



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, October 26, 2020

WORKSESSION 6:15 PM EXECUTIVE CONFERENCE ROOM THIRD FLOOR

CALL TO ORDER

- WS-1** Presentation and discussion of a Special Use Permit for Alcoholic Beverages Sales for On-Premise Consumption on Lot 1, Block 3, Tara Village, located at 1101 Cheek Sparger Road, Suite 110, Case ZC20-025
- WS-2** Presentation and discussion of a Special Use Permit for Dog Grooming on Lot 1R1, Block 1, Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 110, Case ZC20-026
- WS-3** Presentation and discussion of a zoning change from AG Agricultural district to the R-30 Single Family Residential district for Tract 2D & 2D3, Abstract 233, D. R. Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC20-027
- WS-4** Presentation and discussion of a zoning change from R-20 Single Family Residential district to the RE Residential Estate district on Lot 1R, Block 1, Muzyka Addition, located at 4807 Patterson Lane, Case ZC20-028
- WS-5** Presentation and discussion of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006, TABLED FROM THE OCTOBER 12, 2020 PLANNING AND ZONING COMMISSION MEETING.

1. EXECUTIVE SESSION – In accordance with Texas Government Code Chapter 551, Subchapter D,

Section 551.071 - Legal - Consultation with attorney on legal issues raised by public hearing or action items on the agenda

Legal briefing by City Attorney regarding planning, zoning, platting, and land use

Review of Regular Agenda Items and discussion of previous meeting minutes

Discussion of items to be placed on future agendas and updates on development trends, progress, and City Council actions on past agenda items

**REGULAR MEETING
7:00 P.M. OR IMMEDIATELY AFTER WORKSESSION**

**INVOCATION: COMMISSIONER MOORE
PLEDGE OF ALLEGIANCE**

2. CITIZEN COMMENTS

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Special Use Permit for an Accessory Building to exceed the required 4% maximum lot coverage for accessory buildings on Lot 16, Block C, Brook Meadows Addition, located at 4501 Shadycreek Lane, Case ZC20-022, TABLED FROM THE OCTOBER 12, 2020 PLANNING AND ZONING COMMISSION MEETING.

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards October 23, 2020 by 5:00 p.m.



Araceli Botello

Planning Technician

A quorum of the Colleyville City Council or any board, commission, or committee may be present at this meeting.

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

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



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number WS-1

Agenda Date 10/26/2020

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for Alcoholic Beverages Sales for On-Premise Consumption on Lot 1, Block 3, Tara Village, located at 1101 Cheek Sparger Road, Suite 110, Case ZC20-025

Explanation

Jodie Sellers, the applicant, has submitted a request for a Special Use Permit (SUP) for Alcohol Sales (on-premise) on Lot 3, Block 1, Tara Village, being approximately 4.56 acres, and zoned CC-1 Village Retail. The purpose is to allow for the sale of alcohol for on-premise consumption at the new restaurant 'From Across the Pond'. The location complies with the distance separation requirements from schools, churches, and hospitals as required by City code.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives

Aerial Map

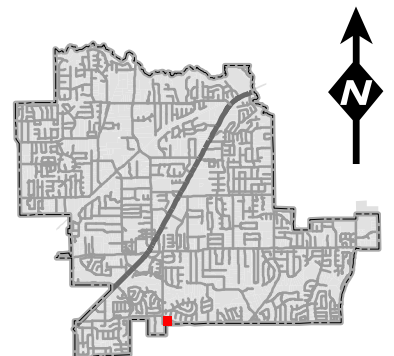


ZC20-025

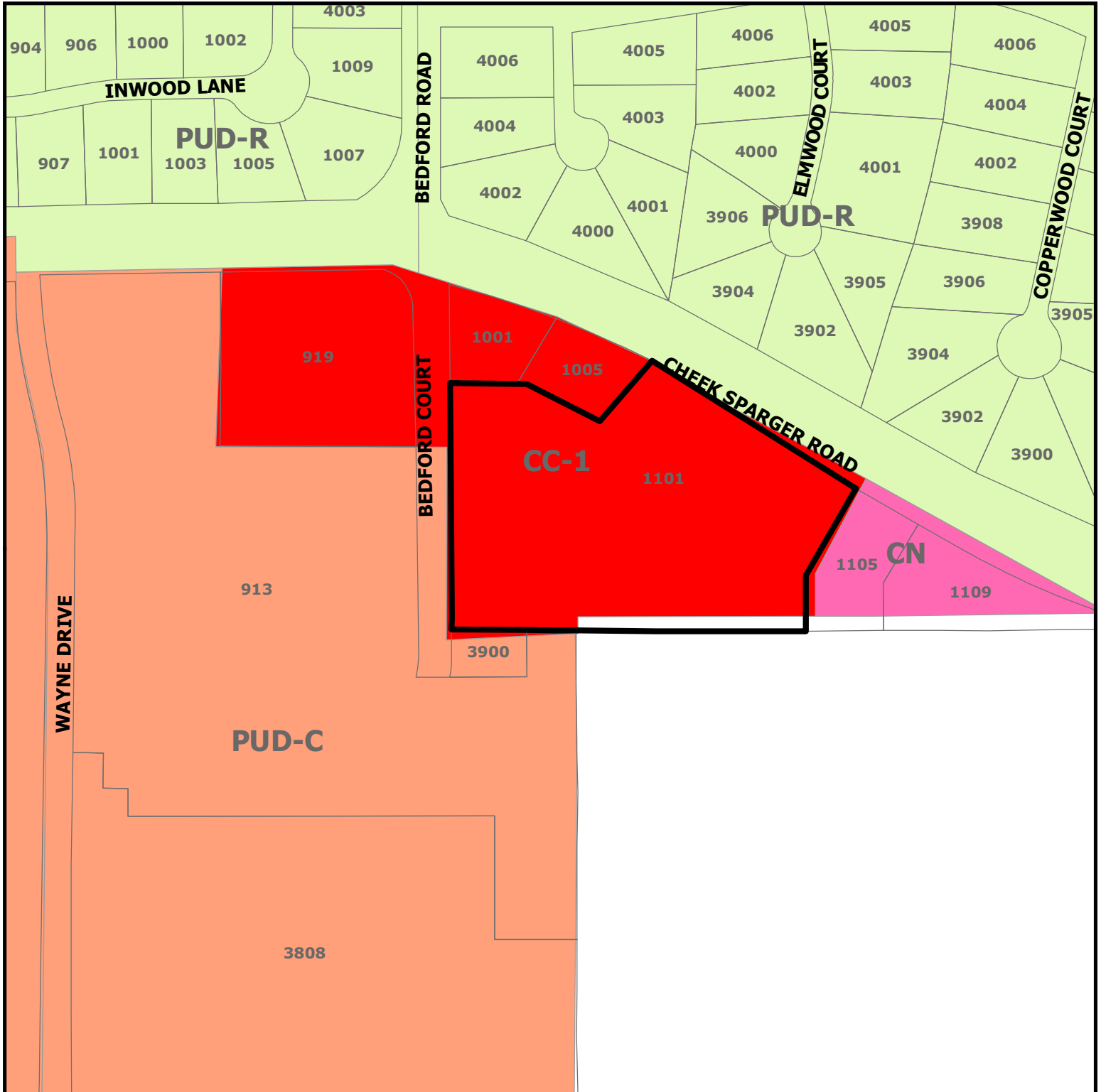
1101 Cheek Sparger Road, Suite 110

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



ZC20-025

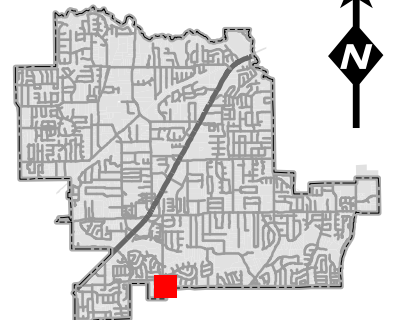
1101 Cheek Sparger Road, Suite 110

DISCLAIMER:

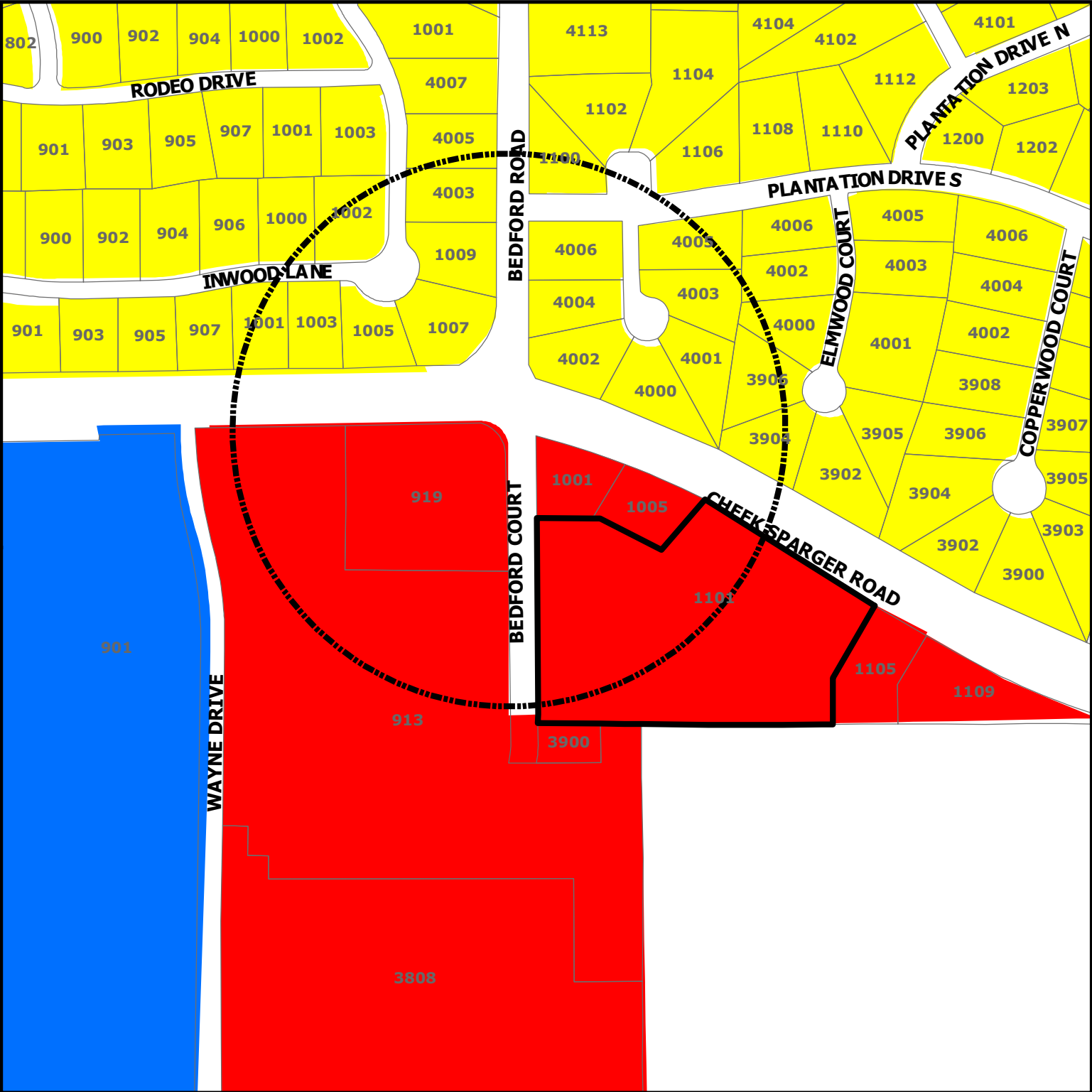
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Future Land Use Map

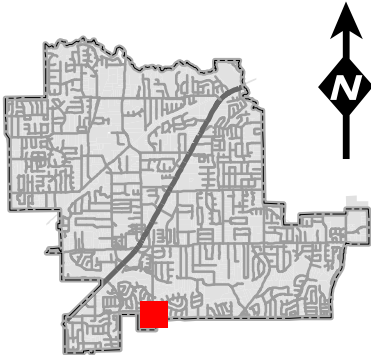


ZC20-025

1101 Cheek Sparger Road, Suite 110

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
-  Sales Tax Preferred Intersection
-  Residential
-  Commercial
-  Institutional



Statement of Planning Objectives

BUSINESS SUMMARY for SPECIAL USE PERMIT APPLICATION

BRITISH EATERIES LLC, DBA "FROM ACROSS THE POND"

We are delighted to be returning "From Across the Pond" to Colleyville, 7 ½ years after opening, after a successful spell in North Richland Hills. In addition, we are helping a struggling shopping area, Tara Village, taking on an empty unit, vacated by a failed business, "Hometown Café", and hoping to bring Non-Colleyville residents to spend their tax dollars in our great City.

"From Across the Pond" opened up on Colleyville Blvd, back in 2010. Unfortunately, due to issues with the subject property, and becoming licensed, we left our Colleyville home and moved to NRH, where we had initial success in our 3000 square foot home, before moving to the old Chili's building on Bedford Euless Rd , 6600 square feet, where we received fantastic TV and press coverage, culminating in being awarded First Prize for the Best Fish and Chips in Texas, finishing second in the national vote.

Unfortunately, in the new world / economy that COVID 19 has created, we modified our business model in February of this year, doing multi-drop deliveries of our sought after specialties and amazing GLUTEN-FREE dishes, and successfully stayed afloat and traded at a profit during closedown.

In the current climate, with mask ordinance and occupancy restrictions, we decided it was prudent to reduce our brick and mortar footprint, As such, we took on the following location on September 1st 2020

#110 1101 Cheeksparger Rd, Colleyville, TX, 76034

Bud Kennedy of Star Telegram fame, has already featured our new home in his "Eats Beats" article.

We are already Permitted, via TABC, and are looking to transfer our TABC permit to the new location, however, due to the property not having sold Alcohol previously, had to place a 60 Day notice at the premises, before being made aware that the Tara Village wasn't blanket zoned for alcohol sales, despite Anna's Mexican restaurant already receiving approval.

Our plan is to be fully licensed , transferring our current Mixed Beverage permit from our last location, BUT we will be concentrating on Take-out, deliveries, caterings and multi-drops, Monday through Thursday, and then, ADDITIONALLY, opening for dine-in customers all day Friday, Saturday and Sunday, including Breakfast, Brunch and Lunch at weekends.

We are not a "late-night" business, our alcohol sales normally only reflect around 15-18% of sales and we are family-oriented, focusing on made-from-scratch food. We are a true family favorite. Our last location closed at 10pm at latest (Friday and Saturday) and at 9pm Post-COVID restrictions

As an existing business, trading for over 11 years, we don't have a business plan, per se, nor projections for this current year, which would be sheer guesswork, but we hope to be taking \$40,000 - \$50,000 in sales revenue from the get go, and to growing that accordingly as the marketplace changes

Statement of Planning Objectives

Summary of Business model/ highlights:

- Business fully Closed on Mondays
- Open for Multi-drop deliveries to various cities in the Metroplex, Tuesday through Sunday. No in-house dining or activity planned INITIALLY for those days.
- Open for dine-in, Curbside pick-up, deliveries etc., Friday 11am until 10pm
- Open for Breakfast, Lunch and Dinner on Saturday, 7am until 10pm
- Open for Breakfast, Lunch and Dinner on Sundays, 8am until 9pm
- Popularly recognized as best Gluten-free menu in DFW, brings loyal and regular customers from significant distances
- Winner of Best in Texas, Fish n Chips, by Greene King Brewery 2017, 2nd placed in the USA
- Nearly 12,250 Active and invested Facebook followers waiting upon our opening

Objectives

- To offer the people of Colleyville, particularly the Cheeksparger area, a quality, diverse product, providing significant options to a neglected dining demographic, those with Gluten free illnesses, ADHD, autism, diabetes etc
- To create more local jobs
- To bring more Non-Colleyville residents from afar to spend their tax dollars
- To bring business, and a sense of community, to an ailing Shopping center

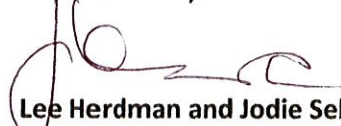
Opportunities to grow the business:

- Offering for Exclusive access, Monday through Thursday, to Corporations, Small Businesses, Network groups, Social groups, Sports teams and Dine-out groups
- Expand Patio area in Spring 2021 to create excellent Outside dining experience

We are so proud with what we achieved during the initial COVID-19 closedown, taking 150 meals to Parkland Hospital, feeding the ER and ICU nurses and Doctors at Medical city, and giving away upwards of \$3,000 of food to families in need, as good community restaurants and leaders should do in times of need or crisis. We look to do more of that with various methods and aims in the near future.

We are excited to look to partner again with a great City, committed to doing business

Yours sincerely



Lee Herdman and Jodie Sellers – Husband and Wife team
"From Across the Pond"



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number WS-2

Agenda Date 10/26/2020

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit for Dog Grooming on Lot 1R1, Block 1, Town Center Colleyville, located at 5615 Colleyville Boulevard, Suite 110, Case ZC20-026

Explanation

Steven Harvey, the applicant, has submitted a request for a Special Use Permit (SUP) for Dog Grooming on Lot 1R1, Block 1, Town Center Colleyville, being approximately 4.52 acres and zoned CC-2 Shopping Center. The purpose is to allow for pet grooming services at their proposed business, Petbar. The leased suite is 2,826 s.f. in size and does not include any day care or overnight kenneling of animals.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Floor Plan
7. Photos Provided by Applicant

Aerial Map



ZC20-026

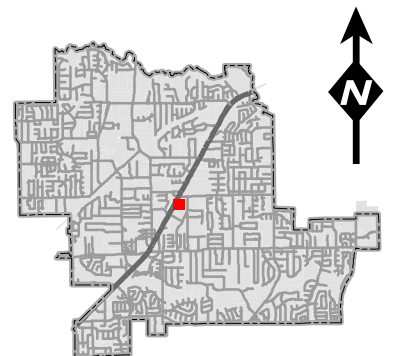
5615 Colleyville Blvd, Suite 110

DISCLAIMER:

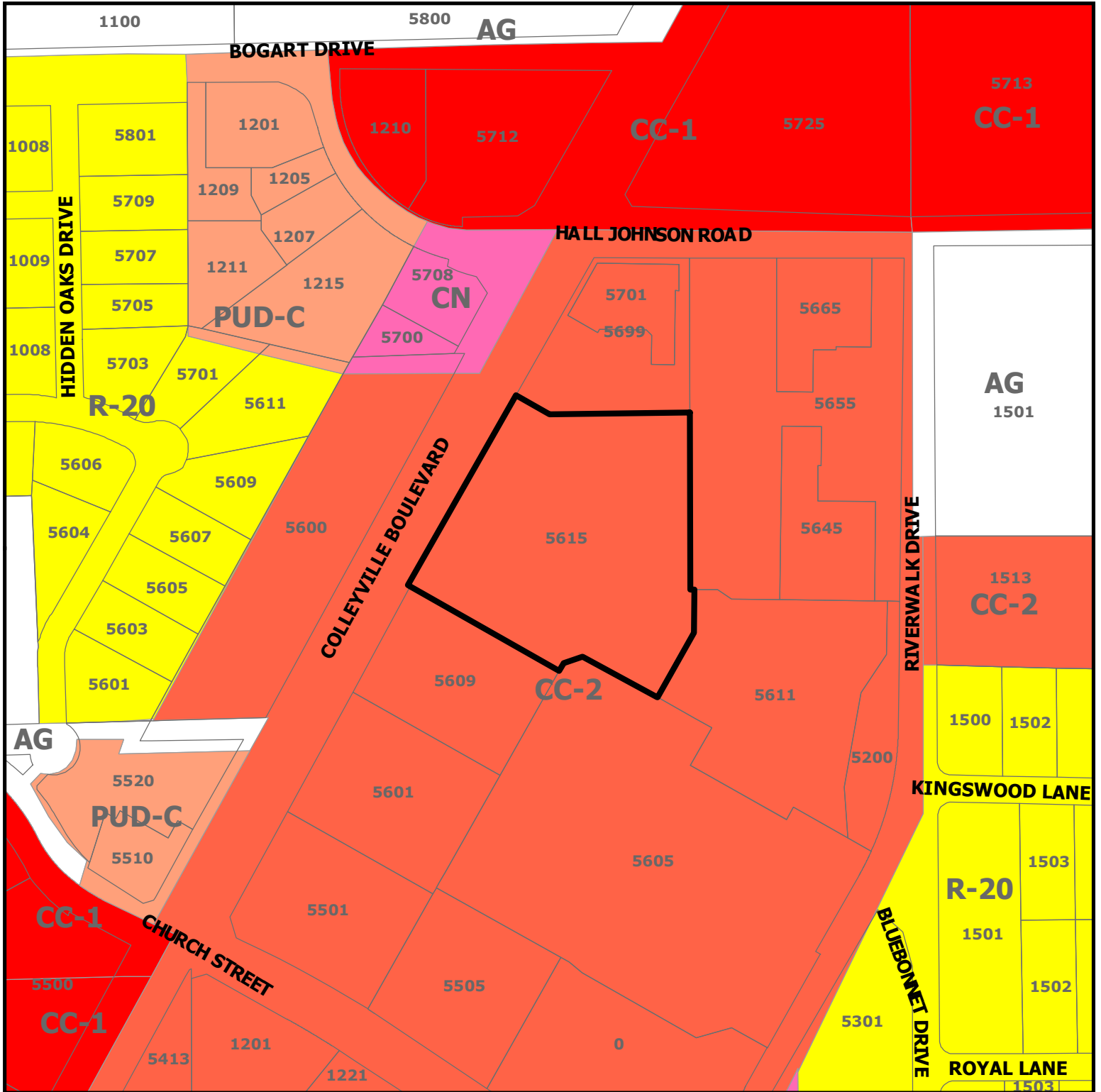
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map

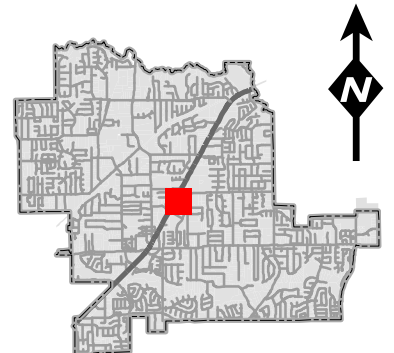


ZC20-026

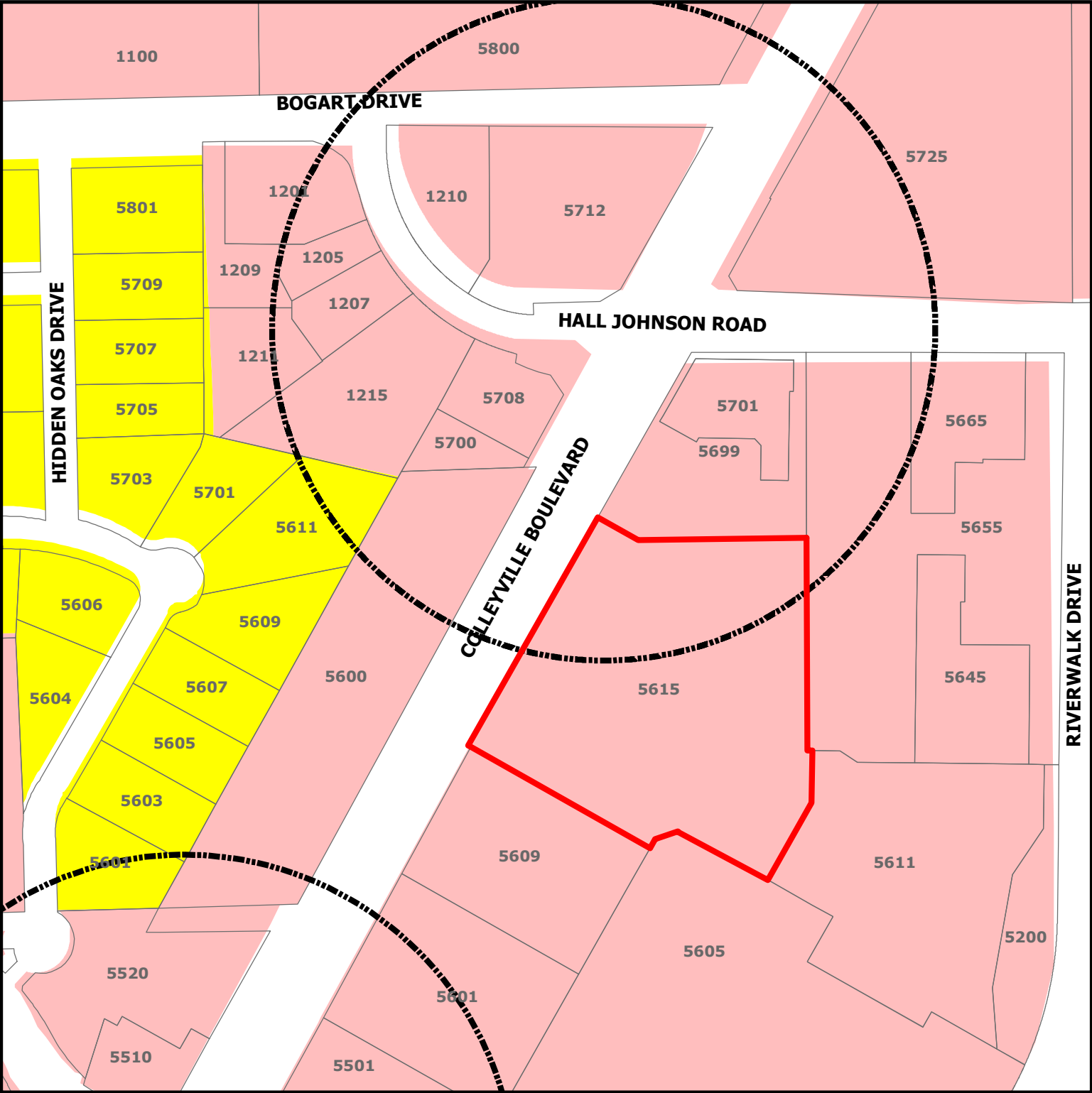
5615 Colleyville Blvd, Suite 110

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



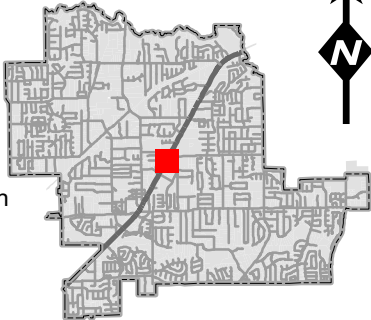
Future Land Use Map



ZC20-026

5615 Colleyville Blvd, Suite 110

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



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.



Sterling Organization & The Silver Sailor Corporation (dba PetBar)

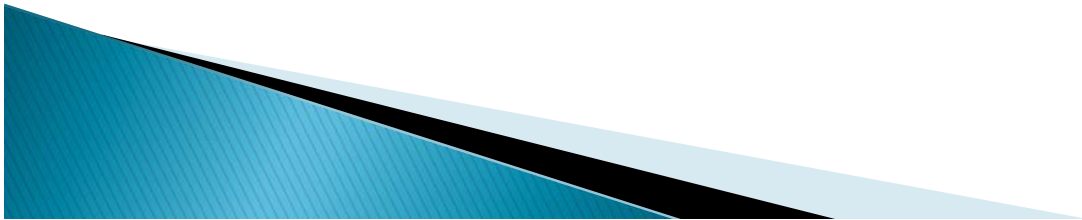
Colleyville Town Center Request for Zoning SUP

Statement of Planning Objectives

Executive Summary

The Colleyville Town Center Shopping Center currently allows per zoning ordinance, the development of a “Pet Grooming” business pending the approval of a “Special Use Permit” by the City of Colleyville. The Silver Sailor Corporation (dba PetBar) is requesting the approval of a Special Use Permit. This presentation details the benefits to the citizens of Colleyville from adding this upscale boutique business in addition to drawing increased tax revenue from surrounding cities and towns.

- No Veterinary services will be performed
- No outdoor kennels or dog runs will be present
- No boarding services will be offered
- No pet daycare services will be offered
- No pet walking will be performed by PetBar staff
- Sound mitigation will be installed to prevent disturbances to neighboring businesses



Statement of Planning Objectives

PetBar Business Services

About PetBar – PetBar offers appointment only professional boutique pet grooming services with convenient drop off and pickup times, this significantly reduces parking challenges, self wash walk-ins are welcome anytime during store hours. As our appointments are no longer that 90 minutes, PetBar staff will not and do not walk our clients pets around the shopping center. All pets remain within our store for their entire appointment. If there is an in-store accident, it is immediately cleaned, sanitized and disposed of by our staff according to local ordinance and standards. We do not board or overnight and we provide no doggie daycare services. Our store hours are 9:00am – 6:00pm Mon–Sat and we are closed on Sundays. Our interior shared walls are built with state of the art noise mitigation systems to minimize disturbances to our valued neighbors.

PetBar will offer the following boutique level services to the Colleyville Community

- ▶ **Professional Grooming** – From simple to extravagant styles with our expert grooming staff
- ▶ **Full Service Wash** – Bath, dry and gentle brush out from our experienced staff
- ▶ **Self Service** – For the “do-it-yourselfers,” we offer a top of the line do it yourself bathing option
- ▶ **Retail** – We sell only the best local and high quality food and treats available
- ▶ **Pet Taxi Service** – For handicapped, homebound or physically restricted, extremely busy or less active pet owners, we offer peace of mind through our convenient Pet Taxi services. We will pick up their pet, bring them to one of our stores, groom and safely and promptly return their pets to them.

Our Promise

- ▶ Every community has its own unique identity. When a small business joins a community, it is important that it integrates into that identity, and that it does so by contributing to the local culture and is involved in its civic activities as well. This demonstrates a shared and vested interest to the people and increases the perception of the brand. The Silver Sailor Corporation will strive every day to deliver on the following community promise.
- ▶ *We will win and keep our communities trust by, creating local jobs, keeping money in local communities, boosting the economy of the local community, and taking active roles in local sponsorships, charities, events and donations.*



Statement of Planning Objectives

Development Schedule

- Upon approval of the SUP permits will be obtained followed by construction commencement (Approximately Dec 20)
- Build out of the site is estimated to take between 60–75 days barring any material issues.
- We anticipate the store opening in March 2021.

Economic Development Information

Project SQFT	2,826	
Sales Per SQFT	\$212.31–\$265.39	
Est Sales Per Year	\$600,000 – \$750,000	
Est ad valorem taxes	\$15,401.76	

Statement of Planning Objectives

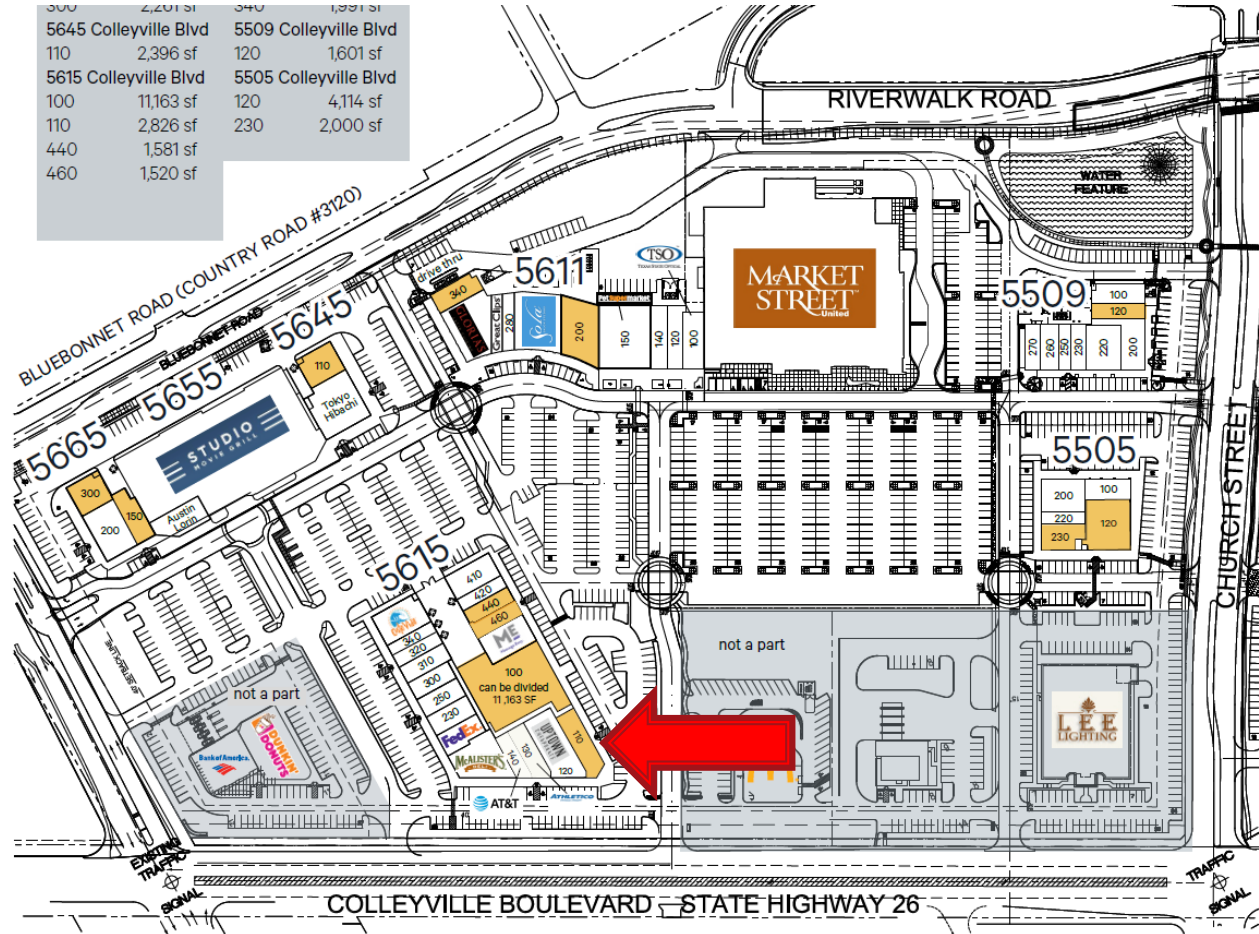
Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Apparel and Accessory Stores												P	P	P		7		
Arts and Crafts Stores and Hobby Shops												P	P	P		7		
Bakery Stores												P	P	P		7		
Banks, Credit Unions and Financial Institutions											P	P	P	P		8		
Barber Shops and Beauty Shops											P	P	P	P		7		
Bicycle Shops												P	P	P		7		
Book, Stationary or Greeting Card Shops												P	P	P		7		
Camera or Music Stores												P	P	P		7		
Carnivals and Circuses												S	S			24		
CBD Store													S	S		7		
Cemeteries or Mausoleums										S	S	S	S	S	S	24		
Charitable Donation Station												S	S	S		24		
Civic, Social or Fraternal Organizations										S	S	P	P			7		
Convenience Stores with gasoline sales												S	S	S	S	7		
Copy Centers/Print Shops										S	S	P	P	P	P	7		
Dance Studios, Martial Arts Studios, and Cheerleading & Gymnastics Facilities											S	P	P	P	P	7		
Day Care Centers										S	S	S	S	S		11		
Department Stores												P	P	P		7		
Dog Boarding with indoor and/or outdoor kennels													S	S	S	8		
Dog Grooming													S	S	S	8		
Dry Cleaner Pick-up Stations											S	P	P	P		7		
Dry Cleaners (up to 5,000 s. f. w/on-site laundry)												P	P	P		7		
Equipment Rental and Leasing Stores														S	P	7		

Site Plan

Proposed Shopping Center Location

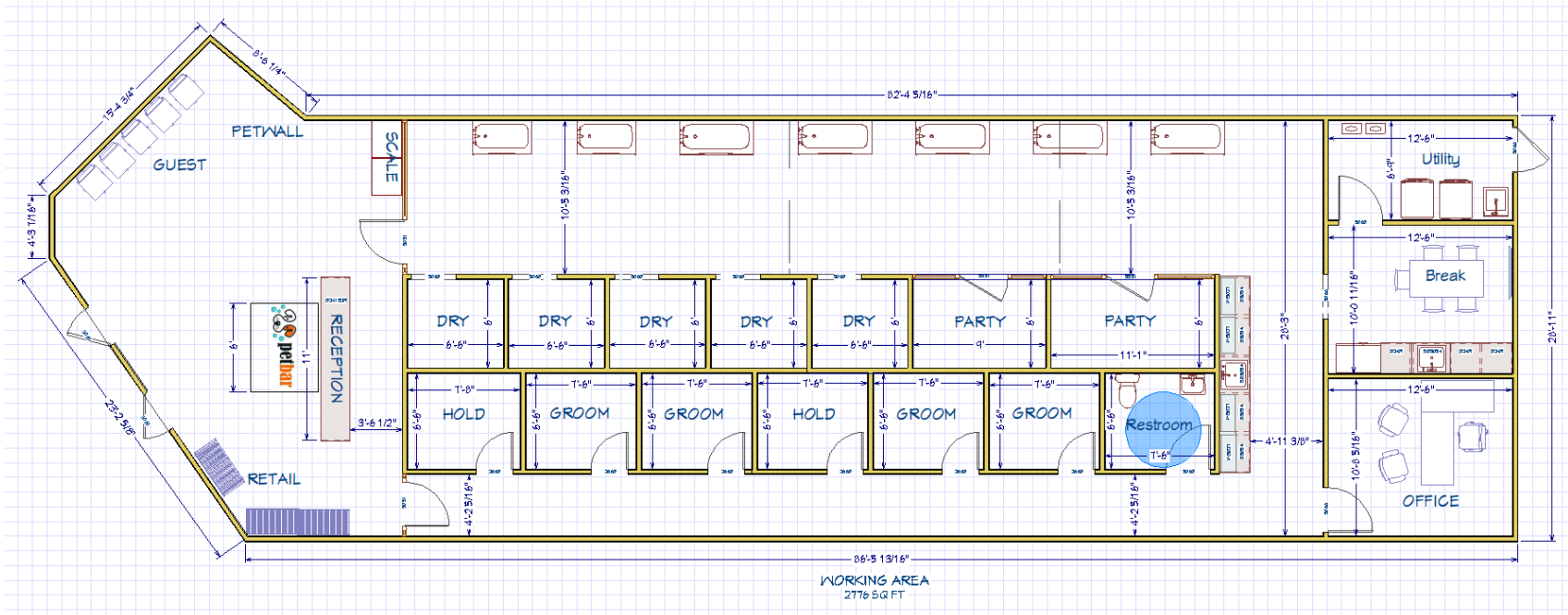
100	Austin Lorin	2,571 sf
5645	Colleyville Blvd	
100	Tokyo Samurai Hibachi	5,176 sf
5615	Colleyville Blvd	
120	Uptown Cheapskate	4,254 sf
130	Althetico	3,000 sf
200	McAlister's Deli	4,000 sf
210	FedEx Kinkos	1,960 sf
230	Bark Avenue	1,884 sf
250	Rooster's Men's Grooming	1,428 sf
300	Burgerim	2,100 sf
310	Red Brick Oven	1,800 sf
320	Haute Lash	1,022 sf
340	Muggle Shakes	1,425 sf
390	Costa Vida	3,200 sf
410	Loveria Caffè	2,501 sf
420	Nekter Juice Bar	1,304 sf
470	Massage Envy	3,000 sf
5505	Colleyville Blvd	
100	Luna Grill Mediterranean	2,443 sf
200	Castle Nail Spa	2,843 sf
220	Games Workshop	1,100 sf
5611	Colleyville Blvd	
100	Texas State Optical	2,403 sf
120	Rice Pot	2,000 sf
140	Azure Dental	2,000 sf
150	Pet Supermarket	6,601 sf
240	Sola Salon	6,990 sf
280	Heaven Nail Salon	1,361 sf
290	Great Clips	1,260 sf
300	Gloria's	4,736 sf
5509	Colleyville Blvd	
100	Cornerstone Health	2,000 sf
200	Townhouse Brunch	2,778 sf
220	Fred Astaire Dance	3,194 sf
230	Art Impressions	1,376 sf
250	AIB Salon	1,111 sf
260	Take 5 Birkenstock	1,600 sf
270	Kate's Bikes & Toys	1,600 sf



TOWN CENTER COLLEYVILLE | SEC HWY 26 & HALL JOHNSON RD, COLLEYVILLE, TX 76034



PetBar Proposed Store Layout



Photos Provided By Applicant

Sample of Store Bathing Area





City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number WS-3

Agenda Date 10/26/2020

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a zoning change from AG Agricultural district to the R-30 Single Family Residential district for Tract 2D & 2D3, Abstract 233, D. R. Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC20-027

Explanation

Tony Krauska, the applicant, has submitted a request for a zoning change on Tract 2D & 2D3, Abstract 233, D R Blanton Survey, being approximately 4.3 acres, and zoned AG Agricultural. The request is to change the zoning from AG to R-30 Single-Family Residential district in order to allow for 4 single-family residential lots (ranging from 32,000 s.f. to 42,000 s.f. in size). A new cul-de-sac street is proposed to provide access to the 4 lots.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Drainage Plan

Aerial Map

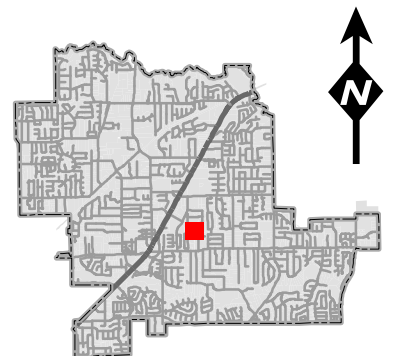


ZC20-027
5209 Bluebonnet Dr

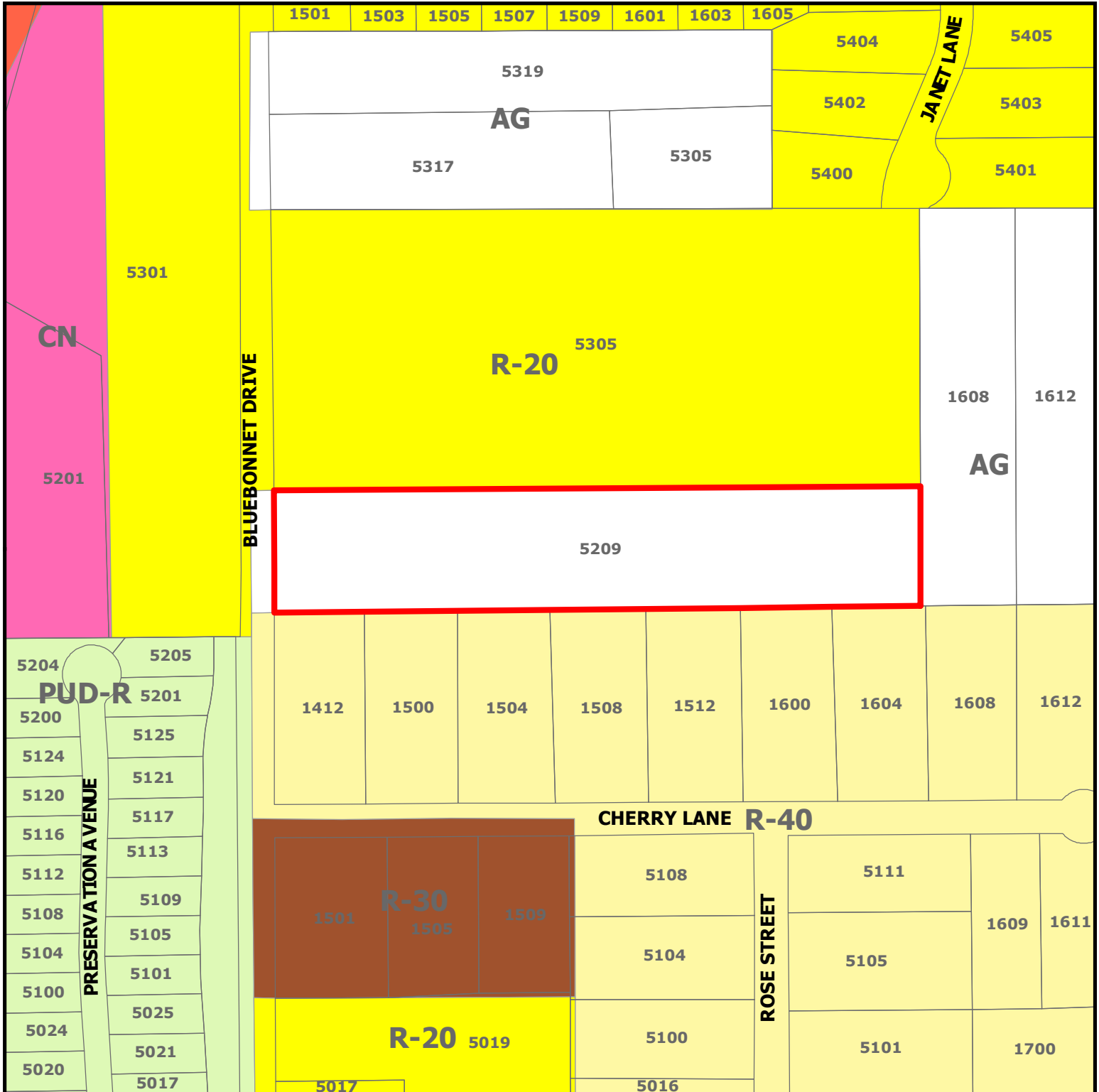
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



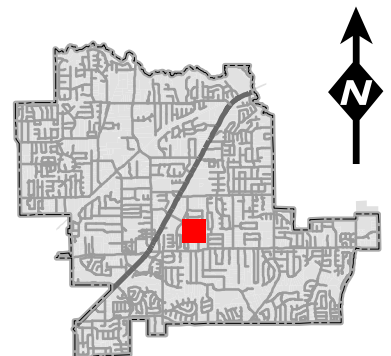
Zoning Map



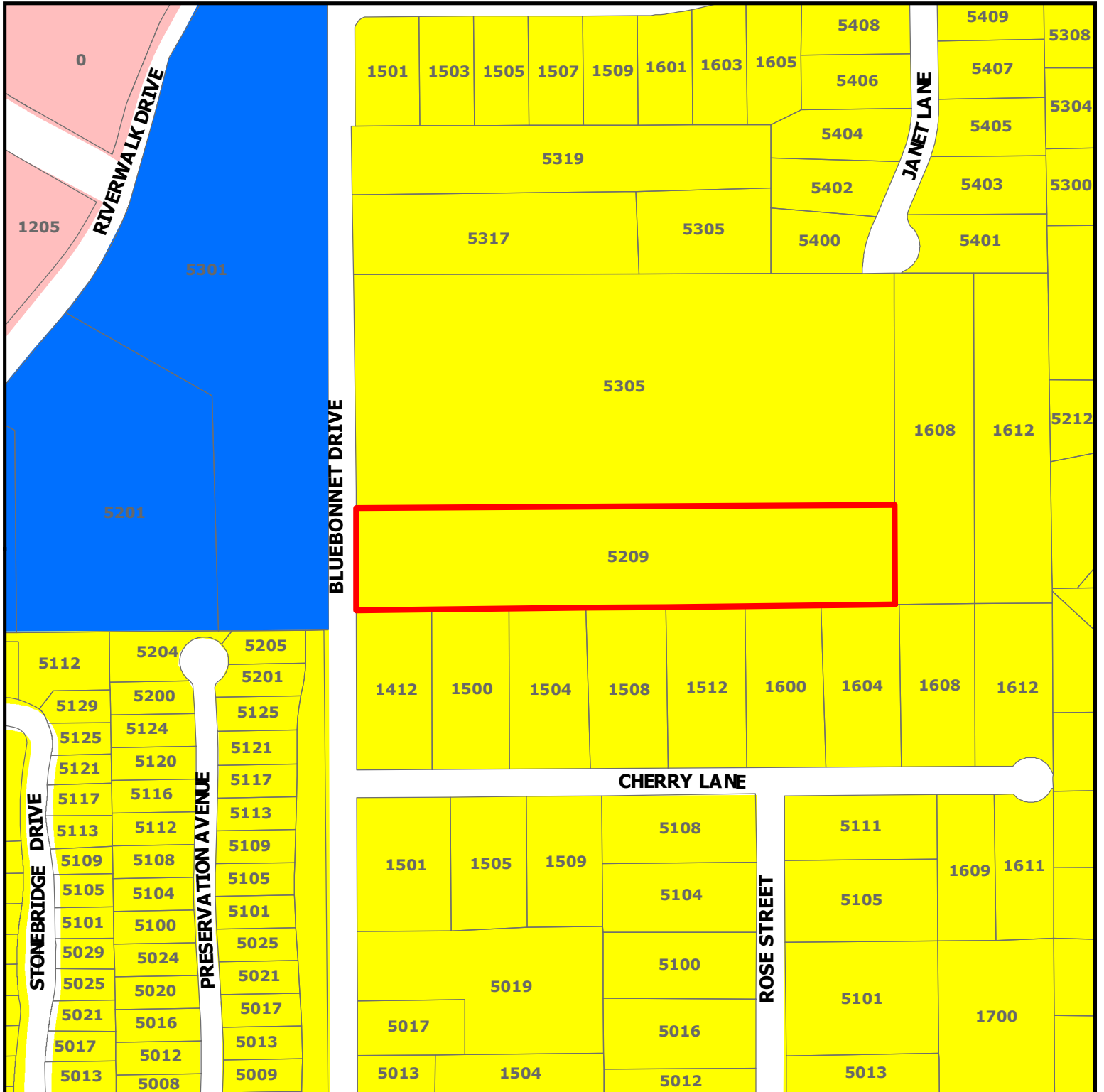
ZC20-027
5209 Bluebonnet Dr

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

 Subject Property



Future Land Use Map



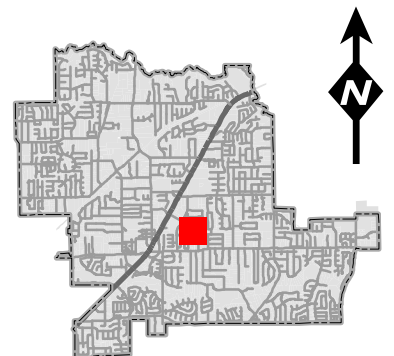
DISCLAIMER:

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.

ZC20-027

5209 Bluebonnet Dr

-  Subject Property
 Residential
 Institutional
 Colleyville Blvd Corridor



Statement of Planning Objectives

5209 BLUEBONNET

REQUEST FOR ZONING CHANGE FROM AG TO R-30

OCTOBER 12, 2020

Statement of Planning Objectives: The intent is to transition between the existing R-40 zoning along Cherry Lane to the existing R-20 zoning to the north, by creating a single street cul-de-sac with only 4 lots meeting the requirements of the R-30 zoning. Detention would be provided so that there would be no increase in flow onto the neighboring lots on Cherry Lane.

Development Schedule: Upon zoning approval, we anticipate moving immediately into Preliminary plat, construction documents and final plat within the following 12 months

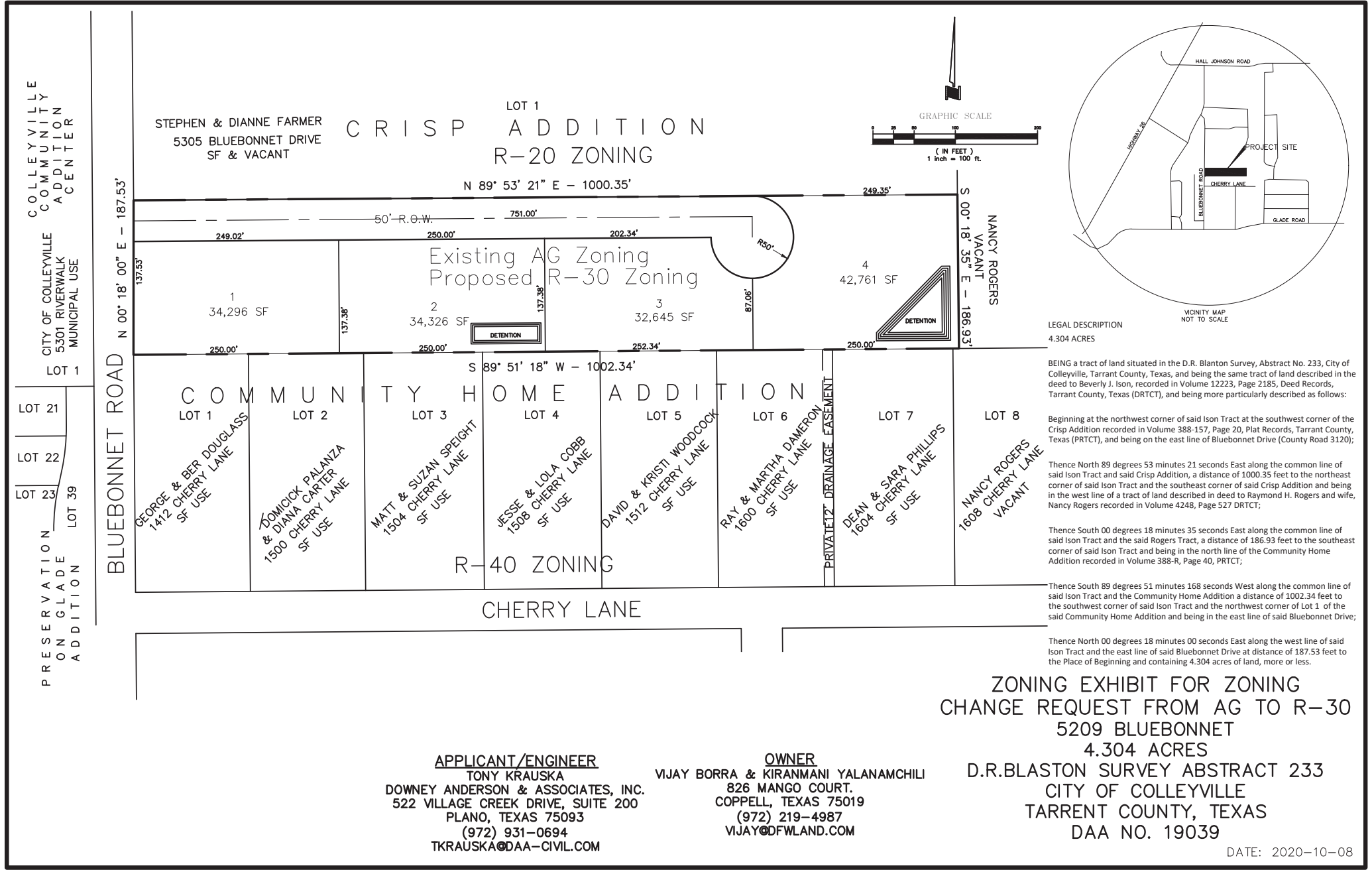
Proposed Ownership: Vijay Borra currently owns the property and he intends on developing the property

Utility Provisions: Utilities appear to be available on Bluebonnet and service would be provided from there

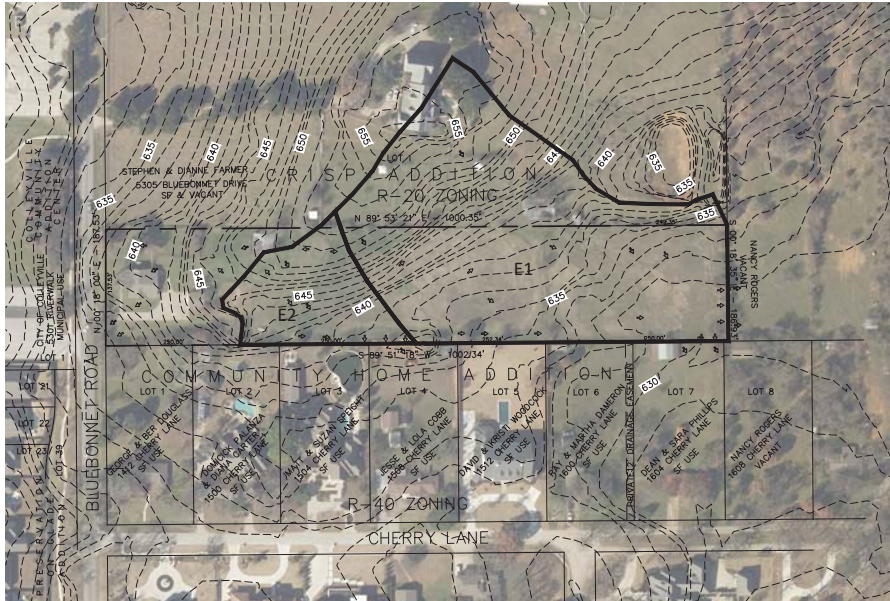
Economic Development Information: We anticipate custom homes to be constructed

Traffic Impact Analysis: None provided for only 4 lots

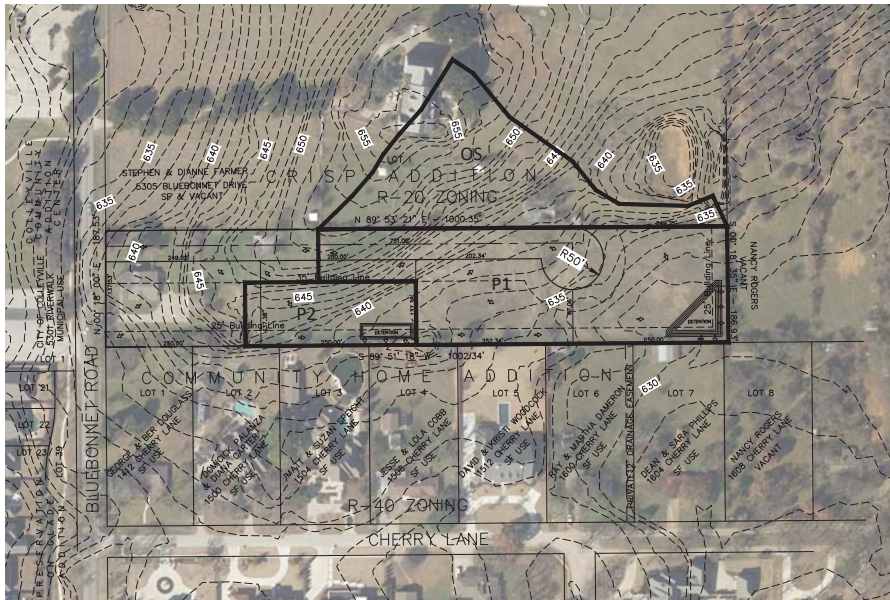
Zoning Exhibit



Drainage Plan



EXISTING



PROPOSED

BLUEBONNET Pond East
DAA Job No. 19039
Colleyville, Texas

Modified Rational Detention Calculations

Calculations for Proposed Detention Area

Present Conditions	Sub Area	T _r (min)	I ₁₀₀ (in/hr)	C	A (ac.)	Q ₁₀₀ (cfs)
E1	15	7.88	0.3	4.13	9.9	

Future Conditions	Sub Area	T _r (min)	I ₁₀₀ (in/hr)	C	A (ac.)	Q ₁₀₀ (cfs)
OS	15	7.88	0.3	4.13	9.9	
P1	15	7.88	0.6	2.47	11.8	

Future Conditions	Sub Area	T _r (min)	I ₁₀₀ (in/hr)	C	A (ac.)	Q ₁₀₀ (cfs)
P2	15	7.88	0.6	4.16	15.9	

Composite C = 0.48 4.16 15.9

Future Conditions	Sub Area	T _r (min)	I ₁₀₀ (in/hr)	C	A (ac.)	Q ₁₀₀ (cfs)
P1	15	7.88	0.6	4.16	15.9	

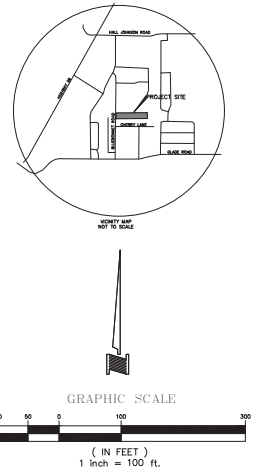
Admissible Release Rate = Present Conditions	1	2	3
Admissible Release Rate =	9.8	4%	

Check Various Duration Storms

Time (min)	I ₁₀₀ (in/hr)	C	A (ac.)	Q ₁₀₀ (cfs)
10	7.88	0.48	4.16	18.4
15	7.88	0.48	4.16	15.9
20	7.88	0.48	4.16	14.0
30	5.76	0.48	4.16	11.5
40	4.91	0.48	4.16	9.8
50	4.30	0.48	4.16	8.6
60	3.84	0.48	4.16	7.6
70	3.48	0.48	4.16	6.9
80	3.19	0.48	4.16	6.3
90	2.95	0.48	4.16	5.9
100	2.74	0.48	4.16	5.5
110	2.57	0.48	4.16	5.1
120	2.42	0.48	4.16	4.8
130	2.29	0.48	4.16	4.5
140	2.17	0.48	4.16	4.3
150	2.07	0.48	4.16	4.1
160	1.97	0.48	4.16	3.9
170	1.89	0.48	4.16	3.8
180	1.81	0.48	4.16	3.6
190	1.74	0.48	4.16	3.5
200	1.68	0.48	4.16	3.3

NOTE: Detention Volume required for the Phase 1 Development

Inflow = Storm Duration x Respective Peak Q x 60 sec/min			
Outflow = 1/2 Inflow duration x Control released discharge x 60 sec/min			
Storm (min)	Inflow	Outflow	Volume (cu ft)
10	Inflow = 10 x 18.4 x 60 = 11040	Outflow = 0.5 x 25 x 9.9 x 60 = 7425	Storage = 3615
15	Inflow = 15 x 15.9 x 60 = 14375	Outflow = 0.5 x 30 x 9.9 x 60 = 8910	Storage = 5465
20	Inflow = 20 x 14 x 60 = 16800	Outflow = 0.5 x 35 x 9.9 x 60 = 10275	Storage = 6525
30	Inflow = 30 x 11.5 x 60 = 20625	Outflow = 0.5 x 45 x 9.9 x 60 = 13113	Storage = 7213
40	Inflow = 40 x 9.8 x 60 = 23440	Outflow = 0.5 x 55 x 9.9 x 60 = 16296	Storage = 7144
50	Inflow = 50 x 8.6 x 60 = 25470	Outflow = 0.5 x 65 x 9.9 x 60 = 19200	Storage = 6478
60	Inflow = 60 x 7.6 x 60 = 27500	Outflow = 0.5 x 75 x 9.9 x 60 = 22272	Storage = 5281
70	Inflow = 70 x 6.9 x 60 = 29070	Outflow = 0.5 x 85 x 9.9 x 60 = 25185	Storage = 3882
80	Inflow = 80 x 6.3 x 60 = 30240	Outflow = 0.5 x 95 x 9.9 x 60 = 27927	Storage = 2747
90	Inflow = 90 x 5.9 x 60 = 31110	Outflow = 0.5 x 105 x 9.9 x 60 = 31110	Storage = 528
100	Inflow = 100 x 5.5 x 60 = 32220	Outflow = 0.5 x 115 x 9.9 x 60 = 34074	Storage = -1349
110	Inflow = 110 x 5.1 x 60 = 33713	Outflow = 0.5 x 125 x 9.9 x 60 = 37017	Storage = -3323
120	Inflow = 120 x 4.8 x 60 = 34776	Outflow = 0.5 x 135 x 9.9 x 60 = 40005	Storage = -3227
130	Inflow = 130 x 4.5 x 60 = 35790	Outflow = 0.5 x 145 x 9.9 x 60 = 42963	Storage = -5478
140	Inflow = 140 x 4.3 x 60 = 36780	Outflow = 0.5 x 155 x 9.9 x 60 = 45927	Storage = -7740
150	Inflow = 150 x 4.1 x 60 = 37725	Outflow = 0.5 x 165 x 9.9 x 60 = 48900	Storage = -10065
160	Inflow = 160 x 3.9 x 60 = 38640	Outflow = 0.5 x 175 x 9.9 x 60 = 51870	Storage = -12420
170	Inflow = 170 x 3.8 x 60 = 39520	Outflow = 0.5 x 185 x 9.9 x 60 = 54810	Storage = -14808
180	Inflow = 180 x 3.6 x 60 = 40370	Outflow = 0.5 x 195 x 9.9 x 60 = 57770	Storage = -17224
190	Inflow = 190 x 3.5 x 60 = 41175	Outflow = 0.5 x 205 x 9.9 x 60 = 60705	Storage = -19665
200	Inflow = 200 x 3.3 x 60 = 41570	Outflow = 0.5 x 215 x 9.9 x 60 = 63700	Storage = -22128
Maximum Volume Required CF			7280
Area-ft			6.17
Inflow duration			200



DRAINAGE SUMMARY

AREA	ACRE	"C"	T _c (MINUTES)	I100 IN/1 HOUR	Q100 (CFS)
E1	4.13	0.3	15	7.98	9.9
E2	0.85	0.3	15	7.98	2.0
OS	0.3	15	7.98	4.0	
P1	AREA	0.6	15	7.98	11.8
P2	AREA	0.6	15	7.98	3.0

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF TONY F. KRAUSKA, LICENSED PROFESSIONAL ENGINEER NO. 54729.

PLANS FOR REVIEW ONLY 10-12-2020

DRAINAGE PLAN
5209 BLUEBONNET
4.304 ACRES
D.R.BLASTON SURVEY ABSTRACT 233
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
DAA NO. 19039

OWNER
VIJAY BORRA & KIRANMANI YALANAMCHILI
4026 MANGO COURT
CORPELL, TEXAS 75019
(972) 219-4987
VIJAYBORRA@GMAIL.COM

ENGINEER
TONY KRAUSKA
DOWNEY ANDERSON & ASSOCIATES, INC.
522 VILLAGE CREEK DRIVE, SUITE 200
PLANO, TEXAS 75093
(972) 931-0604
TKRAUSKA@DAA-CIVIL.COM



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number WS-4

Agenda Date 10/26/2020

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a zoning change from R-20 Single Family Residential district to the RE Residential Estate district on Lot 1R, Block 1, Muzyka Addition, located at 4807 Patterson Lane, Case ZC20-028

Explanation

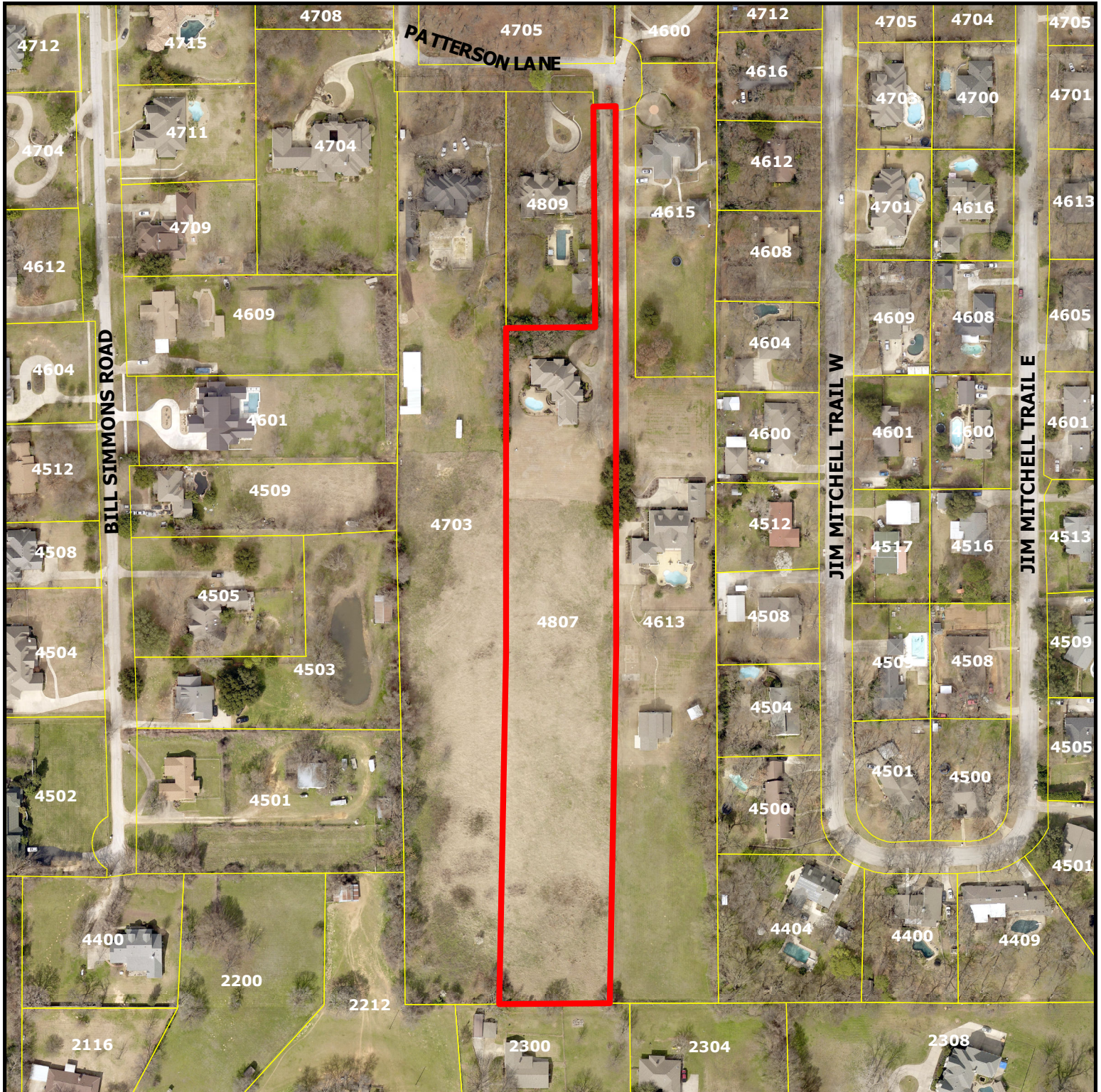
Dean Wade, the applicant, has submitted a request for a zoning change for Lot 1R, Block 1, Muzyka Addition, being approximately 4.2 acres, and zoned R-20 Single-Family Residential district. The request is to change the zoning of the property from R-20 to RE Single Family 'Estate' district to allow for the keeping of mini-horses, horses and donkeys on the property. There are no new lots proposed

If the change of zoning is approved, the lot would not meet the minimum lot width requirement for the RE district. Additionally, the lot was approved and filed as a flag lot in 1992.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit

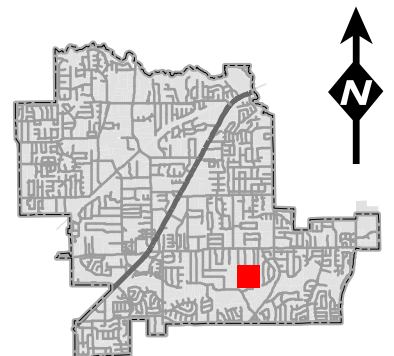
Aerial Map



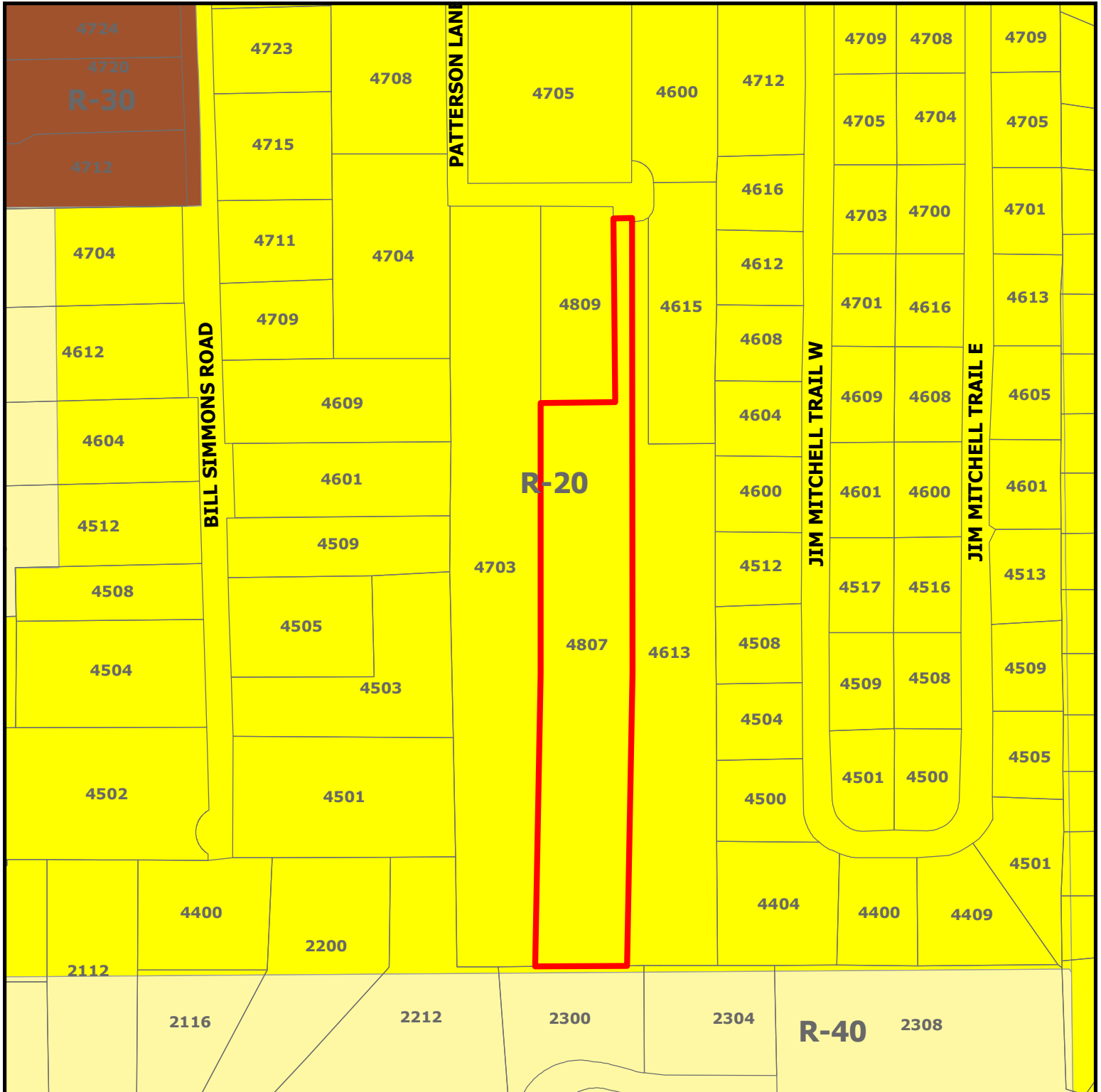
ZC20-028
4807 Patterson Lane

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



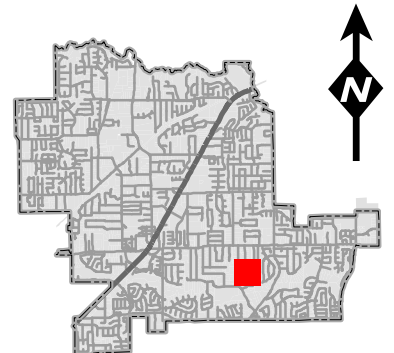
Zoning Map



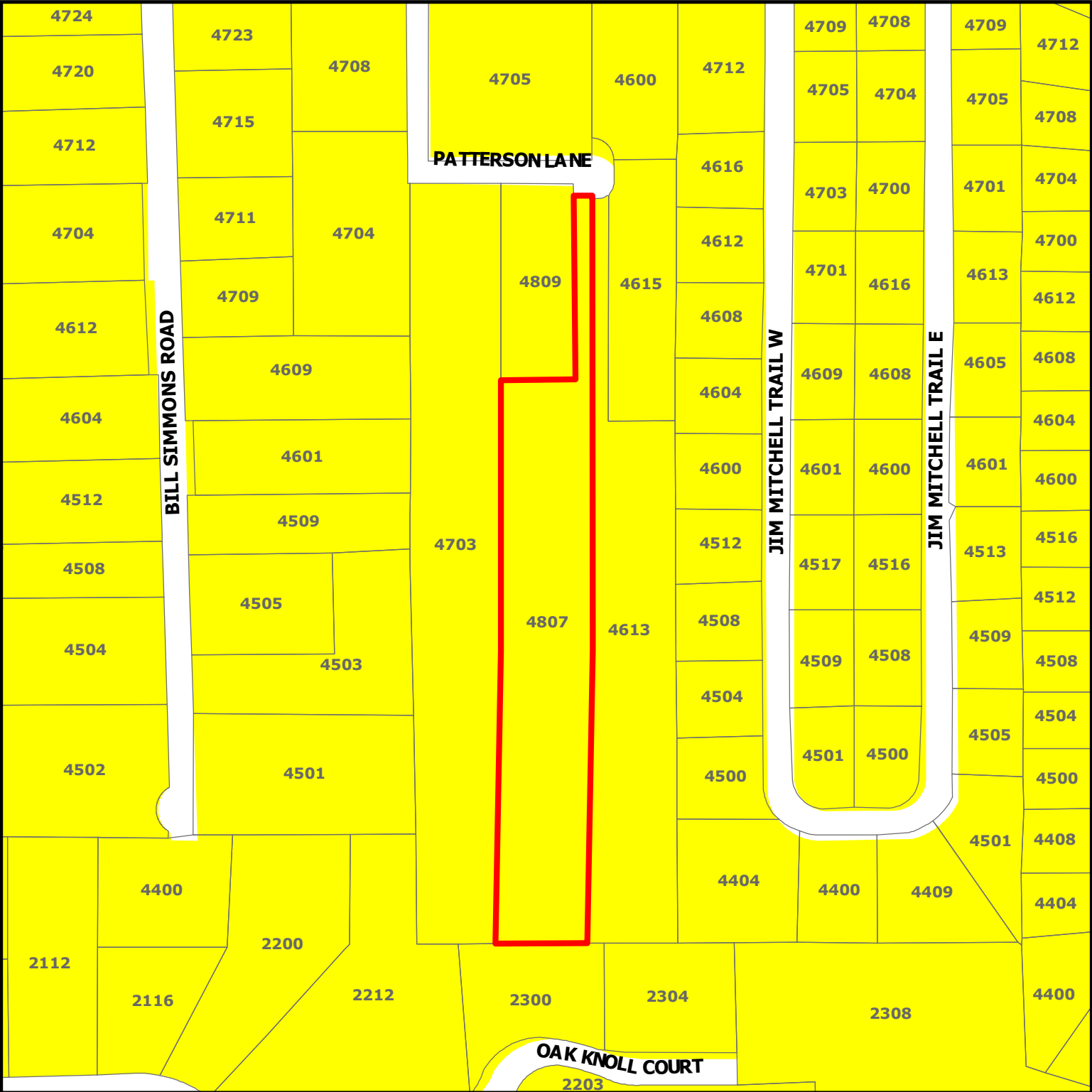
ZC20-028
4807 Patterson Lane

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



Future Land Use Map

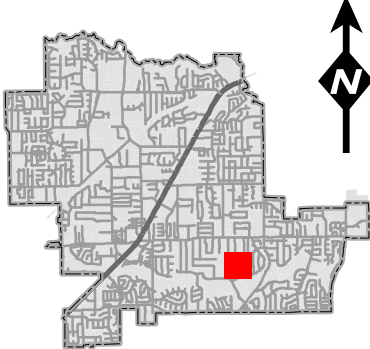


ZC20-028

4807 Patterson 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
-  Residential



Statement of Planning Objectives

Araceli Botello

Subject: FW: Zoning change

-----Original Message-----

From: "DEAN WADE" < >

Sent: Saturday, October 10, 2020 4:15pm

To: "Pam Yoakum" < >, "Cari Neubauer" < >, "Terri Losack Wade" < >

Subject: Zoning change

October 10, 2020

Colleyville Zoning Committee

City of Colleyville

100 Main St

Colleyville, TX, 76034

Re: Zoning change for 4807 Patterson Lane

Committee members:

We are requesting a change in zoning for our property at 4807 Patterson Lane from R-20 to RE, Residential Estate.

The property is approximately 4.2 acres. We currently have about 3 acres fenced with non-obstructing 4-strand wire, tied into our neighbor's fence on the East.

We bought the property with the intent of rescuing mini-horses, as well as regular sized horses if the situation warrants. We would be getting these animals from a kill-pen near Kaufman. We would probably need to get a donkey, as well, to help protect the animals from the coyotes in our area.

With a zoning change, we would move ahead with building a barn, approximately 35 x 40 feet in size, to house and protect the animals. The barn would have both water and electricity. We plan on putting solar panels on the roof the barn.

Our property does not abut any public sidewalks or streets, so traffic would not be affected.

We bought the property in July 2019 under the premise that it was zoned for multiple horses. The ad for the property even had a picture of a horse. We would not have bought the property had it been marketed correctly given our desire to rescue mini-horses.

Therefore, we are requesting a zoning change for our property at 4807 Patterson Lane from R-20 to RE. This would fulfill our desire to put this land to better use rather than to let it remain unused.

Thank you for your time and consideration in this matter.

Terri and Dean Wade

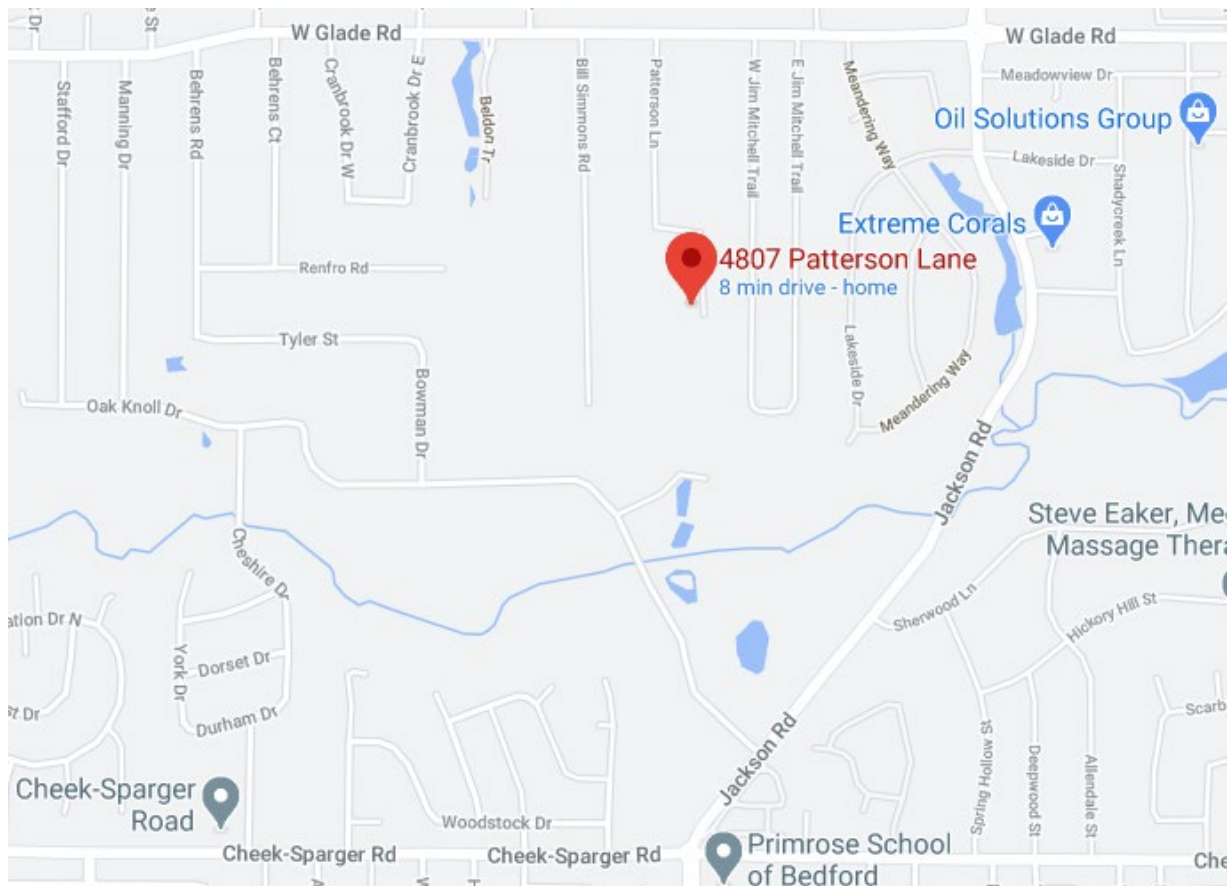
4807 Patterson Lane

Colleyville, TX. 76034

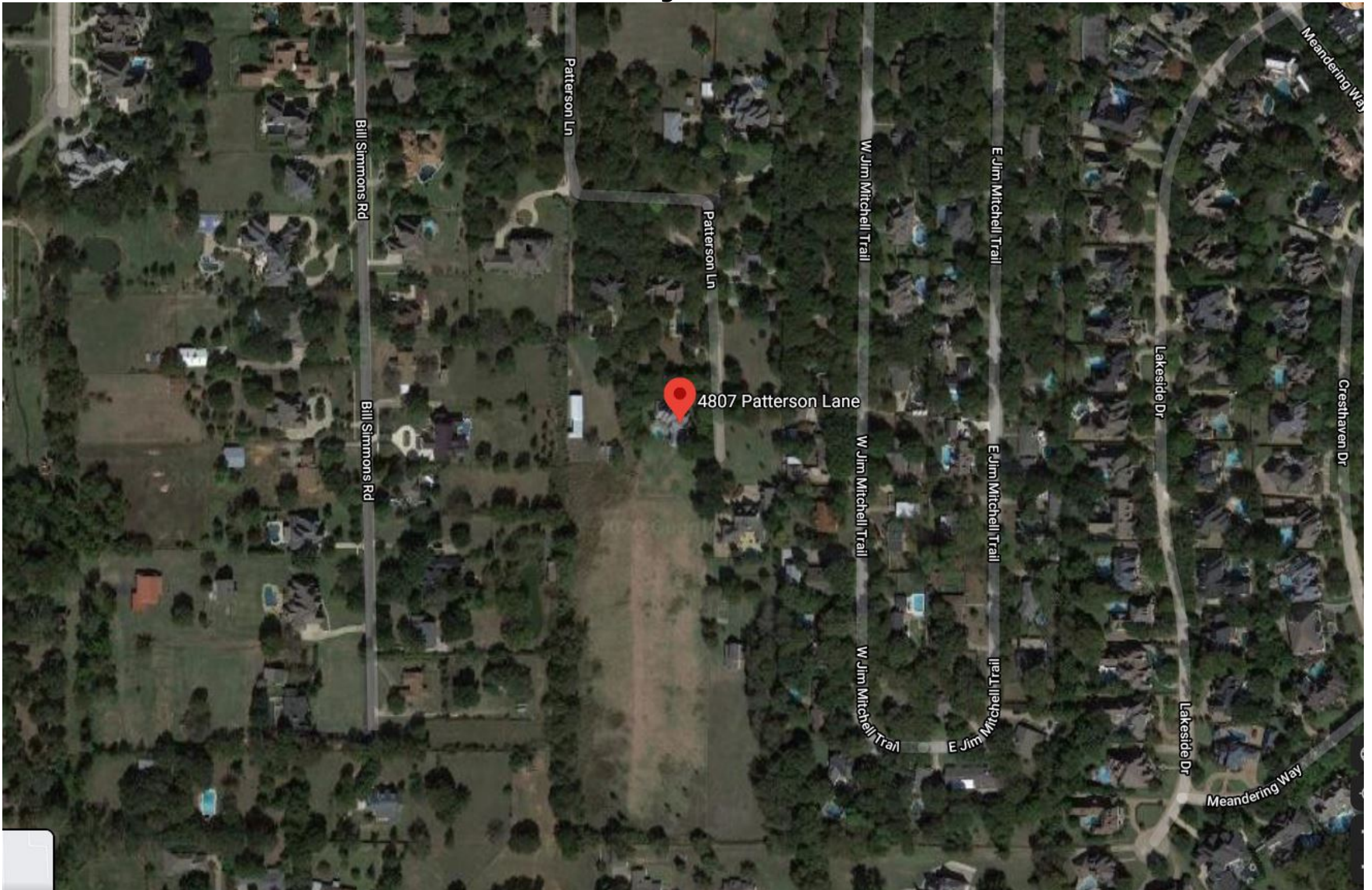
(817) 929-5630

(214) 507-9644

Zoning Exhibit



Zoning Exhibit



Zoning Exhibit

4807 Patterson Lane

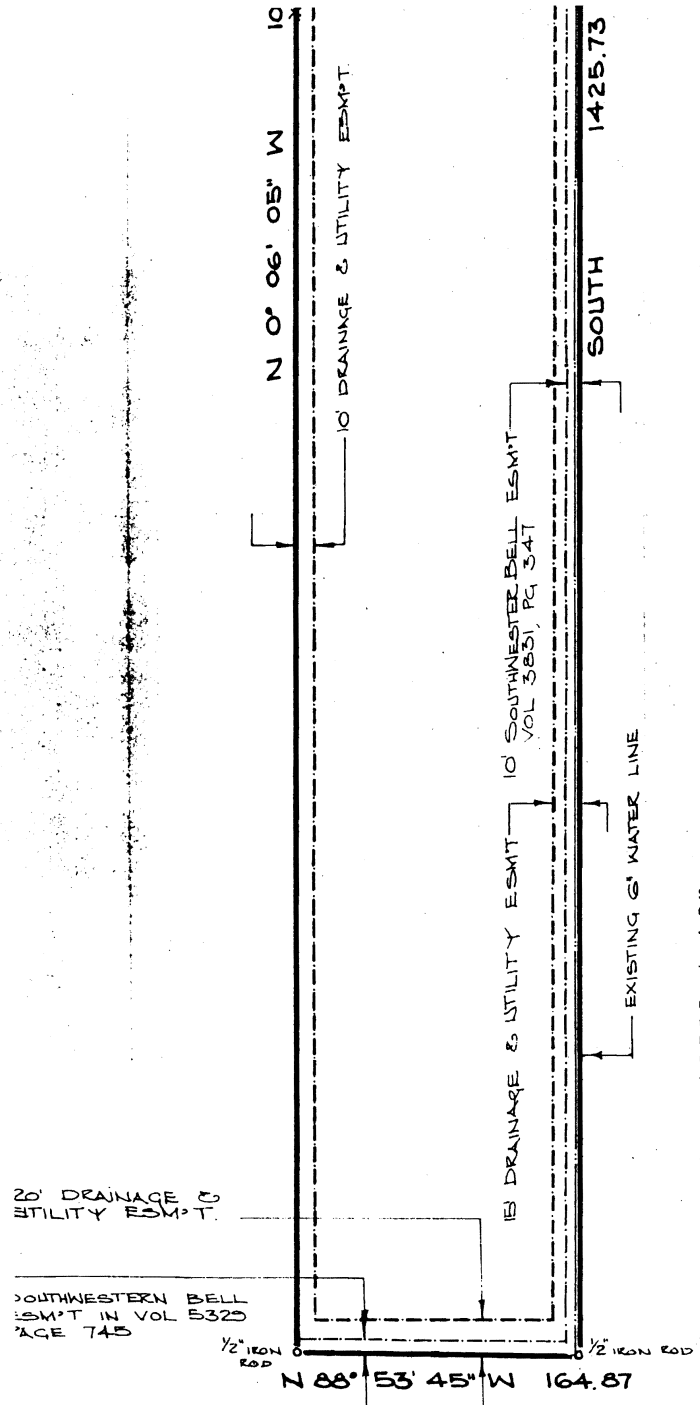
Colleyville, TX 76034



9



Zoning Exhibit



SURVEY PLAT OF TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

DAVID POLLARD
 A Registered Public Surveyor do hereby certify that a careful survey was made of the ground this day under my supervision of
 LOT 1R, BLOCK 1, MUZYKA ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY,
 TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, SLIDE 655, DEED RECORDS OF
 TARRANT COUNTY, TEXAS.
 and that there are NO encroachments upon the adjoining property or of the adjoining thereon improvements upon the described property known as
4807 PATTERSON LANE

STATE OF TEXAS
 COUNTY OF TARRANT

GF# UT-CO2057-M113

To the Lienholders and/or the Owners of the Premises surveyed and to
 RATTIKIN TITLE CO.

The undersigned does hereby certify that this survey was this day made on
 the ground of the property legally described hereon and is correct, and that
 there are no discrepancies, conflicts, shortages in area, boundary line con-
 flicts, encroachments, overlapping of improvements, visible lines or roads in
 place, except as shown hereon, and that said property has access to and from
 a dedicated roadway, except as shown hereon

Dated:

OCTOBER 13, 1993

Order No. 10-74/93
 NOT FOR CONSTRUCTION

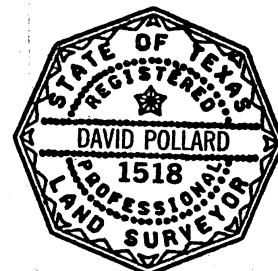
SCALE: 1"=30' ALSO
 1"=100'

BORROWER: FAIRCHILD

FLOOD NOTE: I hereby certify that the property described herein
Is Not within a special flood hazard area as identified by the
 Federal Insurance Administration, Department of Housing and Urban
 Development, the flood hazard area being identified on Page No.
A-2-ZONE X of the Federal Insurance Administration Flood Hazard
 Boundary Map effective on JANUARY 6, 1993
 for the PANEL No. 480590 0095 G

By: David Pollard

AP SURVEYING CO.
 David Pollard RPS #1518
 1803 Central Drive Suite 306
 Bedford, TX 76021



Metro (817) 267-1249

REVISED OCT 13 1993



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 10/26/2020**Number** WS-5**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006, TABLED FROM THE OCTOBER 12, 2020 PLANNING AND ZONING COMMISSION MEETING.

Explanation

Matt Maly, the applicant, requests approval of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail. The applicant proposes to combine and redevelop 2 lots, an old right-of-way area, and an open space lot into 2 single-family residential lots and an open space lot. The old right-of-way area will be abandoned as part of the plat.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is a combination of Lots 1 & 2, Block 1, Neidholt Addition, and old right-of-way area, and Lot 2X, Block E, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north. The property is currently undeveloped. The plat up for consideration proposes to combine and redevelop the property for future residential development on 2 lots and an open space lot.

Lot Dimensions and Setbacks:

Per Ordinances O-04-1475, Lot Requirements and Setbacks, the PUD zoning regulations require the following standards:

Minimum Lot Area: 13,000 square feet

Average Lot Area: 16,000 square feet

Minimum Lot Width: 90 feet

Minimum Lot Depth: 120 feet

Minimum Front Yard Setback: 25 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

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

Surrounding Development: The properties to the north, south, and west are zoned PUD-R Planned Unit Development – Residential district and primarily developed with single family homes. The property to the east is zoned R-30 Single Family Residential district and developed with a single family home. There is a large retention/detention pond adjacent to the south.

Analysis: The property is located at the northeast side of the Old Grove neighborhood. The PUD-R zoning approved in 2004 originally planned for 4 lots. The proposal has reduced the lot number to 2 lots for single-family residential development.

The proposed Final Plat also includes a small open space lot adjacent to an existing Emergency Access Easement and drive lane.

Finally, an old right-of-way area is currently unused with no improvements existing. The approval of the Final Plat will include the abandonment of the right-of-way and the area incorporated into the lot area of the proposed area of Lot 1.

DRC Comments - Drainage & Engineering: The current drainage does not meet City of Colleyville standards. The proposed design reroutes storm water onto drainage easements where it never previously flowed through and wasn't designed to convey. The proposed improvement does not analyze existing flows within those drainage easements and therefore is not sized correctly. The proposed improvements would also be built in part over an existing City of Colleyville improved underground storm drain system, thereby making maintenance on said system impossible without having to remove the proposed improvements. Any proposed improvements must provide access to the existing underground system or upgrade the underground system.

Engineering Comments per September 4, 2020 DRC Submittal: "The supporting drainage documents from Westmont September 2000 and Old Grove March 2004 do not prove the existence of the channel section "C" between lots 101 John McCain and 203 Colden Court. In the construction of Westmont 2000, I agree that the plans show the channel section "C" with a capacity of 54.4 CFS. However when the same developer came in and developed Old Grove 2004, they piped the water underground that the channel was designed to convey. The underground system was installed in the same location as the channel. The 2004 plans didn't require the re-establishment of the channel. Therefore, it is very likely that the channel no longer exists or has a reduced capacity. LIDAR topography doesn't support it conclusively nor does the later plan set. If the applicant intends to use the channels from Westmont (circa 2000), they

will need to show that the channel still exists or provide construction plans for its reinstallation. Also, at the bend of their system to the north they need to show how their design doesn't impede the additional flow shown in the Westmont flow in channel section "B" from the south, which may or may not exist as well."

Currently the plans are still incomplete. Due to the assumptions that are being made.

Engineering Comments per October 12, 2020 DRC Submittal:

The grading and drainage plans substantially conform with the requirements of the Land Development Code (LDC). As this is a small 2 parcel plat, the increase in runoff is relatively small and easily accommodated through their design and detention pond.

Their design reroutes the discharge onto Old Grove Addition, Block A, Lot 17X open space which is an HOA maintained Common Space lot. The lot was platted in its entirety as a drainage easement. Does this designation as a drainage easement allow adjacent developers to reroute water onto this property at their discretion? This property never previously received this flow. The existing topography and natural drainage had the water crossing property at 101 John McCain Rd. Staff needs a legal interpretation of Texas Water Code 11.086.

Public works had also requested an additional Access Easement across the northern edge Lot 3X in consideration for the right-of-way abandonment of right-of-way dedication (Vol. 388-123, PG 64 P.R.T.C.T.) requested on Lots 1 and 3X. Although there is an existing 29 foot Trail Easement at the northeast corner of these lots, to facilitate construction due to grade issues on the south side of Old Grove Addition, Block E, Lot 1 the City has requested an additional 10-foot access easement across the north edge of Lot 3X.

Finally, these lots have come before P&Z and City Council for consideration previously. Although the first statement is based on the LDC, the legal issues and the will of P&Z and City Council from those previous meetings need to be reviewed by those bodies relative to the drainage design prior to re-platting.

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

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet of the subject property. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code.

Staff Recommendation: The proposed Replat meets the requirements of the Land Development Code for drainage.

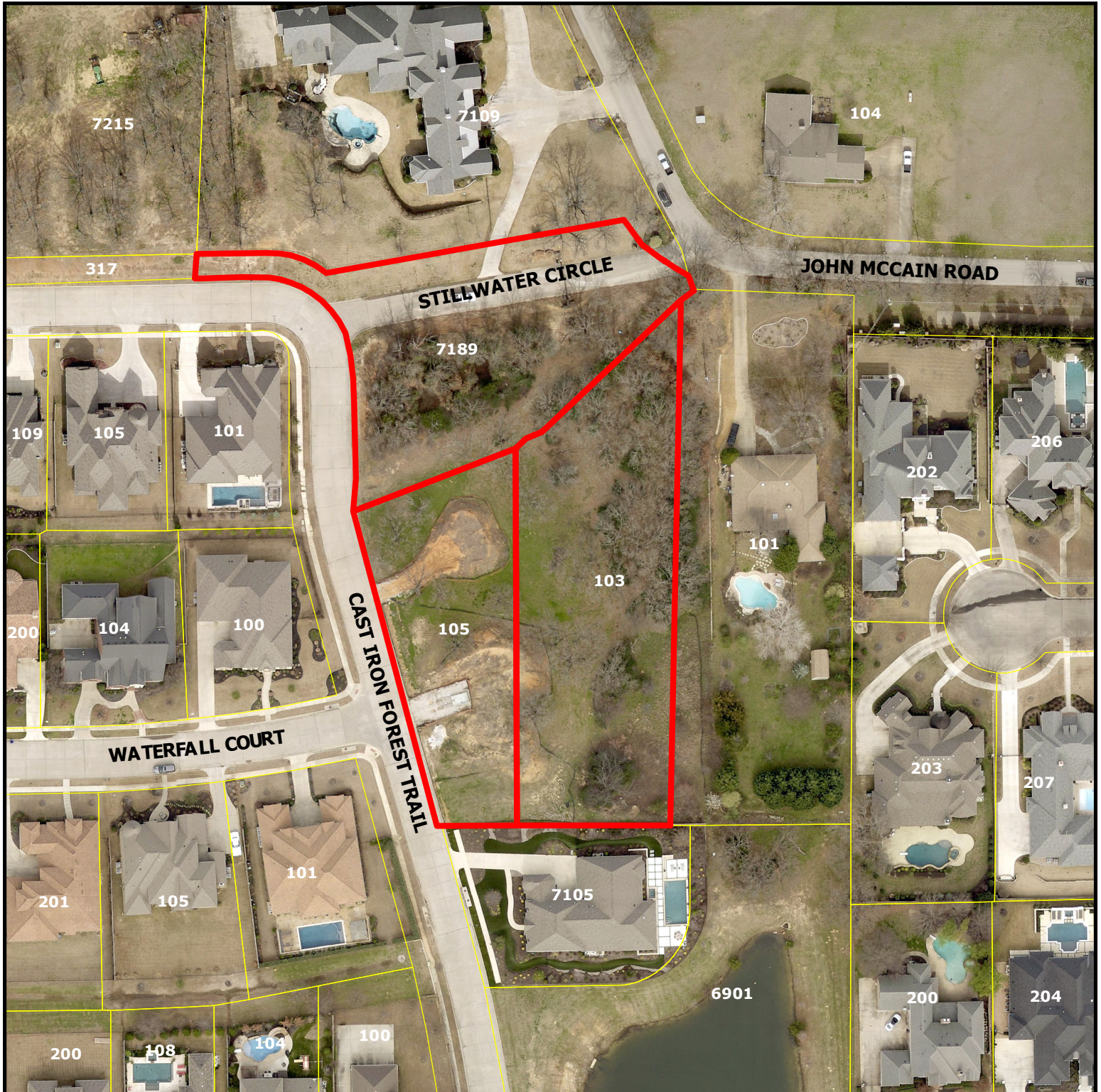
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Civil Plans Exhibit
6. Grading Plan
7. Tree Survey, Mitigation and Protection

Aerial Map



PC20-006

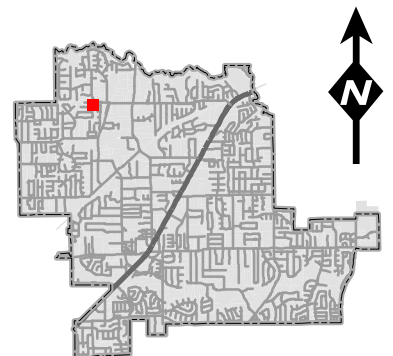
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

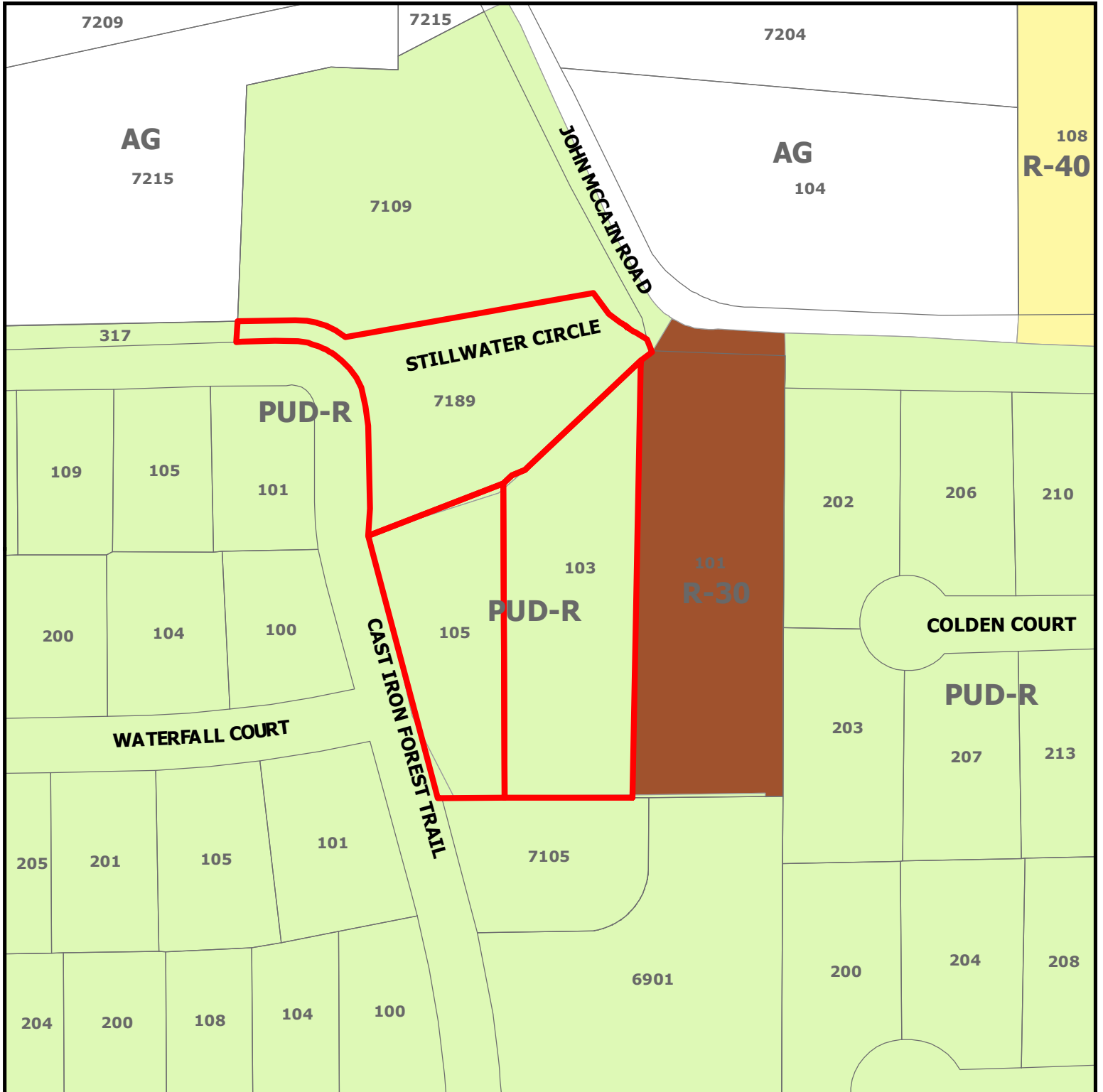
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC20-006

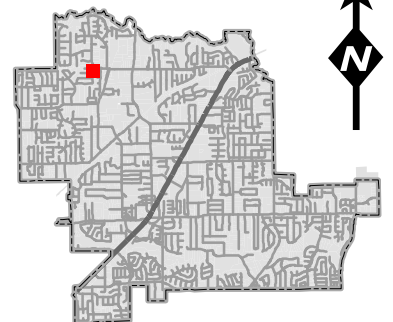
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

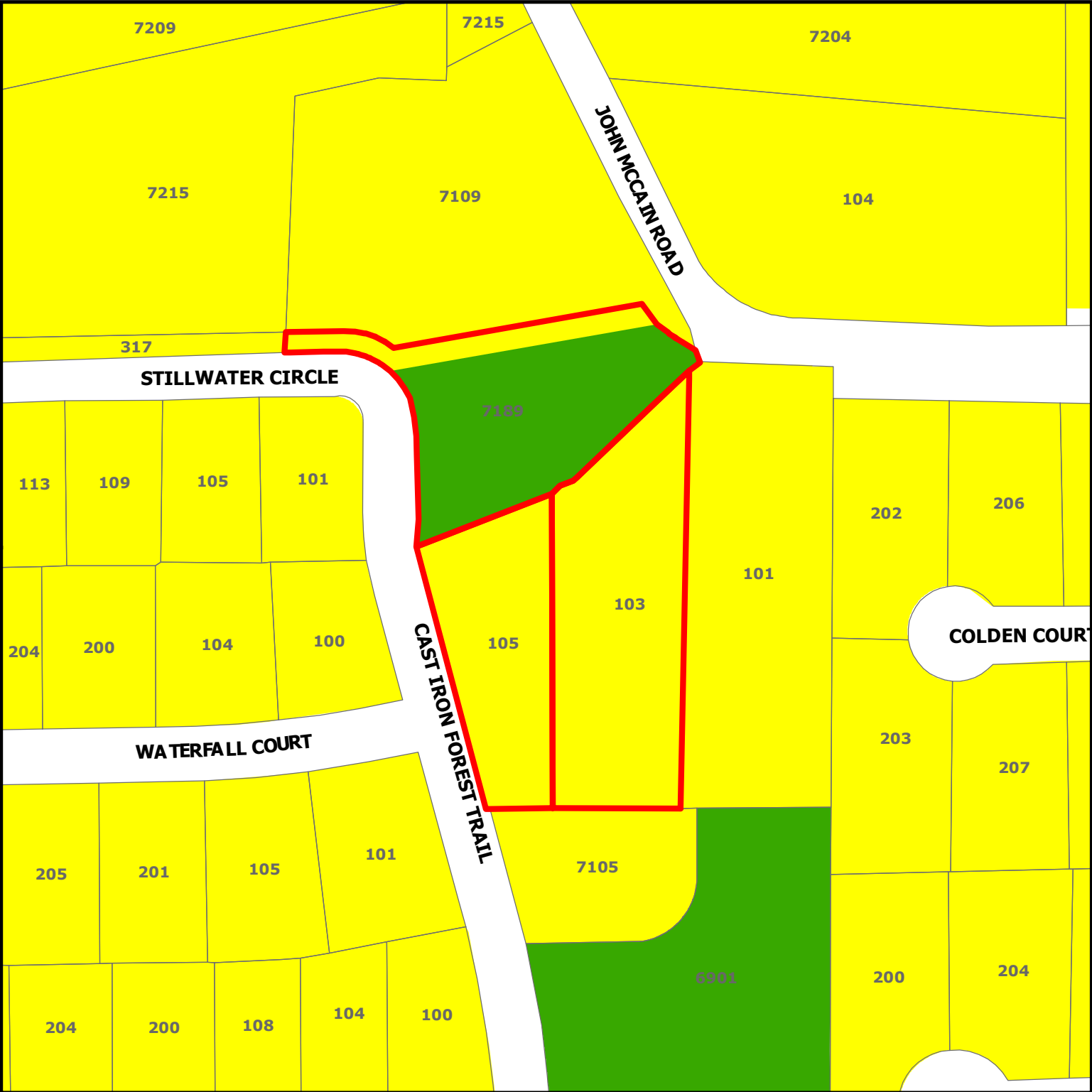
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Future Land Use Map

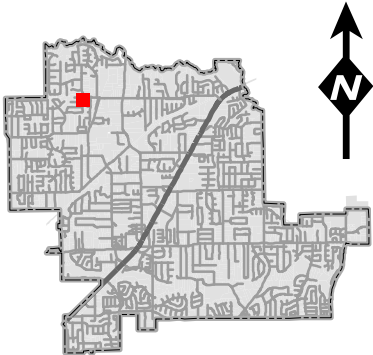


PC20-006

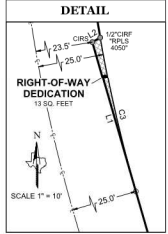
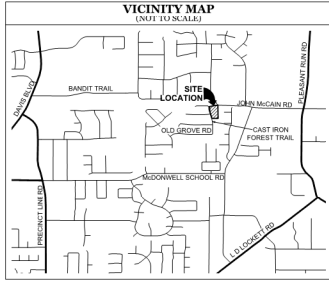
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

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
-  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
RPT = POINT OF BEGINNING
RPT = IRON ROD FOUND
CRF = CAPPED IRON ROD FOUND
CRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS
DENTON COUNTY, TEXAS

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) 222-3009

ENGINEER
Pape-Dawson Engineers, Inc.
One Ridgeman Centre
6500 West Fwy, Suite 700
Fort Worth, TX 76116
(817) 510-3688

OWNER
Toll Dallas TX, LLC
2557 Grapevine Parkway, Suite 100
Grapevine, TX 75051
(817) 510-3770

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 noted upon as a final survey document.

Matthew Raabe, R.P.L.S., #6402

Date

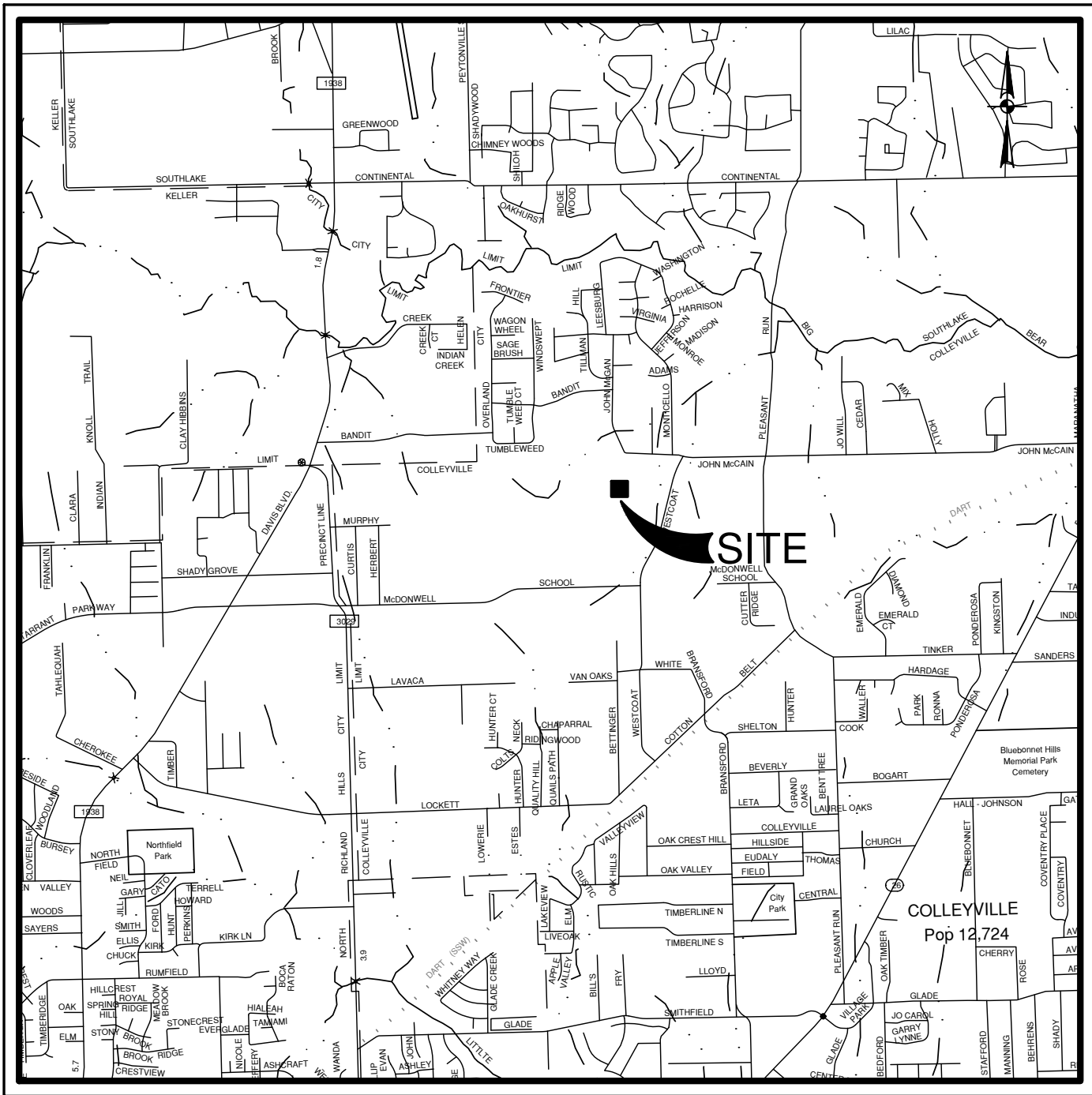
REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

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

OLD GROVE - GRADING AND DRAINAGE

COLLEYVILLE, TARRANT COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS



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

OCTOBER 2020

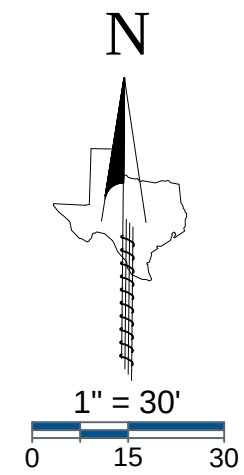
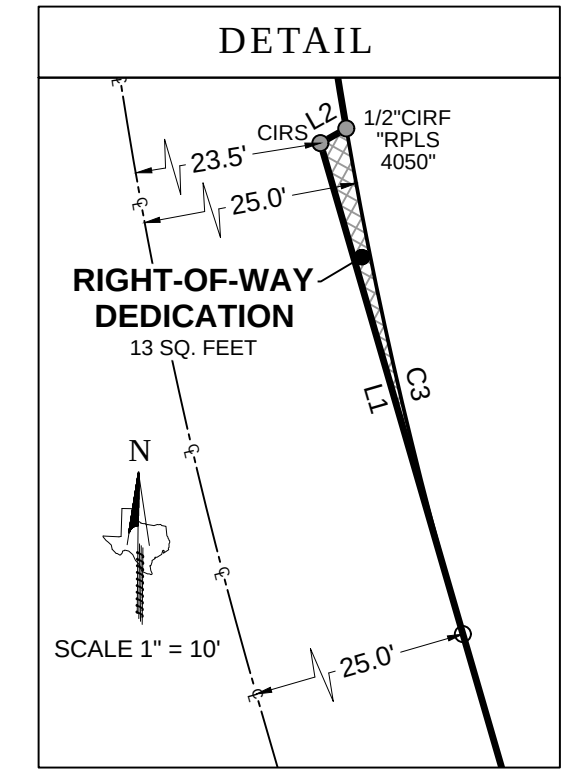
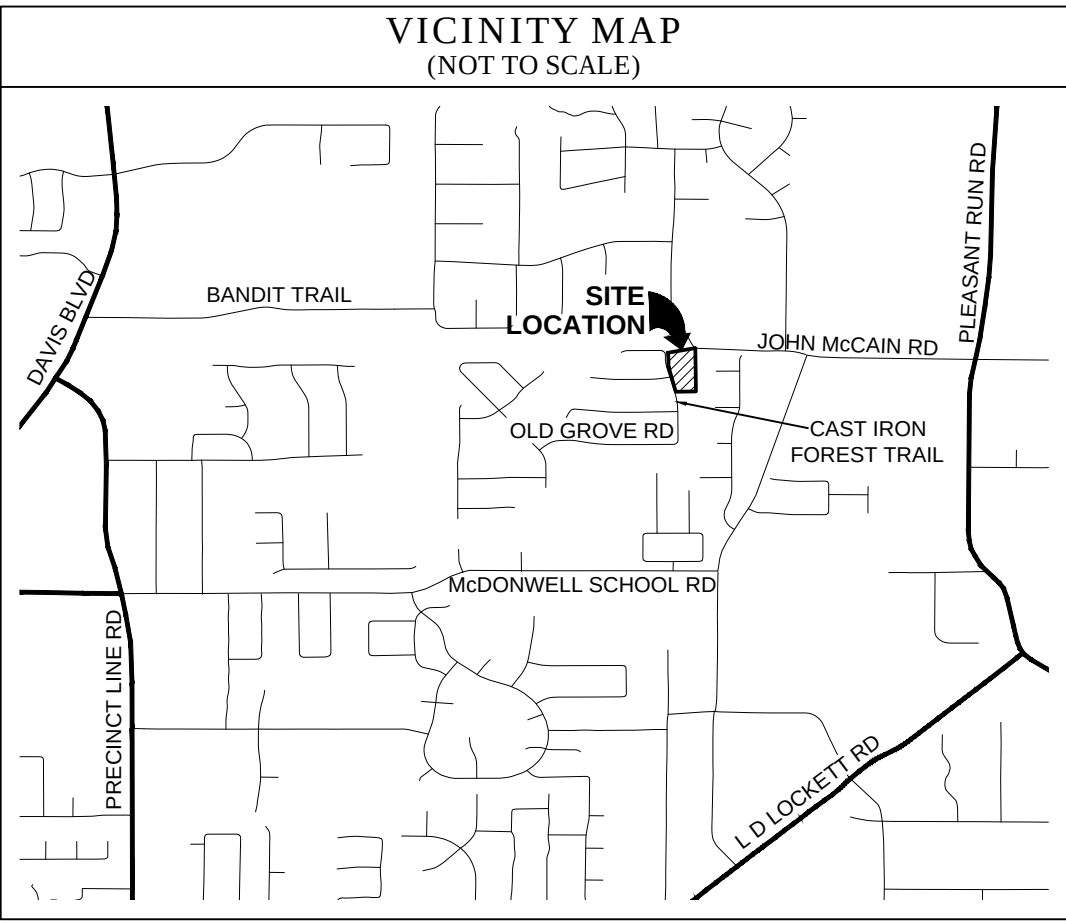


FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

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
EXISTING DRAINAGE AREA MAP	C5.0
PROPOSED DRAINAGE AREA MAP	C5.1
DRAINAGE & DETENTION PLAN	C5.2
DRAINAGE & DETENTION CALCULATIONS	C5.3
EROSION CONTROL PLAN	C6.0
CONSTRUCTION DETAILS	C7.0

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
OCTOBER 12, 2020.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.



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 AllTerra 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 AllTerra 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 Colleyville 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 Colleyville, 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 Colleyville, 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
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,
DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, 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 Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

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 Colleyville, 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 right;

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 N05°27'39"W, a chord length of 37.32 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 29.19 feet, a delta angle of 22°26'39", 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, N80°18'50"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 Northeast 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 417.47 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 Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity 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 Colleyville, 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 Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed 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 COLLEYVILLE, TARRANT 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) 222-3009

ENGINEER
Pape-Dawson Engineers, Inc.
One Ridgmar Centre
6500 West Fwy, Suite 700
Fort Worth, TX 76116
(817) 870-3668

OWNER
Toll Dallas TX, LLC
2557 Grapevine Parkway, Suite 100
Grapevine, TX 76051
(817) 329-8770

Date: Oct 12, 2020, 12:11pm User: D: mmaly
File: S:\projects\612133\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\CH-61213301.dwg

GENERAL CONSTRUCTION NOTES

1.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
2.

A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE:
WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDETAILS
3.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
4.

WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
5.

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.
6.

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 DIGTESS) (800) 344-8377
ATMOS ENERGY (817) 359-1313
CHARTER COMMUNICATIONS (817) 822-8745
CITY OF COLLEYVILLE (817) 748-8082
DIGTESS (LINE LOCATES) (800) 344-8377
SLEVEL (3) COMMUNICATIONS (877) 366-8344
ONCOR ELECTRIC DELIVERY (817) 215-6688
ONE SOURCE COMMUNICATIONS (817) 692-6042
TRI COUNTY ELECTRIC (817) 431-1541
VERIZON ENGINEERING (972) 578-3354
7.

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.
8.

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 THERETO.
9.

THIS ITEM SHALL GOVERN 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 BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.
10.

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.
11.

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.

12.

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.
13.

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.
14.

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.
15.

THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.
16.

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 COLLEYVILLE STAFF.
17.

ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE

WATER IMPROVEMENTS

1.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
2.

WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
3.

ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYVILLE REPRESENTATIVE.
4.

FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
5.

ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7)WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.
6.

SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED.
7.

WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
8.

WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
9.

WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
10.

CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
11.

ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 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.
12.

ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.
13.

FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
14.

WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
15.

ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
16.

FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).

SANITARY SEWER IMPROVEMENTS

1.

SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.
2.

PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3.

AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
4.

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.
5.

CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
6.

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.
7.

MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER.
8.

ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
9.

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 COLLEYVILLE HAS APPROVED ALL TRENCH WORK.
10.

ALL MANHOLES SHALL BE VACUUMED TESTED.
11.

ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
12.

CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

STORM DRAINAGE IMPROVEMENTS

1.

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.
2.

BACKFILL SHALL BE ¾ 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.
3.

AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
4.

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.
5.

ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
6.

NO PRE-CAST INLETS ARE ALLOWED.

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GENERAL NOTES

JOB NO.

61233-01

DESIGNED

MLM

DRAWN

MLM

CHECKED

CB

DATE

OCTOBER 2020

SHEET

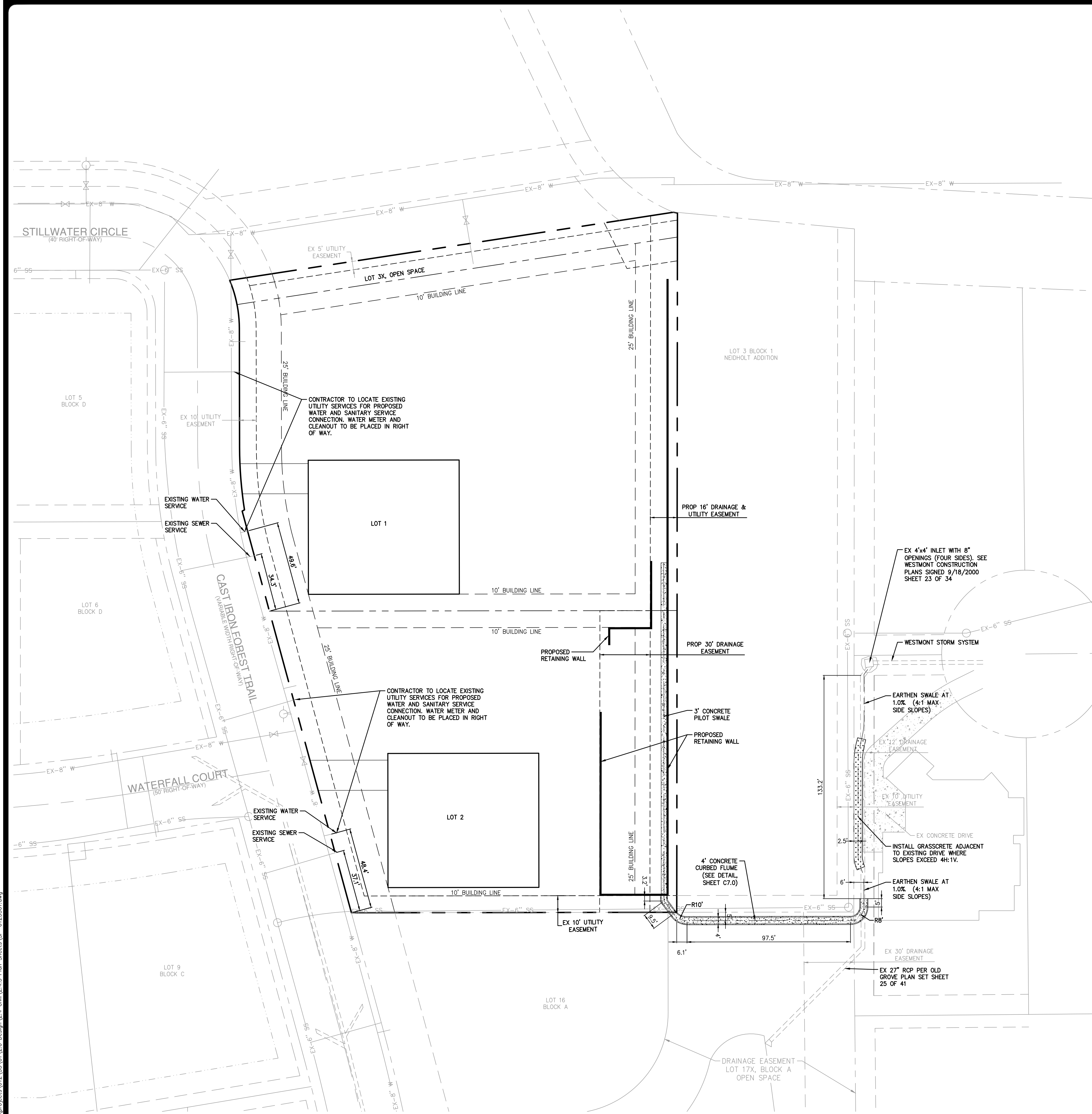
C2.0

**PAPE-DAWSON
ENGINEERS**
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #479

NO.	REVISION	DATE

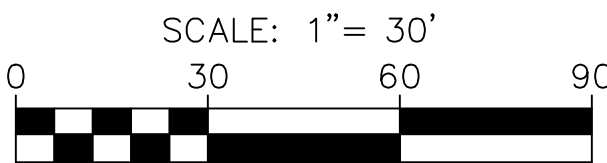
THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #12084
OCTOBER 12, 2020.
IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

Date: Oct 12, 2020, 12:11pm User ID: rmmay
File: S:\projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\CP-6123301.dwg



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.



LEGEND

EX-W	EXISTING WATER LINE
EX-GV	EXISTING GATE VALVE
EX-FH	EXISTING FIRE HYDRANT
EX-SS	EXISTING SANITARY SEWER LINE
EX-SM	EXISTING SANITARY SEWER MANHOLE

NOTES

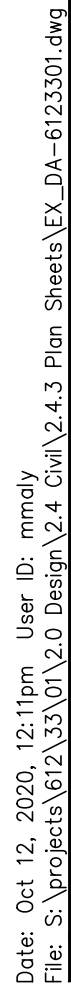
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- THIS PLAN REFLECTS NO CONSTRUCTION OF PUBLIC WORKS OR SANITARY SEWER INFRASTRUCTURE. CONTRACTOR TO LOCATE EXISTING WATER AND SANITARY SEWER STUBS BUILT AS PART OF OLD GROVE PHASE 1. PREPARED BY GODWIN MARSHALL, DATED 3/21/2004.

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
SITE & UTILITY PLAN

JOB NO.	61233-01
DESIGNED	MLM
DRAWN	MLM
CHECKED	CB
DATE	OCTOBER 2020
SHEET	C3.0

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494
OCTOBER 12, 2020.
IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

PAPE-DAWSON
ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION 4470

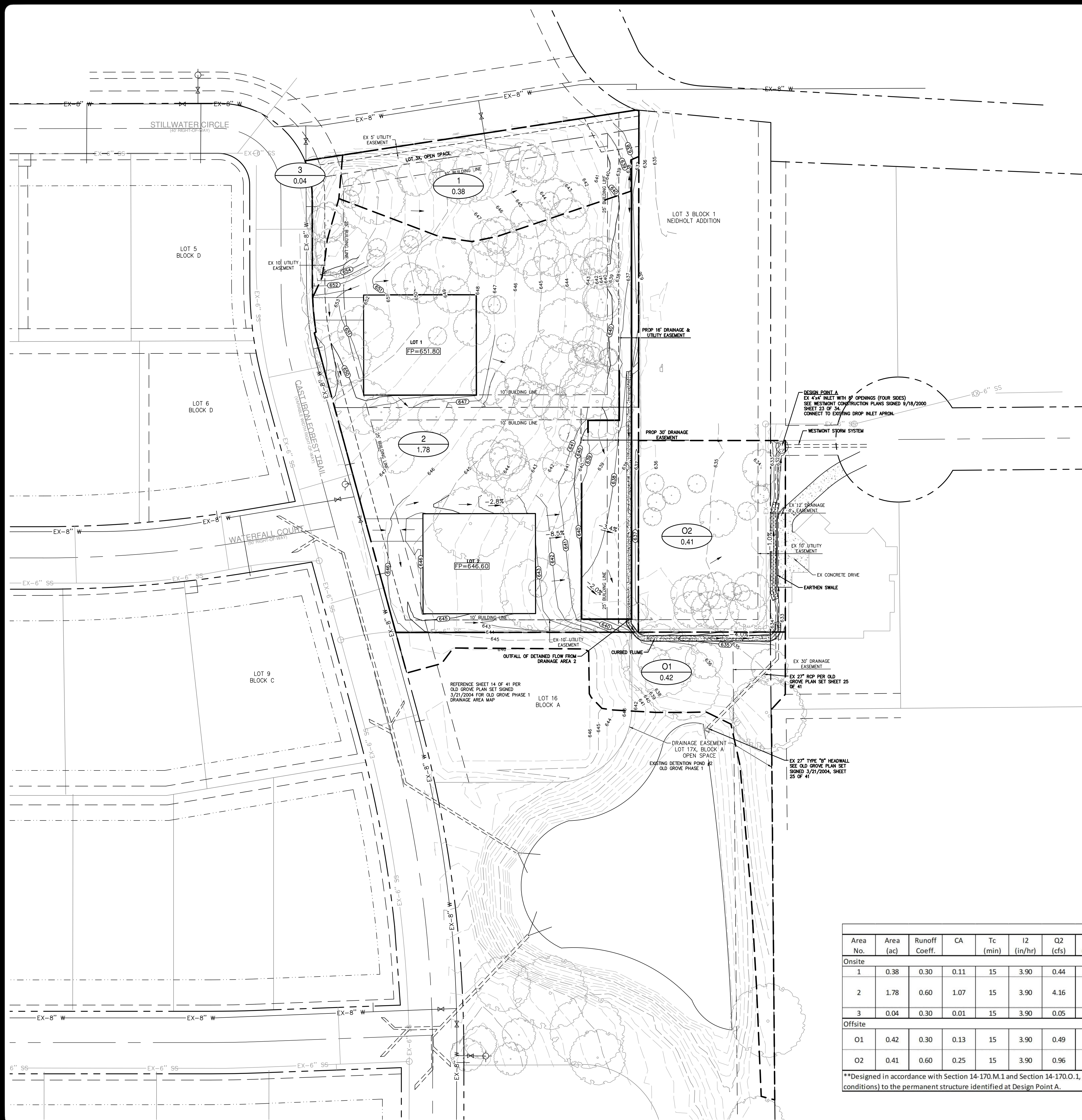


JOB NO. _____ 61233-01
DESIGNED _____ MLM
DRAWN _____ MLM
CHECKED _____ CB
DATE _____ OCTOBER 2020

C5.0
SHEET _____

CONSTRUCTION DOCUMENTS

Date: Oct 12, 2020, 12:12pm User: D: mmaly
File: S:\Projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\DA-6123301.dwg



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.



SCALE: 1" = 40'



LEGEND

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

NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	Notes
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	
Onsite																	Sheet flow to existing bar ditch **Detained to existing conditions and routed to Design Point A via curbed flume and earthen swale Sheet flow to Cast Iron Forest Trail
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	5.53	0.63	6.46	0.74	7.20	0.82	7.98	0.91	
2	1.78	0.60	1.07	15	3.90	4.16	4.86	5.19	5.53	5.91	6.46	6.90	7.20	7.69	7.98	8.52	
3	0.04	0.30	0.01	15	3.90	0.05	4.86	0.06	5.53	0.07	6.46	0.08	7.20	0.09	7.98	0.10	
Offsite																	Sheet flow to Design Point A via curbed flume and earthen swale Sheet flow to Design Point A via earthen swale
O1	0.42	0.30	0.13	15	3.90	0.49	4.86	0.61	5.53	0.70	6.46	0.81	7.20	0.91	7.98	1.00	
O2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	
**Designed in accordance with Section 14-170.M.1 and Section 14-170.O.1, of the City of Colleyville's Land Development Code, to convey developed flow (detained on-site to 4.23 cfs equivalent to existing conditions) to the permanent structure identified at Design Point A.																	

**Designed in accordance with Section 14-170.M.1 and Section 14-170.O.1, of the City of Colleyville's Land Development Code, to convey developed flow (detained on-site to 4.23 cfs equivalent to existing conditions) to the permanent structure identified at Design Point A.

PAPE-DAWSON
ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
PROPOSED DRAINAGE AREA MAP

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C5.1

Date: Oct 12, 2020, 12:12pm User ID: mmaly
File: S:\Projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\DR-61233-1.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond

Table 1 Pre-Development Time of Concentration

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	0.38	0.38	0.00	0.30
2	1.77	1.77	0.00	0.30
3	0.05	0.05	0.00	0.30

Table 2b Post-Development Composite C-Value

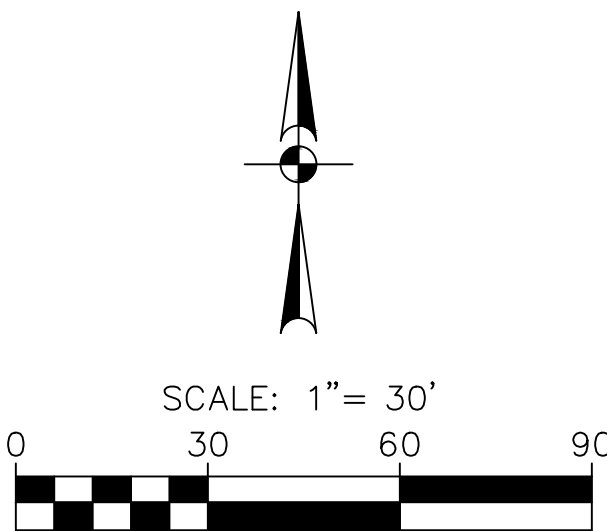
Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open 0.3	Single-Family 0.6	
1	0.38	0.38	0.00	0.30
2	1.78	0.00	1.78	0.60
3	0.04	0.04	0.00	0.30

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

Storm Event	Basin	Area (ac)	Pre-Development Runoff				
			C	CA	Tc (min)	I (in/hr)	Qa (cfs)
2-yr	2	1.77	0.3	0.53	15	3.90	2.07
5-yr	2	1.77	0.3	0.53	15	4.86	2.58
10-yr	2	1.77	0.3	0.53	15	5.53	2.94
25-yr	2	1.77	0.3	0.53	15	6.46	3.43
50-yr	2	1.77	0.3	0.53	15	7.20	3.82
100-yr	2	1.77	0.3	0.53	15	7.98	4.24

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.

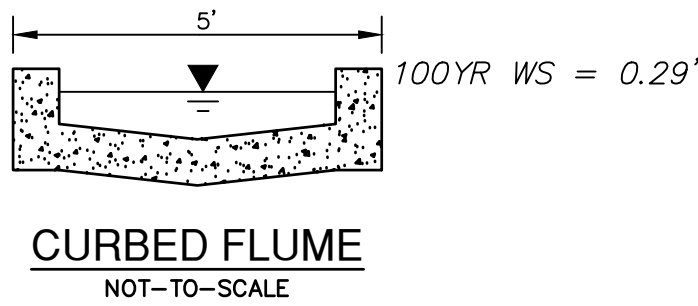


LEGEND

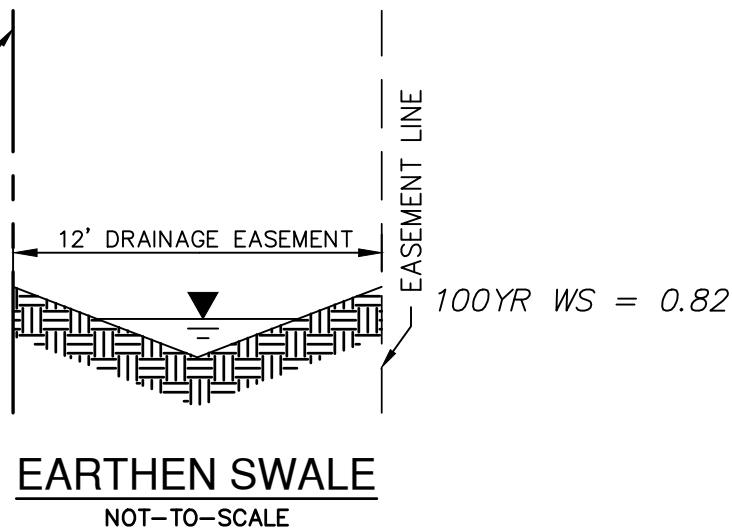
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA A-1 1.00 ACRES

NOTES

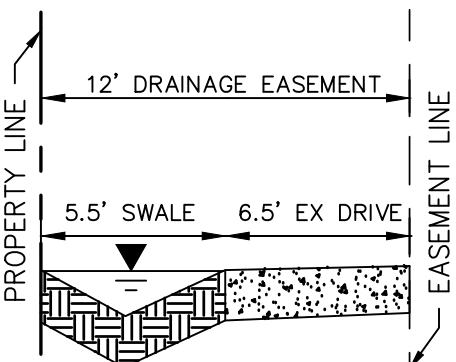
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.



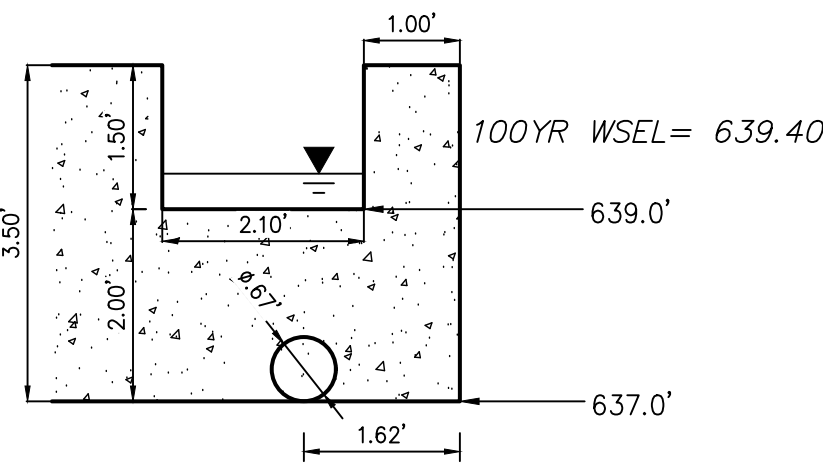
CURBED FLUME
NOT-TO-SCALE



EARTHEN SWALE
NOT-TO-SCALE

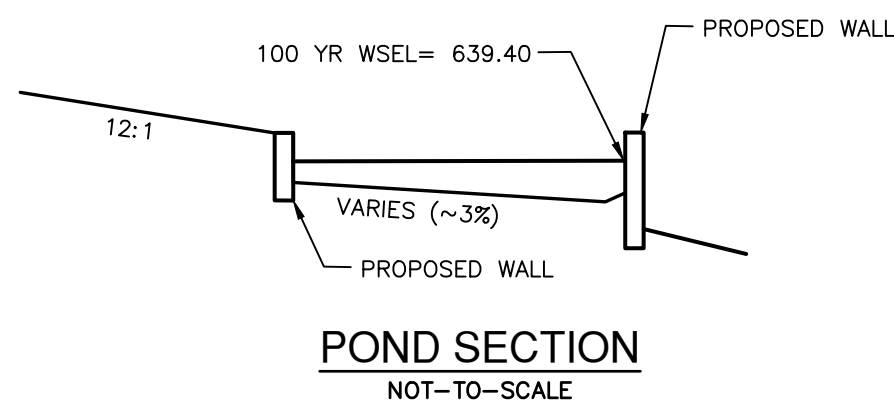


GRASS-CRETE SWALE
NOT-TO-SCALE



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

PAPE-DAWSON
ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION 4470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET **C5.2**

**Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond**

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	1.78	15	0.6	2.07	28.75	2,337	2.19	1.29	4,000	0.09
5-yr	2	1.78	15	0.6	2.58	32.98	3,172	2.95	1.76	5,300	0.12
10-yr	2	1.78	15	0.6	2.94	34.85	3,750	3.46	2.07	6,300	0.14
25-yr	2	1.78	15	0.6	3.43	36.30	4,519	4.19	2.49	7,600	0.17
50-yr	2	1.78	15	0.6	3.82	37.35	5,147	4.77	2.83	8,700	0.20
100-yr	2	1.78	15	0.6	4.24	38.55	5,837	5.44	3.22	9,800	0.22

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

Table 5 **Elevation - Volume - Discharge Rating Curve**

Evolution (ft)	Area (ft ²)	Area (ac)	Volume (ac-ft)	Q (cfs)
637.0	0	0.00	0.00	0.00
637.5	1,215	0.03	0.01	0.69
638.0	3,753	0.09	0.04	1.37
638.5	5,800	0.13	0.09	1.82
639.0	6,458	0.15	0.16	2.17
639.5	7,897	0.18	0.24	4.78
640.0	9,635	0.22	0.34	9.25
640.5				

Table 6 **Outlet Structure**

Orifice	Diam (in)	8	# of Pipes		1
	Flow Line	637.00			
	Ke	0.6			
Weir 1	Length (ft)	2.1	Bottom Elev	639.00	
	Height (ft)	1.50	Top Elev	640.50	
	Ke		Weir C	3.1	
Outfall	Diam (in)	8			
	Slope (ft/ft)	0.0100			
	Length (ft)	0.5			

Table 7 Proposed Detention Storage Volume

Storv Event	Qa (cfs)	Vreq		Design WSEL ¹ (ft)	Qout ² (cfs)	Qout / Qa	Vprovided ³	V / Vreq	Freeboard (ft)	Delta Qa-Qout (cfs)
		(cu ft)	(ac ft)							
2-yr	2.07	4,000	0.09	638.86	2.07	✓ 100.0%	0.14	✓153.4%	1.64	0.00
5-yr	2.58	5,300	0.12	639.08	2.58	✓ 100.0%	0.17	✓142.7%	1.42	0.00
10-yr	2.94	6,300	0.14	639.15	2.94	✓ 100.0%	0.18	✓127.8%	1.35	0.00
25-yr	3.43	7,600	0.17	639.24	3.43	✓ 100.0%	0.20	✓114.9%	1.26	0.00
50-yr	3.82	8,700	0.20	639.32	3.82	✓ 100.0%	0.21	✓106.6%	1.18	0.00
100-yr	4.24	9,800	0.22	639.40	4.23	✓ 100.0%	0.23	✓100.4%	1.10	0.00

Design Notes:

1. Design WSEL determined iteratively based on interpolation of Q_a against Q_{total} from Table 5.
2. Q_{out} calculated based on outlet structure hydraulic information in Table 6 and Design WSEL.
3. $V_{provided}$ 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	0.77982	0.69850
b	43.653	51.393	71.154	77.103	90.982	97.721	110.202	87.16
d	8	9	12	12	13	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	0.77982	110.202	14	322.07	24.388

Formulas from Section 1.5.2 of iSWM Criteria Manual:

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

$$V_{\text{preliminary}} = 60 [CAa - (2CabAQ_a)^{1/2} + (Q_a/2) (b-t_c)]$$

$$V_{\text{max}} = V_{\text{preliminary}} \cdot P_{180}/P_{td}$$

Curbed Flume Calculations																		
Label	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Bottom Width (ft)	Curb Height (in)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
Section 1	Manning Formula	0.013	0.0411	0.2	3	6	4.23	0.59	3.39	0.17	3	0.4	0.00458	7.19	0.8	1	2.86	Supercritical
Section 2	Manning Formula	0.013	0.0400	0.19	4	6	5.23	0.74	4.37	0.17	4	0.38	0.00429	7.07	0.77	0.95	2.87	Supercritical
Section 3	Manning Formula	0.013	0.0100	0.29	4	6	5.23	1.15	4.57	0.25	4	0.38	0.00429	4.55	0.32	0.61	1.5	Supercritical
Earthen Swale Calculations																		
Label	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Left Side Slope (ft/ft)	Right Side Slope (ft/ft)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
Section 4	Manning Formula	0.03	0.0100	0.82	4	4	7.2	2.69	6.76	0.4	6.56	0.73	0.01914	2.68	0.11	0.93	0.74	Subcritical
Section 5	Manning Formula	0.03	0.0100	0.99	2.5	2.5	7.2	2.44	5.32	0.46	4.94	0.88	0.01907	2.95	0.13	1.12	0.74	Subcritical

Date: Oct 12, 2020, 12:12pm User ID: mmaly
File: S:\projects\612\33\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\DR-6123301.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

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.

[illegible]

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
OCTOBER 12, 2020.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.

**PAPE-DAWSON
ENGINEERS**

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

ROVE - GRADING AND DRAINAGE
TILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION CALCULATIONS

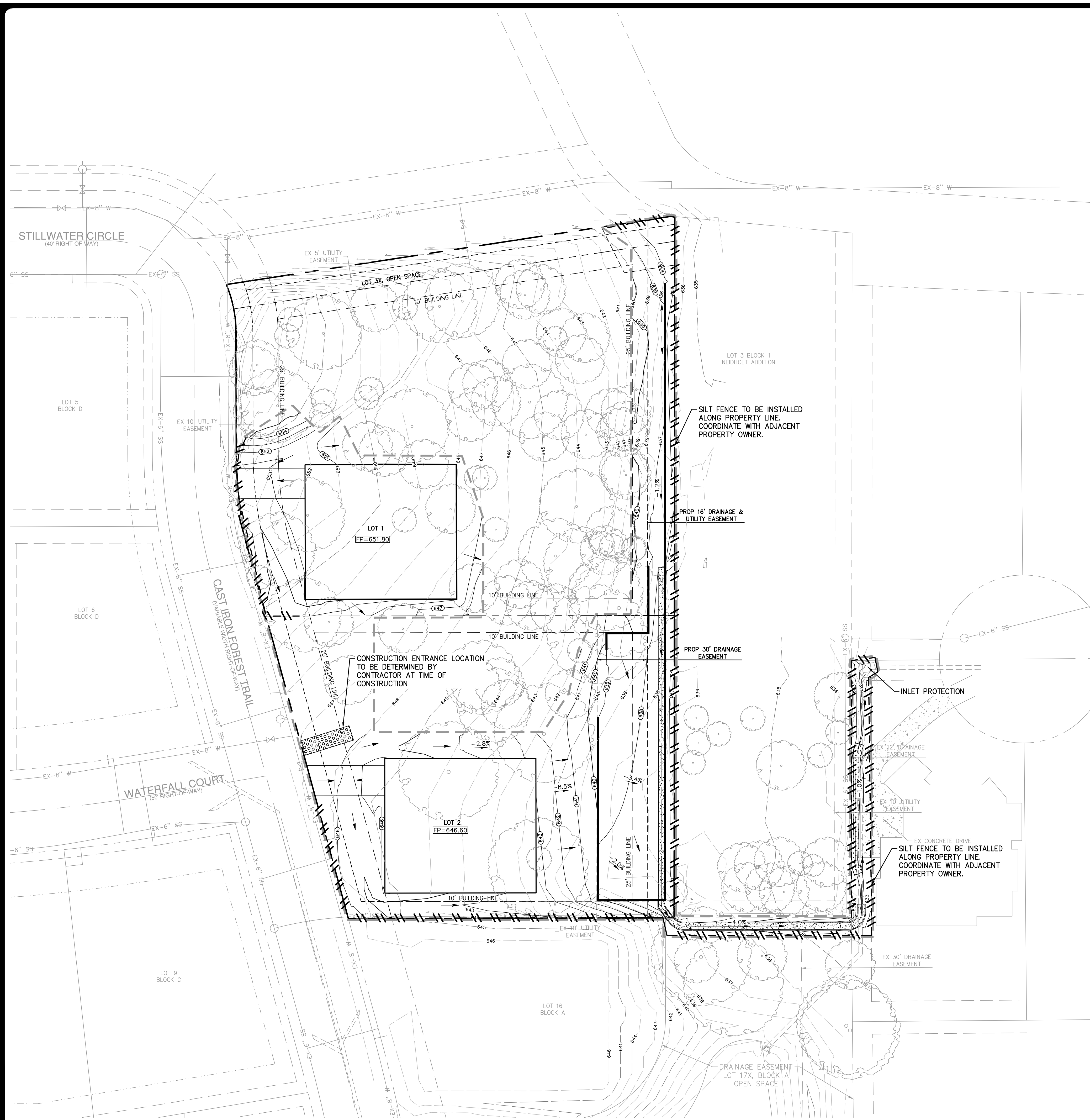
JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020

C5.3

SHEET

Date: Oct 12, 2020, 12:12pm User: D: mmaly
File: S:\Projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\EC-6123301.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



UTILITY NOTE

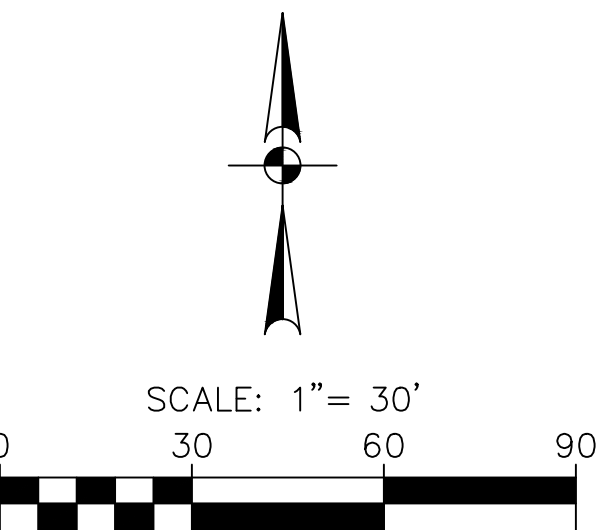
THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL 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.

NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- 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

- 600--- EXISTING CONTOUR
- 678--- PROPOSED CONTOUR
- FLOW ARROW
- SILT FENCE
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE (SEE NOTE 2)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)



EROSION & SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- 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.
- THE GENERAL CONTRACTOR, AS THE TCEQ DEFINES 'OPERATOR,' SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TPDES GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP) UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TPDES GENERAL PERMIT.
- 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 MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPDES GENERAL PERMIT GUIDELINES.
 - EXCAVATION CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCE/EXIT.
 - UTILITY CONTRACTOR (WATER, SEWER & STORM DRAIN) TO BE RESPONSIBLE FOR INSTALLATION OF STAGE 1 AND STAGE 2 INLET PROTECTION.
 - OWNER TO BE RESPONSIBLE FOR SEEDING AND FINAL REMOVAL OF EROSION CONTROLS.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, 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 FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND THE SWPPP.
- ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED, AND/OR REPLACED AFTER EACH STORM.
- USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED, HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - HAZARDOUS WASTE MANAGEMENT.
- A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - CONCRETE WASTE MANAGEMENT.
- CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS AND SERVICE VEHICLES AT THE 'PARKING AND STORAGE AREA'. THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- 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.
- EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLET OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. 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, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREGGED OF ANY SEDIMENT GENERATED BY THE PROJECT AS A RESULT OF EROSION CONTROL MEASURES.
- ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED AND AREAS WHERE FINAL GRADE HAS BEEN ACHIEVED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
- 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 HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTIONS OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
- SILT FENCES SHALL BE PLACED AROUND STOCKPILES USED ON THE SITE.
- THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHDOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.

PAPE-DAWSON
ENGINEERS

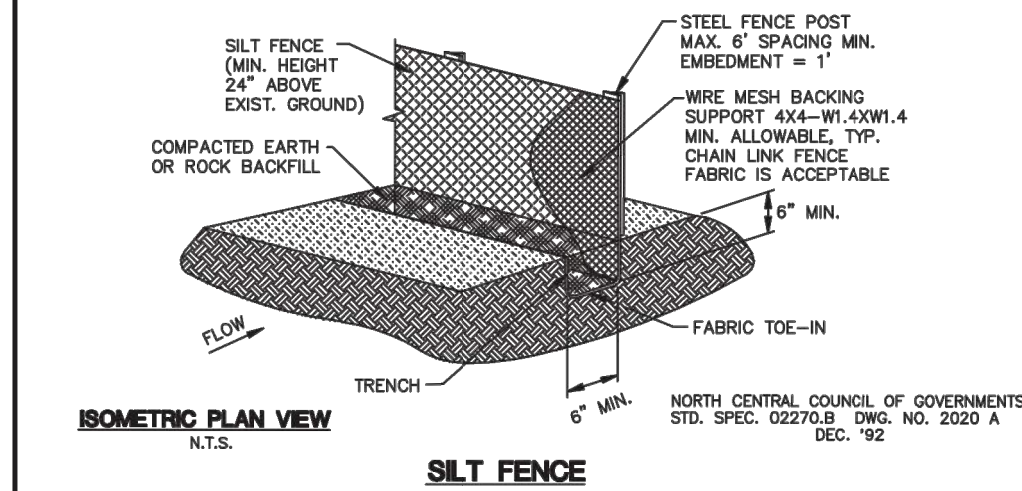
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
EROSION CONTROL PLAN

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

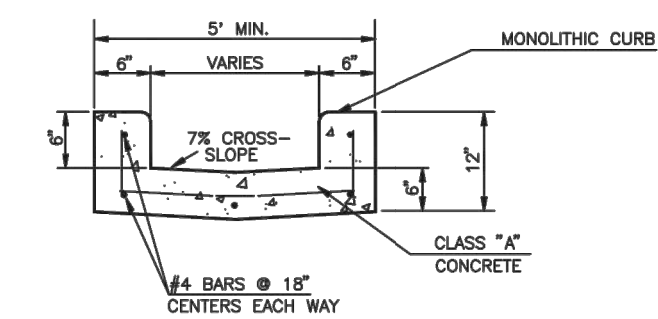
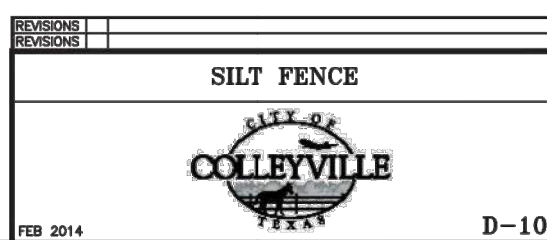
Date: Oct 12, 2020, 12:12pm User ID: mmaly
File: S:\projects\61233\01\02 Design\2.4 Civil\2.4.3 Plan Sheets\CC-5123301.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

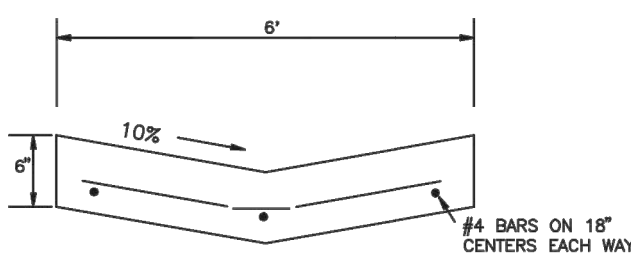


- SILT FENCE**
- GENERAL NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID 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. THERE 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 TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NORTH CENTRAL COUNCIL OF GOVERNMENTS
STD. SPEC. 02270.B DWG. NO. 2020 A
DEC. '92

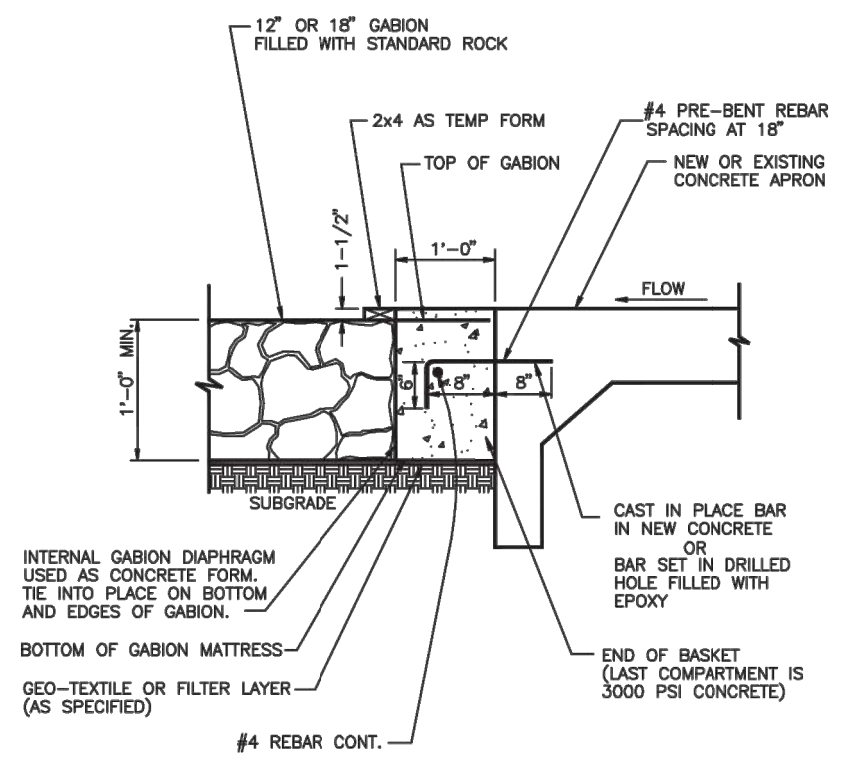


CONCRETE FLUME
NTS

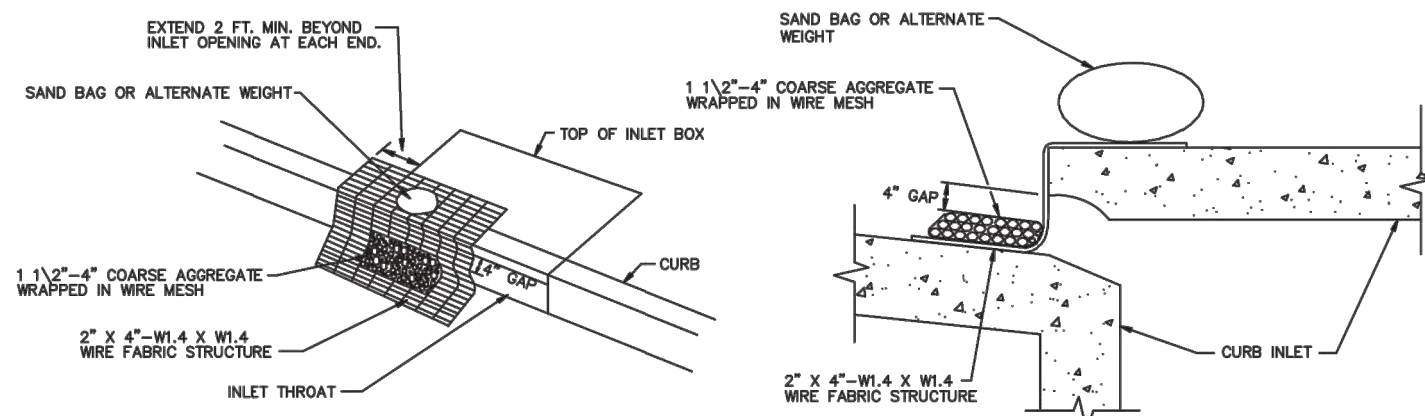
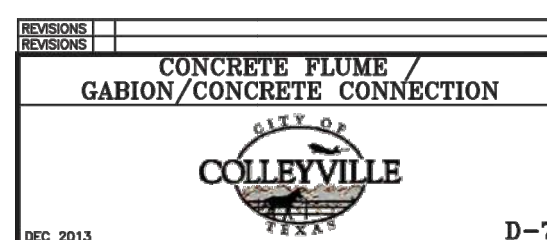


CURBS MAY BE OMITTED AND USE THE VALLEY SECTION WHEN OVERFLOW IS 10 CFS OR LESS OR WHEN FLOW CAN BE CONTAINED WITHIN THE CONCRETE SECTION.

ALTERNATE
NTS

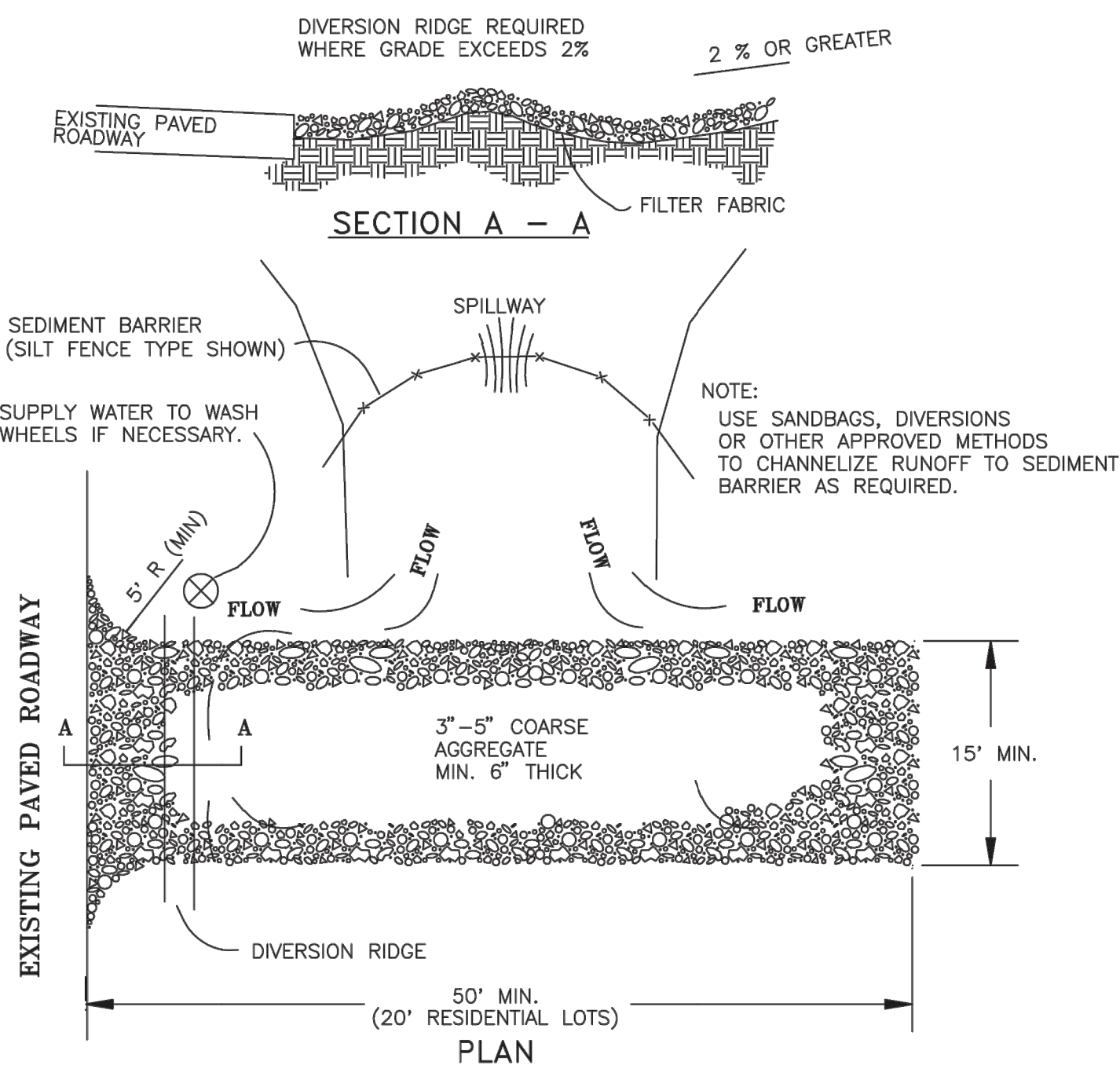
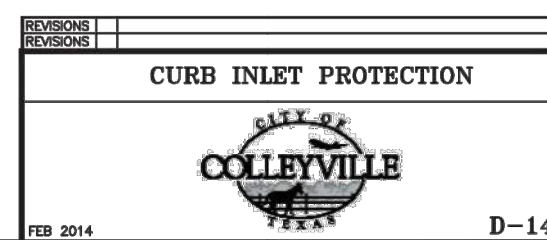


GABION MATTRESS TO CONCRETE ATTACHMENT DETAIL
NTS



CURB INLET PROTECTION DETAIL
NOT TO SCALE

- NOTES:
1. WIRE MESH BACKING MUST BE OF SUFFICIENT STRENGTH TO SUPPORT STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
 2. STONE IS 3"-5" IN SIZE AND CLEAN.
 3. FORM THE WIRE FABRIC STRUCTURE TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN STONE WRAPPED IN WIRE MESH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE STONES.
 4. THIS TYPE OF INLET PROTECTION MUST BE INSPECTED FREQUENTLY AND THE STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
 5. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT Dikes DIRECTING FLOW INTO INLET.
 6. CONSTRUCT SIMILAR TYPE STRUCTURE AT BACK OF PROPOSED CURB INLETS WITH OPEN BACKS.
 7. STONE WRAPPED IN WIRE MESH MUST BE SECURED TO THE WIRE BACKING WITH CLIPS OR HDG RINGS AT THIS LOCATION.
 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 PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
 10. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.



TEMPORARY STONE CONSTRUCTION
ENTRANCE / EXIT
N.T.S.



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.

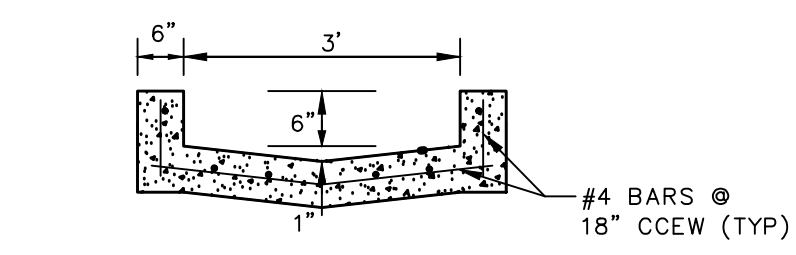
**PAPE-DAWSON
ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION 4470

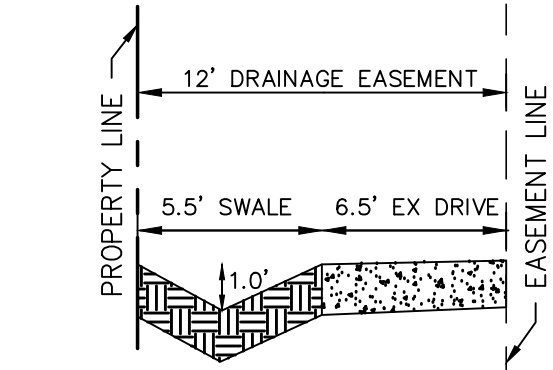
OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYSVILLE, TEXAS
CONSTRUCTION DETAILS

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET **C7.0**

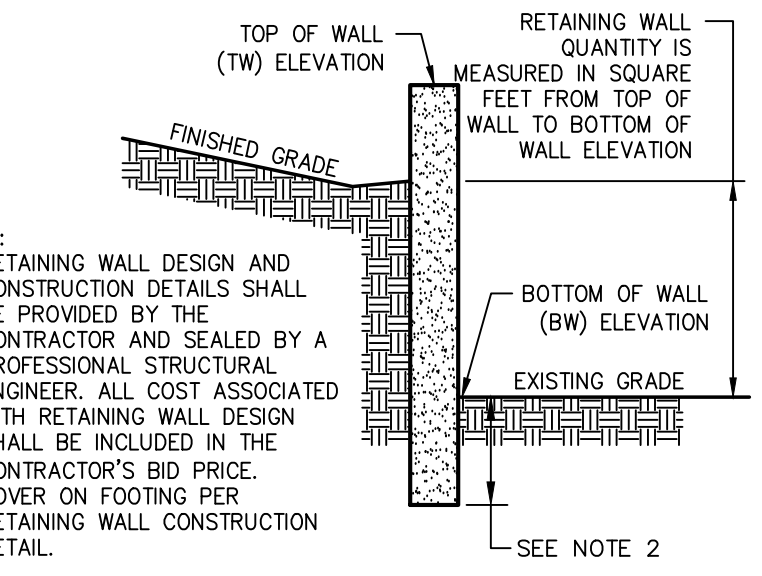
Date: Oct 12, 2020, 7:23am User ID: mmody
File: S:\projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\CR-61233-01.dwg



FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



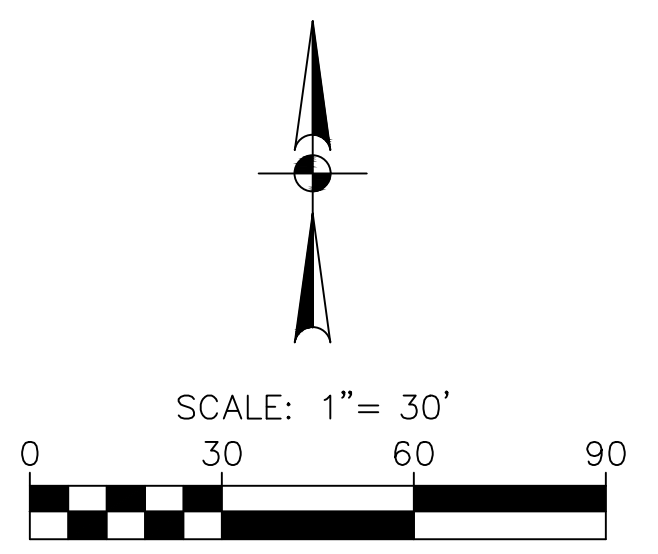
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



RETAINING WALL GRADING DETAIL
NOT-TO-SCALE

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.



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- FINISHED PAD
- FLOW LINE
- TOP OF WALL
- BOTTOM OF WALL
- SWALE FLOW LINE
- PROPOSED RETAINING WALL

GRADING NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
- *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
- *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
- COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
- GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
- CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
- INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
- CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
- NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
- REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 141GXK12, DATED AUGUST 21, 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.
- * APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

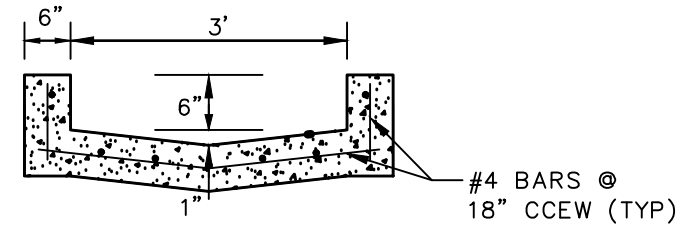
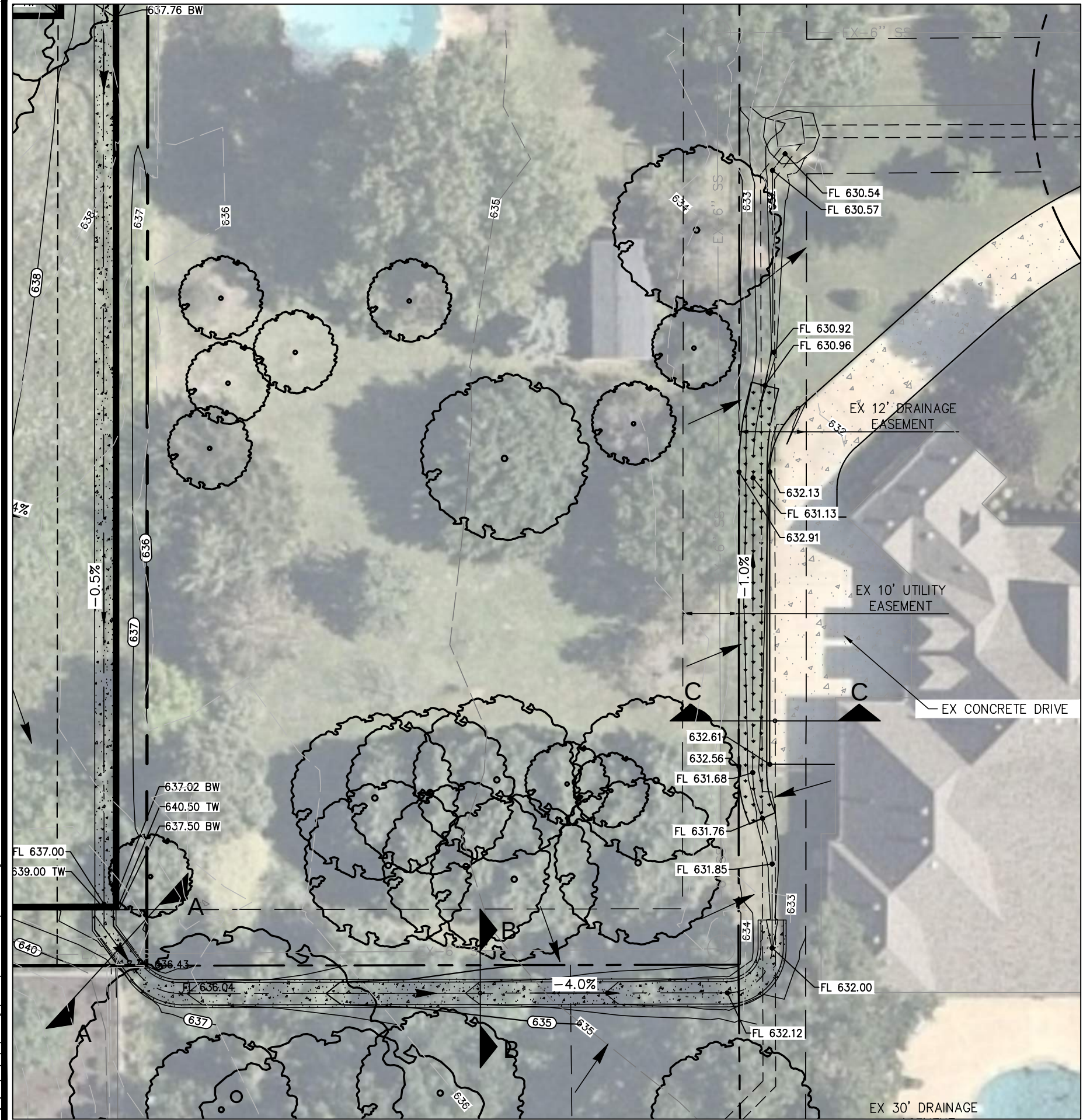
PAPE-DAWSON
ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FW, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION 4470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GRADING PLAN

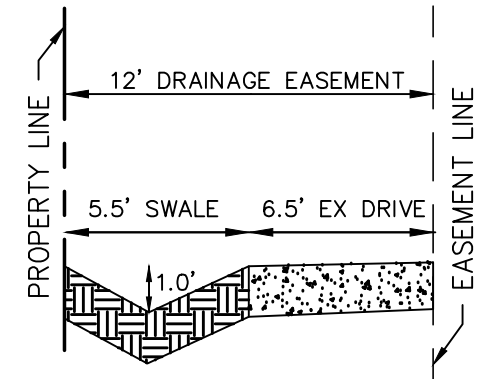
JOB NO.	61233-01
DESIGNED	MLM
DRAWN	MLM
CHECKED	CB
DATE	OCTOBER 2020
SHEET	C4.0

Date: Oct 12, 2020, 7:30am User: ID: mmody
File: S:\projects\61233\33\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\GR-6123301.dwg



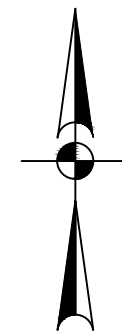
ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM
COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS
VERIFIED BY TESTING LABORATORY

FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



EARTHEN SWALE TO BE CONSTRUCTED WITH
LONGITUDINAL SLOPE OF 1% (MINIMUM) AND 4H:1V
SIDE SLOPE. SWALE ADJACENT TO EXISTING DRIVE
SHALL INSTALL GRASS-CRETE WHERE SIDE SLOPES
ARE 2H:1V (MAXIMUM).

EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



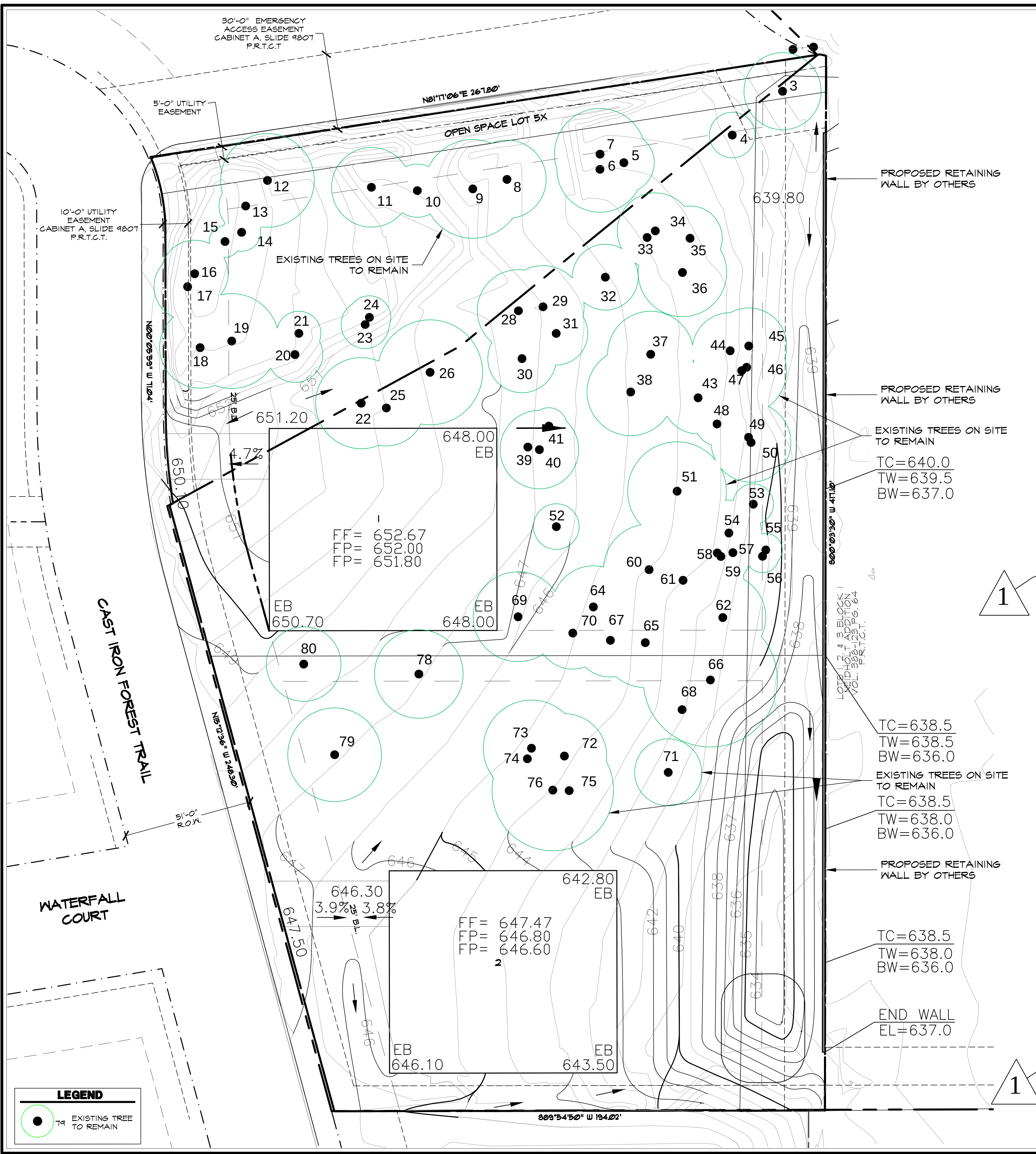
SCALE: 1" = 20'



City Colleyville, Tarrant County, Texas

LETTR1 of 3

Drawing: \\Studio13main\Users\Shared\Folders\Shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Save Time: 7/5/2018 12:05 PM
Plotted by: ##### Plot Date: 7/5/2018 3:16 PM



Old Grove, Ph. 2 Colleyville, Texas							
TR. NO.	SIZE	COMMON NAME	SCIENTIFIC NAME	STATUS	EXEMPT / NON-EXEMPT	REMOVE / REMAIN	LOCATION
1	0	Post Oak	Quercus Stellata	Poor - Unilateral - Cavity - Canopy Dieback	Exempt	Remain	Off Site - NE Corner
2	0	Post Oak	Quercus Stellata	Good Condition	Exempt	Remain	Off Site - NE Corner
3	15.25	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Open Space Lot 5X
4	9	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
5	12	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
6	17	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
7	18	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
8	15.5	Post Oak	Quercus Stellata	Wire in Trunk	Non-Exempt	Remain	Lot 1
9	19.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
10	10.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
11	15.75	Cedar Elm	Ulmus Crassifolia	Good Condition	Non-Exempt	Remain	Lot 1
12	18.5	Post Oak	Quercus Stellata	75% Dead - Canopy Dieback	Exempt	Remain	Lot 1
13	10.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
14	7.5	Post Oak	Quercus Stellata	Poor - Vines - Canopy Dieback	Exempt	Remain	Lot 1
15	6.25	Post Oak	Quercus Stellata	Poor - Vines	Non-Exempt	Remain	Lot 1
16	13.25	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Non-Exempt	Remain	Lot 1
17	13.25	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
18	16	Post Oak	Quercus Stellata	OK	Exempt	Remain	Lot 1
19	18.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
20	11	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
21	8.75	Easter Red Cedar	Juniperus Virginiana	OK	Exempt	Remain	Lot 1
22	16	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
23	9.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
24	8.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
25	15	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
26	20.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
27	16	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
28	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
29	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
30	13.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
31	12.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
32	13	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
33	9	Easter Red Cedar	Juniperus Virginiana	Poor - Understory - Leaning	Exempt	Remain	Lot 1
34	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
35	12.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
36	17.5	Post Oak	Quercus Stellata	Slight Canopy Dieback	Non-Exempt	Remain	Lot 1
37	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
38	17.25	Post Oak	Quercus Stellata	OK - Vines	Non-Exempt	Remain	Lot 1
39	8.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
40	15.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
41	7.25	Gum Bumelia	Sideroxylon Lanuginosum	Understory	Non-Exempt	Remain	Lot 1
42	17.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
43	14.25	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
44	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
45	15	Post Oak	Quercus Stellata	Poor - Understory - Leaning - Cavity	Exempt	Remain	Lot 1
46	15.5	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Exempt	Remain	Lot 1
47	17.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Vines	Exempt	Remain	Lot 1
48	8.5	Mexican Plum	Prunus Mexicana	Understory	Exempt	Remain	Lot 1
49	14	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
50	15.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
51	19.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
52	9	Chinaberry	Melia Azedarach	Cavity	Exempt	Remain	Lot 1
53	8	Mexican Plum	Prunus Mexicana	Poor	Non-Exempt	Remain	Lot 1
54	13	Post Oak	Quercus Stellata	Canopy Dieback	Non-Exempt	Remain	Lot 1
55	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
56	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
57	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
58	9.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
59	11.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
60	18	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
61	24	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
62	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
63	24.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
64	25.25	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
65	17.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
66	26.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 2
67	14.75	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remain	Lot 1
68	10	Hackberry	Celtis Occidentalis	OK	Exempt	Remain	Lot 2
69	17.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
70	14.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
71	13.25	Chinaberry	Melia Azedarach	Canopy Dieback	Exempt	Remain	Lot 2
72	16.75	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 2
73	19	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
74	15.5	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
75	12.75	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
76	24	Post Oak	Quercus Stellata	Poor - Cavity	Exempt	Remain	Lot 2
77	33.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Wind Damage	Exempt	Remain	Lot 2
78	17.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
79	18.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
80	14.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 2
81	22	Post Oak	Quercus Stellata	Poor - Dying - Cavity - Lightning Damage - Ants	Exempt	Remove	Lot 1
82	11.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
83	20.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
84	21.25	Post Oak	Quercus Stellata	Poor - Wind Damage	Exempt	Remove	Lot 1 - Building Pad
85	25.25	Post Oak	Quercus stellata	Canopy Dieback - Ants	Exempt	Remove	Lot 2 - Building Pad
86	24	Pecan	Carya illinoensis	OK	Non-Exempt	Remove	Lot 2 - Building Pad
87	9	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 2 - Building Pad

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES (on-site)	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 (1" CALIPER)
Post Oak	71	1110	8	158.5	0	0	0
Blackjack Oak	0	0	0	0	0	0	0
Live Oak	0	0	0	0	0	0	0
Bald Cypress	0	0	0	0	0	0	0
Chinaberry	2	22.25	0	0	2	0	0
Persimmon	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
Gum Bumelia	1	7.25	0	0	1	24	8
Pecan	1	24	0	0	1	24	8
Easter Red Cedar	2	17.75	0	0	0	0	0
Cedar Elm	1	15.75	0	0	0	0	0
Lacebark Elm	0	0	0	0	0	0	0
Hackberry	7	62.5	1	9	0	0	0
American Elm	0	0	0	0	0	0	0
Total	85	1259.5	9	167.5	3	24	8

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CANOPY COVERAGE SF (on-site)	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	10,014	3	1,810	73 / 33,293
% of Total				22.3%		4.0%	74.3%

CANOPY COVERAGE

TOTAL EXISTING TREE CANOPY COVERAGE ON SITE - 46.8%

- TOTAL CANOPY COVERAGE 44,870sf

- TOTAL SITE 45,729sf

TOTAL TREE CANOPY COVERAGE REQUIRED TO BE PRESERVED - 50%

TOTAL TREE CANOPY BEING PRESERVED - 33,293sf 74.3%

EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS

- TOTAL PROPERTY AREA = 45,729sf

- TOTAL CANOPY COVERAGE ON SITE = 44,870sf

46.8% CANOPY COVERAGE ON SITE

50% MIN. CANOPY COVERAGE TO BE PRESERVED

74.3% OF EXISTING CANOPY COVERAGE REMAINING

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

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

One Inch

TREE SURVEY

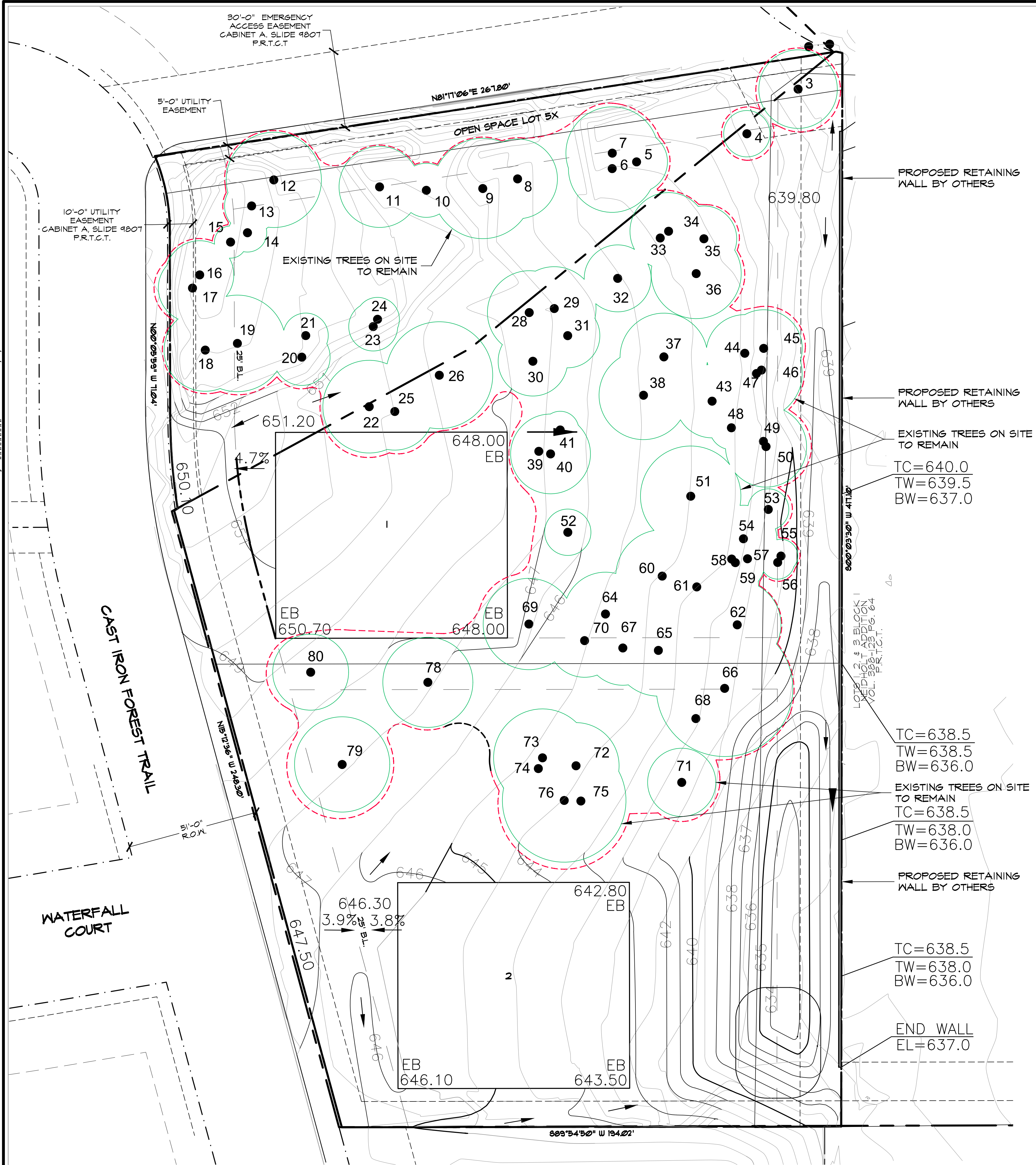
Tree Mitigation Plan
Old Grove, Ph. 2
City Colleyville, Tarrant County, Texas

DATE	7-5-2018
BY	MH
PLAN REVIEW REVISIONS	
REVISED PER CIVIL CHANGES	
#	1

PROJECT
TBI013

SHEET
TR2 of 3

Drawing: \\Studio13\main\Users Shared\Folders\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Save Time: 7/5/2018 12:05 PM
Plotted by: ##### Plot Date: 7/5/2018 2:59 PM

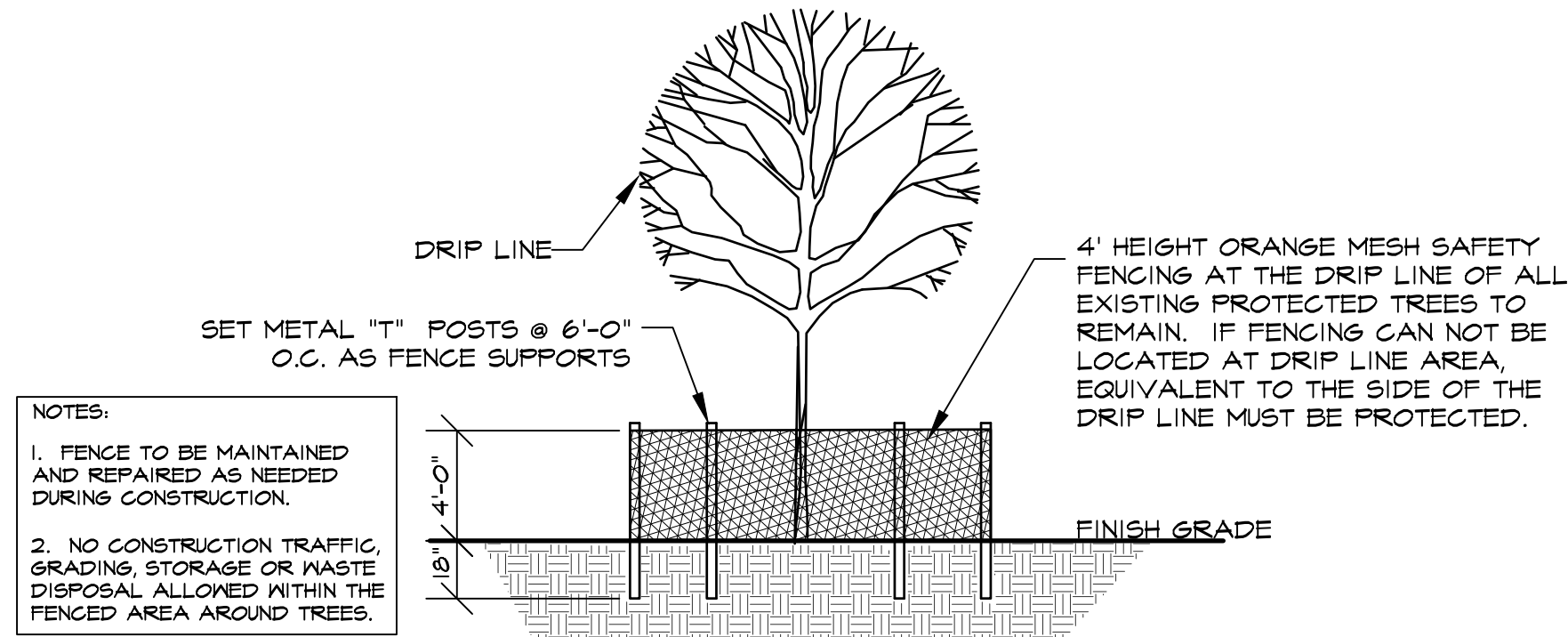


LEGEND

- EXISTING TREE TO REMAIN
- - - TREE PROTECTION FENCE

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.



1 TR3 PROTECTED TREES - TREE PROTECTION DETAIL
NOT TO SCALE

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REESE
JULY 10, 1971
January 10, 2018

NORTH

20 10 0 20

1" = 20' - 0"

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

One Inch

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

PLAN REVIEW REVISIONS		DATE	BY
REVISED PER CIVIL CHANGES		7-5-2018	MRH
#	1		
PROJECT			
TBI013			
SHEET			
TR3 of 3			



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3a	Agenda Date 10/26/2020	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for an Accessory Building to exceed the required 4% maximum lot coverage for accessory buildings on Lot 16, Block C, Brook Meadows Addition, located at 4501 Shadycreek Lane, Case ZC20-022, TABLED FROM THE OCTOBER 12, 2020 PLANNING AND ZONING COMMISSION MEETING.

Explanation

Bruce Taylor, the owner, has submitted a request for a Special Use Permit (SUP) for an accessory building to exceed the 4% lot coverage allowance on Lot 16, Block C, of the Brook Meadows Addition, being approximately 0.4760 acres, and zoned R-20 Single Family Residential district. The purpose is to allow for an oversized garage/workshop and patio cover to exceed the 4% lot coverage allowance.

Existing Conditions/Background: The subject property, 4501 Shadycreek Lane, has R-20 zoning and is located on the east side of Shadycreek Lane south of the intersection with Shenandoah Place. The subject property has an existing single family home and covered patio. The request is for a 928 s.f. workshop building and a new attached 407 s.f. covered patio attached onto the garage/workshop. The new covered patio would replace the existing patio cover.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 928 s.f. garage/workshop and 407 s.f. covered patio for a total of 1,335 s.f., or 6.4% lot coverage.

Ordinance – *Section 3.27* Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

"2. Maximum Size and Number of Buildings:

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

"3. Setbacks:

d. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.

"4. Maximum Height: No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45° angle to the allowed height of the zoning district. For clarification, structures shall be measured at grade and shall not exceed the maximum height of the zoning district.

"6. Special Use Permit Provision: Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

The applicant is requesting to allow for the use of a new 1,335 s.f. detached garage/workshop and covered patio. The total lot area is 0.4760 acres, or 20,737 square feet. The 4 percent allowance of the total lot area for accessory buildings is 829.48 s.f. The 1,335 s.f. garage and covered patio is a total of 6.4% of lot coverage. Therefore, the requested accessory building amounts for an additional 2.4% above the 4% of lot coverage area allowed. The existing home is an additional 3,468 s.f. for a total lot coverage of 23%. The R-20 zoning allows for a total lot coverage of 30%, which is 6,221 s.f. Additionally, the impervious coverage for a property zoned R-20 is allowed up to 60% and with the garage/workshop and covered patio it will be 54.29% of impervious cover.

Analysis: Any request for an accessory building exceeding the 4% lot coverage allowance shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Block C, Lot 16, in the Brook Meadows Subdivision.

DRC Review: The DRC met on August 24th and offered the applicant the following comments:

1. Please provide an exhibit indicating the impervious lot coverage to include the new accessory building and covered patio. For properties in the R-20 zoning district the maximum allowable impervious lot coverage is 60%. Impervious coverage is all structures, pavement (sidewalks, driveways, patios) and non-vegetation areas.

The applicant provided updated exhibits addressing the DRC comments on August 31st and this information was provided to the Planning and Zoning Commission for their September 14th meeting. Staff also met several times with the applicants and encouraged them to enhance the architecture of the building. The proposed building is designed to match the materials of the house.

Drainage: The proposed garage/workshop along with the existing impervious area constitutes 54.29% impervious coverage, which is below the maximum allowed impervious coverage for a property in the R-20 zoning district of 60%.

Changes since Planning & Zoning Commission Meeting/Last Meeting:

- September 28, 2020: The applicant has provided an updated Statement of Planning Objectives, which provides additional information regarding applicant's reasoning for the location, size, and improvements to the proposed structures.
- October 15, 2020: Exhibits showing multiple approval options have been prepared and attached for the Commission's review and consideration.

Surrounding Development: The properties to the north, south, east and west are zoned R-20 Single Family Residential and contain single family residential development.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. Staff received a petition from the 8 adjacent properties in favor of the request.

Conditions to Consider:

- Not easily attached to the house due to a rear-facing garage and pool in the back yard.
- If the applicant had the ability to attach the structure to the home, the addition could be much larger ($\pm 2,500$ s.f.) than the workshop requested (928 s.f.) and still comply with lot coverage and impervious coverage regulations.
- The materials on all four sides of the workshop/garage are proposed to be brick and a shingled roof and is proposed to match the existing home to conform to the architecture of the neighborhood.
- The design of the roof is hipped, which visually is less severe than a single ridge, and it achieves the goal of meeting the height regulation in conformance with the Land Development Code.
- The lot maintains compliance with the maximum lot coverage and maximum impervious coverage regulations.
- If the applicant meets the 4% maximum lot area, he has the ability with a building permit to construct a non-masonry building and would not need approval from the Planning & Zoning Commission or City Council.

Staff Recommendation: Staff recommends approval of the accessory building. The requested SUP is to exceed the 4% allowable lot area by 2.44% for a garage/workshop and covered patio. The Land Development Code allows for an accessory building which does not meet the Land Development Code criteria to seek an SUP.

Recommendation

Approve

Attachments

1. Revised Statement of Planning Objectives

2. Original Request
3. Option #1
4. Option #2
5. Aerial Map
6. Zoning Map
7. Future Land Use Map
8. Statement of Planning Objectives
9. Site Plan
10. Floor Plan
11. Building Elevations
12. Impervious Lot Coverage
13. Notification Map
14. Notification List
15. Property Owner Notification
16. Letters of Support
17. Draft Ordinance

Bruce and Stacey Taylor
4501 Shadycreek Lane
Colleyville, TX 76034

Original date:
August 17, 2020

Revised date:
September 27, 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 attached 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 half bath (commode 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 half bath. The stairs will be to access the unfinished, non-living storage area in the roofline. The building will be under air-conditioning.

Our original goal was to attach the addition to the main house but due to the design of our home with rear-entry garage (a requisite of the neighborhood) and the pool situated in the other rear corner of the lot, there is no room to build the addition connected to the main house. We considered extending onto the existing garage but due to the rear entry of the garage and the limited room on the side of the house to the property line of only thirteen feet, access to the garage would be impossible. If this could have been accomplished, the design would have been well below the total square foot limit of 30% footprint of the combined house and addition in relation to the property size. Due to these limits, the only remaining choice was to move the addition behind the existing driveway still allowing access to the garage. This plan included a conservative setback of thirteen feet off the property line (same as the house) and upgrades to the project such as all brick, dormer windows and not any viewable sight lines across the property lines. We have also received 100% signed approval from the eight immediate neighbors on both the location of the stand-alone building and the total square footage.

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

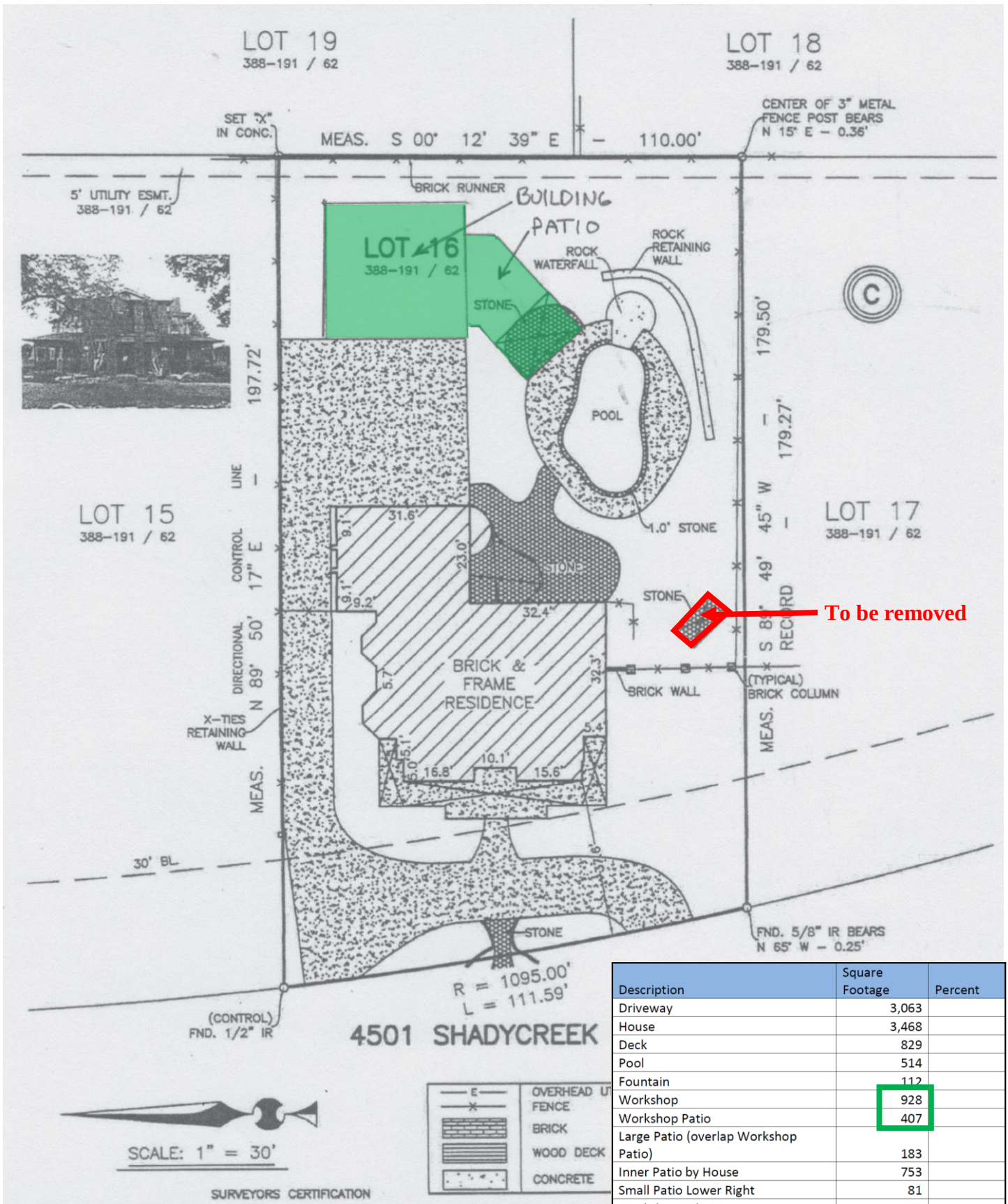
existing pergola, so that area is a wash. The left side and backside will have a 13-foot setback complying with the setback requirement based on the roof pitch. The front side and right side are both well within the setback requirements.

The house located on this property is one of the smaller homes in the neighborhood with a relatively large lot size compared to other properties in the neighborhood. This addition would bring the total under-roof area in line with other homes in the neighborhood, thereby protecting our property value and that of the neighborhood.

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

Bruce Taylor and Stacey Taylor

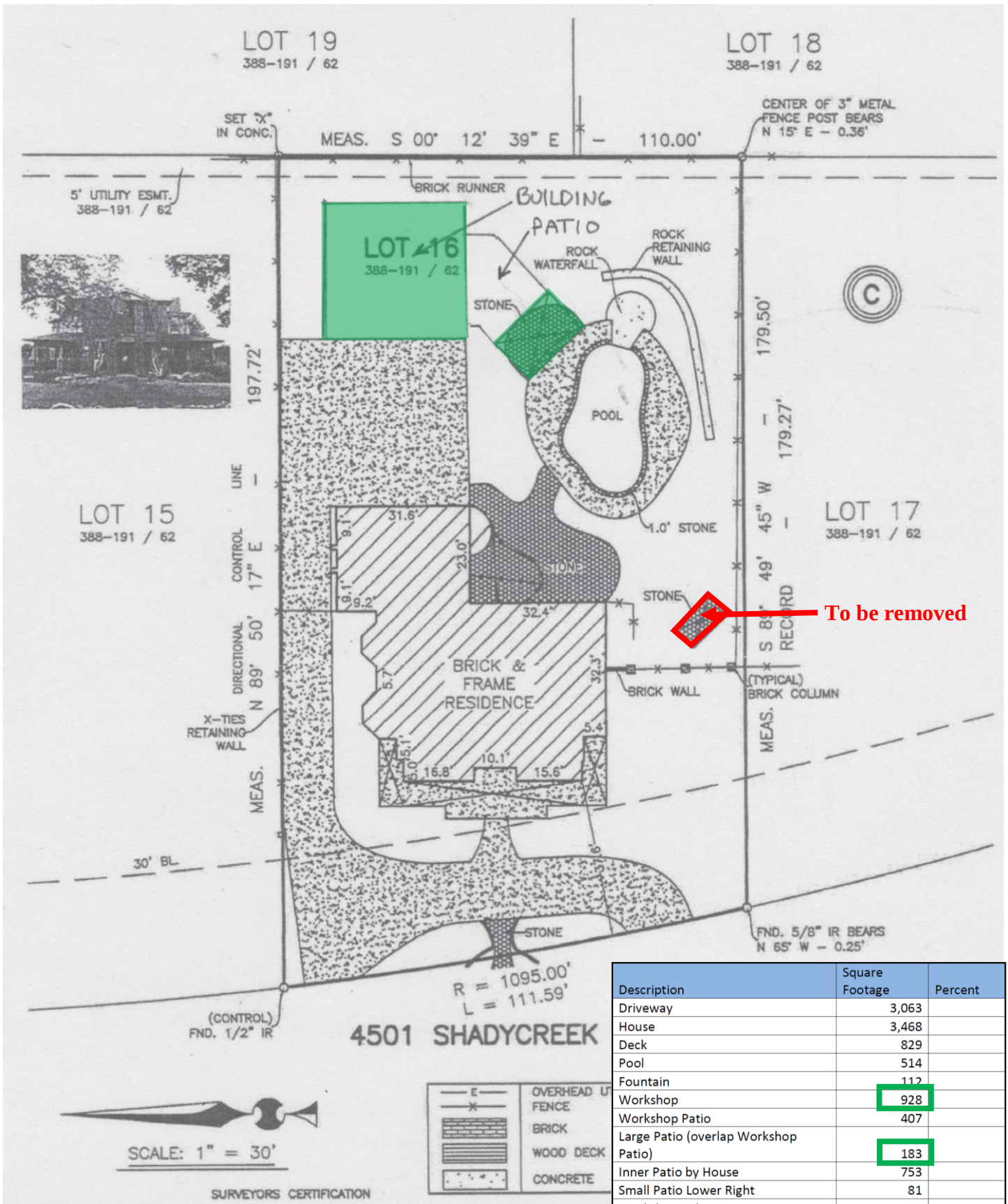
Original Request



928 SF + 407 SF = 1,335 SF

Acc Bldg Coverage = 6.44%

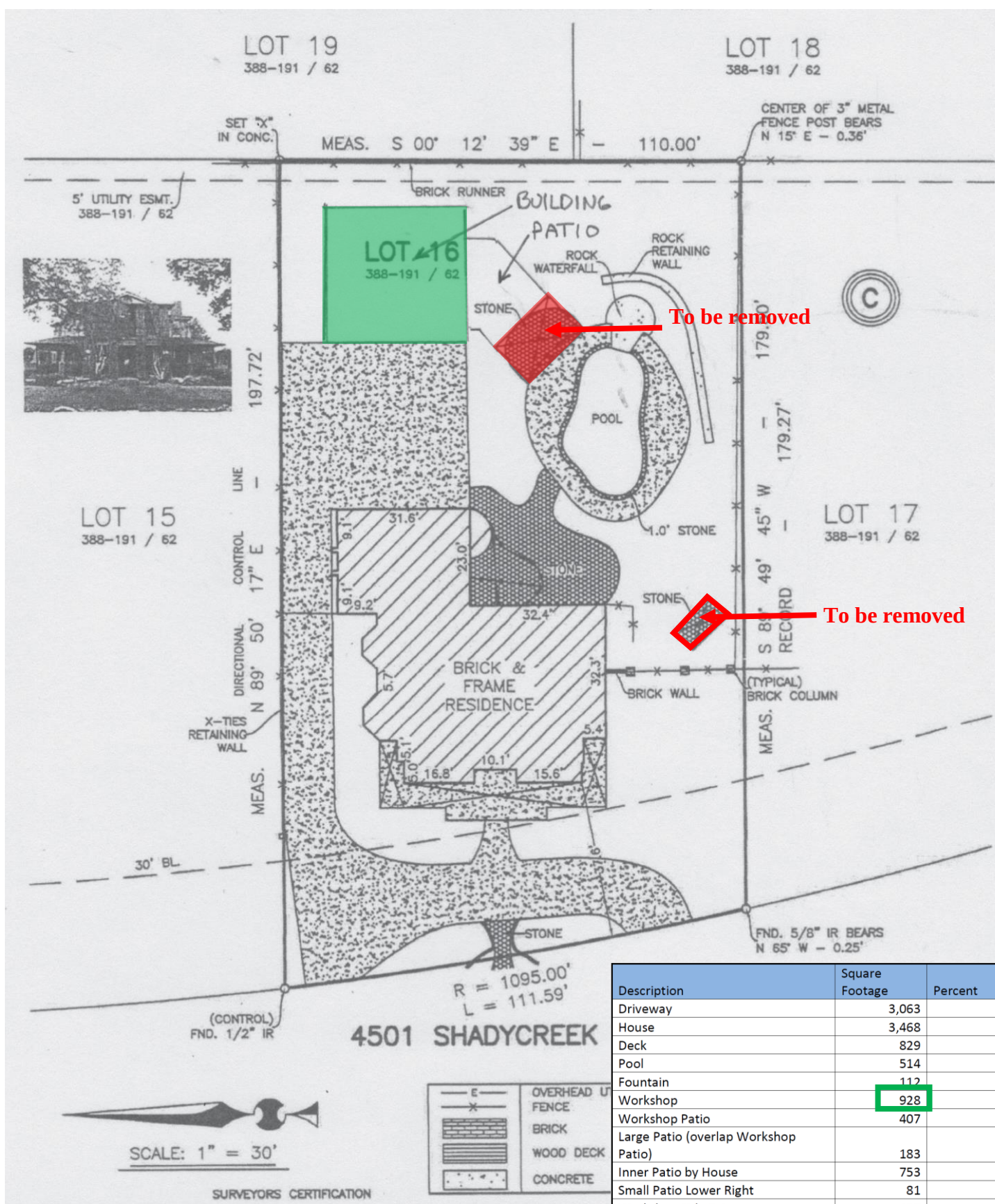
Option #1



$$928 \text{ SF} + 183 \text{ SF} = 1,111 \text{ SF}$$

$$\text{Acc Bldg Coverage} = 5.36\%$$

Option #2



Acc Bldg = 928 SF

Acc Bldg Coverage = 4.48%

Description	Square Footage	Percent
Driveway	3,063	
House	3,468	
Deck	829	
Pool	514	
Fountain	112	
Workshop	928	
Workshop Patio	407	
Large Patio (overlap Workshop Patio)		
Inner Patio by House	183	
Small Patio Lower Right	81	
Workshop Side Drive	487	
Workshop Aft Drive	434	
Subtotal	11,259	54.29%
Boundary	20,737	
60% Limit	12,442	
Balance (under)	1,183	

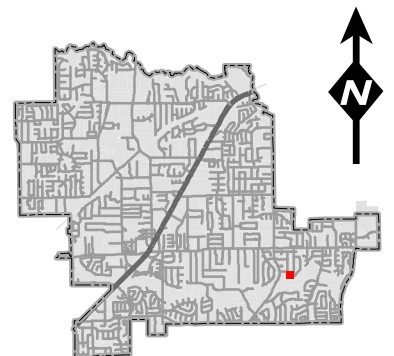
Aerial Map



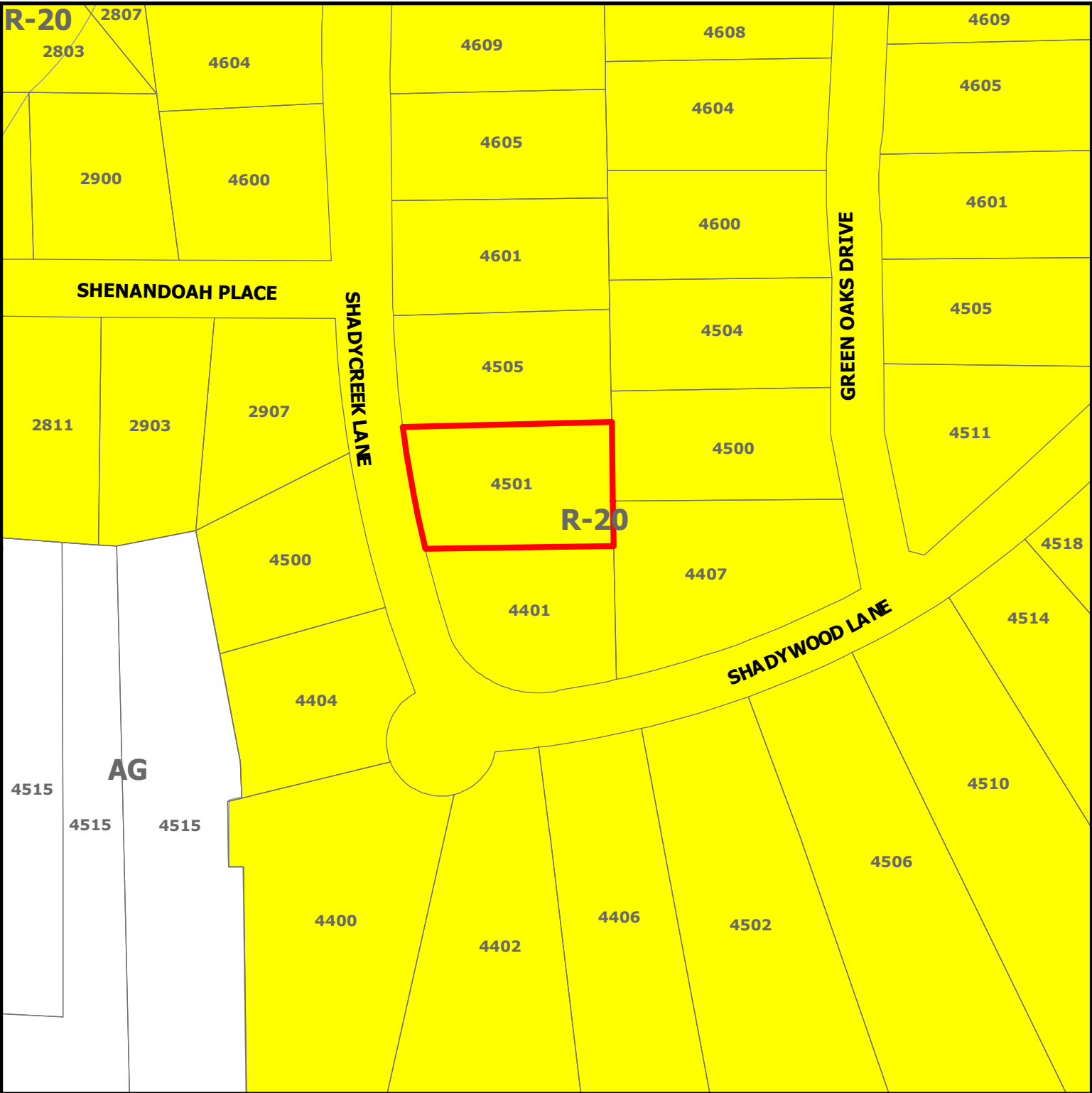
ZC20-022
4501 Shadycreek Lane

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



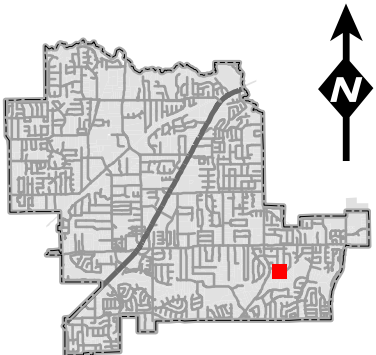
Zoning Map



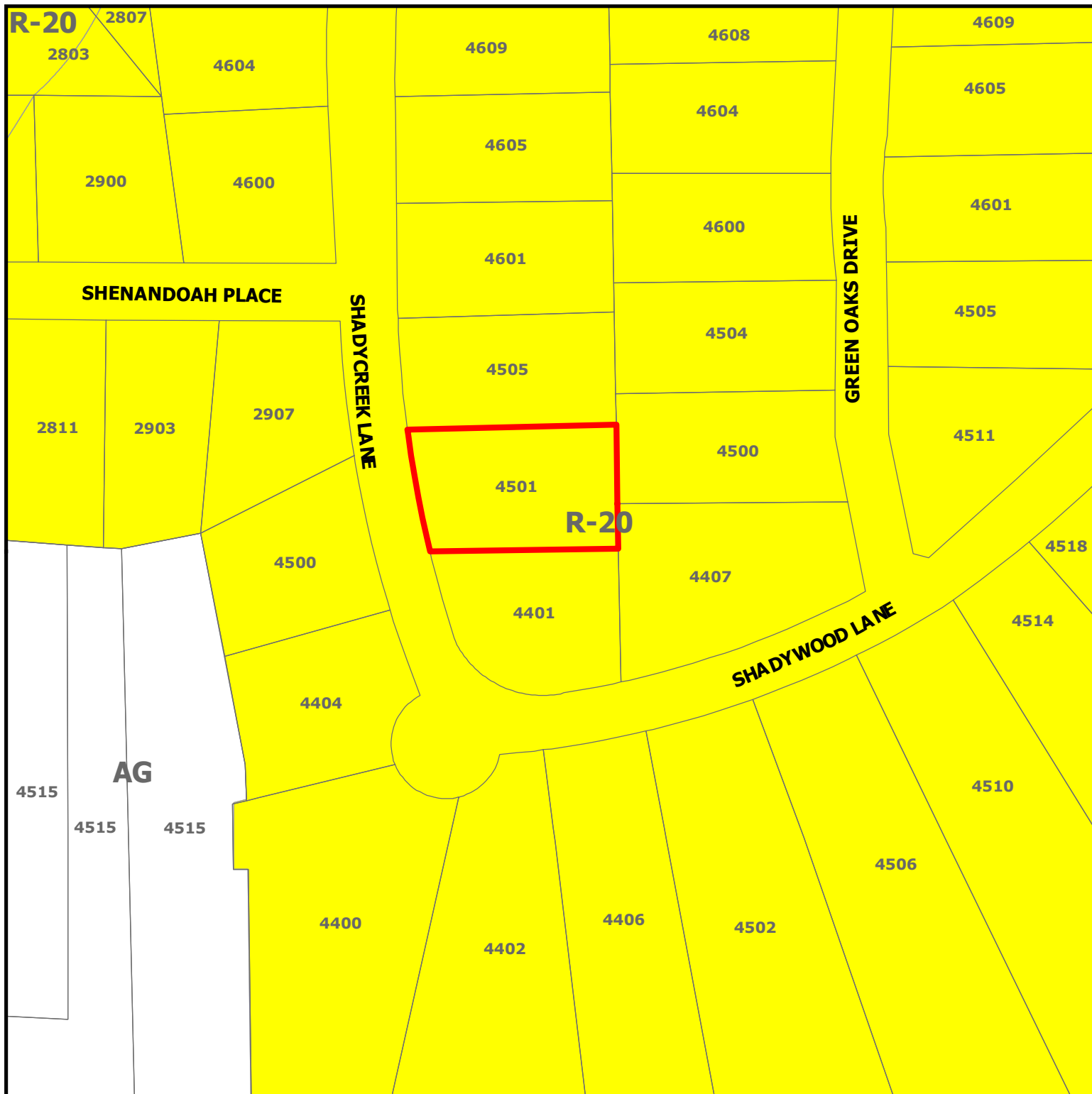
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

ZC20-022
4501 Shadycreek Lane

 Subject Property



Zoning Map



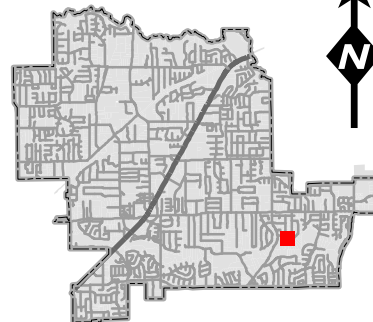
ZC20-022
4501 Shadycreek Lane

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



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.

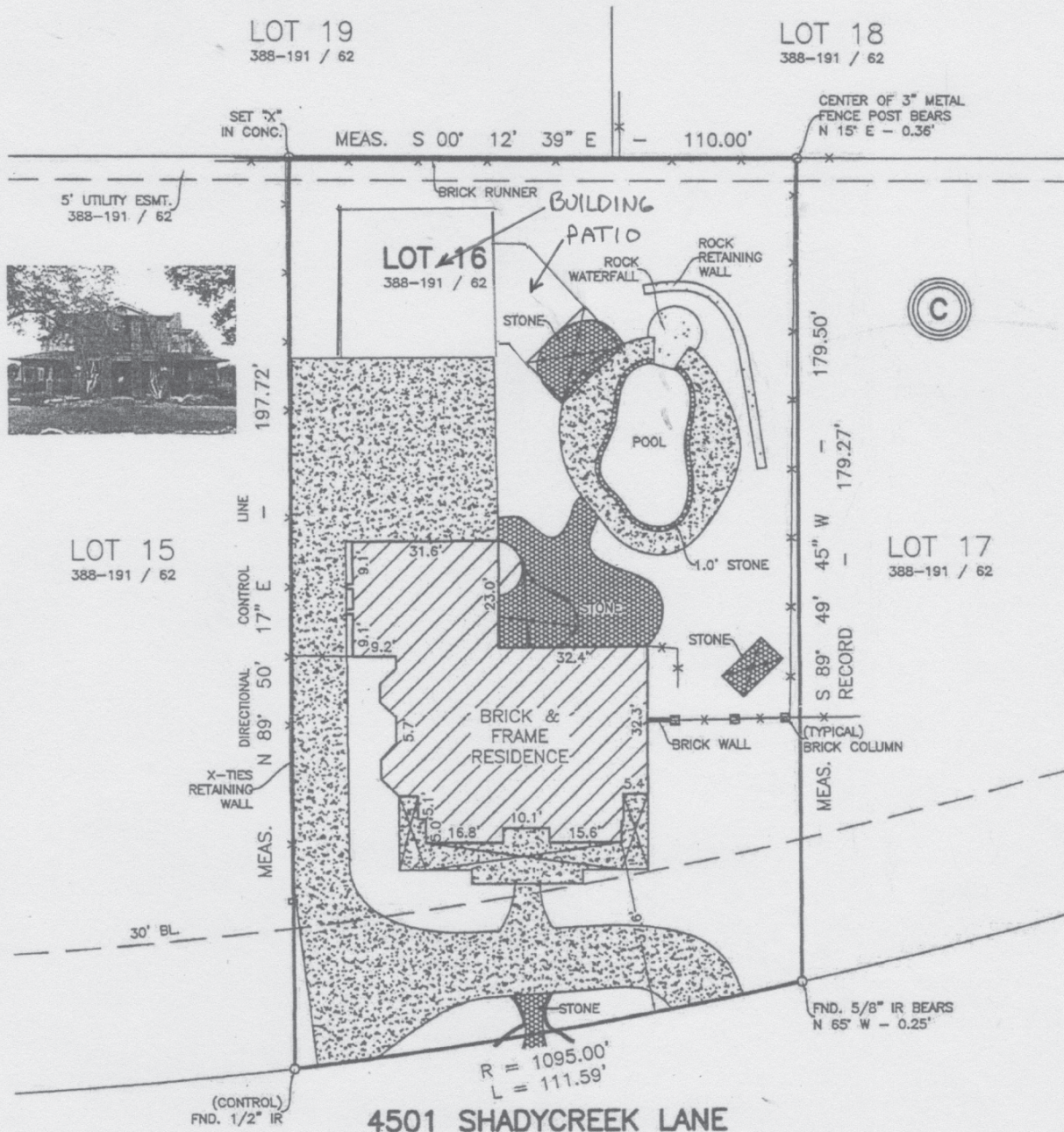
Bruce Taylor

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.

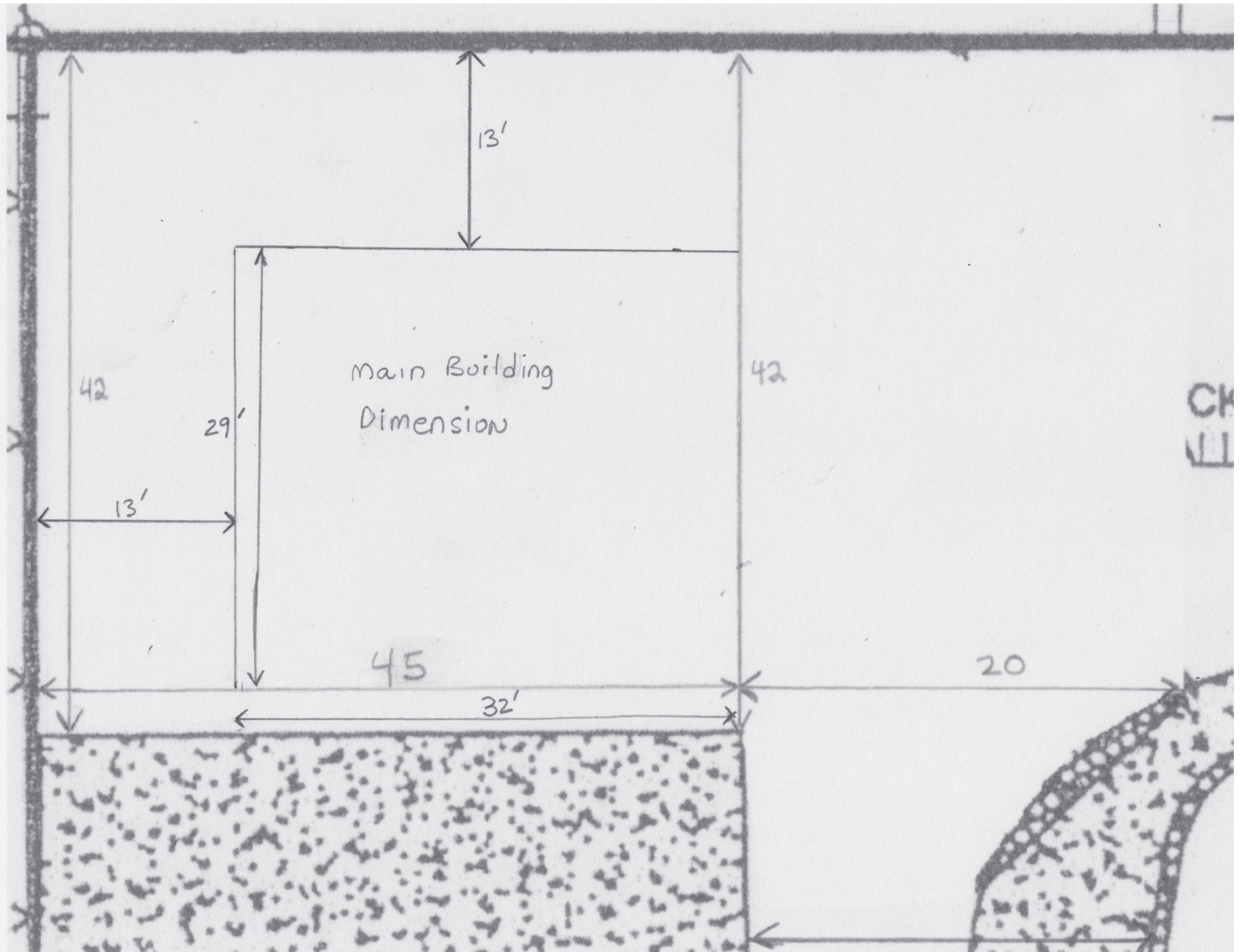
Purchaser

Purchaser

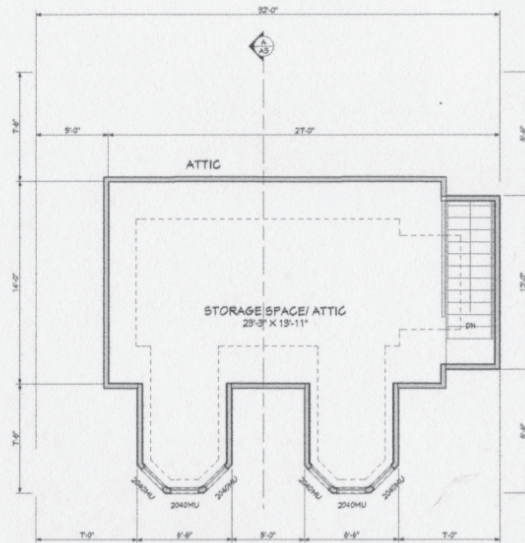
Date

RE OF T.F.

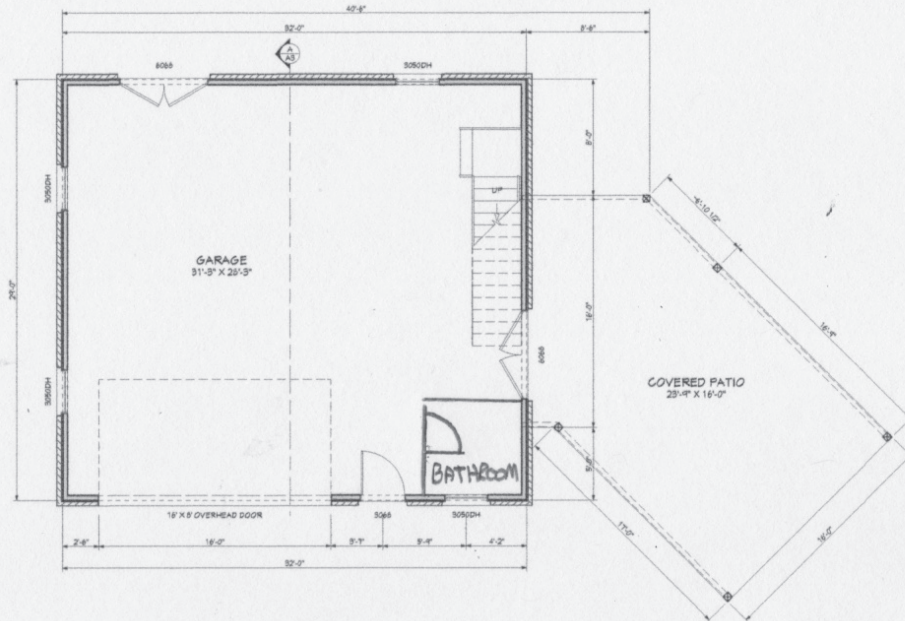
Site Plan



Floor Plan



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

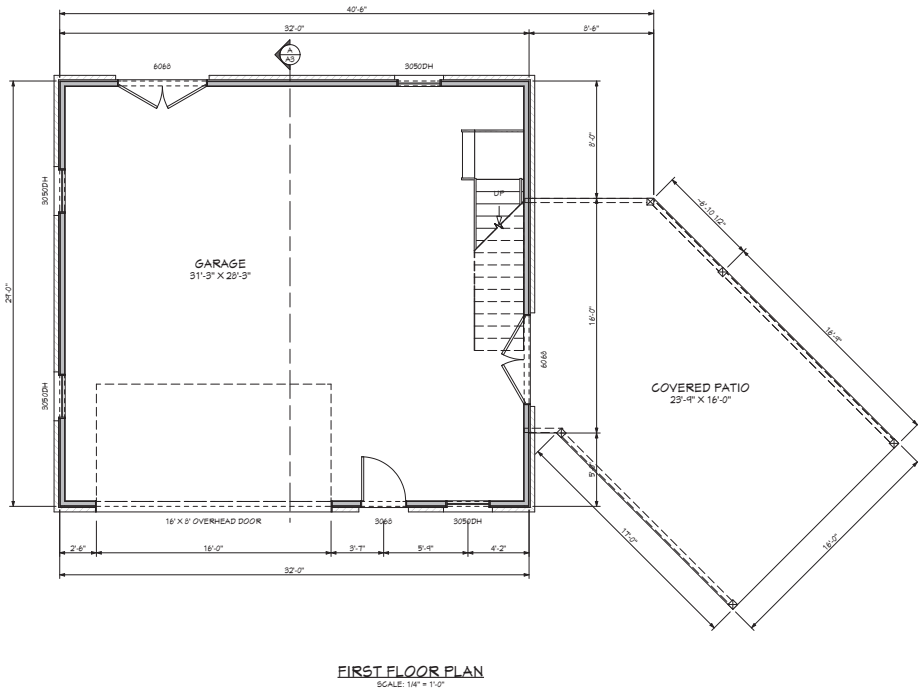
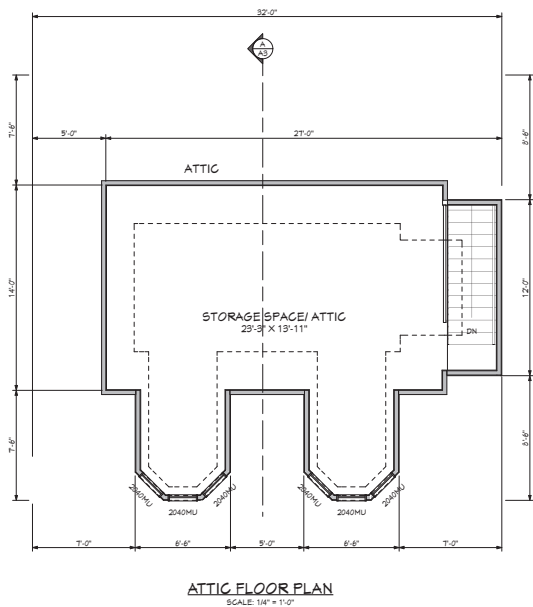


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Bathroom
Sink and toilet only

Preliminary Plan - Not For Construction

Building Elevations



Preliminary Plan - Not For Construction

Building Elevations



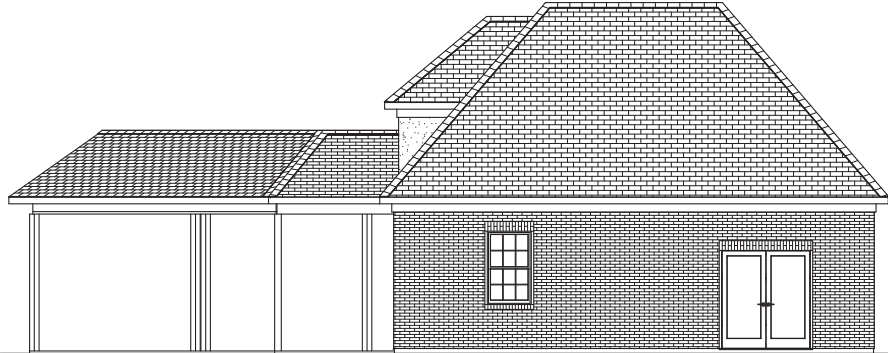
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



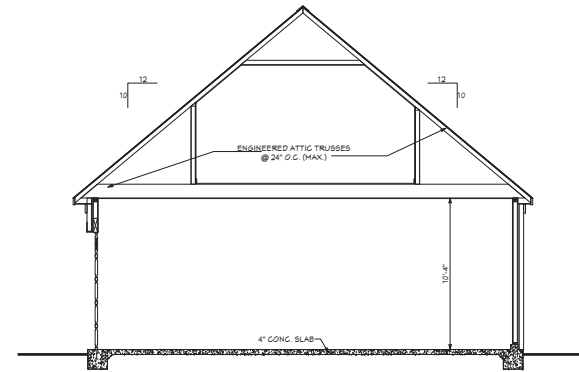
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



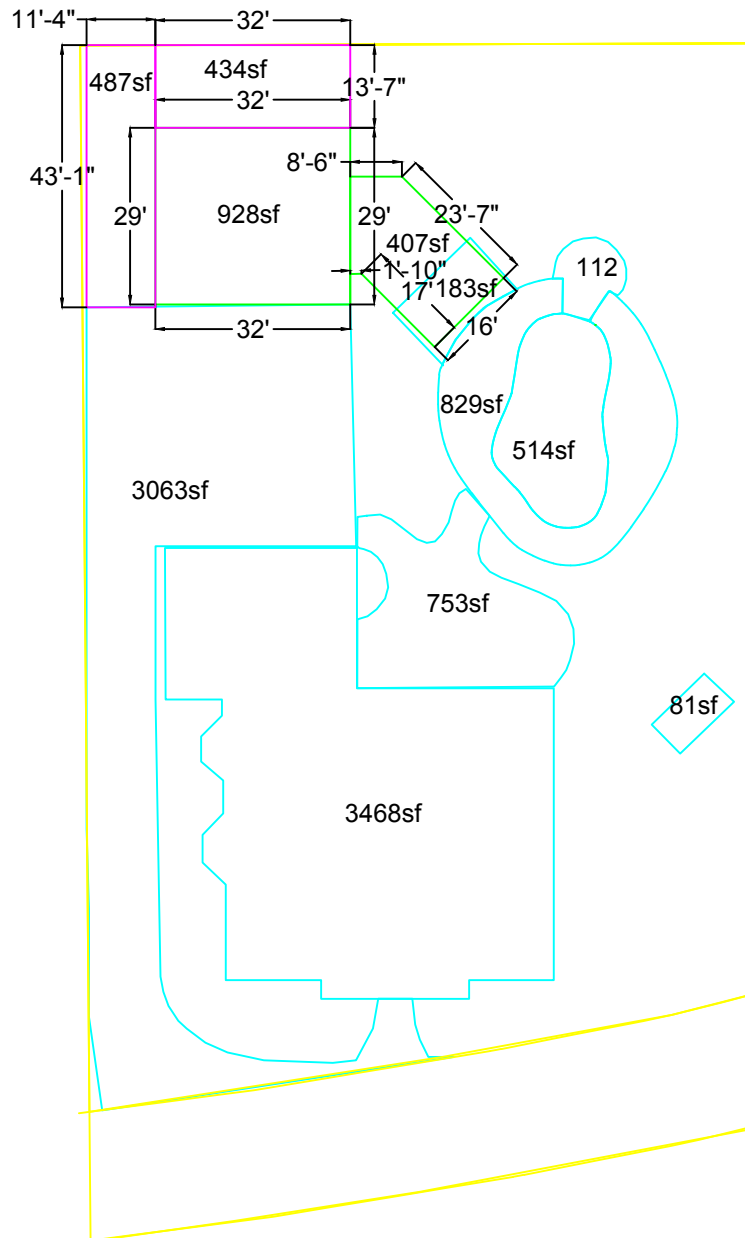
CROSS SECTION
SCALE: 1/4" = 1'-0"

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.

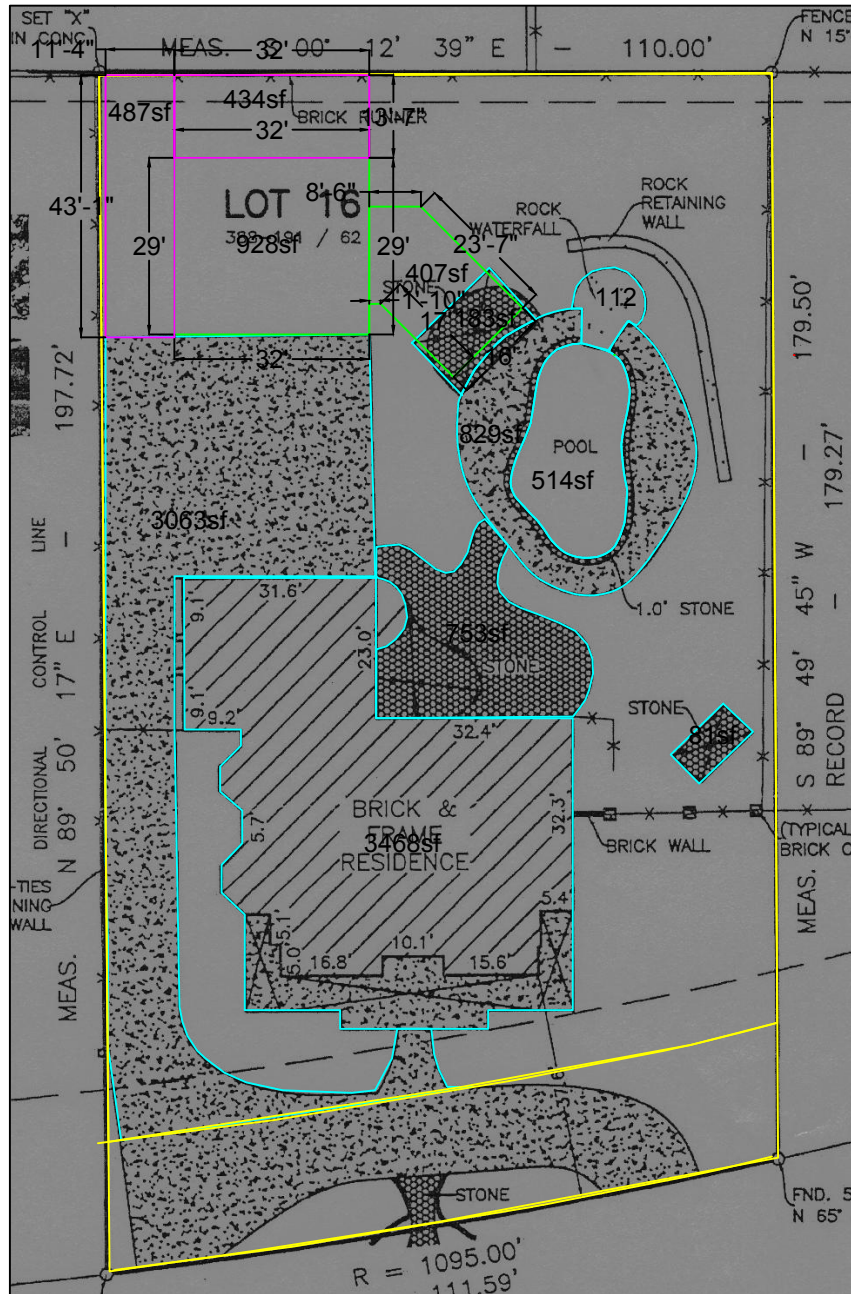
Impervious Lot Coverage

Description	Square Footage	Percent
Driveway	3,063	
House	3,468	
Deck	829	
Pool	514	
Fountain	112	
Workshop	928	
Workshop Patio	407	
Large Patio (overlap Workshop Patio)	183	
Inner Patio by House	753	
Small Patio Lower Right	81	
Workshop Side Drive	487	
Workshop Aft Drive	434	
Subtotal	11,259	54.29%
Boundary	20,737	
60% Limit	12,442	
Balance (under)	1,183	

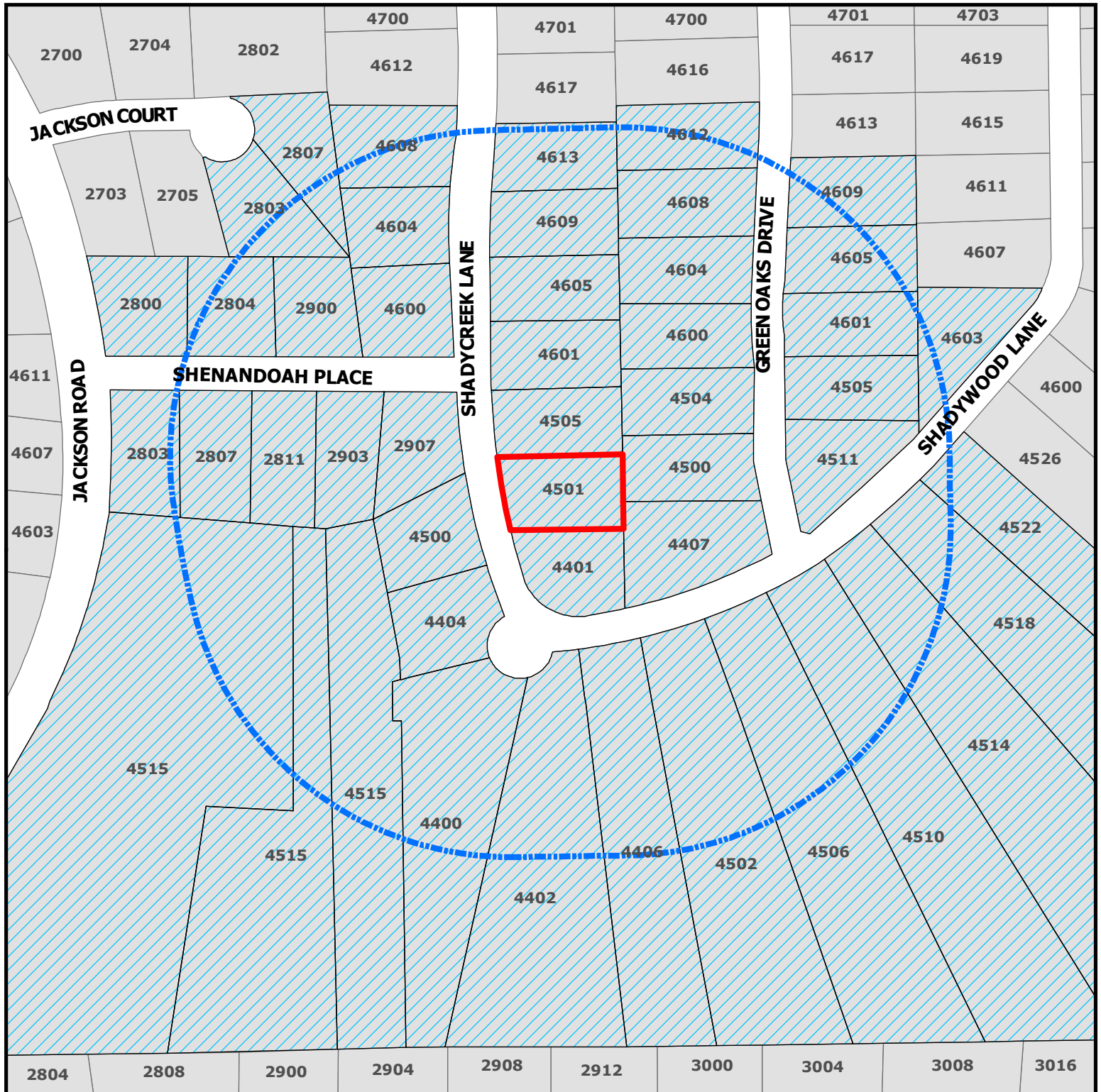
Impervious Lot Coverage



Impervious Lot Coverage



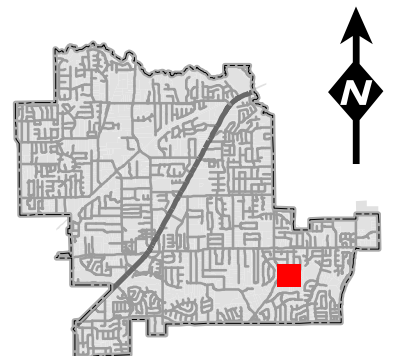
Notification Map



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
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AUE FAMILY REVOCABLE TRUST	4608 GREEN OAKS DR	COLLEYVILLE, TX	76034	4608 GREEN OAKS DR
BALL, KENYON	2807 SHENANDOAH PL	COLLEYVILLE, TX	76034	2807 SHENANDOAH PL
BLANTON, JOHN R	PO BOX 808	BEDFORD, TX	76095	4515 JACKSON RD
BLANTON, JOHN R	PO BOX 808	BEDFORD, TX	76095	4515 JACKSON RD
BLANTON, JOHN R	PO BOX 808	BEDFORD, TX	76095	4515 JACKSON RD
BLIND DATE TRUST	2907 SHENANDOAH RD	COLLEYVILLE, TX	76034	2907 SHENANDOAH PL
BROWN, GORDON REX	4500 GREEN OAKS DR	COLLEYVILLE, TX	76034	4500 GREEN OAKS DR
CORNELIUS, KENNETH	PO BOX 1557	COLLEYVILLE, TX	76034	4402 SHADYWOOD LN
DAVIS, DANIEL	4600 GREEN OAKS DR	COLLEYVILLE, TX	76034	4600 GREEN OAKS DR
DION, JOHN	2900 SHENANDOAH PL	COLLEYVILLE, TX	76034	2900 SHENANDOAH PL
DOOLEY, WILLIAM R	31 LAIKI PL	KAILUA, HI	96734	2803 JACKSON CT
DOZE, TODD A	4518 SHADYWOOD LN	COLLEYVILLE, TX	76034	4518 SHADYWOOD LN
DUNKEL, DANIEL S	4601 GREEN OAKS DR	COLLEYVILLE, TX	76034	4601 GREEN OAKS DR
ECHOLS, STEPHEN	2807 JACKSON CT	COLLEYVILLE, TX	76034	2807 JACKSON CT
EHRINGER, BRIAN	4604 SHADYCREEK LN	COLLEYVILLE, TX	76034	4604 SHADYCREEK LN
FISHER, TERRY L	4407 SHADYWOOD LN	COLLEYVILLE, TX	76034	4407 SHADYWOOD LN
GENTRY, RONALD R	4400 SHADYWOOD LN	COLLEYVILLE, TX	76034	4400 SHADYWOOD LN
HARRELL, GARY	4605 SHADYCREEK LN	COLLEYVILLE, TX	76034	4605 SHADYCREEK LN
HAYNES, JO C	2903 SHENANDOAH PL	COLLEYVILLE, TX	76034	2903 SHENANDOAH PL
HIEBER, MATTHEW	20 SALEM RD	NEW PROVIDENCE, NJ	07974	4604 GREEN OAKS DR
HILL WRIGHT, RICHARD	2811 SHENANDOAH PL	COLLEYVILLE, TX	76034	2811 SHENANDOAH PL
JOHNSON, JUSTIN W	4609 GREEN OAKS DR	COLLEYVILLE, TX	76034	4609 GREEN OAKS DR
KALMBACH, ALBERT C	4404 SHADYCREEK LN	COLLEYVILLE, TX	76034	4404 SHADYCREEK LN
KOHM, DAVID	4514 SHADYWOOD LN	COLLEYVILLE, TX	76034	4514 SHADYWOOD LN
LAMB, JON T	4511 SHADYWOOD LN	COLLEYVILLE, TX	76034	4511 SHADYWOOD LN
LANGAN, PATRICK	4522 SHADYWOOD LN	COLLEYVILLE, TX	76034	4522 SHADYWOOD LN
LAST, GREG	4609 SHADYCREEK LN	COLLEYVILLE, TX	76034	4609 SHADYCREEK LN
LIMOSNERO, ROLAND	4401 SHADYCREEK LN	COLLEYVILLE, TX	76034	4401 SHADYCREEK LN
LORTSCHER, ALEXANDER	4505 SHADYCREEK LN	COLLEYVILLE, TX	76034	4505 SHADYCREEK LN
MACLEOD, ROGER	4613 SHADYCREEK LN	COLLEYVILLE, TX	76034	4613 SHADYCREEK LN
MIEYR, JOHN C	4406 SHADYWOOD LN	COLLEYVILLE, TX	76034	4406 SHADYWOOD LN
MOLLENHOFF, JAMES	4605 GREEN OAKS DR	COLLEYVILLE, TX	76034	4605 GREEN OAKS DR
MONEY, GREGORY I	2803 SHENANDOAH PL	COLLEYVILLE, TX	76034	2803 SHENANDOAH PL
MOORE, BRIDGET	4500 SHADYCREEK LN	COLLEYVILLE, TX	76034	4500 SHADYCREEK LN
PEIFFER, W MICHAEL	4505 GREEN OAKS DR	COLLEYVILLE, TX	76034	4505 GREEN OAKS DR
PETCHESKY, JONAH	4510 SHADYWOOD LN	COLLEYVILLE, TX	76034	4510 SHADYWOOD LN
REDDY, MARYADA	4603 SHADYWOOD LN	COLLEYVILLE, TX	76034	4603 SHADYWOOD LN
SCHWAB, KERRY	4504 GREEN OAKS DR	COLLEYVILLE, TX	76034	4504 GREEN OAKS DR
SHAMMAS FAMILY REVOCABLE TRUST	4506 SHADYWOOD LN	COLLEYVILLE, TX	76034	4506 SHADYWOOD LN
SHIPMAN, DON R	4601 SHADYCREEK LN	COLLEYVILLE, TX	76034	4601 SHADYCREEK LN
SMART, ROBERT	2804 SHENANDOAH PL	COLLEYVILLE, TX	76034	2804 SHENANDOAH PL
STRONG, TIMOTHY	4502 SHADYWOOD LN	COLLEYVILLE, TX	76034	4502 SHADYWOOD LN
SUTTON, WILLIAM G	4608 SHADYCREEK LN	COLLEYVILLE, TX	76034	4608 SHADYCREEK LN
SWE, NI NI	4612 GREEN OAKS DR	COLLEYVILLE, TX	76034	4612 GREEN OAKS DR
TAKETA, GREGORY	4600 SHADYCREEK LN	COLLEYVILLE, TX	76034	4600 SHADYCREEK LN
TALABOCK, BRANDI	2800 SHENANDOAH PL	COLLEYVILLE, TX	76034	2800 SHENANDOAH PL
TAYLOR, STACEY	4501 SHADYCREEK LN	COLLEYVILLE, TX	76034	4501 SHADYCREEK LN
BROOK MEADOWS ADDITION	P.O. Box 492	COLLEYVILLE, TX	76034	COURTESY NOTICE
WOODLAND HILLS (COLLEYVILLE)	4100 Oxford Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
TAYLOR, BRUCE	4501 SHADYCREEK LN	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on August 28, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, September 14, 2020 at 7:00 p.m.
City Council Meetings: Monday, October 5, 2020 & Tuesday, October 20, 2020 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Building to exceed the required 4% maximum lot coverage for accessory buildings. The purpose is to allow for the construction of a garage/workshop building with attic storage and an attached covered patio which exceeds the 4% maximum square footage allowed for accessory buildings on a residential lot. The proposed building is approximately 1,268 square feet for a lot coverage of 6.1%.

Zoning Case: ZC20-022

Applicant: Bruce Taylor

Owner: Bruce Taylor

Location: 4501 Shadycreek Lane

Property Description: Lot 16, Block C, Brook Meadows Addition

Present Zoning: R-20 Single Family Residential

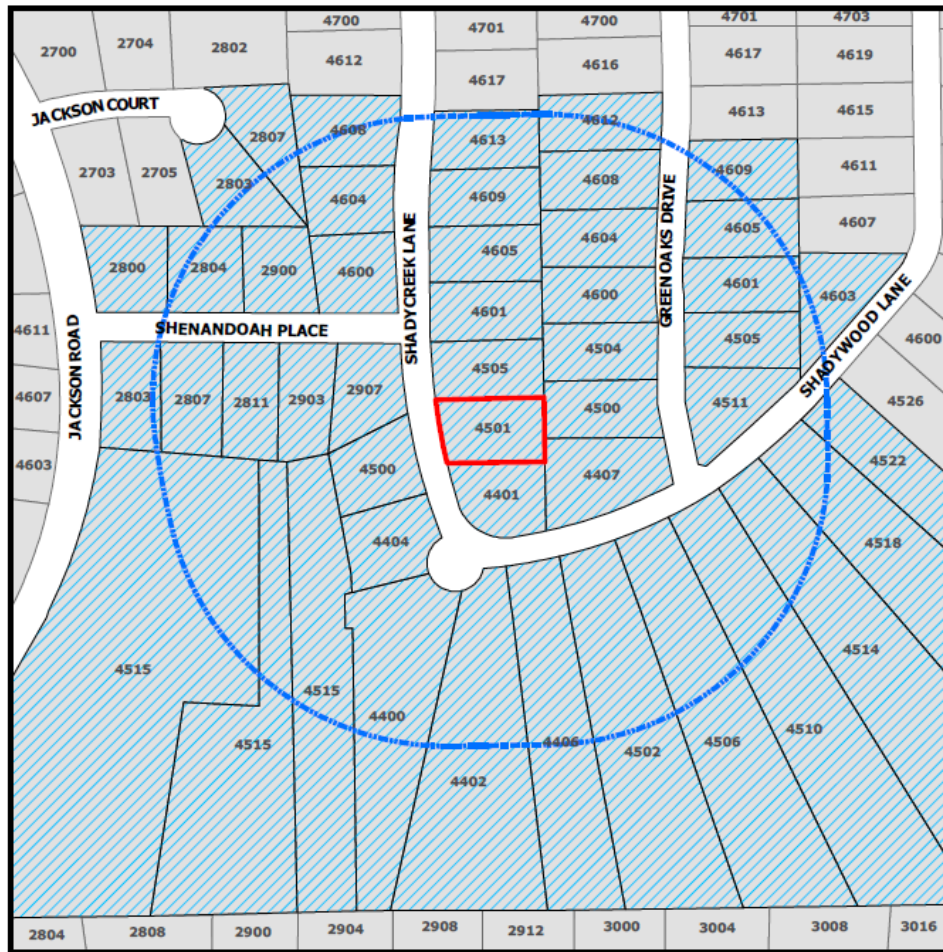
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letters of Support

August 29, 2020

To the City of Colleyville, Texas:

We are in support of Bruce and Stacey Taylor, residents of 4501 Shadycreek Lane, Colleyville, Texas of receiving a variance regarding the construction of a detached garage, pending HOA approval. The garage will measure 32 by 29 feet for a total area of 882 square feet or 4.25% of the property size. There is an additional covered porch connected to the detached garage measuring 24 by 16 to replace an existing pergola for a total area of 384 square feet or .018% of the property size. The combined total of both is 1266 or 6.1% of the property size. The city has a detached structure limit of 4% of the property size for a detached structure. The lot is 20,737 square feet, which would allow a detached structure of 829 square feet. This places the combined structure 437 square feet over the allowance. Therefore a variance is required to approve the construction project. This variance is needed to allow an exception to raise the limit size of 4% to 6.1%.

The building is planned as a garage with unfinished storage in the roofline as an attic. The overall elevation would be of brick construction matching the existing house.



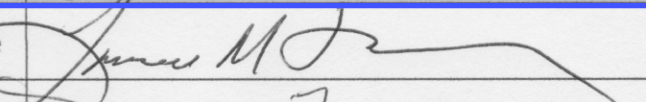
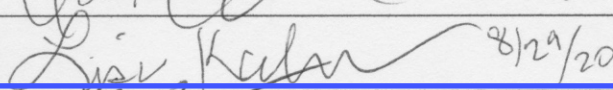
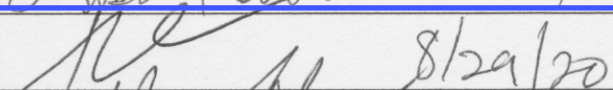
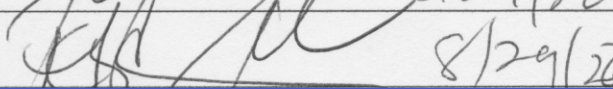
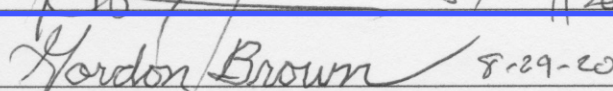
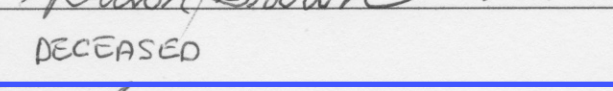
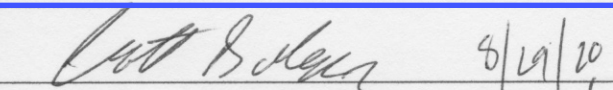
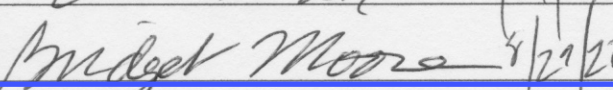
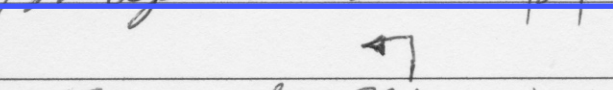
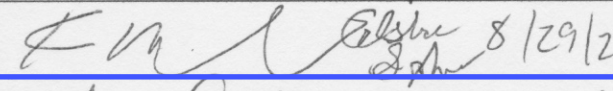
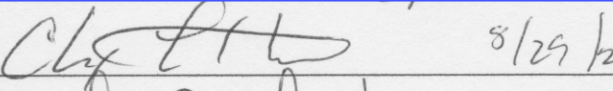
Letters of Support



Letters of Support

We have also reviewed the Taylor Workshop Plan for 4501 Shadycreek Lane.

The following neighbors consent to the city of Colleyville granting the variance.

Resident	Address	Signature
Larry Folk	2907 Shenandoah Place	
Dorothy Folk	2907 Shenandoah Place	
Roland Limosnero	4401 Shadycreek Lane	
Maureen Limosnero	4401 Shadycreek Lane	
Al Kalmbach	4404 Shadycreek Lane	 8/20/20
Lisa Kalmbach	4404 Shadycreek Lane	 8/29/20
Terry Fisher	4407 Shadywood Lane	 8/29/20
Kelley Fisher	4407 Shadywood Lane	 8/29/20
Gordon Brown	4500 Green Oaks Drive	 8-29-20
Geri Brown	4500 Green Oaks Drive	DECEASED
Scott Bulger	4500 Shadycreek Lane	 8/29/20
Bridget Moore	4500 Shadycreek Lane	 8/29/20
Kerry Schwab	4504 Green Oaks Drive	 8/29/20
Celestia Schwab	4504 Green Oaks Drive	 8/29/20
Alex Lortscher	4505 Shadycreek Lane	 8/29/20
Lori Lortscher	4505 Shadycreek Lane	 8/29/20

8-30-20
8-30-20
8-29-20
8-29-20

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.4760 ACRES, BEING LOT 16, BLOCK C, OF THE BROOK MEADOWS ADDITION, LOCATED AT 4501 SHADYCREEK LANE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO EXCEED THE 4% LOT COVERAGE ALLOWANCE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory building to exceed the 4% lot coverage allowance under Case No. ZC20-022; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance

Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an accessory building to exceed the 4% allowable lot coverage on lot on 0.4760 acres, being Lot 16, Block C, of the Brook Meadows Addition, located at 4501 Shadycreek Lane, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the new 1,335 s.f. accessory building and covered patio may exceed the 4% allowable lot coverage.
- b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".
- c. The accessory building and covered patio shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".

d. All requirements of the Land Development Code shall be met, except where amended herein.

- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of October 2020.

The second reading and public hearing being conducted on the 20th day of October 2020.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 20th DAY OF OCTOBER 2020.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

R-20

2803 2807 4604 4600 2900 4609 4605 4601 4608 4604 4600 4504 4500 4511 4518 4514 4510 4506 4502 4406 4402 4400 4404 4500 2907 2811 2903 4515 4515 4515

SHENANDOAH PLACE

SHADYCREEK LANE

GREEN OAKS DRIVE

SHADYWOOD LANE

AG

R-20

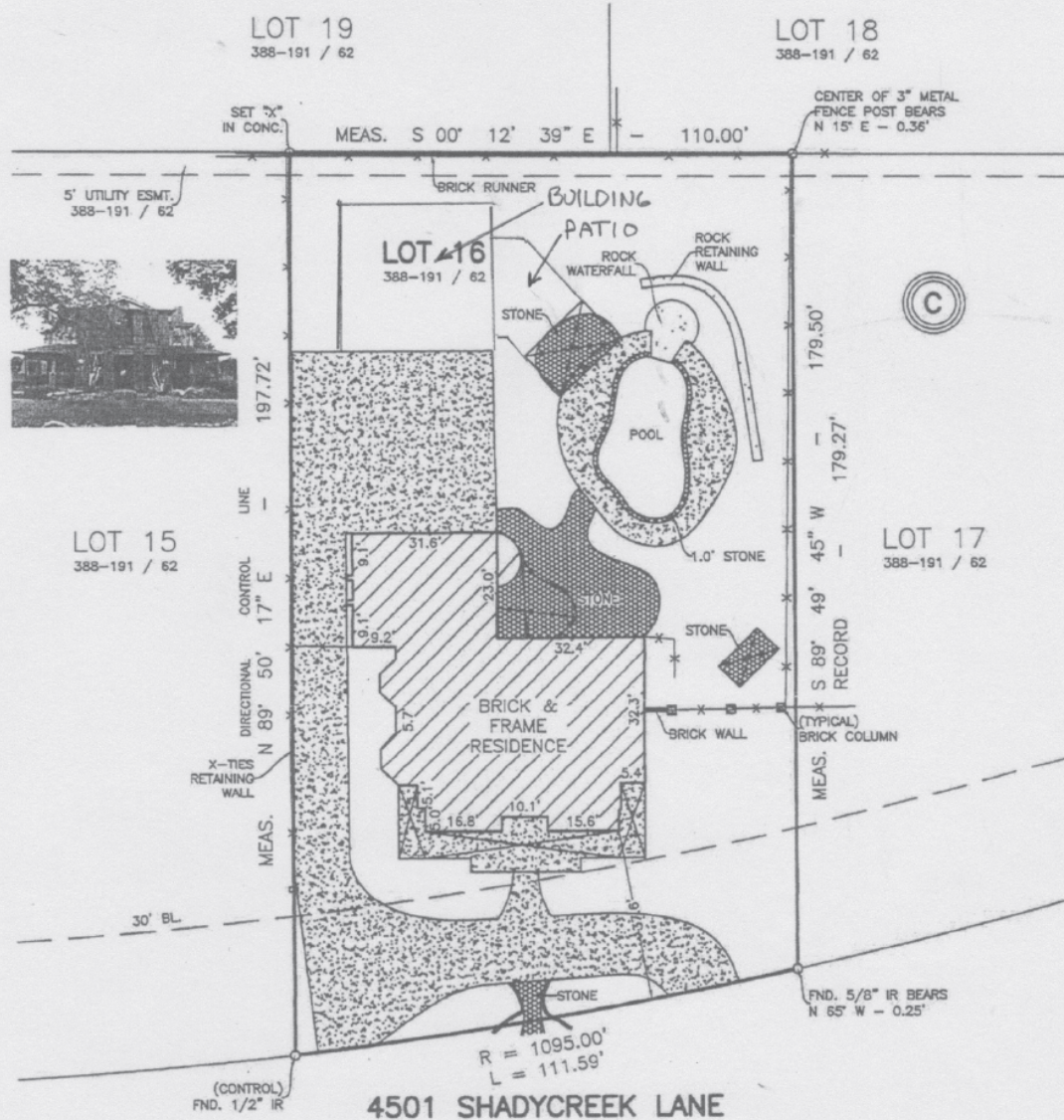
4501 4401 4407 4505 4504 4500 4601 4605 4609

Exhibit "B" – 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'

SURVEYORS 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
— BRICK —	BRICK
— WOOD DECK —	WOOD DECK
— CONCRETE —	CONCRETE

LEGEND

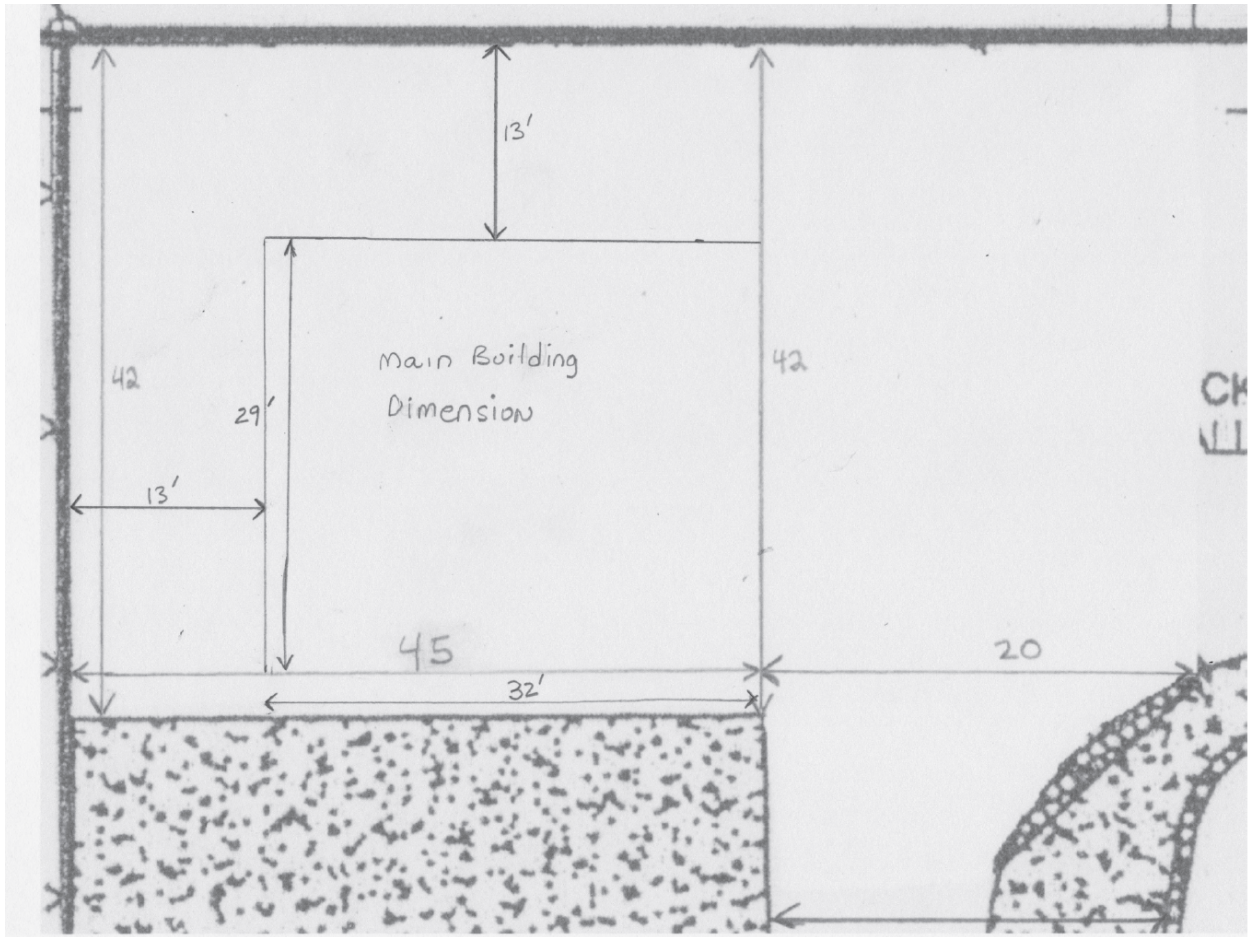
This survey is hereby accepted and approved.

[Signature]
Purchaser

[Signature]
Purchaser

[Signature]
Date

OF 15



COVER PAGE Taylor Garage 4501 Smaethall, Canyon, TX 76041 817-444-9999 / 817-192-0640	www.RyanMoe.com Ryan Moe Home Design
--	---

Taylor Garage

4501 Shady Creek Ln, Colleyville, TX 76034

GENERAL NOTES

1. See notes on drawings.
2. All work to be done in accordance with the Texas Building Code.
3. All materials to be of the highest quality.
4. All work to be done in accordance with the Texas Building Code.
5. All work to be done in accordance with the Texas Building Code.
6. All work to be done in accordance with the Texas Building Code.
7. All work to be done in accordance with the Texas Building Code.
8. All work to be done in accordance with the Texas Building Code.
9. All work to be done in accordance with the Texas Building Code.
10. All work to be done in accordance with the Texas Building Code.

DRAWING KEY:

SECTION CREATOR: [Signature]

DATE: 10/10/2023

PROJECT: TAYLOR GARAGE

DRAWN BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

ABBREVIATIONS

1. WALL	2. ROOF
3. FLOOR	4. CEILING
5. DOOR	6. WINDOW
7. PORCH	8. PATIO
9. DRIVEWAY	10. GARAGE
11. STAIRS	12. HALLWAY
13. KITCHEN	14. BATHROOM
15. BEDROOM	16. LIVING ROOM
17. DINING ROOM	18. BREAKFAST ROOM
19. PORCH	20. PATIO
21. DRIVEWAY	22. GARAGE
23. STAIRS	24. HALLWAY
25. KITCHEN	26. BATHROOM
27. BEDROOM	28. LIVING ROOM
29. DINING ROOM	30. BREAKFAST ROOM
31. PORCH	32. PATIO
33. DRIVEWAY	34. GARAGE
35. STAIRS	36. HALLWAY
37. KITCHEN	38. BATHROOM
39. BEDROOM	40. LIVING ROOM
41. DINING ROOM	42. BREAKFAST ROOM
43. PORCH	44. PATIO
45. DRIVEWAY	46. GARAGE
47. STAIRS	48. HALLWAY
49. KITCHEN	50. BATHROOM
51. BEDROOM	52. LIVING ROOM
53. DINING ROOM	54. BREAKFAST ROOM
55. PORCH	56. PATIO
57. DRIVEWAY	58. GARAGE
59. STAIRS	60. HALLWAY
61. KITCHEN	62. BATHROOM
63. BEDROOM	64. LIVING ROOM
65. DINING ROOM	66. BREAKFAST ROOM
67. PORCH	68. PATIO
69. DRIVEWAY	70. GARAGE
71. STAIRS	72. HALLWAY
73. KITCHEN	74. BATHROOM
75. BEDROOM	76. LIVING ROOM
77. DINING ROOM	78. BREAKFAST ROOM
79. PORCH	80. PATIO
81. DRIVEWAY	82. GARAGE
83. STAIRS	84. HALLWAY
85. KITCHEN	86. BATHROOM
87. BEDROOM	88. LIVING ROOM
89. DINING ROOM	90. BREAKFAST ROOM
91. PORCH	92. PATIO
93. DRIVEWAY	94. GARAGE
95. STAIRS	96. HALLWAY
97. KITCHEN	98. BATHROOM
99. BEDROOM	100. LIVING ROOM

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

MEMBER	FASTENER	QUANTITY
1. WALL	2. ROOF	3. FLOOR
4. CEILING	5. DOOR	6. WINDOW
7. PORCH	8. PATIO	9. DRIVEWAY
10. GARAGE	11. STAIRS	12. HALLWAY
13. KITCHEN	14. BATHROOM	15. BEDROOM
16. LIVING ROOM	17. DINING ROOM	18. BREAKFAST ROOM
19. PORCH	20. PATIO	21. DRIVEWAY
22. GARAGE	23. STAIRS	24. HALLWAY
25. KITCHEN	26. BATHROOM	27. BEDROOM
28. LIVING ROOM	29. DINING ROOM	30. BREAKFAST ROOM
31. PORCH	32. PATIO	33. DRIVEWAY
34. GARAGE	35. STAIRS	36. HALLWAY
37. KITCHEN	38. BATHROOM	39. BEDROOM
40. LIVING ROOM	41. DINING ROOM	42. BREAKFAST ROOM
43. PORCH	44. PATIO	45. DRIVEWAY
46. GARAGE	47. STAIRS	48. HALLWAY
49. KITCHEN	50. BATHROOM	51. BEDROOM
52. LIVING ROOM	53. DINING ROOM	54. BREAKFAST ROOM
55. PORCH	56. PATIO	57. DRIVEWAY
58. GARAGE	59. STAIRS	60. HALLWAY
61. KITCHEN	62. BATHROOM	63. BEDROOM
64. LIVING ROOM	65. DINING ROOM	66. BREAKFAST ROOM
67. PORCH	68. PATIO	69. DRIVEWAY
70. GARAGE	71. STAIRS	72. HALLWAY
73. KITCHEN	74. BATHROOM	75. BEDROOM
76. LIVING ROOM	77. DINING ROOM	78. BREAKFAST ROOM
79. PORCH	80. PATIO	81. DRIVEWAY
82. GARAGE	83. STAIRS	84. HALLWAY
85. KITCHEN	86. BATHROOM	87. BEDROOM
88. LIVING ROOM	89. DINING ROOM	90. BREAKFAST ROOM
91. PORCH	92. PATIO	93. DRIVEWAY
94. GARAGE	95. STAIRS	96. HALLWAY
97. KITCHEN	98. BATHROOM	99. BEDROOM
100. LIVING ROOM	101. DINING ROOM	102. BREAKFAST ROOM

GENERAL NOTES

1. See notes on drawings.
2. All work to be done in accordance with the Texas Building Code.
3. All materials to be of the highest quality.
4. All work to be done in accordance with the Texas Building Code.
5. All work to be done in accordance with the Texas Building Code.
6. All work to be done in accordance with the Texas Building Code.
7. All work to be done in accordance with the Texas Building Code.
8. All work to be done in accordance with the Texas Building Code.
9. All work to be done in accordance with the Texas Building Code.
10. All work to be done in accordance with the Texas Building Code.

DRAWING KEY:

SECTION CREATOR: [Signature]

DATE: 10/10/2023

PROJECT: TAYLOR GARAGE

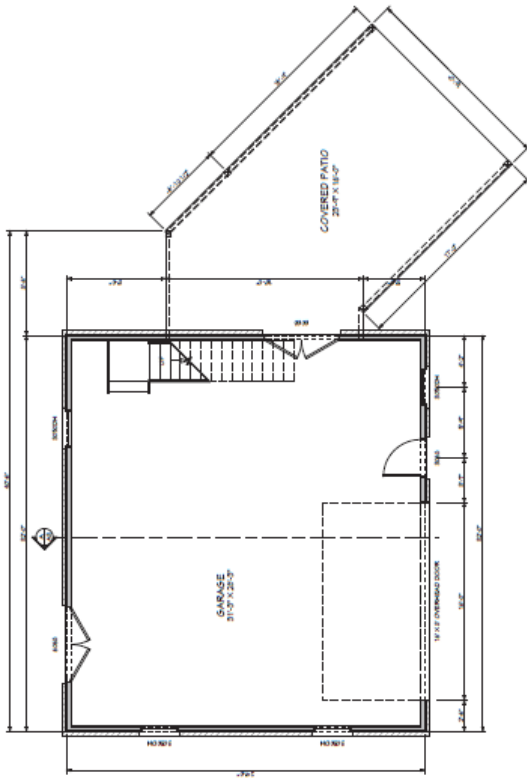
DRAWN BY: [Signature]

CHECKED BY: [Signature]

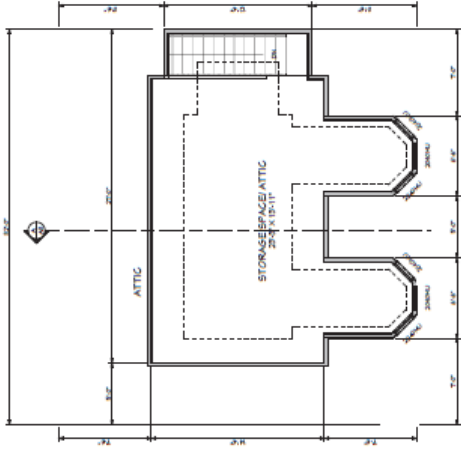
APPROVED BY: [Signature]

ABBREVIATIONS

1. WALL	2. ROOF
3. FLOOR	4. CEILING
5. DOOR	6. WINDOW
7. PORCH	8. PATIO
9. DRIVEWAY	10. GARAGE
11. STAIRS	12. HALLWAY
13. KITCHEN	14. BATHROOM
15. BEDROOM	16. LIVING ROOM
17. DINING ROOM	18. BREAKFAST ROOM
19. PORCH	20. PATIO
21. DRIVEWAY	22. GARAGE
23. STAIRS	24. HALLWAY
25. KITCHEN	26. BATHROOM
27. BEDROOM	28. LIVING ROOM
29. DINING ROOM	30. BREAKFAST ROOM
31. PORCH	32. PATIO
33. DRIVEWAY	



FIRST FLOOR PLAN
12/10/2020



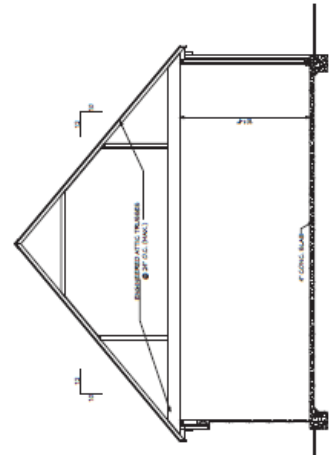
ATTIC FLOOR PLAN
12/10/2020

STATION ID: RDM	PROJECT NO: 44010	DRAWING NO: 1/24/2020	DATE: 3 OF 4	SHEET NO: A3
---------------------------	-----------------------------	---------------------------------	------------------------	------------------------

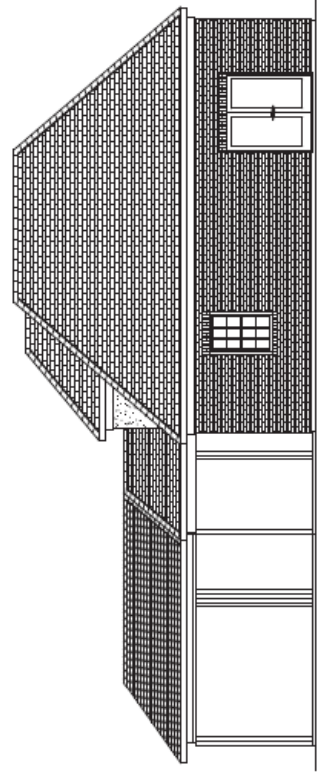
EXTERIOR ELEVATIONS
S CROSS SECTION

Tajlul Kabir
4501 Shady Grove Ln., Collegeville, PA 19034
610-261-4402 • 412-232-2288 • 215-261-4403

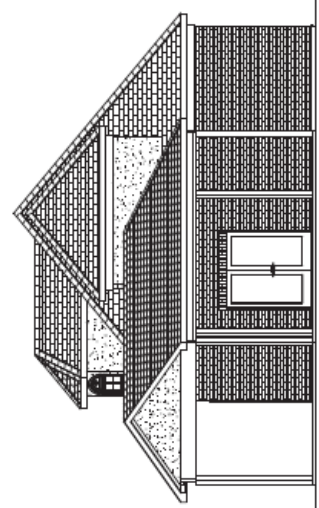
Ryan Moe Home Design



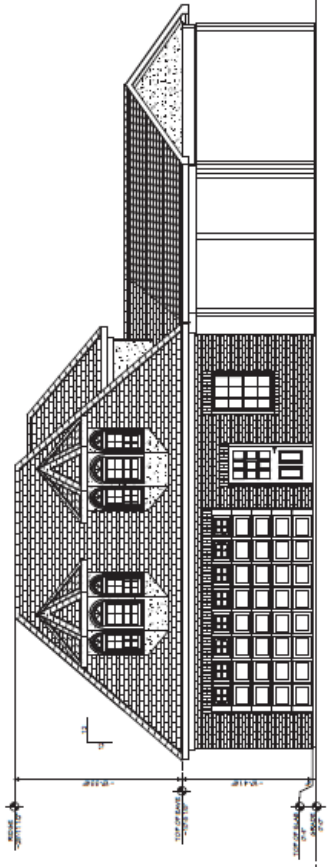
CROSS SECTION



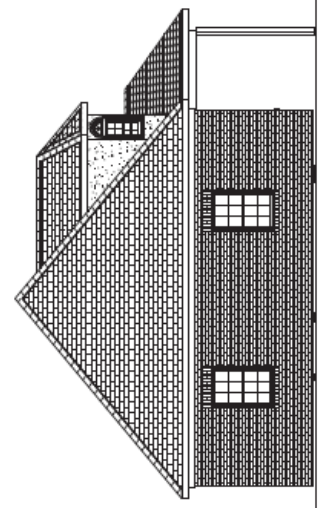
REAR ELEVATION



RIGHT ELEVATION



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



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