



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, November 23, 2020
6:15 PM

Executive Conference Room
Third Floor – City Hall

CALL TO ORDER

1. PRESENTATION AND DISCUSSION

- 1a** Consideration 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 NOVEMBER 9, 2020 PLANNING AND ZONING COMMISSION MEETING
- 1b** Presentation and discussion of a Special Use Permit for an Accessory Building to exceed the maximum building height when located within the side and rear yard setbacks, being Lot 7, Block 6, Woodbriar Estates Addition, located at 3713 Sweetbriar Lane, Case ZC20-029
- 1c** Presentation and discussion of a Special Use Permit for a Massage Therapy use on Lot 1R1, Block 1, Foster Addition, located at 5200 Colleyville Boulevard, Suite C, Case ZC20-030
- 1d** Presentation and discussion of a Special Use Permit for an Accessory Building to encroach into the required street side yard setback on Lot 2, Block 3R, Woodbriar Estates West Addition, located at 111 W. Greenbriar Lane, Case ZC20-031

2. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards November 20, 2020 by 5:00 p.m.

Araceli Botello
Planning Technician

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

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

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



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number**Agenda Date** 11/23/2020**Type** Presentation and Discussion**Department** Community Development

Title

Consideration 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 NOVEMBER 9, 2020 PLANNING AND ZONING COMMISSION MEETING

Explanation

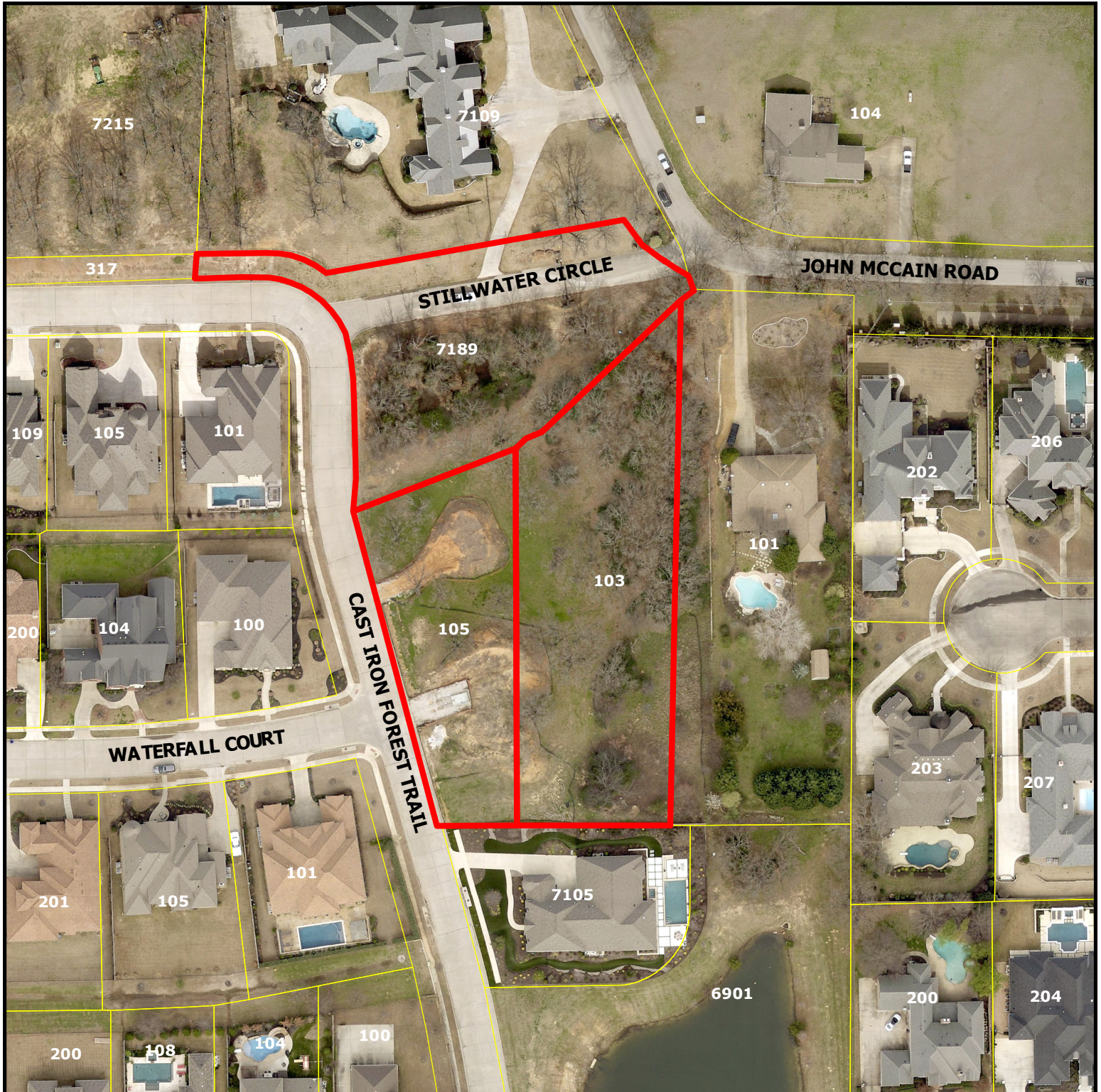
Matthew Maly, the applicant, has submitted a request for a Replat of Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block E, of the Old Grove Addition, being approximately 2.198 acres, and zoned PUD-R Planned Unit Development - Residential. The purpose is to replat and reconfigure the three properties into two single family residential lots and one open space.

There is an existing 15 foot right-of-way that runs through the subject property. The applicant is separately requesting abandonment by the City Council.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Civil Plans Exhibit

Aerial Map



PC20-006

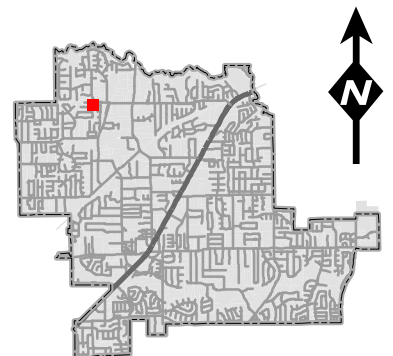
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

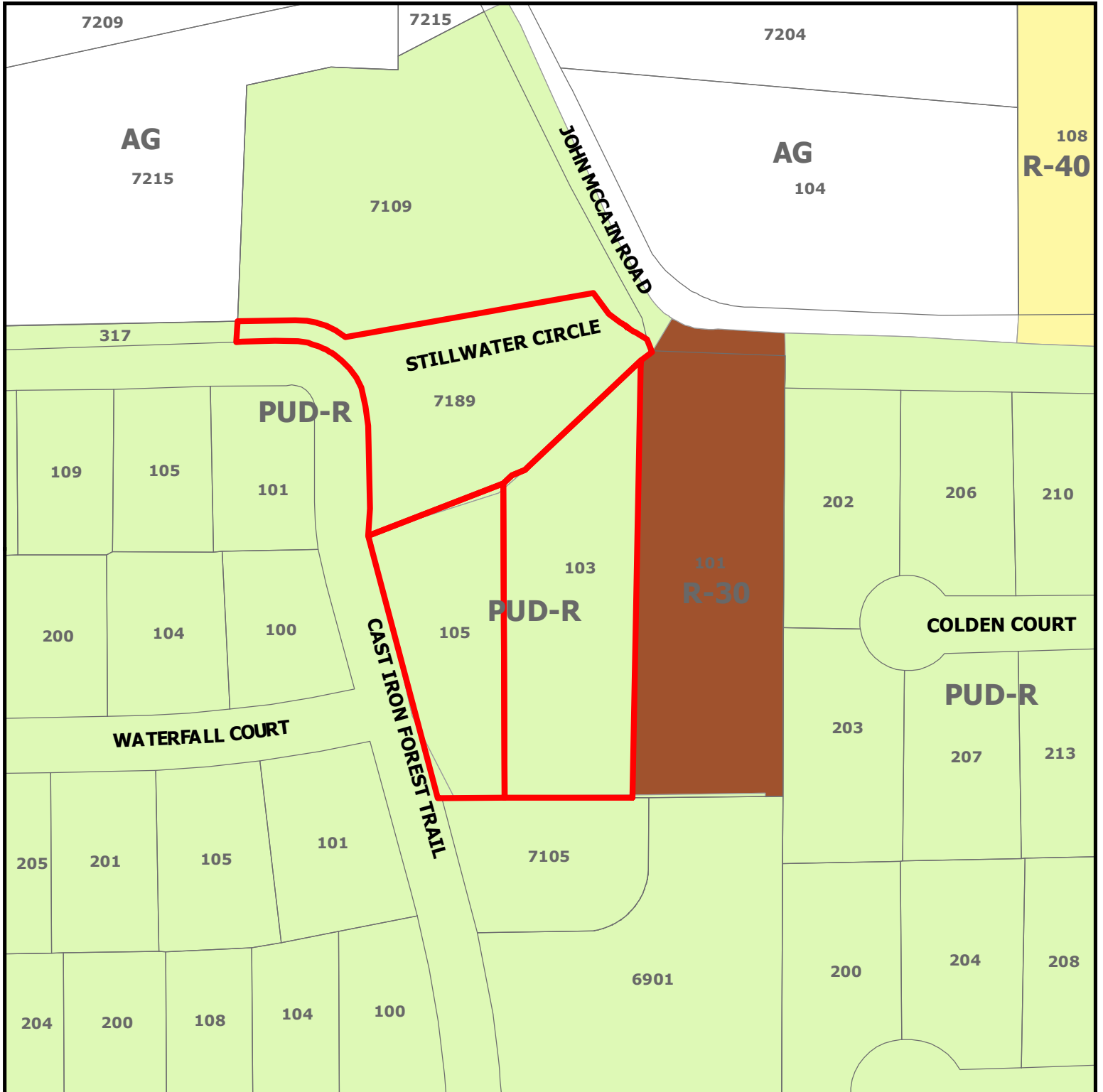
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC20-006

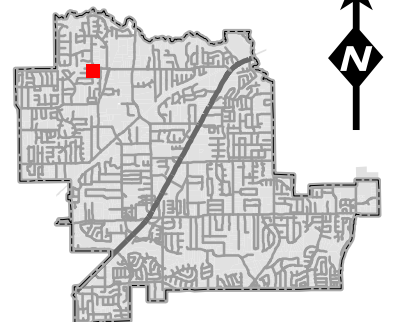
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

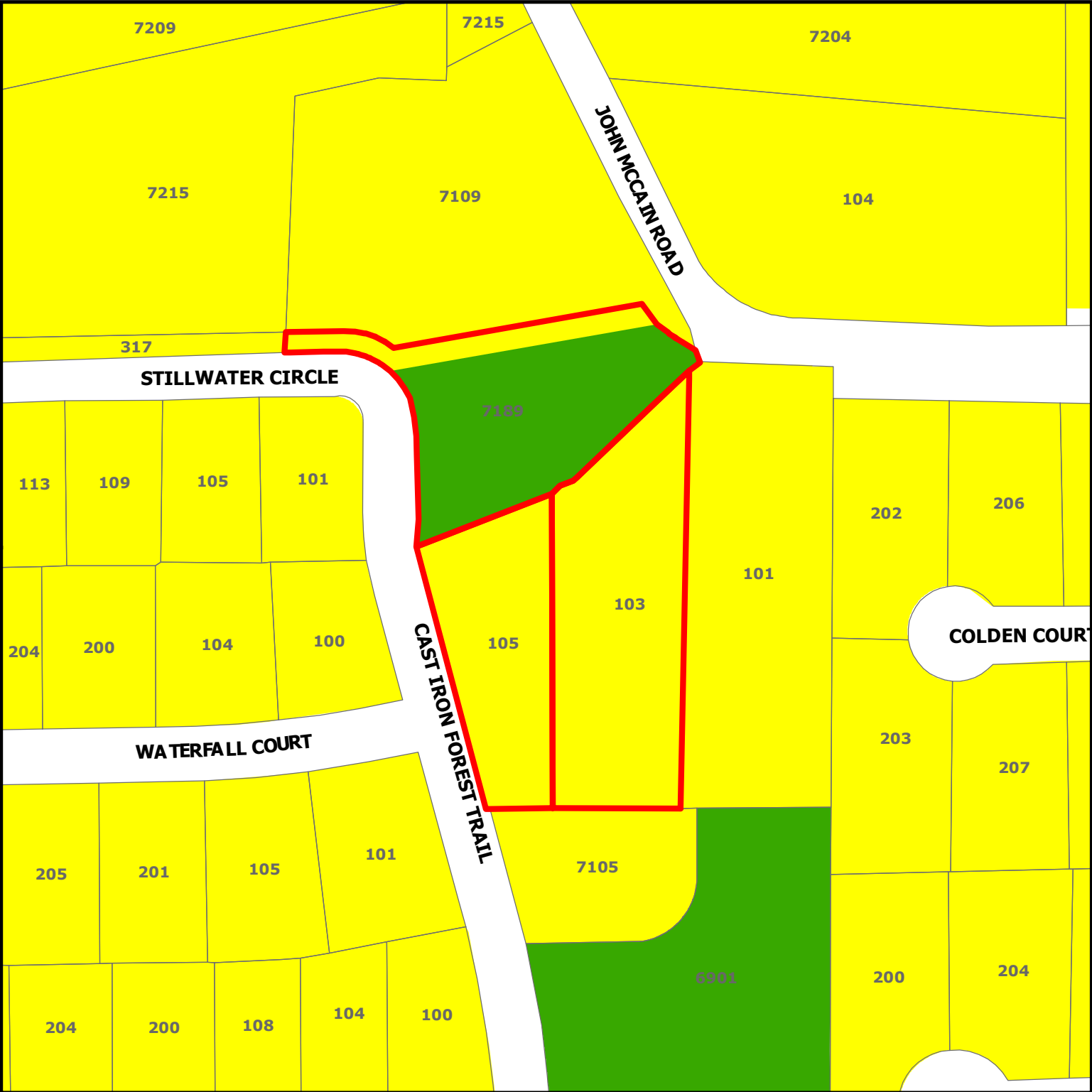
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Subject Property



Future Land Use Map

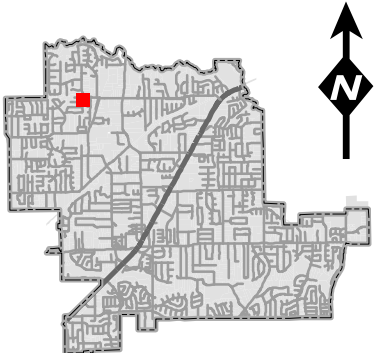


PC20-006

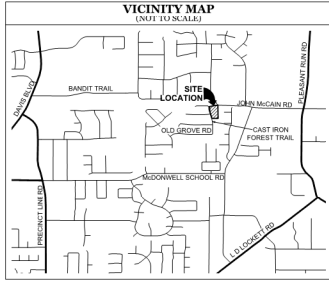
**105 & 103 John McCain Rd
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-  Subject Property
-  Residential
-  Open Space; Parks



Plat Exhibit



GENERAL NOTES

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

LEGEND

- PG = PAGE
VOL = VOLUME
CAB = CABINET
R/W = RIGHT-OF-WAY
R/F = IRON ROD FOUND
CRF = CAPPED IRON ROD FOUND
CRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS
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 12" 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 12" 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 12" 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 12" 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 12" 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 12" 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 12" 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 12" 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 12" 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 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 Coleville, Texas.

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

BY: _____
Authorized Agent Date

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF §

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

PRELIMINARY

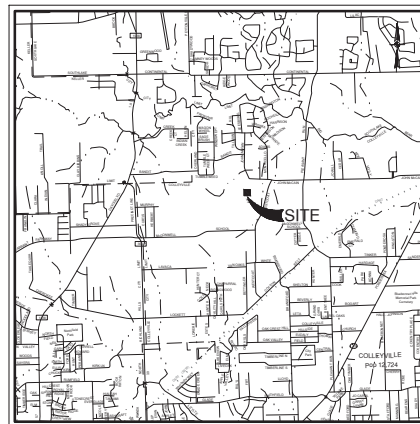
This document shall not be recorded for any purpose and shall not be used or relied on or relied upon as a final survey document.

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

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

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

CIVIL CONSTRUCTION PLANS



LOCATION MAP
NOT-TO-SCALE

SHEET INDEX	
Sheet Description	Sheet No.
COVER SHEET	C0.0
FINAL PLAN	C1.0
GENERAL NOTES	C2.0
SITE & UTILITY PLAN	C3.0
GRADING PLAN	C4.0
DRAINAGE & DETENTION PLAN	C5.0
DRAINAGE & DETENTION CALCULATIONS	C6.1
EROSION CONTROL PLAN	C7.0
CONSTRUCTION DETAILS	C8.0

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

AUGUST 2020



FORT WORTH ■ SAN ANTONIO ■ AUSTIN ■ HOUSTON ■ DALLAS
6500 WEST FWY, STE 700 ■ FORT WORTH, TX 76116 ■ 817.870.3666
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #47

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

SHEET C0.00

CONSTRUCTION DOCUMENTS

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

Civil Plans Exhibit

GENERAL CONSTRUCTION NOTES

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

UNDERGROUND FACILITY OWNER	811 (214) 869-8352
AT&T	(214) 745-2964
AT&T TEXAS (CALL DITCHES)	(800) 344-8377
ATMOS ENERGY	(817) 359-1313
CHARTER COMMUNICATIONS	(817) 822-8745
CITY OF COLLEYSVILLE	(817) 748-8082
DITCHES (LINE LOCATES)	(800) 344-8377
LEVEL (3) COMMUNICATIONS	(877) 368-8344
ONCOR ELECTRIC DELIVERY	(817) 215-6688
ONE SOURCE COMMUNICATIONS	(817) 692-6042
TRI COUNTY ELECTRIC	(817) 431-1541
VERIZON ENGINEERING	(972) 478-3354
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
- THIS ITEM SHALL COVER THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE Dikes, ROCK BENS, DIVERSION Dikes, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, SOODOING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

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

WATER IMPROVEMENTS

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

SANITARY SEWER IMPROVEMENTS

- SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.
- PIPE SHALL HAVE CL B (S-8) EMBEDED, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- AFTER COMPLETION OF ALL TESTING (I.E. MANHOLE & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.
- A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.
- CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
- RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.
- MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER, 10 FT. PLUS OR DROP MANHOLES SHALL BE 3FT. IN DIAMETER.
- ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.
- ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYSVILLE HAS APPROVED ALL TRENCH WORK.
- ALL MANHOLES SHALL BE VACUUMED TESTED.
- ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
- CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

STORM DRAINAGE IMPROVEMENTS

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

DATE	REVISION	NO.

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PAPE-DAWSON ENGINEERS

1001 WEST 30TH ST. SUITE 1000 AUSTIN, TX 78705
8000 WEST HWY. 375 SUITE 200 WORTH, TX 76180
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION #408

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

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

Date: Aug 17, 2020, 2:44pm User ID: mmndy
File: S:\projects\612\33\01\2.0 Design\2.4 Cnt\2.4.3 Plan Sheets\SP-0123301.dwg



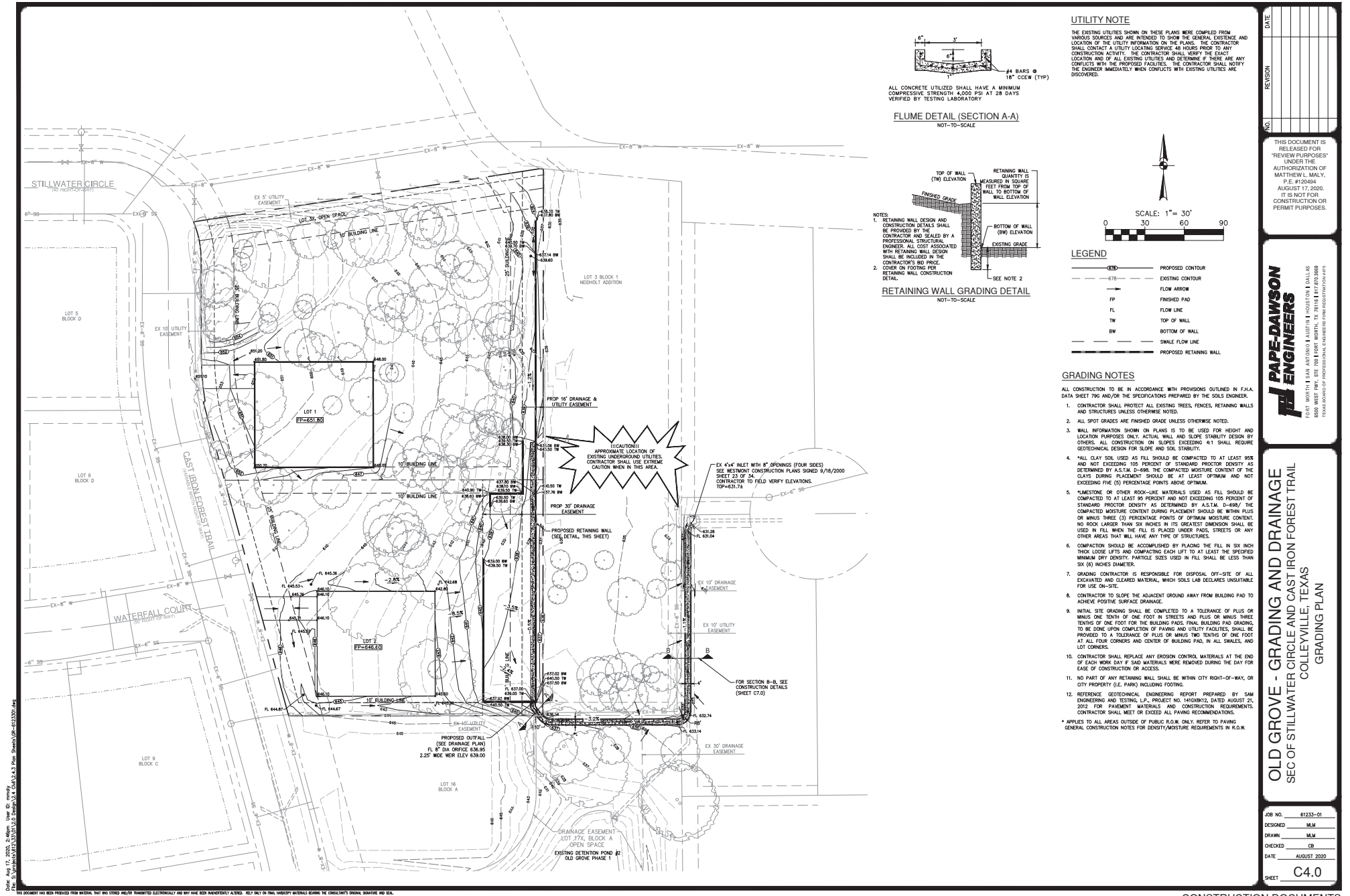
1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
3. THIS PLAN REFLECTS NO CONSTRUCTION OF PUBLIC WORKS OR SANITARY SEWER INFRASTRUCTURE. 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.

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 C3.0

Civil Plans Exhibit



Civil Plans Exhibit

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

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	Single-Family	
1	0.40	0.40	0.00	0.30
2	1.68	1.68	0.00	0.30
3	0.12	0.12	0.00	0.30

Table 2b Post-Development Composite C-Value

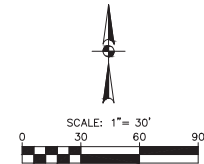
Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.40	0.40	0.00	0.30
2	1.68	0.00	1.68	0.60
3	0.12	0.00	0.12	0.60

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

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

UTILITY NOTE

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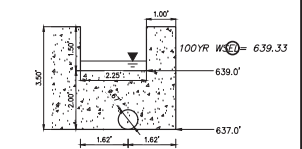


LEGEND

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

NOTES

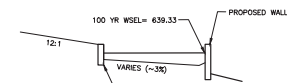
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.



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

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

CONSTRUCTION DOCUMENTS

Civil Plans Exhibit

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

Table 4 Post-Development Required Detention Volume (Vreq)

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

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

Table 5 Elevation - Volume - Discharge Rating Curve

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

Table 6 Outlet Structure

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

Table 7 Proposed Detention Storage Volume

Storm Event	Qa (cfs)	Vreq (cu ft)	Design WSEL ¹ (ft)	Qout ² (cfs)	Qout / Qa	Vprovided ³ (cu ft)	V / Vreq	Freeboard (ft)	Delta Qa (cfs)
2-yr	1.97	3,700	0.08	638.71	✓ 100.0%	0.11	✓ 132.9%	1.79	0.00
5-yr	2.45	5,000	0.11	639.05	✓ 100.0%	0.16	✓ 142.4%	1.45	0.00
10-yr	2.79	5,900	0.14	639.11	✓ 100.0%	0.17	✓ 128.3%	1.39	0.00
25-yr	3.26	7,100	0.16	639.20	✓ 100.0%	0.19	✓ 118.5%	1.30	0.00
50-yr	3.63	8,100	0.19	639.26	✓ 100.0%	0.20	✓ 107.3%	1.24	0.00
100-yr	4.02	9,200	0.21	639.33	✓ 100.0%	0.21	✓ 100.2%	1.17	0.00

Design Notes:

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

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

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

Tarrant County

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

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

Formulas from Section 1.5.2 of SWM Criteria Manual:

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

$$V_{\text{preliminary}} = 60 [CAa - (2CAbAQ_a)^{1/2} + (Q/2) (b - t_1)]$$

$$V_{\text{max}} = V_{\text{preliminary}} + P_{180}/P_{10}$$

Curbed Flume Calculations

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

UTILITY NOTE

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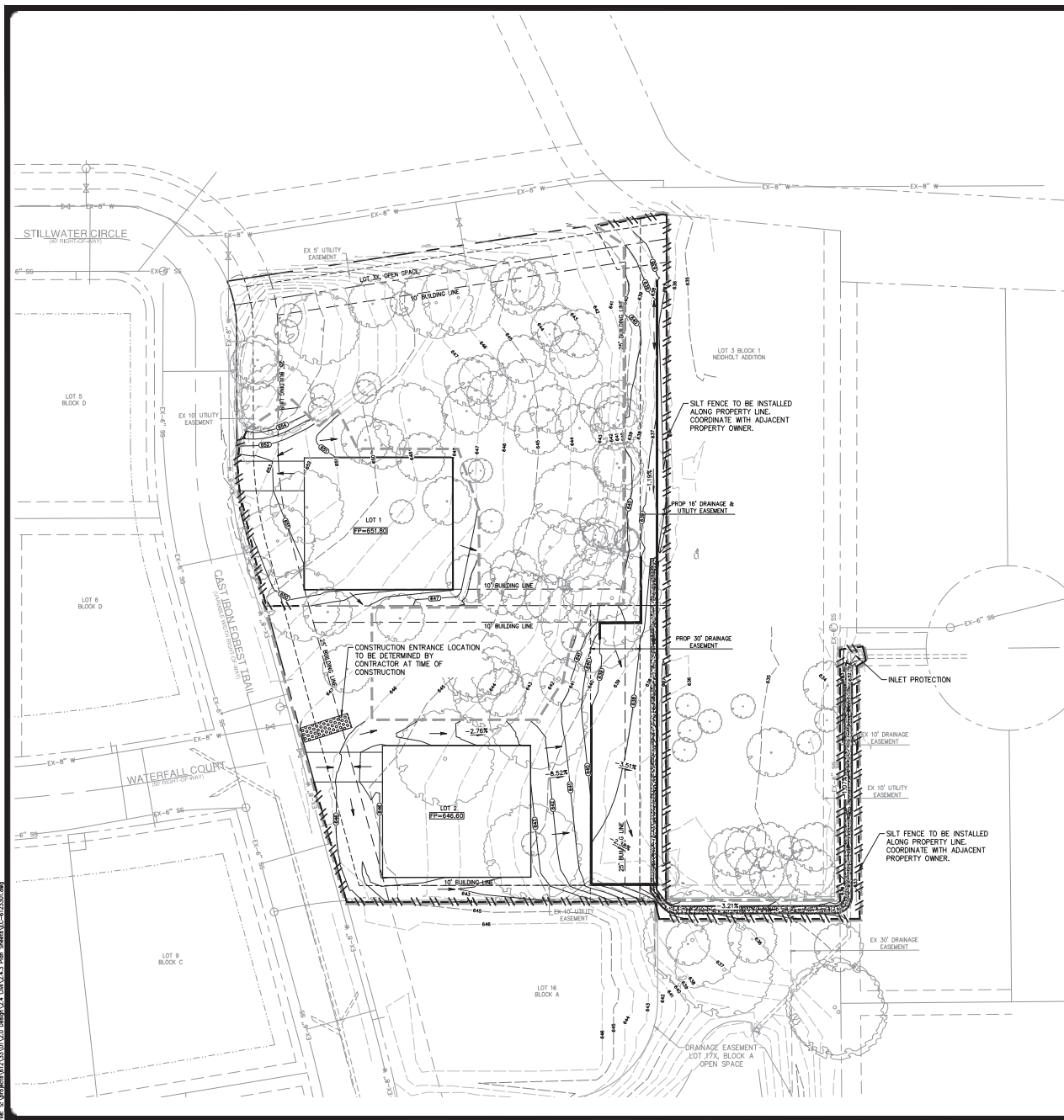
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PAPE-DAWSON ENGINEERS
P.E. #120484
1400 WEST 10TH AVE. SUITE 1000 FORT WORTH, TX 76104
817.333.8888
TECHNICAL BOARD OF PROFESSIONAL ENGINEERS IN THE STATE OF TEXAS

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

JOB NO. 61233-01
DESIGNED: M.M.
DRAWN: M.M.
CHECKED: C.B.
DATE: AUGUST 2020
SHEET C5.1

Civil Plans Exhibit



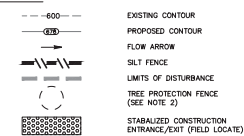
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NOTES

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

LEGEND



SCALE: 1" = 10'

EROSION & SEDIMENT CONTROL NOTES

- [illegible]

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UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
AUGUST 17, 2020.
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**PAPE-DAWSON
ENGINEERS**

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

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

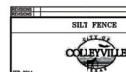
Civil Plans Exhibit

SILT FENCE

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPACE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (i.e. FARMROAD), WEIGHT FABRIC FLAP WITH ROCK OR UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 8 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAD IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THESE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS NOT TO CONTRIBUTE TO ADDITIONAL SILTATION.

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



D-10

CURB INLET PROTECTION DETAIL

NOTES:

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



D-14

UTILITY NOTE

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6000 WEST HWY. 375 SUITE 400 | WORTH, TX 76180 | TEL: 817.372.8888
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION #476

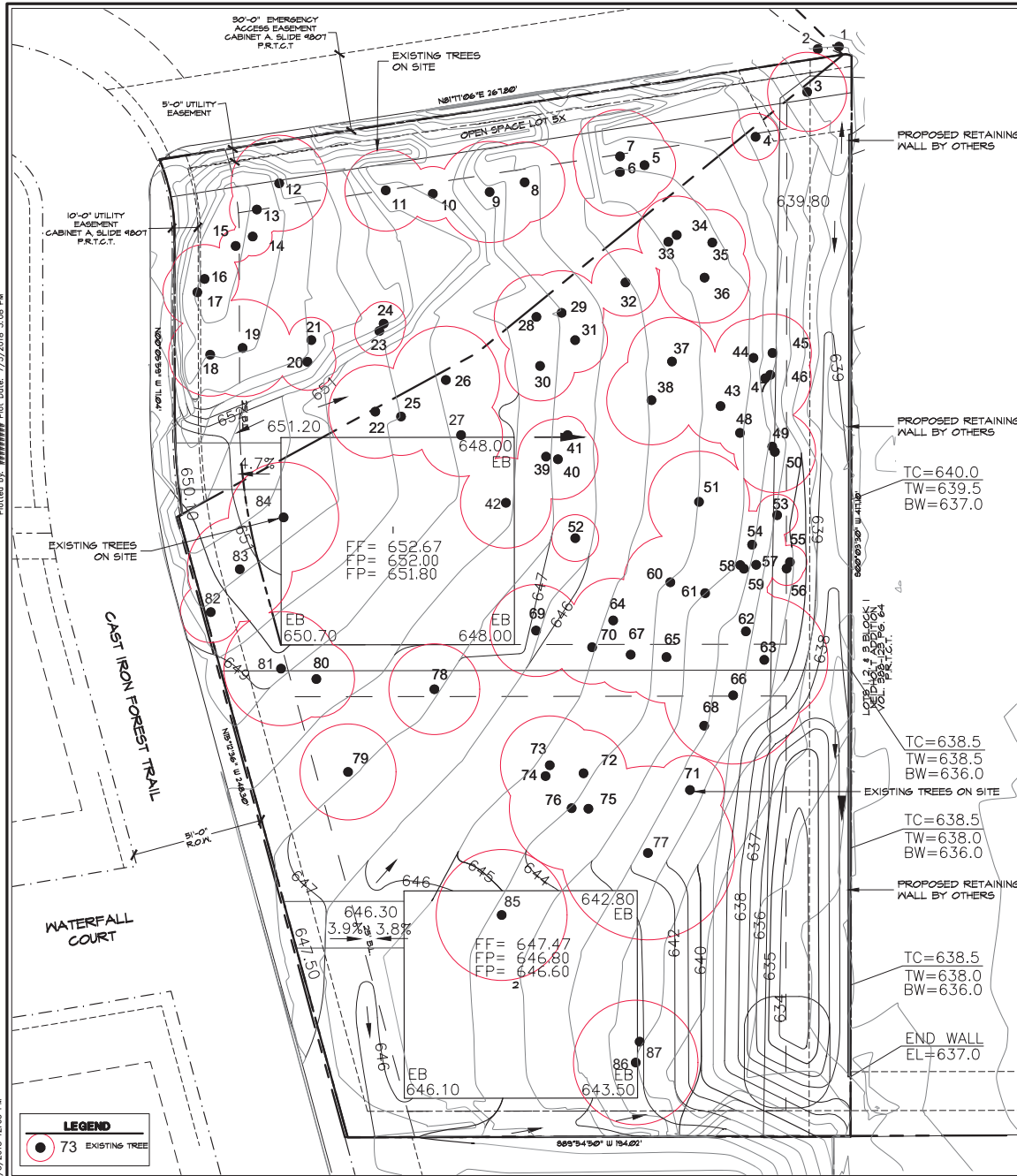
OLD GROVE - GRADING AND DRAINAGE
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COLLEYSVILLE, TEXAS
CONSTRUCTION DETAILS

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

CONSTRUCTION DOCUMENTS

Civil Plans Exhibit

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



EXISTING TREE COVERAGE

- TOTAL PROPERTY AREA = 45,126SF

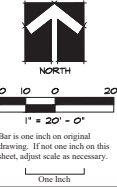
- TOTAL CANOPY COVERAGE ON SITE = 44,810SF

1

TREE PROTECTION NOTES

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

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



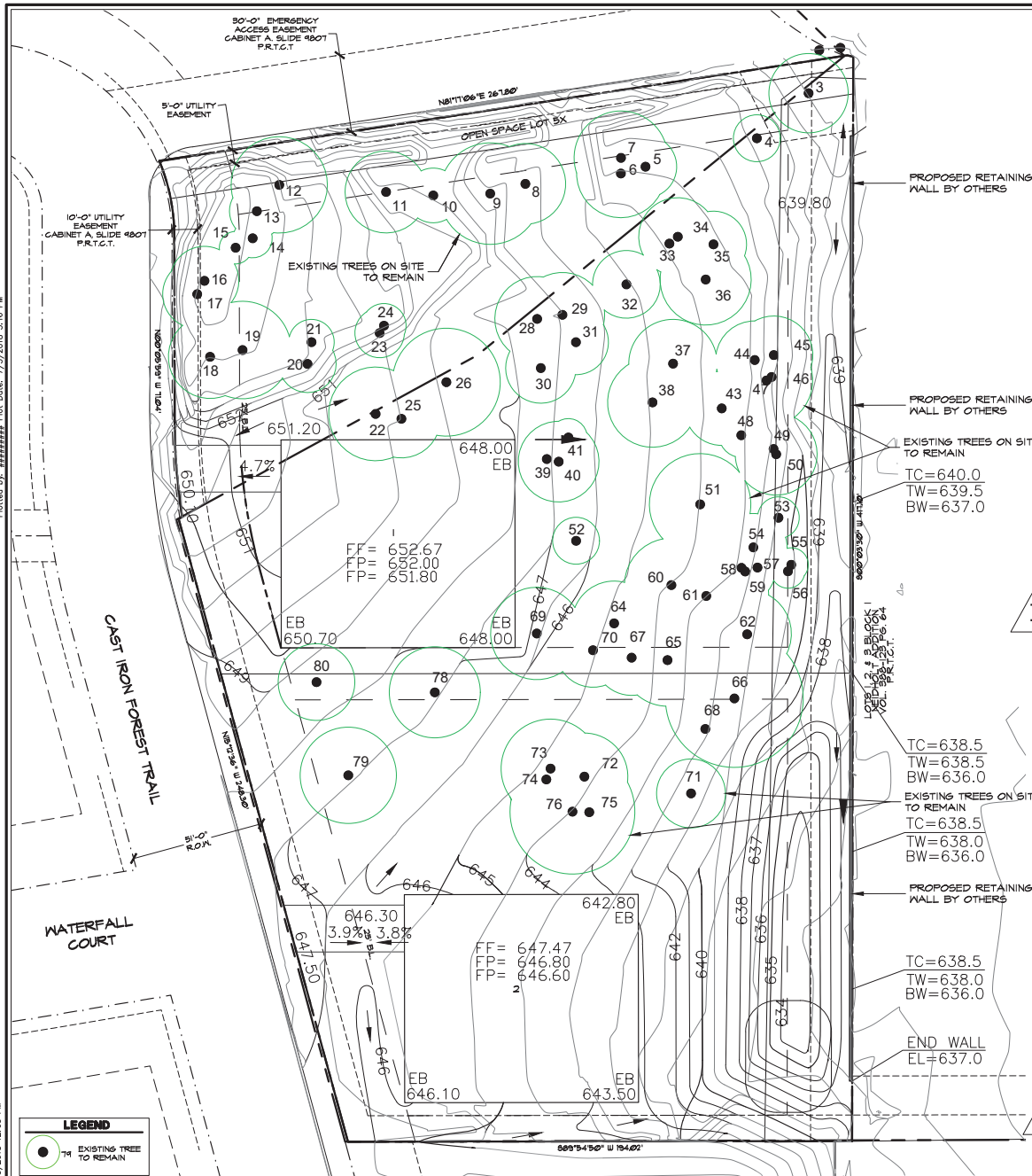
TREE SURVEY
 Tree Survey Plan
 Old Grove, Ph. 2
 City Colleyville, Tarrant County, Texas

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

PROJECT
TBI013

SHEET
TR1 of 3

Civil Plans Exhibit



Old Grove, Ph.2							
Coleyville, Texas							
TR. NO.	SIZE	COMMON NAME	SCIENTIFIC NAME	STATUS	EXEMPT/ NON-EXEMPT	REMOVE/ REMAIN	LOCATION
1	0	Post Oak	Quercus Shrubata	Poor - Unilateral - Cavity - Canopy Defect	Exempt	Remain	Off Site - NE Corner
2	0	Post Oak	Quercus Shrubata	Good Condition	Non-Exempt	Remain	Off Site - NE Corner
3	15-20	Post Oak	Quercus Shrubata	Good Condition	Non-Exempt	Remain	Open Space Lot 5X
4	8	Post Oak	Quercus Shrubata	Good Condition	Non-Exempt	Remain	Lot 1
5	12	Post Oak	Quercus Shrubata	Canopy Defect	Exempt	Remain	Lot 1
6	17	Post Oak	Quercus Shrubata	Good Condition	Non-Exempt	Remain	Lot 1
7	18	Post Oak	Quercus Shrubata	Canopy Defect	Exempt	Remain	Lot 1
8	15.5	Post Oak	Quercus Shrubata	Wile in Thru	Non-Exempt	Remain	Lot 1
9	10.5	Post Oak	Quercus Shrubata	Good Condition	Non-Exempt	Remain	Lot 1
10	10.5	Post Oak	Quercus Shrubata	Good Condition	Non-Exempt	Remain	Lot 1
11	18.1	Coast Elm	Ulmus Crassifolia	75% Dead - Canopy Defect	Non-Exempt	Remain	Lot 1
12	10.5	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 1
13	10.5	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 1
14	7.5	Post Oak	Quercus Shrubata	Poor - Vines - Canopy Defect	Exempt	Remain	Lot 1
15	6.25	Post Oak	Quercus Shrubata	Poor - Vines	Non-Exempt	Remain	Lot 1
16	12.5	Post Oak	Quercus Shrubata	Poor - Unilateral - Leaning	Non-Exempt	Remain	Lot 1
17	12.5	Post Oak	Quercus Shrubata	Poor - Canopy Defect	Exempt	Remain	Lot 1
18	16	Post Oak	Quercus Shrubata	OK	Exempt	Remain	Lot 1
19	18.75	Post Oak	Quercus Shrubata	Poor - Canopy Defect	Exempt	Remain	Lot 1
20	11	Post Oak	Quercus Shrubata	Poor - Canopy Defect	Exempt	Remain	Lot 1
21	8-15	Eastern Red Cedar	Juniperus Virginiana	OK	Non-Exempt	Remain	Lot 1
22	16	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 1
23	9.9	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 1
24	8.8	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 1
25	15	Post Oak	Quercus Shrubata	Canopy Defect	Exempt	Remain	Lot 1
26	20-35	Post Oak	Quercus Shrubata	Canopy Defect	Exempt	Remain	Lot 1
27	16	Post Oak	Quercus Shrubata	Canopy Defect	Exempt	Remain	Lot 1 - Building Pad
28	15-20	Post Oak	Quercus Shrubata	Canopy Defect	Exempt	Remain	Lot 1
29	16-20	Post Oak	Quercus Shrubata	Canopy Defect	Exempt	Remain	Lot 1
30	13.5	Post Oak	Quercus Shrubata	Canopy Defect	Exempt	Remain	Lot 1
31	12.5	Post Oak	Quercus Shrubata	Canopy Defect	Exempt	Remain	Lot 1
32	13	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 1
33	9	Eastern Red Cedar	Juniperus Virginiana	Poor - Unilateral - Leaning	Exempt	Remain	Lot 1
34	15	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 1
35	12-30	Post Oak	Quercus Shrubata	Poor - Vines	Non-Exempt	Remain	Lot 1
36	17.5	Post Oak	Quercus Shrubata	Slight Canopy Defect	Non-Exempt	Remain	Lot 1
37	17	Post Oak	Quercus Shrubata	Canopy Defect	Exempt	Remain	Lot 1
38	17-25	Post Oak	Quercus Shrubata	Poor - Vines	Non-Exempt	Remain	Lot 1
39	8	Hickberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
40	15.5	Hickberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
41	7.25	Gum Burralia	Sideroxylon Longumum	Understory	Non-Exempt	Remain	Lot 1
42	17.5	Post Oak	Quercus Shrubata	Canopy Defect	Non-Exempt	Remain	Lot 1 - Building Pad
43	14.25	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 1
44	15	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 1
45	15	Post Oak	Quercus Shrubata	Poor - Unilateral - Leaning - Cavity	Non-Exempt	Remain	Lot 1
46	15.5	Post Oak	Quercus Shrubata	Poor - Unilateral - Leaning	Exempt	Remain	Lot 1
47	17.75	Post Oak	Quercus Shrubata	Poor - Canopy Defect - Vines	Exempt	Remain	Lot 1
48	8.5	Mexican Plum	Rhusus Mexicana	Understory	Exempt	Remain	Lot 1
49	14	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 1
50	15.75	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 1
51	19	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 1
52	9	Chambazey	Ulmia Alabancha	Canopy Defect	Exempt	Remain	Lot 1
53	8	Mexican Plum	Rhusus Mexicana	Poor	Non-Exempt	Remain	Lot 1
54	13	Post Oak	Quercus Shrubata	Canopy Defect	Exempt	Remain	Lot 1
55	6.5	Hickberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
56	6.5	Hickberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
57	6.5	Hickberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
58	8.5	Post Oak	Quercus Shrubata	Understory	Non-Exempt	Remain	Lot 1
59	11.5	Post Oak	Quercus Shrubata	Understory	Non-Exempt	Remain	Lot 1
60	18	Post Oak	Quercus Shrubata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
61	24	Post Oak	Quercus Shrubata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
62	24	Post Oak	Quercus Shrubata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
63	24	Post Oak	Quercus Shrubata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
64	24	Post Oak	Quercus Shrubata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
65	24	Post Oak	Quercus Shrubata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
66	24	Post Oak	Quercus Shrubata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
67	24	Post Oak	Quercus Shrubata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
68	24	Post Oak	Quercus Shrubata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
69	24	Post Oak	Quercus Shrubata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
70	24	Post Oak	Quercus Shrubata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
71	13.25	Chambazey	Ulmia Alabancha	Canopy Defect	Exempt	Remain	Lot 2
72	16.75	Post Oak	Quercus Shrubata	Poor - Cavity - Leaning	Exempt	Remain	Lot 2
73	19	Post Oak	Quercus Shrubata	Poor - Cavity - Leaning	Exempt	Remain	Lot 2
74	15.5	Post Oak	Quercus Shrubata	Understory - Leaning	Exempt	Remain	Lot 2
75	12.75	Post Oak	Quercus Shrubata	Understory - Leaning	Exempt	Remain	Lot 2
76	24	Post Oak	Quercus Shrubata	Poor - Cavity	Exempt	Remain	Lot 2
77	24	Post Oak	Quercus Shrubata	Poor - Cavity	Exempt	Remain	Lot 2
78	24	Post Oak	Quercus Shrubata	Poor - Cavity	Exempt	Remain	Lot 2
79	17.5	Post Oak	Quercus Shrubata	Poor - Canopy Defect - Wind Damage	Non-Exempt	Remain	Lot 2
80	14.25	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 2
81	19	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 2
82	12.75	Post Oak	Quercus Shrubata	OK	Non-Exempt	Remain	Lot 2
83	20.25	Post Oak	Quercus Shrubata	Poor - Dying - Cavity - Lighting Damage - Ants	Exempt	Remain	Lot 1
84	17.75	Post Oak	Quercus Shrubata	Poor - Dying - Cavity - Lighting Damage - Ants	Exempt	Remain	Lot 1
85	20.25	Post Oak	Quercus Shrubata	Poor - Dying - Cavity - Lighting Damage - Ants	Exempt	Remain	Lot 1
86	24	Post Oak	Quercus Shrubata	Poor - Dying - Cavity - Lighting Damage - Ants	Exempt	Remain	Lot 1
87	25.25	Post Oak	Quercus Shrubata	Poor - Dying - Cavity - Lighting Damage - Ants	Exempt	Remain	Lot 1
88	24	Post Oak	Quercus Shrubata	Canopy Defect - Ants	Exempt	Remain	Lot 2 - Building Pad
89	24	Post Oak	Quercus Shrubata	Canopy Defect - Ants	Exempt	Remain	Lot 2 - Building Pad
90	24	Post Oak	Quercus Shrubata	Canopy Defect - Ants	Exempt	Remain	Lot 2 - Building Pad
91	24	Post Oak	Quercus Shrubata	Canopy Defect - Ants	Exempt	Remain	Lot 2 - Building Pad
92	24	Post Oak	Quercus Shrubata	Canopy Defect - Ants	Exempt	Remain	Lot 2 - Building Pad
93	24	Post Oak	Quercus Shrubata	Canopy Defect - Ants	Exempt	Remain	Lot 2 - Building Pad
94	24	Post Oak	Quercus Shrubata	Canopy Defect - Ants	Exempt	Remain	Lot 2 - Building Pad
95	24	Post Oak	Quercus Shrubata	Canopy Defect - Ants	Exempt	Remain	Lot 2 - Building Pad
96	24	Post Oak	Quercus Shrubata	Canopy Defect - Ants	Exempt	Remain	Lot 2 - Building Pad
97	24	Post Oak	Quercus Shrubata	Canopy Defect - Ants	Exempt	Remain	Lot 2 - Building Pad
98	24	Post Oak	Quercus Shrubata	Canopy Defect - Ants	Exempt	Remain	Lot 2 - Building Pad
99	24	Post Oak	Quercus Shrubata	Canopy Defect - Ants	Exempt	Remain	Lot 2 - Building Pad
100	24	Post Oak	Quercus Shrubata	Canopy Defect - Ants	Exempt	Remain	Lot 2 - Building Pad

TREE SPECIES	NUMBER OF TREES OR FTE	TOTAL CALIPER INCHES (IN)	NUMBER OF EXEMPT TREES REMOVED	CALIPER INCHES EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	CALIPER INCHES NON-EXEMPT TO BE REMOVED	REPLACEMENT TREES TO BE PLANTED (F CALIPER)
Pine Oak	71	1110	8	155.5	0	0	0
Blackjack Oak	0	0	0	0	0	0	0
Live Oak	0	0	0	0	0	0	0
Bald Cypress	0	0	0	0	0	0	0
Chinquapin	2	25.25	0	0	0	0	0
Peachtree	0	0	0	0	0	0	0
Cottonwood	0	0	0	0	0	0	0
Loblolly Pine	0	0	0	0	0	0	0
Mulberry	0	0	0	0	0	0	0
Sum. Sycamore	1	7.25	0	0	0	0	0
Pecan	1	24	0	0	1	24	8
Eastern Red Cedar	2	116.75	0	0	0	0	0
Cedar Elm	1	15.75	0	0	0	0	0
Loblolly Elm	0	0	0	0	0	0	0
hackberry	7	62.5	0	0	0	0	0
American Elm	0	0	0	0	0	0	0
Total	85	1295.5	8	167.5	1	24	8

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

CANOPY COVERAGE

TOTAL EXISTING TREE CANOPY COVERAGE ON SITE
- 46.8%
- TOTAL CANOPY COVERAGE 44,870sf
- TOTAL SITE 95,720sf

TOTAL TREE CANOPY COVERAGE
REQUIRED TO BE PRESERVED: 500

TOTAL TREE CANOPY BEING

EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS

- TOTAL PROPERTY AREA = 95,129SF
- TOTAL CANOPY COVERAGE ON SITE = 44,870SF

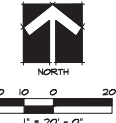
46.5% CANOPY COVERAGE ON SITE
50% MIN. CANOPY COVERAGE TO BE PRESERVE

74.3% OF EXISTING CANOPY COVERAGE REMAIN

STUDIO 13
DESIGN GROUP

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

THAI Firm #0R643



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,

[illegible]PROJECT
TDR012

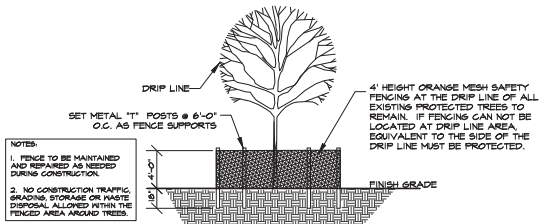
TRC 2

Civil Plans Exhibit



TREE PROTECTION NOTES

1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED GHAILINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREES CLIPS TO BE REMOVED. THE FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
2. DISPOSAL OF ANY WASTE MATERIAL, SUCH AS, BUT NOT LIMITED TO, BRICK, CONCRETE, ASPHALT, ETC. SHALL BE DONE WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIC WELL OF THE CITY'S STANDARDS FOR THE EXISTING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



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

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



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

TREE SURVEY

Tree Protection Plan

City Colleyville, Tarrant County, Texas

#	PLAN REVIEW RETICTIONS	DATE
1	REVISED PER CIVIL CHANGES	7-5-2018

PROJECT
TBI013

TR3 of 3



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number**Agenda Date** 11/23/2020**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit for an Accessory Building to exceed the maximum building height when located within the side and rear yard setbacks, being Lot 7, Block 6, Woodbriar Estates Addition, located at 3713 Sweetbriar Lane, Case ZC20-029

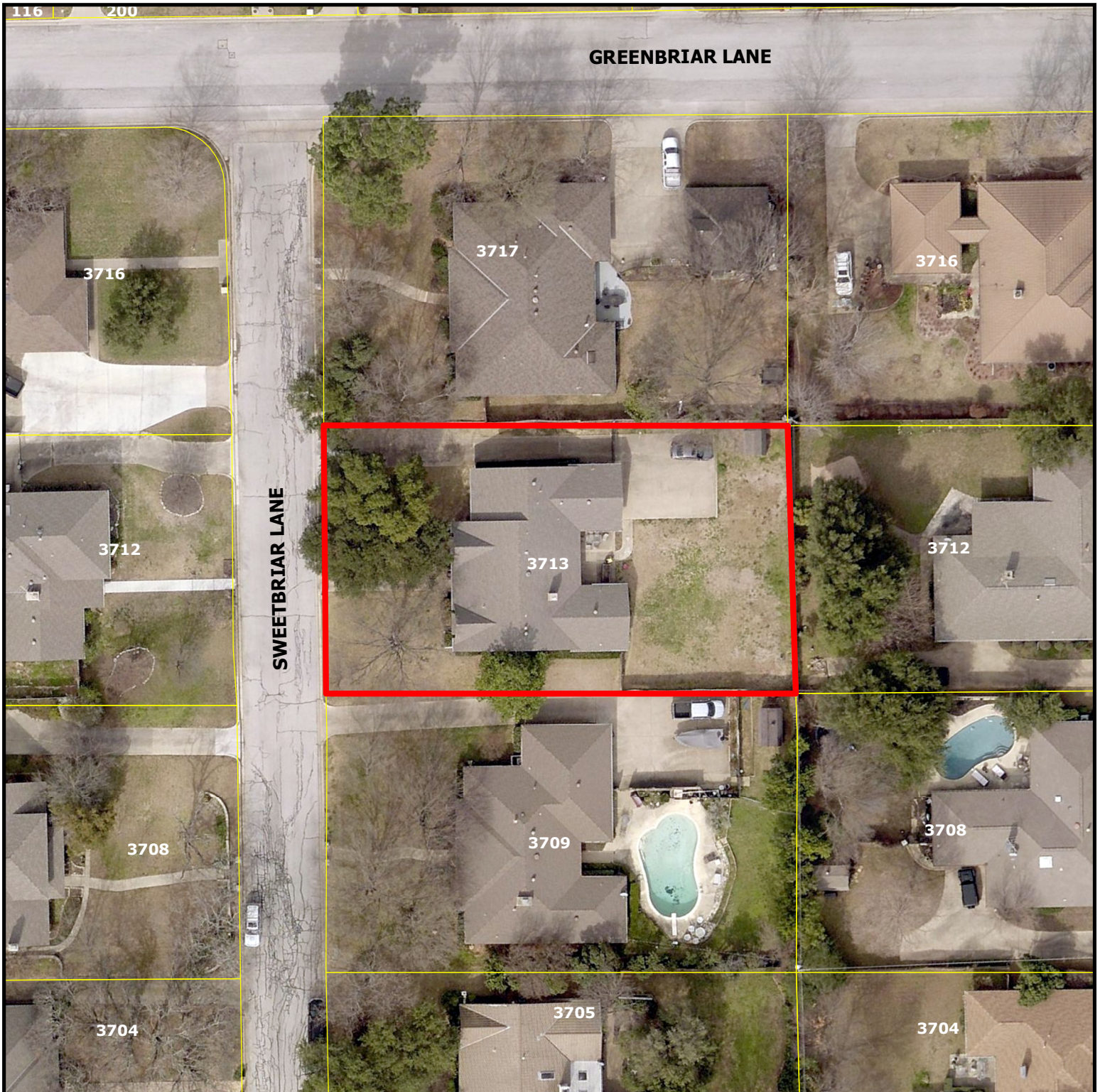
Explanation

Jason McDougall, the applicant, has submitted a request for an Accessory Building on Lot 7, Block 6, Woodbriar Estates Addition, being approximately 0.3205 acres, and zoned PUD-R, Planned Unit Development - Residential. The purpose is to allow for a two-story, 552 s.f. detached garage located 6 ft. from the rear yard property line and 7 ft. from the side yard property line. The eave height is approximately 17.5 feet tall. The ridge height is approximately 24 feet. This is an encroachment into the required setback for a 17 - 24 ft. tall structure.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Floor Plan and Building Elevations

Aerial Map



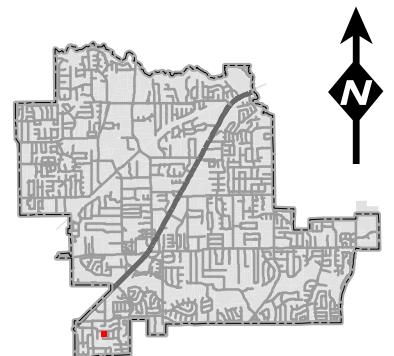
ZC20-029
3713 Sweetbriar Lane

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



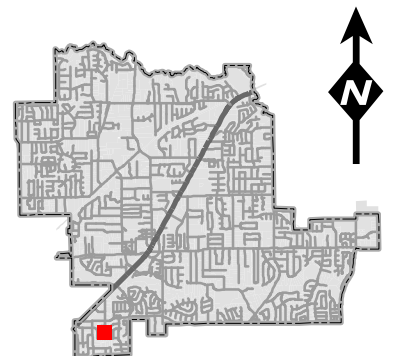
Zoning Map



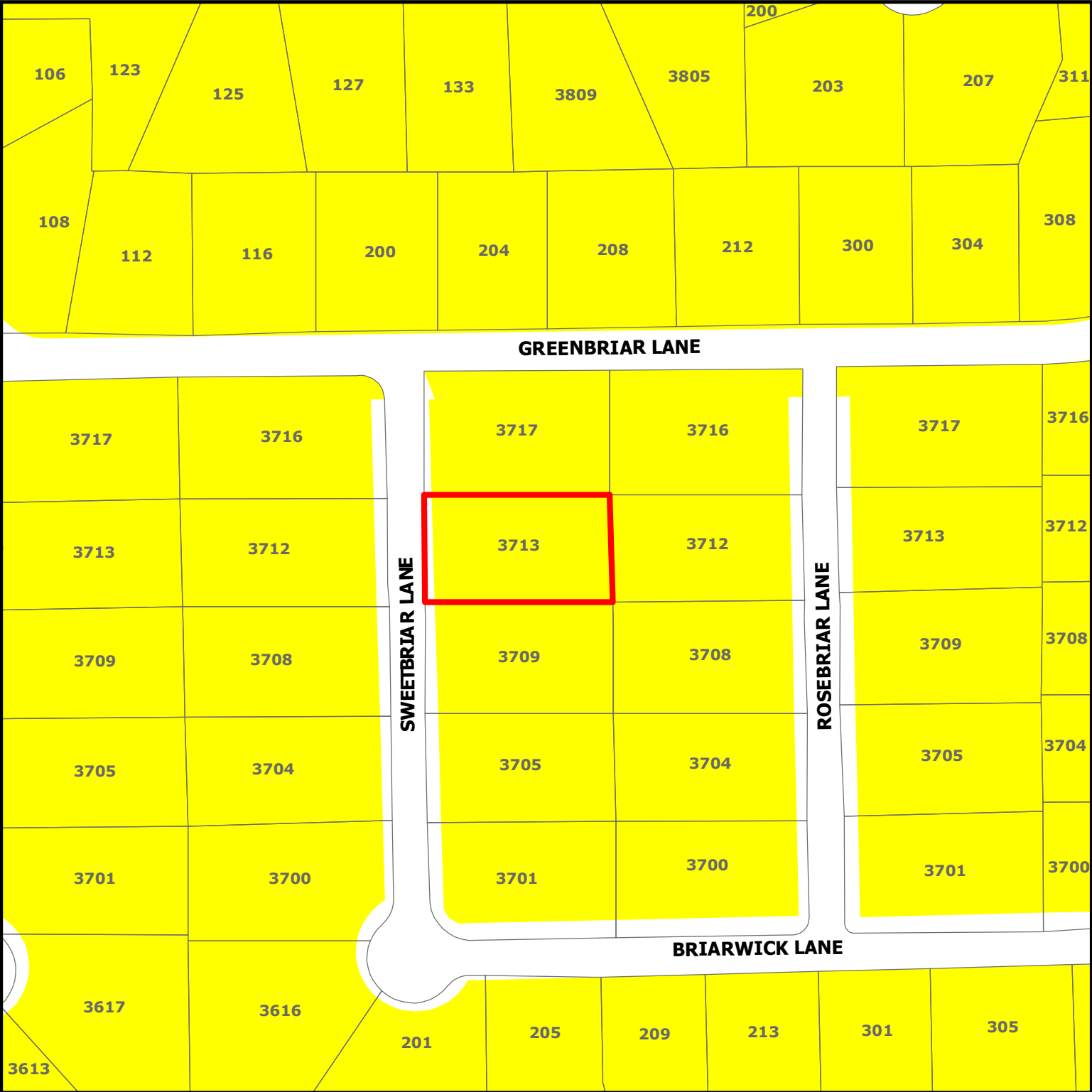
ZC20-029
3713 Sweetbriar Lane

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 Subject Property



Future Land Use Map

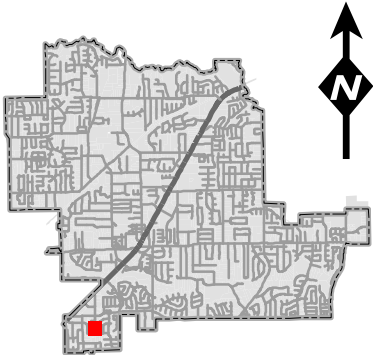


ZC20-029

3713 Sweetbriar Lane

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-  Subject Property
-  Residential



Site Plan

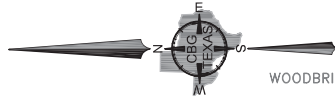


3713 Sweetbriar Lane

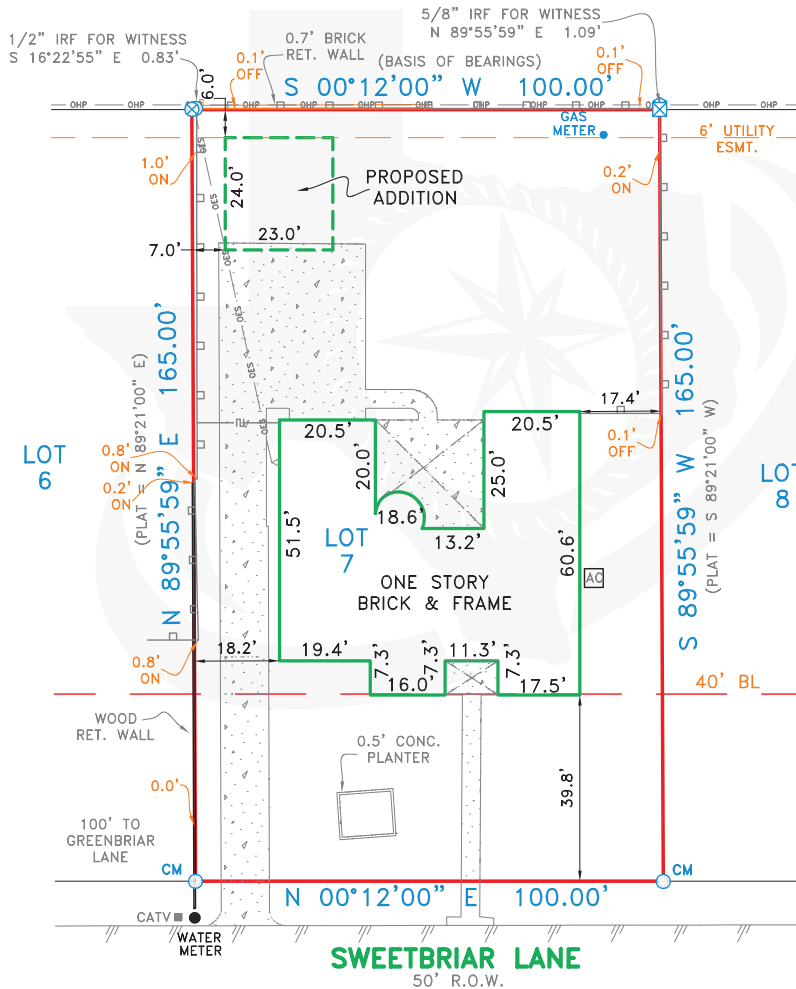
Being Lot 7, in Block 6, of WOODBRIAR ESTATES, SECTION THREE, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-98, Page 40, of the Map Records of Tarrant County, Texas.

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ MAG NAIL SET
- ⊗ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- I— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- //— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



WOODBRIAR ESTATES SECTION TWO
VOL. 388-80, PG. 18



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE:
APPARENT ENCROACHMENT OVER THE FRONT BUILDING LINE

REVISED 11/06/2020 LG
PROPOSED ADDITION

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48439C0210K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: ADL/TJM

Scale: 1" = 30'

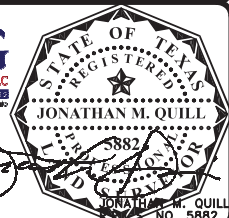
Date: 11-3-2020

GF No.: 11R28146

Job No. 2021128



12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com



Accepted by: _____
Date: _____
Purchaser

Floor Plan and Building Elevations

The CUSTOM - 23 x 24 Garage Model # CS2324G6 - 6/12 Pitch

8'-0" Wall Height



(AS DESIGNED)



" OPTIONS ARE ENDLESS "

LOCATION : _____
ACCOUNT MANAGER : _____

CLIENT NAME : _____
TOWN : _____



NUMBER	DATE	REVISION	DESCRIPTION
1	02/2020	SH	Launch Review
2	02/2020	SH	Launch Review



The CUSTOM
23 x 24 Garage : 6/12
Gable Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@thedesigntguy.me
Custom Drawings Available

DATE:
10/26/2020

SCALE:

SHEET:

A - 1

WEBSITE - www.getmygarage.com



facebook.com/GetMyGaragedotcom

DISCLOSURE : Get My Garage is a Drafting Service Intended to increase communication between Homeowners, Suppliers, Contractors, and Lending Institutions. Please consult with Local and State Building Codes prior to construction to assure compliance.

Floor Plan and Building Elevations

The CUSTOM - 23 x 24 Garage Model # CS2324G6 - 6/12 Pitch

8'-0" Wall Height

GARAGE SPECIFICATIONS

(AS DRAWN)

SIZE = 23'-0" x 24'-0"
CODE = IRC 2015 Minimum
Alternate : _____
LOADS = Check Local CE

FOUNDATION = Options Available

WALL HEIGHT = 8'-0" - Both Floors
WALL FRAME = 2x6 KD - Open Stud
HEADERS = 2x10 and LVL
SHEATHING = 1/2" Min - Wall

FLOOR SYSTEM = Truss or I-Joist
SHEATHING = 3/4" Min

ROOF = Truss System - Open Ceiling
ROOF PITCH = 6/12
O-HANG SIZE = 12"
SHEATHING = 5/8" Min

SIDING = Lap Siding
ROOFING = Architectural Shingles
SOFFETS = To Be Determined (TBD)
TRIMS = Aluminum Coil Wrapped

WINDOWS = Vinyl
DOORS = Insulated
GARAGE DOORS = Insulated

2nd LEVEL = Storage Area
Stair Access

MATERIAL CALCULATIONS

(AS DRAWN)

94 Lf	Sill Sealer
94 Lf	2x6 PT Sill Plate
564 Lf	2x6 KD Plate
200 Ea	2x6x8 KD Stud
96 Lf	2x10 KD Header
58 Lf	11 7/8" LVL Header
1836 Sf	1/2" Sheathing Walls
1836 Sf	House Wrap - Protect
1 System	I-Joist or Floor Truss
552 Sf	3/4" Sheathing - Floor
1 System	Roof Trusses - 6/12
52 Lf	2x6 KD Sub Fascia
174 Lf	2x6 KD Rake Frame
300 Lf	2x4 Kd Lateral/ Diagonal Bracing
742 Sf	5/8" Roof Sheathing
110 Lf	Drip Edge
52 Lf	Ice and Water Shield (36" Coverage)
600 Sf	15# Felt Paper - Protect
26 Lf	Ridge Vent - Optional
742 Sf	Architectural Roof Shingle
160 Lf	1x5/6 Outside Corner
58 Sf	Solid Soffit - Rake
52 Sf	Vented/ Solid - Eave
4 Roll	Coil Stock - Verify / Option - Trim
244 Lf	Exterior Trim - Win/ Door
990 Sf	Hardie Lap Siding
60 Lf	2x10/12 KD - Stair Stringers
30 Lf	2x6 KD - Platform Frame
106 Sf	3/4" Sheathing - Sub Tread

MATERIALS CALCULATIONS IS A GUIDE
Depending on Personal Choices Additional
or alternate Materials will be needed and
should be discussed with the General Contractor
and the Building Supplier Representative.

(AS DRAWN)

Window and Door Schedule

W1	- 35 3/4" x 35 1/4" Double Hung
D1	- 3'-0" x 6'-8" Entry Door
D2	- 18'-0" x 7'-0" Garage Door
D3	- 3'-0" x 6'-9" Interior Door

Quality, Brand and Features by Others - TBD
Consult Manufacturer for Rough Openings

PLEASE CONSULT YOUR BUILDING SUPPLY PROFESSIONAL
For Options, Desired Modifications, and Alternate Product Availability

MATERIAL DATA SOURCE

DATA SOURCE

Intended as a Guide for Alternate Products
KEY : Lf = Lineal Foot : Sf = Square Foot :
CE = Code Enforcement

188 Lf	Exterior Wall @ 8'-0"
1836 Sf	Exterior Sheathing/ Siding
742 Sf	Roof Sheathing/ Roofing
26 Lf	Ridge
58 Lf	Rake
52 Lf	Eave
244 Lf	Win/ Door/ G Door Trim Ext

14 - 20 Lf Interior Wall/ Bath Option
Interior Finish and Coverings not Calculated

STRUCTURAL NOTES

96 Lf	Win/ Door Headers @ 2x10
58 LF	G-Door Headers @ 11 7/8" LVL



" OPTIONS ARE ENDLESS "

WEBSITE - www.getmygarage.com



facebook.com/GetMyGaragedotcom

DISCLOSURE : Get My Garage is a Drafting Service intended to increase communication between Homeowners, Suppliers, Contractors, and Lending Institutions. Please consult with Local and State Building Codes prior to construction to assure compliance.



REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION
1 10/26/2020 SH : Launch Review
2 2/2/2020 SH : Launch Review



The CUSTOM
23 x 24 Garage : 6/12
Gable Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@thedesignteam.me
Custom Drawings Available

DATE:

10/26/2020

SCALE:

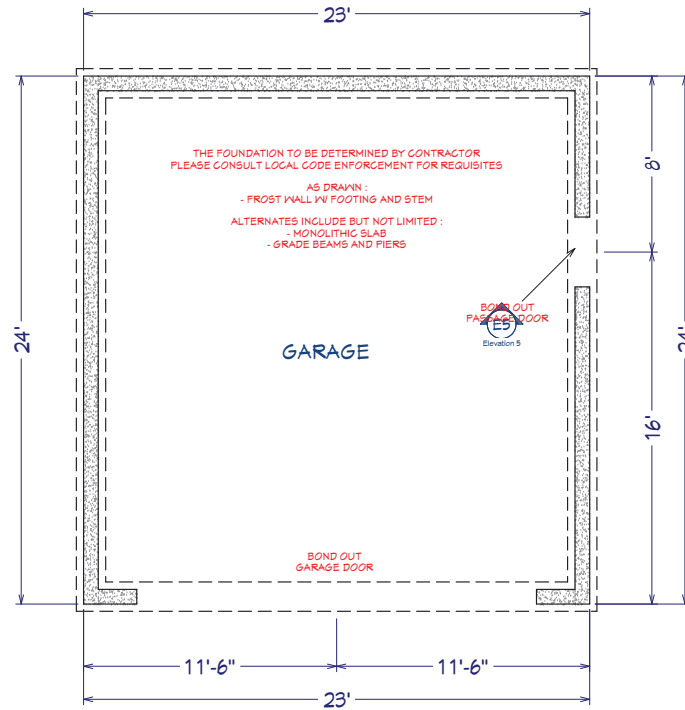
SHEET:

A - 2

Floor Plan and Building Elevations

The CUSTOM - 23 x 24 Garage Model # CS2324G6 - 6/12 Pitch

8'-0" Wall Height



FLOOR LAYOUT Foundation

3/8" - 1'-0" Scale
Printed at ARCH D

CONSULT:

- Foundation Contractor
- Local Code Enforcement

OPTION # 1 :

AS DRAWN : Footing and Frost Walls
Client/ Foundation GC to Set Criteria
FROST WALL DEPTH : _____
FOOTING SIZE : _____
STEM WALL HEIGHT : _____
SLAB THICKNESS : _____
ADDITIONAL : _____

OPTION # 2 :

MONOLITHIC SLAB
Client/ Foundation GC to Set Criteria
HONCH SIZE : _____
SLAB THICKNESS : _____
ADDITIONAL : _____

OPTION # 3 : (Describe)



" OPTIONS ARE ENDLESS "

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NUMBER	DATE	REVISION	DESCRIPTION
1	10/26/2020	1	Initial Review
2	02/20/2021	2	Launch Review



The CUSTOM
23 x 24 Garage : 6/12
Gable Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@thedesignguy.me
Custom Drawings Available

DATE:

10/26/2020

SCALE:

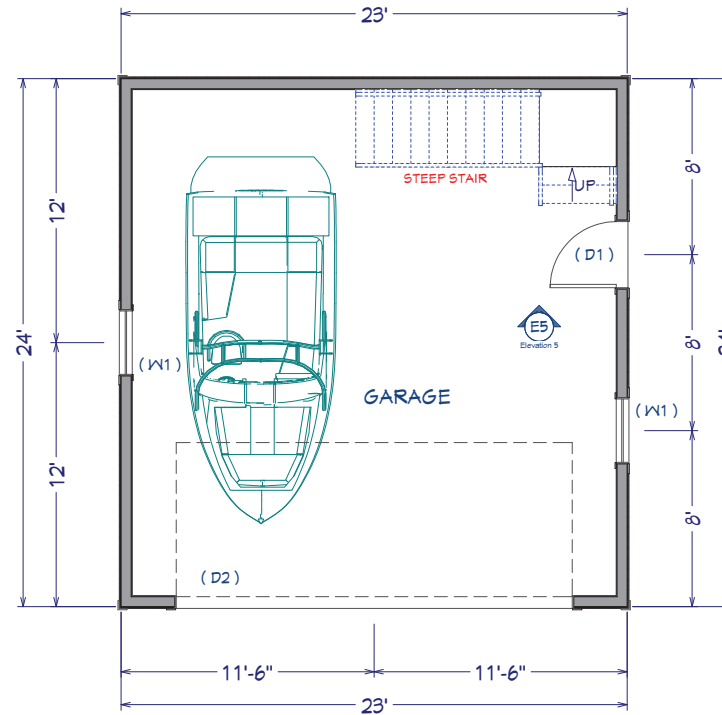
SHEET:

A - 3

Floor Plan and Building Elevations

The CUSTOM - 23 x 24 Garage Model # C52324G6 - 6/12 Pitch

8'-0" Wall Height



FLOOR LAYOUT Lower Level

3/8" - 1'-0" Scale
Printed at ARCH D



" OPTIONS ARE ENDLESS "

WEBSITE - www.getmygarage.com

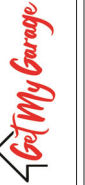


facebook.com/GetMyGaragedotcom

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NUMBER	DATE	REVISION	DESCRIPTION
1	10/26/2020	SH	Initial Review
2	02/20/2021	SH	Launch Review



The CUSTOM
23 x 24 Garage : 6/12
Gable Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@thedesigntguy.me
Custom Drawings Available

DATE:

10/26/2020

SCALE:

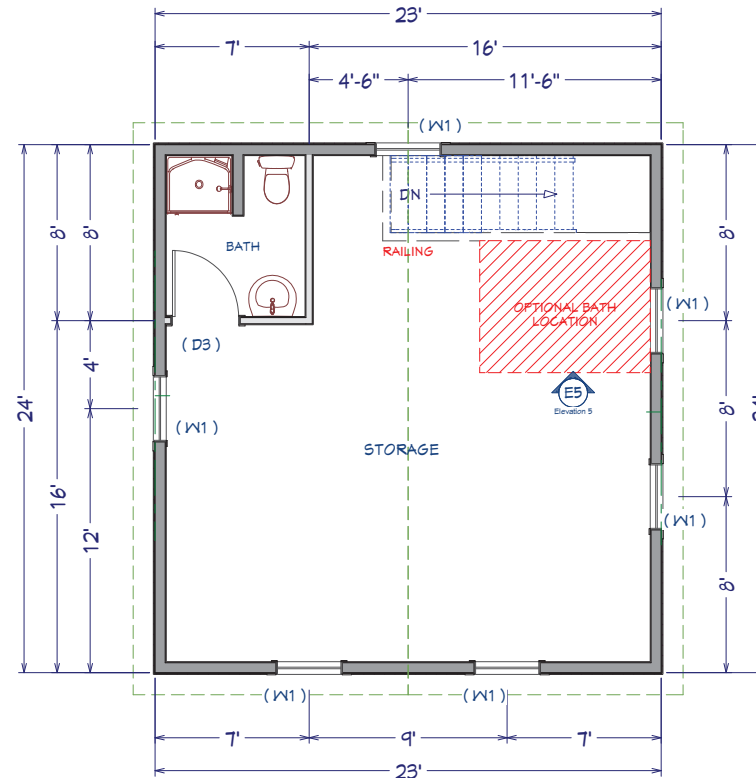
SHEET:

A - 4

Floor Plan and Building Elevations

The CUSTOM - 23 x 24 Garage Model # CS2324G6 - 6/12 Pitch

8'-0" Wall Height



FLOOR LAYOUT Upper Level

3/8" - 1'-0" Scale
Printed at ARCH D



" OPTIONS ARE ENDLESS "



NUMBER	DATE	REVISION	DESCRIPTION
1	10/26/2020	1	Initial Design
2	10/26/2020	2	Launch Review



The CUSTOM
23 x 24 Garage : 6/12
Gable Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@thedesignteam.com
Custom Drawings Available

DATE:

10/26/2020

SCALE:

SHEET:

A - 5

WEBSITE - www.getmygarage.com



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Floor Plan and Building Elevations

The CUSTOM - 23 x 24 Garage Model # CS2324G6 - 6/12 Pitch

8'-0" Wall Height



FRONT ELEVATION

1/4" - 1'-0" Scale
Printed at ARCH D



" OPTIONS ARE ENDLESS "

WALL HEIGHT = 8'-0"
WALL FRAME = 2x6 KD
HEADERS = 2x10 and LVL
SHEATHING = 1/2" Min

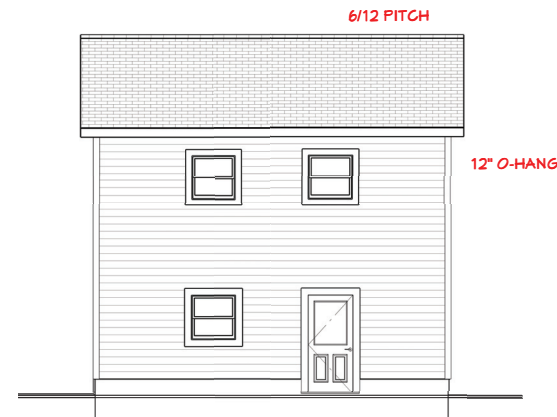
ROOF = Truss System
ROOF PITCH = 6/12
O-HANG SIZE = 12"
SHEATHING = 5/8" Min

FLOOR = Floor Truss or I-Joist
SHEATHING = 3/4"

SIDING = Hardie Siding
ROOFING = Architectural Shingles
SOFFETS = TBD
TRIMS = Aluminum Coil Wrapped

WINDOWS = Vinyl
DOORS = Insulated
GARAGE DOORS = Insulated

2nd LEVEL STORAGE AREA
Stair Access



RIGHT ELEVATION

1/4" - 1'-0" Scale
Printed at ARCH D



NUMBER	DATE	REVISION	DESCRIPTION
1	10/26/2020	1	Initial Review
2	10/26/2020	2	Launch Review



The CUSTOM
23 x 24 Garage : 6/12
Gable Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@thedesignguy.me
Custom Drawings Available

DATE:

10/26/2020

SCALE:

SHEET:

A - 6

WEBSITE - www.getmygarage.com



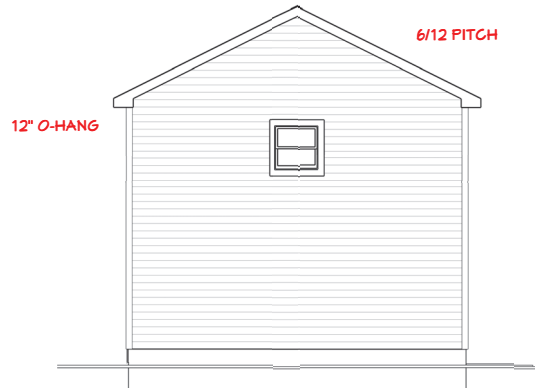
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Floor Plan and Building Elevations

The CUSTOM - 23 x 24 Garage Model # CS2324G6 - 6/12 Pitch

8'-0" Wall Height



REAR ELEVATION

1/4" - 1'-0" Scale
Printed at ARCH D



" OPTIONS ARE ENDLESS "

WALL HEIGHT = 8'-0"
WALL FRAME = 2x6 KD
HEADERS = 2x10 and LVL
SHEATHING = 1/2" Min

ROOF = Truss System
ROOF PITCH = 6/12
O-HANG SIZE = 12"
SHEATHING = 5/8" Min

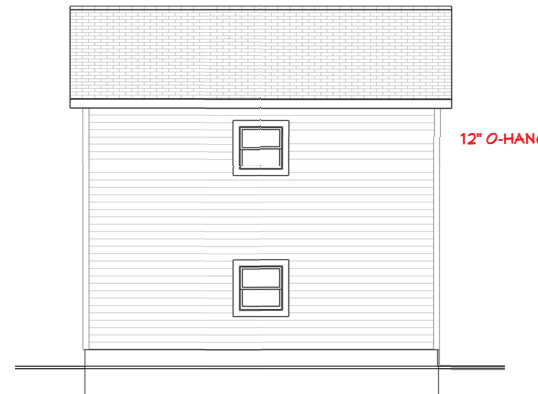
FLOOR = Floor Truss or I-Joist
SHEATHING = 3/4"

SIDING = Hardie Siding
ROOFING = Architectural Shingles
SOFFETS = TBD
TRIMS = Aluminum Coil Wrapped

WINDOWS = Vinyl
DOORS = Insulated
GARAGE DOORS = Insulated

2nd LEVEL STORAGE AREA
Stair Access

6/12 PITCH



12" O-HANG

LEFT ELEVATION

1/4" - 1'-0" Scale
Printed at ARCH D



NUMBER	DATE	REVISION	DESCRIPTION
1	10/20/2019	Initial Set	
2	02/20/2020	Revised	Revised



The CUSTOM
23 x 24 Garage : 6/12
Gable Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@thedesignteam.com
Custom Drawings Available

DATE:
10/26/2020

SCALE:

SHEET:

A - 1

WEBSITE - www.getmygarage.com



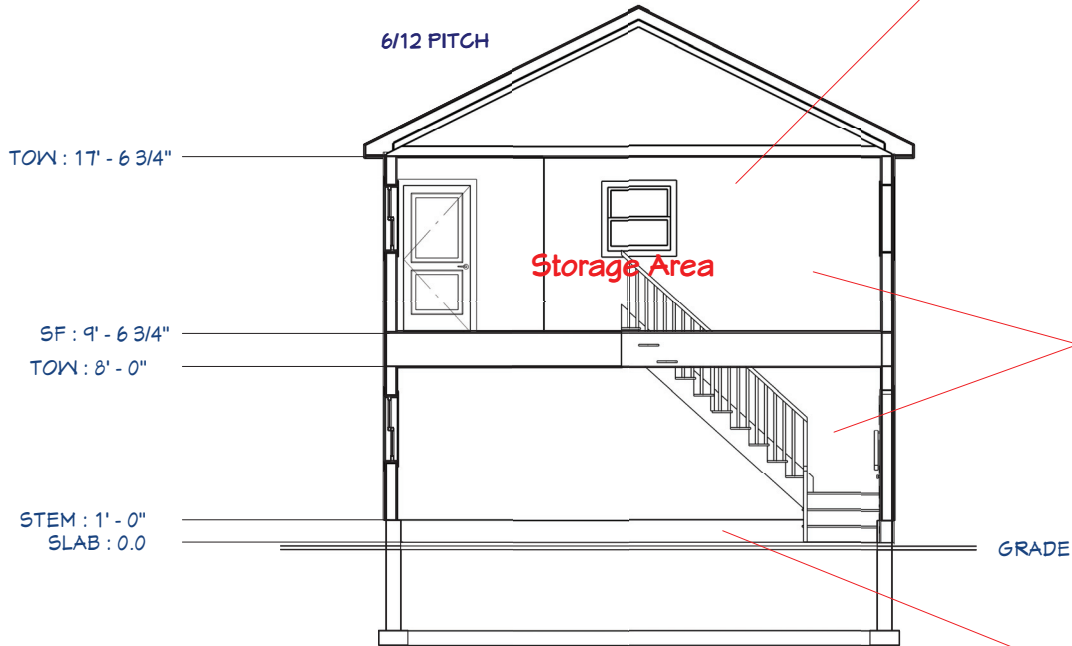
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Floor Plan and Building Elevations

The CUSTOM - 23 x 24 Garage Model # CS2324G6 - 6/12 Pitch

8'-0" Wall Height



ARCHITECTURAL SHINGLES
15# FELT PAPER
ICE AND WATER SHIELD
DRIP EDGE
5/8" SHEATHING
ROOF TRUSS SYSTEM
LATERAL AND DIAGONAL BRACING
CEILING - UNFINISHED

LAP SIDING - Hardie
COMPOSITE TRIM
HOUSE WRAP
1/2" SHEATHING
2x6 KD FRAME
2x10/ LVL HEADERS
INTERIOR - UNFINISHED

OPTION # 1 :

AS DRAWN : Footing and Frost Walls
Client/ Foundation GC to Set Criteria
FROST WALL DEPTH : _____
FOOTING SIZE : _____
STEM WALL HEIGHT : _____
SLAB THICKNESS : _____
ADDITIONAL : _____

OPTION # 2 :

MONOLITHIC SLAB
Client/ Foundation GC to Set Criteria
HONCH SIZE : _____
SLAB THICKNESS : _____
ADDITIONAL : _____

OPTION # 3 : (Describe)

**BUILDING SECTION
As Drawn**



" OPTIONS ARE ENDLESS "

WEBSITE - www.getmygarage.com



facebook.com/GetMyGaragedotcom

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NUMBER	DATE	REVISION	DESCRIPTION
1	10/26/2020	SH	Initial Setback
2	10/26/2020	SH	Initial Review



The CUSTOM
23 x 24 Garage : 6/12
Gable Facing Doors

DRAWINGS PROVIDED BY:
Get My Garage
sheldon@thedsignguy.me
Custom Drawings Available

DATE:

10/26/2020

SCALE:

SHEET:

A - 8



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number**Agenda Date** 11/23/2020**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit for a Massage Therapy use on Lot 1R1, Block 1, Foster Addition, located at 5200 Colleyville Boulevard, Suite C, Case ZC20-030

Explanation

Zhongying Zhu, the applicant has submitted a request for an SUP for a Massage Therapy use on Lot 1R1, Block 1, Foster Addition, being approximately 0.527 acres, and zoned CC-1. The purpose is to allow for massage therapy services at the business of JM Massage located at 5200 Colleyville Boulevard, Suite C.

This is an existing use that is undergoing a change in ownership. The recent changes to the Land Development Code require an SUP to be approved for any changes made in ownership associated with the massage therapy use.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. StreetView Photo

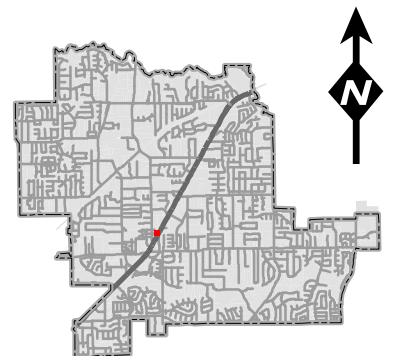
Aerial Map



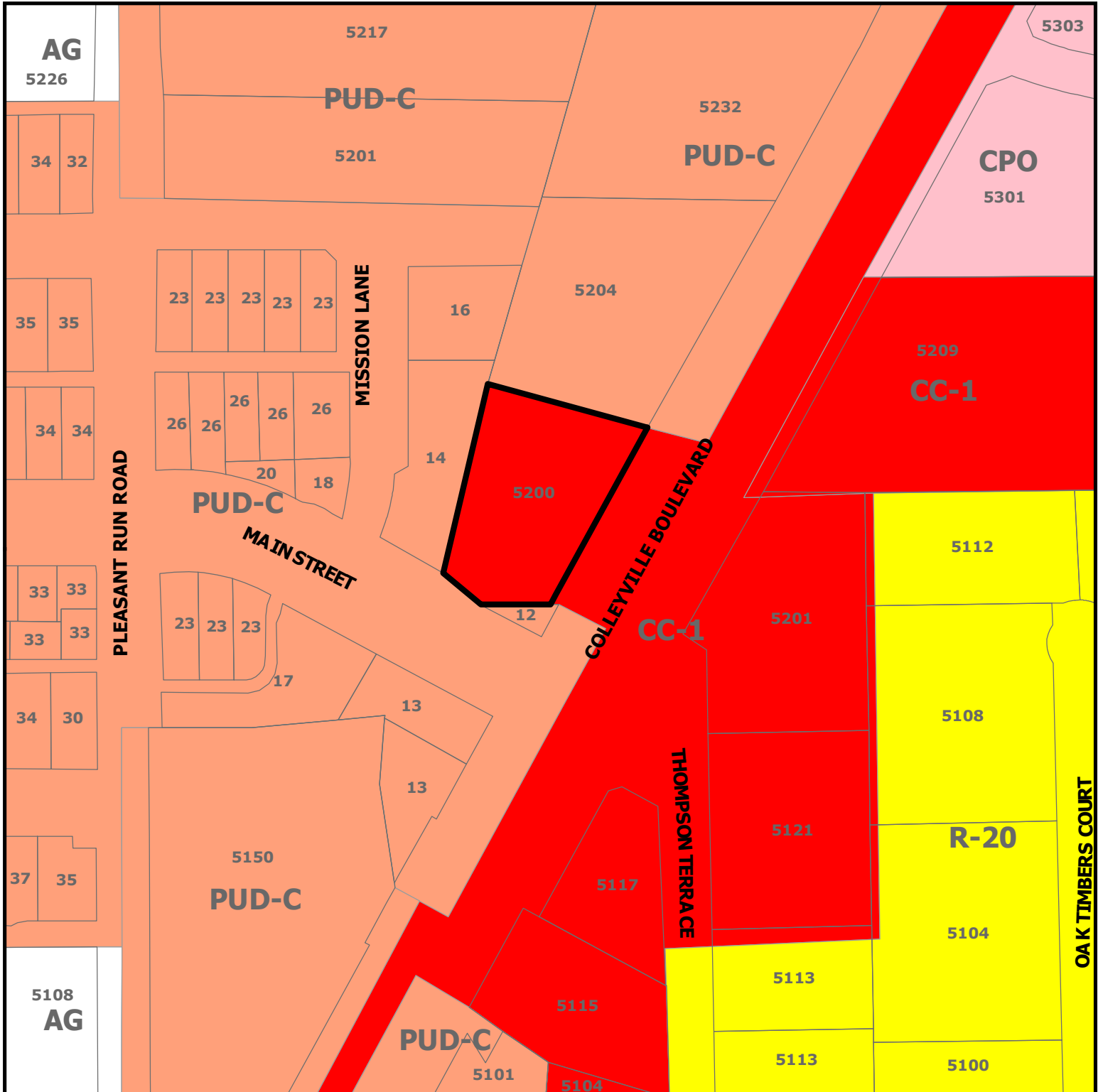
ZC20-030
5200 Colleyville Blvd

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 Subject Property



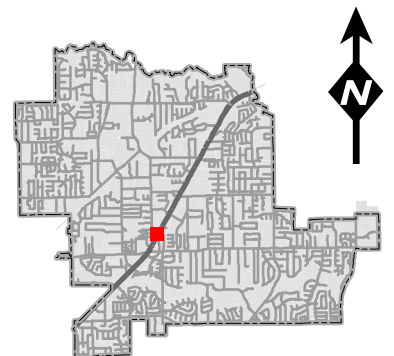
Zoning Map



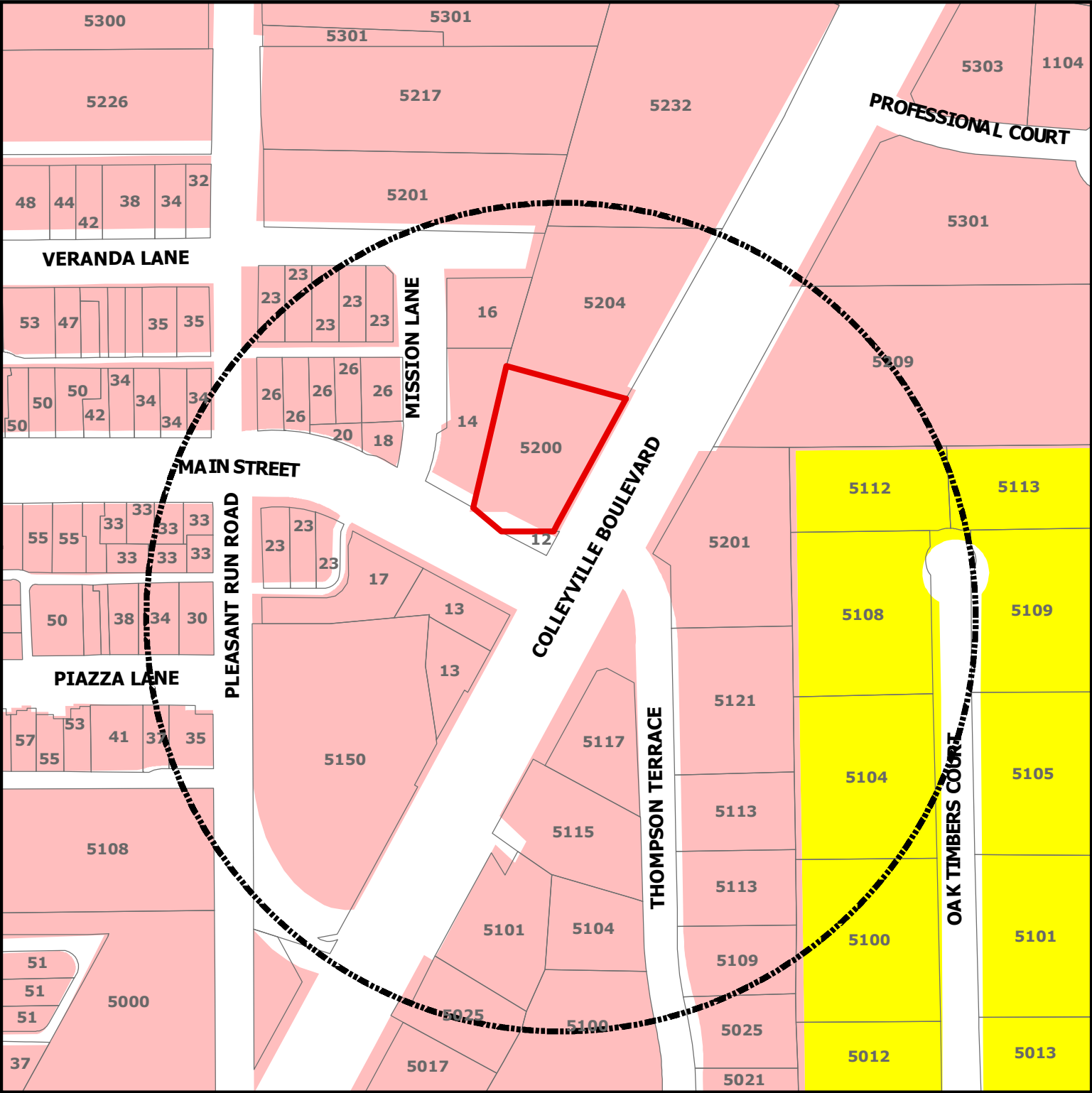
ZC20-030
5200 Colleyville Blvd

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 Subject Property



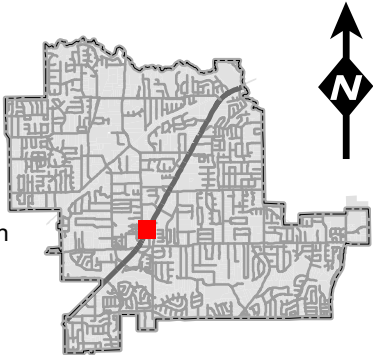
Future Land Use Map



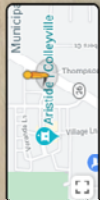
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ZC20-030
5200 Colleyville Blvd

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



520074-26
Colleyville, Texas
Google
Street View





City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number**Agenda Date** 11/23/2020**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit for an Accessory Building to encroach into the required street side yard setback on Lot 2, Block 3R, Woodbriar Estates West Addition, located at 111 W. Greenbriar Lane, Case ZC20-031

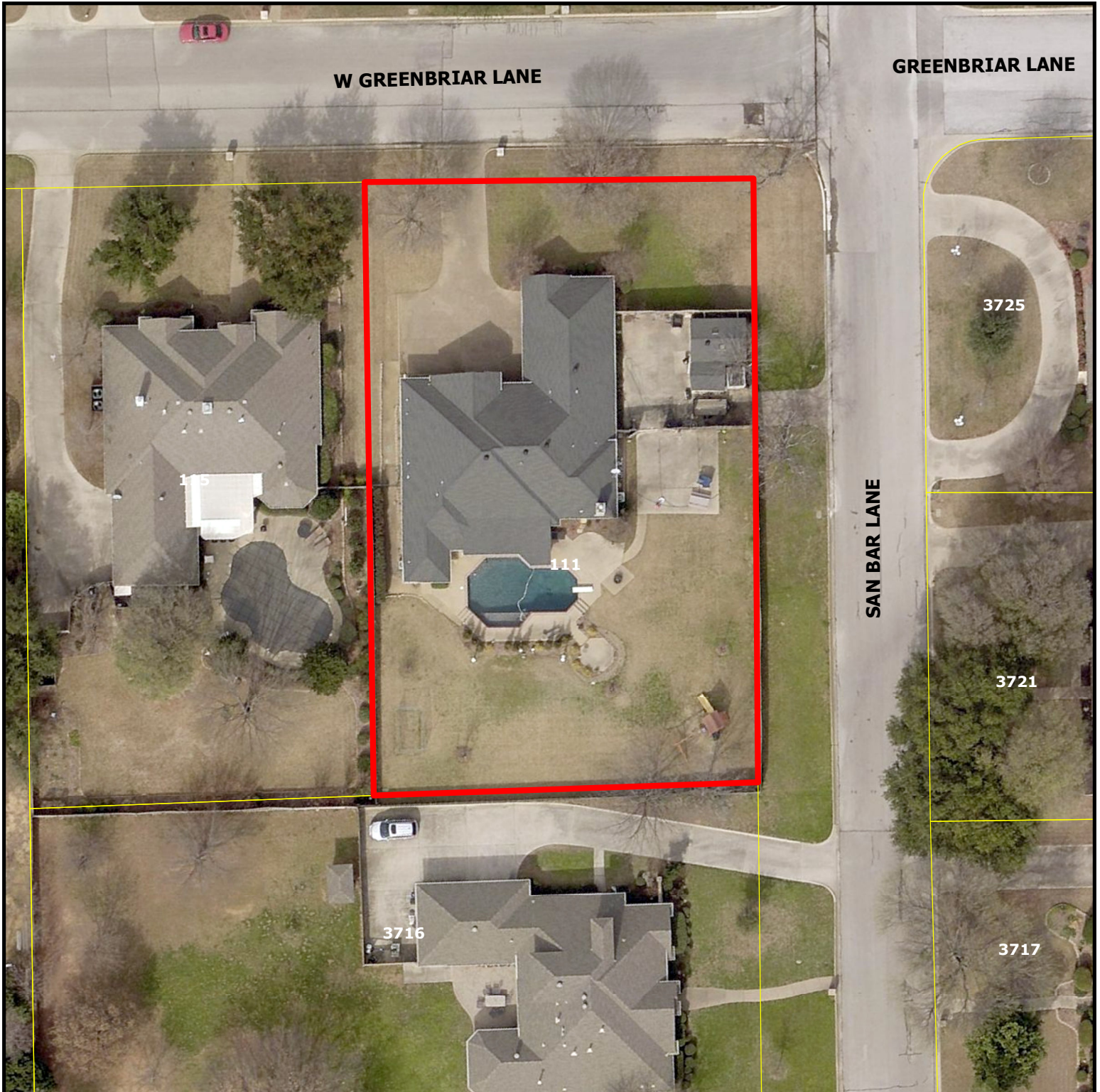
Explanation

Robert Grubbs, the applicant, has submitted a request for an Accessory Building to encroach into the required street side yard setback on Lot 2, Block 3R, Woodbriar Estates West Addition, being approximately 0.5185 acres, and zoned PUD-R, Planned Unit Development - Residential. The purpose is to allow for a one-story, 352 s.f. storage shed located 6 feet. from the street side yard property line. the eave height is approximately 8 feet tall. The ridge height is approximately 12 feet. This is an encroachment into the required 30 foot street side yard setback on corner lot.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Building Elevations and Renderings

Aerial Map

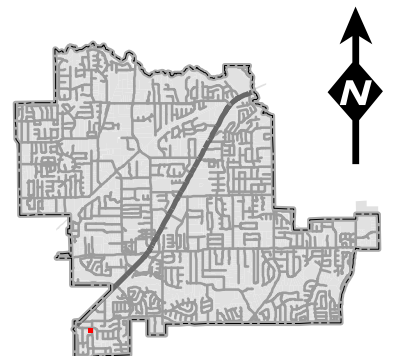


ZC20-031
111 W Greenbriar Lane

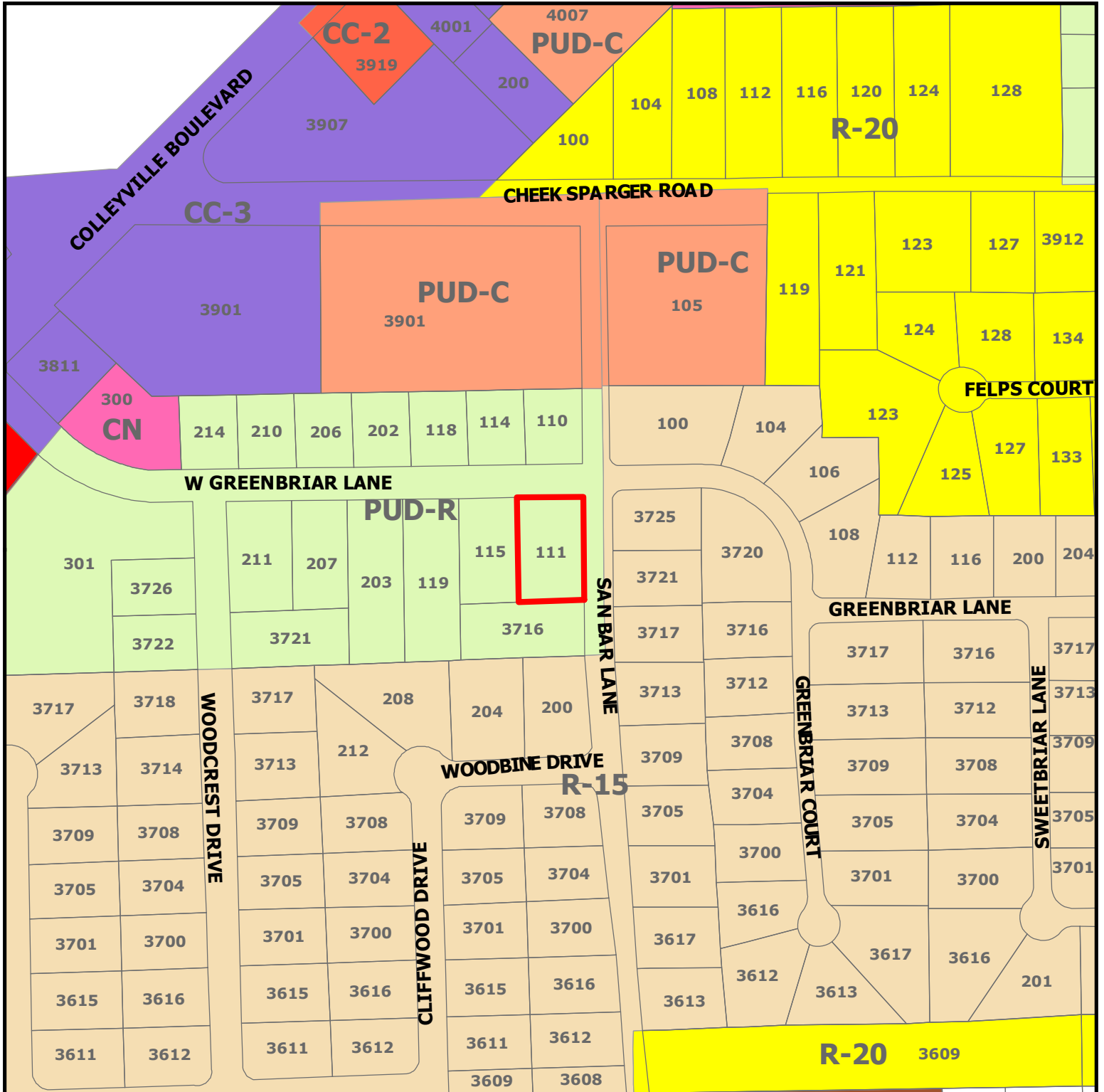
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Subject Property



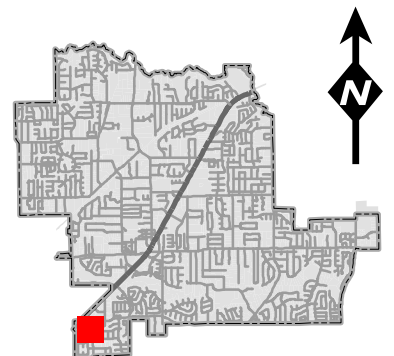
Zoning Map



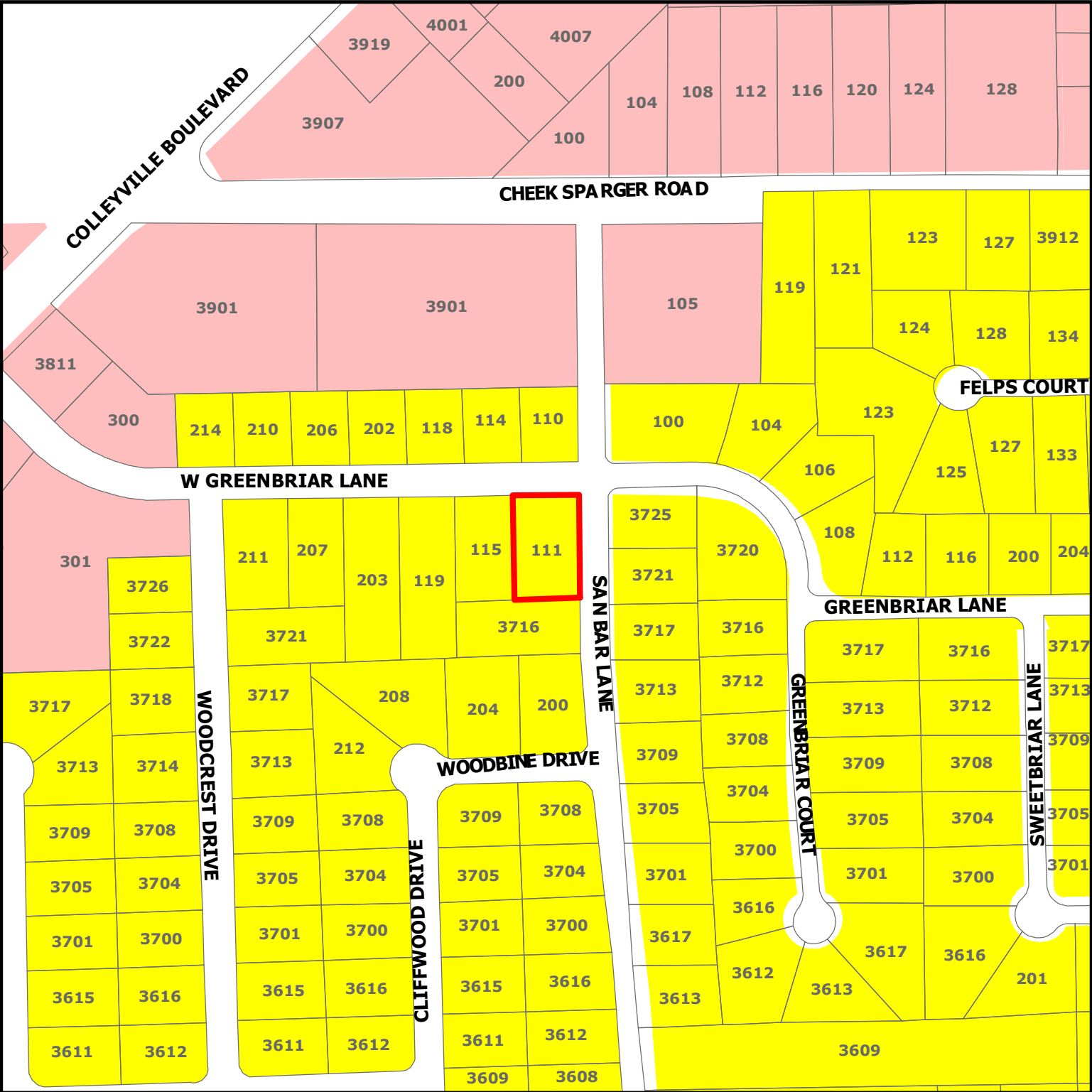
ZC20-031
111 W Greenbriar Lane

DISCLAIMER:
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 Subject Property



Future Land Use Map



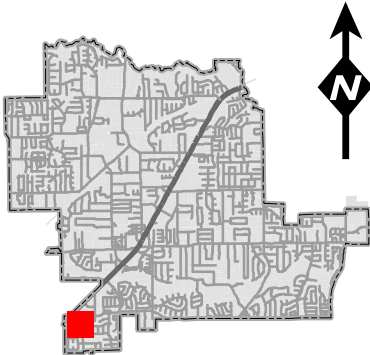
ZC20-031

111 W Greenbriar Lane



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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives

Subject:

FW: BLD2011-079 111 W GREENBRIAR LN

From: Robert Grubbs

Sent: Wednesday, November 18, 2020 4:14 PM

To: Araceli Botello

Subject: Re: BLD2011-079 111 W GREENBRIAR LN

Good afternoon Araceli Botello,

Our plan is to replace three old storage sheds, with one new storage shed.

The new storage shed will conform with the permit required guidelines for an Accessory Building Located in Residential Zoning Districts.

Also the new building will occupy the same footprint as the existing buildings, that it will replace, as shown on our survey.

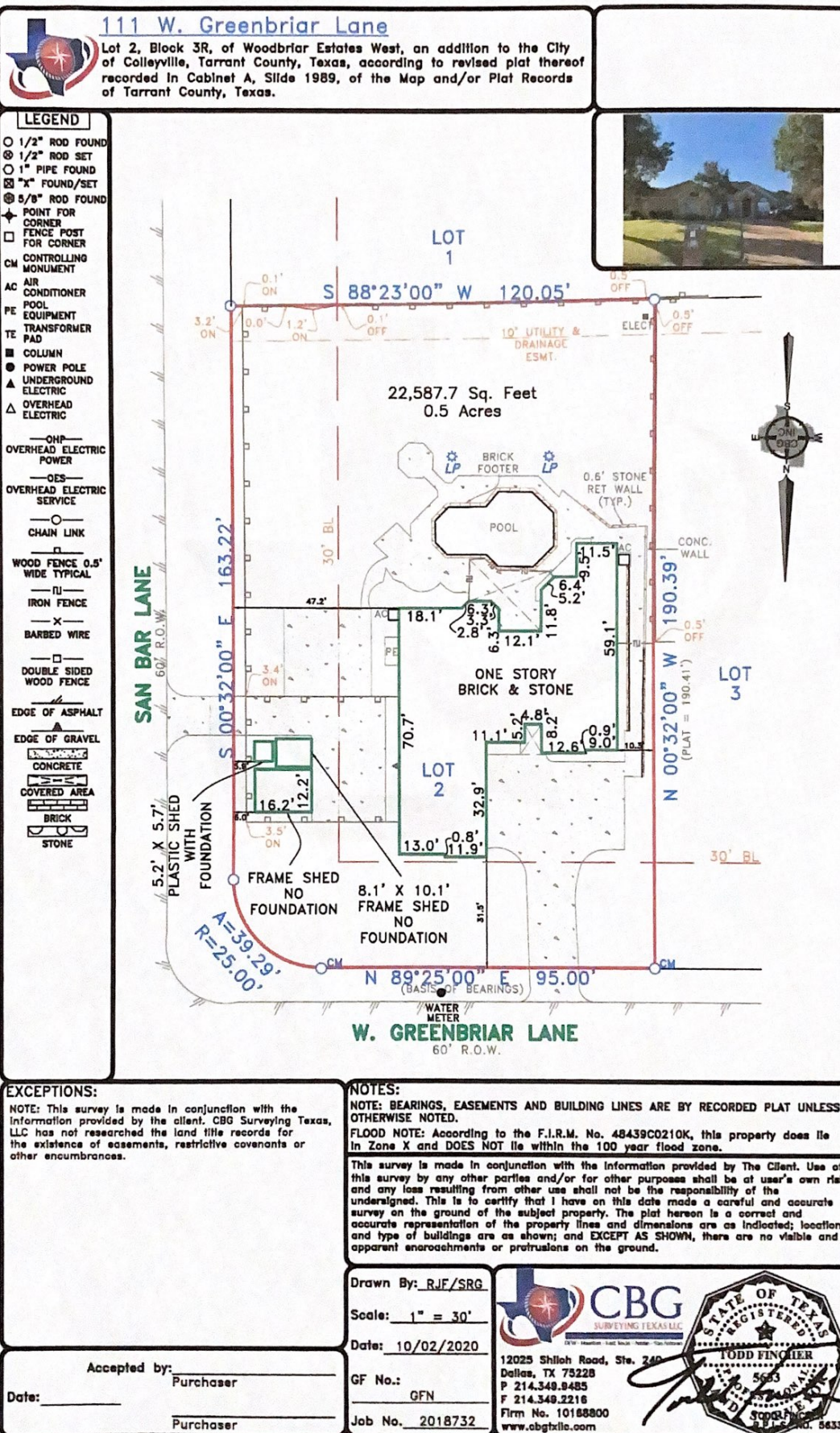
Thank you for your consideration.

Best Regards,

Robert

Robert W Grubbs

Site Plan



Site Plan



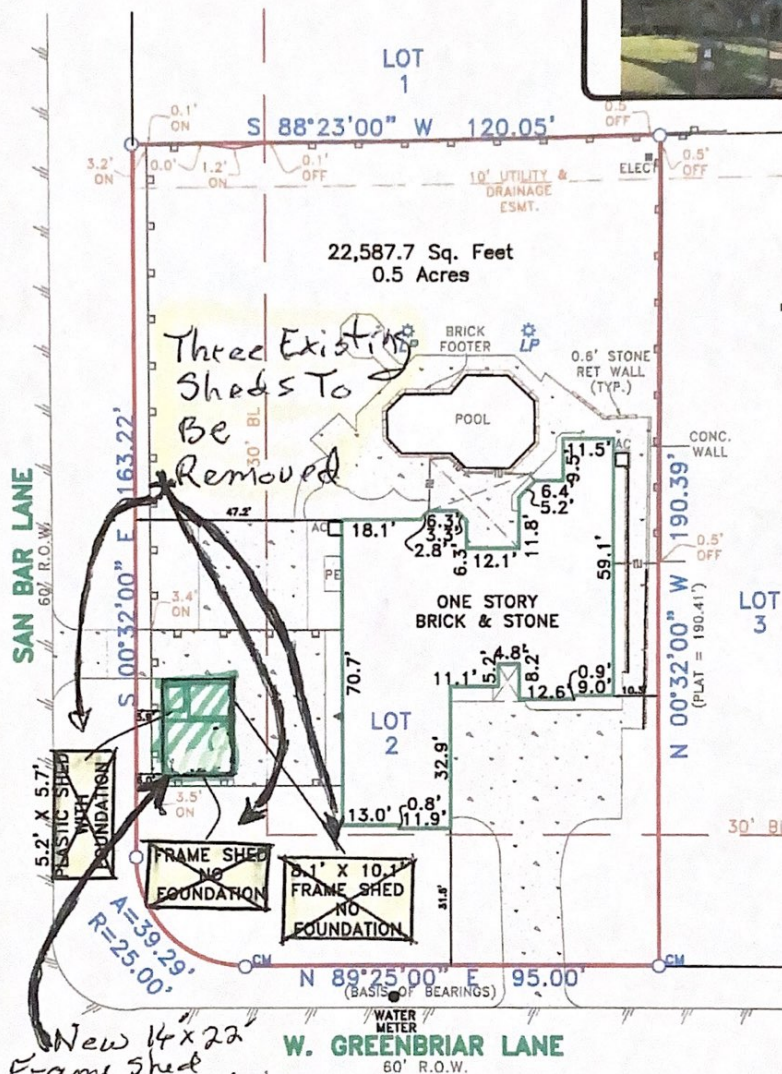
111 W. Greenbriar Lane

Lot 2, Block 3R, of Woodbriar Estates West, an addition to the City of Colleyville, Tarrant County, Texas, according to revised plat thereof recorded in Cabinet A, Slide 1989, of the Map and/or Plat Records of Tarrant County, Texas.

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC

- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CL— CHAIN LINK
- WF— WOOD FENCE 0.5' WIDE TYPICAL
- IF— IRON FENCE
- X— BARBED WIRE
- DS— DOUBLE SIDED WOOD FENCE
- EA— EDGE OF ASPHALT
- EG— EDGE OF GRAVEL
- C— CONCRETE
- CA— COVERED AREA
- B— BRICK
- S— STONE



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48439C0210K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: R/JF/SRG

Scale: 1" = 30'

Date: 10/02/2020

GF No.:

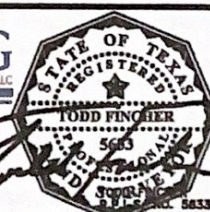
GFN

Job No. 2018732



CBG
SURVEYING TEXAS LLC

12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.348.9485
F 214.348.2216
Firm No. 10168800
www.cbgtxllc.com



Accepted by: Purchaser

Date: _____

Purchaser

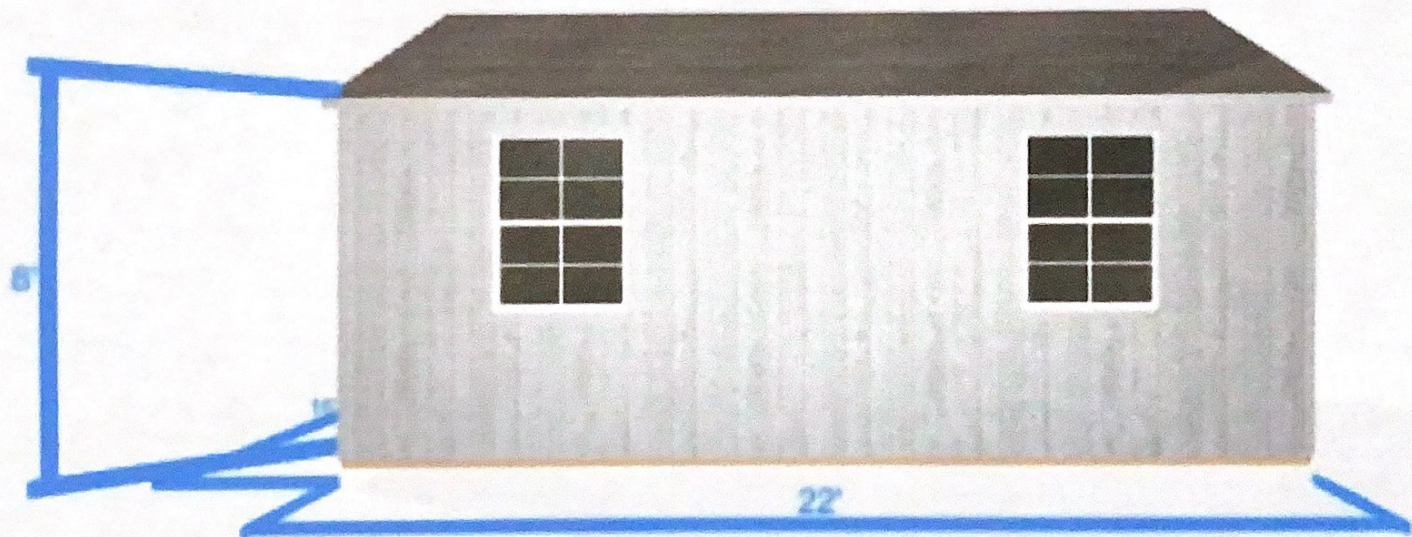
Building Elevations and Renderings



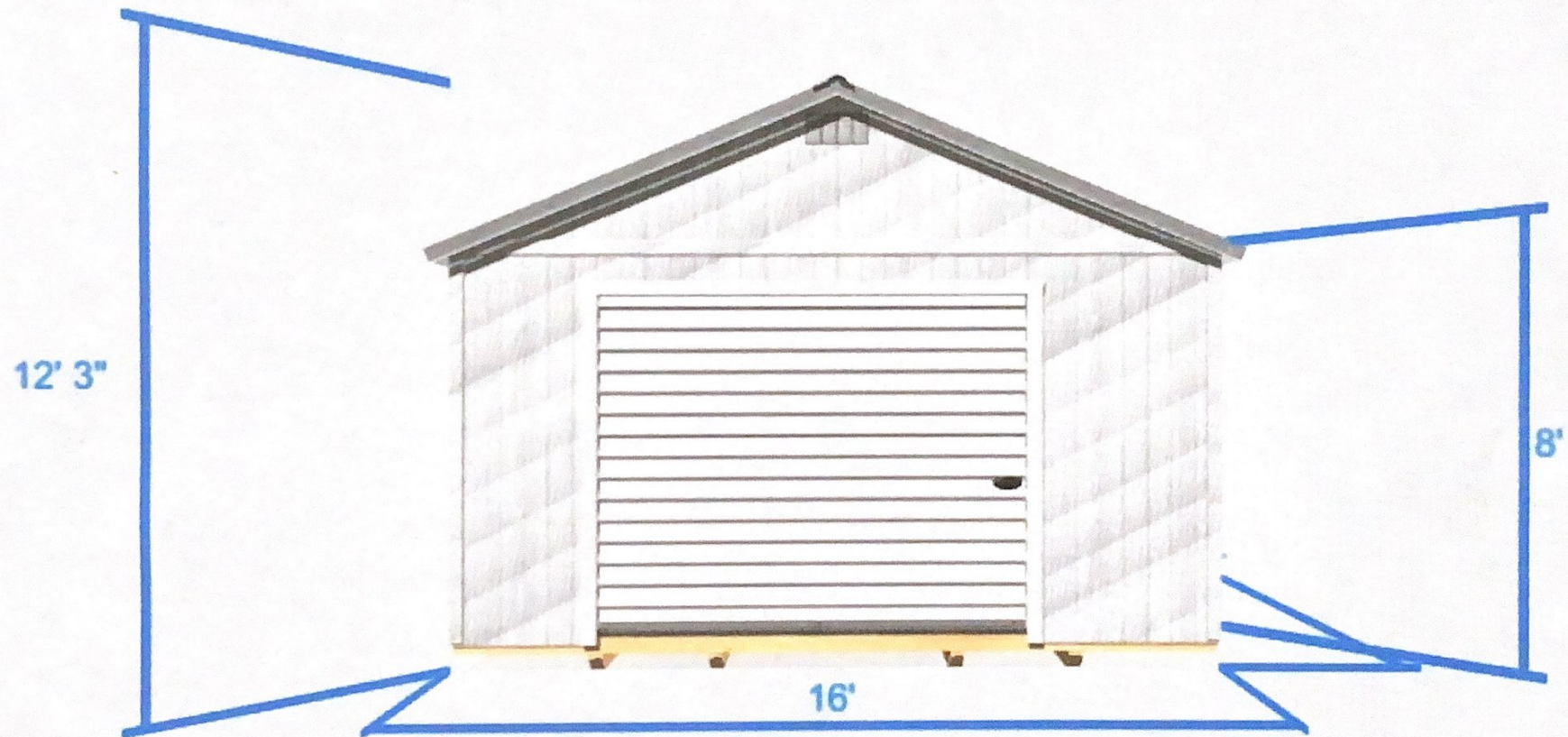
Building Elevations and Renderings



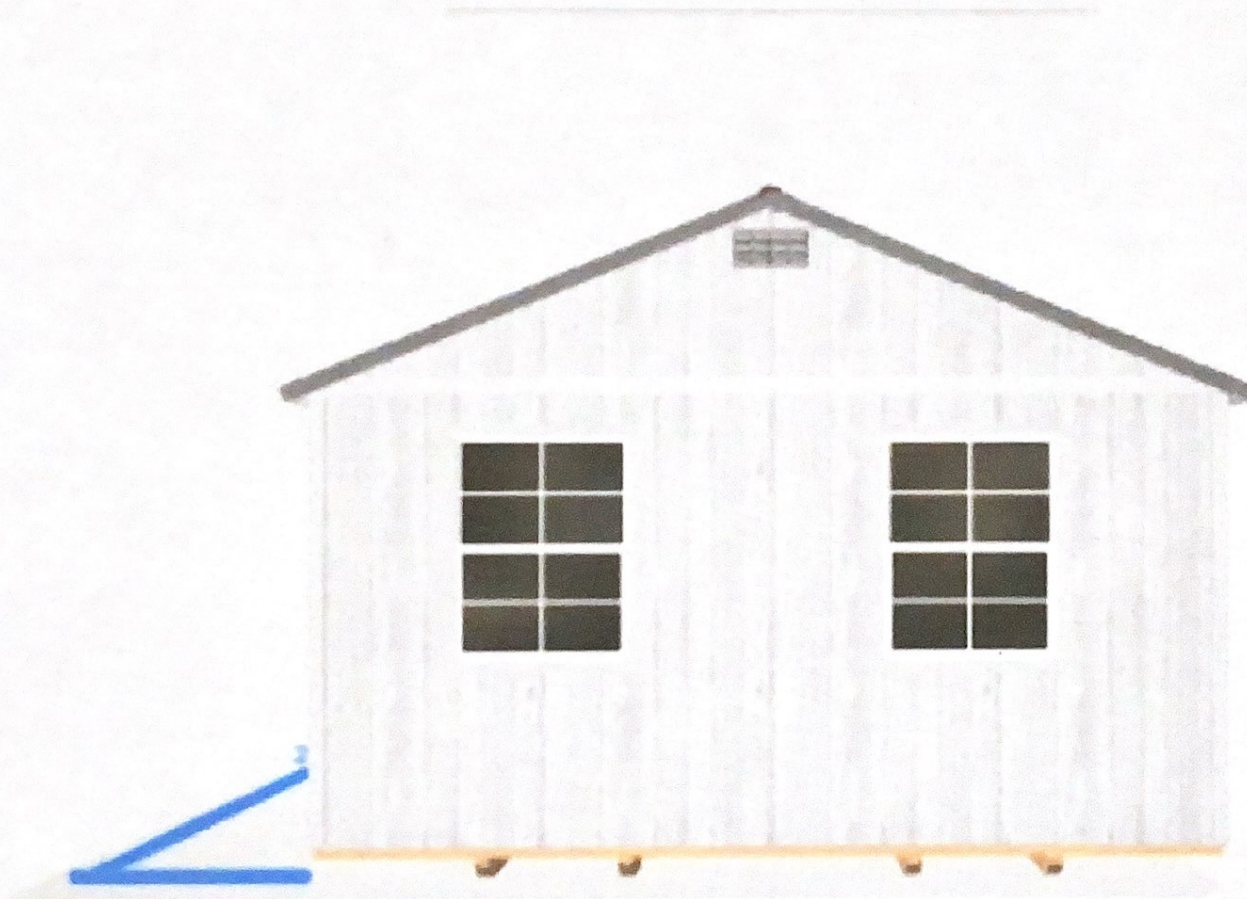
Building Elevations and Renderings



Building Elevations and Renderings



Building Elevations and Renderings



Building Elevations and Renderings

