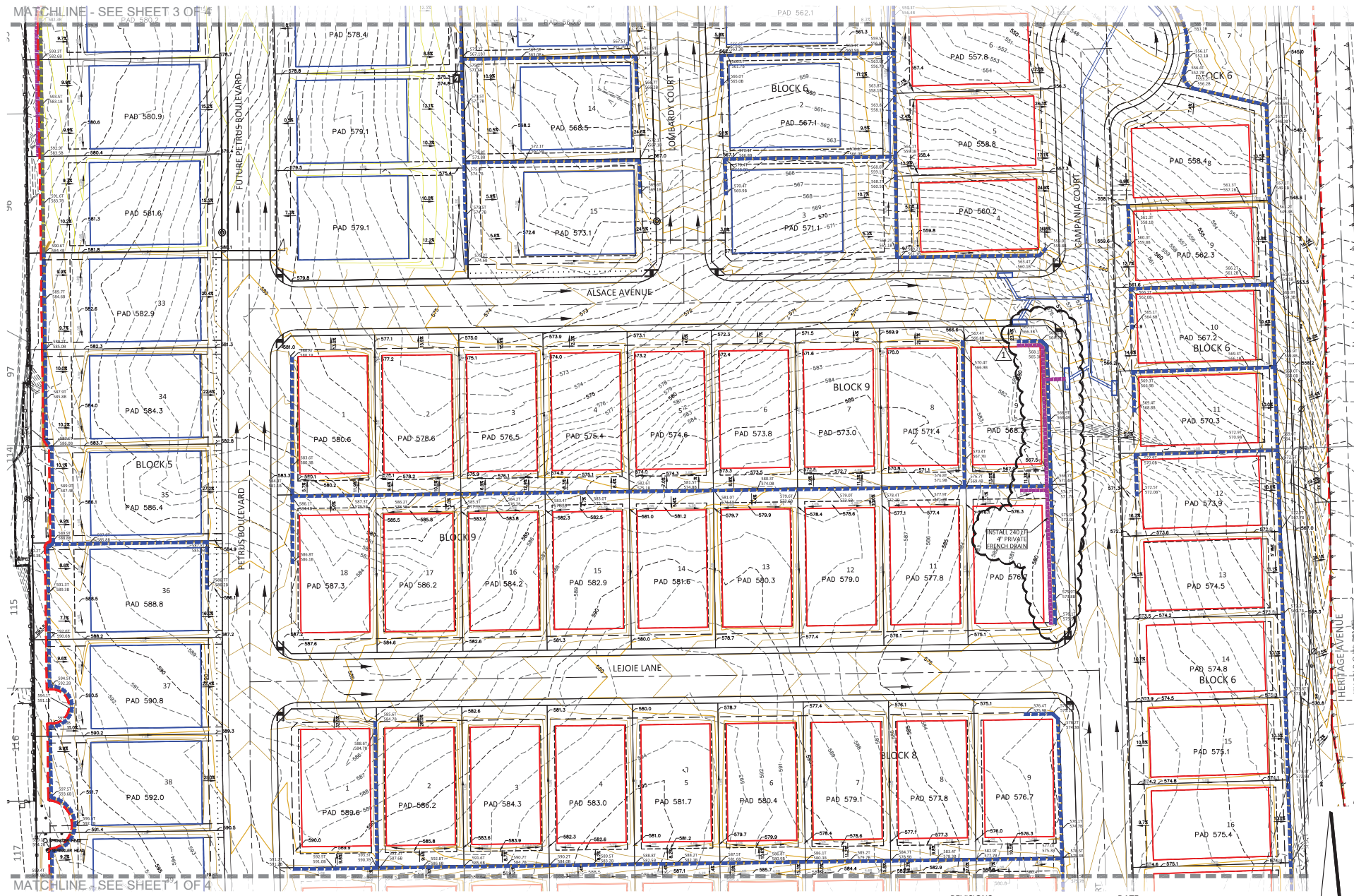
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  - FUTURE RETAINING WALL
  - FLOW ARROW
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  - 734.0 T TOP OF WALL
  - 750.1 T TOP OF WALL
  - 747.7 B BOTTOM OF WALL
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  - BL BUILDING LINE
  - LIMITS OF GRADING



| REVISIONS                    | DATE      |
|------------------------------|-----------|
| △ REVISED OPEN SPACE GRADING | JUNE-2015 |



## Grading Plan

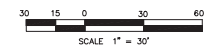


**REVISIONS**

|          |                                                                    |
|----------|--------------------------------------------------------------------|
| <b>1</b> | <b>ADDED PRIVATE FRENCH DRAIN<br/>ALONG RETAINING WALL FOOTING</b> |
|----------|--------------------------------------------------------------------|

DATE

JUNE-2015



**J. VOLK consulting**  
830 Central Expressway East, Suite 300 | Plano, Texas 75074  
972.201.3000 (office) | 972.201.3009 (fax)  
TPBE No. F-11902

CREEKSIDE, PHASE THREE  
COLLEYVILLE, TEXAS

GRADING PLAN  
SHEET 2 OF 4



06/22/2015

HENLEY USA LLC

JVC No 14002

$$1^{\circ} = 30' \text{ H}$$

12



# Aerial Map



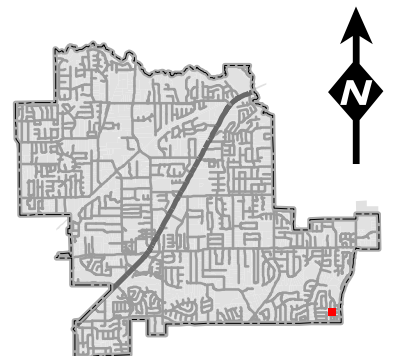
**ZC20-021**  
**3500 Lejoie Lane**

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Subject Property





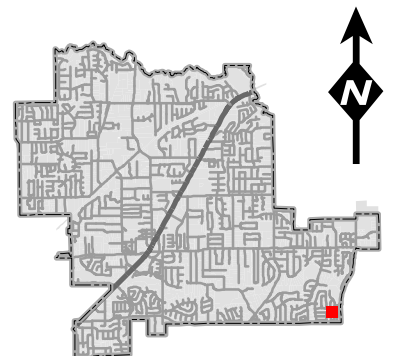
# Zoning Map



**ZC20-021**  
**3500 Lejoie Lane**

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 Subject Property



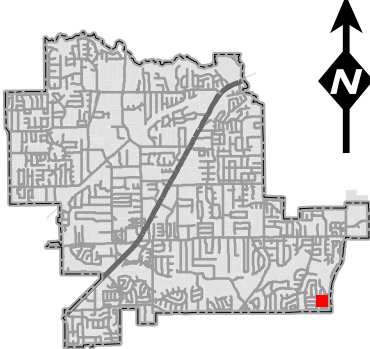
# Future Land Use Map



**ZC20-021**  
**3500 Lejoie Lane**

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-  Subject Property
-  Residential





## Statement of Planning Objectives

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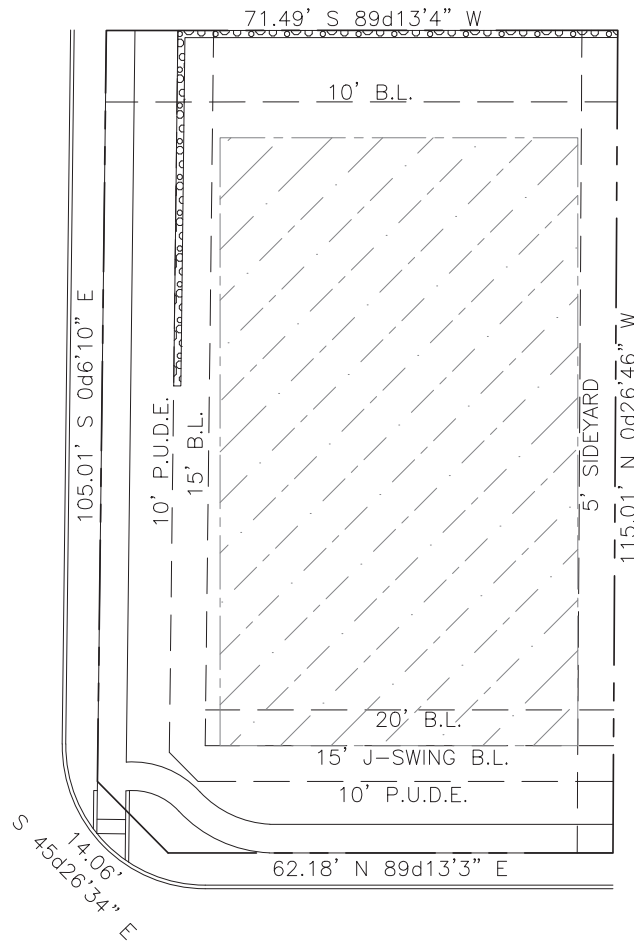


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Second Amended Plat Dated (June 2, 2017)  
Grading Plan Dated (07/20/2015)



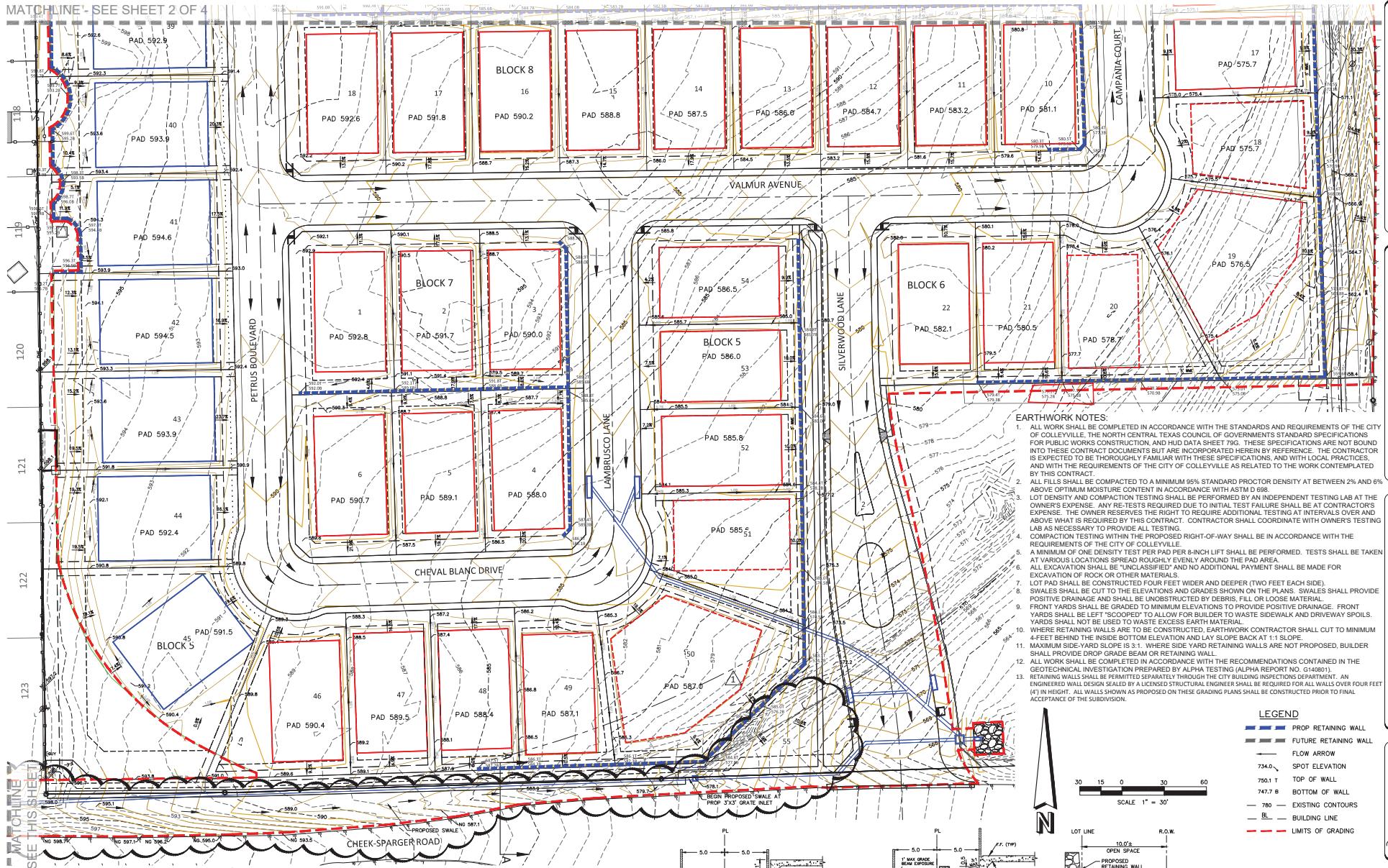
| PLOT PLAN LEGEND |                  |
|------------------|------------------|
| SYMBOL           | DESCRIPTION      |
|                  | Retaining Wall   |
| TW               | Top of Wall      |
| BW               | Bottom of Wall   |
| TC               | Top of Curb      |
| BC               | Back of Curb     |
| FP               | Finished Pad     |
| FF               | Finished Floor   |
| EG               | Existing Grade   |
|                  | Storm Inlet      |
|                  | Water Connection |

|                    |        |                                                         |    |                                                                                                                                                                            |     |
|--------------------|--------|---------------------------------------------------------|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>LOT SUMMARY</b> |        | job. no.<br><b>101_034</b>                              |    | <b>GENERAL NOTES:</b><br>DRIVEWAY & GARAGE: MIN. 16' WIDE<br>DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE<br>PUBLIC SIDEWALK: MIN. 4' WIDE<br>LEAD WALK TO HOME: MIN. 4' WIDE |     |
| LOT AREA           | 8212   | subdiv.<br><b>Creekside at Colleyville Lot Fit Book</b> |    |                                                                                                                                                                            |     |
| SLAB AREA          | ####   | lot                                                     | 18 | blk                                                                                                                                                                        | 9   |
| COVERAGE           | #####% | address<br><b>3500 Lejoie Lane</b>                      |    | Drawn By:                                                                                                                                                                  | JRD |
| FENCE              | ###'   | city<br><b>Colleyville, TX</b>                          |    | Description:                                                                                                                                                               |     |
| SCALE:<br>1" = 20' |        | date<br><b>2/4/20</b>                                   |    | Date:                                                                                                                                                                      |     |
|                    |        | master plan<br><b>X00X_X</b>                            |    | <br><b>TRADITION</b><br>HOMES<br>WWW.TRADITIONHOMES.COM                                                                                                                    |     |



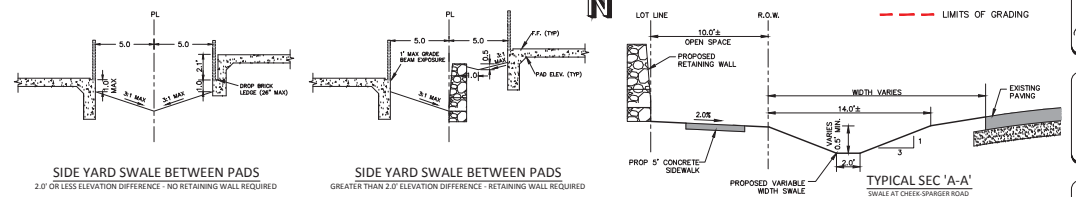
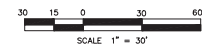
# Grading Plan

MATCHLINE - SEE SHEET 2 OF 4



- EARTHWORK NOTES:**
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF COLLEVILLE, THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND HUD DATA SHEET 799. THESE SPECIFICATIONS ARE NOT BOUND INTO THESE CONTRACT DOCUMENTS BUT ARE INCORPORATED HEREIN BY REFERENCE. THE CONTRACTOR IS EXPECTED TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS, AND WITH LOCAL PRACTICES, AND WITH THE REQUIREMENTS OF THE CITY OF COLLEVILLE AS RELATED TO THE WORK CONTEMPLATED BY THIS CONTRACT.
  2. ALL FILLS SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT BETWEEN 2% AND 6% ABOVE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698.
  3. LOT DENSITY AND COMPACTION TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB AT THE OWNER'S EXPENSE. ANY RE-TESTS REQUIRED DUE TO INITIAL TEST FAILURE SHALL BE AT CONTRACTOR'S EXPENSE. THE OWNER RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTING AT INTERVALS OVER AND ABOVE WHAT IS REQUIRED BY THIS CONTRACT. CONTRACTOR SHALL COORDINATE WITH OWNER'S TESTING LAB AS NECESSARY TO PROVIDE ALL TESTING.
  4. COMPACTION TESTING WITHIN THE PROPOSED RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLLEVILLE.
  5. A MINIMUM OF ONE DENSITY TEST PER PAD PER 8-INCH LIFT SHALL BE PERFORMED. TESTS SHALL BE TAKEN AT VARIOUS LOCATIONS SPREAD ROUGHLY EVENLY AROUND THE PAD AREA.
  6. ALL EXCAVATION SHALL BE "UNCLASSIFIED" AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR EXCAVATION OF ROCK OR OTHER MATERIALS.
  7. LOT PAD SHALL BE CONSTRUCTED FOUR FEET WIDER AND DEEPER (TWO FEET EACH SIDE). SWALES SHALL BE CUT TO THE ELEVATIONS AND GRADERS SHOWN ON THE PLANS. SWALES SHALL PROVIDE POSITIVE DRAINAGE AND SHALL BE UNOBTSTRUCTED BY DEBRIS, FILL, OR LOOSE MATERIAL.
  8. FRONT YARDS SHALL BE GRADED TO MINIMUM ELEVATIONS TO PROVIDE POSITIVE DRAINAGE. FRONT YARDS SHALL BE LEFT "SCOOPED" TO ALLOW FOR BUILDER TO WASTE SIDEWALK AND DRIVEWAY SPOILS. YARDS SHALL NOT BE USED TO WASTE EXCESS EARTH MATERIAL.
  9. WHERE RETAINING WALLS ARE TO BE CONSTRUCTED, EARTHWORK CONTRACTOR SHALL CUT TO MINIMUM 4 FEET BEHIND THE INSIDE BOTTOM ELEVATION AND LAY SLOPE BACK AT 1:1 SLOPE.
  10. MAXIMUM SIDE-YARD SLOPE IS 3:1. WHERE SIDE YARD RETAINING WALLS ARE NOT PROPOSED, BUILDER SHALL PROVIDE DROP GRADE BEAM OR RETAINING WALL.
  11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY ALPHA TESTING (ALPHA REPORT NO. G140801).
  12. RETAINING WALLS SHALL BE PERMITTED SEPARATELY THROUGH THE CITY BUILDING INSPECTIONS DEPARTMENT. AN ENGINEER WALL DESIGN SEALED BY A LICENSED STRUCTURAL ENGINEER SHALL BE REQUIRED FOR ALL WALLS OVER FOUR FEET (4') IN HEIGHT. ALL WALLS SHOWN AS PROPOSED ON THESE GRADING PLANS SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE OF THE SUBDIVISION.

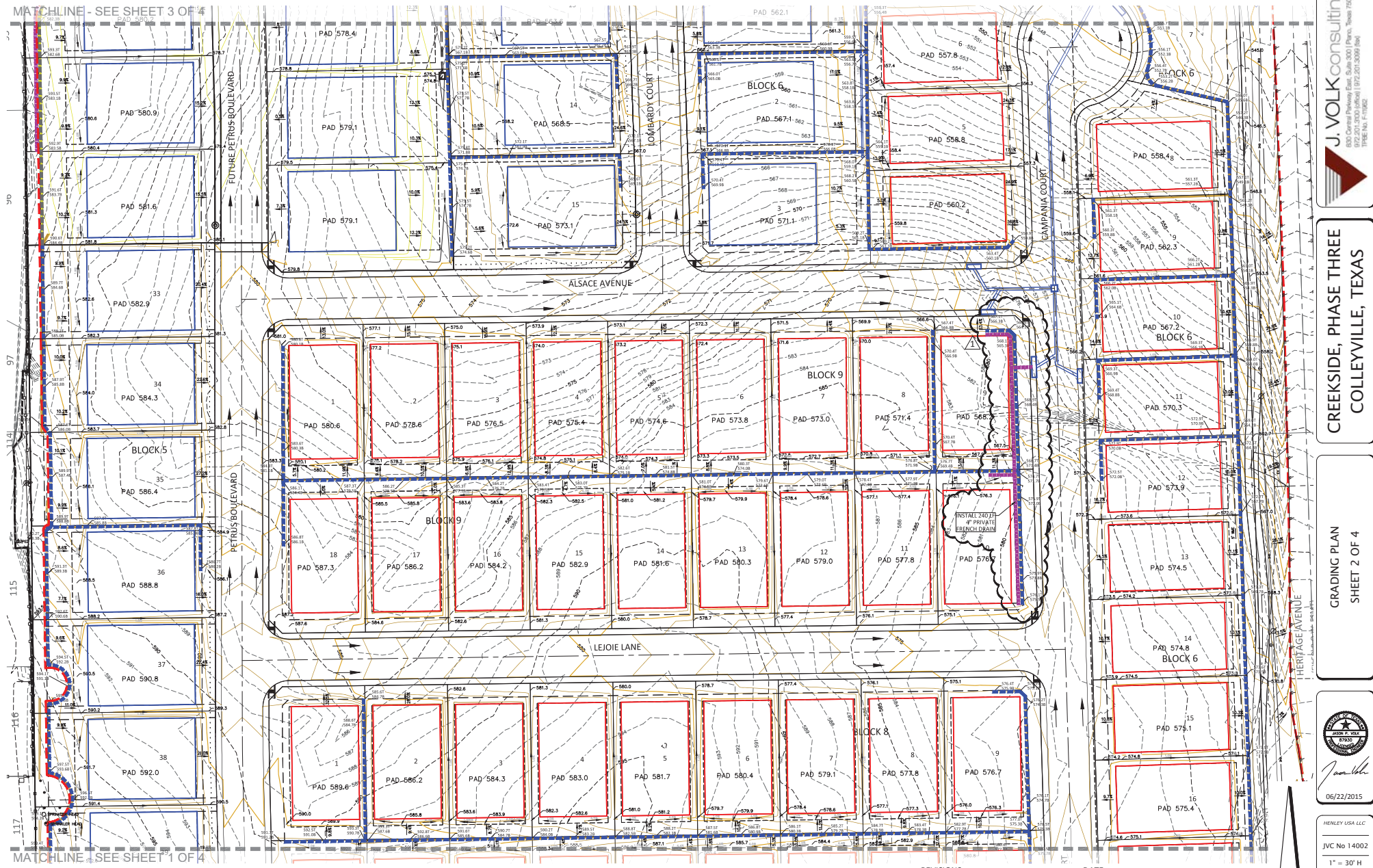
- LEGEND**
- PROP RETAINING WALL
  - FUTURE RETAINING WALL
  - FLOW ARROW
  - SPOT ELEVATION
  - 734.0 T TOP OF WALL
  - 750.1 T TOP OF WALL
  - 747.7 B BOTTOM OF WALL
  - 780 EXISTING CONTOURS
  - BL BUILDING LINE
  - LIMITS OF GRADING



| REVISIONS                  | DATE      |
|----------------------------|-----------|
| REVISED OPEN SPACE GRADING | JUNE-2015 |



## Grading Plan

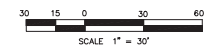


**REVISIONS**

|          |                                                                    |
|----------|--------------------------------------------------------------------|
| <b>1</b> | <b>ADDED PRIVATE FRENCH DRAIN<br/>ALONG RETAINING WALL FOOTING</b> |
|----------|--------------------------------------------------------------------|

DATE

JUNE-2015



**J. VOLK consulting**  
830 Central Expressway East, Suite 300 | Plano, Texas 75074  
972.201.3000 (office) | 972.201.3009 (fax)  
TPBE No. F-11902

CREEKSIDE, PHASE THREE  
COLLEYVILLE, TEXAS

GRADING PLAN  
SHEET 2 OF 4



06/22/2015

HENLEY USA LLC

JVC No 14002

12



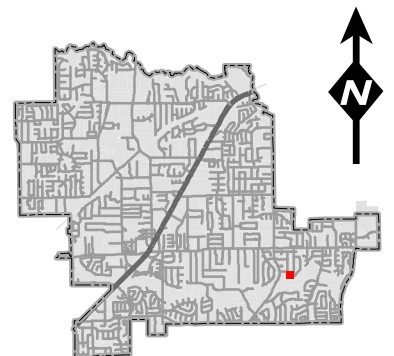
# Aerial Map



**ZC20-022**  
**4501 Shadycreek Lane**

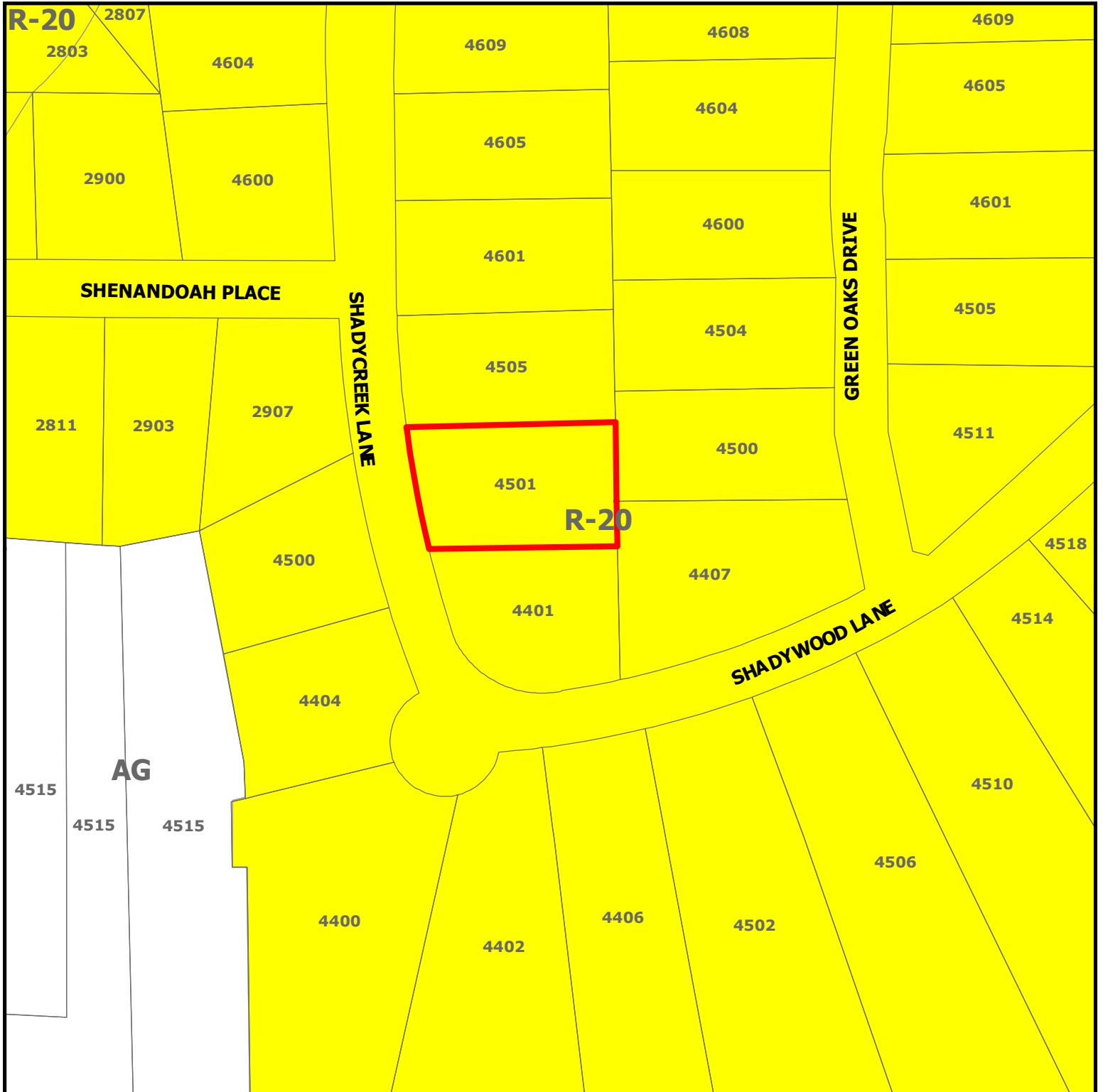
**DISCLAIMER:**  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors,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

 Subject Property





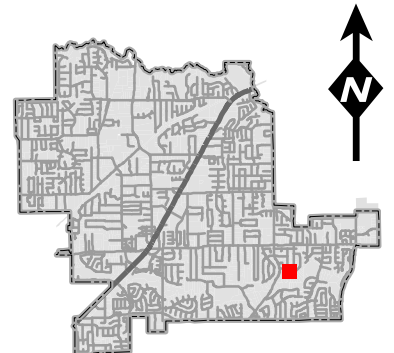
# Zoning Map



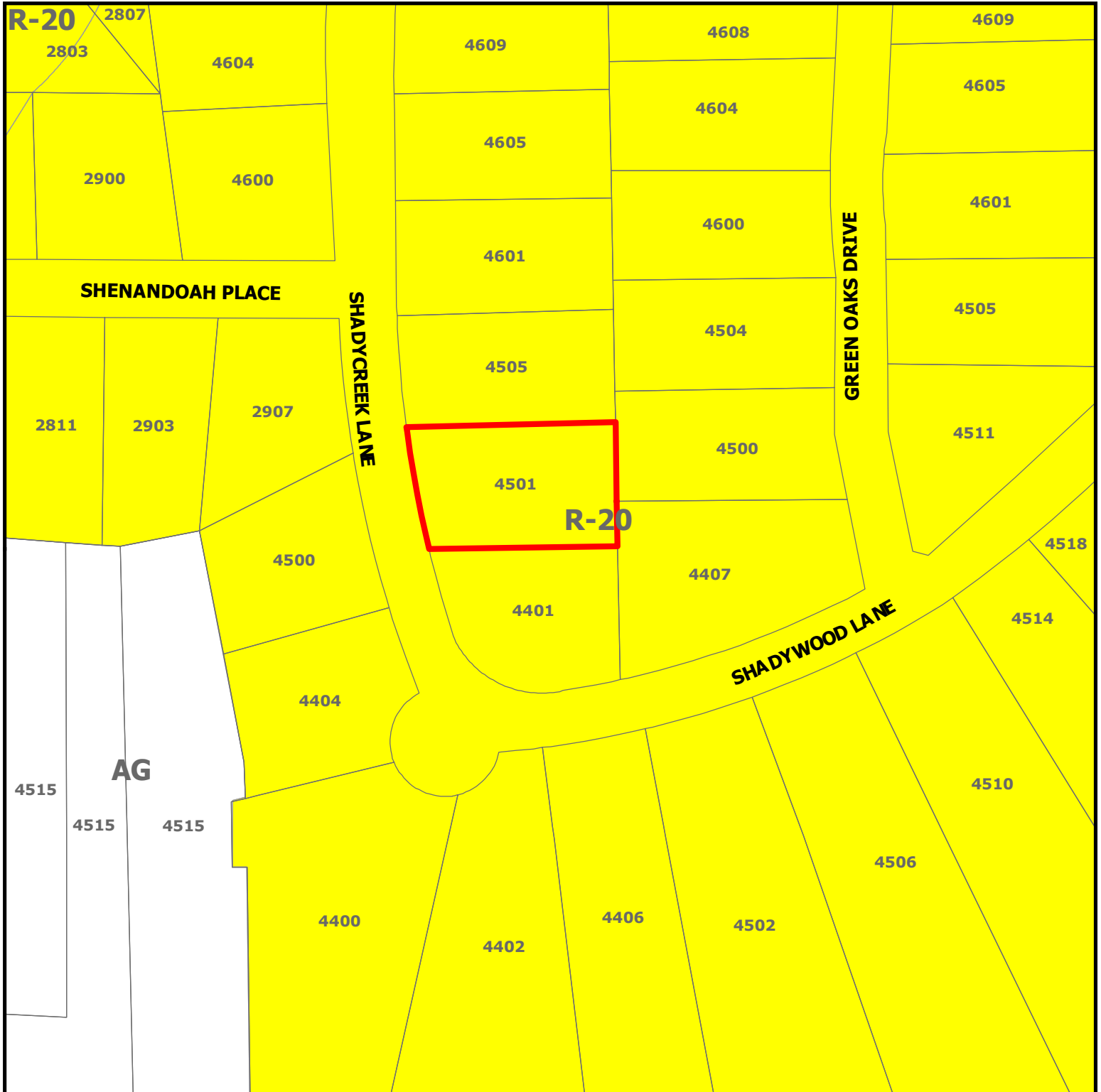
**ZC20-022**  
**4501 Shadycreek Lane**

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 Subject Property



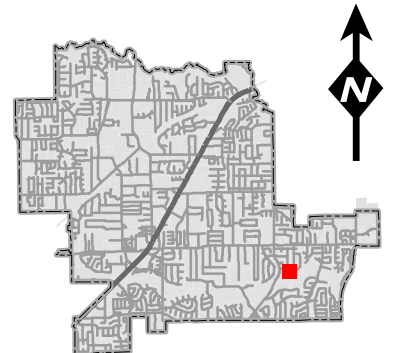
# Zoning Map



**ZC20-022**  
**4501 Shadycreek Lane**

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 Subject Property





# **Statement of Planning Objectives**

Bruce Taylor  
4501 Shadycreek Lane  
Colleyville, TX 76034

August 17, 2020

## **Description:**

The proposed building will be a workshop with attic storage. I am requesting a Special Use Permit (SUP) for the 4.4% building size with an additional covered porch to replace the existing pergola.

This building will have workshop usage with an attic storage space in roof (non-living area) and main floor bathroom with only a toilet and sink. The construction elevation will be brick outside on all four sides matching main house. It will have two dormers in the roofline on the front elevation to enhance visual appeal. It will have one double garage door, one single entry main door and one window on the front elevation. The rear elevation will have one window and a double entry door. The left side elevation will have two single windows. The right side elevation will have one double door entering a covered porch. The interior will be a workshop with one bathroom consisting of a sink and toilet only. The stairs will be to access the unfinished, non-living storage area in the roofline. The building will be under air-conditioning. The structure will measure 32x29 equaling 928 square feet on a 20,737 square foot lot. This represents a 4.4% of the lot area. The covered porch will replace the existing pergola. The left side and back side will have a 13-foot setback complying with the setback requirement based on the roof pitch. The front side and right side are both well within the setback requirements.

The house located on this property is one of the smaller homes in the neighbor with a relatively large lot size compared to other properties in the neighborhood. This brings the total under roof area in line with other homes in the neighborhood.

If you need additional information, please don't hesitate to ask. Thank you for your consideration of this home improvement project.

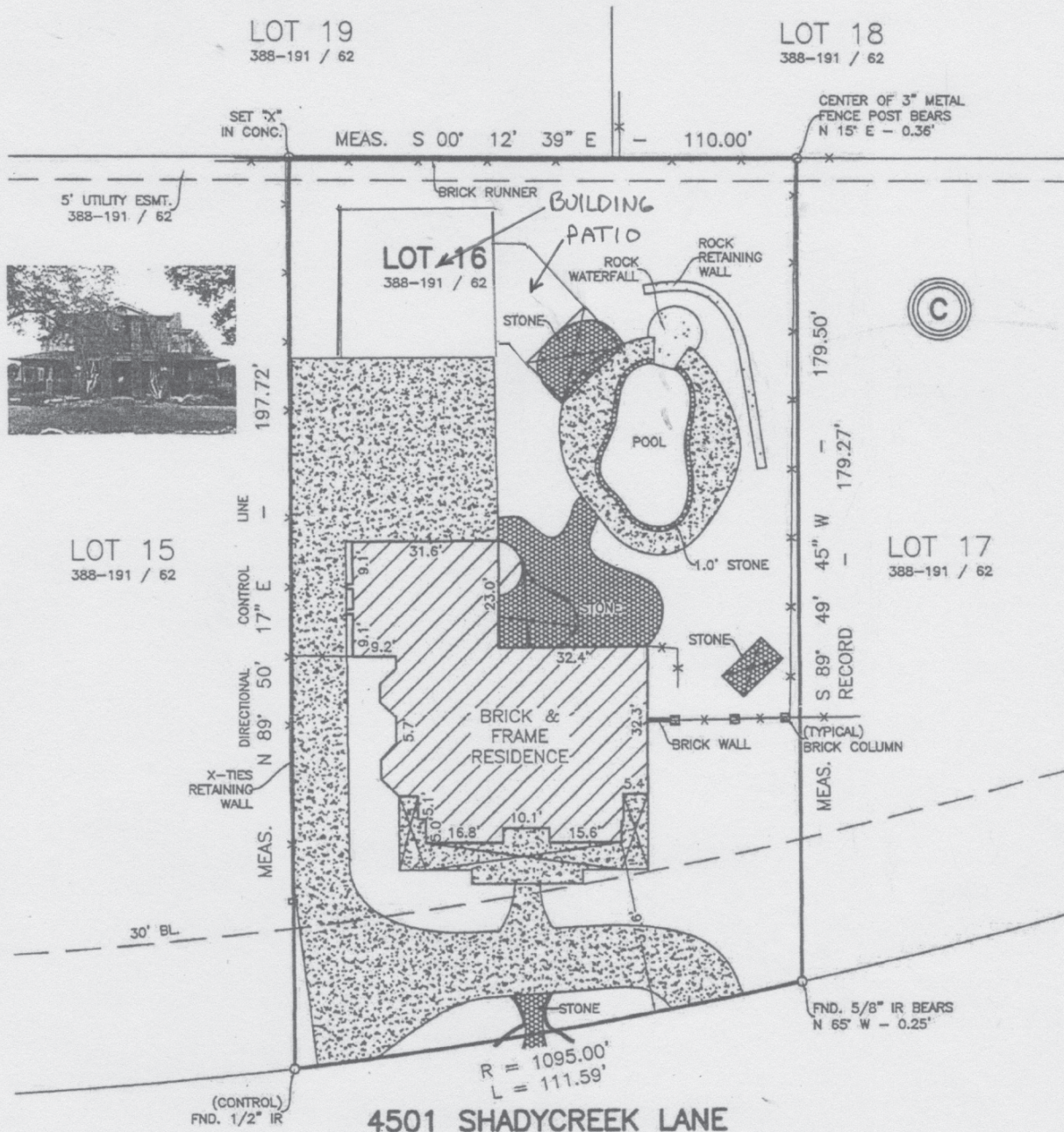
Bruce Taylor

# Site Plan

Reference No: 4251Y12 G.F. No: 40030  
 Title Co: ALAMO TITLE COMPANY  
 Purchaser: PARADIS

## PROPERTY DESCRIPTION

Lot 16, Block C, BROOK MEADOWS, FIRST FILING, an Addition to the City of Colleyville, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-191, Page 62, of the Plat Records of Tarrant County, Texas.



SCALE: 1" = 30'

## SURVEYOR'S CERTIFICATION

I, WILLIAM H. MOSS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS

|           |                    |
|-----------|--------------------|
| — E —     | OVERHEAD UTILITIES |
| — X —     | FENCE              |
| [Pattern] | BRICK              |
| [Pattern] | WOOD DECK          |
| [Pattern] | CONCRETE           |

LEGEND

This survey is hereby accepted and approved.

Purchaser

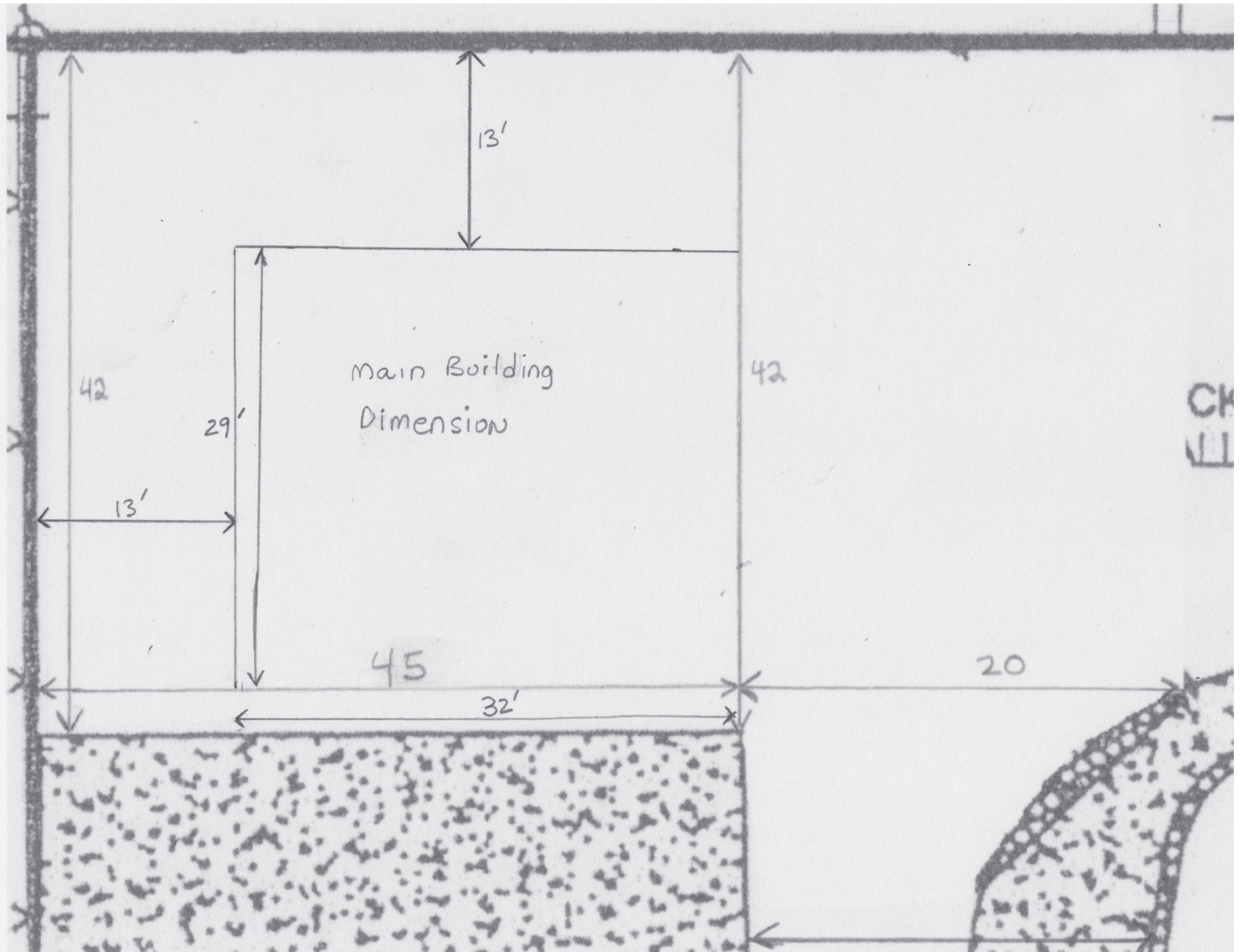
Purchaser

Date

RE OF T.F.

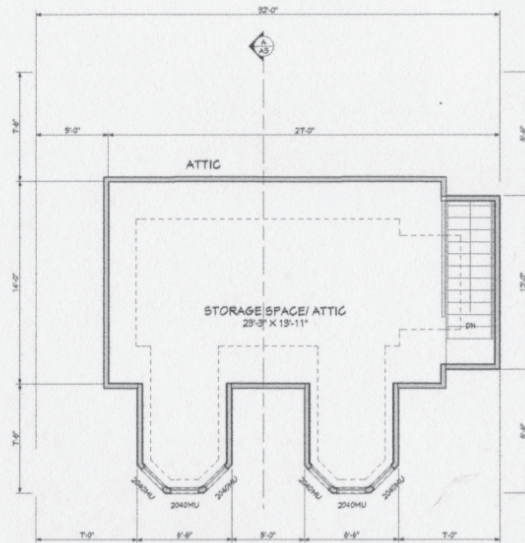


# Site Plan

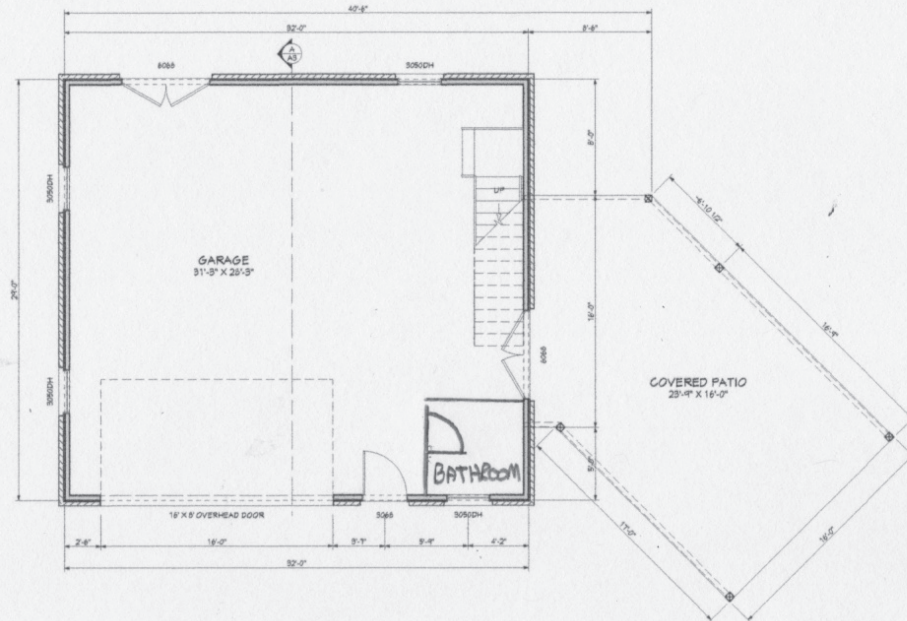




# Floor Plan



ATTIC FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Bathroom  
Sink and toilet only

Preliminary Plan - Not For Construction



# Building Elevations

## Taylor Garage

4501 Shady Creek Ln, Colleyville, TX 76034

| INDEX OF DRAWINGS |                                     |
|-------------------|-------------------------------------|
| A1                | Cover Page                          |
| A2                | Floor Plans                         |
| A3                | Exterior Elevations & Cross Section |
| D1                | Details                             |

### DESIGN LOADS:

|                               |         |
|-------------------------------|---------|
| ATTICS WITHOUT STORAGE        | 10psf   |
| ATTICS WITH LIMITED STORAGE   | 20psf   |
| HABITABLE ATTICS              | 30psf   |
| BALCONIES & DECKS             | 40psf   |
| INTERIOR ROOMS                | 40psf   |
| STAIRS                        | 40psf   |
| ASSUMED SOIL BEARING CAPACITY | 1500psf |
| ROOF LIVE LOAD                | 20psf   |
| BASIC WIND SPEED (V=60)       | 90mph   |
| ULTIMATE WIND SPEED (V=60)    | 115mph  |
| WIND EXPOSURE CATEGORY        | B       |
| SEISMIC DESIGN CATEGORY       | B       |

ALL WORK IS TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS

| ABBREVIATIONS |                                                  |
|---------------|--------------------------------------------------|
| A.F.F.        | ABOVE FIRST FLOOR                                |
| AT            | ARCH TOP PENDING                                 |
| WIN           | WINNING PENDING                                  |
| BD            | BOARD                                            |
| CLG           | CEILING                                          |
| CA            | CASEMENT PENDING                                 |
| COL           | COLUMN                                           |
| CT            | CURVE TOP PENDING                                |
| DBO           | DETERMINED BY OWNER                              |
| DM            | DOUBLE HUNG PENDING                              |
| DR            | DOOR                                             |
| GL            | GLIDING PENDING                                  |
| HDR           | HEADER                                           |
| HGT           | HEIGHT                                           |
| LVL           | LAMINATED VENEER LUMBER                          |
| O.C.          | ON CENTER                                        |
| O.H. DR       | OVERHEAD DOOR                                    |
| RCH           | ROUGH CEILING HEIGHT                             |
| SL            | SILLING                                          |
| (T)           | PRESSURE TREATED OR NATURALLY RESISTANT TO DECAY |
| TOP PL.       | TOP OF PENDING                                   |
| TEMP. GL      | TEMPERED GLASS                                   |
| TR            | TRANSOM PENDING                                  |
| U.N.D.        | UNLESS NOTED OTHERWISE                           |
| WIN           | PENDING                                          |

**DRAWING KEY:**

SECTION INDICATOR:  
(X) - DRAWING NUMBER  
(X) - PAGE

DOOR & WINDOW SIZES (SINGLE):  
WIDTH (FEET) - HEIGHT (INCHES)  
EXAMPLE 1: 6'00" x 8'0" WIDE X 8'0" HIGH  
EXAMPLE 2: 3'00" x 9'0" WIDE X 8'0" HIGH

### FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

| DESCRIPTION OF BUILDING ELEMENTS                           | NUMBER, TYPE & SPACING                 |
|------------------------------------------------------------|----------------------------------------|
| TOP OR SOLE PLATE TO STUD, END NAIL                        | 2-16d                                  |
| STUD TO SOLE PLATE, TOP NAIL                               | 12-50d OR 12-16d                       |
| DOUBLE STUDS, FACE NAIL                                    | 16d AT 24" O.C.                        |
| DOUBLE TOP PLATES, TYP. FACE NAIL                          | 16d AT 24" O.C.                        |
| DOUBLE TOP PLATES, LAP SPlice MIN 48" OFFSET OF END JOINTS | 3-16d                                  |
| BLOCKING BETWEEN JOISTS OR RATTERS TO TOP PLATE, TOP NAIL  | 3-16d                                  |
| TOP PLATES, LAPS @ CORNERS AND INTERSECTION, FACE NAIL     | 2-16d                                  |
| BUILT-UP OR CONT. HEADER, 21 PIECE @ 12" SPACER            | 16d AT 16" O.C. ALONG EDGE             |
| CEILING JOIST TO TOP PLATE, TOP NAIL                       | 3-16d                                  |
| CONTINUOUS HEADER TO STUD, TOP NAIL                        | 4-8d                                   |
| CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL            | 3-16d                                  |
| CEILING JOISTS TO PARALLEL RATTERS, FACE NAIL              | 3-16d                                  |
| TRUSS OR RATTIER TO TOP PLATE, TOP NAIL                    | 3-16d                                  |
| BUILT-UP GINDER AND BEAMS, 2 LUMBER LAYERS                 | 16d AT 24" O.C. AT T & B AND STAGGERED |
| ROOF RATTIER TO RIDGE, VALLEY OR HIP RATTIER               | 2-16d AT EACH SPACE & @ ENDS           |
| RATTIER TIES TO RATTIER, FACE                              | 4-16d TOP NAIL, 3-16d FACE NAIL        |
| WOOD STRUCTURAL PANELS AND PARTICLE BOARD:                 |                                        |

### ROOF AND WALL SHEATHING (TO FRAMING)

|                                |                                                       |
|--------------------------------|-------------------------------------------------------|
| 5/16" - 1/2" (SUBFLOOR PANELS) | 8d COMMON, 8/0 G. EDGES @ 12" O.C. INTERMEDIATE @ 16" |
| 1/2" - 1" (SHEATHING)          | 8d COMMON, 8/0 G. EDGES @ 12" O.C. INTERMEDIATE @ 16" |

### GYPSUM SHEATHING

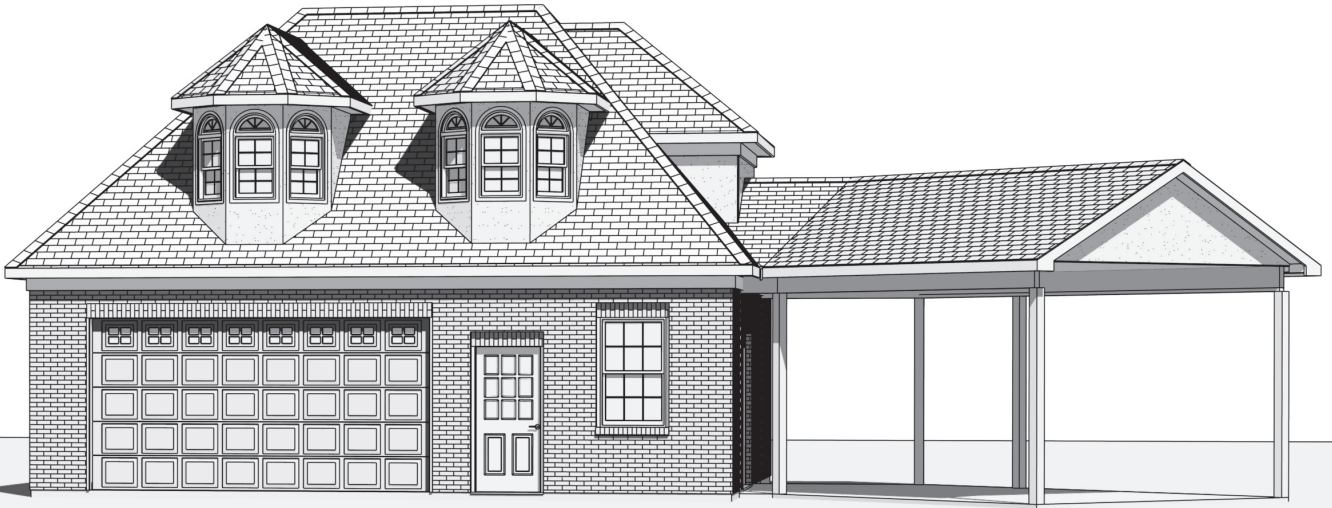
|          |                                                                                                                                              |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 1/2" (b) | 1 1/2" GA. ROOFING NAIL, 8d COMMON OR STAPLE GA. 1 1/2" - 1 1/4" SCREWS, TYPE 1X OR 5/16" x 4" (4" O.C. EDGES @ 12" O.C. INTERMEDIATE @ 16") |
| 5/8" (b) | 1 3/4" GA. ROOFING NAIL, 8d COMMON OR STAPLE GA. 1 5/8" - 1 1/4" SCREWS, TYPE 1X OR 5/16" x 4" (4" O.C. EDGES @ 12" O.C. INTERMEDIATE @ 16") |

a. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable and wall framing shall be spaced 6 inches on center, when basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from eaves, ends and gable and walls, and 4 inches on center to gable and ends framing.

b. Gypsum sheathing shall conform to ASTM C 1398 and shall be installed in accordance with GA-293. Fiberglass sheathing shall conform to ASTM C 205.

General Notes:  
All nails are smooth-crown, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average tensile yield strengths as shown: 50 ksi for shank diameter of 0.142 inch (20d common nail), 40 ksi for shank diameters larger than 0.142 inch but not larger than 0.171 inch, and 100 ksi for shank diameters of 0.142 inch or less.  
Screws are 18 gauge wire and have a minimum 116-inch on diameter crown width.  
Nails shall be installed at not more than 6 inches on center at all supports where spans are 48 inches or greater.  
Four-foot by 8-foot or 4-foot by 8-foot panels shall be applied vertically.  
Spacing of fasteners not included in Table GA-293.

**THIS TABLE PROVIDES THE MINIMUM NAILING REQUIREMENTS FOR MOST APPLICATIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS TABLE AND WHAT IS SHOWN ELSEWHERE ON THESE PLANS, THE MORE STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE APPROVED.**



### GENERAL NOTES

**GENERAL:**  
Work performed shall comply with these general notes unless otherwise noted on plans. The work shall comply with all applicable local and state codes, ordinances, regulations and amendments and all other authorities having jurisdiction.

All conditions and dimensions shown on the plans shall be verified by the contractor. Any discrepancies that require clarification or revision shall be brought to the attention of the designer before commencing with the work. Ryan Moe Home Design (RMHD), its owners and affiliates are not responsible for any loss resulting from an error or omission on these plans.

Contractor shall provide the requirements of all detail callouts denoted as "TYPICAL" or "TYP." at specifically noted conditions and at all like conditions throughout the project, unless otherwise noted. All details on detail sheets titled as "TYPICAL" and not directly referenced on plans, shall be incorporated at occurring locations throughout the project. Requirements of details not denoted or titled as "TYPICAL" or "TYP." shall be provided at the specific location shown on the plan and adjacent areas as applicable. Requirements of details denoted as "SIMILAR" or "SIN" shall be provided with allowances as indicated or implied on referenced details and plans.

Details may be depicted diagrammatically. For example, roof pitches, floor/roof wall thickness, framing members, etc., may differ in scale from actual proposed conditions. Details shall be understood in context with other drawings conveying structural and architectural design intent. Dimensions and notes shall take preference over the scaling of the drawings. It is recommended that contractors/sub-contractors do not scale dimensions from the drawings but use the written dimension notes.

Where conflicting information exists between these plans and other referenced requirements, the more stringent requirement shall apply unless otherwise approved.

Contractor shall be responsible for providing adequate structural support of construction loads during all phases of construction including, but not limited to, foundation backfill, bracing of wall framing to resist construction floor loads and lateral building loading, bracing of trusses during installation and subsequent construction loading, and other conditions as dictated by the contractor's construction practice.

On-site verification of all dimensions and conditions shall be the responsibility of the contractor and subcontractors. The contractor shall compare and coordinate all drawings prior to construction and in the opinion of the contractor a discrepancy or error exists, he shall promptly report it to the designer for proper adjustment before proceeding with the work.

All work shall comply with the manufacturer's or fabricator's instructions or recommendations for the preparation of substrates and installation and use of material. Manufacturer's installation instructions/specifications shall be located on the job site at the time of inspection.

**FIELD WORK:**  
These drawings do not cover site work, excavation, grading and landscaping.

**EXCAVATION:**  
Shall be sufficient to provide full design dimensions or to allow for footing as required.

**BACKFILL AND COMPACTION:**  
Use clean material containing no organic material, trash, mud, rocks, logs, stumps, concrete, asphalt or other deleterious substances. Do not backfill against masonry walls until water drainage is in place, or adequate bracing is provided. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Equivalent fluid pressure of soil backfill not to exceed 30 P.C.F., uniform class SW or better.

**FOUNDATIONS:**  
Soil bearing value assumed to be 1,500 PSF minimum unless otherwise noted on drawings. Builder to be notified immediately should bearing capacity of less than 1,500 psf or higher water table be encountered. Foundation walls of masonry and concrete are to be constructed as per plan and in accordance with the applicable building codes.

**CONCRETE:**  
Shall meet minimum compressive strength of 3000 (28 day psi) unless noted otherwise. Concrete for porches, carport slabs, steps and exposed to the weather and garage floor slabs shall have a minimum compressive strength of 3500 (28 day psi) and be air-entrained.

All concrete to be poured in accordance with ACI 311 specification. Concrete exposed to weather to be air entrained.

**REINFORCING RODS:**  
Shall conform to ASTM A-615 grade 60. WWP shall conform to ASTM A-105.

**STEEL:**  
All metal anchors, fasteners, joint hangers, etc., to be galvanized. All structural steel to conform to ASTM-36. Pipe to be A53. Tube to be A500. All detailing to be in accordance with AISC structural steel detailing manual. Connections shall be capable of supporting an allowable uniform load stress of 24 ksi. Steel columns and beams to be given a shop coat of rust inhibitive paint or equivalent. Bottom of steel channel shall be anchored in concrete.

**LUMBER EXPOSED TO WEATHER:**  
All exposed exterior lumber or lumber in contact with masonry or concrete shall be pressure preservative treated in and bear quality mark of approved inspection agency. And comply with the requirements of the American Lumber Standards Committee "Treated Wood Program. Provide fire retardant sheathing and lumber where indicated on drawings. All wood shall be a minimum of 2" above finish grade or pressure preservative treated less than 2" above finish grade.

**MAXIMUM MOISTURE CONTENT:**  
Lumber shall be 19%, kiln dried in accordance with ANPP standards.

**PLYWOOD & OSB:**  
Plywood & OSB used structurally shall meet the performance standards and all other requirements of applicable commercial standards for the type, grade and species of plywood and shall be so identified by an approved testing agency.

**FLASHING:**  
Flash and counter flash at roof and wall intersections, valleys, crickets and saddles, and eaves/ends per code. Flashing at vent pipes, soil stacks, vertical front walls to be applied in accordance with manufacturer's printed instructions. Flashing material to be min. .016 corrosion resistant metal, mineral surfaced roll roofing, or approved equal.

Flash all exterior openings and all building corners as required. Flash and caulk around beams and other projections through exterior walls and roof surfaces.

**CAULKING:**  
Fill all joints of different materials and all penetrations as required.

**ALL OPERABLE WINDOWS:**  
All operable windows shall have noncorrosive screens and sash locks. Screens are provided to prevent the entry of insects and are not intended to prevent children from falling out of open windows. Windows having the lowest part of their clear opening less than 24" above finished floor and more than 12" above finished grade shall: (1) be allowed to open to such a distance such that a sphere of 4" cannot pass through, or (2) shall be provided with guards complying with ASTM F 2040, or (3) provided with window opening control device that comply with ASTM F 2040.

**WEATHERPROOFING:**  
All siding, shingles, and window openings to the exterior shall be fully weatherstripped, caulked, gasketed or otherwise treated to limit air infiltration. Doors and windows shall meet air infiltration and other performance factors as required by code.

**HEADERS:**  
All headers over 48" in length to have a minimum (2) jack studs at each end.

**STRENGTH OF FRAMING MATERIALS:**  
All framing lumber shall be ANPP (ANSI) (or other approved agency) rated lumber of the following (or as noted on plans):  
Joists and rafter shall be southern pine, grade 2 or better.  
Wood studs and posts shall be SPF stud grade or better.  
Headers shall be #2 Douglas fir or #1 Southern Pine, #1 Hem fir or #1 SPF.

LVL beams shall have the following minimum properties:  
Bending stress "F<sub>b</sub>" = 2400 PSI  
Horizontal shear "F<sub>v</sub>" = 235 PSI  
Compression perpendicular to grain "F<sub>c</sub>" = 750 PSI  
Compression parallel to grain "F<sub>c</sub>" = 2510 PSI  
Modulus of elasticity "E" = 2,000,000 PSI

**ENGINEERED TRUSSES:**  
Trusses shown on this plan are for design and illustrative purposes. The truss manufacturer is to provide truss design drawings which may differ from what is shown on this plan. Notify RMHD if the truss design drawings affect any aspect of the design.

Truss design drawings shall be provided to the building official and approved prior to installation. Truss design drawings shall include, at a minimum, the information specified below. Truss design drawings shall be provided with the shipment of trusses delivered to the jobsite.

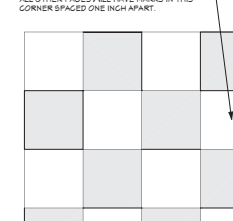
1. Size or depth, span and spacing.
2. Location of all joints.
3. Required bearing walls.
4. Design loads as applicable.
- 4.1. Top chord live load (as determined from Section R301.8).
- 4.2. Top chord dead load.
- 4.3. Bottom chord live load.
- 4.4. Bottom chord dead load.
- 4.5. Concentrated loads and their points of application.
- 4.6. Controlling wind and earthquake loads.
5. Adjustments to lumber and joint connector design values for conditions of use.
6. Each reaction force and direction.
7. Joint connector type and description (e.g., size, thickness or gage) and the dimensional location of each joint connector except where symmetrically located relative to the joint interface.
8. Lumber size, species and grade for each member.
9. Connection requirements for:
  - 9.1. Truss to gilder/rafter.
  - 9.2. Truss to joist/ply.
  - 9.3. Field splice.
  - 9.4. Calculated deflection ratio and/or maximum deflection for live and total load.
11. Maximum axial compression forces in the truss members to enable the building designer to design the size, connections and anchorage of the permanent continuous lateral bracing. Forces shall be shown on the truss design drawing or on supplemental documents.
12. Required permanent truss member bracing location.

Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements of the individual truss design drawings. In the absence of specific bracing requirements, trusses shall be braced in accordance with accepted industry practice such as the SBCA Building Component Safety Information (BCSI) Guide to Good Practice for Handling, Lifting & Bracing of Metal Plate Connected Wood Trusses.

Trusses members shall not be cut, notched, drilled, nailed or otherwise stressed in any way without the approval of a registered design professional. Alterations resulting in the addition of load (e.g., HVAC equipment, water heater) that exceeds the design load for the truss shall not be permitted without verification that the truss is capable of supporting such additional loading.

**ROOF TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCSI-88)**

DRAWING IS PROPERLY PRINTED TO SCALE IF EACH BOX MEASURES ONE INCH BY ONE INCH. ALL OTHER PAGES WILL HAVE MARKS IN THIS CORNER SPACED ONE INCH APART.



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COVER PAGE

REVISIONS

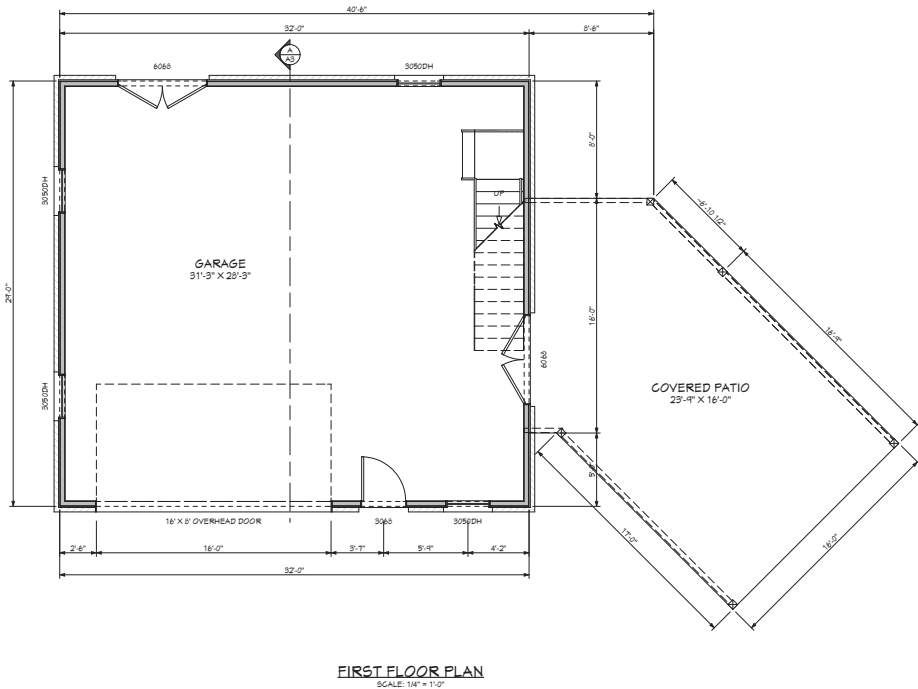
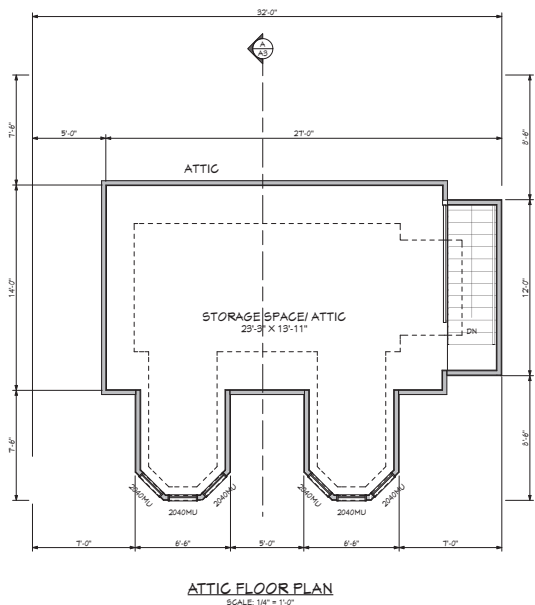
DRAWN BY: RDM  
PROJECT#: 4404b

ISSUE DATE: 12/2/2020

PAGE: 1 OF 4

SHEET NO: A1

Building Elevations



Preliminary Plan - Not For Construction



Building Elevations



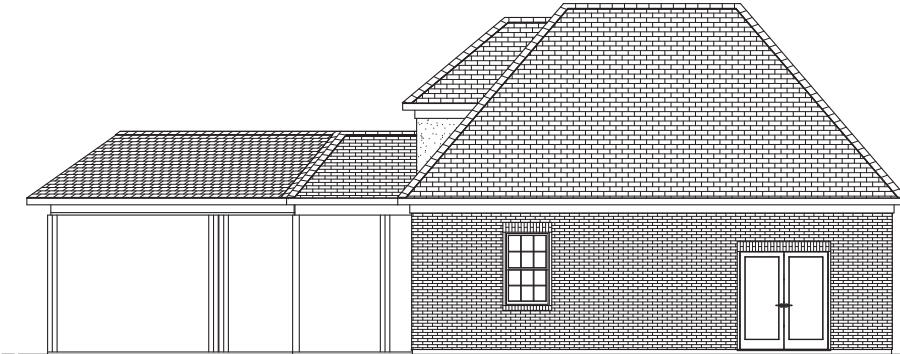
LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



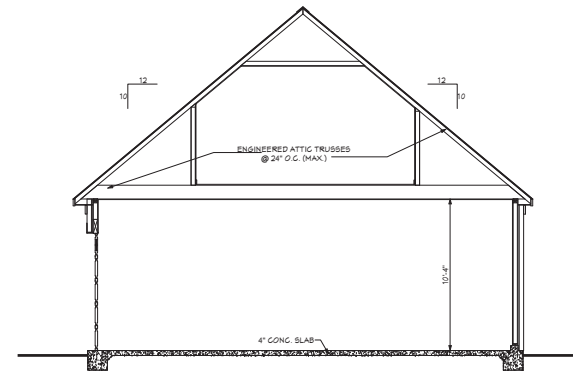
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



CROSS SECTION  
SCALE: 1/4" = 1'-0"

ELEVATIONS & CROSS SECTIONS ARE DERIVED FROM A 3D MODEL OF THE PLAN/VISUAL MAY INCLUDE UNNECESSARY LINES AND MINOR DISCREPANCIES. PLEASE REFER TO FLOOR PLANS AND INDICATED DETAILS.

Preview Plan - Not For Construction

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EXTERIOR ELEVATIONS  
& CROSS SECTION

REVISIONS

Drawn BY: RDM  
PROJECT: 4409B  
ISSUE DATE: 1/24/2020  
PAGE: 3 OF 4  
SHEET NO: A3