



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, January 25, 2021

**WORKSESSION
6:15 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Presentation and discussion of a zoning change from CC-1 Village Retail zoning district and R-20 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case ZC20-032
- WS-2** Presentation and discussion of a Replat for Lot 12R, Block 1, Thompson Terraces, being a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case PC20-012
- WS-3** Presentation and discussion of a Preliminary/Final Plat for Lots 1-12 and Lots A & B, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC20-013
- WS-4** Presentation and discussion of a zoning change from PUD-R Planned Unit Development-Residential zoning district to AG Agricultural zoning district on Lot 1R, Block A, Eubank Addition, located at 311 W Glade Road, Case ZC21-001
- WS-5** Presentation and discussion of a zoning change from R-40 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on Lots B1A & B2A, Reagan Estates West, City Boundary Split, located at 7720 Precinct Line Road, Case ZC21-002

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.
CITY COUNCIL CHAMBERS
THIRD FLOOR**

**INVOCATION: COMMISSIONER GROVES
PLEDGE OF ALLEGIANCE**

2. CITIZEN COMMENTS

3. APPROVAL OF MINUTES

3a Planning and Zoning Commission Minutes - December 14, 2020

4. PUBLIC HEARING AGENDA ITEMS

4a Consideration of a Replat for Lot 1R1, Block 1 and Lot 2AR2, Block 3, Wescoat Place, being Lot 1R, Block 1 & Lots 2AR1 and 6A, Block 3, Wescoat Place, located at 6200 & 6104 Bransford Road and 6108 LD Lockett Road, Case PC20-010

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards January 22, 2021 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 Agenda Briefing

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

Agenda Number	Agenda Date 1/25/2021	Number WS-1
Type Presentation and Discussion		
Department Community Development		

Title

Presentation and discussion of a zoning change from CC-1 Village Retail zoning district and R-20 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case ZC20-032

Explanation

Bryan Hull, the applicant, has submitted a request for a Rezoning from CC-1 Village Retail and R-20 Single Family Residential to PUD-C Planned Unit Development-Commercial for proposed Lot 12R, Block 1, Thompson Terraces, being a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces Subdivision, and being approximately 0.8361 acres. The purpose is to change the zoning to PUD-C and combine both properties to make one lot in order to completely redevelop the existing beauty salon, Ryan Wayne Salon. The project is for a 2-story building with a dress shop on the 1st floor and the salon on the 2nd floor. The existing building with access from Thompson Terrace will be used as a training facility for the salon use.

Proposed Zoning Change:

Request – The request is to rezone from the CC-1 Village Retail (15,000 sq/ft min. lot size) and R-20 Single Family Residential (20,000 sq/ft min. lot size) to the PUD-C Planned Unit Development - Commercial district. The request is to construct a two-story, 9,200 SF beauty salon and continue to utilize a 1,119 sq/ft building for training.

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Analysis – A complete analysis could not be conducted due to the outstanding DRC comments. Please refer to the DRC comments listed below.

The Land Development Code allows a proposed beauty salon in the Neighborhood Commercial (CN), Village Retail (CC-1), Shopping Center (CC-2), and and Highway

Commercial (CC-3) zoning districts. An apparel store is permitted in the CC-1, CC-2, and CC-3 zoning districts.

Plat Status: The properties are currently platted as portions of Lot 2A & 3A, and Lot 12, Block 1, Thompson Terraces Subdivision.

DRC Review: The DRC met on December 21st and offered the following comments to the applicant:

Planning Comments for the Site Plan/PUD-C Zoning

1. Correctly label the existing building off Thompson Terrace and its square footage.
2. Please provide the number of trainees expected.
3. Include a vicinity map on the site plan.
4. Provide on the site plan the impervious and pervious calculations.
5. Dimension the curb cuts and drive approaches on the site plan for both Colleyville Boulevard and Thompson Terrace.
6. Place on the site plan all adjacent property lines, zoning, and land uses.
7. Include a site data table that includes the following information: Lot Area; Building Area; Proposed Land Use; Current Land Use; Landscape Area Required; Landscape Area Provided; Building Height; Parking and Building Area; Percentage of Lot Coverage.

Engineering Comments

1. FEMA has begun the process of remapping many of the collector tributaries within the City of Colleyville. Many of these tributaries were unstudied and as such were previously designated as 500 year floodplain under the previous mapping. This current remapping, of which we were recently notified will change the majority of this property from 500 year floodplain into 100 year floodplain. This new designation substantially changes the requirements to develop this property.
2. Thereby all future development of this property will have to be done in compliance with Chapter 50 Flooding in the Municipal Code. I suggest the developer have their engineering staff contact FEMA Region 6, for the hydraulic models.
3. On the replat, we will need Floodway Easements with associated notes which boundaries will be determined by the afore mentioned models. Additionally as these 2 lots are combining into one lot and both will be deeper than 200', we will need 16' drainage and utility easements as required by the Land Development Code.
4. As floodplain, the development of the property must have an engineering report showing no adverse effect on adjacent properties brought forth by the development of the property or by the proposed pedestrian bridge. The new structure will be required to be flood proofed or be built 2 feet above the base

flood elevation (BFE). The existing house will be limited to the 50% value for renovations or will also be required to be flood proofed or to be raised to 2 feet above the BFE.

5. Signage should be installed advising customers that the parking areas exist within a 100 year floodplain.

Surrounding Development: The surrounding area consists of properties zoned CC-1 Village Retail district to the north, south, and west and are improved with commercial uses. The properties located to the east are zoned CN Neighborhood Commercial and R-20 Single Family Residential districts and are improved with commercial uses and a single-family residence.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and most of the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor which is planned for future commercial use. The addition of a larger beauty salon meets the intent of the comprehensive plan. The proposed rezoning request does comply with the commercial land use designation stated in the comprehensive plan.

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) 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 as well as any Homeowners Associations and Independent School Districts within 1,000 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: Staff recommends denial of the zoning change request per the outstanding DRC comments.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plat Exhibit
6. Site Plan
7. Site, Grading, and Parking Plan
8. Floor Plan
9. Building Elevations and Renderings
10. Landscape Plan
11. Notification Map
12. Notification List
13. Property Owner Notification Letter
14. Draft Ordinance

Aerial Map



ZC20-032

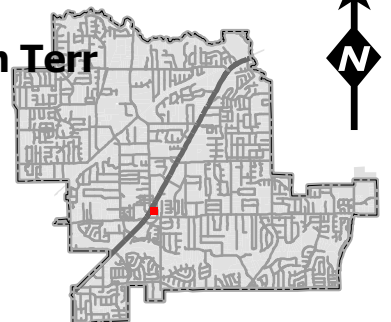
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

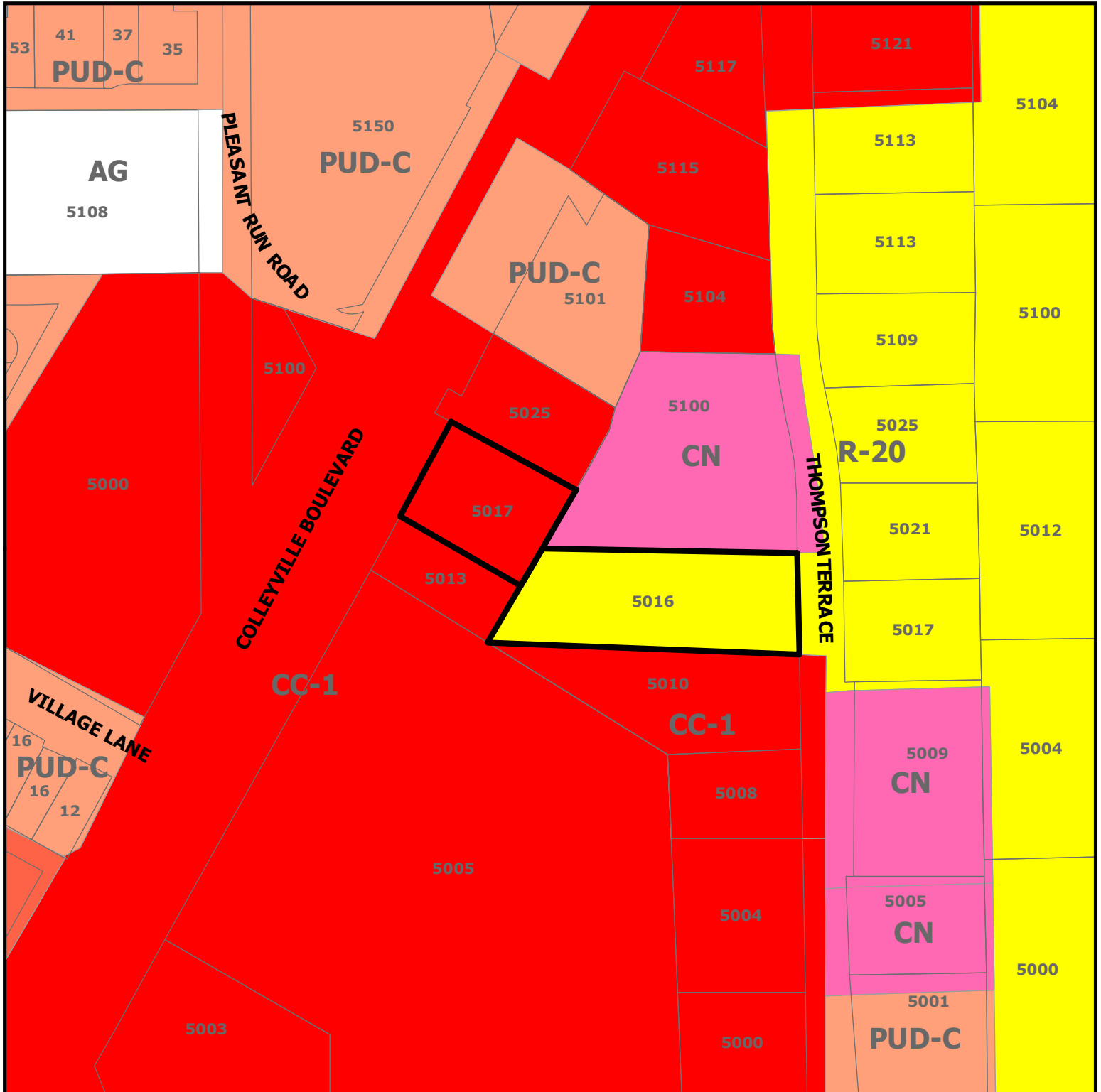
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC20-032

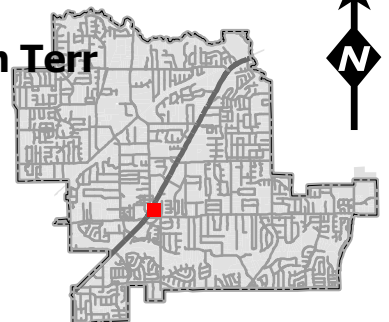
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

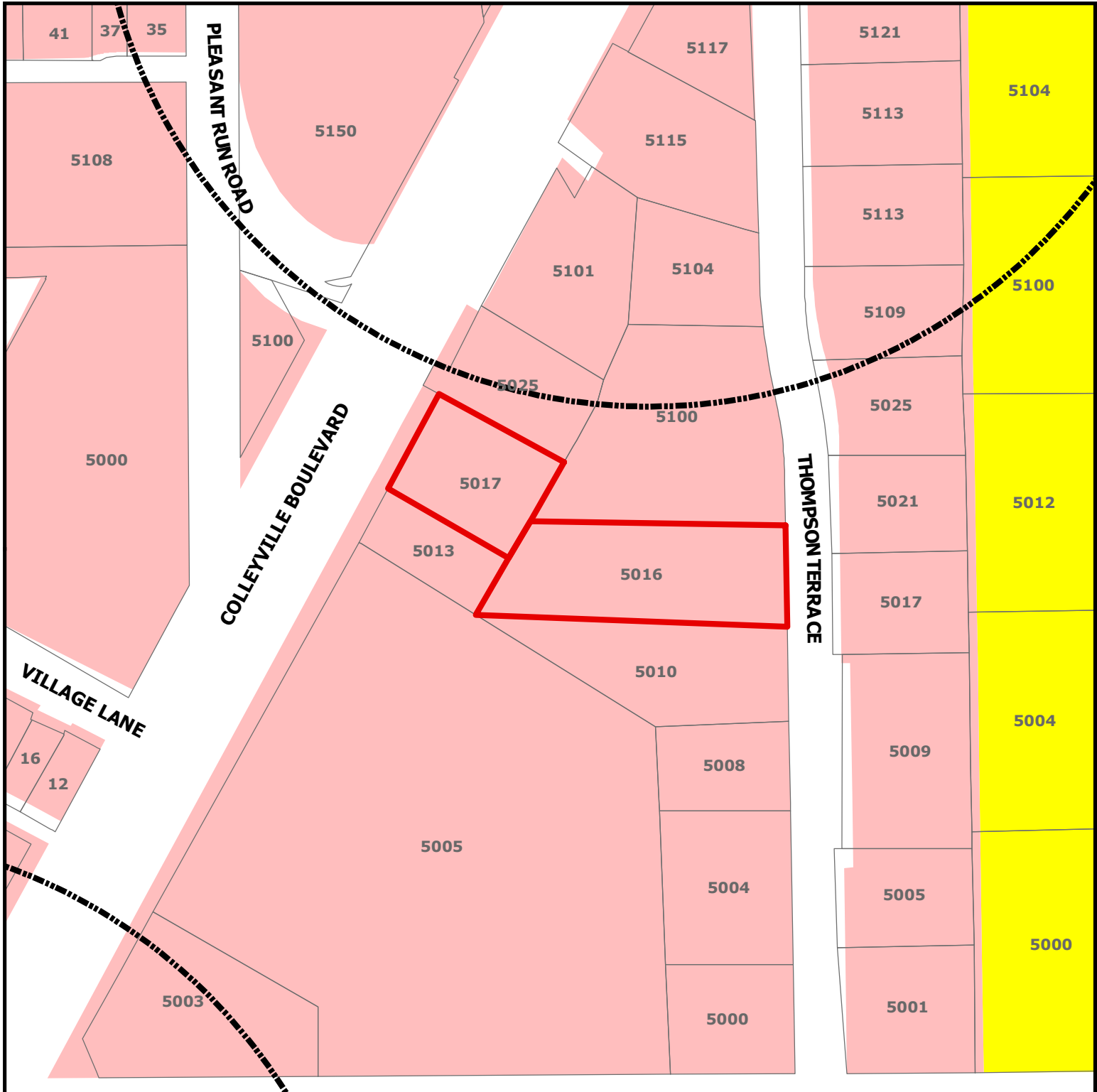
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Subject Property



Future Land Use Map



ZC20-032

5017 Colleyville Blvd and 5016 Thompson Terr

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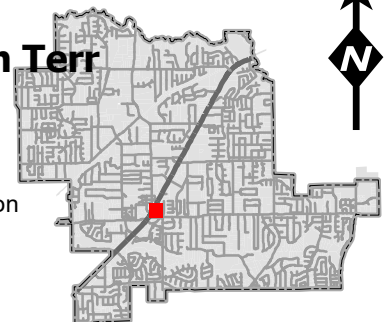


Subject Property



Residential

Colleyville Blvd Corridor





12/8/2020

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

Regarding:

Ryan Wayne Salon
5017 Colleyville Blvd.
And 5016 Thompson Ave.
Colleyville, TX 76034

STATEMENT OF PLANNING OBJECTIVES

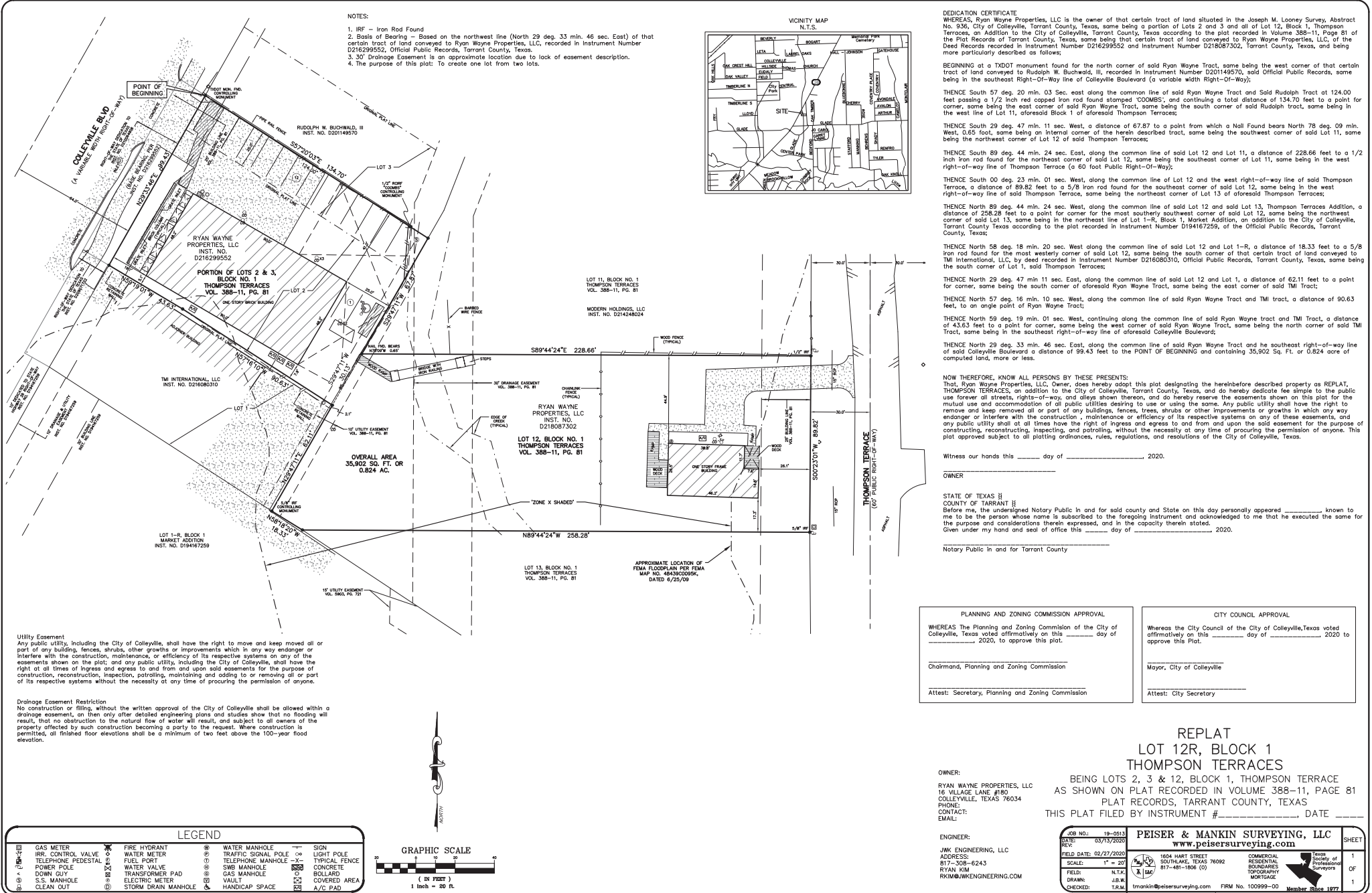
The objectives of the proposed zone change, replat and planned development applications for this project are:

1. To merge the two lots into one lot in order to accommodate expansion of the existing Ryan Wayne Salon and provide required parking. The TxDOT easement dedication on the Colleyville Boulevard frontage has eliminated required front yard area as well as required parking.
2. To change the zoning of the 5016 Thompson Avenue lot to the same commercial zoning as the existing Salon. This lot's existing zoning is already mapped to become this same matching zoning in the future. We are proposing PD zoning, with site plan approval.
3. To design the new larger lot into a planned development (PD), or other compatible zoning that meets the needs of the cohesive development as City Staff may direct. This will allow us to expand the square footage of the existing Salon, replace the lost parking spaces due to the TxDOT easement dedication as well as allow us to develop an exciting front elevation and landscape features to the Colleyville Boulevard street face.

It is also our desire to apply for City of Colleyville funding for redevelopment and / or Economic Development assistance for the enhancement of the Colleyville Boulevard street face.

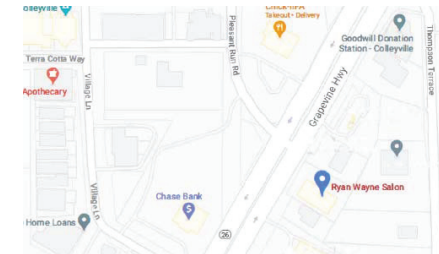
Thank you for your consideration.

Plat Exhibit



RYAN WAYNE SALON

5017 COLLEYVILLE BLVD, COLLEYVILLE, TX 76034



5017 COLLEYSVILLE BLVD.

20'-0" DRIVEWAY

ADJACENT ZONING CC-1 VILLAGE RETAIL

EXISTING SALON / MERCHANTILE BUILDING WITH FIRST AND SECOND STORY ADDITIONS

CARPORT STRUCTURES REMOVED

ADJACENT ZONING ON NEIGHBORHOOD COMMERCIAL USE

PEDESTRIAN & CART BRIDGE

10 REMAINING PARKING SPACES

30 NEW PARKING SPACES

15,000 SQ. FT. LOT MINIMUM

EXISTING BUILDING TO BE USED FOR TRAINING AND STORAGE, 2 STUDENTS MAX 1200 S.F. 2 SPACES REQUIRED

ADJACENT ZONING CC-1 VILLAGE RETAIL

EXISTING ADJACENT 2-STORY BUILDING

ADJACENT ZONING CC-1 VILLAGE RETAIL

PROJECT DATA:

SITE AREA 35,933 SQ. FT. = .825 ACRES
 BUILDING AREA = 4,500 S.F. ±1200 S.F.
 PROPOSED LAND USE - CC-1 VILLAGE RETAIL
 CURRENT LAND USES - CC-1 VILLAGE RETAIL AND R-20 SINGLE FAMILY
 REQUIRED LANDSCAPE AREA = 10% = 3,953 S.F.
 IMPERVIOUS AREA = 11,091 S.F. = 0.415%
 PERVIOUS AREA = 10,836 S.F. = 0.325%
 BUILDING HEIGHT = 29'-6" MAXIMUM

PARKING TABULATION:

USE OF SPACE	SQ. FT. OF SPACE	RATIO	REQUIRED
RETAIL / MERCHANTILE AREA	2,288 SQUARE FEET	1/200	12 SPACES
BEAUTY SALON	3,564 SQUARE FEET	1/200	18 SPACES
STOCK ROOM / ACCESSORY	2,100 SQUARE FEET	1/500	5 SPACES
TRAINING BUILDING	1/1.5 STUDENTS		2 SPACES
REQUIRED PARKING			37 SPACES
PARKING PROVIDED			40 SPACES

<u>PARKING TABULATION:</u>			
USE OF SPACE	SQ. FT. OF SPACE	RATIO	REQUIRED
RETAIL / MERCHANTILE AREA	2288 SQUARE FEET	1/200	12 SPACES
BEAUTY SALON	3564 SQUARE FEET	1/200	18 SPACES
STOCK ROOM / ACCESSORY	2100 SQUARE FEET	1/500	5 SPACES
TRAINING BUILDING	1/3 STUDENTS		2 SPACES
REQUIRED PARKING			31 SPACES
PARKING PROVIDED			40 SPACES

SITE PLAN
SCALE 1"=20'

[illegible]

ADDITION, REPLAT AND ZONE CHANGE

RYAN WAYNE SALON
65017 COLLEYVILLE BLVD, COLLEYVILLE, TX 76034

DATE	1/2021
SCALE	NOTED
DRAWN	STAFF
JOB#	4586
SHEET#	A-1
OF	SHEETS

Grading and Parking Plan

City of Colleyville General Notes

PUBLIC WORKS DEPARTMENT

GENERAL NOTES

- 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) and the current edition of the Texas Standard Specifications (1993 Edition) and the North Central Texas Council of Government's Standard Specifications for Public Works Construction latest edition.
- A copy of the City of Colleyville Infrastructure Construction Provisions and Details (July 2014) can be obtained from the following city website:
- www.colleyville.com/publicworks/engineering/instruction/ConstructionStandardsAndDetails/
- All materials and workmanship shall conform to the City of Colleyville Standards where they conflict with the City of Colleyville Standards.
- Work performed in the state highway right-of-way. An application and appropriate plans must be submitted directly to TADOT for review.
- If private is located within the right-of-way, the contractor shall obtain all necessary permits from the Public Works Department, review number 817-503-1366.
- The location of underground facilities indicated on the plans taken from public records. The contractor's responsibility is to locate all underground utilities and to protect all 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 protect all underground utilities and facilities. If any 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
Amos Energy	(817) 359-1313
Charter Communications	(817) 822-8745
City of Colleyville	(817) 748-8082
DIGTESS (Line Locates)	(800) 344-8377
8-Level (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

Last updated: 5/2017

City of Colleyville General Notes

alignm

- 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, pp. 125 - 137, and any amendments thereof.
- This item shall govern the control measures necessary to prevent and control soil erosion, sedimentation and siltation. These measures include but are not limited to: streambeds, 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 other erosion control measures required by the City of Colleyville. The City of Colleyville and 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 erosion control measures required by the City of Colleyville in writing. The controls may include silt fences, straw bale check dams, rock berms, diversion ditches, intercepter swales, sediment traps, and basins, pipe slope drains, inlet protection, stabilized construction entrances, silt fences, straw bale check dams, silt retention blankets or other structural or non-structural water pollution control.
- The Contractor shall restore all areas disturbed by construction to original condition or better. This may include but is not limited to: erosion control, streambeds, streambanks, stream 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. Tasks that require the City Engineer's approval include but are not limited to: Record Drawings. The City of Colleyville Public Works shall approve any deviations from the regulations of the Department of Transportation. The Contractor shall keep one (1) record copy of all specifications, drawings, addends, modifications, and shop drawings at the site in good order and annotated to show all changes made during the construction process. The City Engineer, City Engineer's Assistant, Engineer and the City 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 the City Engineer with a copy of the City Engineer for final inspection indicating all construction which deviated from the plans or was constructed in addition to that indicated on the plans.
- The Contractor must file for a 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 markings 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 City Engineer, subs, and the City of Colleyville. The City of Colleyville shall provide the City Engineer with a copy of the City Engineer for final inspection indicating all construction which deviated from the plans or was constructed in addition to that indicated on the plans.
- All construction must adhere to the City of Colleyville Tree Preservation Ordinance

Last updated: 5/2017

City of Colleyville General Notes

GENERAL NOTES - PAVING IMPROVEMENTS

1. All fill shall be compacted to a density of at least ninety-five (95%) percent standard proctor as per ASTM D 698 at or above optimum moisture content. Lifts shall be as specified per the soils lab recommendation and as approved by the City. All fill shall be tested as installed and certify by an approved soils laboratory
2. All structures, unless alternative design is submitted by and signed by the triennial method as specified in Department Ordinance, Department requirements and approved by the City of Coltsville, and shall be constructed on a minimum of (8") inches of stabilized subgrade (lime and/or cement) as soil tests indicate. Compaction shall be ninety-five (95%) percent density as per AASHTO designation T99. Density tests shall be taken every 1,200 square yards or less, as required by City Inspector.

Soil Type	Soil %	Soil Quantity	Lime %	Lime Quantity	Cement %	Cement Quantity
CL	100	100	10	10	0	0
CH	100	100	10	10	0	0
ML	100	100	10	10	0	0
MC	100	100	10	10	0	0
CL	90	90	10	10	0	0
CH	90	90	10	10	0	0
ML	90	90	10	10	0	0
MC	90	90	10	10	0	0
CL	80	80	10	10	0	0
CH	80	80	10	10	0	0
ML	80	80	10	10	0	0
MC	80	80	10	10	0	0
CL	70	70	10	10	0	0
CH	70	70	10	10	0	0
ML	70	70	10	10	0	0
MC	70	70	10	10	0	0
CL	60	60	10	10	0	0
CH	60	60	10	10	0	0
ML	60	60	10	10	0	0
MC	60	60	10	10	0	0
CL	50	50	10	10	0	0
CH	50	50	10	10	0	0
ML	50	50	10	10	0	0
MC	50	50	10	10	0	0
CL	40	40	10	10	0	0
CH	40	40	10	10	0	0
ML	40	40	10	10	0	0
MC	40	40	10	10	0	0
CL	30	30	10	10	0	0
CH	30	30	10	10	0	0
ML	30	30	10	10	0	0
MC	30	30	10	10	0	0
CL	20	20	10	10	0	0
CH	20	20	10	10	0	0
ML	20	20	10	10	0	0
MC	20	20	10	10	0	0
CL	10	10	10	10	0	0
CH	10	10	10	10	0	0
ML	10	10	10	10	0	0
MC	10	10	10	10	0	0
CL	0	0	10	10	0	0
CH	0	0	10	10	0	0
ML	0	0	10	10	0	0
MC	0	0	10	10	0	0

Plasticity Index (PI)	Assumed Unit Dry Weight (pcf)	% Lime	Quantity of Lime (lbs./sy)	% Cement	Quantity of Cement (lbs./sy)
0 - 15	120	0	0	5	36*
16 - 25	116	3	21	5	35
26 - 35	112	4	27	5	34
36 - 45	100	5	30	6	36

8. The sub-grade shall be proof rolled and observed by the construction inspector prior to and after sub-grade stabilization.
9. Curb and gutter shall consist of steel reinforced concrete and shall be six (6") inches high and thirty (30") inches wide.
10. The parkways and streets shall be rough cut to a plus or minus one-tenth (0.1) feet of their respective finish elevations.
11. Construction of wheel chair ramps will be the responsibility of the paving Contractor at the time of public Improvements.
12. In addition to water and sewer services and water valves shall have a suitable marker ("W") for water, "S" for sanitary sewer and "V" for valves stamped on the face of the curb, or if no curb is constructed, on the top of the pavement. The marks shall be a minimum of two (2") inches in height and width. Water services shall be located 10' upstream from the sanitary sewer service, with the sewer service located 10' from the front of the lot.
13. The Contractor shall proceed with paving no more than seventy-two (72) hours after density / moisture tests have been taken and passed by the City's testing firm. In the event paving operations have not been completed within the 72-hour time limit, the City shall be required at the Contractor's expense.
14. Manhole rim elevations, clean-outs, valve boxes, fire hydrants, etc. shall be adjusted to finished grade by the paving contractor at the time of paving. No block outs allowed
15. The Contractor shall provide and install all necessary Survey Reference Monuments" as described in the subdivision ordinance including concrete monuments at all boundary corners. The paving

City of Colleyville General Notes

contractor shall install a blue reflector in the street centerline at the location on each fire hydrant.

11. HMA Paving- Binder shall have no more than 15% RAP, all Surface mix shall be virgin. No RAS is allowed. Mix design shall be submitted to City prior for approval.
12. Concrete Paving- No manufactured sand is allowed.
13. All re-enforcing still shall be domestic and meet the TxDot steel mill guide lines.



JWK ENGINEERING , LLC

ENGINEERING
PLANNING
DEVELOPMENT
4128 BEACON STREET
FLOWER MOUND, TX 75028
TEL: 817.308.6243
FIRM #8280



SALON / RETAIL
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

DRAWN BY:

CHECKED BY:

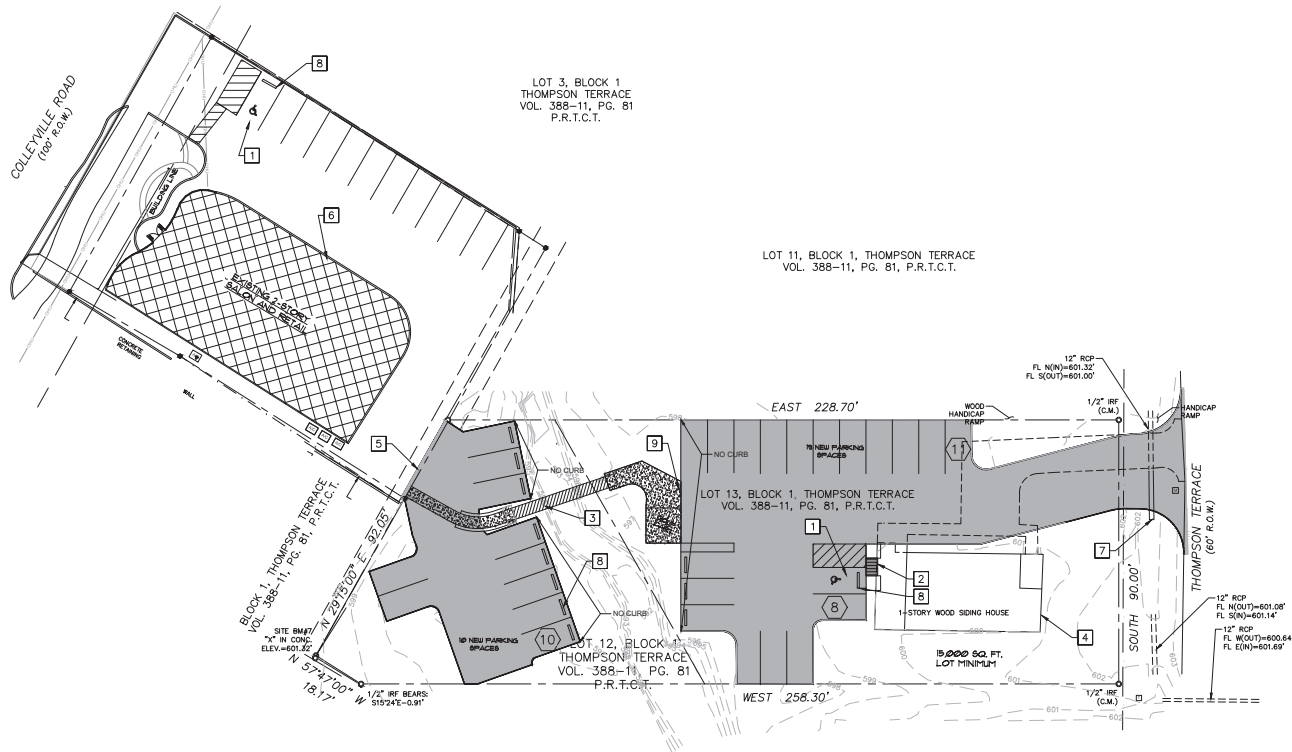
DATE: 11/01/20

REVISIONS:

SHEET TITLE:
GENERAL NOTES

SHEET NO.: C0.1

Grading and Parking Plan



GENERAL NOTES

1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. JWK ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE EXACT LOCATION OF SUCH FACILITIES. JWK ENGINEERING CAN ONLY GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS TO LOCATE ALL 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.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY JWK ENGINEERING IF ANY PLANS (HORIZONTALLY AND VERTICALLY) OR CONDITIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PREVIOUSLY DEPOSITED RECORDS OR WITH ANY OTHER PLANS.
5. ANY EXISTING UTILITY APPURTENANCES (MH, VALVES, WATER BOXES, ETC.) TO BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES AS INDICATED ON THE PLANS SHALL BE THE RESPONSIBILITY OF JWK ENGINEERING, INC. IF THERE IS A PROBLEM MAKING SAID ADJUSTMENTS.

NOTES BY SYMBOL

- 1 PROVIDE 1-VAN ACCESSIBLE PARKING WITH SIGN & WHEEL STOP
- 2 RAMP
- 3 PEDESTRIAN BRIDGE. REFER TO STRUCTURAL PLAN.
- 4 EXISTING BUILDING TO BE REMAIN.
- 5 CONNECT TO EX. PAVEMENT. #5 18" DOWEL BAR @ EVERY 12"
- 6 EXISTING ONE-STORY BUILDING TO BE MODIFIED.
- 7 EXISTING 12" CULVERT TO BE EXTENDED. FL. = 601.00
- 8 CONCRETE WHEEL STOP
- 9 6" BOLLARD

LEGEND

- 6" CONCRETE PAVEMENT WITH #3 REBAR 18" SPACING OCW.
3,500 PSI CONCRETE WITH 6" LIME TREATED SUBGRADE. COMPACT SUBGRADE TO 98% OF ASTM D698.
- 4" CONCRETE SIDEWALK WITH #3 REBAR 18" SPACING OCW.
3,000 PSI CONCRETE. COMPACT SUBGRADE TO 98% OF ASTM D698.

PARKING TABLE		
PROPOSED USE	PARKING REQ'D	PARKING PROVIDED
SALON (6,000 SF)	30	39
ACCESSIBLE PARKING	(2)	(2)
TOTAL	30 (2 HC)	39 (2 HC)

CAUTION !!!!

CALL TEXAS 811 & CITY OF COLLEYVILLE 72 HOUR PRIOR TO
START ANY CONSTRUCTION ACTIVITY.

IT IS CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING
UTILITIES AND OTHER CITY OR PUBLIC FACILITIES DURING
CONSTRUCTION ACTIVITIES.



JWK ENGINEERING, LLC
ENGINEERING
PLANNING
DEVELOPMENT
4128 BEACON STREET
FLOWER MOUND, TX 75028
TEL: 817.308.6243
FIRM #8280



SALON / RETAIL
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

DRAWN BY:

CHECKED BY:

DATE: 11/01/20

REVISIONS:

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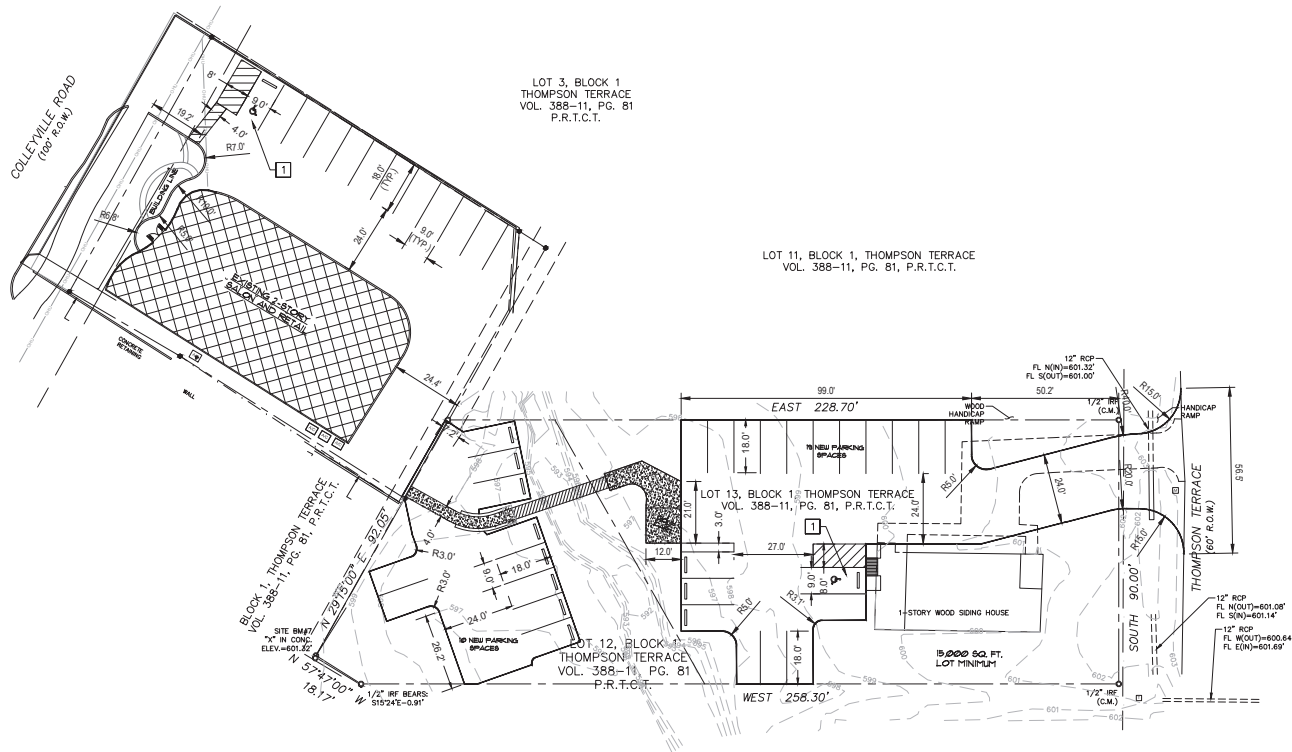
SHEET TITLE:	

SHEET TITLE:

SHEET NO. :

SITE PLAN
C1.0

Grading and Parking Plan



CAUTION !!!!

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IT IS CONTRACTORS RESPONSIBILITY TO PROTECT
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FACILITIES DURING CONSTRUCTION ACTIVITIES.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ALL DRIVE AND PARKING PAVING IS CONCRETE, REFER TO SECTION DETAILS.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR NEW CONCRETE CONSTRUCTION TO JWK ENGINEERING FOR APPROVAL.

NOTES BY SYMBOL:

- 1 HANDICAP PARKING SPACES. REFER TO DETAIL(S) FOR DIMENSIONS.



JWK ENGINEERING , LLC
ENGINEERING
P L A N N I N G
D E V E L O P M E N T

4128 BEACON STREET
FLOWER MOUND, TX 75028
TEL: 817.308.6243
FIRM #8280



SALON / RETAIL
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

DRAWN BY:

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DATE: 11/01/20

REVISIONS:

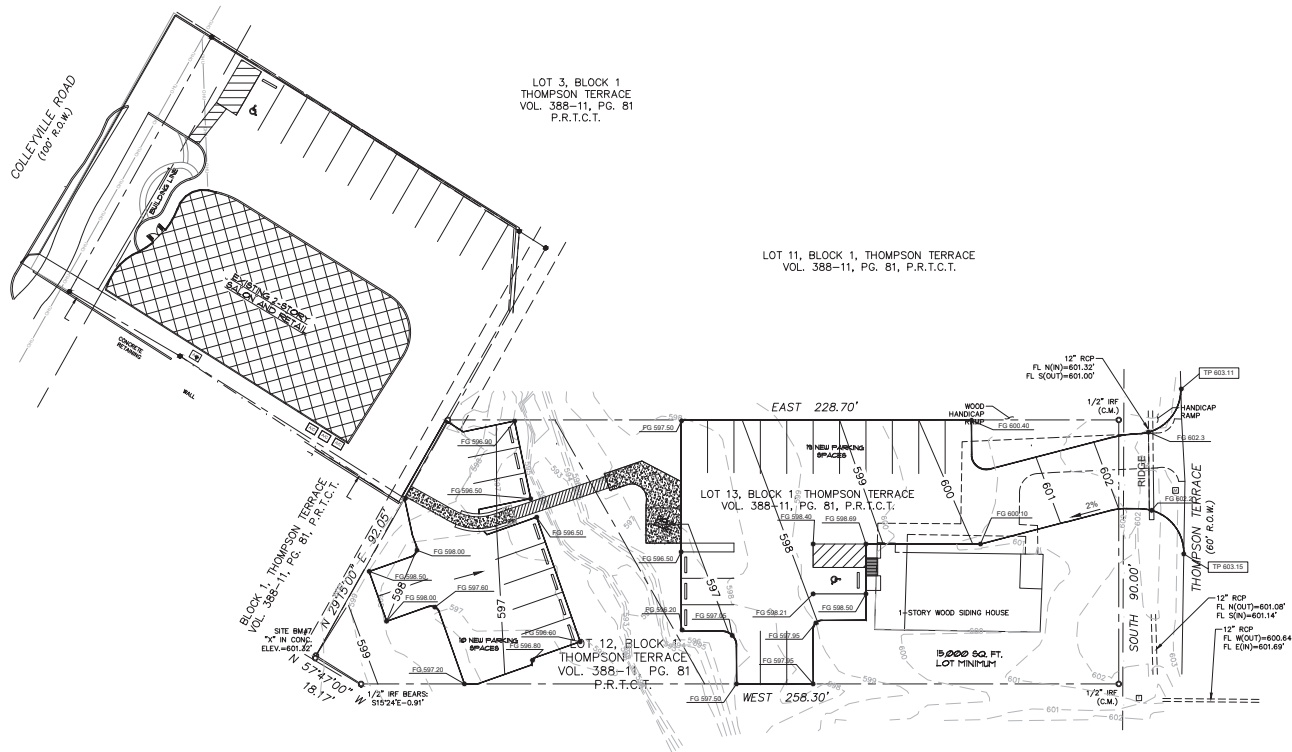
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SHEET TITLE

SHEET NO.: C2.0

C2.0

Grading and Parking Plan



LEGEND



PROPOSED HANDICAP PARKING SPACE



PROPOSED CONCRETE SURFACE
(WALK OR PAD)

PROPOSED CONTOUR LINE

TOP OF CURB SPOT ELEVATION
FINISHED GRADE SPOT ELEVATION
FLOW LINE SPOT ELEVATION

GENERAL NOTES

1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. JWK ENGINEERING ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SO GUARANTEED THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRIOR TO THE CONSTRUCTION OF THE PROJECT.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR 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 OTHER FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY JWK ENGINEERING IF THESE UNDERGROUND UTILITIES ARE NOT IN ACCORDANCE WITH THE INFORMATION INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.
5. ANY EXISTING UTILITY APPURTENANCES (MH, VALVES, METER BOXES, ETC.) TO BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES AS INDICATED ON THE PLANS. HANG, RISE, OR LOWER JWK ENGINEERING, INC. IF THERE IS A PROBLEM MAKING SUD ADJUSTMENTS.

NOTES BY SYMBOL

- 1 HANDICAP PARKING SPACES. MAXIMUM SLOPE 2.0% EACH WAY.
- 2 PROPOSED PAVEMENT TO MATCH EXISTING GRADE AND ELEVATION. INSTALL THICKENED EDGE. (TYPICAL)

CAUTION !!!!

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FACILITIES DURING CONSTRUCTION ACTIVITIES.



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SALON / RETAIL
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COLLEYVILLE, TEXAS 76034

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DATE: 11/01/20

REVISIONS:

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SHEET TITLE:

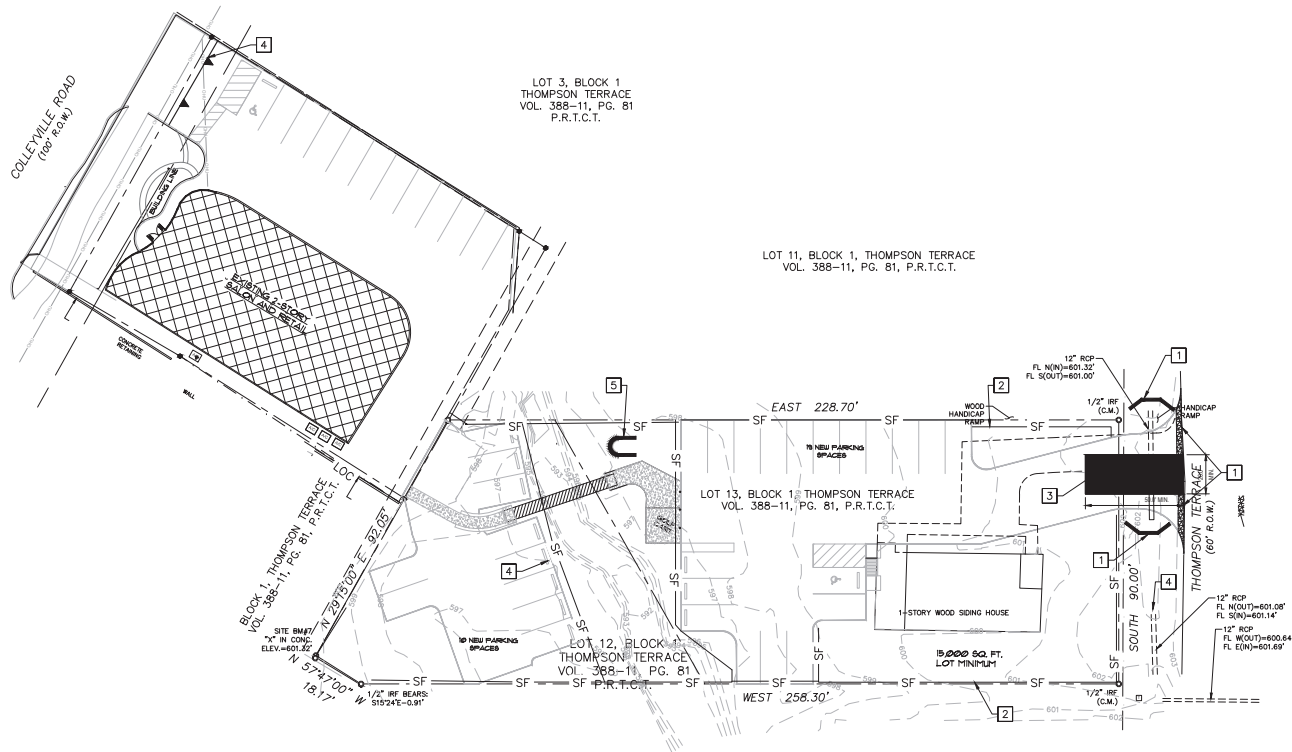
SHEET NO. :

SHEET NO.:

114

C3.0

Grading and Parking Plan

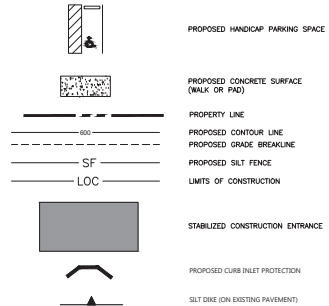


CAUTION !!!!

CALL TEXAS 811 & CITY OF COLLEYVILLE 72 HOUR
PRIOR TO START ANY CONSTRUCTION ACTIVITY.

IT IS CONTRACTORS RESPONSIBILITY TO PROTECT
EXISTING UTILITIES AND OTHER CITY OR PUBLIC
FACILITIES DURING CONSTRUCTION ACTIVITIES.

LEGEND



GENERAL NOTES

1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. JWK ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED TO GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRESENTLY.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR 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 OTHER FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY JWK ENGINEERING IF ANY UNDERGROUND UTILITIES ARE NOT IN THE AREAS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.
5. ANY EXISTING UTILITY APPURTENANCES (MH VALVES, METER BOXES, ETC.) TO BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL NOTIFY JWK ENGINEERING, IF THERE IS A PROBLEM MAKING SAID ADJUSTMENTS.

NOTES BY SYMBOL

- 1 CONTRACTOR TO PROVIDE SILT FENCE / STRAW BALE PROTECTION AT CURB CUT UNTIL CONSTRUCTION IS COMPLETED. (TYPICAL)
- 2 CONTRACTOR TO PROVIDE SILT FENCE PROTECTION UNTIL CONSTRUCTION IS COMPLETED. (TYPICAL)
- 3 STABILIZED CONSTRUCTION ENTRANCE.
- 4 INLET PROTECTION
- 5 CONCRETE WASHOUT

SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND VEHICLE WASHDOWN IN THE LOCATION SHOWN. SEE EROSION AND SEDIMENTATION CONTROL PLAN.
2. INSTALL SILT FENCE AND MAINTAIN DURING ROUGH GRADING OPERATIONS. SEE EROSION AND SEDIMENTATION CONTROL DETAILS SHEET.
3. STRIP TOPSOIL AND OTHER ORGANIC MATERIALS. ALL SUCH TOPSOIL REMOVED SHALL BE STOCKPILED FOR LATER USE. ALL STOCKPILES SHALL BE SEEDED AND MULCHED TO PREVENT LOSS DUE TO EROSION, AND ENCLOSED WITH SEDIMENT FENCE.
4. CONSTRUCTION GRAVEL BASE FOR TRAILER PARKING, EMPLOYEE PARKING, AND CONSTRUCTION STAGING AREAS.
5. GRADE REMAINDER OF SITE TO BRING BUILDING PAD AND PARKING AREAS TO FINISHED GRADE.
6. CONSTRUCTION PAVED AREAS.
7. FINISH GRADING OF ALL AREAS.
8. COMPLETE PERMANENT SEEDING AND MULCHING OF ALL DISTURBED AREAS. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL A FULL VEGETATIVE COVER HAS BEEN ESTABLISHED.



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SALON
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COLLEYVILLE, TEXAS 76034

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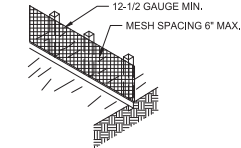
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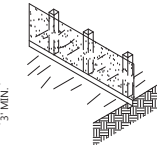
114

Grading and Parking Plan

- ## 2. STAPLE WIRE FENCING TO THE POSTS.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



1 SILT FENCE
NTS



1. TUBULAR SILT DIKE SHALL CONSIST OF ORGANIC MULCH ENCASED IN AN OUTSIDE OPEN WEAVE CONTAINMENT FABRIC.
2. TUBULAR EROSION CONTROL SOCK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. POINT A SHALL BE HIGHER THAN POINT B TO ENSURE THAT WATER FLOWS OVER THE CHECKS AND NOT AROUND THE ENDS.

- NTS



- ③ — $\frac{W}{NTS}$



- NTS



2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS.
- ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

④ _____
SCALE: NTS

60.0

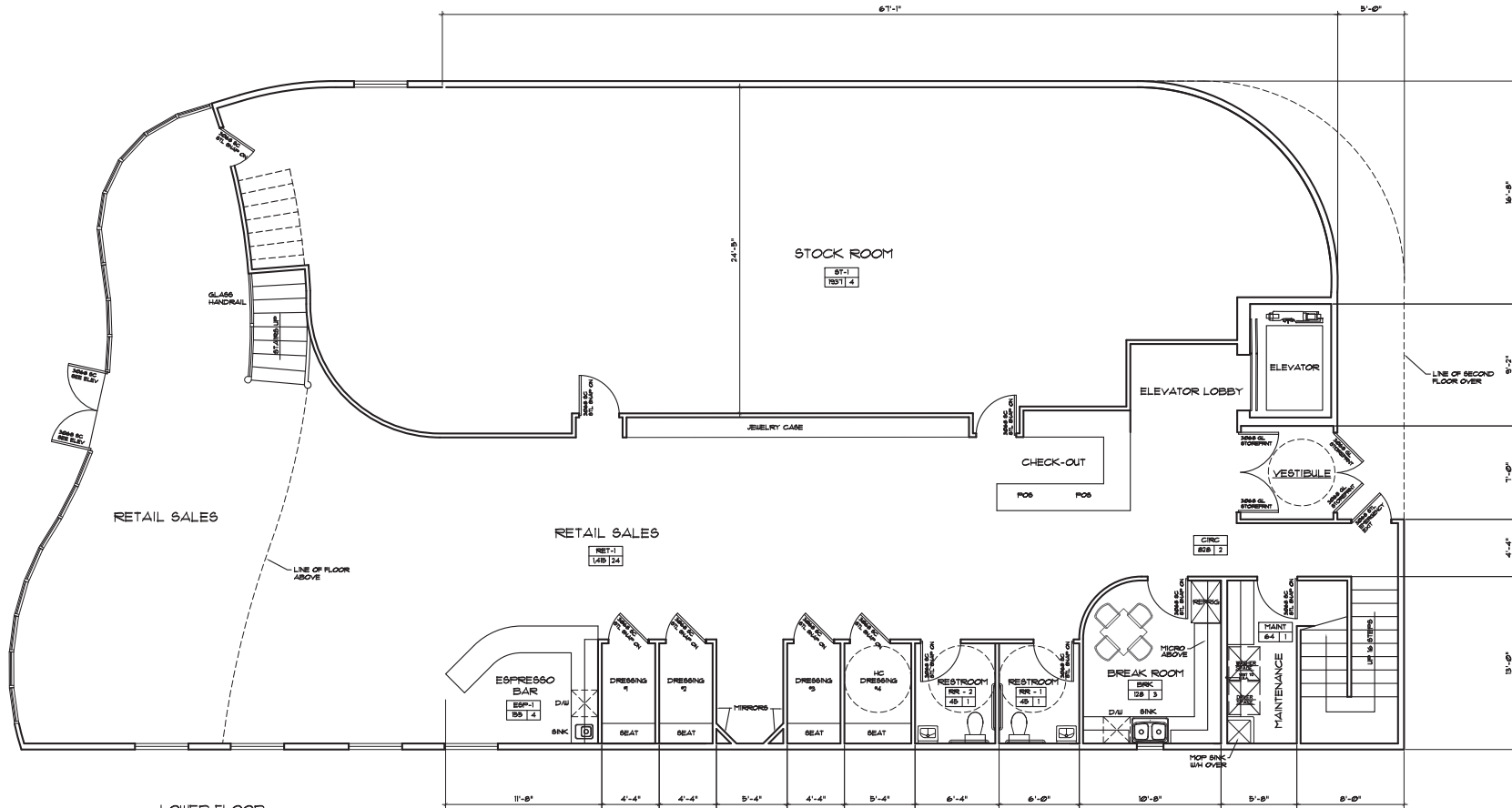
Floor Plan

REVISIONS



ADDITION, REPLAT AND ZONE CHANGE
for
RYAN WAYNE SALON
5017 COLLEYSVILLE BLVD. COLLEYSVILLE, TX 76034

DATE	9/20/20
SCALE	NOTED
DRAWN	STAFF
JOB#	20-4586
SHEET#	A-2
OF SHEETS	

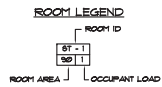


LOWER FLOOR OCCUPANT LOAD CALCULATIONS:

ROOM ID	S.F. AREA	LOAD FACTOR	TOTAL LOAD
RET-1	1,415	1 / 60 SQ. FT.	24 PERSONS
BRK	128	1 / 50 SQ. FT.	3 PERSONS
ESP-1	155	1 / 50 SQ. FT.	4 PERSONS
ST-1	1,331	1 / 300 SQ. FT.	1 PERSON
RR-1	45	1 / 50 SQ. FT.	1 PERSON
RR-2	45	1 / 50 SQ. FT.	1 PERSON
DRESS	283	1 / 50 SQ. FT.	6 PERSONS
MAINT	64	1 / 300 SQ. FT.	1 PERSON
CIRC	828	1 / 500 SQ. FT.	2 PERSONS
TOTAL LOWER FLOOR	4,900 SQ. FT.		49 PERSONS

M OCCUPANCY - FULLY FIRE SPRINKLED

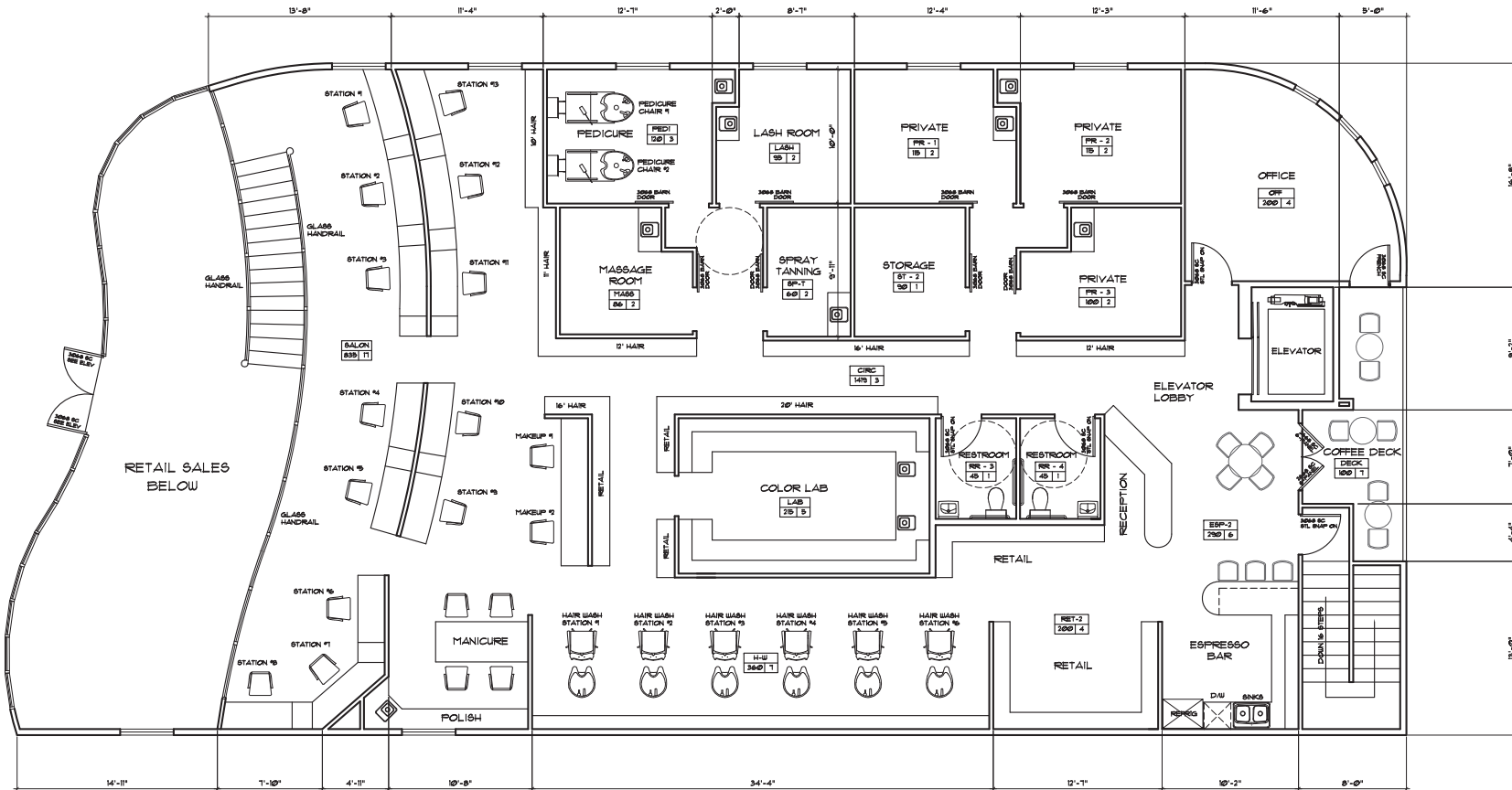
4,900 SQUARE FEET LOWER FLOOR AREA
4,400 SQUARE FEET UPPER FLOOR AREA
9,200 SQUARE FEET TOTAL AREA



LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"

Floor Plan



UPPER FLOOR OCCUPANT LOAD CALCULATIONS:

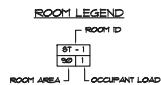
ROOM ID	SF. AREA	LOAD FACTOR	TOTAL LOAD
SALON	835	1 / 50 SQ. FT.	17 PERSONS
PED1	120	1 / 50 SQ. FT.	3 PERSONS
LASH	95	1 / 50 SQ. FT.	2 PERSONS
PR-1	115	1 / 50 SQ. FT.	2 PERSONS
PR-2	115	1 / 50 SQ. FT.	2 PERSONS
PR-3	100	1 / 50 SQ. FT.	2 PERSONS
MASS	86	1 / 50 SQ. FT.	2 PERSONS
ST-1	60	1 / 50 SQ. FT.	2 PERSONS
OFF	200 SQ. FT.	1 / 50 SQ. FT.	4 PERSONS
LAB	215	1 / 50 SQ. FT.	5 PERSONS
ESP-2	290	1 / 50 SQ. FT.	6 PERSONS
RET-2	200	1 / 50 SQ. FT.	4 PERSONS
HU	360	1 / 50 SQ. FT.	7 PERSONS
RR-3	45	1 / 50 SQ. FT.	1 PERSON
RR-4	45	1 / 50 SQ. FT.	1 PERSON
DECK	100	1 / 15 SQ. FT.	7 PERSONS
ST-2	90	1 / 500 SQ. FT.	1 PERSON
CIRC	149	1 / 500 SQ. FT.	3 PERSONS

TOTAL UPPER FLOOR 4,400 SQ. FT. 71 PERSONS
B OCCUPANCY - FULLY FIRE SPRINKLED

4,400 SQUARE FEET UPPER FLOOR AREA

UPPER FLOOR PLAN

SCALE 1/4"=1'-0"



REVISIONS

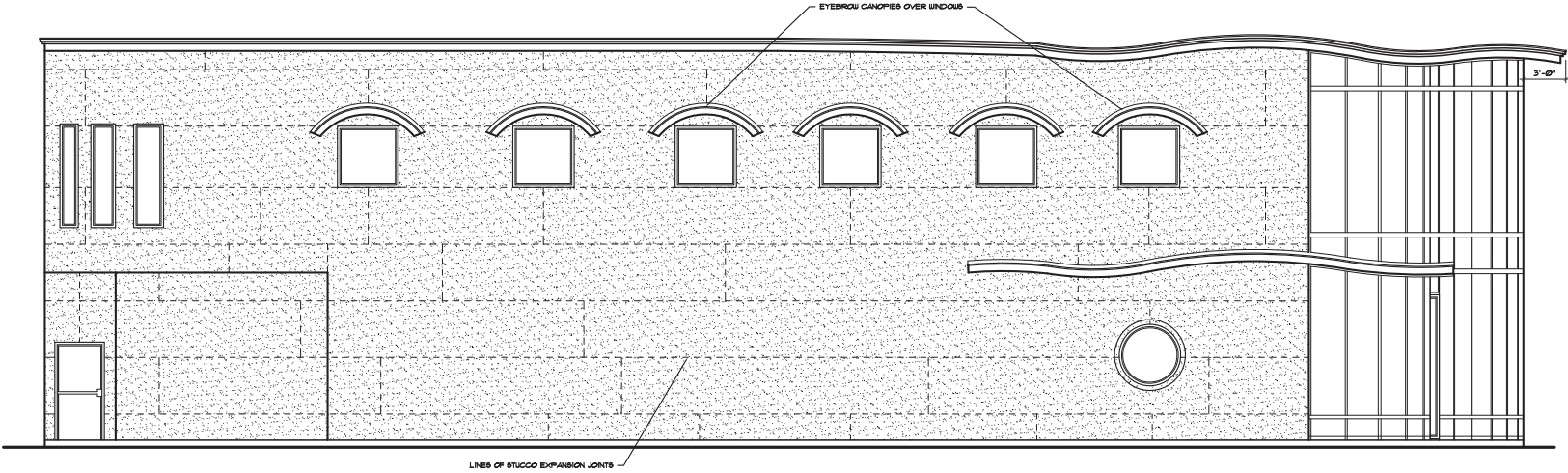


ADDITION, REPLAT AND ZONE CHANGE
for
RYAN WAYNE SALON

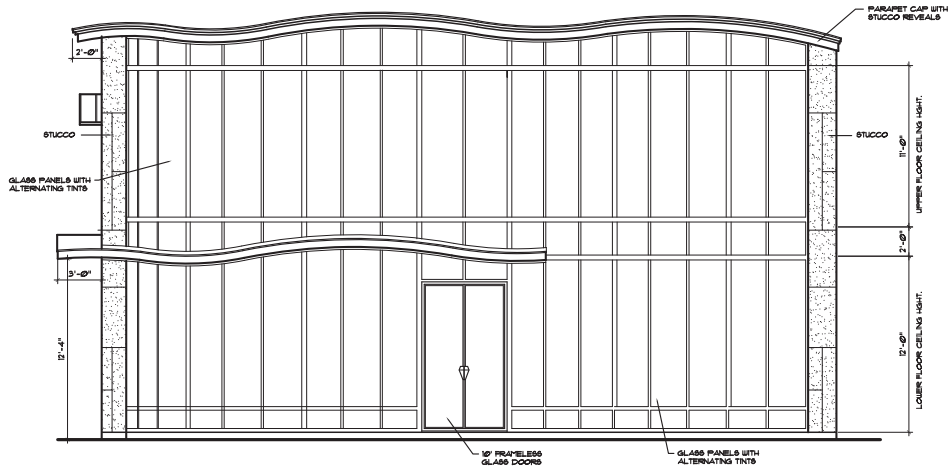
5017 COLLEYSVILLE BLVD. COLLEYSVILLE, TX 76034

DATE	6/20/20
SCALE	NOTED
DRAWN	STAFF
JOB#	20-4586
SHEET#	A-3
OF SHEETS	

Building Elevations and Renderings



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



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

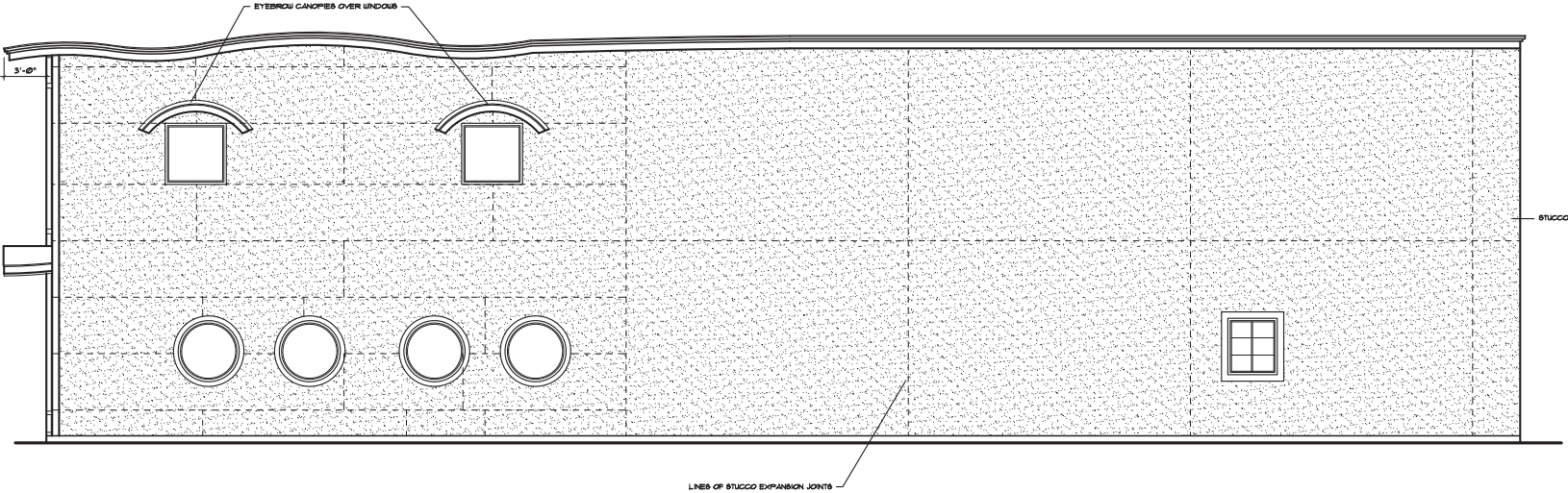
REVISIONS



ADDITION, REPLAT AND ZONE CHANGE
for
RYAN WAYNE SALON
5917 COLLETVILLE BLVD, COLLETVILLE, TX 76034

DATE	9/2020
SCALE	NOTED
DRAWN	STAFF
NOB	20-4586
SHEET#	A-4
OF SHEETS	

Building Elevations and Renderings



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

SCALE 1/4"=1'-0"

REVISIONS



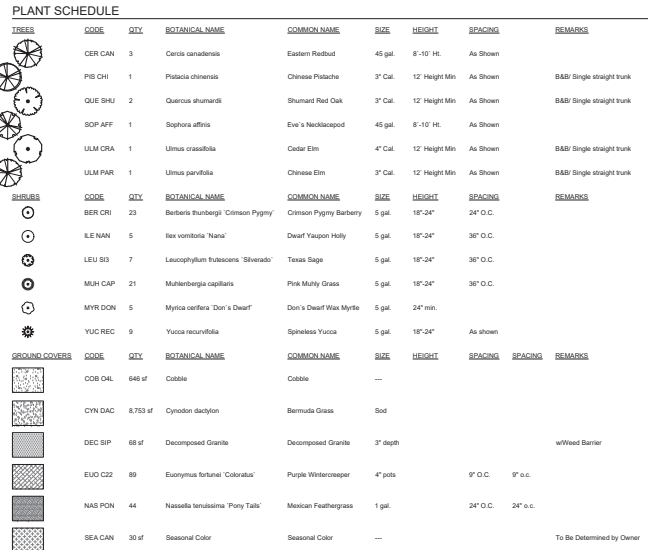
ADDITION, REPLAT AND ZONE CHANGE
for
RYAN WAYNE SALON
5017 COLLEYVILLE BLVD. COLLEYVILLE, TX 76034

DATE	11/2020
SCALE	NOTED
DRAWN	STAFF
JOB#	20-4586
SHEET#	A-5
OF SHEETS	

Building Elevations and Renderings



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2. **PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.**
3. **ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.**
4. **CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.**
5. **ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.**
6. **PREPANTS AND ALL PLANTS TO BE BRANCHED, ALL TREES WITH BRANCHED CANOPIES.**
7. **CONTRACTOR TO PROVIDE OWNER WITH PREPARED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.**
8. **MAINTAIN PROTECTIVE VISIBILITY TRIANGLE WITH PLANTING BEDS, PER CITY STANDARDS AT ALL ENTRANCES TO SITE.**
9. **PREPANTS MUST BE PLANTED WITH BEDS WITH MIX AS OUTLINED IN SPEC. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.**
10. **PREPANTS WATERED FOR 14 DAYS PRIOR TO DETAILS.**
11. **SEE DETAIL SHEET L-6 FOR LOCATION DETAILS.**
12. **PROTECTOR WASTEWATER FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER, ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.**
13. **CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND ALL NEARBY ARBORIST, WORK TO INCLUDE REMOVAL OF ALL SICKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRUIERS AND OTHER INVASIVE GROWTH AND INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN ALL BRANCHES AND LIMBS FOR 14 DAYS PRIOR TO REMOVAL OF CUTTING OF BRANCHES.**
14. **ENTRANCES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.**
15. **ALL PLANTING MATERIAL TO BE PLANTED IN PLANTING BEDS, PROVIDE SPECIFICATIONS, FILE ALL CORNERS SHOOT.**
16. **INSTALL EQUITABLE BETWEEN LAWN AND PLANTING BEDS, REFER TO SPECIFICATIONS. FILE ALL CORNERS SHOOT.**
17. **CONTRACTOR TO PROVIDE SLOPE OF 4:1 OR GREATER.**
18. **PLANT PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.**
19. **ALL PARKING LOT LAYOUTS TO BE SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN).**
20. **PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.**

Tree #	Common name of tree species	DBH (inches)	Height (feet)	Preservation status	Heritage Tree	Exclusions	Tree Mitigation	Penalty	Comments (ie. list multi-trunk specimens)
101	Elm	11	260	REM					
102	Elm	11	360	REM					
103	Elm	16	804	REM					
104	Linden	8	201	REM		DDH			
105	Elm	17	907	PRES					
106	Pecan	10	314	PRES					
107	Crape Myrtle	8	201	PRES					
108	Mulberry	20	1,256	PRES					
109	Elm	23	1,661	PRES		OFFSITE			
110	Elm	33	3,419	PRES					
111	Elm	10	314	PRES					

* All values are in square feet unless otherwise noted		Columns	Applicable Action or Status	Enter Code
	Total	Preservation Status	Preserved trees:	PRES
Lot or Project Area	22,737		Removed trees:	IREM
Total Protected Tree Canopy	35.1%		Illegally removed/damaged:	HERM
Tree Canopy in Exempt Areas		Mortgage Trees (see chart line trunk dbh)		HERITAGE
Required Canopy Preservation	50%	Exclusions	Utility assessment - (new installation only)	UE
Preserved Non-Exempt Canopy	6,412		Trees in street ROW (or private street lot)	ROW
Preserved Exempt Tree Canopy	0		Dead/Declining/Hazard trees	DDH
Total Preservation Credit	80%		Non-protected trees	NON-P
DBH Removed (all non-exempt/in.)	342		Commercial Services Envelope	RSE
DBH Removed (Heritage/in.)	0		Commercial Building Footprint (>50')	CBF
Mitigation Planting Required (in.)	0		Off-site (not in same project OR-shaded)	OFFSITE
Mitigation Payment Required	\$0.00	Tree Mitigation	Mitigate by planting	PLANT
			Mitigate by payment	PAY
Violation Planting Required (in.)	0	Fenalty (For City Use Only)	Mitigate by planting	PLANT
Violation Payment Required	\$0.00		Mitigate by payment	PAY
Tree Preservation Deficit	0			
(lowest that will round up to whole %)				

CITY OF COLLEYVILLE LANDSCAPE REQUIREMENTS-SITE B		
REQUIRED SITE LANDSCAPING	20% OF TOTAL SITE TO BE LANDSCAPE AREA	
	REQUIRED 22,737 SF X 20% = 4,547 SF - XXX SF CREDIT (R.O.W.) - XXX SF CREDIT (SEASONAL COLOR) - 330 SF CREDIT (ADOT SHRUBS) - XXX SF CREDIT (ADOT ORNAMENTALS) ADJUSTED TOTAL = 4,217 SF	PROVIDED 8,823 SF
REQUIRED STREET YARD LANDSCAPING	50% OF REQUIRED LANDSCAPE AREA TO BE IN STREET YARD	
	REQUIRED 4,217 X 50% = 2,109 SF	PROVIDED 2,215 SF
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 40 FT OF FRONTAGE	
	REQUIRED 90 / 40 = 2 TREES	PROVIDED 2 EXISTING TREES
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE	
	REQUIRED 90 / 5 = 18 SHRUBS	PROVIDED 18 SHRUBS (5 Gallon)
REQUIRED PARKING LOT LANDSCAPING	140 SF LANDSCAPE AREA REQUIRED PER EVERY 18 SPACES	
	REQUIRED 2718 X 140 = 210 SF	PROVIDED 480 SF
REQUIRED PARKING LOT TREES	1 TREE PER EVERY 18 SPACES	
	REQUIRED 27 SPACES/18 = 2 TREES	PROVIDED (3') 2 TREES

[illegible]

OF 4

OF 4

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PLANTING SPECS

Landscape Plan

SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

- Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.
- Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.
- Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.
- The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

- Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.

- Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter, do not deliver white in a frozen or muddy condition.

2.02 FERTILIZER

- Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.
- Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.
- Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

- Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.
- The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

- Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 - 2 tons per acre or.
- Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper, or.
- A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1, or.
- Seeds legumina seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.
- Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO-MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curved islands, and topsoil planting mounds/benches at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curved islands and planting mounds/benches. They shall also be responsible for removal of all stones, roots, and raising of all topsoil areas that are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

- Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.
- Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into ground, then roll ground with suitable roller, water thoroughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.
- Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative):
 - Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.
 - Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.
 - Apply fertilizer at a rate of 2025 pounds per 1,000 square feet.

3.03 WILD FLOWERS

- Areas indicated on plans to receive wild flower coverage shall be fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.
- Area to be hydromulched with seed mix as follows:

Tickseed	10 pounds/acre
Cosmos	15 pounds/acre
On-Eyed Daisy	5 pounds/acre
Sold Oak Grama	4 pounds/acre
Showy Primrose	0.5 pounds/acre
Plains Coreopsis	2 pounds/acre
Black Eyed Susan	2 pounds/acre
Indian Blanket	10 pounds/acre
Texas Bluebonnet	4 pounds/acre
Little Bluestem	4 pounds/acre

3.04 MULCH

- All areas to be seeded shall be mulched.
- Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 - 2 tons per acre
- Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash-outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6-8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN-UP

- At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.
- Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

END OF SECTION

SECTION 02922 SODDING

PART I - GENERAL

1.01 DESCRIPTION

- Work Included
 - Sod bed preparation
 - Fertilizing
 - Sodding
 - Miscellaneous management practices
- Related Work Specified Elsewhere
 - Finish Grading, Section 02800
 - Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

- Standardized Plant Names
 - American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.
 - Texas Highway Department - Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

- Vendors Certification That Sod Meets Texas State Sod Law
- Include labeling and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- Sod:
 - Previous season's crop with date of analysis on each bag.
 - Furnish and deliver each variety in separate bags or containers.
 - Sod to be cut no more than three days before delivery.
- Fertilizer:
 - Unopened bags labeled with the analysis.
 - Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

- Planting Season:
 - Only during suitable weather and soil conditions.
 - As specifically authorized by the Owner's Representative.
- Schedule - Only after all other construction is complete.
- Protect and Maintain Sodded Areas
 - From traffic and all other use.
 - Until sodding is complete and accepted.

PART II - PRODUCTS

2.01 MATERIALS

- Sod:
 - Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
 - The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9" in length. At the time of harvest, the top growth shall not exceed 7" in length.
 - All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.
- Fertilizer:
 - Uniform in composition, free flowing.
 - Suitable for application in approved equipment.
 - Analysis of 16-20-0, 16-8-8 or as directed.
- Water:
 - Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

- Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.
- Clear surfaces of all materials:
 - Stumps, stones, and other objects larger than one inch (1").
 - Roots, brush, wire, stakes, etc.
 - Any objects that may interfere with sodding or maintenance.
- Prepare sod bed:
 - Remove soil clods larger than one inch (1").
 - Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

- Sodding:
 - Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following setting, topdress, with screened, approved topsoil.
 - Water and fertilize at 5 lbs. per 1,000 sq. ft.
 - Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
 - The contractor shall keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.
- Rolling:
 - After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
 - Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

- Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.
- Resodding:
 - Resod damaged or unacceptable areas.
 - Ruts, ridges, and other surface irregularities shall be corrected.

END OF SECTION

Date SEP 21, 2020
Drawn By RKR
Checked By GAC
Revisions



THIS DOCUMENT IS THE PROPERTY OF RYAN WAYNE SALTON, LANDSCAPE ARCHITECTS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RYAN WAYNE SALTON, LANDSCAPE ARCHITECTS, LLC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE LANDSCAPE ARCHITECTING PROFESSION.

RYAN WAYNE SALTON
507 COLLEVILLE BLVD
COLLEVILLE, TEXAS 76034

Sheet No.

L-4

OF 4

TURF SPECS

Notification Map



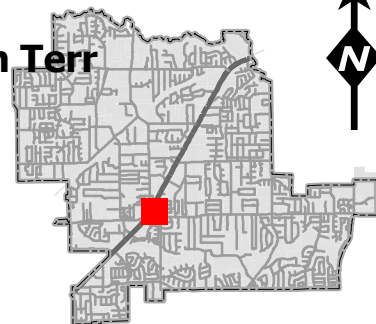
ZC20-032

5017 Colleyville Blvd and 5016 Thompson Terr

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
LAKE, WILLIAM D	6814 TULIP LN	DALLAS, TX	75230	53 PIAZZA LN # 111
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5100 COLLEYVILLE BLVD
DUCIC, KIMBERLY	37 PIAZZA LN	COLLEYVILLE, TX	76034	37 PIAZZA LN
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5109 THOMPSON TERR
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5025 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4908 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	12 VILLAGE LN
O'BRIEN, PETE	609 CHEEK SPARGER RD STE 120	COLLEYVILLE, TX	76034	5004 THOMPSON TERR
COLLINS, JANET M	5013 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5013 OAK TIMBERS CT
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
BREWER, SARA	5012 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5012 OAK TIMBERS CT
ANTHONY & VIVIAN MCNOSKY REVOC	5108 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5108 PLEASANT RUN RD
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
QUENICHET, JOHN WAYNE	5005 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5005 OAK TIMBERS CT
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
GLADE RIVER III LLC	11511 ROSSER RD	DALLAS, TX	75229	1104 GLADE RD
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX	76034	5003 COLLEYVILLE BLVD
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5016 THOMPSON TERR
FRUSHER, DONALD	35 PIAZZA LN # 38110	COLLEYVILLE, TX	76034	35 PIAZZA LN # 38 111
RAJU FAMILY TRUST	3816 APPLETON LN	FLOWER MOUND, TX	75022	5004 OAK TIMBERS CT
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5101 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	41 PIAZZA LN
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX	77252	5000 COLLEYVILLE BLVD
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5010 THOMPSON TERR
THOMPSON BENJAMIN ETUX YEE-PIN	1100 GLADE RD	COLLEYVILLE, TX	76034	1100 GLADE RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5115 COLLEYVILLE BLVD
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5117 COLLEYVILLE BLVD
GULICK, CYLDE E	5100 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5100 OAK TIMBERS CT
MODERN HOLDINGS LLC	PO BOX 92083	SOUTHLAKE, TX	76092	5100 THOMPSON TERR
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX	76034	5017 THOMPSON TERR
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD
HANNA, MAGY H	5021 THOMPSON TERR	COLLEYVILLE, TX	76034	5021 THOMPSON TERR
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	710 GLADE RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	47 VILLAGE LN
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5104 OAK TIMBERS CT
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5017 COLLEYVILLE BLVD
ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA	91403	5001 THOMPSON TERR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	24 VILLAGE LN
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
TMI INTERNATIONAL LLC	5013 COLLEYVILLE BLVD SUITE 10	COLLEYVILLE, TX	76034	5013 COLLEYVILLE BLVD
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5008 THOMPSON TERR
DELGADO, MARK ETAL	5000 THOMPSON TERR	COLLEYVILLE, TX	76034	5000 THOMPSON TERR
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
JRSR PROPERTIES LLC	5303 COLLEYVILLE BLVD STE A	COLLEYVILLE, TX	76034	5121 THOMPSON TERR
OHTA, HIROYUKI	5101 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5101 OAK TIMBERS CT
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA	91403	5005 THOMPSON TERR
2 SBC LLC	7506 MT VERNON DR	COLLEYVILLE, TX	76034	37 VILLAGE LN
NOBEL SOURCE COMPANY LLC	640 S HILL ST STE 341	LOS ANGELES, CA	90014	800 GLADE RD
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5104 THOMPSON TERR
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
CSSG HOLDINGS LLC	12409 DIDO VISTA CT	FORT WORTH, TX	76179	5009 THOMPSON TERR
SOMPHONPHAKDY, ANOULONE	5025 THOMPSON TERR	COLLEYVILLE, TX	76034	5025 THOMPSON TERR
HEA21 LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	28 VILLAGE LN
KING, DALE L	PO BOX 371	COLLEYVILLE, TX	76034	5000 OAK TIMBERS CT
LAKEWOOD ESTATES	213 MILL CROSSING WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
HULL, BRYAN	908 AUDELIA RD #365	RICHARDSON, TX	75081	APPLICANT

Public hearing notices were mailed on December 23, 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, January 11, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, February 2, 2021 & Tuesday, February 16, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from CC-1 Village Retail zoning district and R-20 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district. The purpose is to change the zoning in order to combine both properties and completely redevelop the existing beauty salon, Ryan Wayne Salon.

Zoning Case: ZC20-032

Applicant: Bryan Hull

Owner: Ryan Wayne Properties

Location: 5017 Colleyville Boulevard and 5016 Thompson Terrace

Property Description: Lot 2A, 3A, and 12, Block 1, Thompson Terraces

Present Zoning: CC-1 Village Retail and 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

ORDINANCE O-21-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.8361 ACRES BEING A PORTION OF LOTS 2A, 3A, AND 12, BLOCK 1, IN THE THOMPSON TERRACES, AND LOCATED AT 5017 COLLEYVILLE BOULEVARD AND 5016 THOMPSON TERRACE FROM THE CC-1 VILLAGE RETAIL DISTRICT AND R-20 SINGLE FAMILY RESIDENTIAL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL ZONING DISTRICT; 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 rezoning under Case No. ZC20-032; 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 amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning being a portion of on Lots 2A, 3A, and 12, Block 1, Thompson Terraces subdivision, being 0.8361 acres, from the CC-1 Village Retail and R-20 Single

Family Residential districts to PUD-C Planned Unit Development – Commercial district, as depicted on the attached as Exhibit “A”.

- Sec. 2. 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. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit “A”, Exhibit “B” Exhibit “C” , and Exhibit “D” .
- Sec. 4. 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. 5. 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. 6. 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. 7. 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 19th day of January 2021.

The second reading and public hearing being conducted on the 2nd day of February 2021.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 2ND DAY OF FEBRUARY 2021.

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:

Whit Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

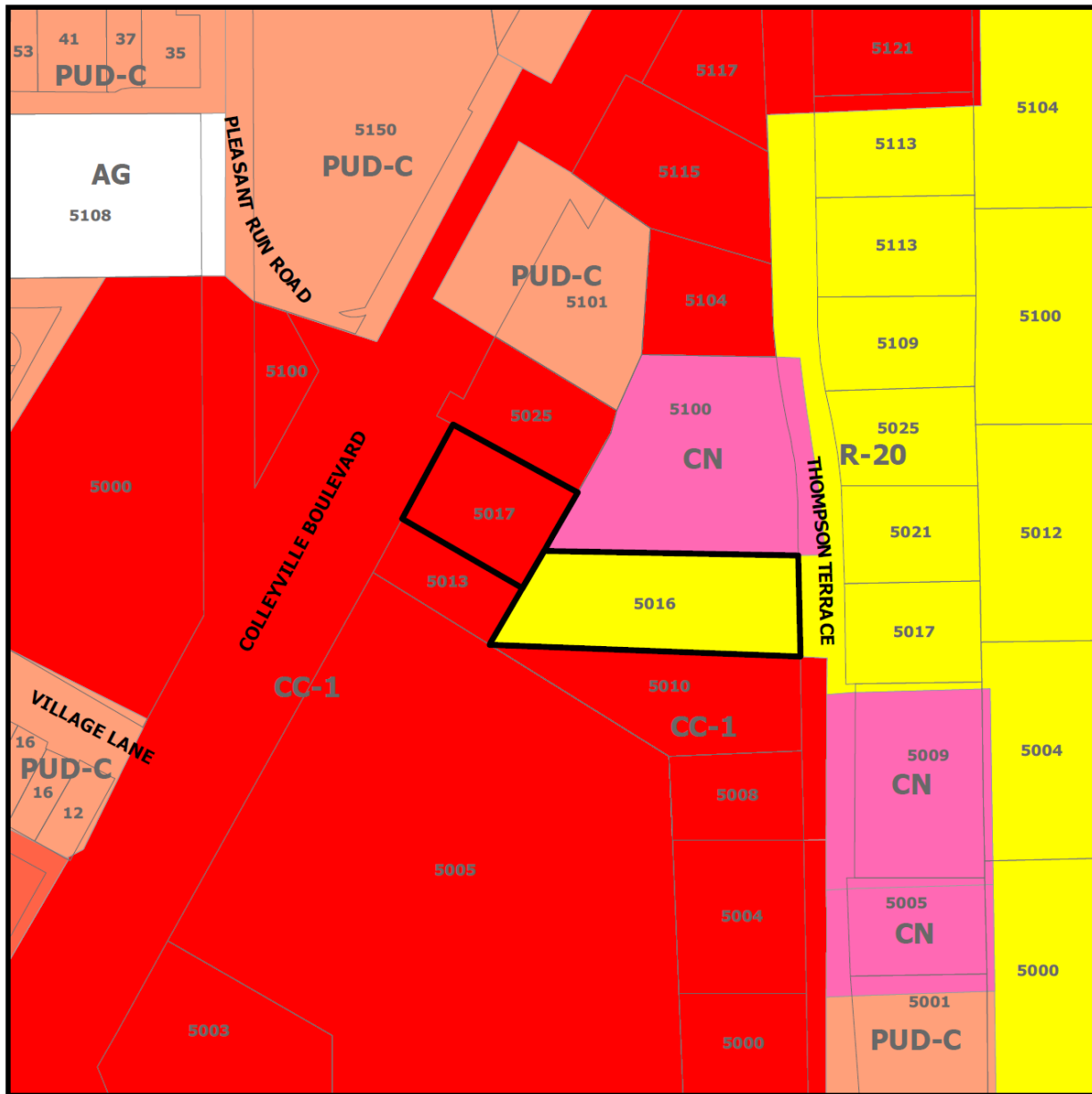


Exhibit "B" – Statement of Planning Objectives



12/8/2020

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

Regarding:

Ryan Wayne Salon
5017 Colleyville Blvd.
And 5016 Thompson Ave.
Colleyville, TX 76034

STATEMENT OF PLANNING OBJECTIVES

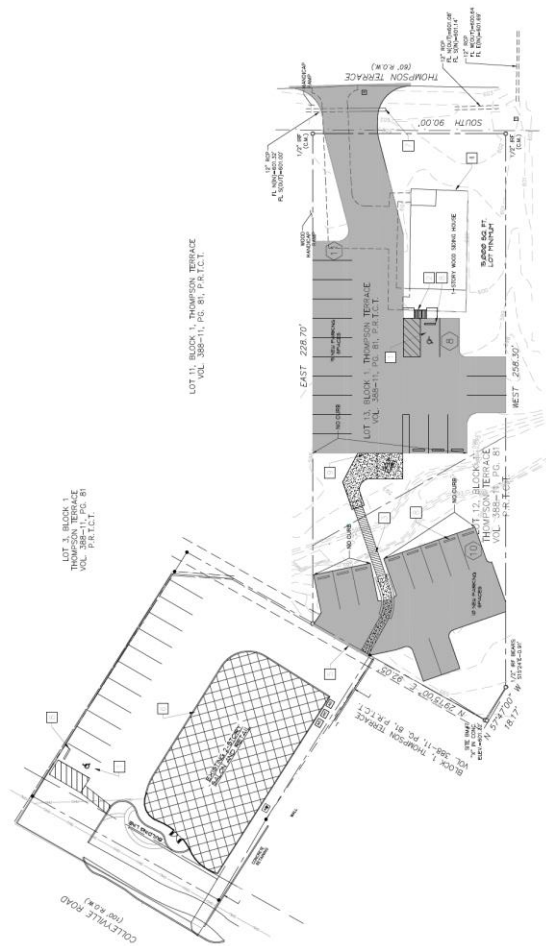
The objectives of the proposed zone change, replat and planned development applications for this project are:

1. To merge the two lots into one lot in order to accommodate expansion of the existing Ryan Wayne Salon and provide required parking. The TxDOT easement dedication on the Colleyville Boulevard frontage has eliminated required front yard area as well as required parking.
2. To change the zoning of the 5016 Thompson Avenue lot to the same commercial zoning as the existing Salon. This lot's existing zoning is already mapped to become this same matching zoning in the future. We are proposing PD zoning, with site plan approval.
3. To design the new larger lot into a planned development (PD), or other compatible zoning that meets the needs of the cohesive development as City Staff may direct. This will allow us to expand the square footage of the existing Salon, replace the lost parking spaces due to the TxDOT easement dedication as well as allow us to develop an exciting front elevation and landscape features to the Colleyville Boulevard street face.

It is also our desire to apply for City of Colleyville funding for redevelopment and / or Economic Development assistance for the enhancement of the Colleyville Boulevard street face.

Thank you for your consideration.

	JAW ENGINEERING, LLC 10000 WEST 10TH AVE SUITE 100 DALLAS, TEXAS 75243 TEL: 214-343-7777 FAX: 214-343-7778 WWW.JAWENGINEERING.COM	PROJECT NO.: 20240001 PROJECT NAME: 5017 COLLEVILLE SALON / RETAIL PROJECT LOCATION: 5017 COLLEVILLE COLLEVILLE, TEXAS 76034
	DRAWN BY: _____ CHECKED BY: _____ DATE: 10/10/24 SCALE: 1/8" = 1'-0"	SHEET NO.: 1 TOTAL SHEETS: 1



1. THE LOCATION OF UNDERGROUND FACILITIES AS SHOWN ON THE PLANS ARE BASED ON PUBLIC RECORDS. ANY ENGINEERING ASSAULT TO ANY FACILITY SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE ASSAULTING PARTY. THE CONTRACTOR SHALL GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN ON THE LOCATED (FRESHET) AS INDICATED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS TO PROTECT ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL PREVENT AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY ANY ENGINEERING OF ANY UNDERGROUND UTILITIES ARE NOT IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF FRESHET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED AND FOR ANY COSTS INCURRED IN CONNECTION WITH THE REMEDIATION OF ANY DAMAGE TO ANY FACILITY.
5. ANY EXISTING UTILITY APPEARANCES (AIR VALVES, WATER VALVES, ETC.) SHALL BE ADJUSTED TO MATCH THE PROPOSED PIPING SHOWN AS INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY FACILITY.

☐	PROVIDE 1-VAN ACCESSIBLE PARKING WITH SIGN & WHEEL STOP
☐	RAMP
☐	FREDERMAN BRIDGE. REFER TO STRUCTURAL PLAN
☐	EXISTING BUILDING TO BE REMAIN
☐	CONNECT TO EX. PARAPET. @ 18" CORNL. SHAF. @ EVERY 12"
☐	EXISTING ONE-STORY BUILDING TO BE ADDED
☐	EXTENDING 12" C/C ALBERT TO BE EXTENDED. FL. = 600.00
☐	CONCRETE WHEEL STOP
☐	6" BOLLARD

6" CONCRETE PAVEMENT WITH #3 REBAR 18" SPACING OCEN.	4" CONCRETE SIDEWALK WITH #3 REBAR 18" SPACING OCEN.
3,500 PSI CONCRETE WITH 6" LINE TREATED SURGRADE, COMPACT SURGRADE TO 98% OF ASTM D698.	3,000 PSI CONCRETE, COMPACT SURGRADE TO 98% OF ASTM D698.

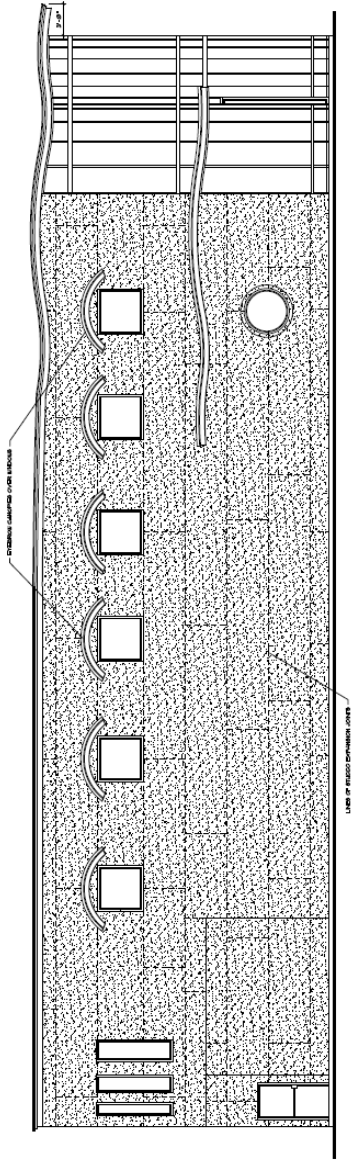
PARKING TABLE		
PROPOSED USE	PARKING REQ'D	PARKING PROVIDED
SALON (6,000 SF)	30	39
ACCESSIBLE PARKING	(7)	(2)

IT IS CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING UTILITIES AND OTHER CITY OR PUBLIC FACILITIES DURING CONSTRUCTION ACTIVITIES.

The diagram shows a 2x2 grid of cells. The top-left cell contains the number 11, the top-right cell contains 12, the bottom-left cell contains 13, and the bottom-right cell contains 14. Arrows point from the top-left and top-right cells to a label 'd' above the grid. An arrow points from the bottom-left cell to a label 'd' below the grid.

1. **Identify the subject**
 2. **Identify the verb**
 3. **Identify the object**
 4. **Identify the complement**
 5. **Identify the modifier**
 6. **Identify the adverb**
 7. **Identify the adjective**
 8. **Identify the preposition**
 9. **Identify the conjunction**
 10. **Identify the interjection**

NO.	REVISIONS



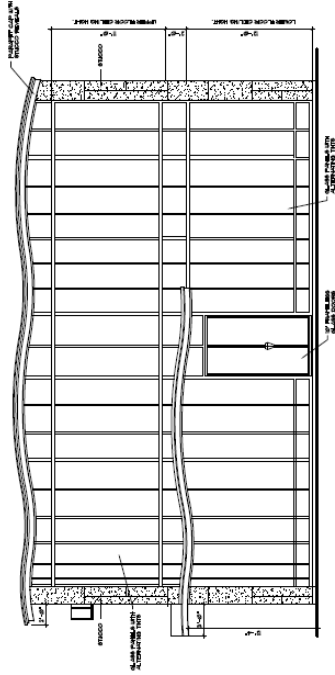
LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

NO.	REVISIONS

ADDITION, REPLAT AND ZONE CHANGE
RYAN WAYNE SALON
807 COLLETT BLVD COLLETTVILLE, TN 38016

NO.	REVISIONS

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



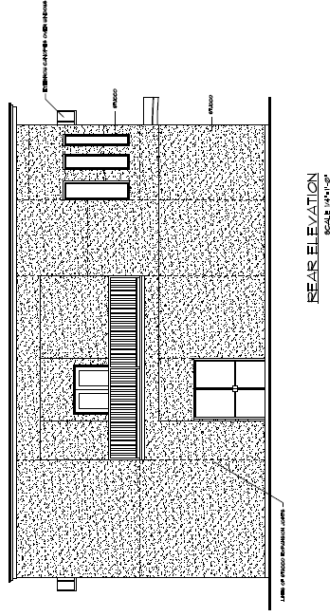
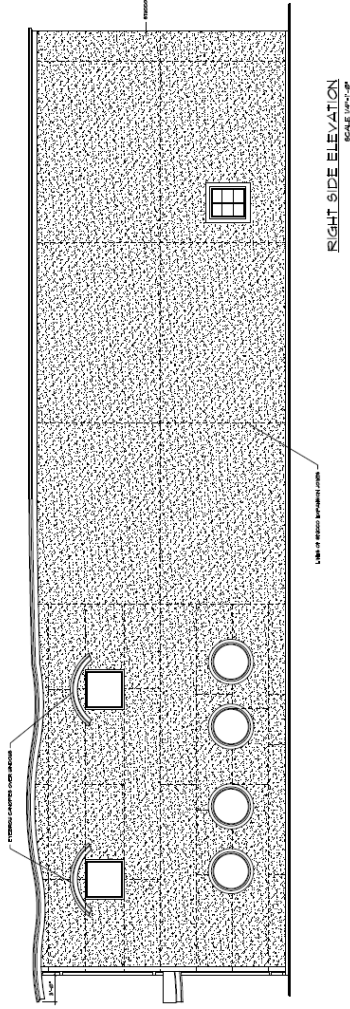




Exhibit “D” - Landscape Plan



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date 1/25/2021	Number WS-2
Type Presentation and Discussion		
Department Community Development		

Title

Presentation and discussion of a Replat for Lot 12R, Block 1, Thompson Terraces, being a portion of Lots 2A & 3A and Lot 12, Block 1, Thompson Terraces, located at 5017 Colleyville Boulevard and 5016 Thompson Terrace, Case PC20-012

Explanation

Brian Hull, the applicant, has submitted a request for a replat of Lot 12R, Block 1, of the Thompson Terraces Addition being portions of Lots 2A & 3A, and Lot 12, Block 1, of the Thompson Terraces Addition, being approximately 0.8361 acres, and zoned CC-1 Village Retail district and R-20 Single Family Residential district. The purpose is to combine both properties to make one lot in order to expand and remodel the existing beauty salon, Ryan Wayne Salon. The building accessing Thompson Terrace will be used as a training facility for the salon.

Existing Conditions/Background: The subject property, 5017 Colleyville Boulevard, resides on the east side of Colleyville Boulevard and has CC-1 Village Retail zoning. The other subject property, 5016 Thompson Terrace, resides adjacent to 5017 Colleyville Boulevard and is located on the west side of Thompson Terrace and has R-20 Single Family Residential zoning.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the CC-1 zoning regulations require the following standards:

Lot Size	15,000 sf.	36,420 square feet
Lot Width	150 ft.	104.47 feet
Lot Depth	120 ft.	194.75 feet
Front Building Line	40 ft.	
Side Building Line	15 ft.	
Rear Building Line	10 ft.	
Max. Lot Coverage	50%	

Max. Impervious Coverage 80%

As submitted, the proposed plat meets the requirements of the PUD-C zoning as proposed and as described in the Land Development Code.

Surrounding Development: The surrounding area consists of properties zoned CC-1 Village Retail district to the north, south, and west and are improved with commercial uses. The properties located to the east are zoned CN Neighborhood Commercial and R-20 Single Family Residential district and are improved with commercial uses and a single-family residence.

Analysis: A complete analysis is not available due to the DRC comments listed below.

Plat Status: The properties are currently portions of platted lots 2A & 3A and Lot 12, Block 1, Thompson Terraces Addition.

DRC Review: The DRC met on December 21st and offered the following comments to the applicant:

Planning Comments for the Replat

1. Remove the Staff Approval Signature Block.
2. Remove the Surveyor's Certification Signature Block.
3. Show the distance from the centerline for both Colleyville Boulevard and Thompson Terrace.
4. On adjacent properties, include any easements within 100' of the proposed subdivision.

Engineering Comments

1. FEMA has begun the process of remapping many of the collector tributaries within the City of Colleyville. Many of these tributaries were unstudied and as such were previously designated as 500 year floodplain under the previous mapping. This current remapping, of which we were recently notified will change the majority of this property from 500 year floodplain into 100 year floodplain. This new designation substantially changes the requirements to develop this property.
2. Thereby all future development of this property will have to be done in compliance with Chapter 50 Flooding in the Municipal Code. I suggest the developer have their engineering staff contact FEMA Region 6, for the hydraulic models.
3. On the replat, we will need Floodway Easements with associated notes which boundaries will be determined by the afore mentioned models. Additionally as these 2 lots are combining into one lot and both will be deeper than 200', we will need 16' drainage and utility easements as required by the Land Development

Code.

4. As floodplain, the development of the property must have an engineering report showing no adverse effect on adjacent properties brought forth by the development of the property or by the proposed pedestrian bridge. The new structure will be required to be flood proofed or be built 2 feet above the base flood elevation (BFE). The existing house will be limited to the 50% value for renovations or will also be required to be flood proofed or to be raised to 2 feet above the BFE.
5. Signage should be installed advising customers that the parking areas exist within a 100 year floodplain.

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.

Staff Recommendation: Staff recommends denial of the Replat per the outstanding DRC comments.

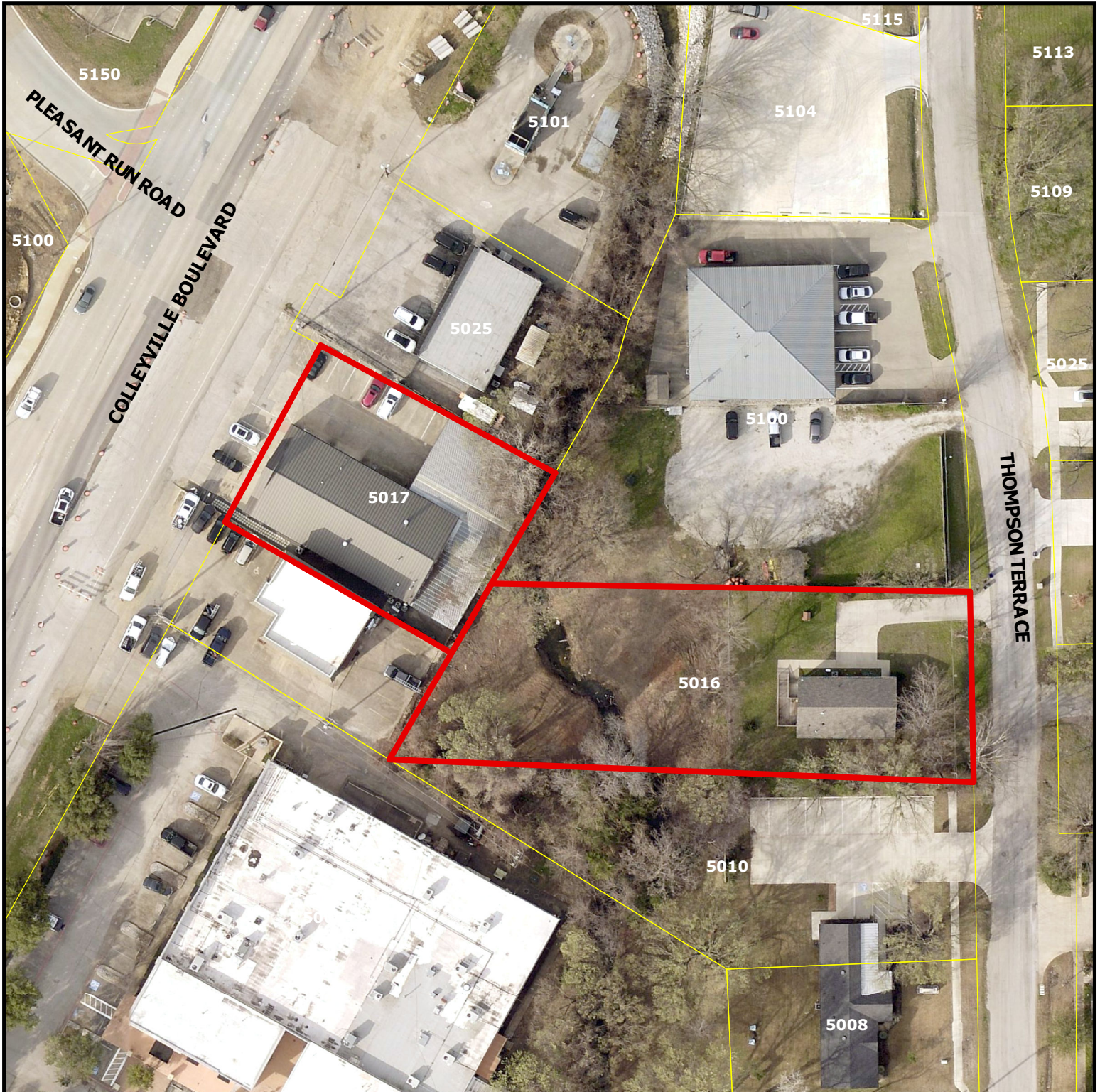
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification Letter
8. Draft Resolution
9. Comments for Cases PC20-012 & ZC20-032

Aerial Map



PC20-012

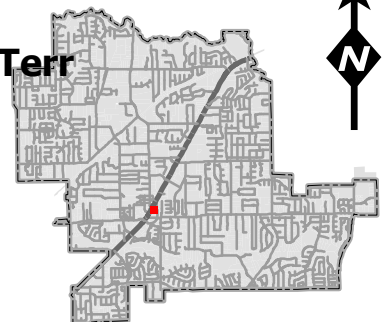
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

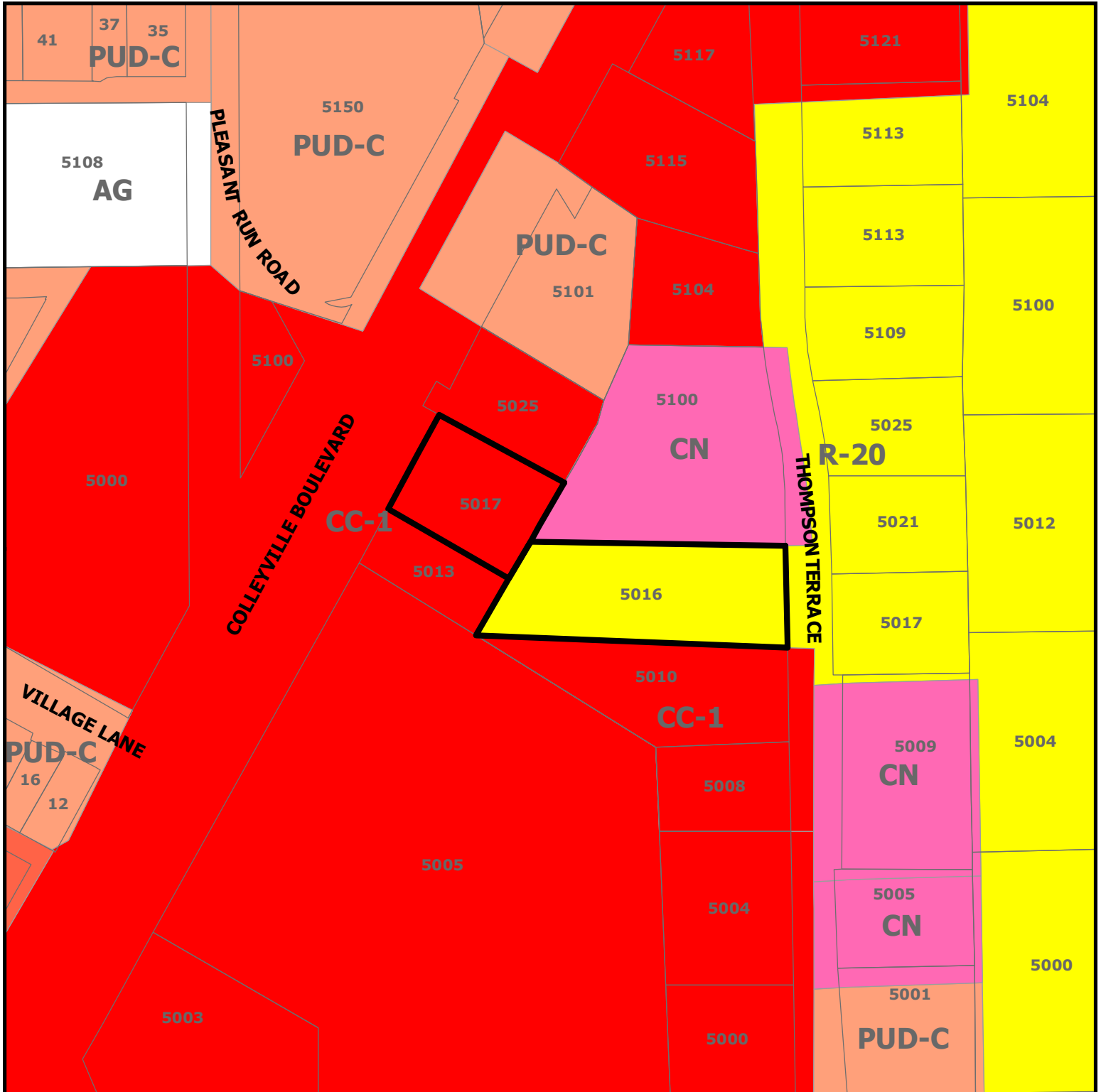
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC20-012

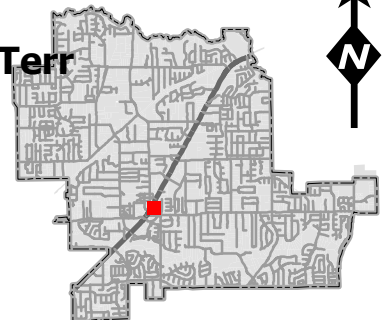
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

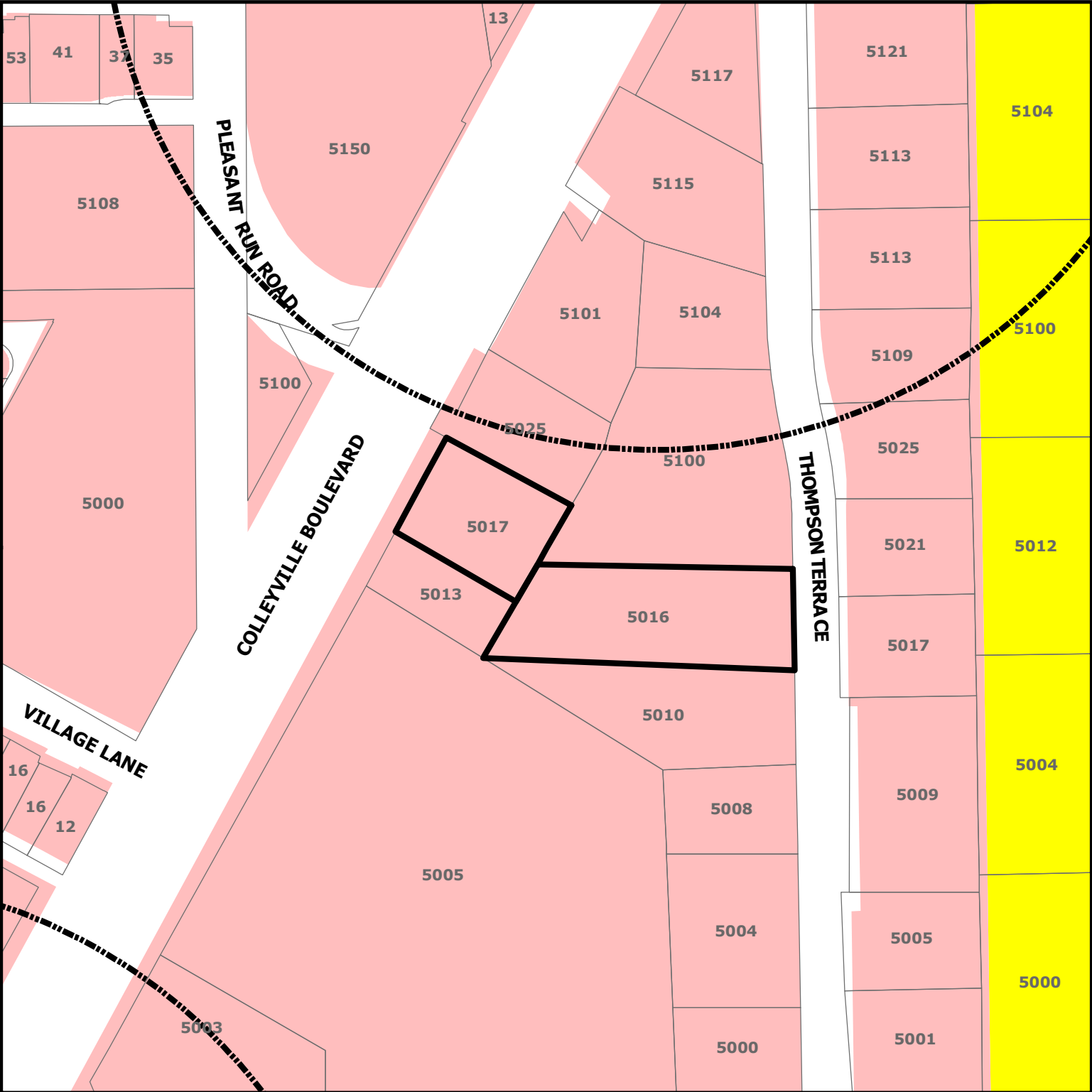
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Subject Property



Future Land Use Map

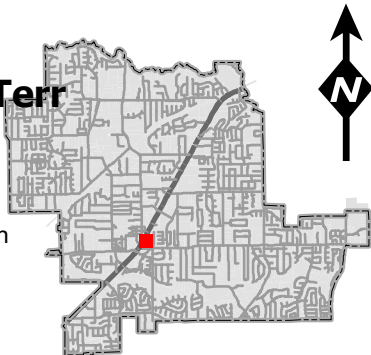


PC20-012

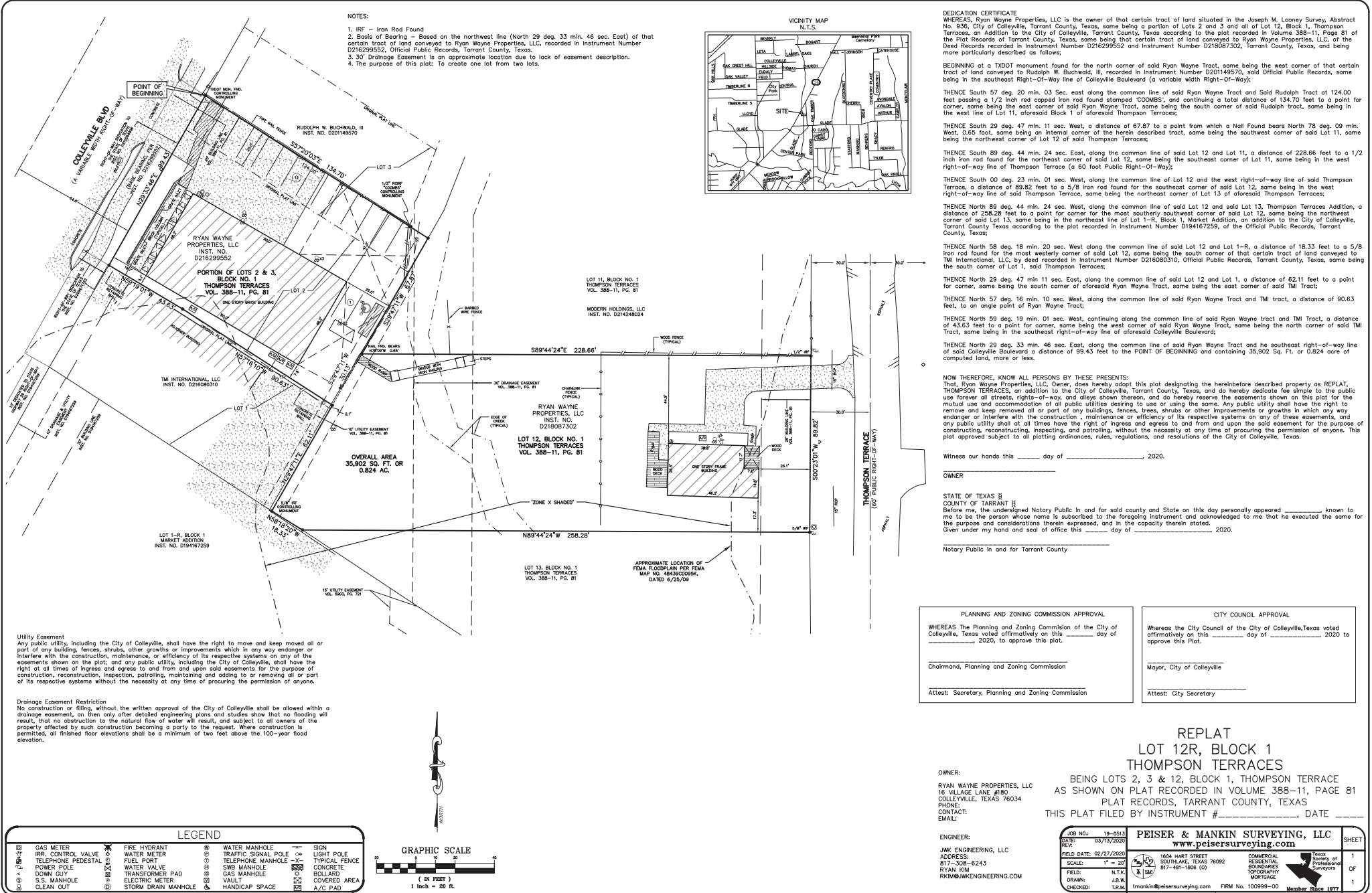
5017 Colleyville Blvd and 5016 Thompson Terr

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



Plat Exhibit



Notification Map



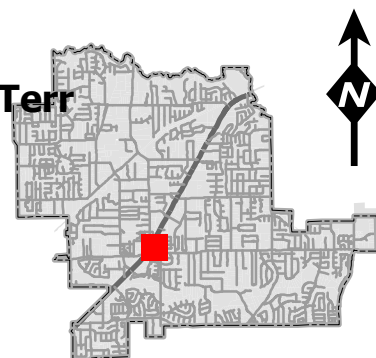
PC20-012

5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
LAKE, WILLIAM D	6814 TULIP LN	DALLAS, TX	75230	53 PIAZZA LN # 111
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5100 COLLEYVILLE BLVD
DUCIC, KIMBERLY	37 PIAZZA LN	COLLEYVILLE, TX	76034	37 PIAZZA LN
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5109 THOMPSON TERR
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5025 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4908 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	12 VILLAGE LN
O'BRIEN, PETE	609 CHEEK SPARGER RD STE 120	COLLEYVILLE, TX	76034	5004 THOMPSON TERR
COLLINS, JANET M	5013 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5013 OAK TIMBERS CT
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
BREWER, SARA	5012 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5012 OAK TIMBERS CT
ANTHONY & VIVIAN MCNOSKY REVOC	5108 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5108 PLEASANT RUN RD
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
QUENICHET, JOHN WAYNE	5005 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5005 OAK TIMBERS CT
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
GLADE RIVER III LLC	11511 ROSSER RD	DALLAS, TX	75229	1104 GLADE RD
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX	76034	5003 COLLEYVILLE BLVD
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5016 THOMPSON TERR
FRUSHER, DONALD	35 PIAZZA LN # 38110	COLLEYVILLE, TX	76034	35 PIAZZA LN # 38 111
RAJU FAMILY TRUST	3816 APPLETON LN	FLOWER MOUND, TX	75022	5004 OAK TIMBERS CT
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5101 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	41 PIAZZA LN
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX	77252	5000 COLLEYVILLE BLVD
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5010 THOMPSON TERR
THOMPSON BENJAMIN ETUX YEE-PIN	1100 GLADE RD	COLLEYVILLE, TX	76034	1100 GLADE RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5115 COLLEYVILLE BLVD
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5117 COLLEYVILLE BLVD
GULICK, CYLDE E	5100 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5100 OAK TIMBERS CT
MODERN HOLDINGS LLC	PO BOX 92083	SOUTHLAKE, TX	76092	5100 THOMPSON TERR
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX	76034	5017 THOMPSON TERR
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD
HANNA, MAGY H	5021 THOMPSON TERR	COLLEYVILLE, TX	76034	5021 THOMPSON TERR
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	710 GLADE RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	47 VILLAGE LN
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5104 OAK TIMBERS CT
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5017 COLLEYVILLE BLVD
ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA	91403	5001 THOMPSON TERR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	24 VILLAGE LN
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
TMI INTERNATIONAL LLC	5013 COLLEYVILLE BLVD SUITE 10	COLLEYVILLE, TX	76034	5013 COLLEYVILLE BLVD
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5008 THOMPSON TERR
DELGADO, MARK ETAL	5000 THOMPSON TERR	COLLEYVILLE, TX	76034	5000 THOMPSON TERR
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
JRSR PROPERTIES LLC	5303 COLLEYVILLE BLVD STE A	COLLEYVILLE, TX	76034	5121 THOMPSON TERR
OHTA, HIROYUKI	5101 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5101 OAK TIMBERS CT
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA	91403	5005 THOMPSON TERR
2 SBC LLC	7506 MT VERNON DR	COLLEYVILLE, TX	76034	37 VILLAGE LN
NOBEL SOURCE COMPANY LLC	640 S HILL ST STE 341	LOS ANGELES, CA	90014	800 GLADE RD
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5104 THOMPSON TERR
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
CSSG HOLDINGS LLC	12409 DIDO VISTA CT	FORT WORTH, TX	76179	5009 THOMPSON TERR
SOMPHONPHAKDY, ANOULONE	5025 THOMPSON TERR	COLLEYVILLE, TX	76034	5025 THOMPSON TERR
HEA21 LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	28 VILLAGE LN
KING, DALE L	PO BOX 371	COLLEYVILLE, TX	76034	5000 OAK TIMBERS CT
LAKEWOOD ESTATES	213 MILL CROSSING WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
HULL, BRYAN	908 AUDELIA RD #365	RICHARDSON, TX	75081	APPLICANT

Public hearing notices were mailed on December 23, 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, January 11, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, February 2, 2021 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for Lot 12R, Block 1, Thompson Terraces, being a portion of Lots 2A & 3A, and Lot 12, Block 1, Thompson Terraces. The Purpose is to combine both properties to make one commercial lot in order to expand and remodel the existing beauty salon, Ryan Wayne Salon.

Zoning Case: PC20-012

Applicant: Bryan Hull

Owner: Ryan Wayne Properties

Location: 5017 Colleyville Boulevard and 5016 Thompson Terrace

Property Description: Lot 2A, 3A, and 12, Block 1, Thompson Terraces

Present Zoning: CC-1 Village Retail and 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.

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

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. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. 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

RESOLUTION R-21-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOT 12R, BLOCK 1, OF
THE THOMPSON TERRACES ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat of Lot 2A & 3A, and 12, Block 1, of the Thompson Terraces Subdivision on January 11, 2021.

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

Sec. 1. THAT the Replat for Lot 12R, Block 1, of the Thompson Terraces Addition, on approximately 0.8361 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 2nd DAY OF FEBRUARY 2021.

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
Assistant City Secretary

Richard Newton
Mayor

[illegible]

From: [bhull](#)
To: [Jackie Reyff](#)
Cc: [Ben Bryner](#); [Araceli Botello](#)
Subject: Comments for Cases PC20-012 & ZC20-032
Date: Thursday, January 14, 2021 4:22:45 PM

Good afternoon,

Ryan Wayne Salon has responded to the questions asked by the commission as follows:

We will be following the Covid protocol, assuming it is still in place at the time. The building will be used for storage most of the time, but due to limited space at the salon located at 5017 Colleyville Blvd, it will also be used for Ryan Wayne staff training due to parking restrictions at the main salon. Again, our goal is to mostly use this space for storage.

Thank you,

BRYAN HULL
REB DESIGN
469-426-6906



Our business vision is "Clean & Green." Please consider whether you need to print this email.

IN GOD WE TRUST.

CONFIDENTIALITY NOTICE

This email, including any accompanying documents, may contain confidential or privileged information intended only for the use of the person to whom this email is addressed. If you are not the addressee, you are strictly prohibited from reviewing, disclosing, copying, distributing or taking any action in reliance on information contained in this email. If you received this email in error, please immediately notify the sender at the telephone number listed above.

From: Jackie Reyff
Sent: Tuesday, January 12, 2021 10:52 AM
To: Bryan Hull
Cc: Ben Bryner ; Araceli Botello > **Subject:** Comments for Cases PC20-012 & ZC20-032

Morning Mr. Hull,

Cases PC20-012 and ZC20-032 were introduced during the Work Session for the Planning and Zoning Commission last evening. There were questions regarding the proposed training facility along Thompson Terrace. The Commission had questions about how the building would be used? How many people would be training at the same time? Would the building be used to train those not affiliated with the Ryan Wayne Salon?

If you'd like to view the Planning and Zoning Commission Work Session you may view it at

Colleyville.com.

If you have any further questions, I may be reached by phone or email.

Jackie

Jacquelyn Reyff, AICP
Principal Planner



817.503.1056

Integrity ~ Communication ~ Excellence ~ Transparency



ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.



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City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date 1/25/2021	Number WS-3
Type Presentation and Discussion		
Department Community Development		

Title

Presentation and discussion of a Preliminary/Final Plat for Lots 1-12 and Lots A & B, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC20-013

Explanation

Samantha Renz, the applicant, has submitted a request for a Preliminary/Final Plat for Lots 1-12 and Lots A&B (open space), Block 1, Eastpoint Terrace, being Lot 1, Miles Addition, being approximately 8.094 acres, and zoned R-20 Single Family Residential district. The purpose is to subdivide the property into 12 single-family residential lots and two (2) open space lots.

Existing Conditions/Background: The subject property, 6480 Pool Road, resides on the west side of Pool Road north of Independence Road and has R-20 zoning.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-20 zoning regulations require the following standards:

Minimum Lot Size	20,000 sf.	+/- 21,700 sf.
Minimum Lot Width	100 feet	+/- 100 feet
Minimum Lot Depth	125 feet	+/- 217 feet
Front Building Line	30 feet	
Side Building Line	10 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	30%	
Max. Impervious Coverage	60%	

As submitted, the proposed plat meets the requirements of the R-20 zoning as described in the Land Development Code.

Surrounding Development: The surrounding area consists of properties zoned R-20 Single Family Residential district to the south and west and are improved with single-family residential homes. The properties to the north have R-20 Single Family Residential district zoning and AG Agricultural zoning and are improved with single-family residential homes and the Glenhope Elementary school. The properties to the east across Pool Road are located in the City of Grapevine.

Analysis: In October 2017, a preliminary/final plat was approved, but has since expired. Per Chapter 8 of the Colleyville Land Development Code:

Approval of a Preliminary Plat shall expire after twelve (12) months from the date of approval, unless a Final Plat is submitted for all or part of the area that has received Preliminary Plat approval. The approving body may approve a time extension upon written request from the developer or may waive the twelve month termination period when the Final Plat is determined to be consistent with the approved Preliminary Plat and no additional standards have been adopted by the City.

A complete analysis has not been conducted due to the DRC comments listed below.

Plat Status: The property is currently platted as Lot 1 of the Miles Addition.

DRC Review: The DRC met on December 21st and offered the following comments to the applicant:

Planning and Zoning Comments

1. Include a City Council approval block.
2. Provide the distance from the centerline of Pool Road.
3. Add the total project lot area in square feet.

Engineering Comments

1. Due to drainage and other considerations the plat needs 7.5' DUE on the side property line on each side at a minimum. If possible it is preferred whatever the Building Side set back is, which is 10 feet for the R-20 zoning.
2. Double frontage lots require a plat note. Since the plat note can't cover the adjoining subdivision where the double frontage is occurring, this layout – although most likely unavoidable – isn't ideal.
3. Since the Construction plans (like the plat) were submitted more than 2 years ago, they will have to be updated, resubmitted, reviewed and approved. As an example, the 6" sanitary sewer that would have been allowed in 2018 would not meet current Public Works requirements.

4. An ACOE 404 permit needs to be revived as meeting current standards.

Urban Forestry Comments

A tree survey and Urban Forestry Plan are required to be submitted. I have attached the plan approved for the previous expired Preliminary Plat as a reference, but the section of the Land Development Code dealing with tree preservation was revised in early 2019 and so this project will need to show to meet those new rules. I will provide a copy of the updated chapter as well as the submittal/plan outline of what is required. Major changes include: only heritage trees require mitigation; mitigation methodology is changed; tree preservation review for subdivision construction is different and separated from review of each home building permit; Subdivision initial

development and grading must preserve 50% existing protected tree canopy; definitions for protected trees and heritage trees has changed.

If the new rules are not met you would need to rethink the grading or apply for an appeal case. The appeal cases for Urban Forestry now only go to City Council and not Planning & Zoning.

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.

Staff Recommendation: Staff recommends denial of the replat per the outstanding DRC comments.

Recommendation

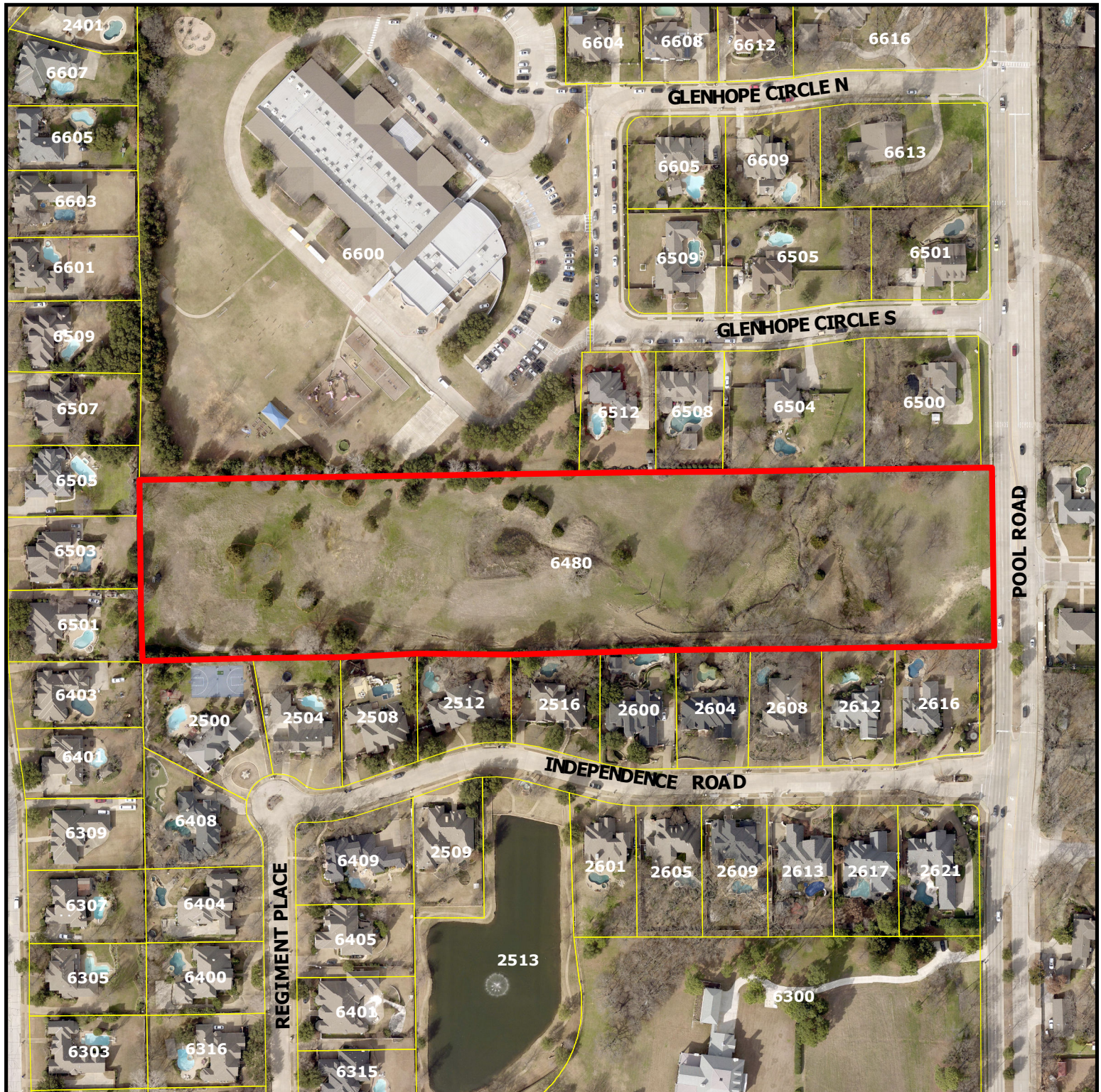
Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibits
5. Previously Approved Plat Exhibits
6. Notification Map
7. Notification List

8. Property Owner Notification Letter
9. Draft Resolution

Aerial Map

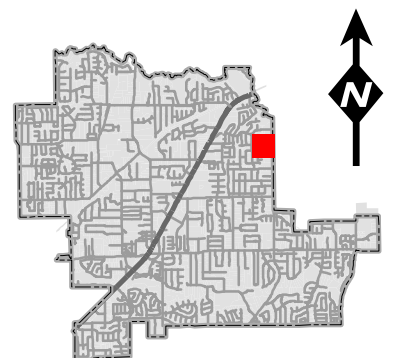


PC20-013
6480 Pool Road

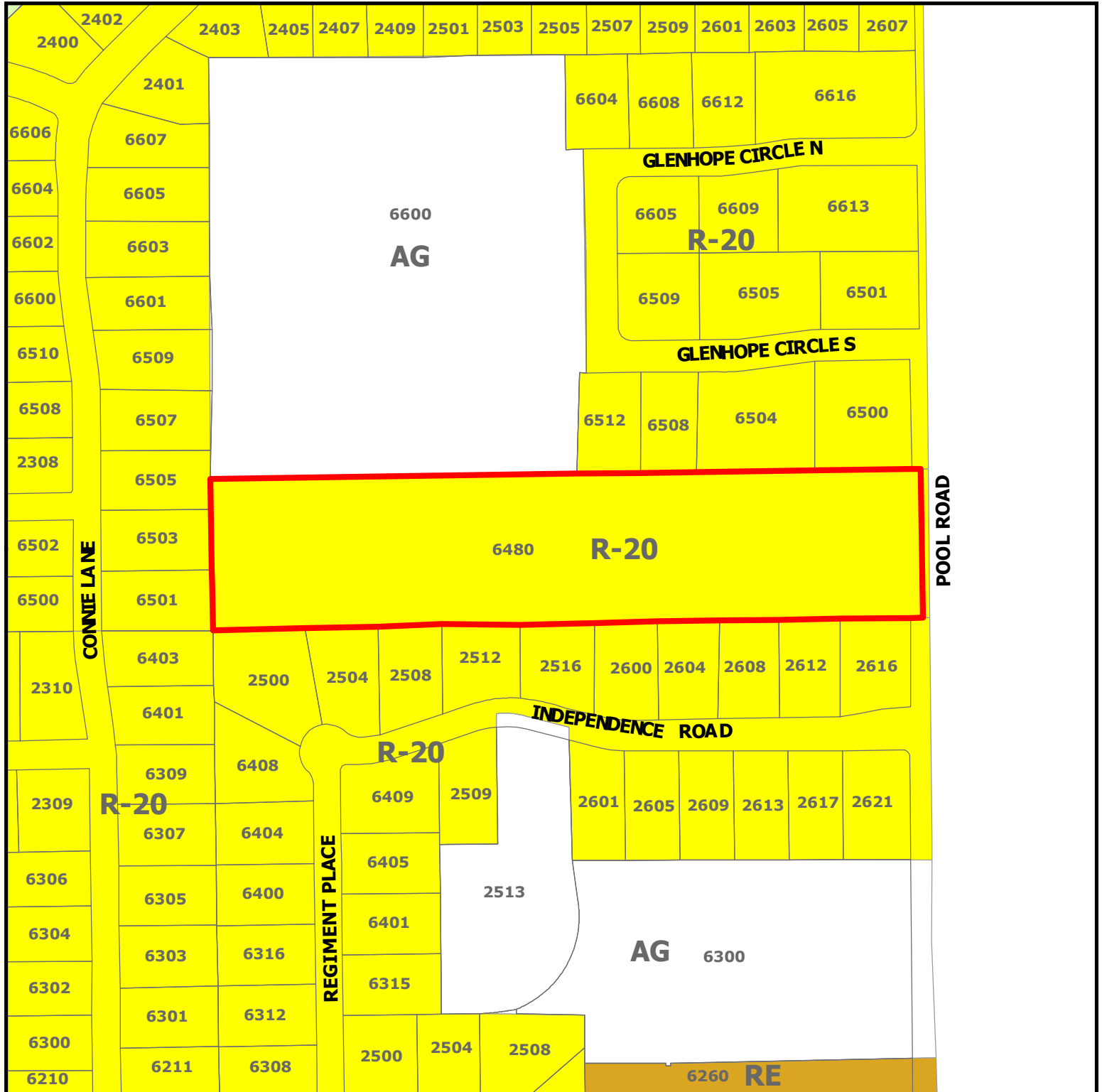
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



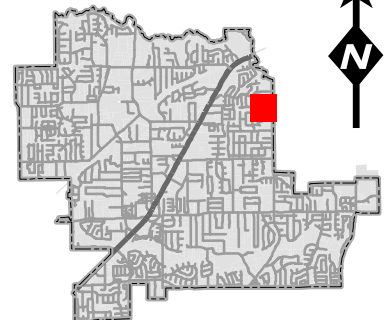
Zoning Map



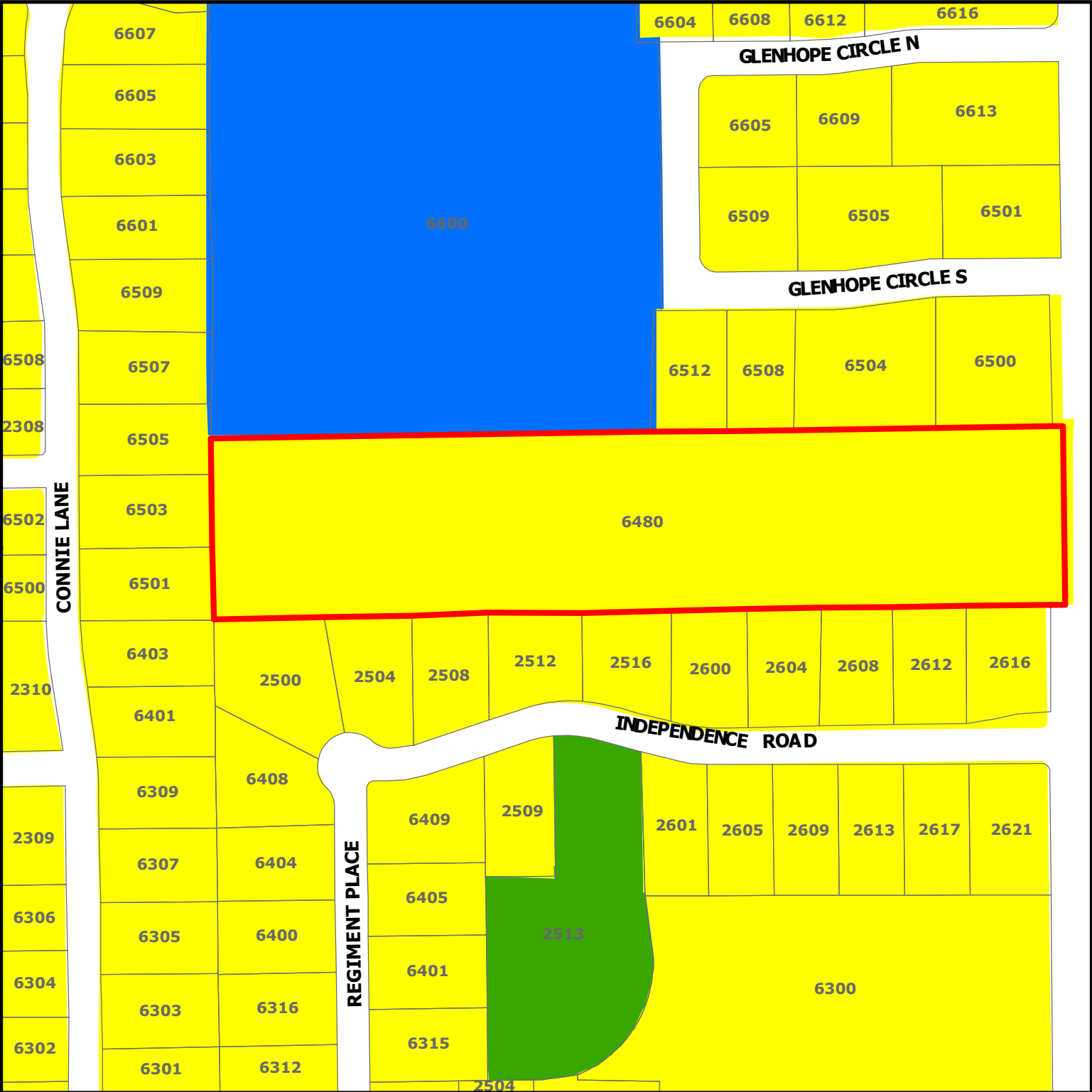
PC20-013
6480 Pool Road

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 Subject Property



Future Land Use Map

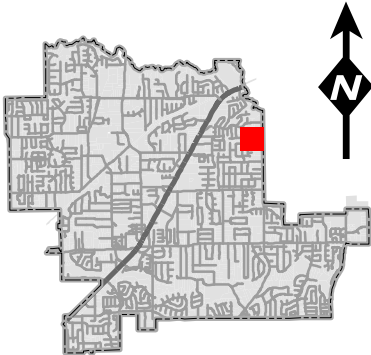


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PC20-013

6480 Pool Road

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



Plat Exhibit

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

THAT G & G DEVELOPMENT PARTNERSHIP, LTD. ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 THROUGH 12, AN OPEN SPACE LOT 'A' AND COMMON AREA LOT 'B', BLOCK 1, EASTPOINTE TERRACE, 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.

WITNESS OUR HANDS THIS THE ____ DAY OF _____, 2020.

OWNER'S AGENT

TITLE

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED G & G DEVELOPMENT PARTNERSHIP, LTD., 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
2. THE SUBJECT PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48439 C 0095 K, DATED SEPTEMBER 25, 2009.
3. ALL PROPERTY CORNERS SHOWN HEREON AS BEING "SET" ARE 5/8-INCH IRON RODS WITH BLUE PLASTIC CAPS STAMPED "PIONEER MAPPING" UNLESS OTHERWISE NOTED.
4. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT CITY REGARDING ANY APPLICABLE FEES DUE.
6. THE HOME OWNERS ASSOCIATION (H.O.A.) WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND LANDSCAPING WITHIN THE LOT DESIGNATED AS OPEN SPACE LOT 'A'. THE HOME OWNER'S ASSOCIATION SHALL KEEP THIS AREA MOWED, CLEAN, AND FREE OF DEBRIS, SILT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS.
7. LANDSCAPING WITHIN THE OPEN SPACE LOT IS LIMITED TO SOO WITHIN THE 10' UTILITY EASEMENT.
8. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE 0.0676 AC. PORTION SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF COLLEYVILLE, TEXAS.
10. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE, AS AMENDED.
11. THE PURPOSE OF THIS PLAT IS TO CREATE A 12 LOT DEVELOPMENT FROM AN EXISTING 8.162 ACRE TRACT OF LAND.
12. ALL EXISTING STRUCTURES ARE TO BE REMOVED.

0' 100' 200' 300'

LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
UE	UTILITY EASEMENT
D&UE	DRAINAGE AND UE
BSL	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
()	DENOTES RECORD DATA

OWNER:
G & G DEVELOPMENT PARTNERSHIP, LTD
8200 BOAT CLUB RD, SUITE 100
FORT WORTH, TEXAS 76179

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, 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 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 EASEMENTS FOR 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.

DRAINAGE EASEMENT

NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AN 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 THE 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 FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

PROPERTY DESCRIPTION

BEING A 8.094 ACRE TRACT OF LAND, BEING LOTS 1 THROUGH 12, AN OPEN SPACE LOT 'A' AND COMMON AREA LOT 'B', IN BLOCK 1, EASTPOINTE TERRACE, BEING A REPLAT OF LOT 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.T.C.T.), R. CHOWNING SURVEY A-294 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND, IN THE NORTH LINE OF SAID EASTPOINTE TERRACE, SAME BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, GLENHOPE, AS RECORDED IN CABINET A, SLIDE 3022, P.R.T.C.T.;

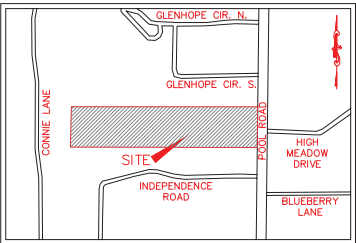
THENCE, WITH THE NORTH LINE OF SAID EASTPOINTE TERRACE, N 89°01'19" E, A DISTANCE OF 2.51 FEET, TO THE NORTHEAST CORNER OF SAID EASTPOINTE TERRACE, IN THE WEST LINE OF POOL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, (R.O.W.);

THENCE, WITH THE WEST LINE OF SAID POOL ROAD, AND WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH THE NORTH LINE OF BLOCK 1, HERITAGE COLONY, AS RECORDED IN CABINET A, SLIDE 2403, P.R.T.C.T., AND WITH THE NORTH LINE OF LOT 9, BLOCK 25, HIGHLAND MEADOWS, PHASE IV, AS RECORDED IN CABINET A, SLIDE 442, P.R.T.C.T., CONSECUTIVELY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 00°40'09" E, A DISTANCE OF 272.40 FEET;
2. S 88°54'41" W, A DISTANCE OF 1289.09 FEET, TO A CAPPED IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID EASTPOINTE TERRACE, AT THE SOUTHEAST CORNER OF LOT 22, BLOCK 2, ROSS DOWN ESTATES, AS RECORDED IN CABINET A, SLIDE 675, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH SAID BLOCK 2, ROSS DOWN ESTATES, N 00°25'07" W, A DISTANCE OF 274.89 FEET, TO THE NORTHWEST CORNER OF SAID EASTPOINTE TERRACE, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ELEMENTARY SCHOOL ADDITION NO. 1, AS RECORDED IN CABINET A, SLIDE 2336, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH SAID ELEMENTARY SCHOOL ADDITION NO. 1, AND WITH SAID BLOCK 3, GLENHOPE, N 89°01'19" E, A DISTANCE OF 1283.36 FEET, TO THE POINT OF BEGINNING AND CONTAINING 8.094 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER 19, 2020.



VICINITY MAP
NOT TO SCALE

ENGINEER
EVOLVING TEXAS
420 THROCKMORTON, SUITE 930
FORT WORTH, TEXAS 76102
(817) 529-2700

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES, MADE A PART THEREOF, FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KEENE, TEXAS.



PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916

Scale: 1"=100'	Date: 11/21/20	DWG: 20201075--PREL PLAT
Drawn: OF	Checked: SJH	Job: 2020-1075

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS, VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT
EASTPOINTE TERRACE
LOTS 1 THROUGH 12, OPEN SPACE LOT 'A', AND
COMMON AREA LOT 'B', BLOCK 1
BEING A REPLAT OF LOT 1, MILES ADDITION, AN ADDITION
TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169,
PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS R. CHOWNING
SURVEY A-294 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Plat Exhibit

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

THAT G & G DEVELOPMENT PARTNERSHIP, LTD., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 THROUGH 12, AN OPEN SPACE LOT 'A' AND COMMON AREA LOT 'B', BLOCK 1, EASTPOINTE TERRACE, 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.

WITNESS OUR HANDS THIS THE ____ DAY OF _____, 2020.

OWNER'S AGENT

TITLE

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED G & G DEVELOPMENT PARTNERSHIP, LTD., 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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NOTARY PUBLIC

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12. ALL EXISTING STRUCTURES ARE TO BE REMOVED.

0' 100' 200' 300'

LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
C.M.	CONTROLLING MONUMENT
UE	UTILITY EASEMENT
D&UE	DRAINAGE AND UE
BSL	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
()	DENOTES RECORD DATA

OWNER:
G & G DEVELOPMENT PARTNERSHIP, LTD
8200 BOAT CLUB RD, SUITE 100
FORT WORTH, TEXAS 76179

UTILITY EASEMENT

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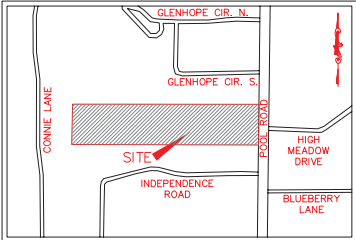
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THENCE, WITH THE WEST LINE OF SAID POOL ROAD, AND WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH THE NORTH LINE OF BLOCK 1, HERITAGE COLONY, AS RECORDED IN CABINET A, SLIDE 2403, P.R.T.C.T., AND WITH THE NORTH LINE OF LOT 9, BLOCK 25, HIGHLAND MEADOWS, PHASE IV, AS RECORDED IN CABINET A, SLIDE 442, P.R.T.C.T., CONSECUTIVELY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 00°40'09" E, A DISTANCE OF 272.40 FEET;
2. S 88°54'41" W, A DISTANCE OF 1289.09 FEET, TO A CAPPED IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID EASTPOINTE TERRACE, AT THE SOUTHEAST CORNER OF LOT 22, BLOCK 2, ROSS DOWN ESTATES, AS RECORDED IN CABINET A, SLIDE 675, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH SAID BLOCK 2, ROSS DOWN ESTATES, N 00°25'07" W, A DISTANCE OF 274.89 FEET, TO THE NORTHWEST CORNER OF SAID EASTPOINTE TERRACE, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ELEMENTARY SCHOOL ADDITION NO. 1, AS RECORDED IN CABINET A, SLIDE 2356, P.R.T.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID EASTPOINTE TERRACE AND WITH SAID ELEMENTARY SCHOOL ADDITION NO. 1, AND WITH SAID BLOCK 3, GLENHOPE, N 89°01'19" E, A DISTANCE OF 1285.36 FEET, TO THE POINT OF BEGINNING AND CONTAINING 8.094 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON NOVEMBER 19, 2020.



VICINITY MAP
NOT TO SCALE

ENGINEER
EVOLVING TEXAS
420 THROCKMORTON, SUITE 930
FORT WORTH, TEXAS 76102
(817) 529-2700

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES, MADE A PART THEREOF, FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KEENE, TEXAS.

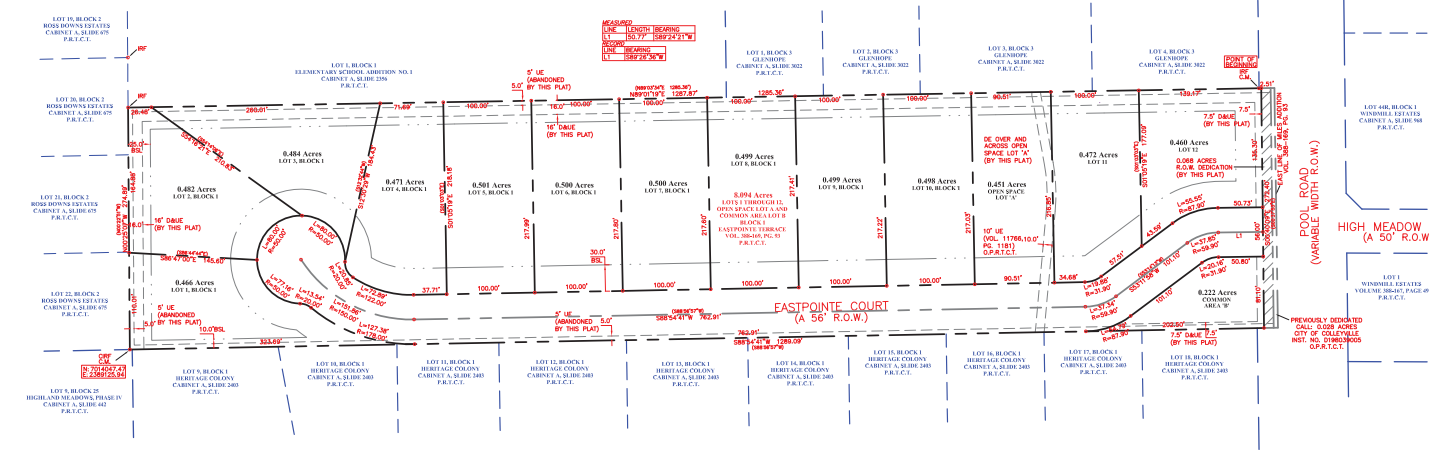


PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916

Scale: 1"=100'	Date: 11/21/20	DWG: 20201075-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2020-1075



FINAL PLAT
EASTPOINTE TERRACE
LOTS 1 THROUGH 12, OPEN SPACE LOT 'A', AND
COMMON AREA LOT 'B', BLOCK 1
BEING A REPLAT OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION
TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169,
PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS R. CHOWNING
SURVEY A-294 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

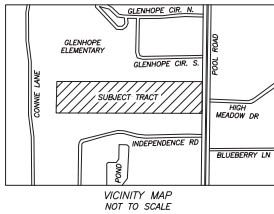
PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS, VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

Preliminary Plat Exhibit



GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (7X-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
2. THE SUBJECT PROPERTY IS WITHIN ZONE 'A' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48439 C 0095 K, DATED SEPTEMBER 25, 2009.
3. ALL PROPERTY CORNERS SHOWN HEREON AS BEING "SET" ARE 5/8-INCH IRON RODS WITH BLUE PLASTIC CAPS STAMPED "PIONEER MAPPING" UNLESS OTHERWISE NOTED.
4. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND SUBDIVISION STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT CITY REGARDING ANY APPLICABLE FEES DUE.
6. THE HOME OWNERS ASSOCIATION (H.O.A.) WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND LANDSCAPING WITHIN THE LOT DESIGNATED AS OPEN SPACE LOT 'A'. THE HOME OWNER'S ASSOCIATION SHALL KEEP THIS AREA MOWN, CLEAN, AND FREE OF DEBRIS, SILT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS.
7. LANDSCAPING WITHIN THE OPEN SPACE LOT IS LIMITED TO 500' WITHIN THE 10' UTILITY EASEMENT.
8. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE 0.0676 AC. PORTION SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF COLLEYVILLE, TEXAS.
10. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE AS AMENDED.
11. THE PURPOSE OF THIS PLAT IS TO CREATE A 12 LOT DEVELOPMENT FROM AN EXISTING 8.162 ACRE TRACT OF LAND.
12. ALL EXISTING STRUCTURES ARE TO BE REMOVED.

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES BAKER, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY PRINTED NAME _____

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, S & G DEVELOPMENT PARTNERSHIP, LTD., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, IS THE OWNER OF AN 8.162 ACRE TRACT OF LAND, SITUATED IN THE E. CHOWING SURVEY, ABSTRACT NUMBER 284, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169, PAGE 83, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED LOT 1, BLOCK 1 CONVEYED TO S & G DEVELOPMENT PARTNERSHIP, LTD., A TEXAS LIMITED LIABILITY COMPANY, BY DEED RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 018183905, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 10-81.

BEGINNING AT A 1-INCH CORNERED IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED LOT 1, BLOCK 1, MILES ADDITION, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ELEMENTARY SCHOOL ADDITION NO. 1, AS RECORDED IN CABINET A, SLIDE 2356, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING IN THE EAST LINE OF LOT 20, BLOCK 2, ROSS DOWNS ESTATES, AS RECORDED IN CABINET A, SLIDE 675, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 03 MINUTES 34 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, MILES ADDITION, AT A DISTANCE OF 1385.36 FEET PASS A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, GLENHOPE, AS RECORDED IN CABINET A, SLIDE 3022, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND CONTINUING A TOTAL DISTANCE OF 1298.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PIONEER MAPPING" PREVIOUSLY SET AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 0.028 ACRE TRACT CONVEYED TO THE CITY OF COLLEYVILLE, ACCORDING TO A DEED RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 018183905, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAME BEING THE CURRENT WEST RIGHT-OF-WAY LINE OF POOL ROAD (VARIABLE RIGHT-OF-WAY);

THENCE SOUTH 00 DEGREES 41 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF THE ABOVE MENTIONED 0.028 ACRE CITY OF COLLEYVILLE TRACT, A DISTANCE OF 272.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PIONEER MAPPING" PREVIOUSLY SET AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 0.028 ACRE TRACT, AND BEING IN THE CURRENT WEST RIGHT-OF-WAY LINE OF POOL ROAD;

THENCE SOUTH 88 DEGREES 56 MINUTES 57 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1, BLOCK 1, MILES ADDITION, AT A DISTANCE OF 16.87 FEET PASSING A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 15, ELEMENTARY SCHOOL ADDITION NO. 1, HERETOFORE DESCRIBED, AND CONTINUING A TOTAL DISTANCE OF 1330.63 FEET TO A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED ROSS DOWNS ESTATES, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED HERITAGE COLONY ADDITION, SAME BEING THE NORTHEAST CORNER OF LOT 9, BLOCK 25, HIGHLAND MEADOWS PHASE IV, AS RECORDED IN CABINET A, SLIDE 442, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEARS NORTH 88 DEGREES 56 MINUTES 57 SECONDS EAST, A DISTANCE OF 2.70 FEET.

THENCE NORTH 00 DEGREES 22 MINUTES 51 SECONDS WEST, WITH THE WEST BOUNDARY LINE OF SAID LOT 1, BLOCK 1, MILES ADDITION, AND THE EAST BOUNDARY LINE OF SAID ROSS DOWNS ESTATES, A DISTANCE OF 274.89 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 8.162 ACRES OF LAND.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

THAT S & G DEVELOPMENT PARTNERSHIP, LTD., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADVERTISE THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 - 12 AND OPEN SPACE LOT 'A', EASTPOINTE TERRACE, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE COMMON AREAS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF THE PUBLIC, SUBJECT TO THE RIGHT OF SAID LOT 1, MILES ADDITION, SAME BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED ROSS DOWNS ESTATES, OR ANY PART THEREOF, TO INTERFERE WITH OR IMPROVE OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, REPAIR, MAINTENANCE, OR IMPROVEMENTS OF ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS AND EGRESS TO AND FROM ANY OF THE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPAIRING, AND MAINTAINING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO PLATING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS _____ DAY OF _____

OWNER'S AGENT

TITLE

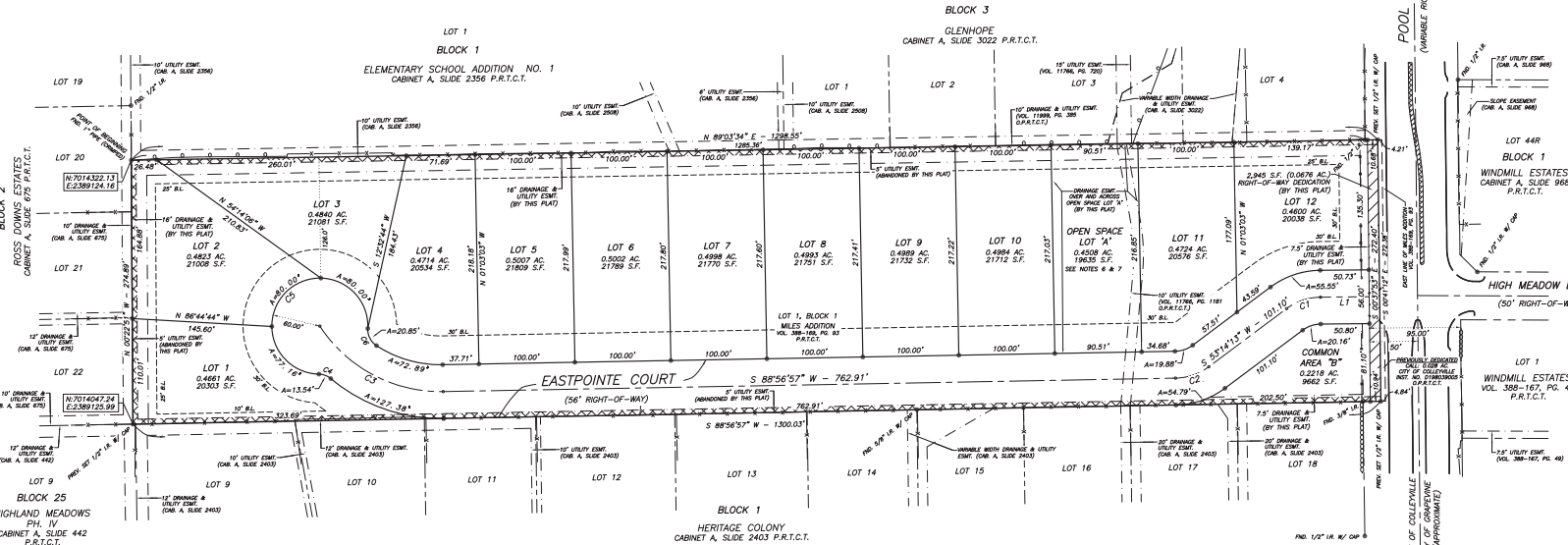
GROSS ACREAGE: 8.1615 AC.
R.O.W. DEDICATIONS: 1.6506 AC.
EASEMENT DEDICATIONS: 0.6352 AC.
NET COMMON AREA: 0.1783 AC.
NET COMMON AREA: 0.1783 AC.
NET ACREAGE: 5.2779 AC.

PRELIMINARY PLAT EASTPOINTE TERRACE LOTS 1 - 12, OPEN SPACE LOT 'A', AND COMMON AREA LOT 'B' BLOCK 1

BEING A REPLAT OF LOT 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169, PAGE 83, PLAT RECORDS OF TARRANT COUNTY, TEXAS
R. CHOWING SURVEY A-28
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

60' 0' 60' 120' 180'
SCALE: ONE INCH EQUALS SIXTY FEET

PREPARED SEPTEMBER, 2017 - REVISION 9



KNOWN ALL MEN BY THESE PRESENTS:
THAT I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND. FURTHER, THIS SURVEY CONFORMS TO THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE MOST CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.

--FOR REVIEW--

STUART L. WARNOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6579



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.85	59.90	36°12'23"	S 71°20'25" W	37.23
C2	37.34	59.90	35°42'44"	S 71°05'35" W	36.73
C3	151.86	150.00	58°00'17"	N 62°02'55" W	145.45
C4	13.54	20.00	87°47'51"	N 69°26'48" W	13.29
C5	237.16	50.00	271°46'06"	N 4°02'02" E	69.61
C6	20.85	20.00	59°44'25"	S 26°56'50" E	19.92

LINE BEARING DISTANCE
LOT 1 S 82°04'44" W 145.60'

SUBJECT TRACT OWNER
G & G DEVELOPMENT PARTNERSHIP, LTD
8200 BOAT CLUB RD, SUITE 100
FORT WORTH, TEXAS 76179

SURVEYOR
PIONEER MAPPING
ATTN: STUART WARNOCK
P.O. BOX 136878, FORT WORTH, TX 76136
PHONE: (822) 233-2550
EMAIL: INFO@PIONEERMAPPING.COM

LEGEND

- BOUNDARY LINE
- ADJOINING LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CENTERLINE OF ROAD
- BUILDING SET-BACK LINE
- EASEMENT ABANDONMENT
- RIGHT-OF-WAY DEDICATION
- FENCE - WOOD OR IRON
- EDGE OF CONCRETE/ASPHALT
- DEED RECORDS, TARRANT COUNTY, TEXAS
- PLAT RECORDS, TARRANT COUNTY, TEXAS
- COUNTY CLERK'S INSTRUMENT NUMBER
- VOLUME, PAGE, CABINET

ENGINEER
EVOLVING TEXAS
420 THROCKMORTON, SUITE 930
FORT WORTH, TEXAS 76102
(817) 529-2700

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, 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 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 UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

DRAINAGE EASEMENT

NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AN 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 THE 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 FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

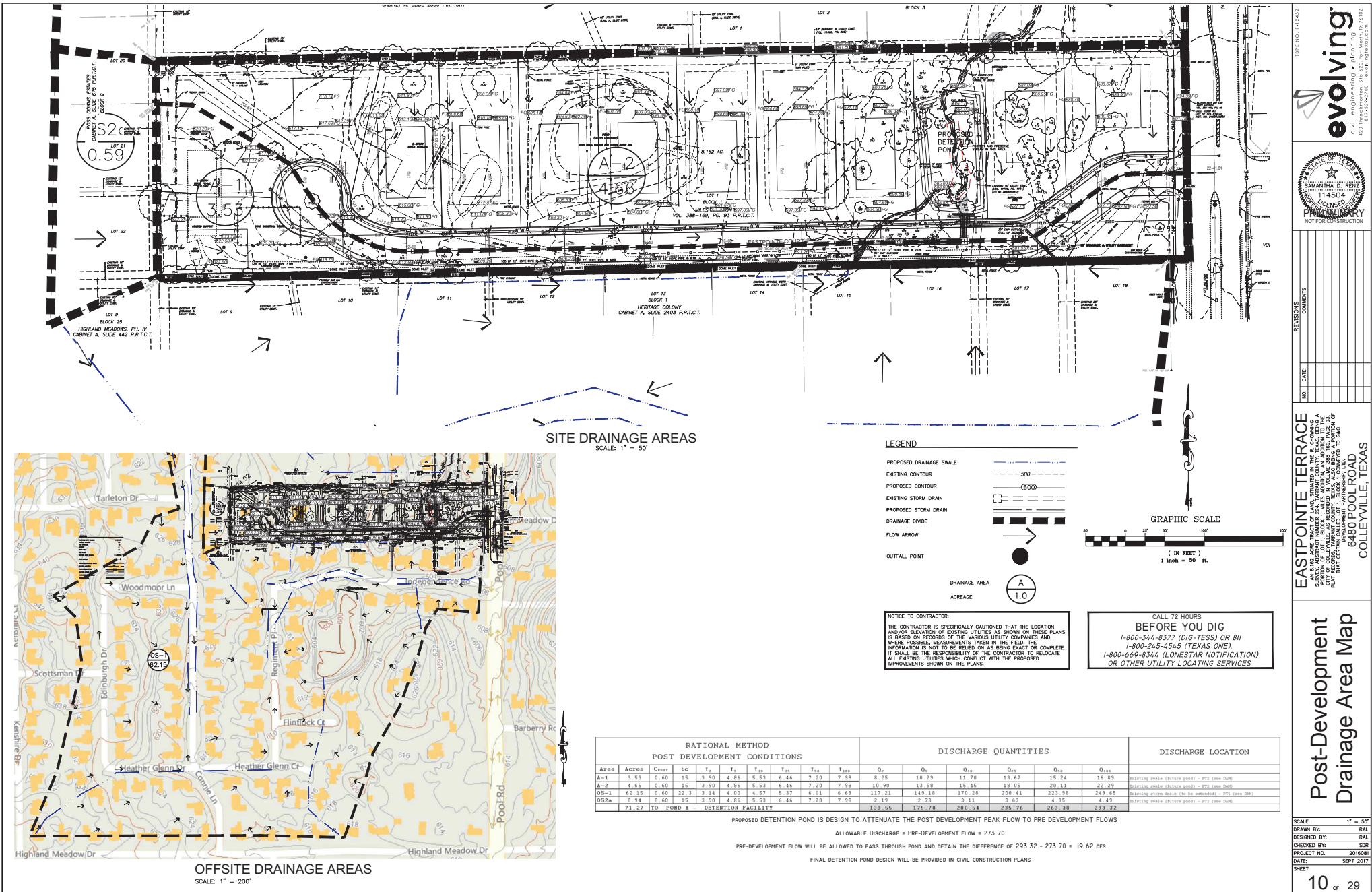
PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS, VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

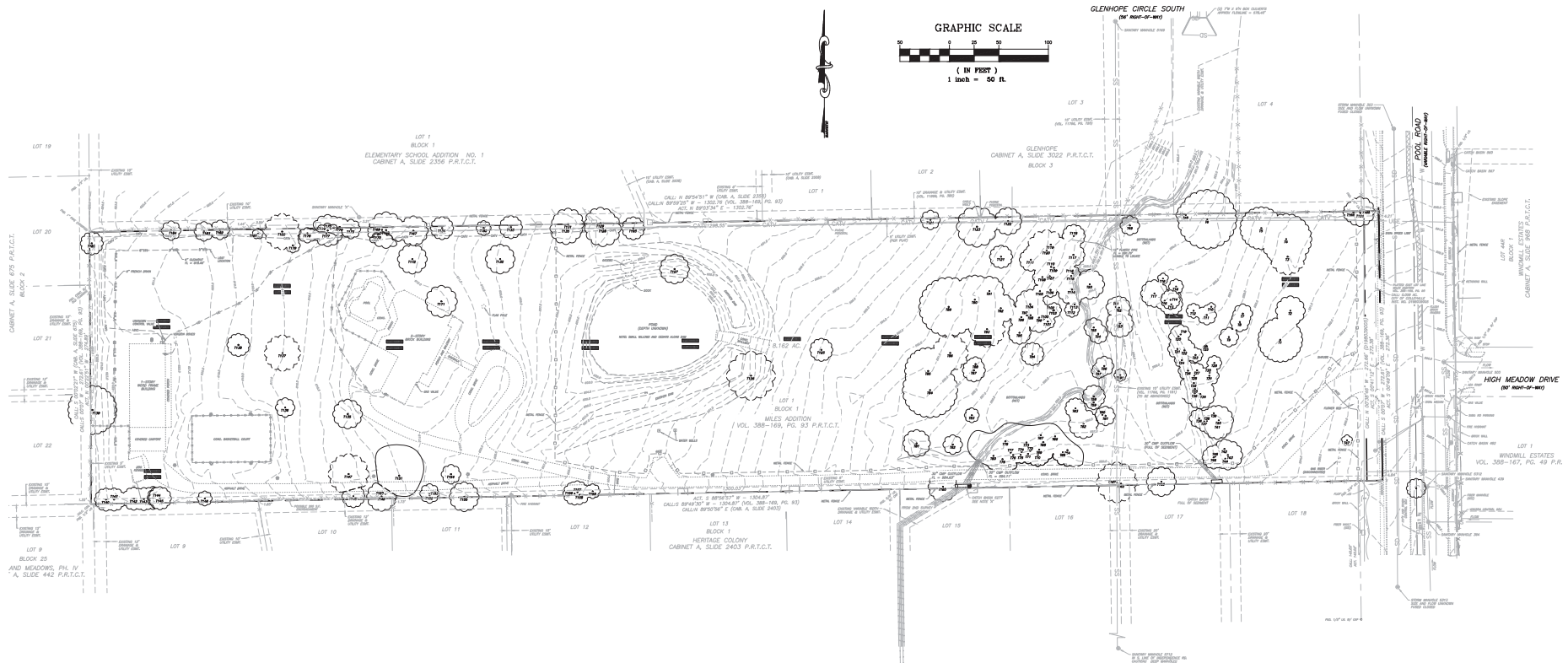
CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

Drainage Exhibit



Supporting Documents



TREE #	CALIPER (INCHES)	TREE SPECIES	CANOPY (SQ FT)	STATUS	EXCLUSIONS	EXEMPTIONS
1	28	PECAN	2403	REMOVE	RISE	
2	12	PECAN	452	REMOVE	RISE	
3	15	ELM	707	REMOVE	RISE	
4	12	ELM	452	REMOVE	RISE	
5	14	BLACKOAK OAK	616	REMOVE	RISE	
6	14	CEDEAR ELM	416	REMOVE	RISE	
7	7	ELM	154	REMOVE	RISE	
8	9	ELM	254	REMOVE	RISE	
9	12	ELM	452	REMOVE	RISE	
10	7	ELM	154	REMOVE	RISE	
11	8	ELM	203	REMOVE	RISE	
12	8	ELM	203	REMOVE	RISE	
13	12	CEDEAR ELM	452	REMOVE	RISE	
14	15	UNKNOWN HARDWOOD	707	REMOVE	RISE	
15	8	ELM	203	REMOVE	RISE	
16	7	ELM	154	REMOVE	RISE	
17	17	ELM	908	REMOVE	RISE	
18	14	BLACKOAK OAK	616	REMOVE	DECLINE	
19	9	CEDEAR ELM	254	REMOVE	RISE	
20	9	CEDEAR ELM	254	REMOVE	RISE	
21	8	CEDEAR ELM	203	REMOVE	RISE	
22	10	CEDEAR ELM	314	REMOVE	RISE	
23	7	ELM	154	REMOVE	RISE	
24	8	CEDEAR ELM	113	REMOVE	RISE	
25	7	ELM	154	REMOVE	DECLINE	
26	8	ELM	203	REMOVE	RISE	
27	9	SMOOTH ELM	254	REMOVE	RISE	
28	12	BLACKOAK OAK	452	REMOVE	RISE	
29	7	ELM	154	REMOVE	RISE	
30	8	ELM	203	REMOVE	RISE	
31	7	ELM	154	REMOVE	RISE	
32	9	ELM	254	REMOVE	RISE	
33	14	BLACKOAK OAK	452	REMOVE	RISE	
34	12	CEDEAR ELM	314	REMOVE	RISE	
35	7	CEDEAR ELM	113	REMOVE	RISE	
36	12	EASTERN REDCEDAR	452	REMOVE	RISE	
37	4	SMOOTH ELM	89	REMOVE	RISE	
38	8	CEDEAR ELM	203	REMOVE	RISE	
39	9	BLACKOAK OAK	113	REMOVE	RISE	
40	12	POST OAK	452	REMOVE	RISE	
41	10	BLACKOAK OAK	314	REMOVE	RISE	
42	7	UNKNOWN HARDWOOD	154	REMOVE	RISE	
43	12	POST OAK	452	REMOVE	RISE	
44	9	UNKNOWN HARDWOOD	254	REMOVE	RISE	
45	12	CEDEAR ELM	452	REMOVE	RISE	
46	10	CEDEAR ELM	314	REMOVE	RISE	
47	7	ELM OAK	154	REMOVE	RISE	
48	8	HONEY LOCUST	113	REMOVE	RISE	
49	17	SMOOTH ELM	908	REMOVE	RISE	
50	15	ELM	707	REMOVE	EMPT	

51	7	HACKBERRY	154	REMOVE	NP	EMPT
52	9	CEDEAR ELM	254	REMOVE	NP	EMPT
53	7	EASTERN REDCEDAR	154	REMOVE	NP	EMPT
54	7	HACKBERRY	154	REMOVE	NP	EMPT
55	10	ELM	314	REMOVE	EMPT	
56	8	CEDEAR ELM	203	REMOVE	EMPT	
57	7	PECAN	154	REMOVE	EMPT	
58	10	UNKNOWN HARDWOOD	314	REMOVE	EMPT	
59	8	CEDEAR ELM	203	REMOVE	EMPT	
60	10	CEDEAR ELM	314	REMOVE	EMPT	
61	11	CEDEAR ELM	314	REMOVE	EMPT	
62	12	ELM	452	REMOVE	DECLINE	
63	11	CEDEAR ELM	380	REMOVE	EMPT	
64	9	CEDEAR ELM	254	REMOVE	RISE	
65	11	CEDEAR ELM	380	REMOVE	RISE	
66	8	CEDEAR ELM	113	REMOVE	RISE	
67	8	CEDEAR ELM	203	REMOVE	RISE	
68	16	CEDEAR ELM	604	REMOVE	RISE	
69	11	CEDEAR ELM	203	REMOVE	RISE	
70	11	CEDEAR ELM	203	REMOVE	RISE	
71	8	CEDEAR ELM	113	REMOVE	RISE	
72	10	CEDEAR ELM	314	REMOVE	RISE	
73	10	CEDEAR ELM	314	REMOVE	RISE	
74	11	CEDEAR ELM	380	REMOVE	RISE	
75	11	CEDEAR ELM	380	REMOVE	RISE	
76	8	CEDEAR ELM	113	REMOVE	RISE	
77	11	CEDEAR ELM	254	REMOVE	RISE	
78	11	CEDEAR ELM	380	REMOVE	RISE	
79	11	CEDEAR ELM	380	REMOVE	RISE	
80	11	CEDEAR ELM	380	REMOVE	RISE	
81	17	SMOOTH ELM	908	REMOVE	RISE	
82	10	PECAN	314	REMOVE	RISE	
83	9	CEDEAR ELM	254	REMOVE	RISE	
84	27	SMOOTH ELM	2790	REMOVE	RISE	
85	18	PECAN	616	REMOVE	RISE	
86	18	PECAN	1018	REMOVE	RISE	
87	14	SMOOTH ELM	616	REMOVE	RISE	
88	12	PECAN	452	REMOVE	RISE	
89	17	SMOOTH ELM	908	REMOVE	RISE	
90	15	PECAN	707	REMOVE	RISE	
91	13	PECAN	513	REMOVE	RISE	
92	13	CEDEAR ELM	314	REMOVE	RISE	
93	15	ELM	314	REMOVE	RISE	
94	14	SMOOTH ELM	616	REMOVE	RISE	
95	10	CEDEAR ELM	254	REMOVE	RISE	
96	8	CEDEAR ELM	203	REMOVE	RISE	
97	8	CEDEAR ELM	203	REMOVE	RISE	
98	7	POST OAK	154	REMOVE	RISE	
99	10	POST OAK	314	REMOVE	RISE	
100	10	POST OAK	314	REMOVE	RISE	
101	8	CEDEAR ELM	203	REMOVE	EMPT	
102	7	CEDEAR ELM	154	REMOVE	DECLINE	

103	8	CEDEAR ELM	113	REMOVE	EMPT	
104	12	CEDEAR ELM	452	REMOVE	RISE	
105	7	CEDEAR ELM	154	REMOVE	EMPT	
106	7	CEDEAR ELM	154	REMOVE	EMPT	
107	10	POST OAK	314	REMOVE	EMPT	
108	8	POST OAK	203	REMOVE	EMPT	
109	11	EASTERN REDCEDAR	380	REMOVE	NP	
110	11	EASTERN REDCEDAR	380	REMOVE	NP	
111	14	EASTERN REDCEDAR	616	REMOVE	EMPT	
112	6	CEDEAR ELM	113	REMOVE	EMPT	
113	6	CEDEAR ELM	113	REMOVE	EMPT	
114	10	ELM	314	REMOVE	EMPT	
115	6	HACKBERRY	113	REMOVE	NP	
116	8	HACKBERRY	203	REMOVE	NP	
117	10	HACKBERRY	314	REMOVE	NP	
118	11	HACKBERRY	513	REMOVE	EMPT	
119	14	EASTERN REDCEDAR	616	REMOVE	EMPT	
120	18	ELM	1018	REMOVE	EMPT	
121	13	EASTERN REDCEDAR	452	REMOVE	NP	
122	13	BLACKOAK OAK	513	PRESERVE	EMPT	
123	8	CEDEAR ELM	203	PRESERVE	RISE	
124	9	SMOOTH ELM	254	PRESERVE	RISE	
125	18	ELM	1018	PRESERVE	RISE	
126	25	COTTONWOOD	2790	PRESERVE	RISE	
127	9	WALLOW	254	REMOVE	RISE	
128	17	CEDEAR ELM	908	PRESERVE	RISE	
129	12	COTTONWOOD	452	PRESERVE	RISE	
130	16	CEDEAR ELM	604	PRESERVE	RISE	
131	16	COTTONWOOD	804	PRESERVE	RISE	
132	16	CEDEAR ELM	604	PRESERVE	RISE	
133	21	CEDEAR ELM	1018	PRESERVE	RISE	
134	9	CEDEAR ELM	254	PRESERVE	RISE	
135	9	CEDEAR ELM	254	PRESERVE	DECLINE	
136	11	EASTERN REDCEDAR	513	REMOVE	RISE	
137	22	PECAN	1513	REMOVE	RISE	
138	14	CEDEAR ELM	1018	REMOVE	RISE	
139	18	SMOOTH ELM	1018	REMOVE	RISE	
140	12	EASTERN REDCEDAR	452	REMOVE	NP	
141	12	EASTERN REDCEDAR	452	REMOVE	NP	
142	12	EASTERN REDCEDAR	452	REMOVE	NP	
143	12	EASTERN REDCEDAR	452	REMOVE	NP	
144	10	EASTERN REDCEDAR	314	REMOVE	NP	
145	10	EASTERN REDCEDAR	314	REMOVE	NP	
146	9	AMERICAN HOLLY	254	REMOVE	RISE	
147	9	PECAN	254	REMOVE	RISE	
148	10	AMERICAN HOLLY	314	REMOVE	RISE	
149	8	SMOOTH ELM	203	REMOVE	RISE	
150	7	SMOOTH ELM	154	REMOVE	RISE	
151	29	WALLOW	2642	REMOVE	RISE	
152	8	HACKBERRY	203	REMOVE	NP	
153	8	PECAN	203	REMOVE	RISE	
154	10	SMOOTH ELM	314	REMOVE	RISE	

155	31	SMOOTH ELM	380	REMOVE	RISE	
156	8	HACKBERRY	203	REMOVE	NP	
157	8	SMOOTH ELM	203	REMOVE	RISE	
158	6	SMOOTH ELM	113	REMOVE	RISE	
159	8	AMERICAN HOLLY	203	REMOVE	RISE	
160	18	EASTERN REDCEDAR	1018	REMOVE	NP	
161	17	ELM	908	REMOVE	RISE	
162	11	ELM	380	REMOVE	RISE	
163	18	ELM	1018	REMOVE	RISE	
164	8	SMOOTH ELM	203	PRESERVE	RISE	
165	14	ELM	452	PRESERVE	RISE	
166	10	SMOOTH ELM	314	PRESERVE	RISE	
167	16	CEDEAR ELM	604	PRESERVE	RISE	
168	10	COTTONWOOD	314	PRESERVE	DECLINE	
169	11	EASTERN REDCEDAR	154	PRESERVE	NP	
170	11	EASTERN REDCEDAR	154	REMOVE	RISE	
171	11	CEDEAR ELM	203	REMOVE	RISE	
172	11	CEDEAR ELM	203	REMOVE	RISE	
173	11	CEDEAR ELM	203	REMOVE	RISE	
174	6	EASTERN REDCEDAR	113	REMOVE	NP	
175	10	COTTONWOOD	314	REMOVE	NP	
176	12	SMOOTH ELM	452	REMOVE	NP	
177	11	CEDEAR ELM	314	REMOVE	NP	
178	7	EASTERN REDCEDAR	154	REMOVE	NP	
179	7	EASTERN REDCEDAR	154	REMOVE	NP	
180	11	CEDEAR ELM	380	PRESERVE	RISE	
181	7	EASTERN REDCEDAR	154	REMOVE	NP	
182	7	EASTERN REDCEDAR	154	REMOVE	NP	
183	8	EASTERN REDCEDAR	203	REMOVE	DECLINE	
184	8	CEDEAR ELM	203	PRESERVE	RISE	
185	11	CEDEAR ELM	380	PRESERVE	RISE	
186	11	CEDEAR ELM	380	PRESERVE	RISE	
187	7	EASTERN REDCEDAR	154	REMOVE	NP	
188	7	EASTERN REDCEDAR	154	REMOVE	NP	
189	7	EASTERN REDCEDAR	154	REMOVE	NP	

PROPERTY LEGAL DESCRIPTION:
A PORTION OF LOT 1, BLOCK 1, MILES ADDITION

OWNER:
G&C DEVELOPMENT PARTNERSHIP, LTD.
JARED BAUCK
PORT WORTH, TX 76176
PHONE (817) 237-2777
FAX (817) 236-6406
EMAIL: jared@jaredbauck.com

LEGEND
EXISTING TREE

SHEET SCALED AT
1/4" = 1' SCALE

SHEET
L1.0
TREE
SURVEY

03-17-17	ISSUE REVISION RECORD
05-10-17	RESUBMITTAL TO CITY
05-18-17	RESUBMITTAL TO CITY
10-04-17	RESUBMITTAL TO CITY

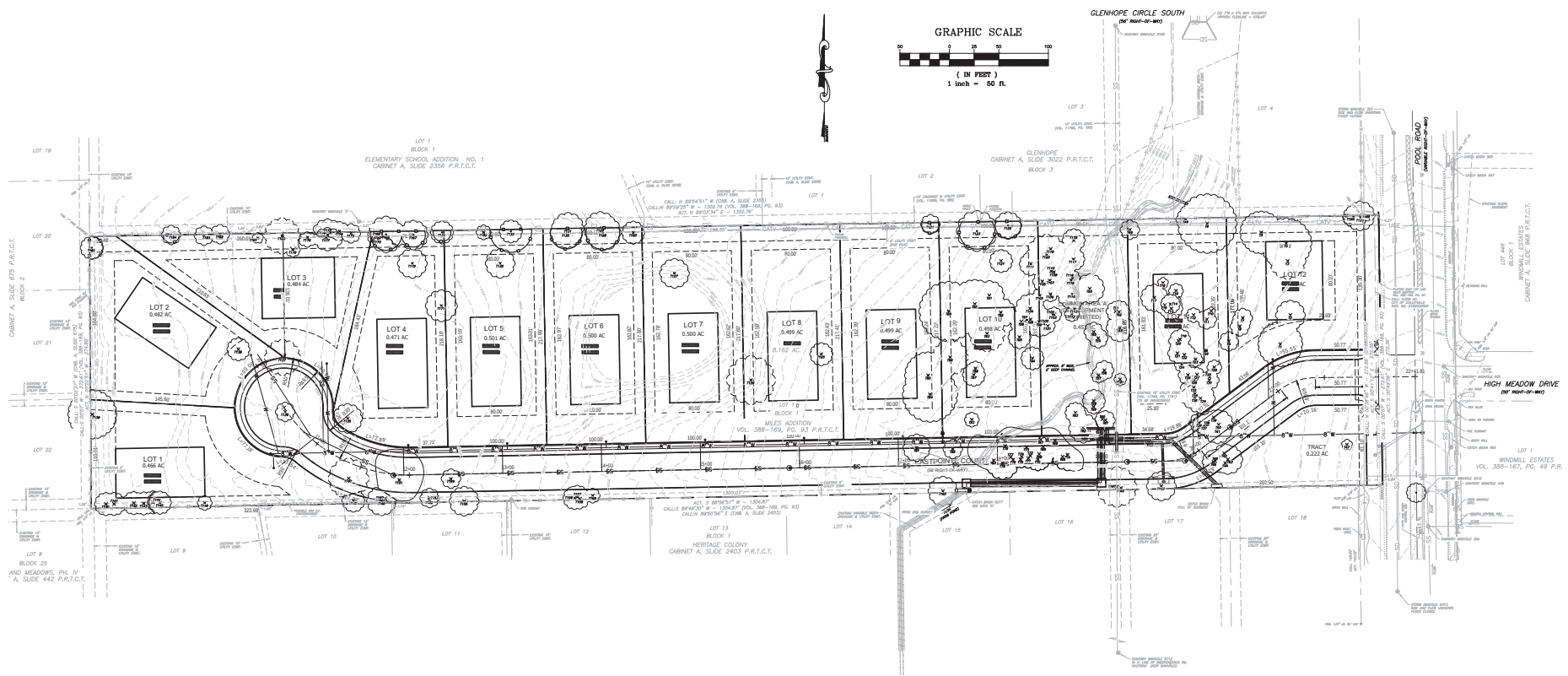


EASTPOINTE TERRACE
6480 POOL RD
COLLEVILLE, TX

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



Supporting Documents



TREE #	GALFEE (INCHES)	TREE SPECIES	CANOPY (SQ)	STATUS	EXCLUSIONS	EXEMPTIONS
1	24	PECAN	242	REMOVE		
2	12	PECAN	402	REMOVE		RSE
3	15	ELM	707	REMOVE		RSE
4	12	ELM	612	REMOVE		RSE
5	14	BLACKOAK BARK	636	REMOVE		RSE
6	14	CEDEM ELM	612	REMOVE		RSE
7	7	ELM	154	REMOVE		RSE
8	9	ELM	254	REMOVE		RSE
9	12	ELM	612	REMOVE		RSE
10	7	ELM	154	REMOVE		RSE
11	20	PECAN	202	REMOVE		RSE
12	8	ELM	202	REMOVE		RSE
13	12	CEDEM ELM	612	REMOVE		RSE
14	15	UNKNOWN HARDWOOD	152	REMOVE		RSE
15	8	ELM	202	REMOVE		RSE
16	7	ELM	154	REMOVE		RSE
17	17	PECAN	368	REMOVE		RSE
18	14	BLACKOAK BARK	636	REMOVE		DECLINE
19	14	CEDEM ELM	254	REMOVE		RSE
20	9	CEDEM ELM	254	REMOVE		RSE
21	8	CEDEM ELM	202	REMOVE		RSE
22	10	CEDEM ELM	302	REMOVE		RSE
23	7	ELM	154	REMOVE		RSE
24	10	CEDEM ELM	312	REMOVE		RSE
25	7	ELM	154	REMOVE		DECLINE
26	8	ELM	202	REMOVE		RSE
27	9	SMOOTH ELM	254	REMOVE		RSE
28	12	BLACKOAK BARK	452	REMOVE		RSE
29	7	ELM	154	REMOVE		RSE
30	8	ELM	202	REMOVE		RSE
31	7	ELM	154	REMOVE		RSE
32	24	PECAN	242	REMOVE		RSE
33	16	ELM	808	REMOVE		RSE
34	12	BLACKOAK BARK	452	REMOVE		RSE
35	7	CEDEM ELM	154	REMOVE		RSE
36	12	EASTERN REDCEDAR	452	REMOVE	NP	RSE
37	12	EASTERN REDCEDAR	452	REMOVE	NP	RSE
38	8	BLACKOAK BARK	202	REMOVE		RSE
39	6	BLACKOAK BARK	112	REMOVE		RSE
40	12	POST OAK	452	REMOVE		RSE
41	10	BLACKOAK BARK	314	REMOVE		RSE
42	7	UNKNOWN HARDWOOD	154	REMOVE		RSE
43	12	POST OAK	452	REMOVE		RSE
44	9	UNKNOWN HARDWOOD	254	REMOVE		RSE
45	10	CEDEM ELM	452	REMOVE		RSE
46	10	CEDEM ELM	314	REMOVE		RSE
47	14	UNK OAK	254	REMOVE		RSE
48	6	HONEY LOCUST	112	REMOVE		RSE
49	17	SMOOTH ELM	908	REMOVE		RSE
50	15	PECAN	152	REMOVE		EXEMPT

51	7	HACKERY	154	REMOVE	NP	
52	9	CEGAR ELN	254	REMOVE	ROW	ELMST
53	7	EASTON HEDG	154	REMOVE	NP	
54	7	HACKERY	154	REMOVE	NP	
55	10	CEGAR ELN	314	REMOVE	NP	ELMST
56	8	CEGAR ELN	201	REMOVE	ROW	ELMST
57	7	PECAN	154	REMOVE	NP	
58	10	CEGAR ELN	314	REMOVE	NP	ELMST
59	8	UNKNOWN/SHOGG	201	REMOVE	ROW	ELMST
60	10	CEGAR ELN	314	REMOVE	NP	ELMST
61	13	CEGAR ELN	513	REMOVE	NP	
62	12	ELM	452	REMOVE	DECLINE	
63	9	CEGAR ELN	380	REMOVE	NP	ELMST
64	9	CEGAR ELN	354	REMOVE	NP	
65	11	CEGAR ELN	380	REMOVE	ROW	ROW
66	13	CEGAR ELN	613	REMOVE	NP	ROW
67	8	CEGAR ELN	201	REMOVE	ROW	ROW
68	10	CEGAR ELN	304	REMOVE	ROW	ROW
69	13	CEGAR ELN	513	REMOVE	NP	ROW
70	10	CEGAR ELN	314	REMOVE	NP	ROW
71	8	CEGAR ELN	201	REMOVE	ROW	ROW
72	10	CEGAR ELN	314	REMOVE	NP	ROW
73	10	CEGAR ELN	314	REMOVE	NP	ROW
74	11	CEGAR ELN	380	REMOVE	NP	ROW
75	6	CEGAR ELN	254	REMOVE	NP	ROW
76	9	CEGAR ELN	354	REMOVE	NP	ROW
77	11	CEGAR ELN	380	REMOVE	NP	ROW
78	11	CEGAR ELN	380	REMOVE	NP	ROW
79	12	CEGAR ELN	452	REMOVE	NP	ROW
80	11	CEGAR ELN	380	REMOVE	NP	ROW
81	17	SMOOTH ELN	209	REMOVE	NP	ELMST
82	13	PECAN	314	REMOVE	ROW	
83	9	CEGAR ELN	254	REMOVE	NP	
84	13	PECAN	513	REMOVE	NP	
85	14	PECAN	1018	REMOVE	NP	
87	18	SMOOTH ELN	616	REMOVE	NP	
88	10	PECAN	314	REMOVE	NP	
89	13	PECAN	513	REMOVE	NP	
90	15	PECAN	707	REMOVE	NP	
91	13	PECAN	513	REMOVE	NP	
92	13	PECAN	513	REMOVE	NP	
93	15	ELM	757	REMOVE	NP	
94	9	PECAN	254	REMOVE	NP	
95	8	CEGAR ELN	201	REMOVE	NP	
96	8	CEGAR ELN	201	REMOVE	NP	
98	7	CEGAR ELN	154	REMOVE	NP	
99	18	POST QM	314	REMOVE	NP	
100	10	POST QM	314	REMOVE	NP	ELMST
101	8	CEGAR ELN	201	REMOVE	NP	ELMST
102	8	CEGAR ELN	154	REMOVE	DECLINE	

393	6	CEGAR ELM	113	RENOVE	EMF
398	12	CEGAR ELM	413	RENOVE	EMF
399	7	CEGAR ELM	254	RENOVE	EMF
396	9	CEGAR ELM	154	RENOVE	EMF
397	30	POST-OAK	214	RENOVE	EMF
398	8	POST-OAK	205	RENOVE	EMF
399	11	EASTERN HEDGECAR	380	RENOVE	NP
400	11	EASTERN HEDGECAR	205	RENOVE	NP
411	14	EASTERN HEDGECAR	630	RENOVE	NP
412	6	CEGAR ELM	113	RENOVE	EMF
413	6	CEGAR ELM	113	RENOVE	EMF
414	10	CEGAR ELM	314	RENOVE	EMF
415	8	MAHONEY	205	RENOVE	NP
416	8	MAHONEY	205	RENOVE	NP
417	10	MAHONEY	314	RENOVE	NP
418	13	MAHONEY	513	RENOVE	NP
419	14	EASTERN HEDGECAR	630	RENOVE	EMF
420	18	EASTERN HEDGECAR	1030	RENOVE	EMF
421	12	EASTERN HEDGECAR	412	RENOVE	NP
422	13	BLACK OAK	513	PRELUSIVE	NP
423	14	BLACK OAK	513	PRELUSIVE	NP
424	9	SMOOTH ELM	254	PRELUSIVE	NP
425	18	EASTERN HEDGECAR	1030	RENOVE	RSE
426	25	COTTONWOOD	1963	PRELUSIVE	RSE
427	9	WILLOW	254	PRELUSIVE	RSE
428	17	WILLOW	308	PRELUSIVE	RSE
429	12	COTTONWOOD	404	PRELUSIVE	RSE
430	16	LIV OAK	804	PRELUSIVE	RSE
431	16	COTTONWOOD	804	PRELUSIVE	RSE
432	16	LIV OAK	804	PRELUSIVE	RSE
433	21	LIV OAK	1205	PRELUSIVE	RSE
434	9	LIV OAK	254	RENOVE	NP
435	22	EASTERN HEDGECAR	1512	RENOVE	DECLINE
436	22	CEGAR ELM	513	RENOVE	NP
437	22	PICAN	1512	RENOVE	ROW
438	22	PICAN	1010	RENOVE	ROW
439	18	SMOOTH ELM	1010	RENOVE	NP
440	12	EASTERN HEDGECAR	412	RENOVE	NP
441	12	EASTERN HEDGECAR	412	RENOVE	NP
442	12	EASTERN HEDGECAR	412	RENOVE	NP
443	12	EASTERN HEDGECAR	412	RENOVE	NP
444	10	EASTERN HEDGECAR	314	RENOVE	NP
445	10	EASTERN HEDGECAR	314	RENOVE	NP
446	9	AMERICANALTY	254	RENOVE	NP
447	30	BALD-CYPRESS	2817	RENOVE	ROW
448	10	AMERICANALTY	114	RENOVE	ROW
449	8	WILLOW	205	RENOVE	NP
450	7	MALBERRY	114	RENOVE	ROW
451	16	WILLOW	2642	RENOVE	ROW
452	8	MAHONEY	205	RENOVE	NP
453	8	PICAN	205	RENOVE	ROW
454	8	MAHONEY	205	RENOVE	ROW

NUMBER OF TREES ON LOT	NUMBER OF TREES PRESERVED	NUMBER OF TREES REMOVED	DBH INCHES TOTAL	DBH INCHES REMOVED OUTSIDE EXISTING AREAS
155	18	137	1753	292

* 155S REQUIRED DUE TO MITIGATION SHALL BE PROVIDED IN COMMON AREAS AND EVENLY THE DEVELOPMENT TO THE EXISTING PRACTICAL.

GENERAL TREE PROTECTION PLAN NOTES:

PROPERTY LEGAL DESCRIPTION:

EASTPOINTE TERRACE, BLOCK 1, LOTS 1-12, OPEN SPACE LOT A,
AND COMMON AREA LOT B

OWNER:

G&G DEVELOPMENT PARTNERSHIP, LTD.
JARED BAKER
8200 BOAT CLUB RD, SUITE 200
FORT WORTH, TX 76179
PHONE (817) 237-2077
FAX (817) 236-6426
EMAIL: jared@ggdevco.com

LEGENDE



PROTECTED TREE PRESERVATION:

SUBDIVISION AREA = 352,570SF (8.0939A)
EXISTING TREE CANOPY COVER = 74,517
EXISTING PROTECTED TREE CANOPY COVER IN EXEMPT AREAS = 51,990
EXISTING PROTECTED TREE CANOPY COVER = 22,527
MINIMUM TREE PRESERVATION (70%) = 15,769
PROVIDED PRESERVATION
1. EXEMPT = 1,131
2. NON-EXEMPT = 8,250
3. TOTAL = 9,381

PROTECTED TREE MITIGATION

NUMBER OF TREES ON SITE	NUMBER OF TREES PRESERVED	NUMBER OF TREES REMOVED	DBH INCHES TOTAL	DBH INCHES REMOVED OUTSIDE EXEMPT AREAS	PROPOSED DBH INCHES TO MITIGATE
155	18	137	1753	292	292

* TREES REQUIRED DUE TO MITIGATION SHALL BE PROVIDED IN COMMON AREAS AND EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT TO THE EXTENT PRACTICAL.

GENERAL TREE PROTECTION PLAN NOTES:

1. TREE FENCING SHOWN MUST BE IN PLACE AT ALL TIMES DURING CONSTRUCTION AND NO TRENCHES FOR DOMESTIC WATER, IRRIGATION, ELECTRIC, TELECOMMUNICATIONS, OR GAS MAY BE WITHIN THESE AREAS WITHOUT REVIEWING IT FIRST WITH THE URBAN FORESTER. SUCH DAMAGE TO TREES MAY CONSTITUTE REMOVAL WITHOUT A PERMIT.

SHEET SCALED AT
24 X 36 INCH SIZE

SHEET
L1.1
TREE
PRESERVATION

ISSUE / REVISION RECORD	
RESUBMITTAL TO CITY	3-17-17
RESUBMITTAL TO CITY	3-10-17
RESUBMITTAL TO CITY	3-18-17
RESUBMITTAL TO CITY	3-04-17

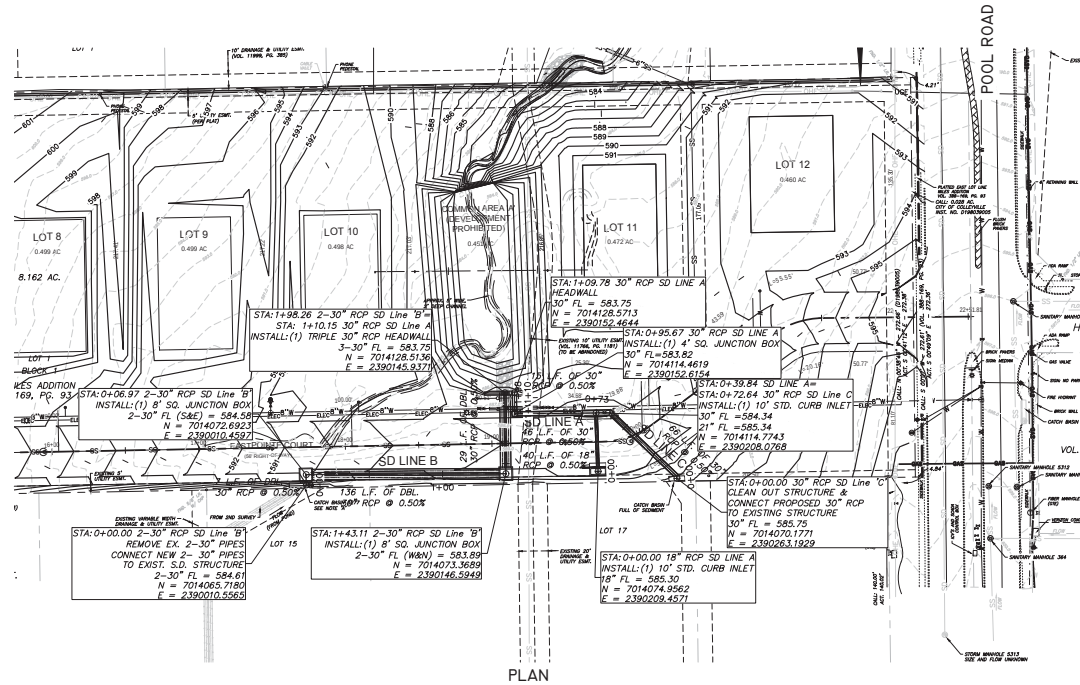


EASTPOINTE TERRACE
6480 POOL RD
COLLEYVILLE, TX

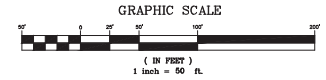
G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



Supporting Documents



PLAN



CALL 72 HOURS
BEFORE YOU DIG
1-800-344-8377 (DIG-TESS) OR 811
1-800-245-4545 (TEXAS ONE)
1-800-669-8344 (LONESTAR NOTIFICATION)
OR OTHER UTILITY LOCATING SERVICES

NOTICE TO CONTRACTOR:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND	
EXISTING SANITARY SEWER & MH	—S—S—
EXISTING WATER	—W—W—
EXISTING GAS	—G—G—
EXISTING OVERHEAD ELECTRIC	—OHE—OHE—
EXISTING CABLE TV	—CATV—CATV—
EXISTING TREE	—T—T—
PROPOSED GAS	—G—G—
PROPOSED SANITARY SEWER	—S—S—
PROPOSED SANITARY SEWER SERVICE	—SS—SS—
PROPOSED WATER	—W—W—
PROPOSED WATER SERVICE	—WS—WS—
PROPOSED PUBLIC STORM DRAIN	—SD—SD—
PROPOSED PUBLIC STORM DRAIN INLET	—SDI—SDI—
PROPOSED 4" SQ. SD. MANHOLE	—4"MH—4"MH—
PROPOSED FIRE HYDRANT	—FH—FH—
PROPOSED SS MANHOLE	—SSMH—SSMH—
PROPOSED SS CLEANOUT	—SSCO—SSCO—
PROPOSED WATER VALVE	—WV—WV—
PROPOSED WATER METER	—WM—WM—



NO.	DATE	REVISIONS	COMMENTS

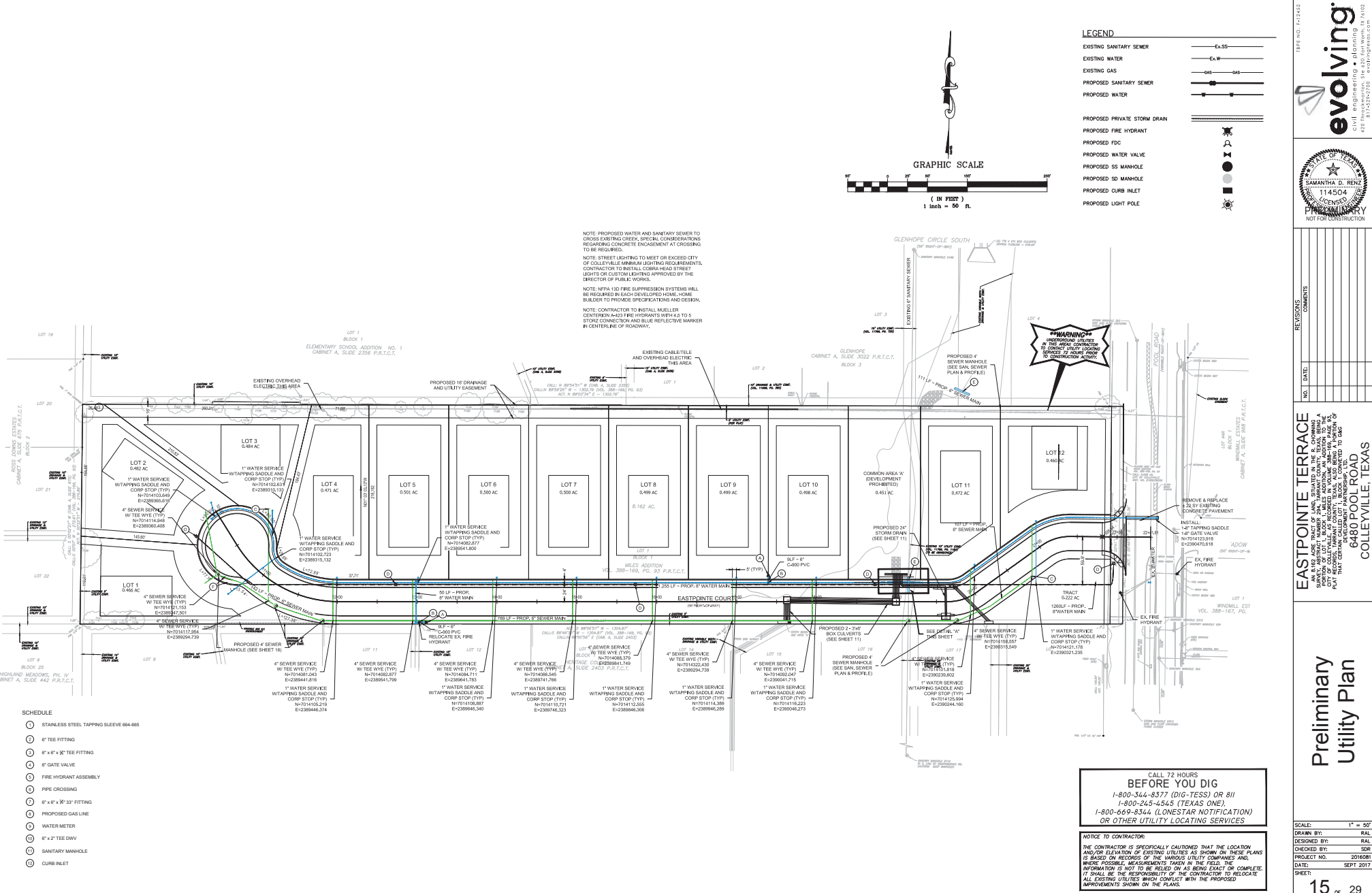
EASTPOINTE TERRACE
6480 POOL ROAD
COLLEVILLE, TEXAS

THE CITY ENGINEER HAS REVIEWED THESE PLANS AND FINDS THEM TO BE IN ACCORD WITH THE CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS NOT A SUBSTITUTE FOR THE CONTRACTOR'S OBLIGATION TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

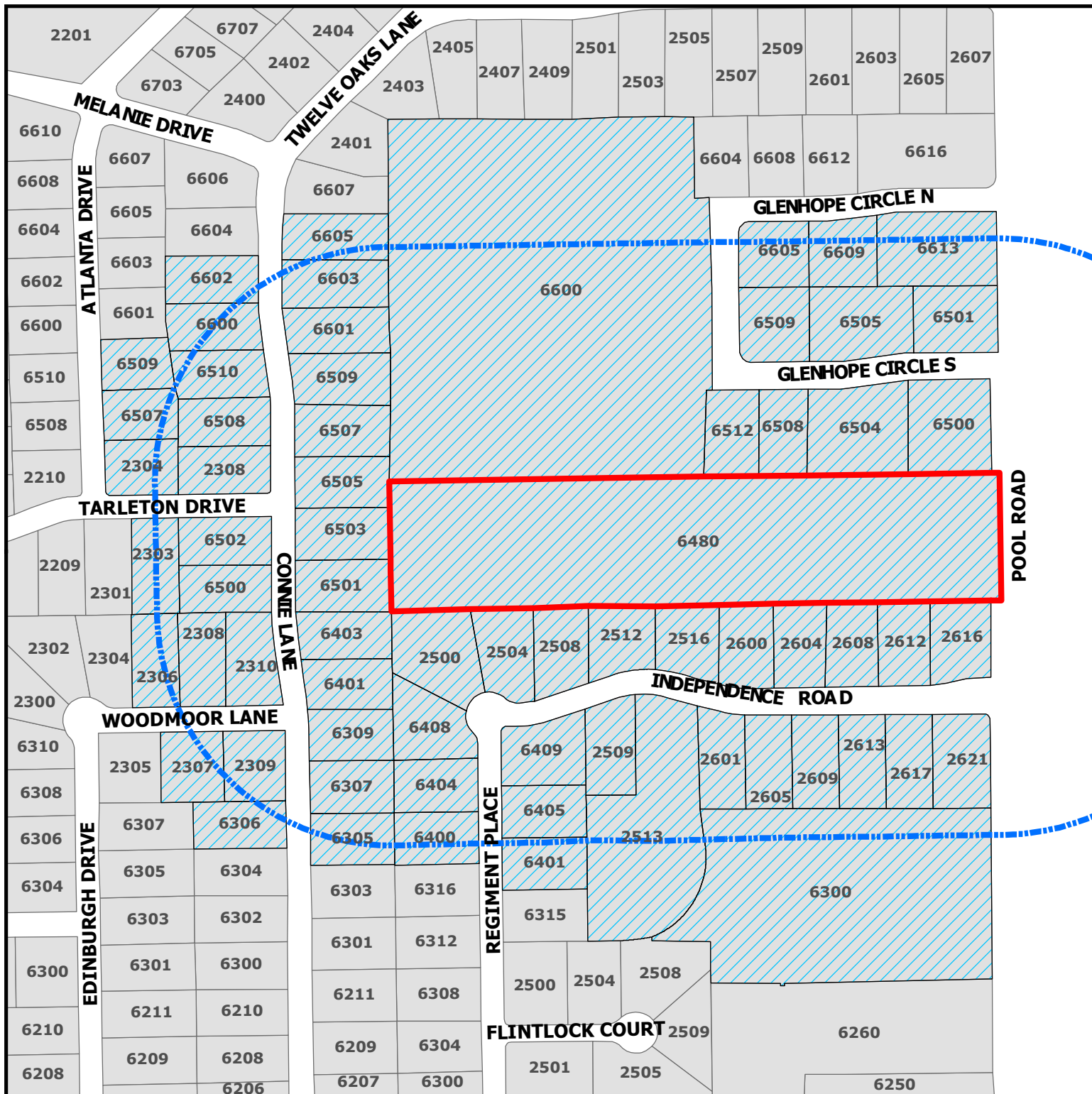
Preliminary Storm Drain

SCALE:	1" = 40'
DRAWN BY:	RAL
DESIGNED BY:	RAL
CHECKED BY:	SDR
PROJECT NO.	2016081
DATE:	SEPT 2017
SHEET:	12 OF 29

Supporting Documents



Notification Map

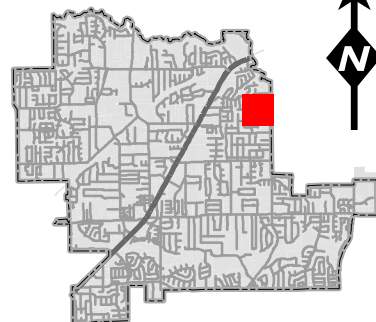


PC20-013

6480 Pool Road

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
WYER, ANDREW JOSEPH	6602 CONNIE LN	COLLEYVILLE, TX	76034	6602 CONNIE LN
JONES, LORI	6500 CONNIE LN	COLLEYVILLE, TX	76034	6500 CONNIE LN
MATLOCK, BRIAN D	2508 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2508 INDEPENDENCE RD
WILLIAMS, DAVID L	6502 CONNIE LN	COLLEYVILLE, TX	76034	6502 CONNIE LN
SHELTON, B KEITH	6504 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6504 GLENHOPE CIR S
ENGER, DAVID	2310 WOODMOOR LN	COLLEYVILLE, TX	76034	2310 WOODMOOR LN
GAUTHIER, NELIDA R	2617 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2617 INDEPENDENCE RD
LEHMAN, JASON	2303 TARLETON DR	COLLEYVILLE, TX	76034	2303 TARLETON DR
STETSON, THOMAS	6507 CONNIE LN	COLLEYVILLE, TX	76034	6507 CONNIE LN
JOHNSON, JENNIFER A	6408 REGIMENT PL	COLLEYVILLE, TX	76034	6408 REGIMENT PL
VALLHONRAT, PAUL S	6510 CONNIE LN	COLLEYVILLE, TX	76034	6510 CONNIE LN
MONHOLLEN, ROGER A	6508 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6508 GLENHOPE CIR S
CLENDINNING, BEN	6505 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6505 GLENHOPE CIR S
KINNEBREW, JAMES RYAN	6505 CONNIE LN	COLLEYVILLE, TX	76034	6505 CONNIE LN
DEMARRAIS, SCOTT	6401 CONNIE LN	COLLEYVILLE, TX	76034	6401 CONNIE LN
CURRAN, BRETT P	6509 ATLANTA DR	COLLEYVILLE, TX	76034	6509 ATLANTA DR
HUGHES, MICHAEL P	6605 CONNIE LN	COLLEYVILLE, TX	76034	6605 CONNIE LN
RAWLINGS, RICHARD L	6509 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6509 GLENHOPE CIR S
HALVERSON, THOMAS	6609 GLENHOPE CIR N	COLLEYVILLE, TX	76034	6609 GLENHOPE CIR N
ROUNKLES, JOSEPH	6409 REGIMENT PL	COLLEYVILLE, TX	76034	6409 REGIMENT PL
SOUTHALL, MARION	6500 GLENHOPE CIR	COLLEYVILLE, TX	76034	6500 GLENHOPE CIR S
MCMELLON, J'ANNA	6605 GLENHOPE CIR N	COLLEYVILLE, TX	76034	6605 GLENHOPE CIR N
EDWARDS, FREDERICK A	6404 REGIMENT PL	COLLEYVILLE, TX	76034	6404 REGIMENT PL
LIMOSNERO, ODETTE	2621 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2621 INDEPENDENCE RD
BURNS, AUDIE DALE	2304 TARLETON DR	COLLEYVILLE, TX	76034	2304 TARLETON DR
FENNELLY, ANNETTE	2616 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2616 INDEPENDENCE RD
PATEL, MAHENDRA N	6306 CONNIE LN	COLLEYVILLE, TX	76034	6306 CONNIE LN
MIRCHANDANI, MICKY	6503 CONNIE LN	COLLEYVILLE, TX	76034	6503 CONNIE LN
L&E WILMOT LIVING TRUST U/A DA	6601 CONNIE LN	COLLEYVILLE, TX	76034	6601 CONNIE LN
KUMAR, RAJ	6405 REGIMENT PL	COLLEYVILLE, TX	76034	6405 REGIMENT PL
REED, DAVID S	2613 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2613 INDEPENDENCE RD
GRAVIT, ALEISHA	2608 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2608 INDEPENDENCE RD
NGUYEN, FRANK P	2500 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2500 INDEPENDENCE RD
TONEY FAMILY LIVING TRUST	2604 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2604 INDEPENDENCE RD
MADAY, BRETT P.	6603 CONNIE LN	COLLEYVILLE, TX	76034	6603 CONNIE LN
PRENTICE, CESSFORD A	6307 CONNIE LN	COLLEYVILLE, TX	76034	6307 CONNIE LN
ZUREIKAT, AIMAN	6501 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6501 GLENHOPE CIR S
TOWERY, ZACH D	2504 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2504 INDEPENDENCE RD
ZIMMER, WILLIAM	2509 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2509 INDEPENDENCE RD
DEWAR, ALAN	6400 REGIMENT PL	COLLEYVILLE, TX	76034	6400 REGIMENT PL
CAIN, CHRISTOPHER	2601 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2601 INDEPENDENCE RD
HORTON, ANTHONY R	2612 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2612 INDEPENDENCE RD
BRONK JOHN W TRUSTEE	6507 ATLANTA DR	COLLEYVILLE, TX	76034	6507 ATLANTA DR
GEISLER, KAREN	2308 WOODMOOR LN	COLLEYVILLE, TX	76034	2308 WOODMOOR LN
CHALMERS, STEPHEN	2306 WOODMOOR LN	COLLEYVILLE, TX	76034	2306 WOODMOOR LN
FORD, CASEY	2307 WOODMOOR LN	COLLEYVILLE, TX	76034	2307 WOODMOOR LN
ARAB, SALMAN H	2609 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2609 INDEPENDENCE RD
CHENNANKARA, STEVE	2600 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2600 INDEPENDENCE RD
ECKHOFF, DOUGLAS	6600 CONNIE LN	COLLEYVILLE, TX	76034	6600 CONNIE LN
WEBBER, JAMES J	6512 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6512 GLENHOPE CIR S
WANG, FEI	6508 CONNIE LN	COLLEYVILLE, TX	76034	6508 CONNIE LN
CROSS, MELISSA	2309 WOODMOOR LN	COLLEYVILLE, TX	76034	2309 WOODMOOR LN
MCCLURE, MICHAEL D	PO BOX 898	COLLEYVILLE, TX	76034	6509 CONNIE LN
CARROCCI, PAUL D	6613 GLENHOPE CIR N	COLLEYVILLE, TX	76034	6613 GLENHOPE CIR N
G&G DEVELOPMENT PARTNERSHIP LT	8200 BOAT CLUB RD SUITE 100	FORT WORTH, TX	76179	6480 POOL RD
RUOCCHIO, RICHARD	2516 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2516 INDEPENDENCE RD
MILLIKEN, PEGGY	6401 REGIMENT PL	COLLEYVILLE, TX	76034	6401 REGIMENT PL
RISLEY, JASON N	6501 CONNIE LN	COLLEYVILLE, TX	76034	6501 CONNIE LN
GULBRANSON, JON CARLO	2605 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2605 INDEPENDENCE RD
KAUP, GARY	6403 CONNIE LN	COLLEYVILLE, TX	76034	6403 CONNIE LN
SPOTH, ANN LITTON	6309 CONNIE LN	COLLEYVILLE, TX	76034	6309 CONNIE LN
BAILEY, WILLIAM A	6305 CONNIE LN	COLLEYVILLE, TX	76034	6305 CONNIE LN
BROWN, KENNETH H	2308 TARLETON DR	COLLEYVILLE, TX	76034	2308 TARLETON DR
REED, GREGORY	2512 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2512 INDEPENDENCE RD
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	6600 GLENHOPE CIR
HERITAGE COLONY HOMEOWNERS ASN	PO BOX 1122	COLLEYVILLE, TX	76034	2513 INDEPENDENCE RD
CHAN, ALFONSO AND SHARON	6300 POOL ROAD	COLLEYVILLE, TX	76034	6300 POOL RD
CITY OF GRAPEVINE	200 S MAIN STREET	GRAPEVINE, TX	76051	COURTESY NOTICE
ROSS DOWNS ESTATES	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
HERITAGE COLONY ADDITION	P.O. BOX 1122	COLLEYVILLE, TX	76034	COURTESY NOTICE
HIGHLAND MEADOWS ADDN	2101 HIGH GATE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
RENZ, SAMANTHA	420 THROCKMORTON, SUITE 620	FORT WORTH, TX		APPLICANT



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, January 11, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, February 2, 2021 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Preliminary/Final Plat for Lots 1-12 and Lots A & B, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition. The purpose is to subdivide the property into 12 single-family residential lots and 2 open space lots.

Zoning Case: PC20-013

Applicant: Samantha Renz

Owner: G&G Development Partnership LTD

Location: 6480 Pool Road

Property Description: Lot 1, Miles Addition

Present Zoning: R-20 Single Family Residential

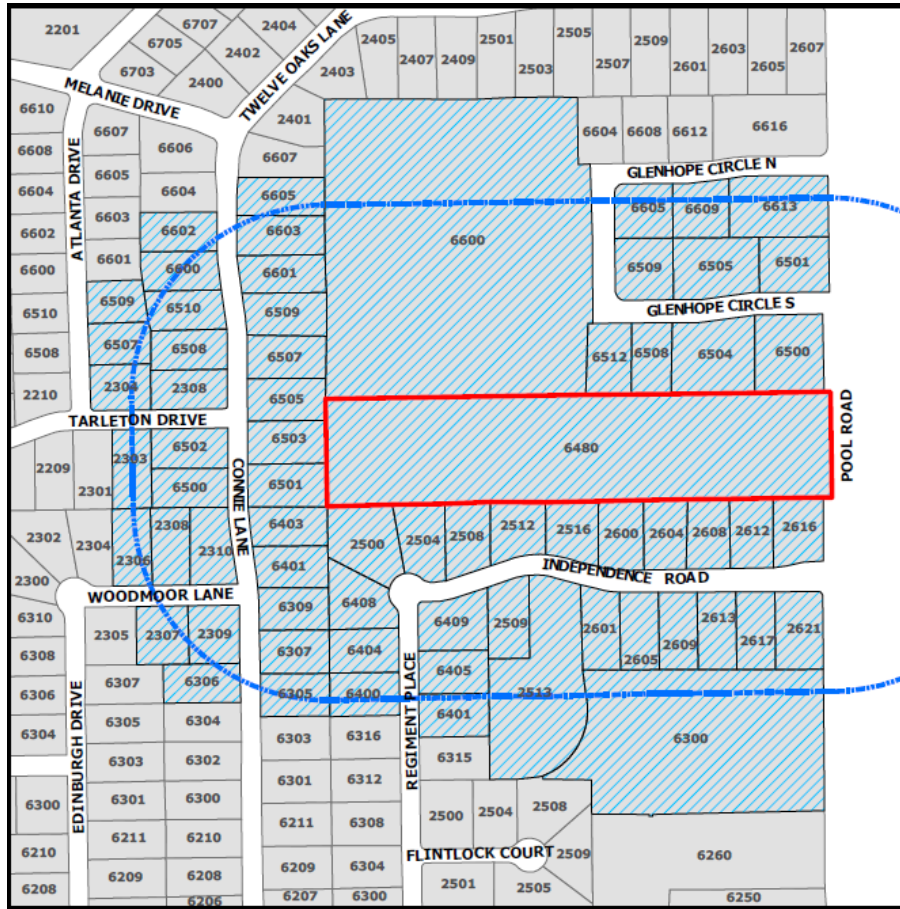
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.

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

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. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. 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

RESOLUTION R-20-4478

**A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR THE
EASTPOINTE TERRACE ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for the Eastpointe Terrace Addition on January 11, 2021.

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

Sec. 1. THAT the Preliminary/Final Plat for Eastpointe Terrace Addition on approximately 8.094 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 2nd DAY OF FEBRUARY 2021.

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
Assistant City Secretary

Richard Newton
Mayor



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 1/25/2021

Type Worksession

Department Community Development

Title

Presentation and discussion of a zoning change from PUD-R Planned Unit Development-Residential zoning district to AG Agricultural zoning district on Lot 1R, Block A, Eubank Addition, located at 311 W Glade Road, Case ZC21-001

Explanation

Russell Eubanks, the applicant, has submitted a request for a zoning change for Lot 1R, Block A, Eubank Addition, being approximately 4.017 acres, and zoned PUD-R Planned Unit Development-Residential. The purpose is to rezone the property from PUD-R Planned Unit Development-Residential to AG Agricultural in order to allow for the development of the property as single-family residential. There are no new lots proposed.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit

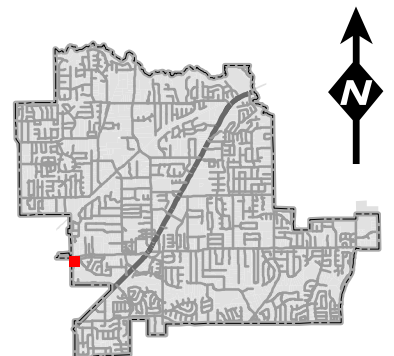
Aerial Map



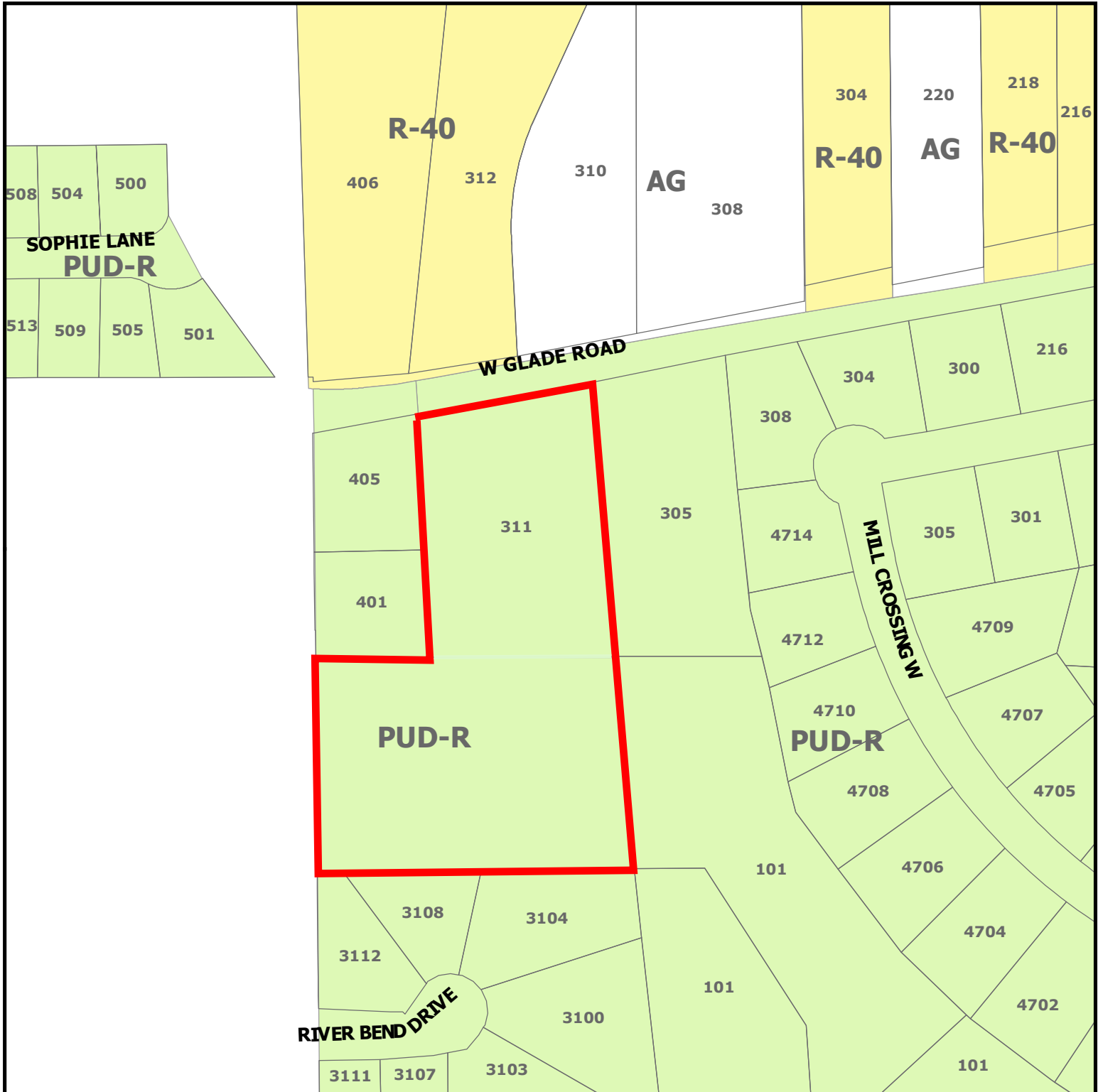
ZC21-001
311 W Glade Road

DISCLAIMER:
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 Subject Property



Zoning Map



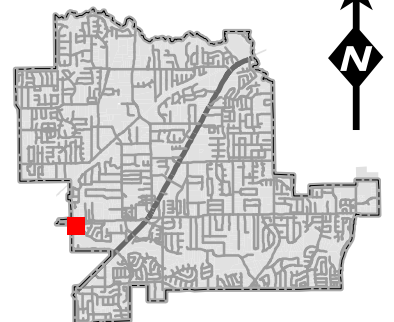
ZC21-001
311 W Glade Road

DISCLAIMER:

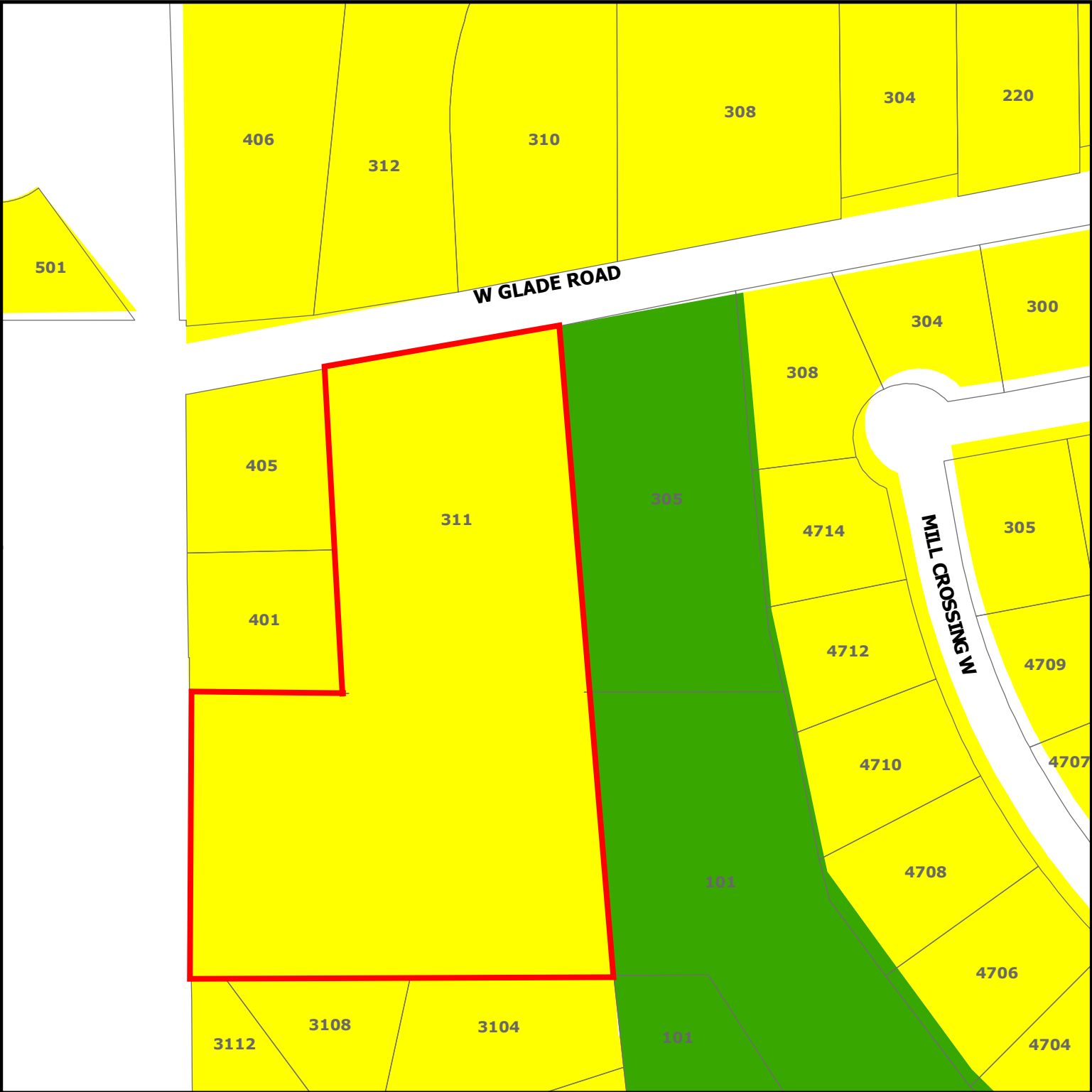
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Subject Property



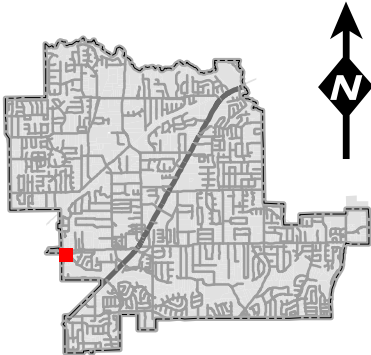
Future Land Use Map



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ZC21-001
311 W Glade Road

-  Subject Property
-  Residential
-  Open Space; Parks



Zoning Exhibit

D221009249 01/12/2021 01:36 PM Page: 1 of 3 Fee: \$72.00
Electronically Recorded by Tarrant County Clerk in Official Public Records

Submitter: City of Colleyville Planning & Development - Araceli Botello

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

WHEREAS Russell Vernie Eubank, a.k.a. Russell V. Eubank, and Jennifer Lou Eubank, a.k.a. Jennifer L. Eubank, are the owners of Lot 1, Block 1, Heffley Addition, an addition in the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Volume 388-162, Page 16, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and the owners of Lot 1 & Lot 2, Block 1, Eubank Addition, an addition in the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 4100, P.R.T.C.T., said tract being all of the tract described in the deed to Russell V. Eubank and Jennifer L. Eubank, recorded under Instrument Number D198129322, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being a portion of the tract described in the deed to Russell V. Eubank and Jennifer L. Eubank, recorded in Volume 10812, Page 831, O.P.R.T.C.T., the subject tract, being the sum of the tracts referenced above, is more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the northeast lot corner of said Lot 1 (Heffley Addition), being the southeast right-of-way corner of an existing 15 foot Dedication for widening right-of-way, County Road Number 3036 (also known as Glade Road), being a variable width right-of-way;

THENCE SOUTH 04° 45' 55" EAST, with the west lot line of Lot 1 (Heffley Addition), a distance of 358.61 feet to a 5/8 inch rebar found at the southeast lot corner of Lot 1 (Heffley Addition), same being the northeast lot corner of said Lot 1 (Eubank Addition);

THENCE with the perimeter and to the corners of the said Eubank Addition the following courses and distances:

1. SOUTH 04° 43' 47" EAST, a distance of 260.32 feet to a found 5/8 inch capped rebar stamped "PIONEER MAPPING RPLS 6579";
2. SOUTH 88° 53' 47" WEST, a distance of 388.89 feet to a found 1/2 inch rebar with broken cap;
3. NORTH 00° 09' 43" WEST, a distance of 319.00 feet to a set 1/2 inch capped rebar stamped "PH Land Surveying";
4. NORTH 00° 10' 01" WEST, a distance of 120.08 feet to a 1/2 inch capped rebar stamped "PH Land Surveying" set at the northwest lot corner of said Lot 2, same being the southwest lot corner of Lot 3 of said Eubank Addition;

THENCE NORTH 88° 31' 40" EAST, with the north lot line of Lot 2 and with the south lot line of Lot 3, a distance of 122.43 feet to a 1/2 inch capped rebar stamped "PH Land Surveying" set at the northeast lot corner of Lot 2, the southeast lot corner of Lot 3, and being a point on the west lot line of aforementioned Lot 1 (Heffley Addition);

THENCE NORTH 01° 42' 14" WEST, with the said west lot line of Lot 1 (Heffley Addition) and with the east lot line of Lot 3, a distance of 141.59 feet to a 1/2 inch capped rebar stamped "PH Land Surveying" set at the northwest lot corner of Lot 1 (Heffley Addition), same being the southwest right-of-way corner of the said existing 15 foot Dedication for widening right-of-way;

THENCE NORTH 79° 04' 52" EAST, with the north lot line of Lot 1 (Heffley Addition), and with the south right-of-way line of said right-of-way dedication, a distance of 212.48 feet to the **POINT OF BEGINNING** and enclosing 4.56 acres (±196,734 square feet).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That We, Russell Vernie Eubank, a.k.a. Russell V. Eubank, and Jennifer Lou Eubank, a.k.a. Jennifer L. Eubank, owners, do hereby adopt this plat designating the heretofore described property as Lot 1R & 2R, Eubank Addition, an addition in the City of Colleyville, Tarrant County, Texas, and do hereby dedicate to the public use forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation for 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, underground 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 the said easement for the purpose of constructing, reconstructing, repairing, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this 8 day of January, 2021.

By: Russell Vernie Eubank
a.k.a. Russell V. Eubank

By: Jennifer Lou Eubank
a.k.a. Jennifer L. Eubank

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared Russell Vernie Eubank, a.k.a. Russell V. Eubank, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in capacity therein stated.

Given under my hand and seal of office this 8 day of JAN, 2021.

Eleanor Snow
Notary Public, State of Texas

Printed Name: Eleanor Snow
My Commission Expires: 2/19/2024

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared Jennifer Lou Eubank, a.k.a. Jennifer L. Eubank, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in capacity therein stated.

Given under my hand and seal of office this 8 day of Jan, 2021.

Eleanor Snow
Notary Public, State of Texas

Printed Name: Eleanor Snow
My Commission Expires: 2/19/2024

LEGEND OF ABBREVIATIONS

US SPT United States Survey Feet
TACS/3X/NCZ Texas Coordinate System of 1983, North Central Zone
P.R.T.C.T. Plat Records of Tarrant County, Texas
O.P.R.T.C.T. Official Public Records of Tarrant County, Texas
D.R.T.C.T. Deed Records of Tarrant County, Texas
VOL/PAGE/INSTR Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT/BL Easement/Building Line
R.O.W. Right of Way
A.K.A./F.K.A. Also Known As/Formerly Known As

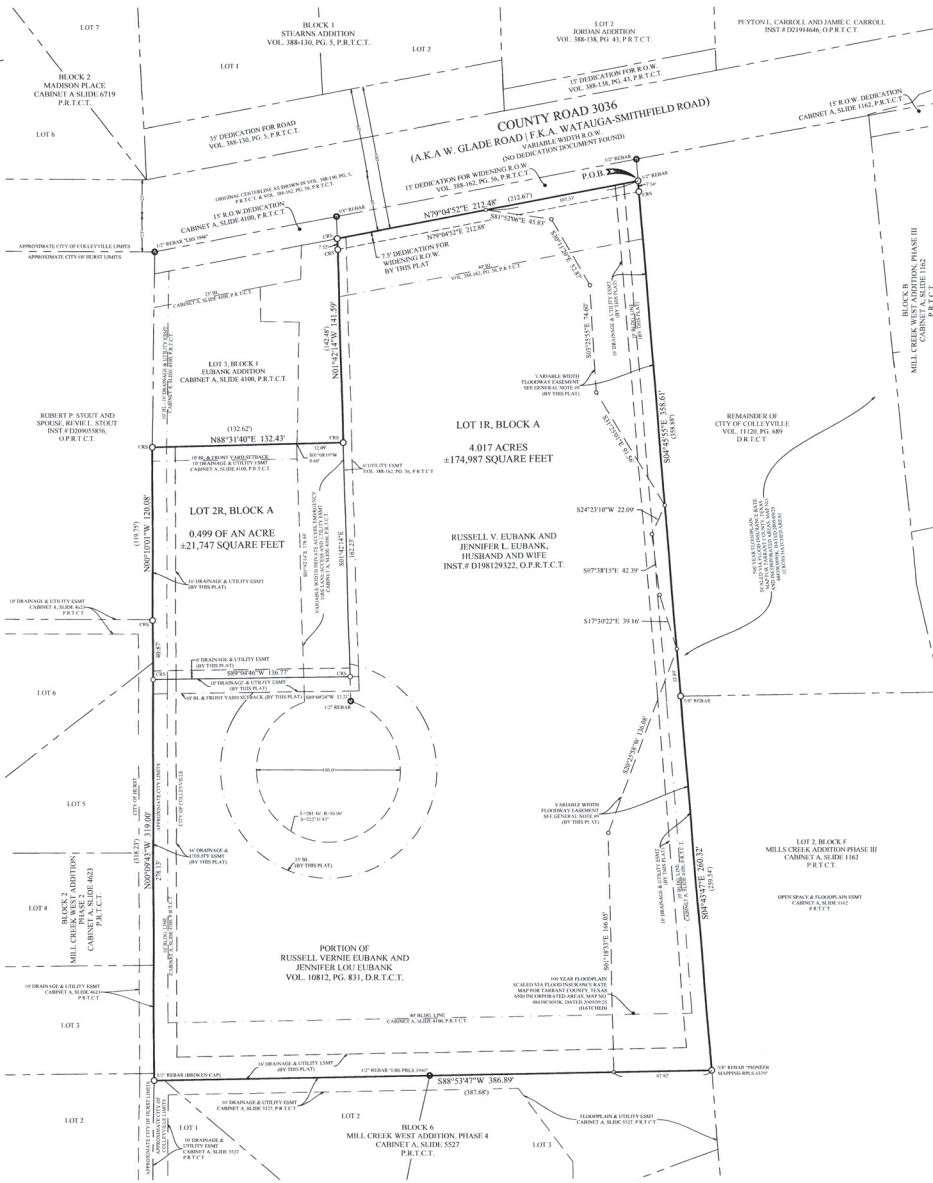
MONUMENTS / BEARING BASIS

Monuments are found if not marked MNS or CRS.
CRS O 1/2" rebar stamped "PH Land Surveying" set
MNS O Mag nail & washer stamped "PH Land Surveying" set
O Vertices or common point (not a monument)
Coordinate values, if shown, are US SPT (TACS/3X/NCZ).
Bearings are based on grid north (TACS/3X/NCZ).

Drafter: SCJ
Revision: JBN | 12-10-2020
Revision: JBN | 12-22-2020
Revision: JBN | 12-31-2020

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonsome Dove Trail, Hunt, Texas 76054
Telephone (817) 431-4971

OWNER:
Russell V. Eubank and
Jennifer L. Eubank,
405 W. Glade Road
Colleyville, Texas 76034



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Jose B. Najarro III, a Registered Professional Land Surveyor or Licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

Jose B. Najarro III
Registered Professional
Land Surveyor No. 6736
jose@jphs.com
DATE: January 07, 2021

STAFF APPROVAL AUTHORITY

This amending or minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations.

January 12, 2021
Date

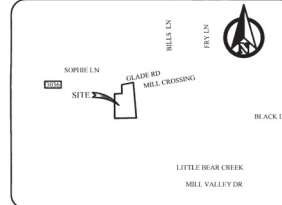
Community Development Director

GENERAL NOTES

1. The purpose of this replat is to combine two existing lots into one new lot, move the south line of Lot 2 north, and to modify existing easements.
2. Notice: Setting a portion of this addition by metes & bounds is a violation of the City subdivision ordinance and state planning statutes and is subject to fines and withholding of utilities and building certificates.
3. This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced herein.
4. This property lies within ZONE(S) X (Non-Shaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 484390095K, dated 2009/09/25, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
5. All building setbacks shall conform to those required by the current approved zoning by the City of Colleyville.
6. Private Sewage Treatment Systems, including septic tanks, shall be prohibited except where approved by the Director of Public Works or designee and the Tarrant County Health Department.
7. All building setbacks shall conform to those required by the current approved zoning by the City of Colleyville.
8. Distances shown in parenthesis are those from the plats recorded in Cabinet A, Slide 4100, and Vol. 388-162, Pg. 56, P.R.T.C.T., respectively.
9. No construction shall be allowed within a Floodway Easement without the written approval of the City of Colleyville, and then only after detailed engineering plans and studies show that no flooding will result. A LOMR and an Amending Plat revising the Floodway Easement will be required prior to issuing building permits for new construction or substantial improvements to existing structures.
10. Drainage Easement Restriction: No construction or 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 the 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 feet above the 100-year flood elevation.
11. Utility Easements: Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, 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 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 easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without necessity at any time of procuring the permission of anyone.

VICINITY MAP

NOT TO SCALE



AMENDING PLAT LOTS 1R & 2R, BLOCK A EUBANK ADDITION

BEING A 4.516 ACRES REPLAT OF
LOTS 1 & 2, BLOCK 1, EUBANK ADDITION
(CABINET A, SLIDE 4100, P.R.T.C.T.)

LOT 1, BLOCK 1, HEFFLEY ADDITION
(VOL. 388-162, PG. 56, P.R.T.C.T.)
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
PREPARED: DECEMBER 2020



JPH Job/Drawing No. (see below)
2020.174.001 311 W. Glade Rd., Colleyville, Tarrant Co., Tx.dwg
© 2021 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonsome Dove Trail, Hunt, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TSP/ELS Firm 010019500 /010019473 /010019387
DFW /Austin /West Texas



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number WS-5

Agenda Date 1/25/2021

Type Worksession

Department Community Development

Title

Presentation and discussion of a zoning change from R-40 Single Family Residential zoning district to PUD-C Planned Unit Development-Commercial zoning district on Lots B1A & B2A, Reagan Estates West, City Boundary Split, located at 7720 Precinct Line Road, Case ZC21-002

Explanation

Roman Figueroa, the applicant, has submitted a request for a zoning change for Lots B1A & B2A, Reagan Estates West, (City Boundary Split with the City of Hurst), being approximately 3.42 acres, and zoned R-40 Single Family Residential on the Colleyville boundary side. The purpose is to rezone the property from R-40 Single Family Residential to PUD-C Planned Unit Development-Commercial in order to allow for the development and construction of commercial offices and office showroom buildings.

Attachments

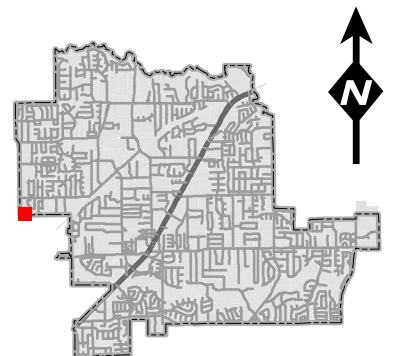
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Site Plan
7. Building Elevations
8. Drainage Plan
9. Drainage Study

Aerial Map



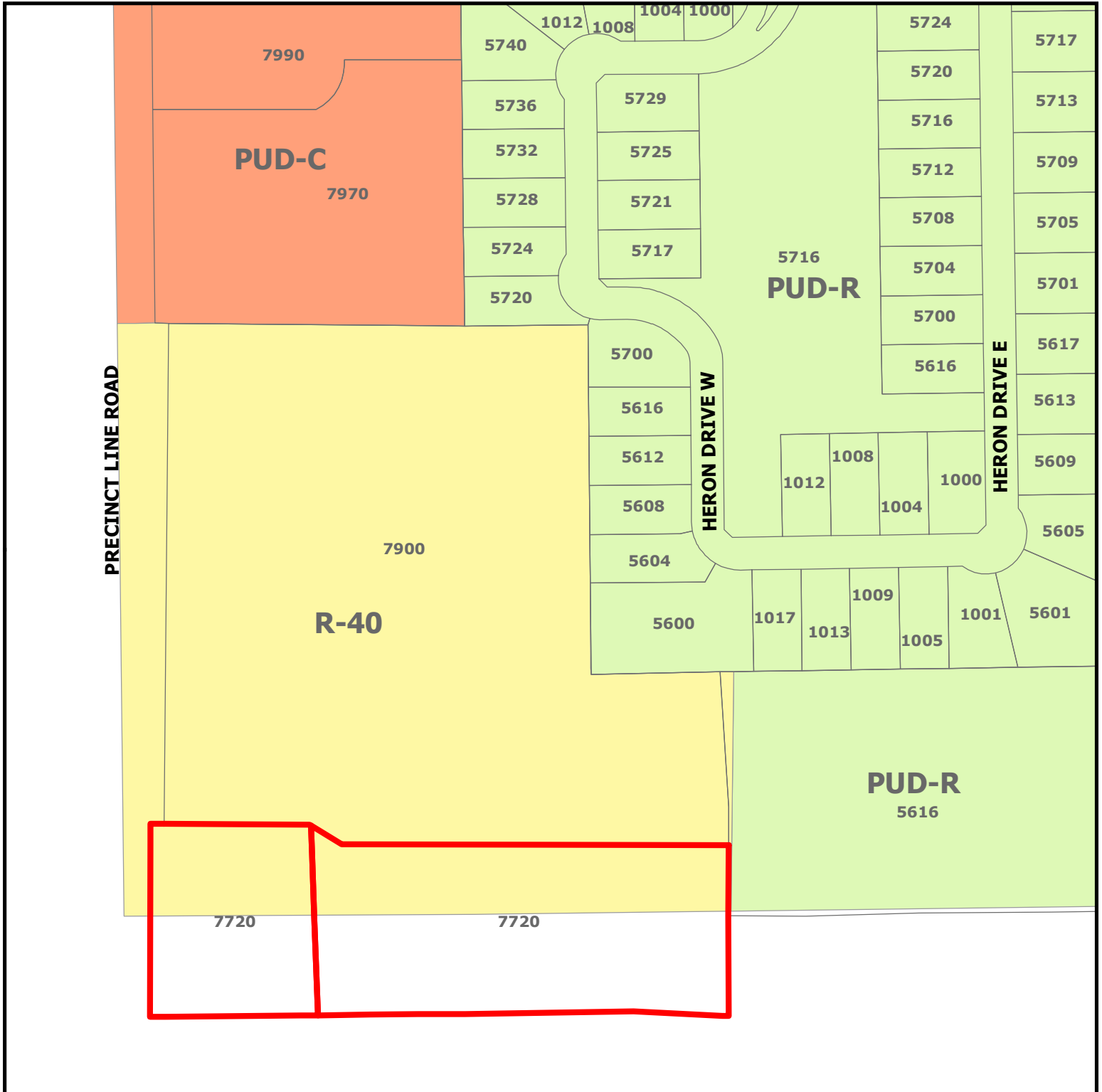
ZC21-002
7720 Precinct Line Road

 Subject Property



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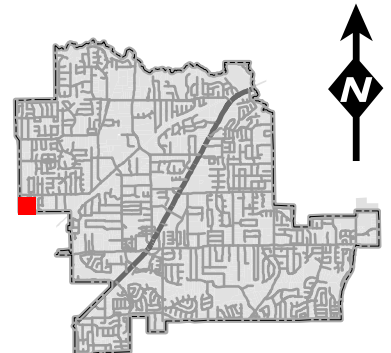
Zoning Map



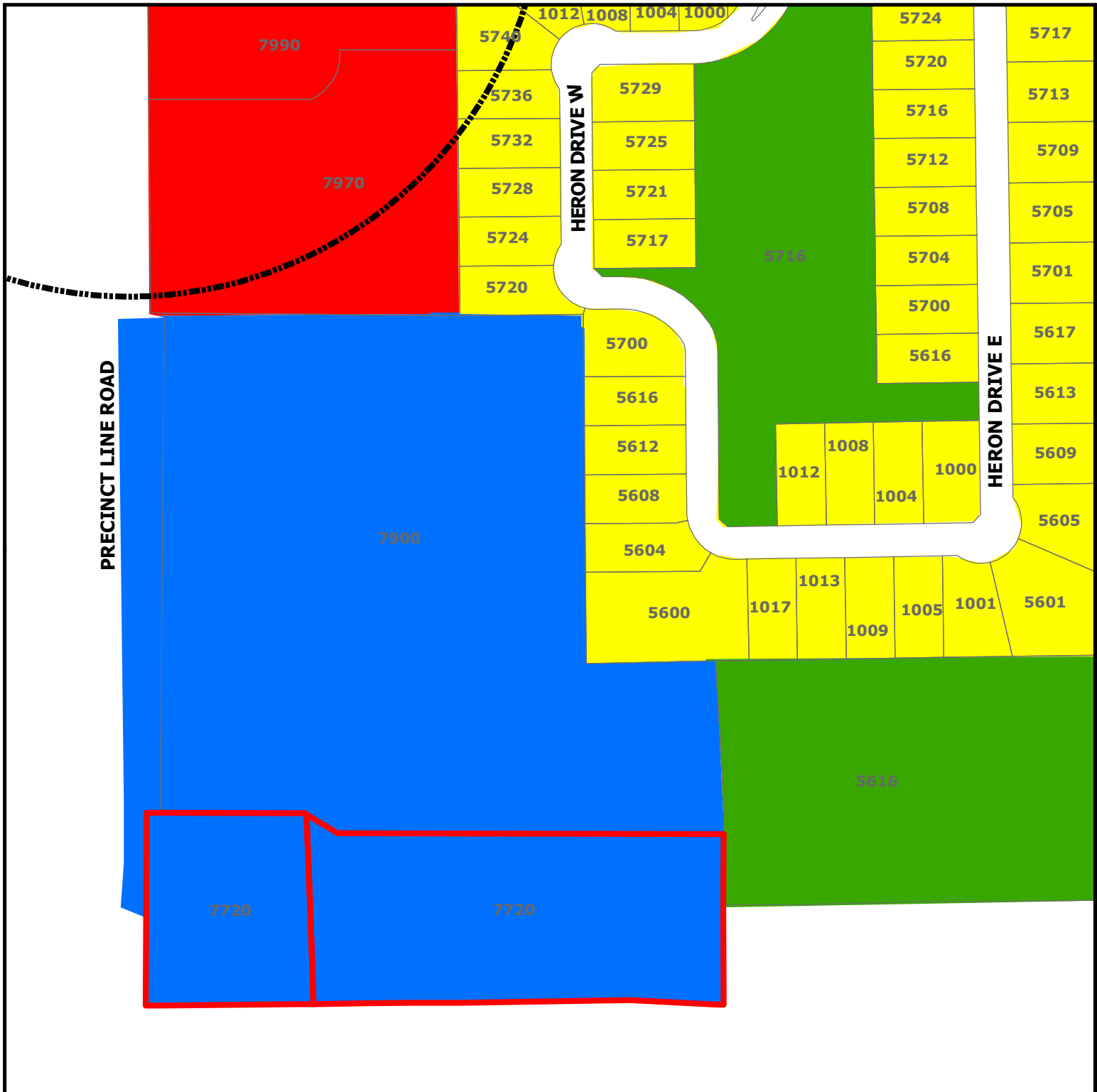
ZC21-002 7720 Precinct Line Road

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 Subject Property



Future Land Use Map



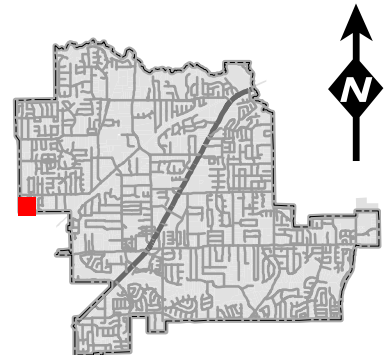
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ZC21-002

7720 Precinct Line Road

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Commercial
-  Institutional
-  Open Space; Parks



Statement of Planning Objectives

City Line Business Park

Statement of Planning Objectives:

The Owner and Developer, YAOTL LLC, dba, Delta Capital and Investments, proposes to develop the property into a new Business Park, named, City Line Business Park. To do so, Delta Capital is working with the Cities of Colleyville and Hurst to work through the Rezoning, and all Engineering Process to bring the property to present day Code and requirements. It will take a coordinated effort due to two existing buildings that are in fact located partially in the two municipalities of Colleyville and Hurst. Additionally, the water and sewage utilities serving the property will be reconstructed from Hurst to Colleyville to meet the project objectives.

The Developer envisions a Business Park that will offer the local Entrepreneurial community a clean space and an environment that will promote innovation and collaborative work. The COVID-19 epidemic has caused significant changes in the way people work and the space that they require. We believe that the City Line Business Park can provide the flexible space that the entrepreneur will need.

The Developer believes that there is a strong need in the area for such a project because of the location and a thriving Entrepreneurial community that is growing in the the local region. This community requires Flex space, (Office and open space combined), to meet their business needs. City Line Office Park will offer the Entrepreneurial Community within a radius of eight miles of the location with suites of Flex, suites / space ranging from approximately 1250 square feet up to 7500 square feet. There will be a total of five buildings with approximately 31000 total square feet when fully developed. There would be no outside storage allowed in the business park.

It is anticipated that there is a large number of Entrepreneurs that will occupy the space, to include, publishing, logistics, electrical, interior designers, and electronics businesses, along with gyms, retail, health, and beauty types of businesses and many others. The Owner is excited about the project due to the numerous inquiries that have been received since the small sign was installed announcing the coming of the Business Park.

Development Schedule :

Delta is requesting approval from the City of Colleyville for the Total Development / Site Plan that generally describes the layout of the existing and future buildings. Once approved we would immediately begin the construction of the water and sewer facilities and the development of the grading and drainage plan for the entire site. Concurrently we would be applying for a construction permit for the exterior rehab work for the buildings that are referred to as "Building A " and Building " B " on the plans.

We anticipate that the rehab of Building " A and B" along with the applicable site work and supporting infrastructure can be completed by mid 2021. There is also a possibility that the demand may develop to begin construction of Building " C " sometime in 2021. The remainder of the development of the Business Park, would be determined by the demand for buildings " D & E "

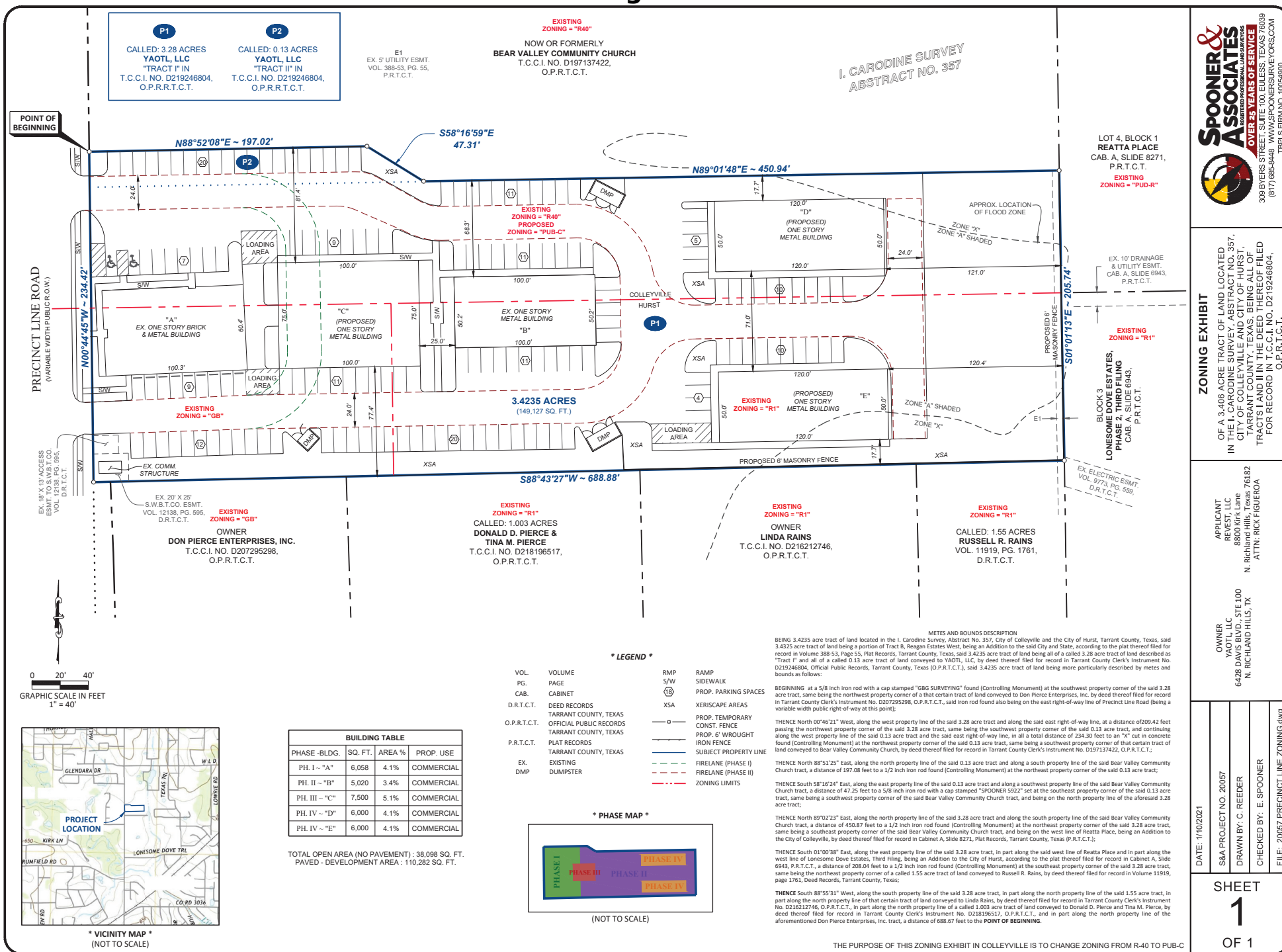
**Statement of Planning Objectives
City Line Business Park**

Economic Development Information :

Building	Square Feet	Sales / S.F.	Sales / Year
A	6000	Unknown	Unknown
B	5000	Unknown	Unknown
C	7500	Unknown	Unknown
D	6000	Unknown	Unknown
E	6000	Unknown	Unknown
Estimated Ad valorem Taxes for all buildings	\$40,000		

Traffic Impact Analysis : Not Applicable

Zoning Exhibit



Site Plan

LEGAL DESCRIPTION

[illegible]

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of a tract of land conveyed to Russell R. Rife by Deed recorded in Volume 1919, Page 1781, Deed Records, Tarrant County, Texas, said point being on the West line of Lot 15, Block 3 of Leaseweave Cove Estates, Phase 2, Third Flt., an Addition to the City of Mantoloking, Tarrant County, Texas, according to the map recorded in Exhibit A, Slide 8543, Map Records, Tarrant County, Texas;

IN-ENCE South 88 degrees 43 minutes West, along the North line of said Right of Way, a distance of 588.88 feet to a 1/2 inch iron nail with a yellow cap stamped "C89 Surveying" set at the Northwest corner of a tract of land conveyed to Donald Plance Enterprises, Inc., by Deed recorded in Instrument No. C207289288, Caddo Parish, Louisiana, (Tarrant County, Texas, said point being on the East right-of-way line of Predator Lane Road (20 feet right-of-way).

THENCE North 00 degrees 44 minutes 45 seconds West, a distance of 202.42 feet to a point for corner of the Southwest corner of a tract of land conveyed to Garry Tammann, Sharon K. Tammann and David H. Tammann by Deed recorded in Instrument No. D18786653, Gillett Public Records, Tarrant County, Texas, intersect with an 'X' found on a phase of the common Northwest corner of said Tammann tract and the north Western boundary corner of a tract of land conveyed to Bear Valley Community Church by Deed recorded in Instrument No. D1878422, Gillett Public Records, Tarrant County, Texas, has a bearing and distance of North 00 degrees 44 minutes 45 seconds West, 24.99 feet.

THENCE North 88 degrees 01 minutes 48 seconds East, along the South line of said Terryson tract, a distance of 637.87 feet to a 1/2 inch iron rod found at the Southeast corner of said Bear Valley Community Church tract, said point being on the West line of Lot 4, Block 1 of Repto Place, an Addition to the City of Mustang, Tarrant County, Texas, according to the map recorded in Casket A, 916 827, Map Records, Tarrant County, Texas.

THENCE South 01 degree 07 minutes 13 seconds East, along said West line of Lot 4, Block 1, a distance of 205.74 feet to the POINT OF BEGINNING and containing 342,824 square feet or 3.28 acres of land.

TRACT 1

Being a tract of land situated in the E. Corcoran Survey, Abstract No. 357, City of Murfreesboro, Tennessee, and being part of Tract "B" of Reagon Estates West, an Addition to the City of Murfreesboro, Tennessee, according to the map recorded in Volume 388-53, Page 35, Map Records, Tennessee County, Tennessee, being that same tract of land conveyed to Gerry Tannison, Sharon K. Tannison and David M. Tannison by Deed recorded in the Instrument No. D197176553, Official Public Records, Tennessee County, Tennessee, and the remainder being more particularly described together by metes and bounds as follows:

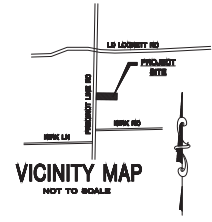
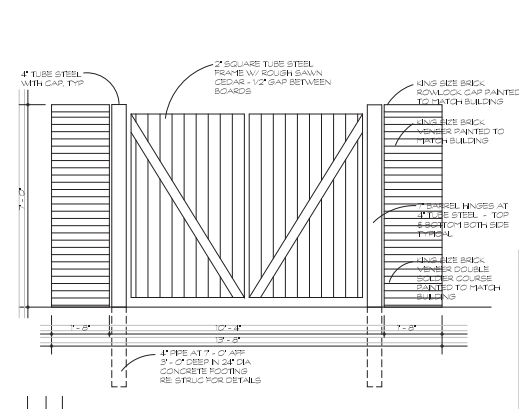
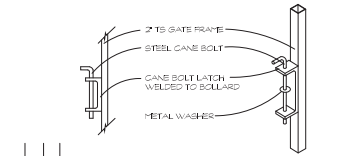
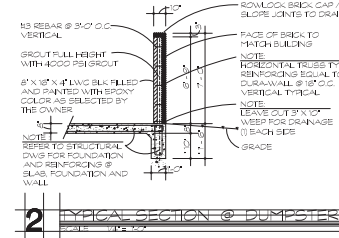
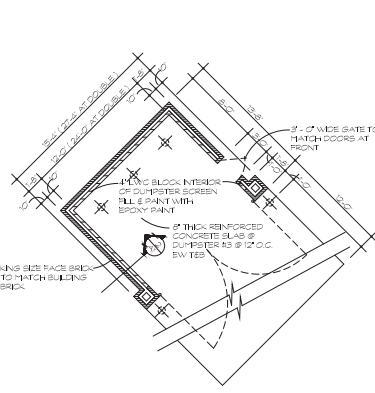
BEGINNING of an "X" found at the most Western Southwest corner of a tract of land conveyed to Bear Valley Community Church by Deed recorded in Instrument No. D19737422, Gridded Public Records, Tarrant County, Texas, said point being on the East right-of-way line of Prechter Line Road (20 foot right-of-way).

North 88 degrees 52 minutes 08 seconds East, a distance of 187.02 feet to a 5/8 inch iron rod found for corner;

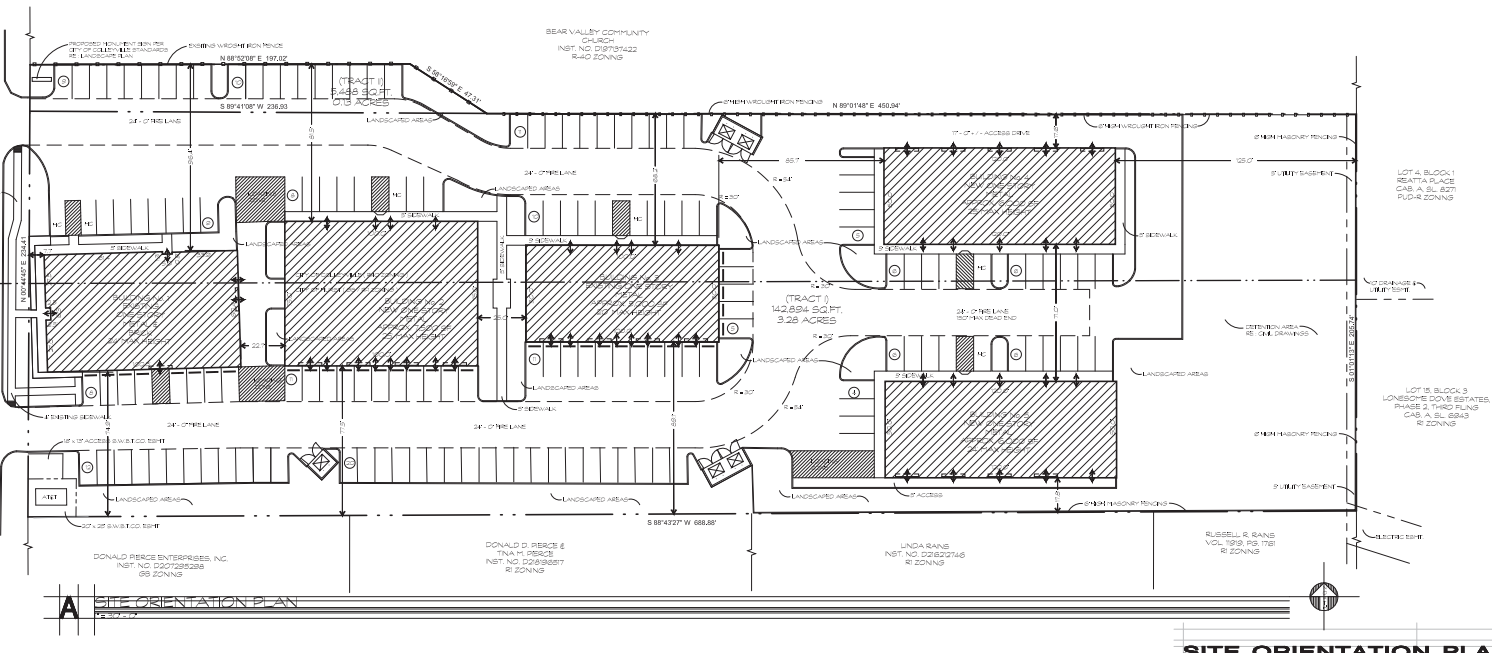
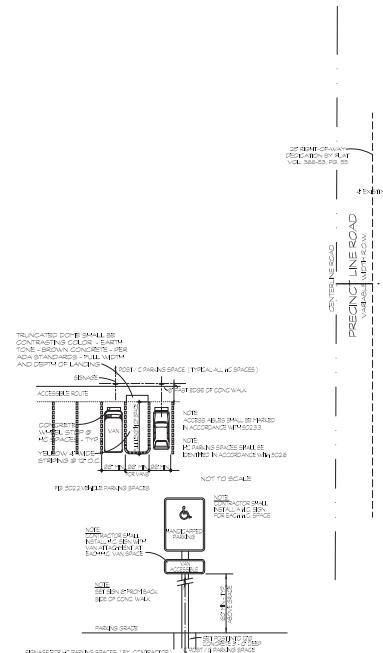
South 58 degrees 16 minutes 50 seconds East, a distance of 47.31 feet to a point for corner at the most Southern Southwest corner of said Bear Valley Community Church tract, said point being on the North line of a tract of land conveyed to Garry Tennyson and wife, Sharon K. Tennyson by Deed recorded in Volume 8816, Page 733, Deed Records, Tarrant County, Texas.

THENCE South 80 degrees 01 minutes 48 seconds West, along said North line of Terryson tract, a distance of 236.93 feet to a point for corner on the aforementioned East right-of-way line of Predict Line Road.

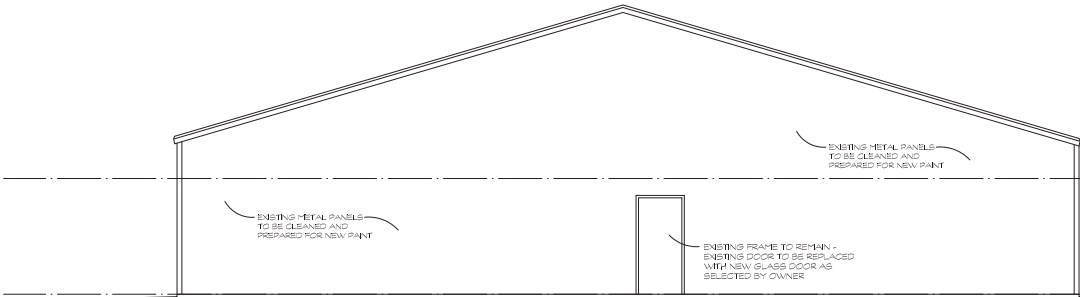
THENCE North 00 degrees 44 minutes 45 seconds West, along said East right-of-way line of 24.98 feet to the POINT OF BEGINNING and containing 3,488 square feet or 0.13 of an acre of land.



SITE DATA SUMMARY CHART	
ZONING	R40
CURRENT LAND USE	R40 - COMMERCIAL
PROPOSED LAND USE	COMMERCIAL - 7,920 SQ. FT.
TOTAL LOT AREA	3.405 ACRES (146,582 SQ. FT.)
BUILDING AREA	30,850 SQ. FT.
BUILDING HEIGHT	28' MAX.
PAVED SURFACE AREA	75,990 SQ. FT.
PAVING & BUILDING AREA	106,840 SQ. FT.
PERCENT OF LOT COVERAGE	7.6%
REQUIRED PARKING	
- WAREHOUSE (1,300 SF)	
TOTAL PARKING REQUIRED:	102 SPACES
TOTAL PARKING PROVIDED:	187 SPACES (6 HANDICAP)
LANDSCAPE AREA REQUIRED	28,876 SQ. FT. (20% LOT AREA)
LANDSCAPE AREA PROVIDED	40,882 SQ. FT. (27.5% LOT AREA)



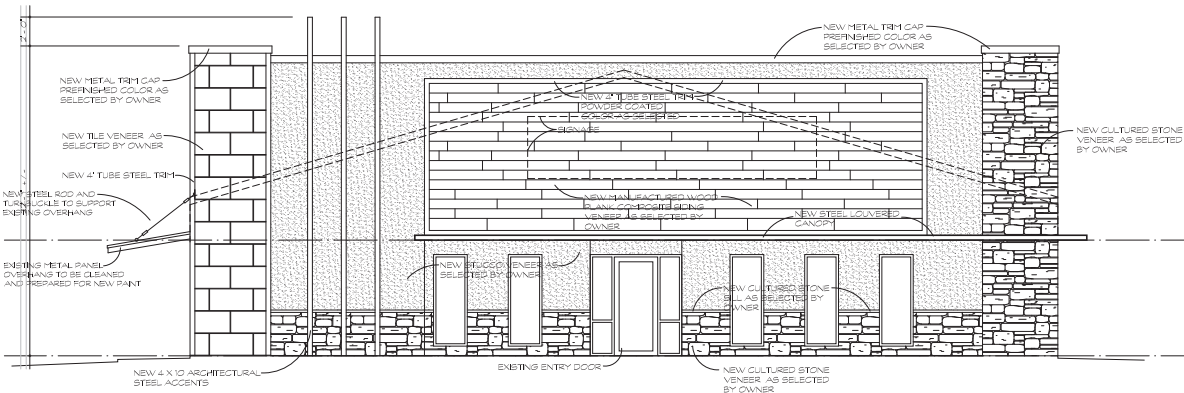
Building Elevations



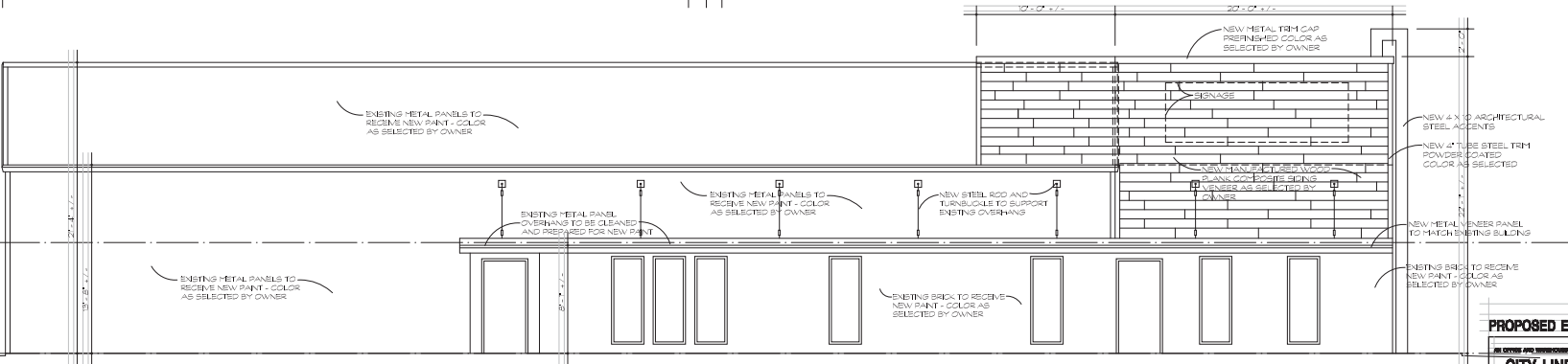
A EAST EXTERIOR ELEVATION



1 PROPOSED RENDERING



B WEST EXTERIOR ELEVATION



C NORTH EXTERIOR ELEVATION (SOUTH ELEVATION SIMILAR)

PROPOSED EXTERIOR ELEVATIONS - BUILDING No. 1

FOR: DELTA CAPITAL

3000 / 3000 PROJECT LINE DR

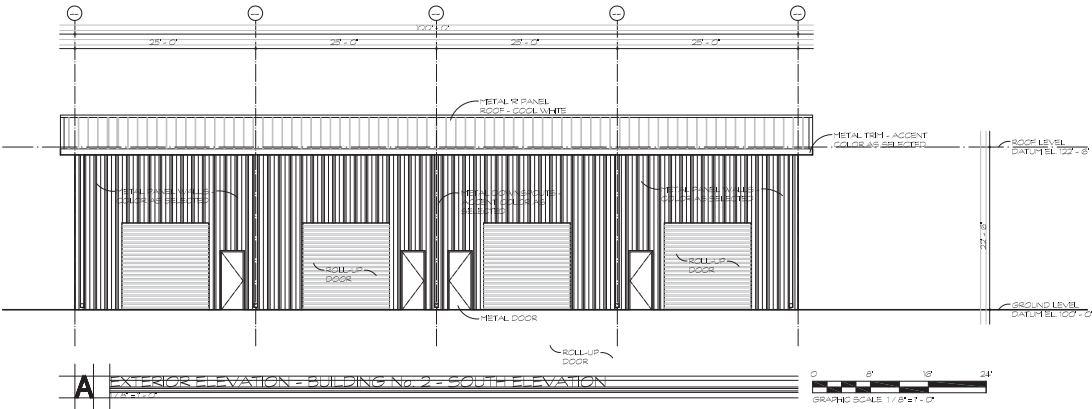
SALEM, VT 05475

DATE: 08/14/2024

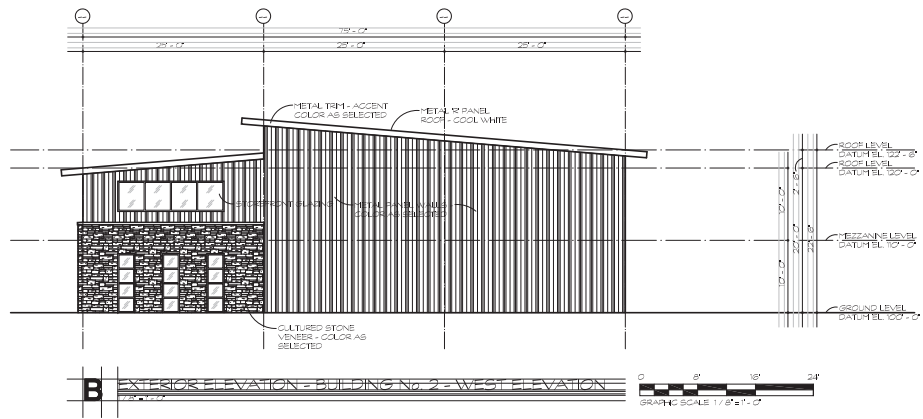
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: A2

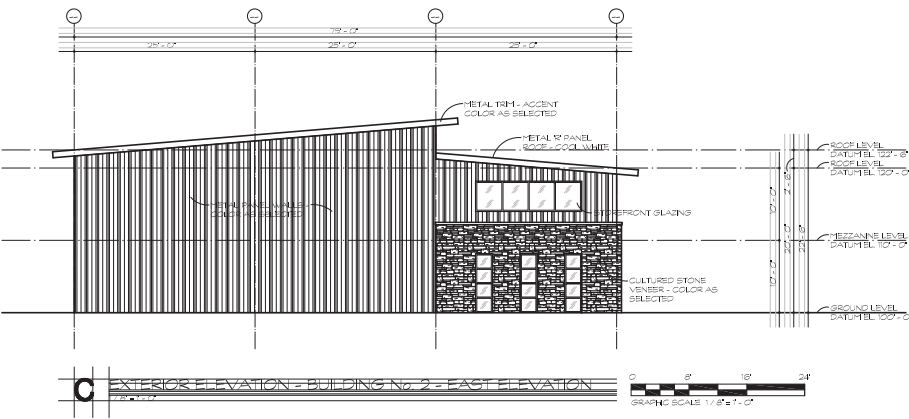
Building Elevations



A EXTERIOR ELEVATION - BUILDING No. 2 - SOUTH ELEVATION



B EXTERIOR ELEVATION - BUILDING No. 2 - WEST ELEVATION



C EXTERIOR ELEVATION - BUILDING No. 2 - EAST ELEVATION



D EXTERIOR ELEVATION - BUILDING No. 2 - NORTH ELEVATION

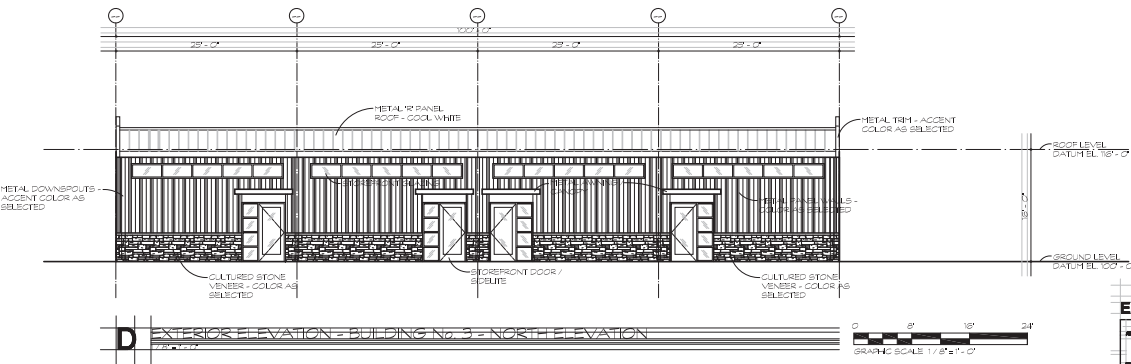
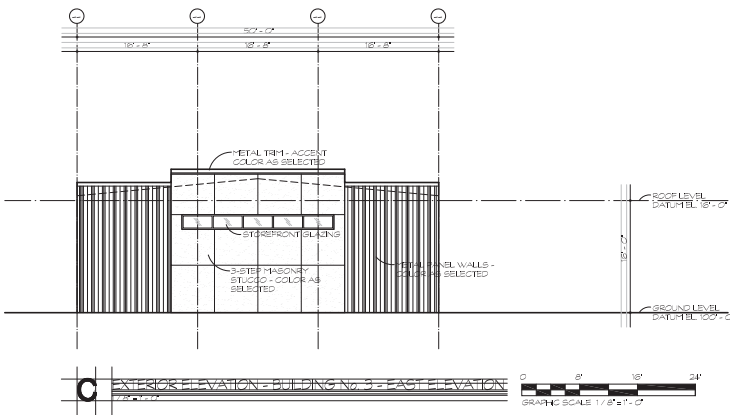
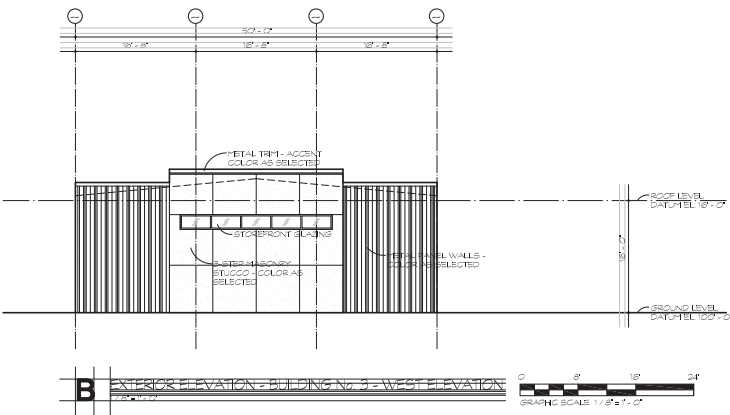
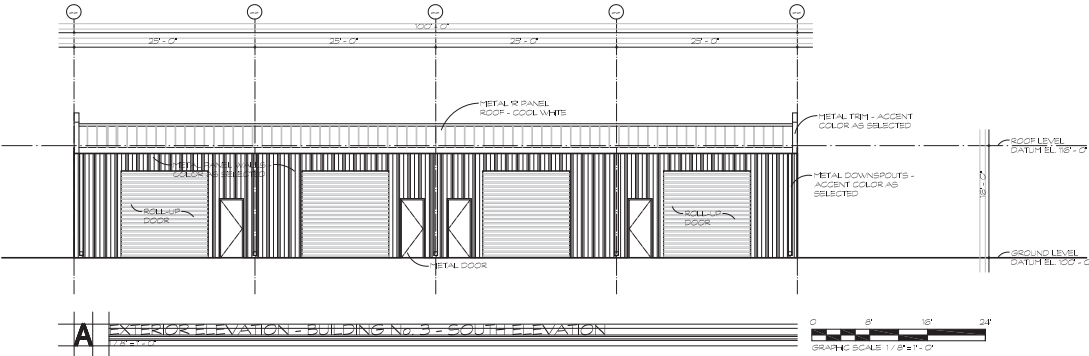
EXTERIOR ELEVATIONS - BUILDING No. 2

ALL CIVIL AND STRUCTURAL FOR
CITY LINE B **ARK**
2000 / 2001 PROJECT LINE 00
FOR: **DELTA CAPITAL**
2000 / 2001 PROJECT LINE 00
200 / 2001 PROJECT LINE 00

ARCHITECT: **ARK**
2000 / 2001 PROJECT LINE 00
200 / 2001 PROJECT LINE 00

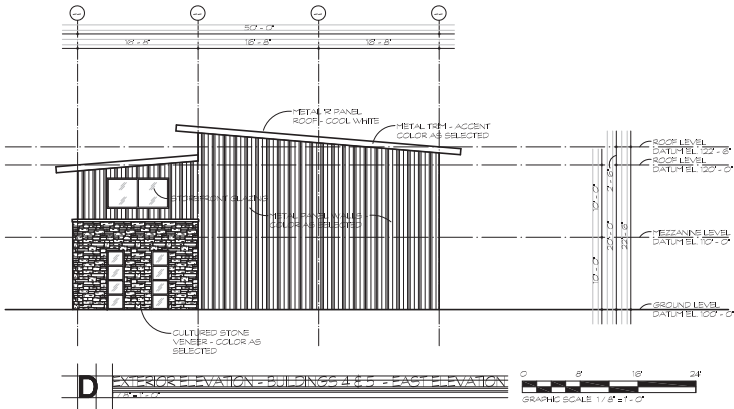
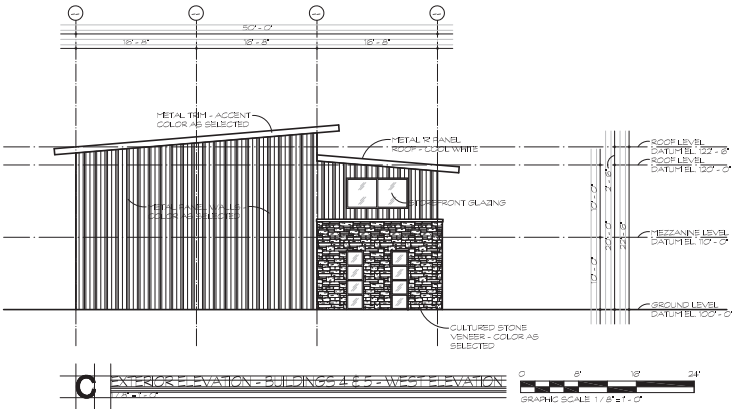
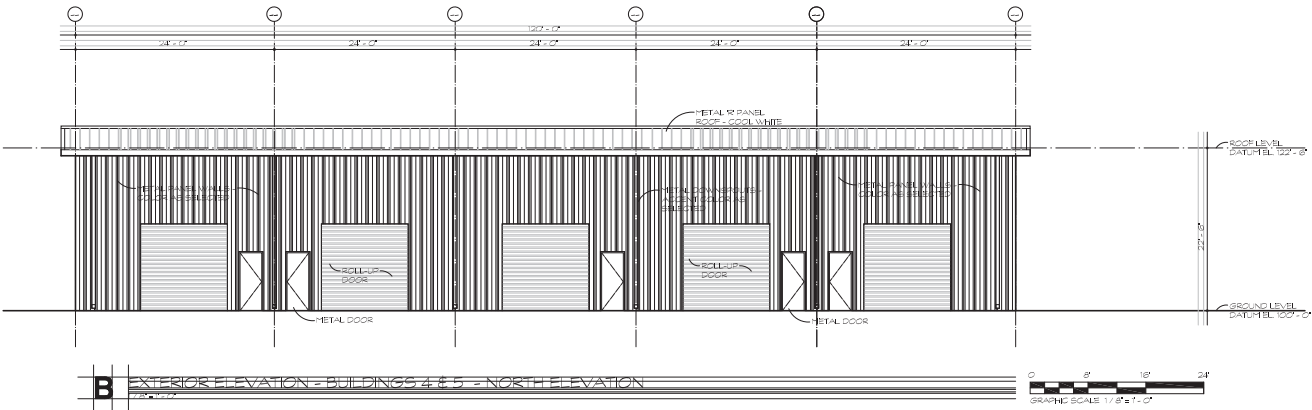
A3

Building Elevations

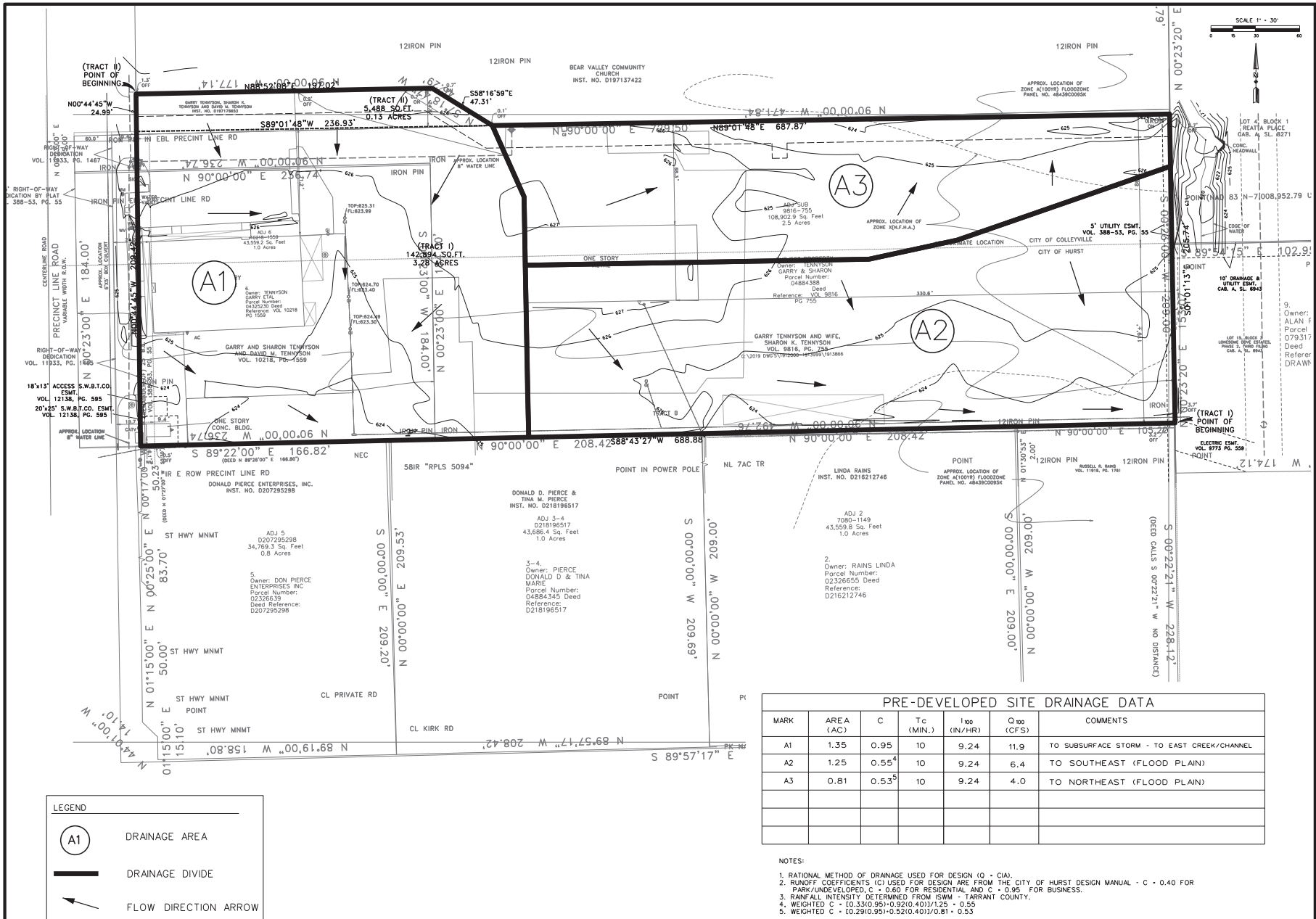


EXTERIOR ELEVATIONS - BUILDING No. 3	
ALL DIMENSIONS AND TOLERANCES PER CITY LINE BUSINESS PARK 3000 / 3000 PROJECT LINE 00	PROJECT NUMBER A4
FOR: DELTA CAPITAL BRAND LOGIC CORP 1711 W. BROADWAY NORTH ROCKLAND HILLS, TEXAS 78060 TEL: 281-450-0000	

Building Elevations



Drainage Plan



HAMILTON DUFFY, PC
 CONSULTING
 CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
 1000 WEST 10TH STREET
 SUITE 100
 FORT WORTH, TEXAS 76102
 PHONE: 817-338-8400
 WWW.HAMILTONDUFFY.COM

7720 PRECINCT LINE ROAD
 CITY OF COLLEYVILLE, TEXAS
 PRE-DEVELOPED DRAINAGE AREA MAP

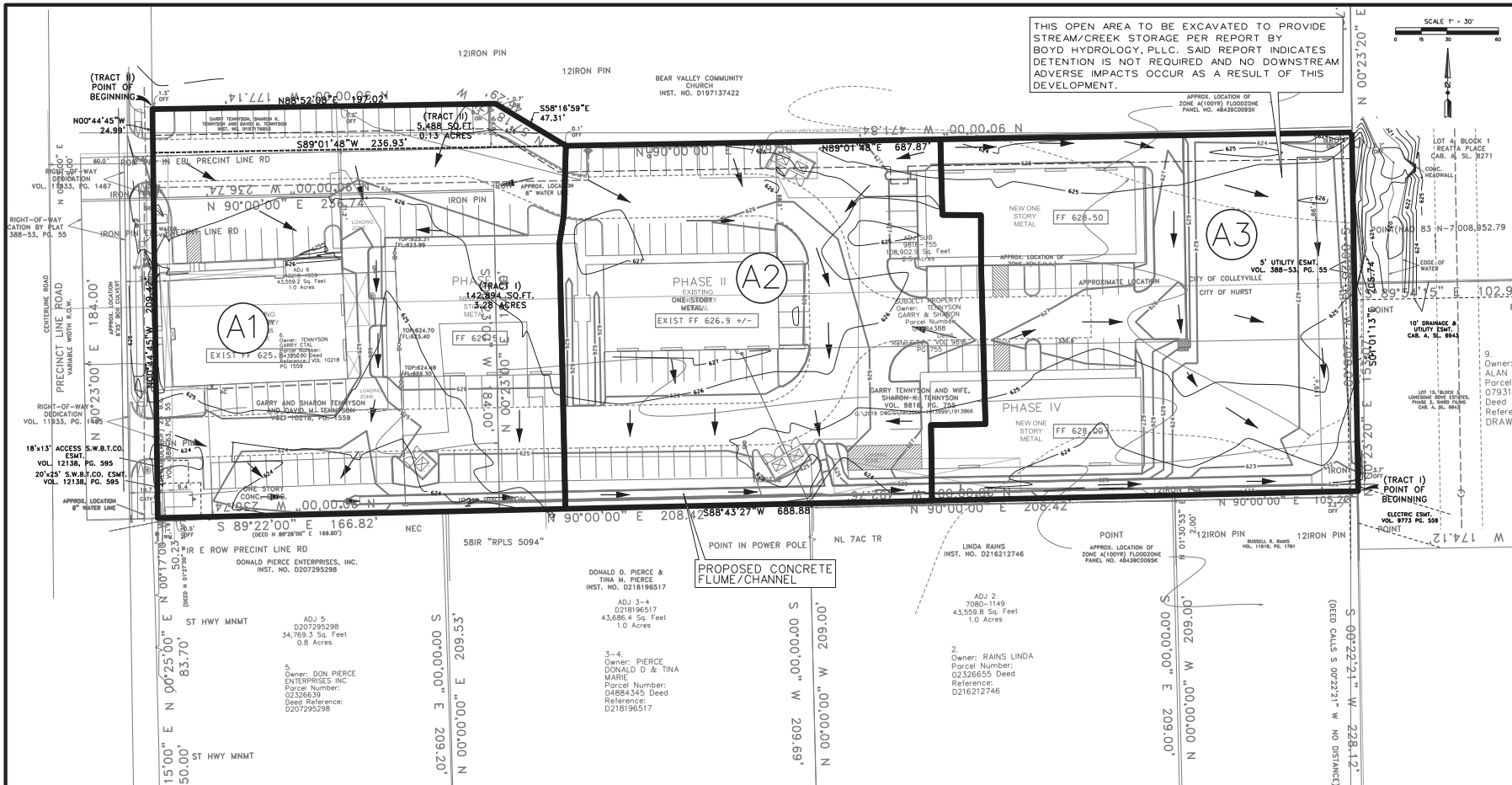
PRELIMINARY
 FOR REVIEW ONLY
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DATE: 1/6/2021
 DESIGNED: J.A.B.E.
 CHECKED: J.A.B.E.
 IN CHARGE: K.M.H.

SHEET
C1.01

NO. REVISION
 BY: DATE:

Drainage Plan

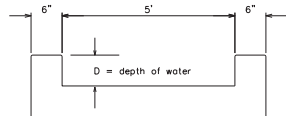


LEGEND

(A1) DRAINAGE AREA

— DRAINAGE DIVIDE

→ FLOW DIRECTION ARROW



FLUME CAPACITY
N.T.S.

Q100 = 20.6 CFS
WIDTH = 6.0 FT
SLOPE = 0.25%
N = 0.013
D = 0.93'
VEL = 4.4 FT/S

POST-DEVELOPED SITE DRAINAGE DATA						
MARK	AREA (AC)	C	Tc (MIN.)	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COMMENTS
A1	1.25	0.95	10	9.24	11.0	TO SOUTH CONCRETE FLUME
A2	1.09	0.95	10	9.24	9.6	TO SOUTH CONCRETE FLUME
A3	1.06	0.95	10	9.24	9.3	TO SOUTHEAST (FLOOD PLAIN)

NOTES:

- RATIONAL METHOD OF DRAINAGE USED FOR DESIGN (Q = CIA).
- RUNOFF COEFFICIENTS (C) USED FOR DESIGN ARE FROM THE CITY OF HURST DESIGN MANUAL - C = 0.40 FOR PARK/UNDEVELOPED, C = 0.60 FOR RESIDENTIAL AND C = 0.95 FOR BUSINESS.
- RAINFALL INTENSITY DETERMINED FROM ISWM - TARRANT COUNTY.

HAMILTON DUFFY, PC
 CONSULTING
 CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
 7720 PRECINCT LINE ROAD, SUITE 100
 COLLEYVILLE, TEXAS 76034
 PHONE: (817) 298-8400
 WWW.HAMILTONDUFFY.COM

7720 PRECINCT LINE ROAD
 CITY OF COLLEYVILLE, TEXAS
 POST-DEVELOPED DRAINAGE AREA MAP

PRELIMINARY
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DATE: 1/6/2021
 DESIGNED: J.B.E.
 CHECKED: J.B.E.
 IN CHARGE: K.M.H.

JOB NO. 351-002
 SHEET

C1.02

Drainage Study

Floodplain Information Study
Study for Little Bear Zone A Trib

At
South of L.D. Lockett Road
East of Precinct Line Road
City of Colleyville, Texas

For
7720 Precinct Line Road

For
Hamilton Duffy, P.C.
8241 Mid-Cities Blvd., Ste. 100
North Richland Hills, TX 76182



BH Job # BH377
January 2021
Boyd Hydrology PLLC
Firm #F-12332

Drainage Study

Table of Contents

MEADOW CREEK FLOOD STUDY
7720 PRECINCT LINE ROAD
COLLEYVILLE, TEXAS

Report Date 1-08-2021
BH#377

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I. INTRODUCTION

II. METHODOLOGY

III. SUMMARY

IV. EXHIBITS

1. Project Location Map
2. Drainage Area Map
3. Pre-Project Floodplain Work Map
4. Post-Project Floodplain Work Map
- 4B. Post-Project Map- Detail View

VI. COMPUTER RUNS

1. HEC-1 100-Year Watershed Hydrology
2. HEC-RAS Pre-Project Model
3. HEC-RAS Post-Project Model

VII. ATTACHMENTS

1. Copy of Effective FEMA FIRM 48439C0095K
2. Copy of TR55 Time of Concentration Work Sheets
3. Copy of NRCS Web Soil Survey
4. Electronic Copy of Study H&H Files

Drainage Study

I. INTRODUCTION

This engineering report is prepared to provide floodplain information and analysis as design parameters for a commercial development located at 7720 Precinct Line Road in the City of Colleyville, Tarrant County, Texas. This property is located east of Precinct Line Road, about 1200-feet south of L.D. Lockett Road. This 3.4 acre tract has a Little Bear Creek Zone A tributary (Meadow Creek) flowing north to south along its easterly property boundary. This is shown on **Exhibits 3&4**, pre- and post- project floodplain map.

The Tarrant County Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 48439C0095K effective September 25, 2009 (**Attachment 1**) shows that there is Zone A that is adjacent to the eastern edge of the proposed development.

Based on this detailed flood study for this reach of Little Bear Tributary A- Meadow Creek, there is some grading within the floodplain area for both fill of the building pad areas and excavation on the creek side to ensure a “no-rise” condition for the base flood elevation and to ensure that the development areas are removed from flooding potential. Exhibit 3 floodplain work map shows the pre-project floodplain and Exhibit 4 floodplain work map shows the proposed finish grading.

II. METHODOLOGY

This project reach of Little Bear Creek Tributary- Meadow Creek is mapped on the effective FEMA FIRM as a detailed studied Zone A designation. To obtain the 100-year discharges a hydrology model was developed with the upstream contributing watershed boundary limits as shown on **Exhibit 2**. This drainage area map has 2 sub-areas to calculate the combined flows at two stream reaches. To determine the design 100-year discharge for this Zone A Tributary, the HEC-1 computer model was used (computer run 1). The following Table 1 shows the CN determination and Table 2 shows input and output from the HEC-1 watershed model.

Drainage Study

TABLE 1- CN DETERMINATION FOR MEADOW CREEK WATERSHED

Land Use/	Commercial / Soils			Residential/ Solis			Area(Ac)	CN
DA #	B (92)	C (94)	D (95)	B (75)	C (83)	D (87)		
1 (Ac)	55.7	50.9	110.3	70.1	18.7	52.5	358.2	88.7
2 (Ac)	3.2	10.5		9.4	6.4	18.2	47.7	86.0
Total (Ac)	58.9	61.4	110.3	79.5	25.1	70.7	405.9	

TABLE 2- HYDROLOGY SUMMARY FOR MEADOW CREEK WATERSHED

DA No	Area (acre)	CN	TC(min)	Q100(cfs)	Q Combined
1	358.2	88.7	51.1	1573	
2	47.7	86.0	27.3	266	1766
Total	405.9				1766

Included in this report is the hydraulic modeling of the Meadow Creek tributary within the project reach using the HEC-RAS computer program. Pre-project geometry input used field surveyed 1-foot contours and that are supplemented with TNRIS lidar topography along the study reach. The “n” values were selected from field observation and from aerial photography. Floodplain Work Map **Exhibit 3** (pre-project) and **Exhibit 4** (post-project) show the cross section locations and the plotted 100-year floodplain for pre-and post-project conditions.

Following is a summary tabulation of the HEC-RAS output.

Drainage Study

TABLE 3- SUMMARY OUTPUT FOR MEADOW CREEK 100-YEAR

XSECTN	Q100 (cfs)	Existing Pre-Project (Plan 05)		Post-Project (Plan 04)		Diff (ft)
		CWSEL	Vch	CWSEL	Vch	
2146	1766	621.90	4.11	621.90	4.11	0.00
2239	1766	622.15	4.27	622.15	4.27	0.00
2295	1766	622.30	4.78	622.30	4.78	0.00
2322	CULVERT CROSSING					
2348	1766	623.86	2.62	623.86	2.62	0.00
2406	1766	623.91	2.32	623.91	2.32	0.00
2459	1766	623.94	2.75	623.94	2.75	0.00
2519	1766	623.77	6.73	623.77	6.68	0.00
	DOWNSTREAM LIMITS OF PROJECT					
2599	1766	624.47	7.49	624.47	7.36	0.00
2643	1766	625.62	7.19	624.90	8.36	-0.72
2707	1766	626.41	3.78	625.80	5.91	-0.61
	UPSTREAM LIMITS OF PROJECT					
2800	1766	626.62	4.12	626.39	5.73	-0.23
2875	1766	626.85	2.69	626.82	2.78	-0.07
2955	1766	626.96	3.48	626.95	3.53	-0.01
3064	1766	627.21	4.05	527.21	4.07	0.00

Exhibit 4, Floodplain Work Map shows that the 100-year floodplain for Zone A Tributary within the project reach that reflects these post-project computer water surface elevations.

Drainage Study

III. SUMMARY

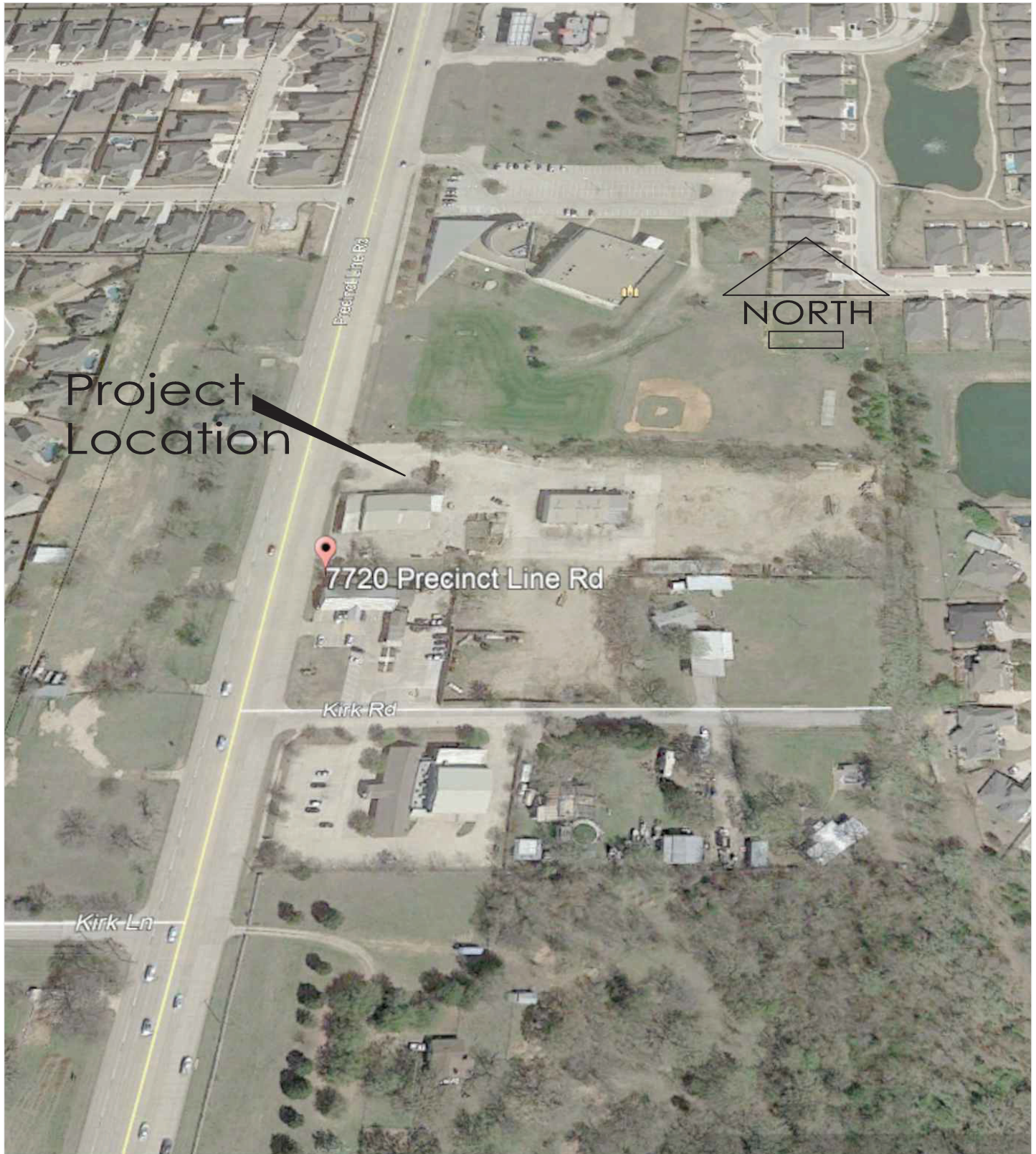
This flood study has defined the 100-year pre- and post- Meadow Creek floodplain for the proposed commercial project at 7720 Precinct Line Road. The report has shown the proposed grading within the flood fringe area so that a “No-Impact” condition is maintained in the creek and overbanks in the surrounding vicinity. Supporting maps and computer runs are included as paper and digital format to support this conclusion.

Drainage Study

1. Project Location Map
2. Drainage Area Map
3. Pre-Project Floodplain Work Map
4. Post-Project Floodplain Work Map
- 4B. Post-Project Map- Detail View

IV. EXHIBITS

Drainage Study



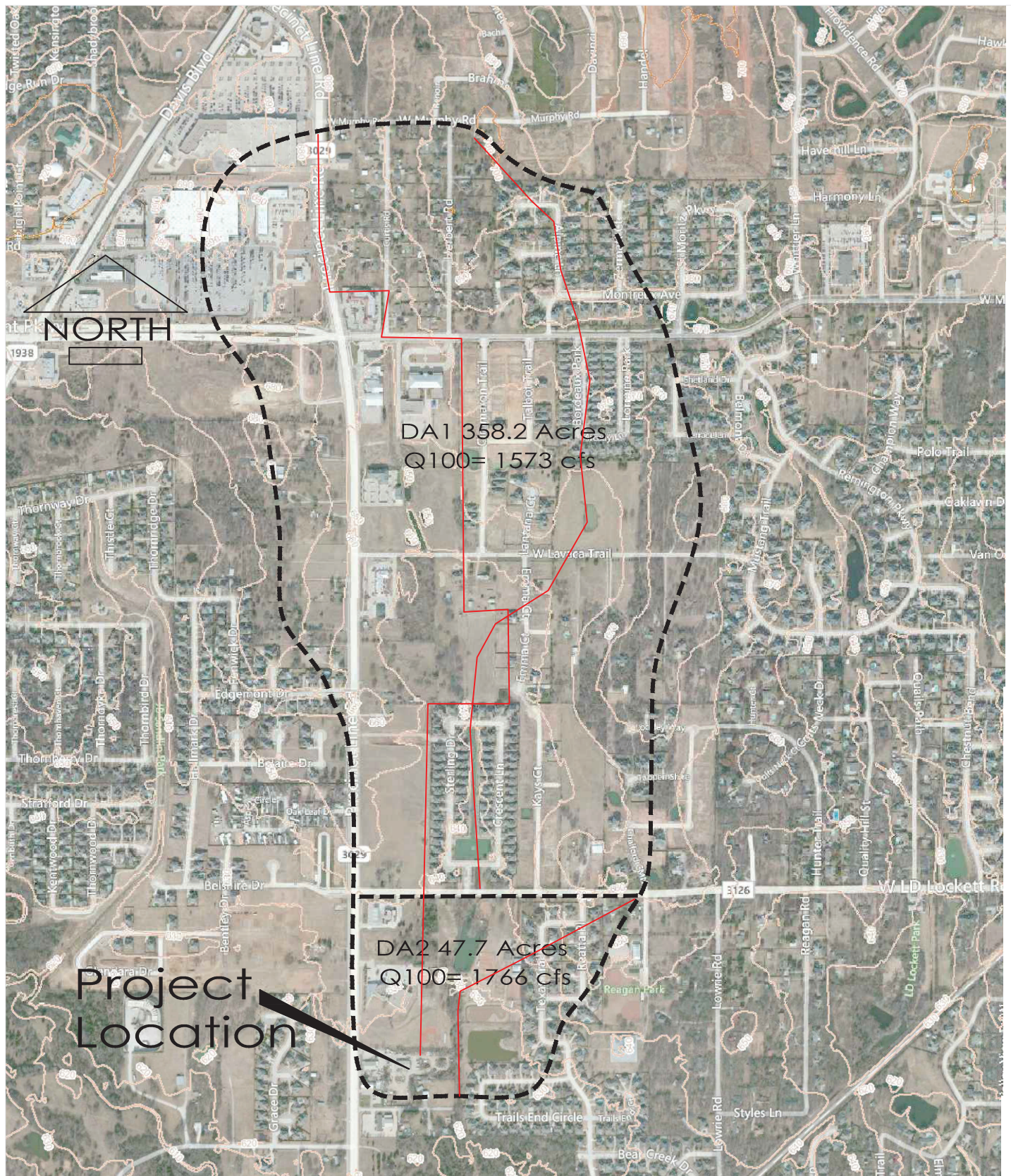
BOYD HYDROLOGY, PLLC

WATER RESOURCE ENGINEERING
601 OAK STREET, P.O. BOX 117
PALO PINTO, TEXAS 76484
214 679-4642 940 659-2929 FAX
Firm Reg. # 12332

Exhibit 1 – Location Map

Scale 1" = 300'
7720 Precinct Line Road Commercial
Floodplain Study for Little Bear Tributary
City of Colleyville, Tarrant County, Texas
Job # BH377

Drainage Study



BOYD HYDROLOGY, PLLC
 WATER RESOURCE ENGINEERING
 601 OAK STREET, P.O. BOX 117
 PALO PINTO, TEXAS 76484
 214 679-4642 940 659-2929 FAX
 Firm Reg. # 12332

Exhibit 2 – Drainage Area Map
 Scale 1" = 1000'
 7720 Precinct Line Road Commercial
 Floodplain Study for Little Bear Tributary
 City of Colleyville, Tarrant County, Texas
 Job # BH377

The map displays a floodplain area with various land parcels and cross-section lines. Key features include:

- Parcel 7:** ADJ 7, 0187137482, 438,916.7 Sq. Feet, 10.1 Acres. Owner: [Redacted]. Deed Reference: 0187137482. NO INFORMATION AVAILABLE.
- Parcel 1:** ADJ 1, 11919-1761, 67,393.7 Sq. Feet, 1.5 Acres. Owner: RANS, LINDA. Deed Reference: VOL 11919 PG 1761.
- Parcel 2:** ADJ 2, 7000-1149, 43,000.0 Sq. Feet, 1.0 Acres. Owner: RANS, LINDA. Deed Reference: 02306855.
- Parcel 3:** ADJ 3, 02306855, 43,000.0 Sq. Feet, 1.0 Acres. Owner: RANS, LINDA. Deed Reference: 02306855.
- Parcel 4:** ADJ 4, 02306855, 43,000.0 Sq. Feet, 1.0 Acres. Owner: RANS, LINDA. Deed Reference: 02306855.
- Parcel 5:** ADJ 5, 02306855, 43,000.0 Sq. Feet, 1.0 Acres. Owner: RANS, LINDA. Deed Reference: 02306855.
- Parcel 6:** ADJ 6, 02306855, 43,000.0 Sq. Feet, 1.0 Acres. Owner: RANS, LINDA. Deed Reference: 02306855.
- Parcel 7:** ADJ 7, 02306855, 43,000.0 Sq. Feet, 1.0 Acres. Owner: RANS, LINDA. Deed Reference: 02306855.
- Parcel 8:** ADJ 8, 02306855, 43,000.0 Sq. Feet, 1.0 Acres. Owner: RANS, LINDA. Deed Reference: 02306855.
- Parcel 9:** ADJ 9, 02306855, 43,000.0 Sq. Feet, 1.0 Acres. Owner: RANS, LINDA. Deed Reference: 02306855.
- Cross-sections:** Xsectn 2146, Xsectn 2239, Xsectn 2295, Xsectn 2348, Xsectn 246, Xsectn 2459, Xsectn 2519, Xsectn 2599, Xsectn 2643, Xsectn 2707, Xsectn 2800, Xsectn 2875, Xsectn 2955, Xsectn 3064.
- Scale and Orientation:** North arrow pointing up. Graphic scale: 0 to 360 feet. 1" = 120'.
- 100-Year Floodplain:** Indicated by a blue line along the bottom edge of the map.

1 OF 1

7720 Precinct Line Road Commercial
Floodplain Study for Little Bear Zone A Tributary
City of Colleyville, Tarrant County, Texas
Job # BH377

BOYD HYDROLOGY, PLLC
WATER RESOURCE ENGINEERING
601 OAK STREET, P.O. BOX 117
PALO PINTO, TEXAS 76484
214 679-4642 940 659-2929 FAX
Firm Reg. # 12332

Topographic map showing the 100-Year Floodplain for the proposed 1000 ft long, 100 ft wide bridge over the Mississippi River. The map includes contour lines, a north arrow, and a graphic scale of 1 inch = 120 feet. The bridge is located on the east side of the river, with the floodplain extending to the west. The map also shows the existing levee and the proposed bridge structure.

Key features and labels on the map:

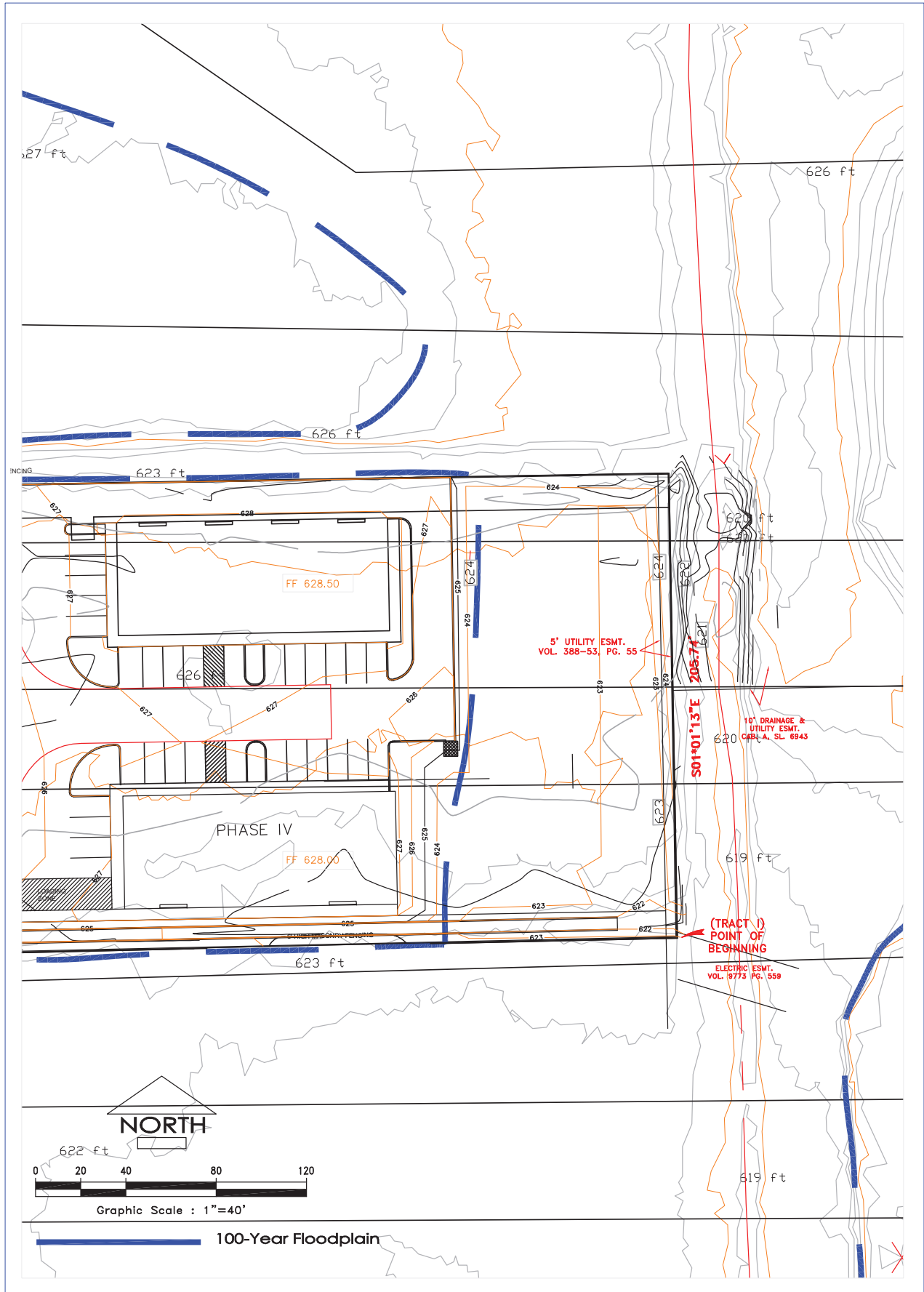
- Bridge Structure:** Labeled with PHASE I, PHASE II, PHASE III, and PHASE IV.
- Cross-sections:** Xsectn 2146, Xsectn 2239, Xsectn 2295, Xsectn 2348, Xsectn 246, Xsectn 2459, Xsectn 2519, Xsectn 2599, Xsectn 2643, Xsectn 2707, Xsectn 2800, Xsectn 2875, Xsectn 2955, and Xsectn 3064.
- Contour Lines:** Elevation markers such as 620 ft, 625 ft, 630 ft, 635 ft, 640 ft, 645 ft, 650 ft, 655 ft, 660 ft, 665 ft, 670 ft, 675 ft, 680 ft, 685 ft, 690 ft, 695 ft, 700 ft, 705 ft, 710 ft, 715 ft, 720 ft, 725 ft, 730 ft, 735 ft, 740 ft, 745 ft, 750 ft, 755 ft, 760 ft, 765 ft, 770 ft, 775 ft, 780 ft, 785 ft, 790 ft, 795 ft, 800 ft, 805 ft, 810 ft, 815 ft, 820 ft, 825 ft, 830 ft, 835 ft, 840 ft, 845 ft, 850 ft, 855 ft, 860 ft, 865 ft, 870 ft, 875 ft, 880 ft, 885 ft, 890 ft, 895 ft, 900 ft, 905 ft, 910 ft, 915 ft, 920 ft, 925 ft, 930 ft, 935 ft, 940 ft, 945 ft, 950 ft, 955 ft, 960 ft, 965 ft, 970 ft, 975 ft, 980 ft, 985 ft, 990 ft, 995 ft, 1000 ft.
- North Arrow:** Indicated by a triangle pointing upwards.
- Graphic Scale:** 0, 60, 120, 240, 360 feet.
- 100-Year Floodplain:** Indicated by a thick blue line.

1 OF 1

7720 Precinct Line Road Commercial
Floodplain Study for Little Bear Zone A Tributary
City of Colleyville, Tarrant County, Texas
Job # BH377

BOYD HYDROLOGY, PLLC
WATER RESOURCE ENGINEERING
601 OAK STREET, P.O. BOX 117
PALO PINTO, TEXAS 76484
214 679-4642 940 659-2929 FAX
Firm Reg. # 12332

Drainage Study



REVISION NO.

SHEET NO.

1 OF 1

Exhibit 4B - Post-Project Floodplain

Scale 1" = 40'

7720 Precinct Line Road Commercial
Floodplain Study for Little Bear Zone A Tributary
City of Colleyville, Tarrant County, Texas
Job # BH377

BOYD HYDROLOGY, PLLC

WATER RESOURCE ENGINEERING
601 OAK STREET, P.O. BOX 117
PALO PINTO, TEXAS 76484
214 679-4642 940 659-2929 FAX
Firm Reg. # 12332

Drainage Study

1. HEC-1 100-Year Watershed Hydrology
2. HEC-RAS Pre-Project Model (plan .p05)
3. HEC-RAS Post-Project Model (plan .p04)

VI. COMPUTER RUNS

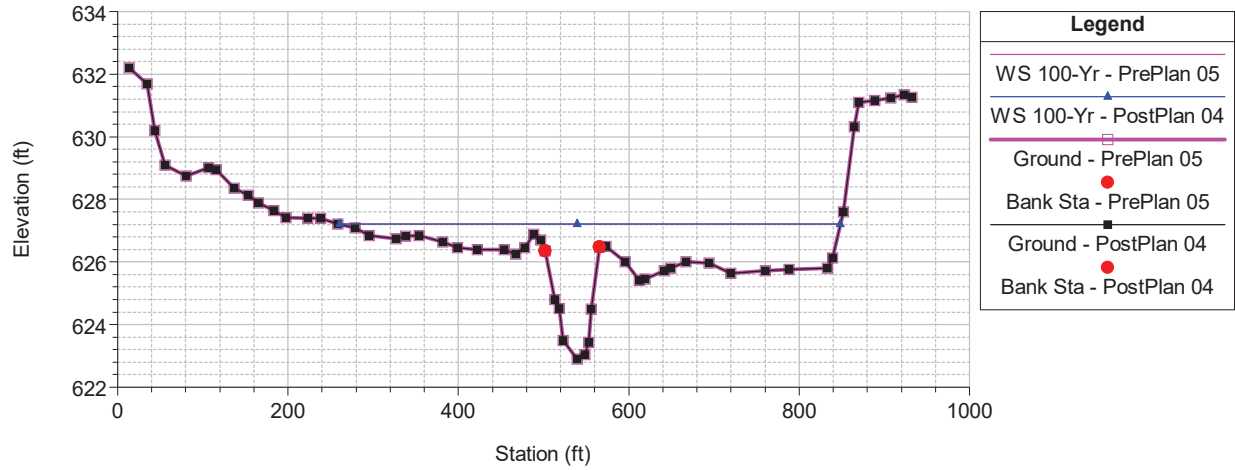
Drainage Study

HEC-RAS River: River 1 Reach: Reach 1 Profile: 100-Yr

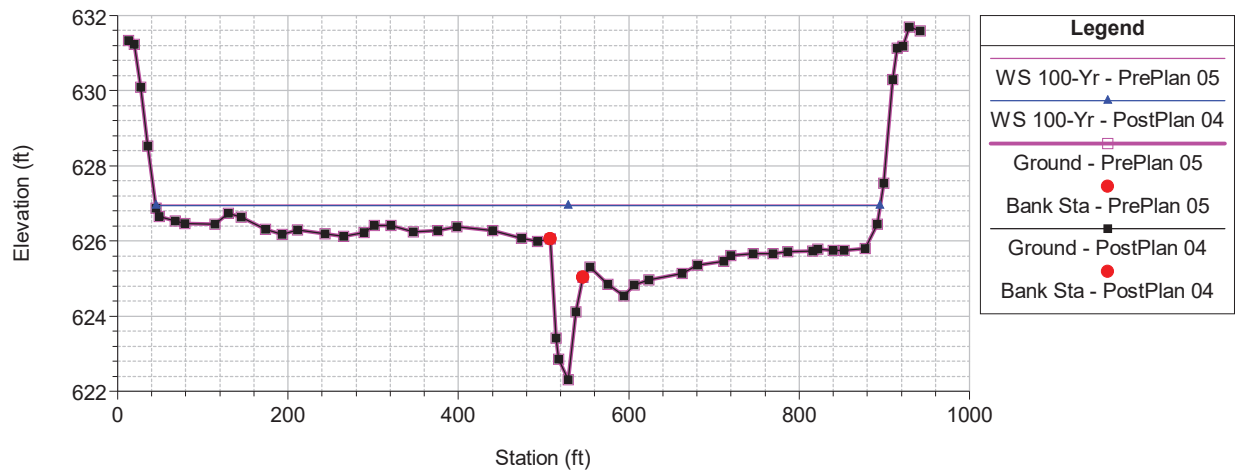
Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	2146	100-Yr	PostPlan 04	1766.00	615.78	621.90	621.15	622.02	0.002502	4.11	751.61	450.23	0.36
Reach 1	2146	100-Yr	PrePlan 05	1766.00	615.78	621.90	621.15	622.02	0.002502	4.11	751.61	450.23	0.36
Reach 1	2239	100-Yr	PostPlan 04	1766.00	616.05	622.15		622.28	0.003067	4.27	703.96	431.07	0.39
Reach 1	2239	100-Yr	PrePlan 05	1766.00	616.05	622.15		622.28	0.003067	4.27	703.96	431.07	0.39
Reach 1	2295	100-Yr	PostPlan 04	1766.00	616.38	622.30		622.50	0.004017	4.78	628.66	427.22	0.45
Reach 1	2295	100-Yr	PrePlan 05	1766.00	616.38	622.30		622.50	0.004017	4.78	628.66	427.22	0.45
Reach 1	2322		Culvert										
Reach 1	2348	100-Yr	PostPlan 04	1766.00	617.35	623.86	622.09	623.90	0.000962	2.62	1221.91	705.18	0.23
Reach 1	2348	100-Yr	PrePlan 05	1766.00	617.35	623.86	622.09	623.90	0.000962	2.62	1221.91	705.18	0.23
Reach 1	2406	100-Yr	PostPlan 04	1766.00	617.36	623.91		623.95	0.000724	2.32	1188.26	640.20	0.20
Reach 1	2406	100-Yr	PrePlan 05	1766.00	617.36	623.91		623.95	0.000724	2.32	1188.26	640.20	0.20
Reach 1	2459	100-Yr	PostPlan 04	1766.00	617.73	623.94		624.01	0.001274	2.75	933.61	516.34	0.25
Reach 1	2459	100-Yr	PrePlan 05	1766.00	617.73	623.94		624.01	0.001274	2.75	933.61	516.34	0.25
Reach 1	2519	100-Yr	PostPlan 04	1766.00	618.12	623.77		624.31	0.008425	6.68	332.37	460.13	0.65
Reach 1	2519	100-Yr	PrePlan 05	1766.00	618.12	623.77		624.31	0.008577	6.73	329.13	459.61	0.65
Reach 1	2599	100-Yr	PostPlan 04	1766.00	619.03	624.47	624.38	625.13	0.011700	7.36	321.18	209.34	0.75
Reach 1	2599	100-Yr	PrePlan 05	1766.00	619.03	624.47	624.37	625.17	0.012272	7.49	299.69	207.41	0.76
Reach 1	2643	100-Yr	PostPlan 04	1766.00	619.31	624.90	624.90	625.73	0.010544	8.36	299.03	174.43	0.74
Reach 1	2643	100-Yr	PrePlan 05	1766.00	619.31	625.62	625.62	626.27	0.008250	7.19	364.90	632.29	0.65
Reach 1	2707	100-Yr	PostPlan 04	1766.00	619.78	625.80	624.90	626.21	0.004724	5.91	380.50	545.85	0.50
Reach 1	2707	100-Yr	PrePlan 05	1766.00	619.78	626.41	625.50	626.56	0.002169	3.78	670.17	1201.31	0.33
Reach 1	2800	100-Yr	PostPlan 04	1766.00	621.22	626.39	626.39	626.70	0.005396	5.73	468.24	592.47	0.53
Reach 1	2800	100-Yr	PrePlan 05	1766.00	621.22	626.62		626.78	0.002579	4.12	606.36	600.45	0.37
Reach 1	2875	100-Yr	PostPlan 04	1766.00	621.83	626.82	626.36	626.90	0.001218	2.78	957.99	879.85	0.25
Reach 1	2875	100-Yr	PrePlan 05	1766.00	621.83	626.85	626.36	626.92	0.001136	2.69	979.11	880.35	0.24
Reach 1	2955	100-Yr	PostPlan 04	1766.00	622.31	626.95		627.03	0.002349	3.53	946.55	850.32	0.34
Reach 1	2955	100-Yr	PrePlan 05	1766.00	622.31	626.96		627.04	0.002259	3.48	960.41	850.53	0.33
Reach 1	3064	100-Yr	PostPlan 04	1766.00	622.89	627.21		627.36	0.003469	4.07	708.28	587.91	0.41
Reach 1	3064	100-Yr	PrePlan 05	1766.00	622.89	627.21		627.36	0.003419	4.05	712.41	589.05	0.41

Drainage Study

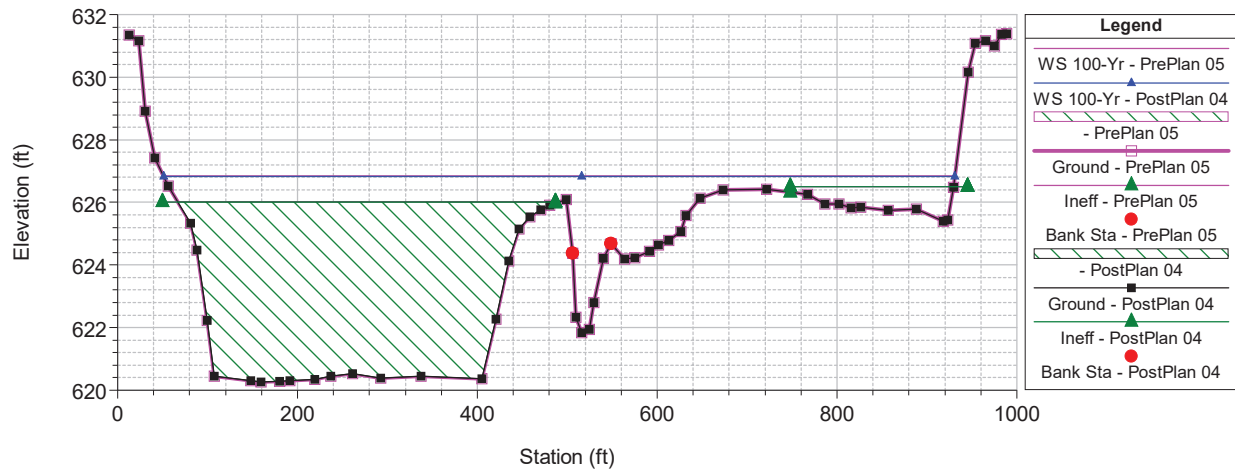
Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 3064 Lidar Sectn 14



Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2955 Lidar Sectn 13

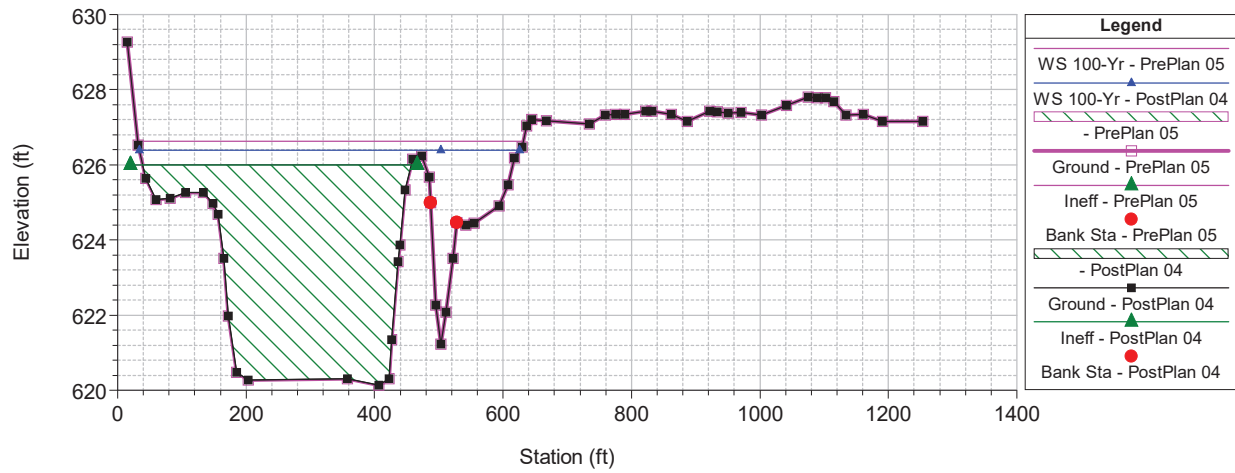


Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2875 Lidar Sectn 12

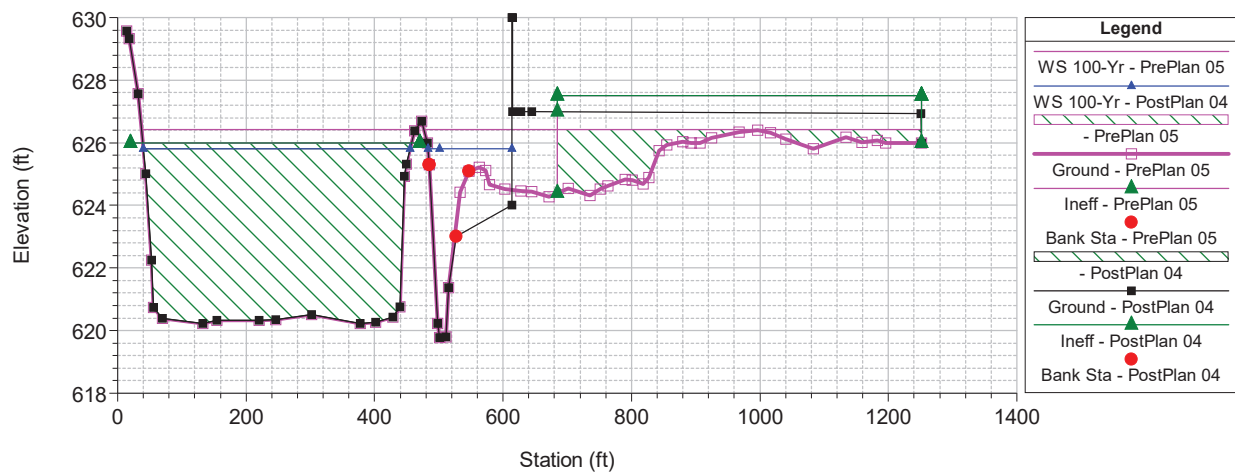


Drainage Study

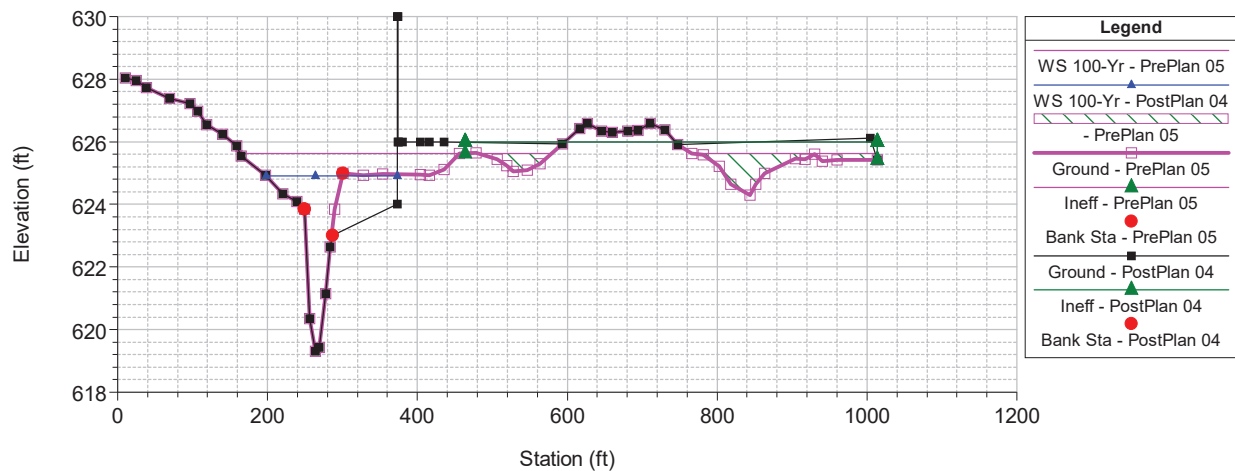
Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2800 Lidar Sectn 11



Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2707 Lidar Sectn 10

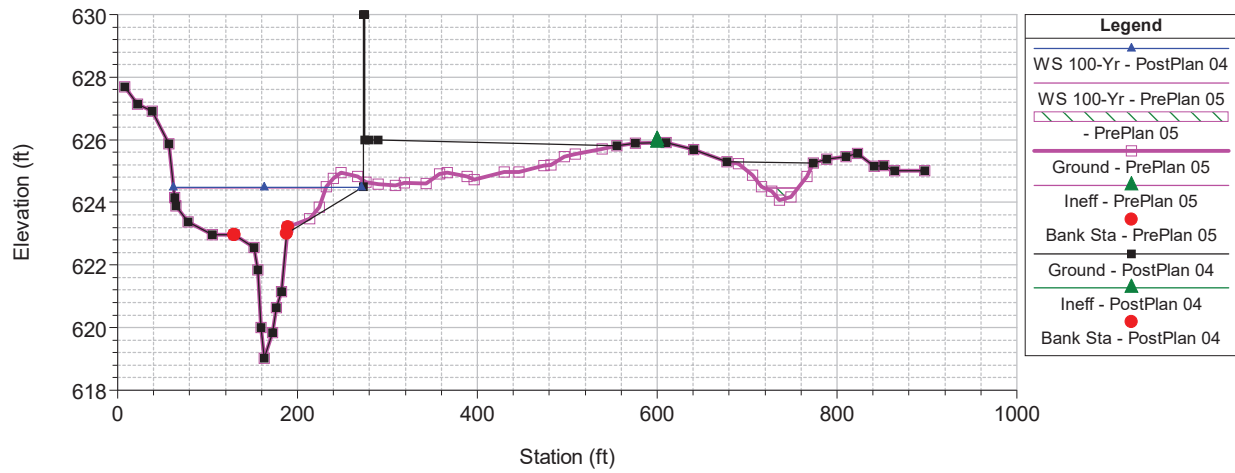


Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2643 Lidar Sectn 9

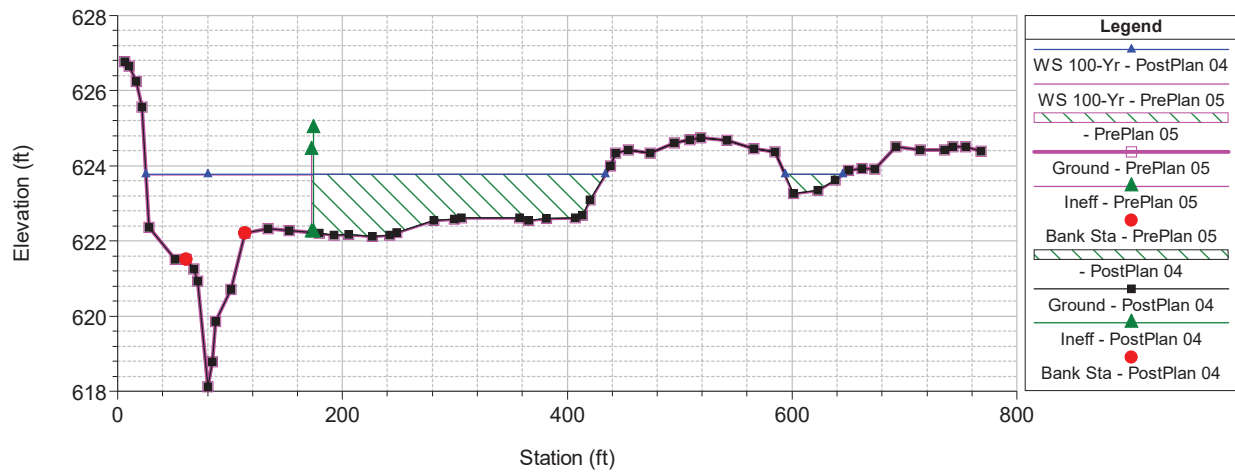


Drainage Study

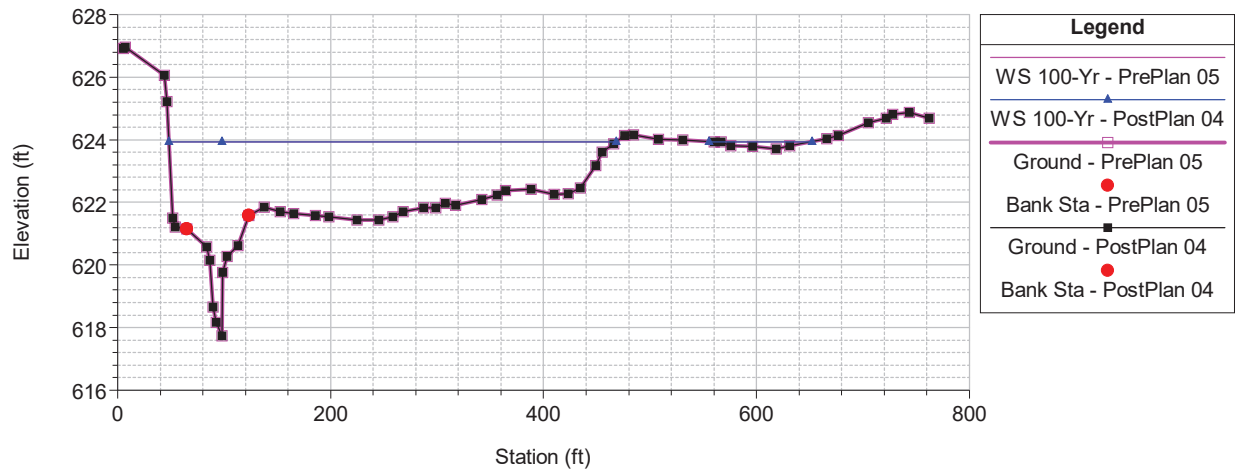
Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2599 Lidar Sectn 8



Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2519 Lidar Sectn 7

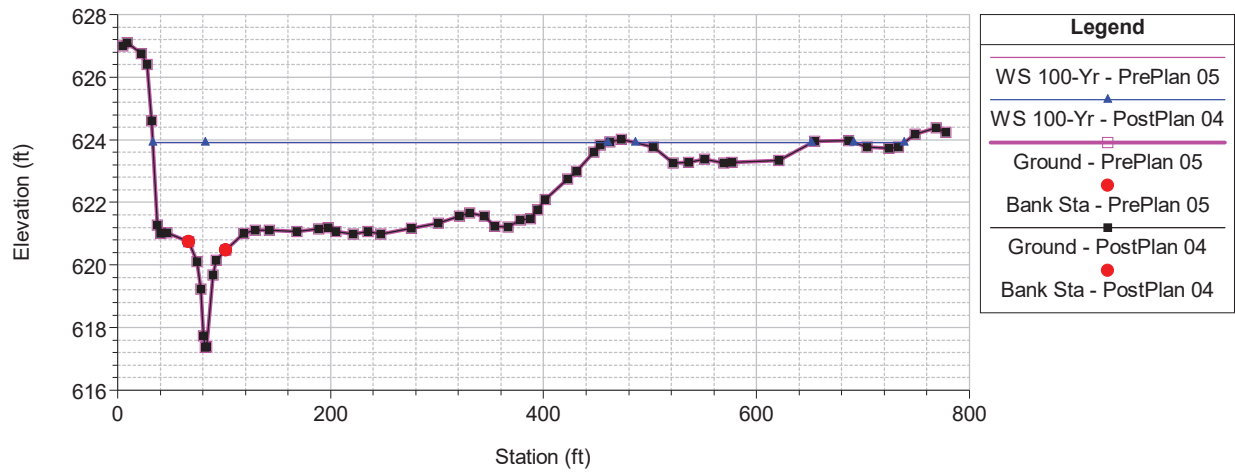


Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2459 Lidar Sectn 6

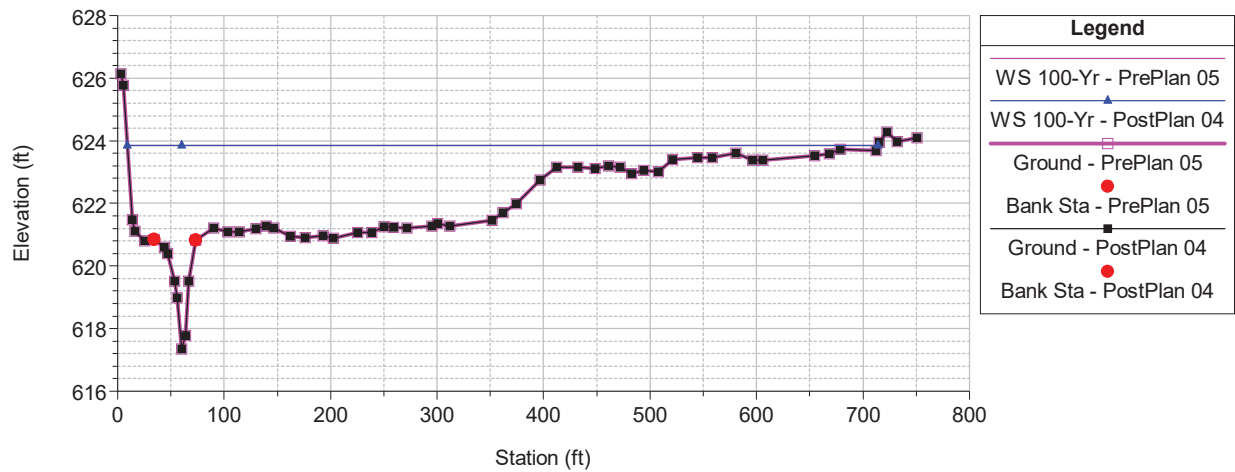


Drainage Study

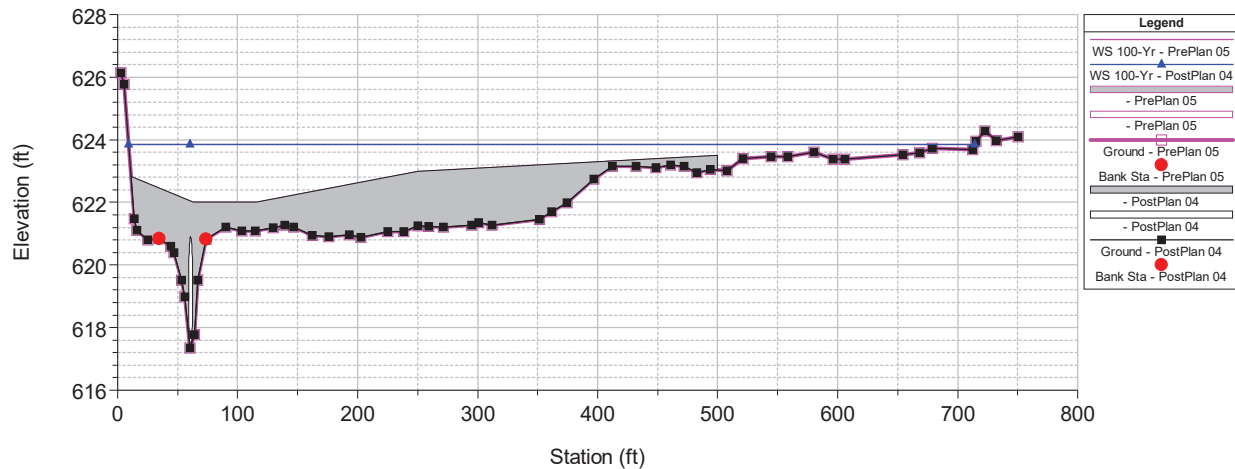
Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2406 Lidar Sectn 5



Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2348 Lidar Sectn 4

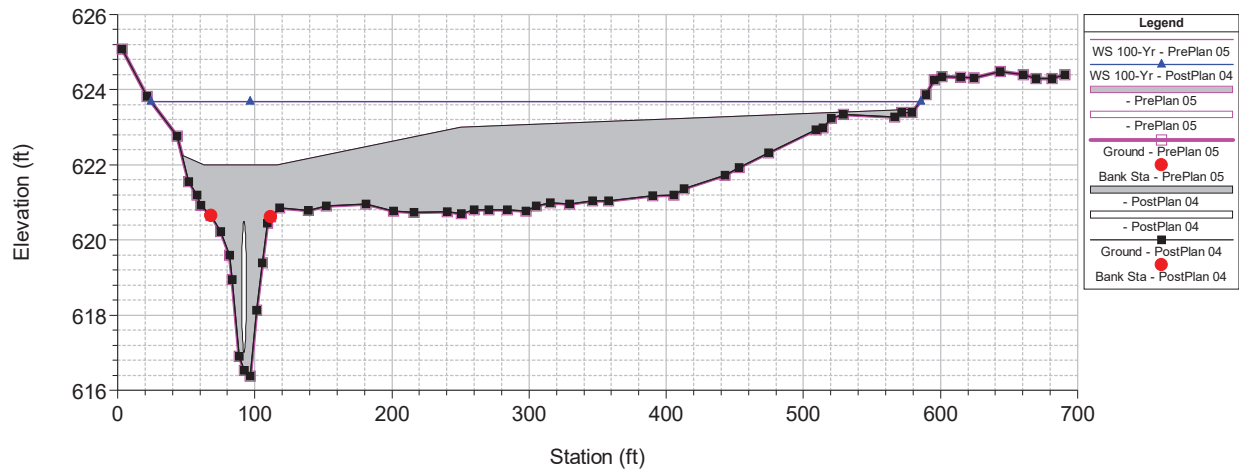


Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2322 Culv

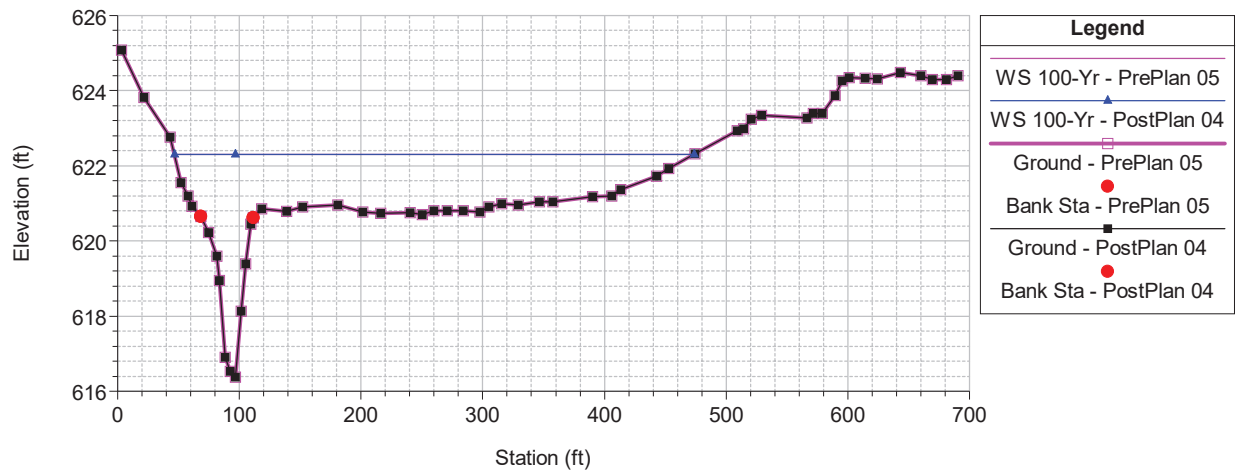


Drainage Study

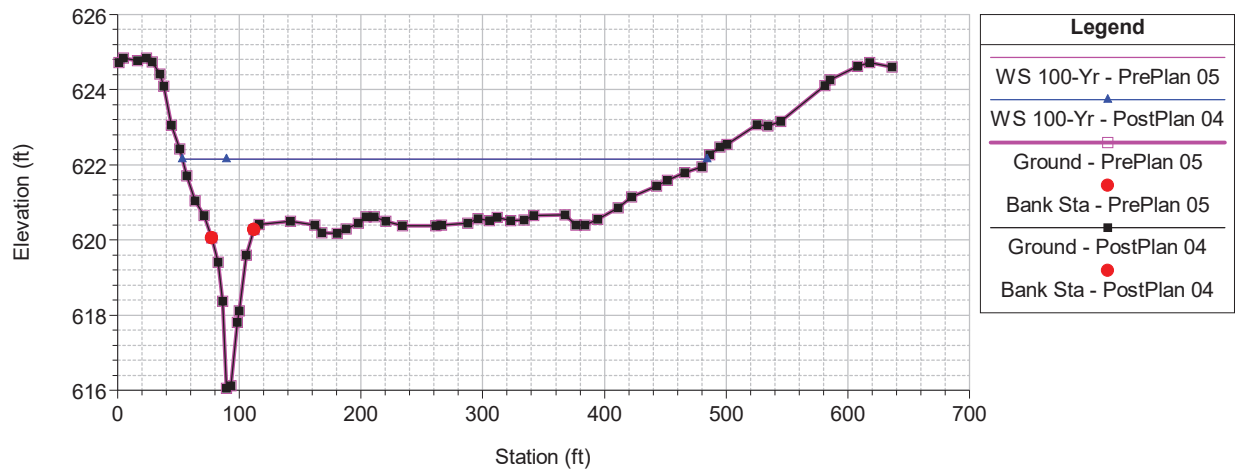
Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2322 Culv



Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2295 Lidar Sectn 3

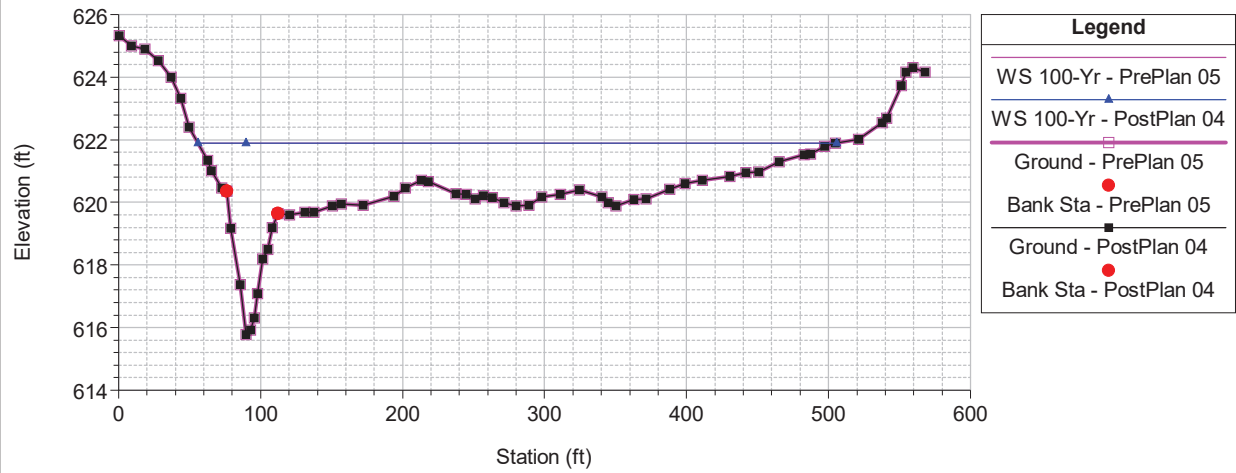


Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2239 Lidar Sectn 2



Drainage Study

Meadow Creek- bh377 Plan: 1) PostPlan 04 2) PrePlan 05
River = River 1 Reach = Reach 1 RS = 2146 Lidar Sectn 1



Drainage Study

COMPUTER RUN

1. HEC-1 100-Year Watershed Hydrology

Drainage Study

```
1*****
*
* FLOOD HYDROGRAPH PACKAGE (HEC-1)
* MAY 1991
* VERSION 4.0.1U
* Lahey F77L-EM/32 version 5.01
* Dodson & Associates, Inc.
* RUN DATE 04/30/15 TIME 10:17:53
*****
post
*****
*
* U. S. ARMY CORPS OF ENGINEERS
* HYDROLOGIC ENGINEERING CENTER
* 609 SECOND STREET
* DAVIS, CALIFORNIA 95616
* (916) 551-1748
*****
*
```

```

X X XXXXXX XXXX X
X X X X X XX
X X X X X X
XXXXXX XXXX X
X X X X XXXX X
X X X X X X
X X XXXXXX XXXX XXX
X X XXXXXX XXXX XXX
```

THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC1 (JAN 73), HEC1GS, HEC1DB, AND HEC1KW.

THE DEFINITIONS OF VARIABLES -RTIMP- AND -RTIOR- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE.

THE DEFINITION OF -AMSKK- ON RM-CARD WAS CHANGED WITH REVISIONS DATED 28 SEP 81. THIS IS THE FORTRAN77 VERSION

NEW OPTIONS: DAMBREAK OUTFLOW SUBMERGENCE , SINGLE EVENT DAMAGE CALCULATION, DSS:WRITE STAGE FREQUENCY,

DSS:READ TIME SERIES AT DESIRED CALCULATION INTERVAL LOSS RATE:GREEN AND AMPT INFILTRATION

KINEMATIC WAVE: NEW FINITE DIFFERENCE ALGORITHM

1 HEC-1 INPUT PAGE 1

```
LINE ID.....1.....2.....3.....4.....5.....6.....7.....8.....9.....10
*
1 ID LD Locket Model Stream LB Zone A Trib
2 ID Flows for POST-PROJECT fully urbanized development conditions (POST_RT.i
3 ID 2-, 5-, 10-, 25-, 50-, AND 100-YEAR STORM FREQUENCIES
*
*
*DIAGRAM
4 IT 2 720
5 IO 5
6 JP 6
*
*
=====
7 KK A1
8 KM AREA 1
```


post

* * Z

1

SCHEMATIC DIAGRAM OF STREAM NETWORK

(V) ROUTING (--->) DIVERSION OR PUMP FLOW
(.) CONNECTOR (<---) RETURN OF DIVERTED OR PUMPED FLOW

7 A1

1

•

23 . A2

•

•

39 COMRA

• A

(***) RUNOFF ALSO COMPUTED AT THIS LOCATION

*****1

*

* FLOOD HYDROGRAPH PACKAGE (HEC-1) *

* MAY 1991 *

VERSION 4.0.1U

* Lahey F77L-EM/32 version 5.01 *

* **Dodson & Associates, Inc.** *

```
* RUN DATE 04/30/15 TIME 10:17:53 *
```

LD Locket Model Stream 1B Zone A Trib
Flows for POST-PROJECT fully urbanized development conditions (POST_RT.1
2-, 5-, 10-, 25-, 50-, AND 100-YEAR STORM FREQUENCIES

5 IO OUTPUT CONTROL VARIABLES

CONTROL VARIABLES	5	PRINT CONTROL
IPRNT		

```

IPLOT 0
PLOT CONTROL 0
PLOT CONTROL 0
PLOT CONTROL 0

```

0. HYDROGRAPH PLOT SCALE

IT HYDROGRAPH TIME DATA

INTERVAL	2 MINUTES	2 MINUTES IN COMPUTATION INTERVAL
NMIN		

DATE	STARTING DATE
1	0

ITIME	0000	STARTING TIME
-------	------	---------------

NQ 720 NUMBER OF HYDROGRAPH ORDINATES

UPDATE	1	0	ENDING DATE

NDTIME 2358 ENDING TIME

19 CENTURY MARK

COMPUTATION INTERVAL 0.03 HOURS

TOTAL TIME BASE	23.97 HOURS

Drainage Study

post

ENGLISH UNITS
DRAINAGE AREA SQUARE MILES
PRECIPITATION DEPTH INCHES
LENGTH, ELEVATION FEET
FLOW CUBIC FEET PER SECOND
STORAGE VOLUME ACRE-Feet
SURFACE AREA ACRES
TEMPERATURE DEGREES FAHRENHEIT

JP MULTI-PLAN OPTION 6 NUMBER OF PLANS
NPLAN

JR MULTI-RATIO OPTION
RATIOS OF RUNOFF
1.00

1

PEAK FLOW AND STAGE (END-OF-PERIOD) SUMMARY FOR MULTIPLE PLAN-RATIO ECONOMIC COMPUTATIONS
FLOWS IN CUBIC FEET PER SECOND, AREA IN SQUARE MILES
VOLUME IN ACRE-Feet, TIME TO PEAK IN HOURS

RATIOS APPLIED TO FLOWS

OPERATION	STATION	AREA	PLAN	RATIO 1
-----------	---------	------	------	---------

HYDROGRAPH AT

+	A1	0.560	1	FLOW TIME 468.13 12.47
			2	VOLUME FLOW 55.33 747.79
			3	TIME 12.47
				VOLUME 97.57
			3	FLOW TIME 969.66 12.47
				VOLUME 125.39
			4	FLOW TIME 1203.59 12.47
				VOLUME 158.99
			5	FLOW TIME 1393.37 12.47
				VOLUME 188.25
			6	FLOW TIME 1585.08 12.47
				VOLUME 215.41

HYDROGRAPH AT

+	A2	0.074	1	FLOW TIME 87.04 12.23
			2	VOLUME FLOW 7.35 136.16
				TIME 12.23
			3	VOLUME FLOW 12.95 170.93

Drainage Study

post

	TIME	12.23
	VOLUME	16.64
4	FLOW	210.56
	TIME	12.23
	VOLUME	21.10
5	FLOW	241.04
	TIME	12.23
	VOLUME	24.98
6	FLOW	271.84
	TIME	12.23
	VOLUME	28.57

+ 2 COMBINED AT

COMBA 0.634

1	FLOW	524.83
	TIME	12.43
	VOLUME	62.68
2	FLOW	839.40
	TIME	12.43
	VOLUME	110.52
3	FLOW	1090.15
	TIME	12.43
	VOLUME	142.03
4	FLOW	1353.72
	TIME	12.43
	VOLUME	180.09
5	FLOW	1568.03
	TIME	12.43
	VOLUME	213.22
6	FLOW	1784.54
	TIME	12.43
	VOLUME	243.98

*** NORMAL END OF HEC-1 ***

Drainage Study

COMPUTER RUN

2. HEC-RAS Pre-Project Model (plan .p05)

Drainage Study

HEC-RAS HEC-RAS 5.0.7 March 2019
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

```

X      X  XXXXXX   XXXX      XXXX      XX      XXXX
X      X  X        X      X      X  X      X  X      X
X      X  X        X        X      X  X      X  X      X
XXXXXXXX XXXX      XXX XXXX XXXXXX XXXX
X      X  X        X        X  X      X  X      X      X
X      X  X        X      X      X  X      X  X      X
X      X  XXXXXX   XXXX      X      X  X      X  XXXXX

```

PROJECT DATA

Project Title: Meadow Creek- bh377
Project File : MC377.prj
Run Date and Time: 1/11/2021 9:41:08 AM

Project in English units

PLAN DATA

Plan Title: Pre-ProjPlan 05
Plan File : C:\jobs_bh377PrecinctLineRd\hh\MC377.p05

Geometry Title: Natural Stream Geom2
Geometry File : C:\jobs_bh377PrecinctLineRd\hh\MC377.g05

Flow Title : 100-Year Profile
Flow File : C:\jobs_bh377PrecinctLineRd\hh\MC377.f01

Plan Summary Information:

Number of:	Cross Sections =	14	Multiple Openings =	0
	Culverts =	1	Inline Structures =	0
	Bridges =	0	Lateral Structures =	0

Computational Information

Water surface calculation tolerance	=	0.01
Critical depth calculation tolerance	=	0.01
Maximum number of iterations	=	20
Maximum difference tolerance	=	0.3
Flow tolerance factor	=	0.001

Computation Options

Critical depth computed only where necessary
Conveyance Calculation Method: At breaks in n values only
Friction Slope Method: Average Conveyance
Computational Flow Regime: Subcritical Flow

FLOW DATA

Flow Title: 100-Year Profile
Flow File : C:\jobs_bh377PrecinctLineRd\hh\MC377.f01

Flow Data (cfs)

River	Reach	RS	100-Yr
River 1	Reach 1	3064	1766

Drainage Study

Boundary Conditions

River	Reach	Profile	Upstream
Downstream			

River 1	Reach 1	100-Yr
Normal S = 0.0025		

GEOMETRY DATA

Geometry Title: Natural Stream Geom2
 Geometry File : C:\jobs_bh377PrecinctLineRd\hh\MC377.g05

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 3064

INPUT

Description: Lidar Sectn 14

Station Elevation Data				num=	57				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
13.67	632.2	34.63	631.7	43.74	630.19	55.58	629.09	80.19	628.75
106.61	629.02	115.73	628.95	136.68	628.36	153.09	628.14	164.93	627.88
183.16	627.65	197.73	627.42	223.25	627.39	237.83	627.4	258.79	627.22
278.83	627.09	295.24	626.84	327.13	626.75	338.06	626.82	353.55	626.84
381.8	626.65	399.11	626.46	421.9	626.4	453.79	626.4	467.46	626.25
477.48	626.46	488.41	626.88	496.62	626.71	502.08	626.35	513.02	624.8
518.48	624.52	523.04	623.49	539.44	622.89	548.55	623.05	553.11	623.43
555.84	624.49	565.87	626.47	573.16	626.49	595.94	626	612.34	625.42
618.72	625.46	641.5	625.73	648.79	625.81	667.01	626	694.35	625.97
719.86	625.63	759.96	625.72	788.21	625.76	832.86	625.8	839.23	626.12
851.99	627.6	864.75	630.33	870.22	631.09	888.44	631.16	907.58	631.24
923.07	631.34	932.17	631.27						

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
13.67	.05	502.08	.045	565.87	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	502.08	565.87		109 109	109		.1	.3

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2955

INPUT

Description: Lidar Sectn 13

Station Elevation Data				num=	55				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
12.9	631.34	19.34	631.24	26.71	630.09	35.01	628.53	45.14	626.88
48.82	626.65	67.25	626.53	79.22	626.46	114.23	626.44	129.89	626.74
144.63	626.64	173.18	626.31	193.45	626.18	210.95	626.3	243.19	626.19
265.3	626.13	289.25	626.22	301.23	626.41	320.57	626.42	347.29	626.24
375.85	626.28	397.95	626.38	440.33	626.28	474.41	626.08	492.84	625.98
507.58	626.06	514.94	623.41	517.71	622.85	529.15	622.31	537.97	624.11
546.27	625.04	554.56	625.3	575.74	624.85	594.17	624.53	606.14	624.83
623.64	624.96	662.33	625.14	680.76	625.36	711.16	625.45	719.45	625.61

Drainage Study

746.16	625.66	769.19	625.67	786.7	625.72	816.17	625.73	821.7	625.78
840.12	625.75	853.02	625.75	877.89	625.8	891.71	626.45	899.08	627.54
910.13	630.29	914.74	631.13	922.11	631.18	929.48	631.69	942.37	631.59

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
12.9	.05	507.58	.045	546.27	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	507.58	546.27		80	80		.1	.3

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2875

INPUT

Description: Lidar Sectn 12

Station Elevation Data			num= 59						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
12.56	631.35	23.19	631.17	30.92	628.92	41.55	627.42	56.05	626.53
81.17	625.34	87.94	624.47	99.53	622.22	107.26	620.44	147.85	620.3
159.45	620.26	179.74	620.29	191.34	620.31	219.36	620.34	236.76	620.44
260.91	620.54	292.8	620.39	337.26	620.44	404.9	620.36	420.36	622.27
434.86	624.13	446.45	625.16	458.05	625.53	470.61	625.77	480.28	625.9
498.64	626.09	506.37	624.37	509.27	622.34	516.03	621.83	524.73	621.95
529.56	622.8	540.19	624.21	548.89	624.68	563.38	624.19	574.98	624.24
591.41	624.43	601.07	624.65	612.67	624.79	626.19	625.07	631.99	625.59
647.45	626.13	673.55	626.4	721.86	626.41	767.28	626.26	786.61	625.94
802.07	625.94	815.6	625.82	826.23	625.85	857.15	625.75	888.07	625.79
918.03	625.4	922.86	625.44	929.63	626.48	946.06	630.17	953.79	631.08
965.38	631.16	975.05	631	982.78	631.37	988.57	631.39		

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
12.56	.02	506.37	.045	548.89	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	506.37	548.89		75	75		.1	.3

Ineffective Flow			num= 2		
Sta L	Sta R	Elev	Permanent		
50	487	626	T		
748	945	626.5	F		

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2800

INPUT

Description: Lidar Sectn 11

Station Elevation Data			num= 60						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
14.7	629.26	31.86	626.53	44.11	625.64	60.04	625.08	82.1	625.11
105.38	625.26	133.57	625.26	148.27	624.98	156.85	624.68	165.43	623.51
172.78	621.97	185.03	620.47	203.41	620.27	357.81	620.31	406.83	620.14
422.76	620.3	426.43	621.34	436.24	623.43	439.91	623.86	447.26	625.34
459.52	626.15	473	626.24	485.25	625.67	487.7	625	495.05	622.27
503.63	621.22	510.98	622.07	522.01	623.51	528.14	624.46	541.62	624.4
555.1	624.45	594.31	624.91	607.79	625.47	617.59	626.18	629.85	626.48
637.2	627.04	644.55	627.2	667.83	627.18	734	627.09	759.74	627.33
775.67	627.34	789.15	627.35	822.23	627.42	832.03	627.42	861.44	627.35
887.18	627.16	921.49	627.42	933.74	627.41	950.9	627.38	970.5	627.39
1002.4	627.32	1041.6	627.58	1074.7	627.81	1089.4	627.79	1101.6	627.79
1115.1	627.68	1133.5	627.32	1160.4	627.34	1191.1	627.16	1253.6	627.16

Manning's n Values	num= 3
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Drainage Study

Sta	n Val	Sta	n Val	Sta	n Val
14.7	.02	487.7	.045	528.14	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	487.7	528.14		93	93		.1	.3
Ineffective Flow	num=		1					
Sta L	Sta R	Elev	Permanent					
20	466	626	T					

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2707

INPUT

Description: Lidar Sectn 10

Station	Elevation	Data	num=	59					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
13.46	629.57	18.35	629.33	31.81	627.56	44.05	625.01	52.61	622.26
56.28	620.73	69.74	620.4	132.15	620.22	154.17	620.34	220.24	620.34
245.94	620.36	302.22	620.51	378.08	620.23	401.33	620.26	428.25	620.44
439.26	620.75	446.6	624.93	449.05	625.32	462.51	626.38	473.52	626.68
482.09	626	485.76	625.29	497.99	620.22	501.66	619.78	511.33	619.8
515.12	621.37	533.48	624.41	546.94	625.09	562.84	625.22	572.63	625.12
578.75	624.67	603.22	624.53	627.69	624.47	644.82	624.43	671.74	624.27
701.11	624.54	735.37	624.31	751.27	624.53	763.51	624.63	790.43	624.83
801.44	624.8	818.57	624.69	827.13	624.89	843.04	625.74	855.28	625.94
879.75	626.03	893.21	626	906.67	625.99	925.02	626.16	967.85	626.34
995.99	626.4	1016.8	626.33	1040	626.12	1082.9	625.81	1134.3	626.18
1158.7	626.01	1183.2	626.08	1195.4	625.99	1251.7	625.99		

Manning's n Values	num=		3			
Sta	n Val	Sta	n Val	Sta	n Val	
13.46	.02	485.76	.045	546.94	.05	

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	485.76	546.94		64	64		.1	.3
Ineffective Flow	num=		2					
Sta L	Sta R	Elev	Permanent					
20	470	626	T					
685	1251.7	627.5	F					

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2643

INPUT

Description: Lidar Sectn 9

Station	Elevation	Data	num=	56					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
9.91	628.03	24.77	627.95	38.65	627.74	69.36	627.39	96.12	627.21
107.02	626.98	118.91	626.54	139.72	626.24	158.55	625.87	164.49	625.55
197.19	624.94	219.98	624.33	238.81	624.1	249.71	623.85	256.65	620.35
263.58	619.31	269.31	619.43	277.45	621.15	283.4	622.65	289.35	623.85
300.25	624.99	327.99	624.93	353.75	624.98	404.29	624.96	416.18	624.93
436	625.11	455.82	625.62	478.61	625.64	506.35	625.45	519.24	625.23
528.15	625.06	546.98	625.1	563.83	625.3	593.56	625.94	616.35	626.42
627.25	626.58	646.07	626.34	659.95	626.3	680.76	626.35	694.63	626.37
710.48	626.58	730.3	626.38	747.15	625.92	765.97	625.63	781.83	625.59
802.64	625.21	818.49	624.64	844.26	624.3	851.19	624.65	863.08	624.99
904.7	625.47	917.58	625.45	930.46	625.61	940.37	625.39	960.19	625.43
1013.7	625.43								

Manning's n Values	num=		3			
Sta	n Val	Sta	n Val	Sta	n Val	
9.91	.05	249.71	.045	300.25	.05	

Drainage Study

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
249.71	300.25	44	44	44		.1	.3
Ineffective Flow	num=	1					
Sta L	Sta R	Elev	Permanent				
464	1013.7	626	F				

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2599

INPUT

Description: Lidar Sectn 8

Station	Elevation	Data	num=	59
Sta	Elev	Sta	Elev	Sta
7.9	627.69	21.94	627.13	38.61
64.93	623.89	78.09	623.37	105.29
156.18	621.85	159.69	620.01	163.2
182.5	621.15	189.52	623.22	213.42
239.82	624.77	248.31	624.95	266.74
308.85	624.55	318.51	624.63	343.07
388.7	624.83	396.6	624.72	429.94
481.71	625.2	496.62	625.47	508.91
575.59	625.9	609.81	625.91	640.52
706.33	624.86	715.98	624.51	727.39
766.87	624.83	773.89	625.25	788.81
841.45	625.16	851.98	625.17	864.26

Manning's n Values	num=	3
Sta	n Val	Sta
7.9	.05	129.86
		.045
		189.52
		.05

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
129.86	189.52	80	80	80		.1	.3
Ineffective Flow	num=	1					
Sta L	Sta R	Elev	Permanent				
600	897.6	626	T				

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2519

INPUT

Description: Lidar Sectn 7

Station	Elevation	Data	num=	53
Sta	Elev	Sta	Elev	Sta
6.01	626.77	10.51	626.66	16.52
51.05	621.51	60.81	621.51	67.57
84.08	618.79	87.09	619.86	100.6
152.4	622.27	179.43	622.21	192.19
241.74	622.16	248.5	622.23	281.53
357.36	622.62	365.62	622.55	381.38
420.42	623.1	438.44	624	442.94
495.5	624.61	509.01	624.7	518.77
584.83	624.37	601.35	623.27	623.12
662.16	623.92	673.42	623.91	692.19
743.24	624.51	754.5	624.5	768.01

Manning's n Values	num=	3
Sta	n Val	Sta
6.01	.05	60.81
		.045
		113.36
		.05

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
60.81	113.36	60	60	60		.1	.3
Ineffective Flow	num=	1					

Drainage Study

Sta L Sta R Elev Permanent
172.5 768.01 624.43 T

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2459

INPUT

Description: Lidar Sectn 6

Station Elevation Data		num= 56		Sta Elev		Sta Elev		Sta Elev		Sta Elev	
5.22	626.91	7.45	626.95	43.96	626.06	46.19	625.23	51.41	621.49		
54.39	621.22	64.82	621.15	83.45	620.58	86.43	620.14	89.41	618.66		
92.39	618.16	97.69	617.73	98.35	619.77	102.82	620.28	113.25	620.62		
122.94	621.59	137.84	621.84	152.74	621.71	165.4	621.65	185.52	621.58		
198.19	621.53	225.01	621.43	245.13	621.43	258.54	621.53	268.22	621.7		
287.59	621.83	298.77	621.83	307.71	621.97	317.4	621.91	341.98	622.09		
356.14	622.23	364.33	622.38	388.18	622.41	409.78	622.26	423.19	622.28		
434.37	622.45	449.27	623.17	455.23	623.6	465.66	623.88	476.09	624.14		
484.29	624.15	508.13	624.01	530.48	624	560.29	623.93	566.99	623.93		
575.93	623.81	596.05	623.79	618.4	623.7	631.07	623.81	666.08	624.03		
676.52	624.13	704.83	624.54	721.96	624.69	727.92	624.82	743.57	624.88		
762.19	624.69										

Manning's n Values		num= 3		Sta n Val		Sta n Val	
5.22	.05	64.82	.045	122.94	.05		

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff Contr.	Expan.
	64.82	122.94		53	53	.1	.3

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2406

INPUT

Description: Lidar Sectn 5

Station Elevation Data		num= 59		Sta Elev		Sta Elev		Sta Elev		Sta Elev	
4.56	627	9.12	627.1	22.05	626.76	27.37	626.41	31.93	624.61		
37.25	621.27	40.29	621.01	46.37	621.02	66.89	620.75	74.5	620.11		
78.3	619.23	80.58	617.73	82.1	617.36	83.42	617.38	89.7	619.68		
92.74	620.16	101.86	620.47	118.59	621.01	129.23	621.11	142.15	621.11		
168	621.08	188.52	621.16	197.64	621.2	205.25	621.08	221.21	620.98		
234.89	621.08	247.05	620.99	275.94	621.17	301.03	621.33	320.79	621.57		
330.67	621.67	344.36	621.57	354.24	621.24	366.4	621.22	377.8	621.43		
387.69	621.47	394.53	621.76	401.37	622.1	422.65	622.74	431.01	623		
446.98	623.61	453.06	623.83	462.18	623.93	472.82	624.02	503.23	623.77		
521.47	623.26	535.92	623.28	551.12	623.38	569.37	623.26	576.97	623.27		
621.06	623.34	654.5	623.96	686.43	623.97	703.91	623.76	724.44	623.72		
733.56	623.77	748.76	624.18	768.53	624.39	777.65	624.24				

Manning's n Values		num= 3		Sta n Val		Sta n Val	
4.56	.05	66.89	.045	101.86	.05		

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff Contr.	Expan.
	66.89	101.86		58	58	.1	.3

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2348

Drainage Study

INPUT

Description: Lidar Sectn 4

Station Elevation Data				num=	58				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
2.93	626.14	5.14	625.78	13.94	621.48	16.14	621.11	24.95	620.8
34.48	620.85	44.02	620.59	46.96	620.39	53.56	619.52	55.76	618.99
60.16	617.35	63.83	617.77	66.77	619.52	73.37	620.83	90.25	621.21
103.45	621.1	114.46	621.1	129.86	621.19	139.4	621.28	146.74	621.22
162.15	620.95	176.09	620.91	192.96	620.97	202.5	620.88	225.24	621.06
238.45	621.08	250.19	621.26	258.99	621.24	271.47	621.21	294.95	621.28
300.82	621.36	311.82	621.28	351.44	621.46	361.71	621.7	374.19	621.98
396.93	622.75	412.34	623.15	432.15	623.15	448.29	623.11	460.76	623.2
471.77	623.16	482.77	622.95	493.78	623.06	507.72	623.02	520.92	623.4
544.4	623.47	558.34	623.47	580.35	623.61	596.49	623.37	606.03	623.39
654.46	623.53	668.4	623.58	678.67	623.72	712.42	623.68	715.35	623.96
722.69	624.28	732.23	623.98	750.57	624.09				

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
2.93	.05	34.48	.045	73.37	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff Contr.	Expan.
	34.48	73.37		53	53	.1	.3

CULVERT

RIVER: River 1

REACH: Reach 1 RS: 2322

INPUT

Description:

Distance from Upstream XS = 20

Deck/Roadway Width = 20

Weir Coefficient = 2.6

Upstream Deck/Roadway Coordinates

num=					5									
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
0		623			63		622			116		622		
250		623			500		623.5							

Upstream Bridge Cross Section Data

Station Elevation Data				num=	58				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
2.93	626.14	5.14	625.78	13.94	621.48	16.14	621.11	24.95	620.8
34.48	620.85	44.02	620.59	46.96	620.39	53.56	619.52	55.76	618.99
60.16	617.35	63.83	617.77	66.77	619.52	73.37	620.83	90.25	621.21
103.45	621.1	114.46	621.1	129.86	621.19	139.4	621.28	146.74	621.22
162.15	620.95	176.09	620.91	192.96	620.97	202.5	620.88	225.24	621.06
238.45	621.08	250.19	621.26	258.99	621.24	271.47	621.21	294.95	621.28
300.82	621.36	311.82	621.28	351.44	621.46	361.71	621.7	374.19	621.98
396.93	622.75	412.34	623.15	432.15	623.15	448.29	623.11	460.76	623.2
471.77	623.16	482.77	622.95	493.78	623.06	507.72	623.02	520.92	623.4
544.4	623.47	558.34	623.47	580.35	623.61	596.49	623.37	606.03	623.39
654.46	623.53	668.4	623.58	678.67	623.72	712.42	623.68	715.35	623.96
722.69	624.28	732.23	623.98	750.57	624.09				

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
2.93	.05	34.48	.045	73.37	.05

Bank Sta:	Left	Right	Coeff Contr.	Expan.
	34.48	73.37	.1	.3

Downstream Deck/Roadway Coordinates

num=					5											
Sta	Hi	Cord	Lo	Cord		Sta	Hi	Cord	Lo	Cord		Sta	Hi	Cord	Lo	Cord
0		623				63		622				116		622		
250		623				600		623.5								

Drainage Study

Downstream Bridge Cross Section Data

Station Elevation Data num= 57									
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
3.38	625.08	21.6	623.82	43.21	622.77	51.99	621.55	58.06	621.19
60.76	620.92	68.19	620.65	74.94	620.23	81.69	619.59	83.72	618.94
88.44	616.91	92.49	616.53	96.54	616.38	101.27	618.13	105.32	619.39
109.37	620.44	111.4	620.62	118.15	620.85	139.08	620.79	151.91	620.9
180.94	620.96	201.19	620.77	216.04	620.73	240.35	620.76	250.48	620.7
259.93	620.8	270.73	620.81	284.23	620.8	297.74	620.77	305.16	620.91
315.29	620.99	329.47	620.96	346.35	621.05	357.82	621.05	390.23	621.18
405.76	621.2	413.19	621.36	442.89	621.72	453.02	621.93	474.62	622.32
509.06	622.93	514.46	622.99	520.53	623.24	529.31	623.35	566.44	623.27
571.84	623.39	579.27	623.39	589.4	623.87	595.47	624.26	600.87	624.35
614.38	624.33	624.5	624.32	643.41	624.49	660.29	624.4	669.74	624.3
681.22	624.29	690.66	624.4						

Manning's n Values num= 3					
Sta	n Val	Sta	n Val	Sta	n Val
3.38	.05	68.19	.045	111.4	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	68.19	111.4		.1	.3

Upstream Embankment side slope = 0 horiz. to 1.0 vertical
Downstream Embankment side slope = 0 horiz. to 1.0 vertical
Maximum allowable submergence for weir flow = .98
Elevation at which weir flow begins =
Energy head used in spillway design =
Spillway height used in design =
Weir crest shape = Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Circular	3.5	

FHWA Chart # 1 - Concrete Pipe Culvert
FHWA Scale # 3 - Groove end entrance; pipe projecting from fill
Solution Criteria = Highest U.S. EG

Culvert	Upstrm Dist	Length	Top n	Bottom n	Depth Blocked	Entrance Loss Coef	Exit Loss Coef
1	10	30	.013	.013	0	.5	

Upstream Elevation = 617.4
Centerline Station = 60.75
Downstream Elevation = 617
Centerline Station = 92.12

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2295

INPUT

Description: Lidar Sectn 3

Station Elevation Data num= 57									
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
3.38	625.08	21.6	623.82	43.21	622.77	51.99	621.55	58.06	621.19
60.76	620.92	68.19	620.65	74.94	620.23	81.69	619.59	83.72	618.94
88.44	616.91	92.49	616.53	96.54	616.38	101.27	618.13	105.32	619.39
109.37	620.44	111.4	620.62	118.15	620.85	139.08	620.79	151.91	620.9
180.94	620.96	201.19	620.77	216.04	620.73	240.35	620.76	250.48	620.7
259.93	620.8	270.73	620.81	284.23	620.8	297.74	620.77	305.16	620.91
315.29	620.99	329.47	620.96	346.35	621.05	357.82	621.05	390.23	621.18
405.76	621.2	413.19	621.36	442.89	621.72	453.02	621.93	474.62	622.32
509.06	622.93	514.46	622.99	520.53	623.24	529.31	623.35	566.44	623.27
571.84	623.39	579.27	623.39	589.4	623.87	595.47	624.26	600.87	624.35
614.38	624.33	624.5	624.32	643.41	624.49	660.29	624.4	669.74	624.3

Drainage Study

681.22 624.29 690.66 624.4

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val
3.38 .05 68.19 .045 111.4 .05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
68.19 111.4 56 56 56 .1 .3

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2239

INPUT

Description: Lidar Sectn 2

Station Elevation Data		num= 62									
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1.24	624.72	4.98	624.85	16.18	624.78	23.65	624.84	28.62	624.74		
34.85	624.41	37.96	624.09	44.18	623.06	51.02	622.43	56.62	621.7		
63.47	621.04	70.93	620.65	77.16	620.05	82.76	619.4	86.49	618.37		
89.6	616.05	93.33	616.12	98.31	617.8	100.18	618.12	105.78	619.59		
112	620.28	116.36	620.41	141.87	620.5	161.78	620.39	168	620.19		
180.45	620.17	187.91	620.3	197.87	620.44	204.09	620.61	210.94	620.62		
220.27	620.49	233.96	620.38	261.34	620.37	266.31	620.39	287.47	620.45		
296.18	620.57	305.52	620.51	311.74	620.6	322.94	620.51	334.14	620.53		
341.6	620.65	367.74	620.66	376.45	620.39	383.92	620.4	394.49	620.55		
411.29	620.86	422.49	621.14	443.03	621.44	451.74	621.58	466.05	621.8		
480.36	621.94	486.58	622.27	494.67	622.48	500.9	622.54	525.16	623.07		
534.5	623.03	545.07	623.15	581.16	624.11	585.52	624.26	607.92	624.62		
617.87	624.72	636.54	624.61								

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val
1.24 .05 77.16 .045 112 .05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
77.16 112 93 93 93 .1 .3

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2146

INPUT

Description: Lidar Sectn 1

Station Elevation Data		num= 65									
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
.56	625.33	8.88	625	18.32	624.9	27.75	624.53	37.19	623.99		
43.85	623.32	49.4	622.4	62.72	621.34	65.49	621.02	72.71	620.47		
76.04	620.36	78.82	619.17	85.47	617.37	89.92	615.78	92.69	615.92		
95.47	616.3	97.69	617.09	101.57	618.19	104.9	618.49	108.23	619.19		
112.12	619.65	120.44	619.6	130.99	619.69	137.65	619.68	150.41	619.88		
157.07	619.95	172.06	619.9	193.71	620.19	202.03	620.45	213.13	620.71		
218.13	620.66	237.55	620.27	244.77	620.25	250.87	620.12	256.98	620.21		
263.09	620.15	271.41	619.99	279.74	619.89	289.17	619.91	298.05	620.18		
310.82	620.26	324.69	620.4	340.23	620.18	344.68	619.99	350.23	619.89		
362.99	620.1	371.32	620.11	387.97	620.41	399.07	620.61	411.28	620.7		
430.71	620.82	441.81	620.96	450.69	620.98	465.12	621.3	482.88	621.53		
487.32	621.55	497.31	621.79	505.08	621.89	521.18	622.01	537.83	622.55		
541.16	622.68	551.15	623.73	554.48	624.17	559.47	624.31	567.79	624.16		

Manning's n Values num= 3
Sta n Val Sta n Val Sta n Val
.56 .05 76.04 .045 112.12 .05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.

Drainage Study

76.04 112.12 0 0 0 .1 .3

SUMMARY OF MANNING'S N VALUES

River: River 1

Reach	River Sta.	n1	n2	n3
Reach 1	3064	.05	.045	.05
Reach 1	2955	.05	.045	.05
Reach 1	2875	.02	.045	.05
Reach 1	2800	.02	.045	.05
Reach 1	2707	.02	.045	.05
Reach 1	2643	.05	.045	.05
Reach 1	2599	.05	.045	.05
Reach 1	2519	.05	.045	.05
Reach 1	2459	.05	.045	.05
Reach 1	2406	.05	.045	.05
Reach 1	2348	.05	.045	.05
Reach 1	2322	Culvert		
Reach 1	2295	.05	.045	.05
Reach 1	2239	.05	.045	.05
Reach 1	2146	.05	.045	.05

SUMMARY OF REACH LENGTHS

River: River 1

Reach	River Sta.	Left	Channel	Right
Reach 1	3064	109	109	109
Reach 1	2955	80	80	80
Reach 1	2875	75	75	75
Reach 1	2800	93	93	93
Reach 1	2707	64	64	64
Reach 1	2643	44	44	44
Reach 1	2599	80	80	80
Reach 1	2519	60	60	60
Reach 1	2459	53	53	53
Reach 1	2406	58	58	58
Reach 1	2348	53	53	53
Reach 1	2322	Culvert		
Reach 1	2295	56	56	56
Reach 1	2239	93	93	93
Reach 1	2146	0	0	0

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS

River: River 1

Reach	River Sta.	Contr.	Expan.
Reach 1	3064	.1	.3
Reach 1	2955	.1	.3
Reach 1	2875	.1	.3
Reach 1	2800	.1	.3
Reach 1	2707	.1	.3
Reach 1	2643	.1	.3
Reach 1	2599	.1	.3
Reach 1	2519	.1	.3
Reach 1	2459	.1	.3

Drainage Study

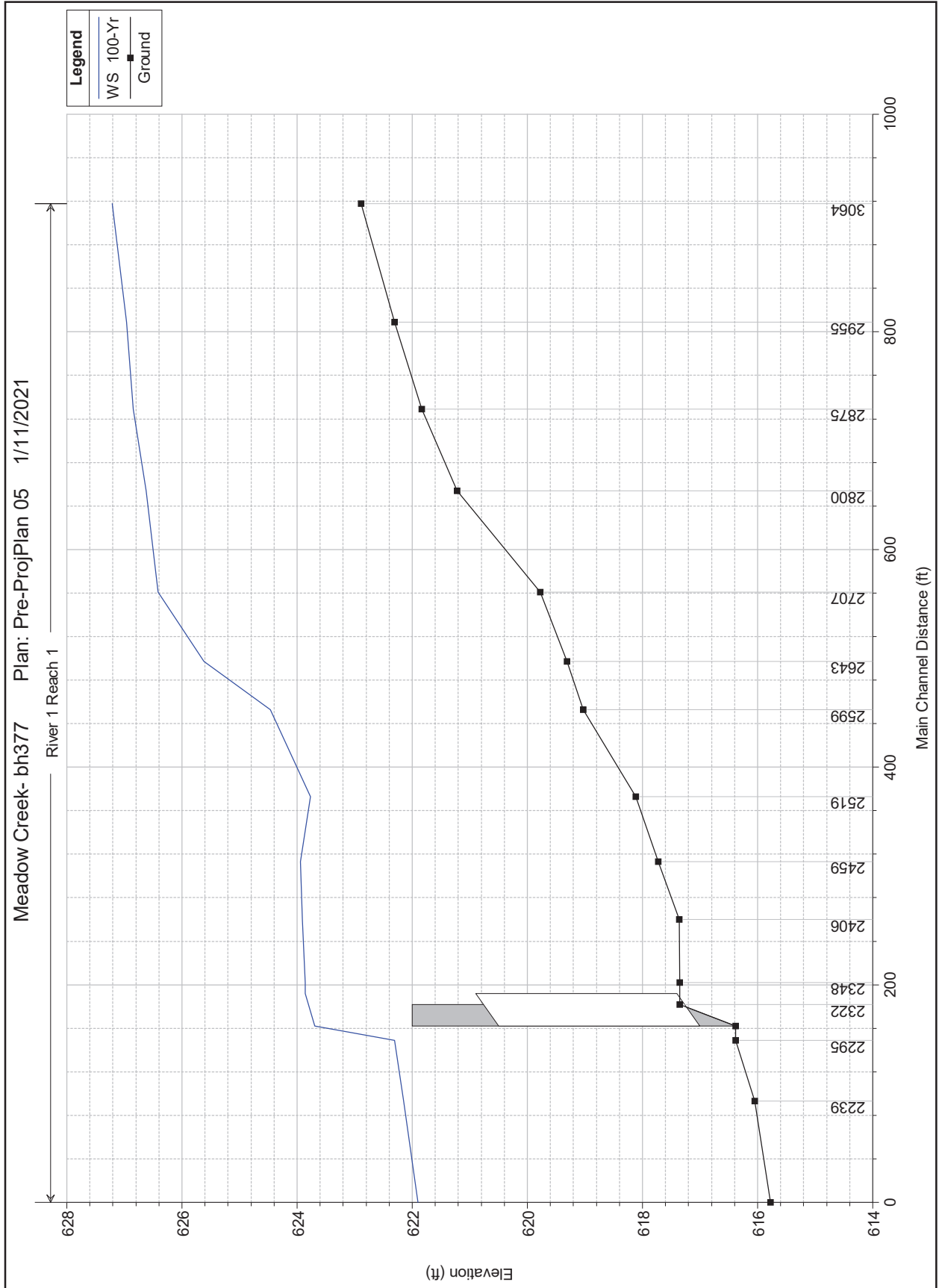
Reach 1	2406	.1	.3
Reach 1	2348	.1	.3
Reach 1	2322	Culvert	
Reach 1	2295	.1	.3
Reach 1	2239	.1	.3
Reach 1	2146	.1	.3

Drainage Study

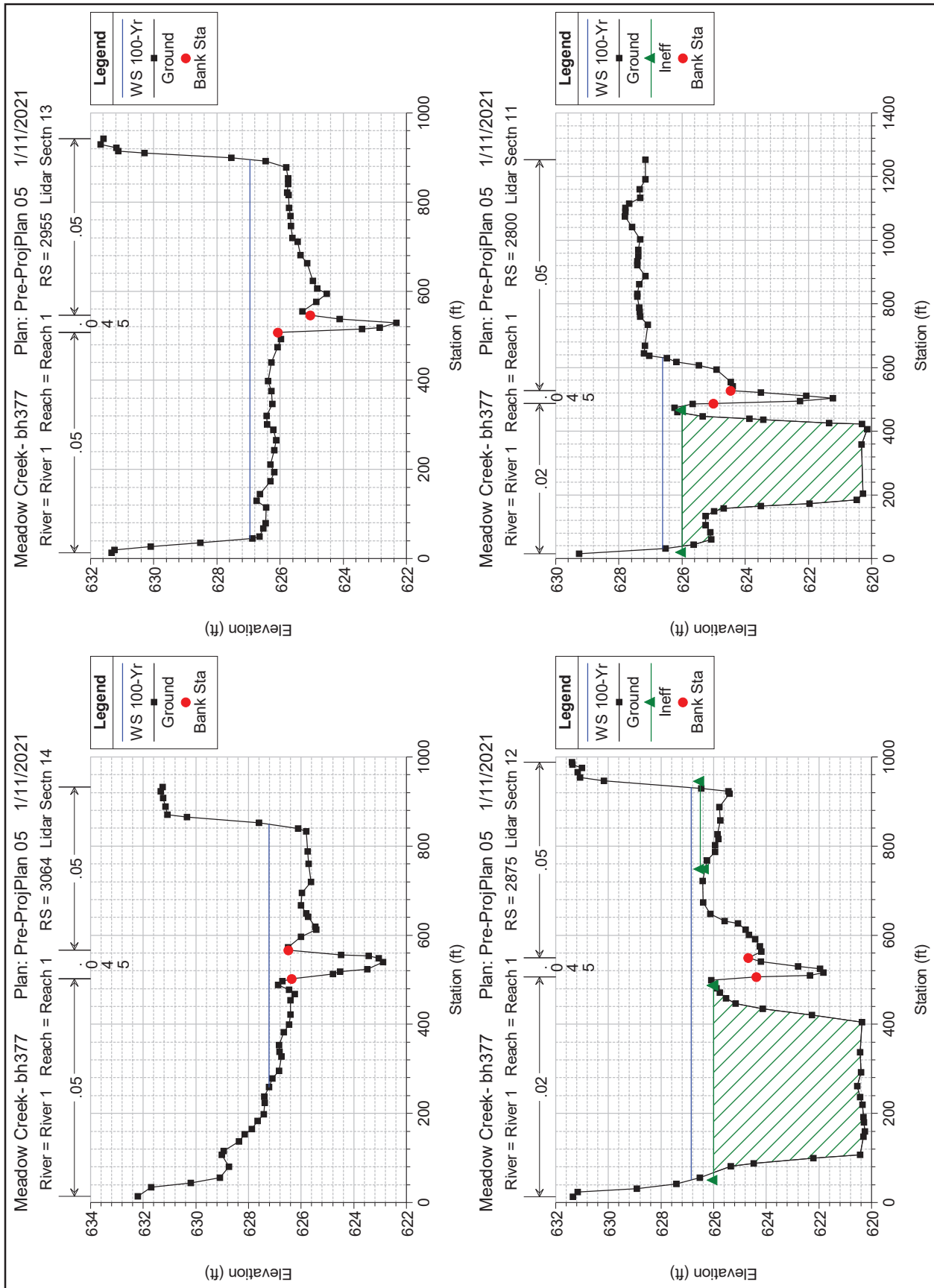
HEC-RAS Plan: PrePlan 05 River: River 1 Reach: Reach 1 Profile: 100-Yr

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W. S. Elev (ft)	Crit W. S. (ft)	E. G. Elev (ft)	E. G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	2146	100-Yr	1766.00	615.78	621.90	621.15	622.02	0.002502	4.11	751.61	450.23	0.36
Reach 1	2239	100-Yr	1766.00	616.05	622.15		622.28	0.003067	4.27	703.96	431.07	0.39
Reach 1	2295	100-Yr	1766.00	616.38	622.30		622.50	0.004017	4.78	628.66	427.22	0.45
Reach 1	2322		Culvert									
Reach 1	2348	100-Yr	1766.00	617.35	623.86	622.09	623.90	0.000962	2.62	1221.91	705.18	0.23
Reach 1	2406	100-Yr	1766.00	617.36	623.91		623.95	0.000724	2.32	1188.26	640.20	0.20
Reach 1	2459	100-Yr	1766.00	617.73	623.94		624.01	0.001274	2.75	933.61	516.34	0.25
Reach 1	2519	100-Yr	1766.00	618.12	623.77		624.31	0.008577	6.73	329.13	459.61	0.65
Reach 1	2599	100-Yr	1766.00	619.03	624.47	624.37	625.17	0.012272	7.49	299.69	207.41	0.76
Reach 1	2643	100-Yr	1766.00	619.31	625.62	625.62	626.27	0.008250	7.19	364.90	632.29	0.65
Reach 1	2707	100-Yr	1766.00	619.78	626.41	625.50	626.56	0.002169	3.78	670.17	1201.31	0.33
Reach 1	2800	100-Yr	1766.00	621.22	626.62		626.78	0.002579	4.12	606.36	600.45	0.37
Reach 1	2875	100-Yr	1766.00	621.83	626.85	626.36	626.92	0.001136	2.69	979.11	880.35	0.24
Reach 1	2955	100-Yr	1766.00	622.31	626.96		627.04	0.002259	3.48	960.41	850.53	0.33
Reach 1	3064	100-Yr	1766.00	622.89	627.21		627.36	0.003419	4.05	712.41	589.05	0.41

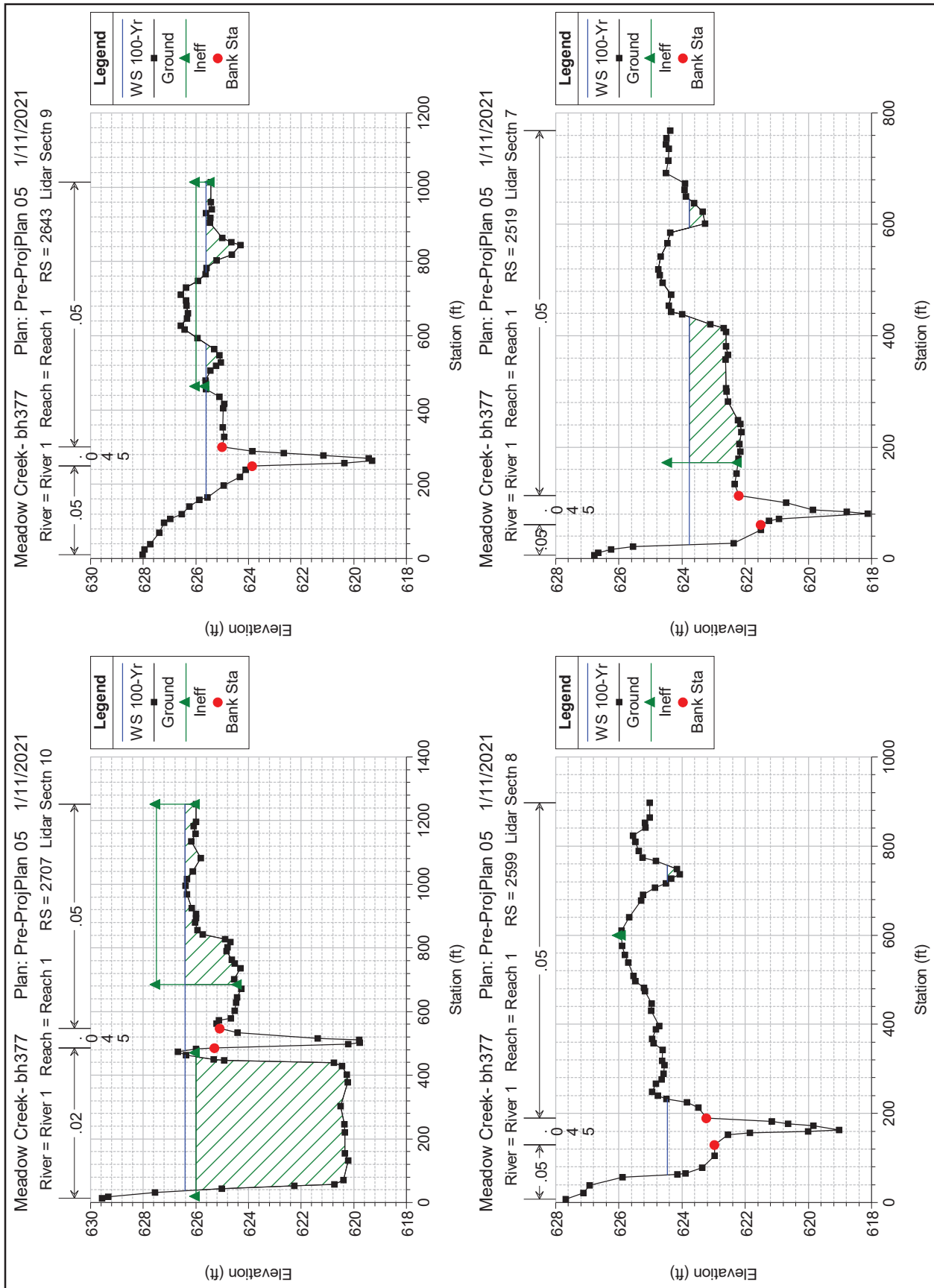
Drainage Study



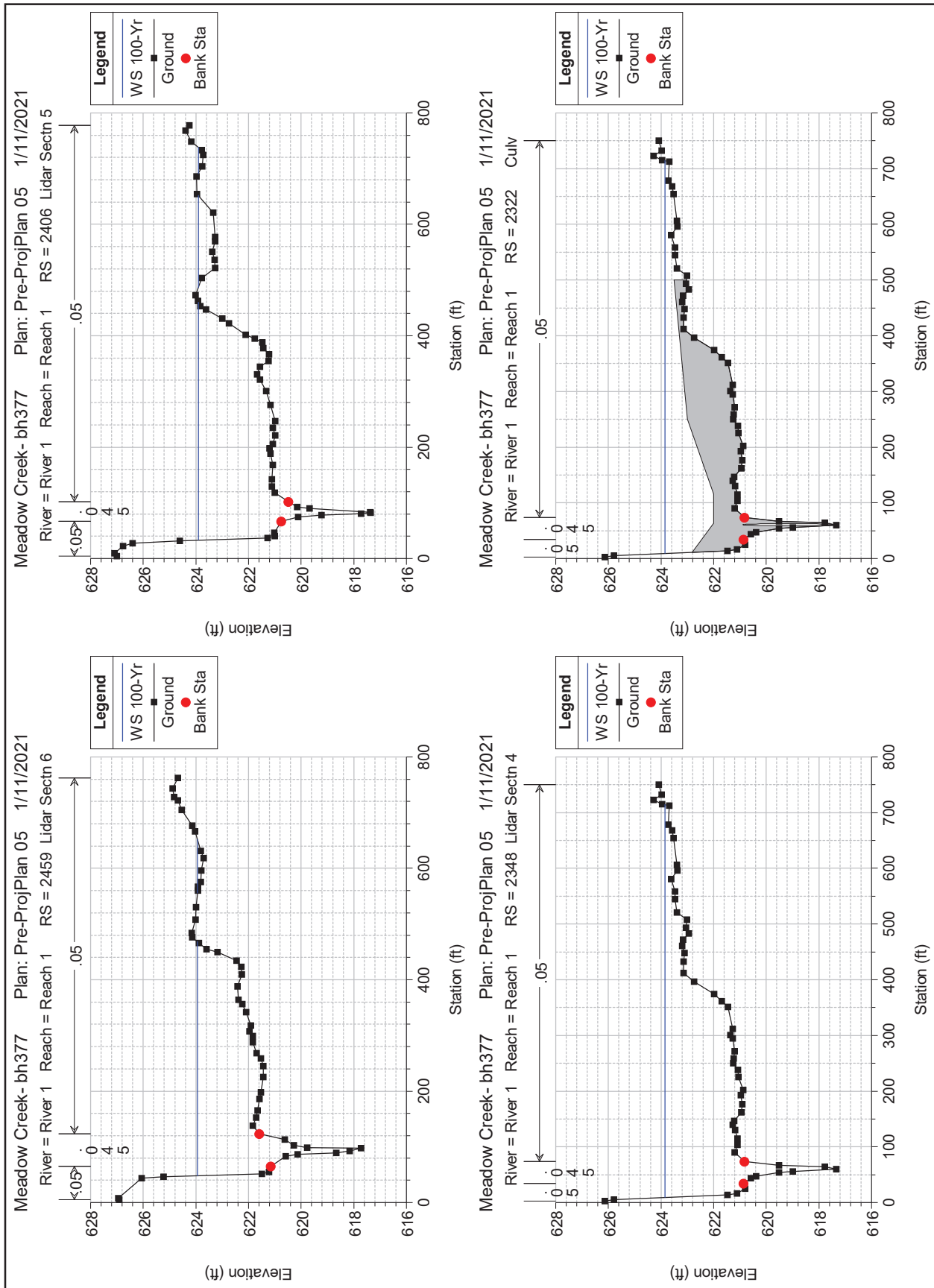
Drainage Study



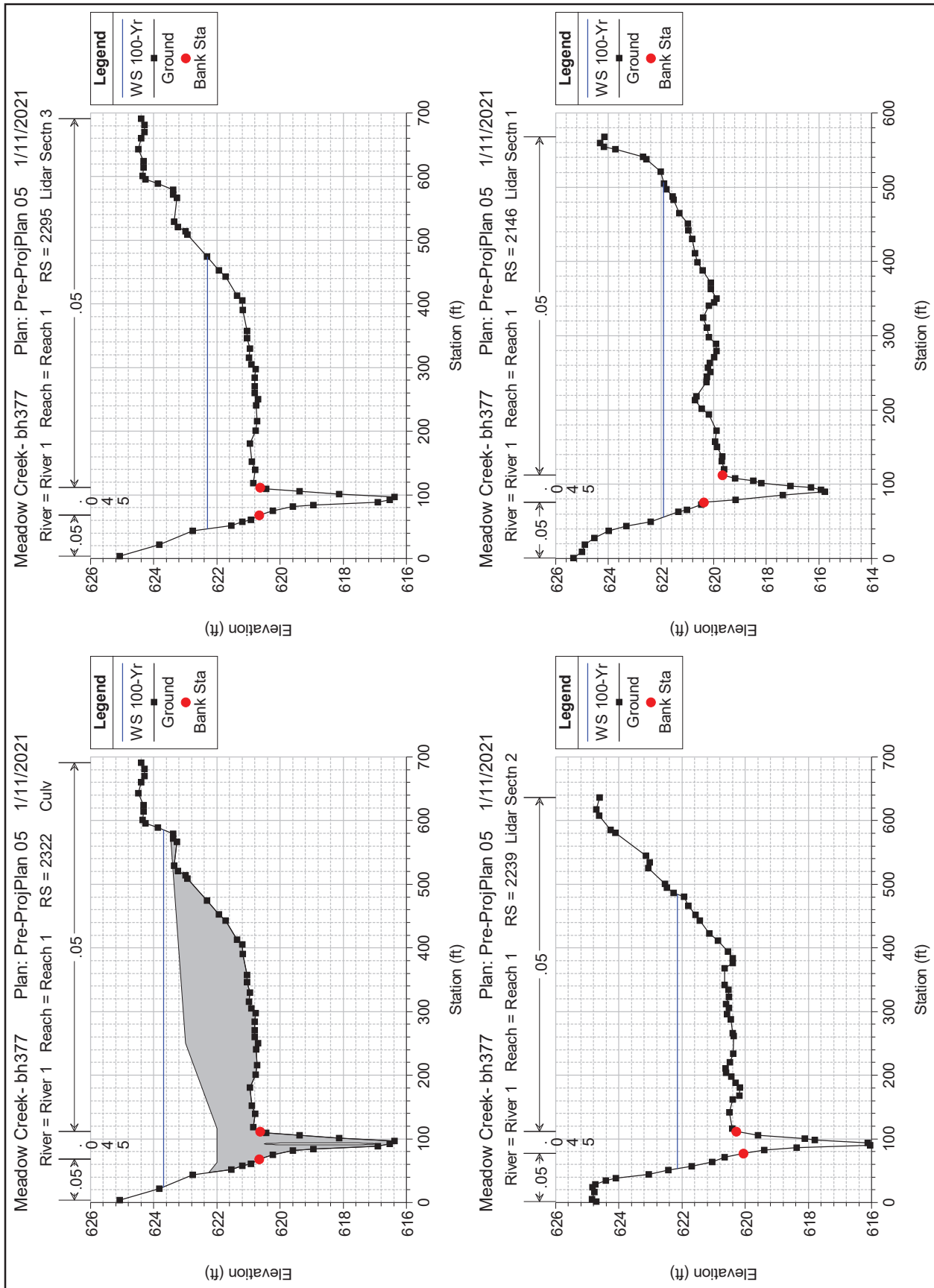
Drainage Study



Drainage Study



Drainage Study



Drainage Study

COMPUTER RUN

3. HEC-RAS Post-Project Model (plan .p04)

Drainage Study

HEC-RAS HEC-RAS 5.0.7 March 2019
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

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X      X  XXXXXX   XXXX      XXXX      XX      XXXX
X      X  X        X      X      X  X      X  X      X
X      X  X        X        X      X  X      X  X      X
XXXXXXXX XXXX      XXX XXXX XXXXXX XXXX
X      X  X        X        X  X      X  X      X      X
X      X  X        X      X      X  X      X  X      X
X      X  XXXXXX   XXXX      X      X  X  X      XXXXX

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PROJECT DATA

Project Title: Meadow Creek- bh377
Project File : MC377.prj
Run Date and Time: 1/11/2021 9:36:01 AM

Project in English units

PLAN DATA

Plan Title: Post Plan 04
Plan File : C:\jobs_bh377PrecinctLineRd\hh\MC377.p04

Geometry Title: Post Proj3 Geom
Geometry File : C:\jobs_bh377PrecinctLineRd\hh\MC377.g04

Flow Title : 100-Year Profile
Flow File : C:\jobs_bh377PrecinctLineRd\hh\MC377.f01

Plan Summary Information:

Number of:	Cross Sections =	14	Multiple Openings =	0
	Culverts =	1	Inline Structures =	0
	Bridges =	0	Lateral Structures =	0

Computational Information

Water surface calculation tolerance	=	0.01
Critical depth calculation tolerance	=	0.01
Maximum number of iterations	=	20
Maximum difference tolerance	=	0.3
Flow tolerance factor	=	0.001

Computation Options

Critical depth computed only where necessary
Conveyance Calculation Method: At breaks in n values only
Friction Slope Method: Average Conveyance
Computational Flow Regime: Subcritical Flow

FLOW DATA

Flow Title: 100-Year Profile
Flow File : C:\jobs_bh377PrecinctLineRd\hh\MC377.f01

Flow Data (cfs)

River	Reach	RS	100-Yr
River 1	Reach 1	3064	1766

Drainage Study

Boundary Conditions

River	Reach	Profile	Upstream
Downstream			

River 1	Reach 1	100-Yr
Normal S = 0.0025		

GEOMETRY DATA

Geometry Title: Post Proj3 Geom
 Geometry File : C:\jobs_bh377PrecinctLineRd\hh\MC377.g04

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 3064

INPUT

Description: Lidar Sectn 14

Station Elevation Data				num=	57				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
13.67	632.2	34.63	631.7	43.74	630.19	55.58	629.09	80.19	628.75
106.61	629.02	115.73	628.95	136.68	628.36	153.09	628.14	164.93	627.88
183.16	627.65	197.73	627.42	223.25	627.39	237.83	627.4	258.79	627.22
278.83	627.09	295.24	626.84	327.13	626.75	338.06	626.82	353.55	626.84
381.8	626.65	399.11	626.46	421.9	626.4	453.79	626.4	467.46	626.25
477.48	626.46	488.41	626.88	496.62	626.71	502.08	626.35	513.02	624.8
518.48	624.52	523.04	623.49	539.44	622.89	548.55	623.05	553.11	623.43
555.84	624.49	565.87	626.47	573.16	626.49	595.94	626	612.34	625.42
618.72	625.46	641.5	625.73	648.79	625.81	667.01	626	694.35	625.97
719.86	625.63	759.96	625.72	788.21	625.76	832.86	625.8	839.23	626.12
851.99	627.6	864.75	630.33	870.22	631.09	888.44	631.16	907.58	631.24
923.07	631.34	932.17	631.27						

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
13.67	.05	502.08	.045	565.87	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	502.08	565.87		109 109	109		.1	.3

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2955

INPUT

Description: Lidar Sectn 13

Station Elevation Data				num=	55				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
12.9	631.34	19.34	631.24	26.71	630.09	35.01	628.53	45.14	626.88
48.82	626.65	67.25	626.53	79.22	626.46	114.23	626.44	129.89	626.74
144.63	626.64	173.18	626.31	193.45	626.18	210.95	626.3	243.19	626.19
265.3	626.13	289.25	626.22	301.23	626.41	320.57	626.42	347.29	626.24
375.85	626.28	397.95	626.38	440.33	626.28	474.41	626.08	492.84	625.98
507.58	626.06	514.94	623.41	517.71	622.85	529.15	622.31	537.97	624.11
546.27	625.04	554.56	625.3	575.74	624.85	594.17	624.53	606.14	624.83
623.64	624.96	662.33	625.14	680.76	625.36	711.16	625.45	719.45	625.61

Drainage Study

746.16	625.66	769.19	625.67	786.7	625.72	816.17	625.73	821.7	625.78
840.12	625.75	853.02	625.75	877.89	625.8	891.71	626.45	899.08	627.54
910.13	630.29	914.74	631.13	922.11	631.18	929.48	631.69	942.37	631.59

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
12.9	.05	507.58	.045	546.27	.05

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
507.58	546.27	80	80	80		.1	.3

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2875

INPUT

Description: Lidar Sectn 12

Station Elevation Data			num= 59						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
12.56	631.35	23.19	631.17	30.92	628.92	41.55	627.42	56.05	626.53
81.17	625.34	87.94	624.47	99.53	622.22	107.26	620.44	147.85	620.3
159.45	620.26	179.74	620.29	191.34	620.31	219.36	620.34	236.76	620.44
260.91	620.54	292.8	620.39	337.26	620.44	404.9	620.36	420.36	622.27
434.86	624.13	446.45	625.16	458.05	625.53	470.61	625.77	480.28	625.9
498.64	626.09	506.37	624.37	509.27	622.34	516.03	621.83	524.73	621.95
529.56	622.8	540.19	624.21	548.89	624.68	563.38	624.19	574.98	624.24
591.41	624.43	601.07	624.65	612.67	624.79	626.19	625.07	631.99	625.59
647.45	626.13	673.55	626.4	721.86	626.41	767.28	626.26	786.61	625.94
802.07	625.94	815.6	625.82	826.23	625.85	857.15	625.75	888.07	625.79
918.03	625.4	922.86	625.44	929.63	626.48	946.06	630.17	953.79	631.08
965.38	631.16	975.05	631	982.78	631.37	988.57	631.39		

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
12.56	.02	506.37	.045	548.89	.05

Bank Sta: Left	Right	Lengths: Left	Channel	Right	Coeff	Contr.	Expan.
506.37	548.89	75	75	75		.1	.3

Ineffective Flow			num= 2		
Sta L	Sta R	Elev	Permanent		
50	487	626	T		
748	945	626.5	F		

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2800

INPUT

Description: Lidar Sectn 11

Station Elevation Data			num= 60						
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
14.7	629.26	31.86	626.53	44.11	625.64	60.04	625.08	82.1	625.11
105.38	625.26	133.57	625.26	148.27	624.98	156.85	624.68	165.43	623.51
172.78	621.97	185.03	620.47	203.41	620.27	357.81	620.31	406.83	620.14
422.76	620.3	426.43	621.34	436.24	623.43	439.91	623.86	447.26	625.34
459.52	626.15	473	626.24	485.25	625.67	487.7	625	495.05	622.27
503.63	621.22	510.98	622.07	522.01	623.51	528.14	624.46	541.62	624.4
555.1	624.45	594.31	624.91	607.79	625.47	617.59	626.18	629.85	626.48
637.2	627.04	644.55	627.2	667.83	627.18	734	627.09	759.74	627.33
775.67	627.34	789.15	627.35	822.23	627.42	832.03	627.42	861.44	627.35
887.18	627.16	921.49	627.42	933.74	627.41	950.9	627.38	970.5	627.39
1002.4	627.32	1041.6	627.58	1074.7	627.81	1089.4	627.79	1101.6	627.79
1115.1	627.68	1133.5	627.32	1160.4	627.34	1191.1	627.16	1253.6	627.16

Manning's n Values	num= 3
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Drainage Study

Sta	n Val	Sta	n Val	Sta	n Val
14.7	.02	487.7	.045	528.14	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	487.7	528.14		93	93		.1	.3
Ineffective Flow	num=		1					
Sta L	Sta R	Elev	Permanent					
20	466	626	T					

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2707

INPUT

Description: Lidar Sectn 10

Station	Elevation	Data	num=	35					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
13.46	629.57	18.35	629.33	31.81	627.56	44.05	625.01	52.61	622.26
56.28	620.73	69.74	620.4	132.15	620.22	154.17	620.34	220.24	620.34
245.94	620.36	302.22	620.51	378.08	620.23	401.33	620.26	428.25	620.44
439.26	620.75	446.6	624.93	449.05	625.32	462.51	626.38	473.52	626.68
482.09	626	485.76	625.29	497.99	620.22	501.66	619.78	511.33	619.8
515.12	621.37	526.9	623	614	624	614	630	615	630
615	627	627.69	627	644.82	627	1250.61	626.94	1251.7	625.99

Manning's n Values	num=		3			
Sta	n Val	Sta	n Val	Sta	n Val	
13.46	.02	485.76	.045	526.9	.05	

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	485.76	526.9		64	64		.1	.3
Ineffective Flow	num=		2					
Sta L	Sta R	Elev	Permanent					
20	470	626	T					
685	1251.7	627.5	F					

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2643

INPUT

Description: Lidar Sectn 9

Station	Elevation	Data	num=	41					
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
9.91	628.03	24.77	627.95	38.65	627.74	69.36	627.39	96.12	627.21
107.02	626.98	118.91	626.54	139.72	626.24	158.55	625.87	164.49	625.55
197.19	624.94	219.98	624.33	238.81	624.1	249.71	623.85	256.65	620.35
263.58	619.31	269.31	619.43	277.45	621.15	283.4	622.65	286.9	623
373	624	373	630	374	630	374	626	375	626
380	626	404.29	626	416.18	626	436	626	593.56	625.94
616.35	626.42	627.25	626.58	646.07	626.34	659.95	626.3	680.76	626.35
694.63	626.37	710.48	626.58	730.3	626.38	747.15	625.92	1004.62	626.12
1013.7	625.43								

Manning's n Values	num=		3			
Sta	n Val	Sta	n Val	Sta	n Val	
9.91	.05	249.71	.045	286.9	.05	

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	249.71	286.9		44	44		.1	.3
Ineffective Flow	num=		1					
Sta L	Sta R	Elev	Permanent					
464	1013.7	626	F					

CROSS SECTION

Drainage Study

RIVER: River 1
REACH: Reach 1 RS: 2599

INPUT

Description: Lidar Sectn 8

Station Elevation Data		num= 36		Sta		Elev		Sta		Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
7.9	627.69	21.94	627.13	38.61	626.92	57.03	625.88	63.17	624.15		
64.93	623.89	78.09	623.37	105.29	622.97	129.86	622.97	151.79	622.55		
156.18	621.85	159.69	620.01	163.2	619.03	171.98	619.84	176.36	620.64		
182.5	621.15	188.2	623	273	624.5	273	630	275	630		
275	626	280	626	290	626	555.41	625.81	575.59	625.9		
609.81	625.91	640.52	625.68	677.37	625.29	773.89	625.25	788.81	625.37		
809.86	625.47	823.02	625.56	841.45	625.16	851.98	625.17	864.26	625.02		
897.6	625.02										

Manning's n Values		num= 3		Sta		n Val	
Sta	n Val	Sta	n Val	Sta	n Val	Sta	n Val
7.9	.05	129.86	.045	188.2	.05		

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	129.86	188.2		80	80		.1	.3

Ineffective Flow num= 1

Sta L	Sta R	Elev	Permanent
600	897.6	626	T

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2519

INPUT

Description: Lidar Sectn 7

Station Elevation Data		num= 53		Sta		Elev		Sta		Elev	
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
6.01	626.77	10.51	626.66	16.52	626.25	21.77	625.56	27.78	622.36		
51.05	621.51	60.81	621.51	67.57	621.25	71.32	620.93	80.33	618.12		
84.08	618.79	87.09	619.86	100.6	620.71	113.36	622.2	133.63	622.33		
152.4	622.27	179.43	622.21	192.19	622.16	205.71	622.18	226.73	622.13		
241.74	622.16	248.5	622.23	281.53	622.55	299.55	622.59	305.56	622.61		
357.36	622.62	365.62	622.55	381.38	622.6	406.91	622.61	413.66	622.68		
420.42	623.1	438.44	624	442.94	624.34	454.2	624.42	473.72	624.34		
495.5	624.61	509.01	624.7	518.77	624.75	542.04	624.68	566.07	624.46		
584.83	624.37	601.35	623.27	623.12	623.35	638.14	623.62	650.15	623.88		
662.16	623.92	673.42	623.91	692.19	624.51	713.96	624.43	735.74	624.42		
743.24	624.51	754.5	624.5	768.01	624.38						

Manning's n Values		num= 3		Sta		n Val	
Sta	n Val	Sta	n Val	Sta	n Val	Sta	n Val
6.01	.05	60.81	.045	113.36	.05		

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	60.81	113.36		60	60		.1	.3

Ineffective Flow num= 1

Sta L	Sta R	Elev	Permanent
174	768.01	625	T

CROSS SECTION

RIVER: River 1
REACH: Reach 1 RS: 2459

INPUT

Description: Lidar Sectn 6

Station Elevation Data	num= 56
------------------------	---------

Drainage Study

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
5.22	626.91	7.45	626.95	43.96	626.06	46.19	625.23	51.41	621.49
54.39	621.22	64.82	621.15	83.45	620.58	86.43	620.14	89.41	618.66
92.39	618.16	97.69	617.73	98.35	619.77	102.82	620.28	113.25	620.62
122.94	621.59	137.84	621.84	152.74	621.71	165.4	621.65	185.52	621.58
198.19	621.53	225.01	621.43	245.13	621.43	258.54	621.53	268.22	621.7
287.59	621.83	298.77	621.83	307.71	621.97	317.4	621.91	341.98	622.09
356.14	622.23	364.33	622.38	388.18	622.41	409.78	622.26	423.19	622.28
434.37	622.45	449.27	623.17	455.23	623.6	465.66	623.88	476.09	624.14
484.29	624.15	508.13	624.01	530.48	624	560.29	623.93	566.99	623.93
575.93	623.81	596.05	623.79	618.4	623.7	631.07	623.81	666.08	624.03
676.52	624.13	704.83	624.54	721.96	624.69	727.92	624.82	743.57	624.88
762.19	624.69								

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 5.22 .05 64.82 .045 122.94 .05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 64.82 122.94 53 53 53 .1 .3

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2406

INPUT

Description: Lidar Sectn 5

Station Elevation Data		num= 59							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
4.56	627	9.12	627.1	22.05	626.76	27.37	626.41	31.93	624.61
37.25	621.27	40.29	621.01	46.37	621.02	66.89	620.75	74.5	620.11
78.3	619.23	80.58	617.73	82.1	617.36	83.42	617.38	89.7	619.68
92.74	620.16	101.86	620.47	118.59	621.01	129.23	621.11	142.15	621.11
168	621.08	188.52	621.16	197.64	621.2	205.25	621.08	221.21	620.98
234.89	621.08	247.05	620.99	275.94	621.17	301.03	621.33	320.79	621.57
330.67	621.67	344.36	621.57	354.24	621.24	366.4	621.22	377.8	621.43
387.69	621.47	394.53	621.76	401.37	622.1	422.65	622.74	431.01	623
446.98	623.61	453.06	623.83	462.18	623.93	472.82	624.02	503.23	623.77
521.47	623.26	535.92	623.28	551.12	623.38	569.37	623.26	576.97	623.27
621.06	623.34	654.5	623.96	686.43	623.97	703.91	623.76	724.44	623.72
733.56	623.77	748.76	624.18	768.53	624.39	777.65	624.24		

Manning's n Values num= 3
 Sta n Val Sta n Val Sta n Val
 4.56 .05 66.89 .045 101.86 .05

Bank Sta: Left Right Lengths: Left Channel Right Coeff Contr. Expan.
 66.89 101.86 58 58 58 .1 .3

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2348

INPUT

Description: Lidar Sectn 4

Station Elevation Data		num= 58							
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
2.93	626.14	5.14	625.78	13.94	621.48	16.14	621.11	24.95	620.8
34.48	620.85	44.02	620.59	46.96	620.39	53.56	619.52	55.76	618.99
60.16	617.35	63.83	617.77	66.77	619.52	73.37	620.83	90.25	621.21
103.45	621.1	114.46	621.1	129.86	621.19	139.4	621.28	146.74	621.22
162.15	620.95	176.09	620.91	192.96	620.97	202.5	620.88	225.24	621.06
238.45	621.08	250.19	621.26	258.99	621.24	271.47	621.21	294.95	621.28
300.82	621.36	311.82	621.28	351.44	621.46	361.71	621.7	374.19	621.98
396.93	622.75	412.34	623.15	432.15	623.15	448.29	623.11	460.76	623.2

Drainage Study

471.77	623.16	482.77	622.95	493.78	623.06	507.72	623.02	520.92	623.4
544.4	623.47	558.34	623.47	580.35	623.61	596.49	623.37	606.03	623.39
654.46	623.53	668.4	623.58	678.67	623.72	712.42	623.68	715.35	623.96
722.69	624.28	732.23	623.98	750.57	624.09				

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
2.93	.05	34.48	.045	73.37	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	34.48	73.37		53	53		.1	.3

CULVERT

RIVER: River 1
 REACH: Reach 1 RS: 2322

INPUT

Description:

Distance from Upstream XS = 20
 Deck/Roadway Width = 20
 Weir Coefficient = 2.6

Upstream Deck/Roadway Coordinates

num= 5									
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
0		623			63		622		
250		623			500		623.5		

Upstream Bridge Cross Section Data

Station Elevation Data num= 58									
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
2.93	626.14	5.14	625.78	13.94	621.48	16.14	621.11	24.95	620.8
34.48	620.85	44.02	620.59	46.96	620.39	53.56	619.52	55.76	618.99
60.16	617.35	63.83	617.77	66.77	619.52	73.37	620.83	90.25	621.21
103.45	621.1	114.46	621.1	129.86	621.19	139.4	621.28	146.74	621.22
162.15	620.95	176.09	620.91	192.96	620.97	202.5	620.88	225.24	621.06
238.45	621.08	250.19	621.26	258.99	621.24	271.47	621.21	294.95	621.28
300.82	621.36	311.82	621.28	351.44	621.46	361.71	621.7	374.19	621.98
396.93	622.75	412.34	623.15	432.15	623.15	448.29	623.11	460.76	623.2
471.77	623.16	482.77	622.95	493.78	623.06	507.72	623.02	520.92	623.4
544.4	623.47	558.34	623.47	580.35	623.61	596.49	623.37	606.03	623.39
654.46	623.53	668.4	623.58	678.67	623.72	712.42	623.68	715.35	623.96
722.69	624.28	732.23	623.98	750.57	624.09				

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
2.93	.05	34.48	.045	73.37	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	34.48	73.37		.1	.3

Downstream Deck/Roadway Coordinates

num= 5									
Sta	Hi	Cord	Lo	Cord	Sta	Hi	Cord	Lo	Cord
0		623			63		622		
250		623			600		623.5		

Downstream Bridge Cross Section Data

Station Elevation Data num= 57									
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
3.38	625.08	21.6	623.82	43.21	622.77	51.99	621.55	58.06	621.19
60.76	620.92	68.19	620.65	74.94	620.23	81.69	619.59	83.72	618.94
88.44	616.91	92.49	616.53	96.54	616.38	101.27	618.13	105.32	619.39
109.37	620.44	111.4	620.62	118.15	620.85	139.08	620.79	151.91	620.9
180.94	620.96	201.19	620.77	216.04	620.73	240.35	620.76	250.48	620.7
259.93	620.8	270.73	620.81	284.23	620.8	297.74	620.77	305.16	620.91
315.29	620.99	329.47	620.96	346.35	621.05	357.82	621.05	390.23	621.18
405.76	621.2	413.19	621.36	442.89	621.72	453.02	621.93	474.62	622.32

Drainage Study

509.06	622.93	514.46	622.99	520.53	623.24	529.31	623.35	566.44	623.27
571.84	623.39	579.27	623.39	589.4	623.87	595.47	624.26	600.87	624.35
614.38	624.33	624.5	624.32	643.41	624.49	660.29	624.4	669.74	624.3
681.22	624.29	690.66	624.4						

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
3.38	.05	68.19	.045	111.4	.05

Bank Sta:	Left	Right	Coeff	Contr.	Expan.
	68.19	111.4		.1	.3

Upstream Embankment side slope	=	0 horiz. to 1.0 vertical
Downstream Embankment side slope	=	0 horiz. to 1.0 vertical
Maximum allowable submergence for weir flow	=	.98
Elevation at which weir flow begins	=	
Energy head used in spillway design	=	
Spillway height used in design	=	
Weir crest shape	=	Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Circular	3.5	
FHWA Chart # 1 - Concrete Pipe Culvert			
FHWA Scale # 3 - Groove end entrance; pipe projecting from fill			
Solution Criteria = Highest U.S. EG			
Culvert Upstrm Dist	Length	Top n	Bottom n
Loss Coef		Depth Blocked	Entrance Loss Coef
	10	30	.013
			.013
			0
			.5
1			
Upstream Elevation	=	617.4	
Centerline Station	=	60.75	
Downstream Elevation	=	617	
Centerline Station	=	92.12	

CROSS SECTION

RIVER: River 1
 REACH: Reach 1 RS: 2295

INPUT

Description: Lidar Sectn 3

Station Elevation Data			num= 57		
Sta	Elev	Sta	Elev	Sta	Elev
3.38	625.08	21.6	623.82	43.21	622.77
60.76	620.92	68.19	620.65	74.94	620.23
88.44	616.91	92.49	616.53	96.54	616.38
109.37	620.44	111.4	620.62	118.15	620.85
180.94	620.96	201.19	620.77	216.04	620.73
259.93	620.8	270.73	620.81	284.23	620.8
315.29	620.99	329.47	620.96	346.35	621.05
405.76	621.2	413.19	621.36	442.89	621.72
509.06	622.93	514.46	622.99	520.53	623.24
571.84	623.39	579.27	623.39	589.4	623.87
614.38	624.33	624.5	624.32	643.41	624.49
681.22	624.29	690.66	624.4		

Manning's n Values			num= 3		
Sta	n Val	Sta	n Val	Sta	n Val
3.38	.05	68.19	.045	111.4	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	68.19	111.4		56	56		.1	.3

CROSS SECTION

Drainage Study

RIVER: River 1
REACH: Reach 1

RS: 2239

INPUT

Description: Lidar Sectn 2

Station Elevation Data				num=	62				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1.24	624.72	4.98	624.85	16.18	624.78	23.65	624.84	28.62	624.74
34.85	624.41	37.96	624.09	44.18	623.06	51.02	622.43	56.62	621.7
63.47	621.04	70.93	620.65	77.16	620.05	82.76	619.4	86.49	618.37
89.6	616.05	93.33	616.12	98.31	617.8	100.18	618.12	105.78	619.59
112	620.28	116.36	620.41	141.87	620.5	161.78	620.39	168	620.19
180.45	620.17	187.91	620.3	197.87	620.44	204.09	620.61	210.94	620.62
220.27	620.49	233.96	620.38	261.34	620.37	266.31	620.39	287.47	620.45
296.18	620.57	305.52	620.51	311.74	620.6	322.94	620.51	334.14	620.53
341.6	620.65	367.74	620.66	376.45	620.39	383.92	620.4	394.49	620.55
411.29	620.86	422.49	621.14	443.03	621.44	451.74	621.58	466.05	621.8
480.36	621.94	486.58	622.27	494.67	622.48	500.9	622.54	525.16	623.07
534.5	623.03	545.07	623.15	581.16	624.11	585.52	624.26	607.92	624.62
617.87	624.72	636.54	624.61						

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
1.24	.05	77.16	.045	112	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	77.16	112		93 93	93		.1	.3

CROSS SECTION

RIVER: River 1
REACH: Reach 1

RS: 2146

INPUT

Description: Lidar Sectn 1

Station Elevation Data				num=	65				
Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
.56	625.33	8.88	625	18.32	624.9	27.75	624.53	37.19	623.99
43.85	623.32	49.4	622.4	62.72	621.34	65.49	621.02	72.71	620.47
76.04	620.36	78.82	619.17	85.47	617.37	89.92	615.78	92.69	615.92
95.47	616.3	97.69	617.09	101.57	618.19	104.9	618.49	108.23	619.19
112.12	619.65	120.44	619.6	130.99	619.69	137.65	619.68	150.41	619.88
157.07	619.95	172.06	619.9	193.71	620.19	202.03	620.45	213.13	620.71
218.13	620.66	237.55	620.27	244.77	620.25	250.87	620.12	256.98	620.21
263.09	620.15	271.41	619.99	279.74	619.89	289.17	619.91	298.05	620.18
310.82	620.26	324.69	620.4	340.23	620.18	344.68	619.99	350.23	619.89
362.99	620.1	371.32	620.11	387.97	620.41	399.07	620.61	411.28	620.7
430.71	620.82	441.81	620.96	450.69	620.98	465.12	621.3	482.88	621.53
487.32	621.55	497.31	621.79	505.08	621.89	521.18	622.01	537.83	622.55
541.16	622.68	551.15	623.73	554.48	624.17	559.47	624.31	567.79	624.16

Manning's n Values				num=	3
Sta	n Val	Sta	n Val	Sta	n Val
.56	.05	76.04	.045	112.12	.05

Bank Sta:	Left	Right	Lengths:	Left Channel	Right	Coeff	Contr.	Expan.
	76.04	112.12		0 0	0		.1	.3

SUMMARY OF MANNING'S N VALUES

River:River 1

Reach	River Sta.	n1	n2	n3
Reach 1	3064	.05	.045	.05
Reach 1	2955	.05	.045	.05

Drainage Study

Reach 1	2875	.02	.045	.05
Reach 1	2800	.02	.045	.05
Reach 1	2707	.02	.045	.05
Reach 1	2643	.05	.045	.05
Reach 1	2599	.05	.045	.05
Reach 1	2519	.05	.045	.05
Reach 1	2459	.05	.045	.05
Reach 1	2406	.05	.045	.05
Reach 1	2348	.05	.045	.05
Reach 1	2322	Culvert		
Reach 1	2295	.05	.045	.05
Reach 1	2239	.05	.045	.05
Reach 1	2146	.05	.045	.05

SUMMARY OF REACH LENGTHS

River: River 1

Reach	River Sta.	Left	Channel	Right
Reach 1	3064	109	109	109
Reach 1	2955	80	80	80
Reach 1	2875	75	75	75
Reach 1	2800	93	93	93
Reach 1	2707	64	64	64
Reach 1	2643	44	44	44
Reach 1	2599	80	80	80
Reach 1	2519	60	60	60
Reach 1	2459	53	53	53
Reach 1	2406	58	58	58
Reach 1	2348	53	53	53
Reach 1	2322	Culvert		
Reach 1	2295	56	56	56
Reach 1	2239	93	93	93
Reach 1	2146	0	0	0

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS

River: River 1

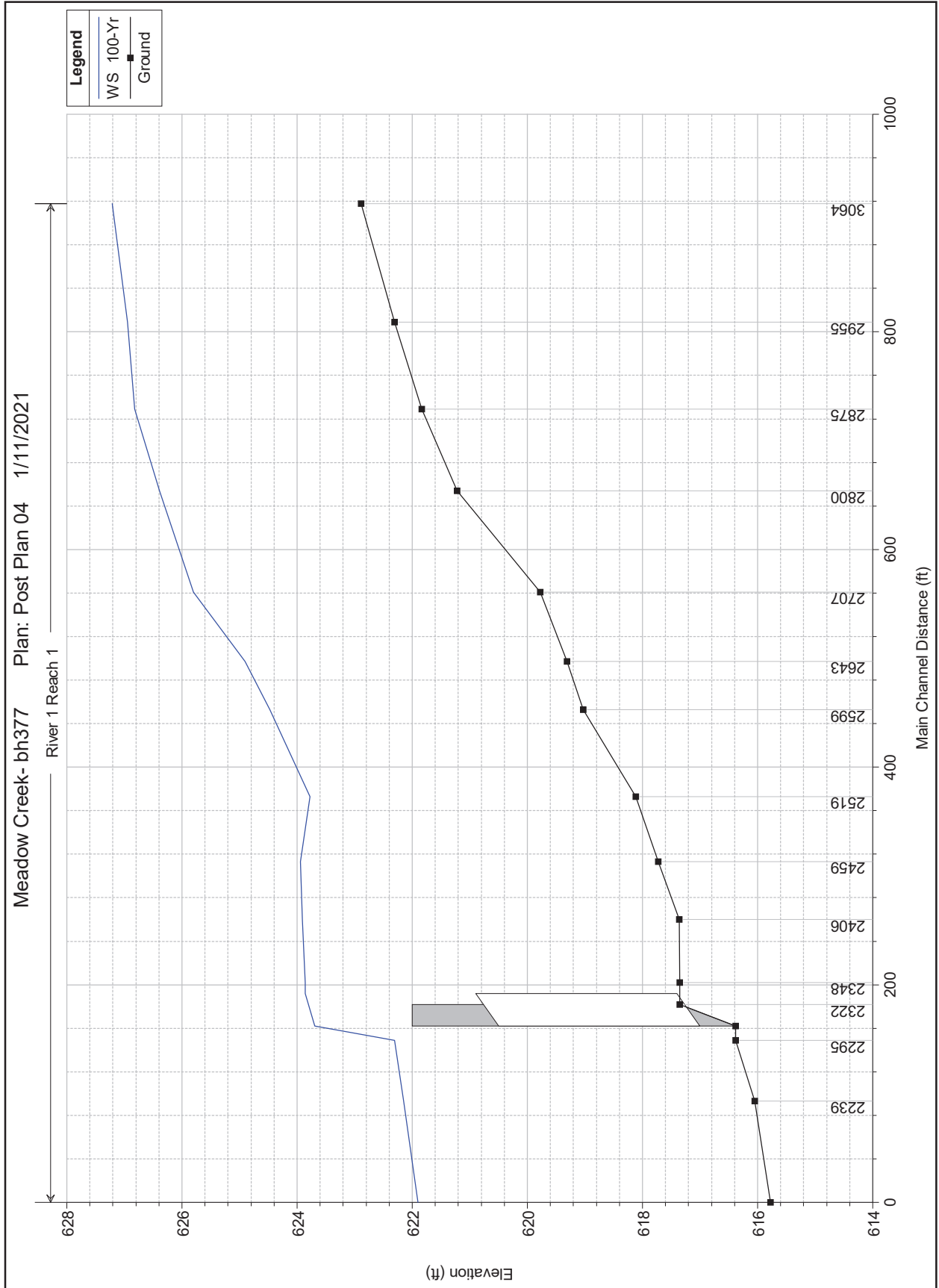
Reach	River Sta.	Contr.	Expan.
Reach 1	3064	.1	.3
Reach 1	2955	.1	.3
Reach 1	2875	.1	.3
Reach 1	2800	.1	.3
Reach 1	2707	.1	.3
Reach 1	2643	.1	.3
Reach 1	2599	.1	.3
Reach 1	2519	.1	.3
Reach 1	2459	.1	.3
Reach 1	2406	.1	.3
Reach 1	2348	.1	.3
Reach 1	2322	Culvert	
Reach 1	2295	.1	.3
Reach 1	2239	.1	.3
Reach 1	2146	.1	.3

Drainage Study

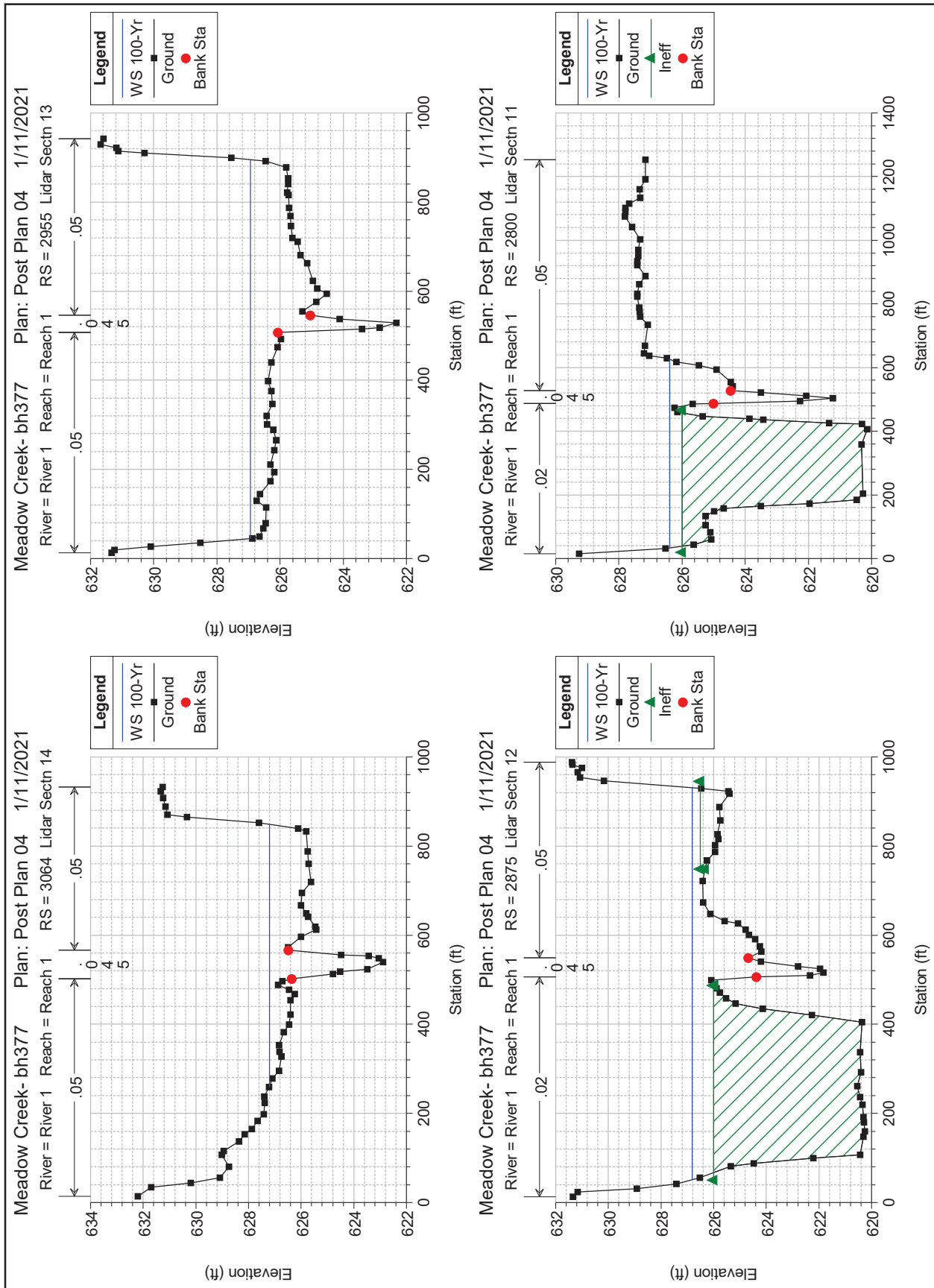
HEC-RAS Plan: PostPlan 04 River: River 1 Reach: Reach 1 Profile: 100-Yr

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W. S. Elev (ft)	Crit W. S. (ft)	E. G. Elev (ft)	E. G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	2146	100-Yr	1766.00	615.78	621.90	621.15	622.02	0.002502	4.11	751.61	450.23	0.36
Reach 1	2239	100-Yr	1766.00	616.05	622.15		622.28	0.003067	4.27	703.96	431.07	0.39
Reach 1	2295	100-Yr	1766.00	616.38	622.30		622.50	0.004017	4.78	628.66	427.22	0.45
Reach 1	2322	Culvert										
Reach 1	2348	100-Yr	1766.00	617.35	623.86	622.09	623.90	0.000962	2.62	1221.91	705.18	0.23
Reach 1	2406	100-Yr	1766.00	617.36	623.91		623.95	0.000724	2.32	1188.26	640.20	0.20
Reach 1	2459	100-Yr	1766.00	617.73	623.94		624.01	0.001274	2.75	933.61	516.34	0.25
Reach 1	2519	100-Yr	1766.00	618.12	623.77		624.31	0.008425	6.68	332.37	460.13	0.65
Reach 1	2599	100-Yr	1766.00	619.03	624.47	624.38	625.13	0.011700	7.36	321.18	209.34	0.75
Reach 1	2643	100-Yr	1766.00	619.31	624.90	624.90	625.73	0.010544	8.36	299.03	174.43	0.74
Reach 1	2707	100-Yr	1766.00	619.78	625.80	624.90	626.21	0.004724	5.91	380.50	545.85	0.50
Reach 1	2800	100-Yr	1766.00	621.22	626.39	626.39	626.70	0.005396	5.73	468.24	592.47	0.53
Reach 1	2875	100-Yr	1766.00	621.83	626.82	626.36	626.90	0.001218	2.78	957.99	879.85	0.25
Reach 1	2955	100-Yr	1766.00	622.31	626.95		627.03	0.002349	3.53	946.55	850.32	0.34
Reach 1	3064	100-Yr	1766.00	622.89	627.21		627.36	0.003469	4.07	708.28	587.91	0.41

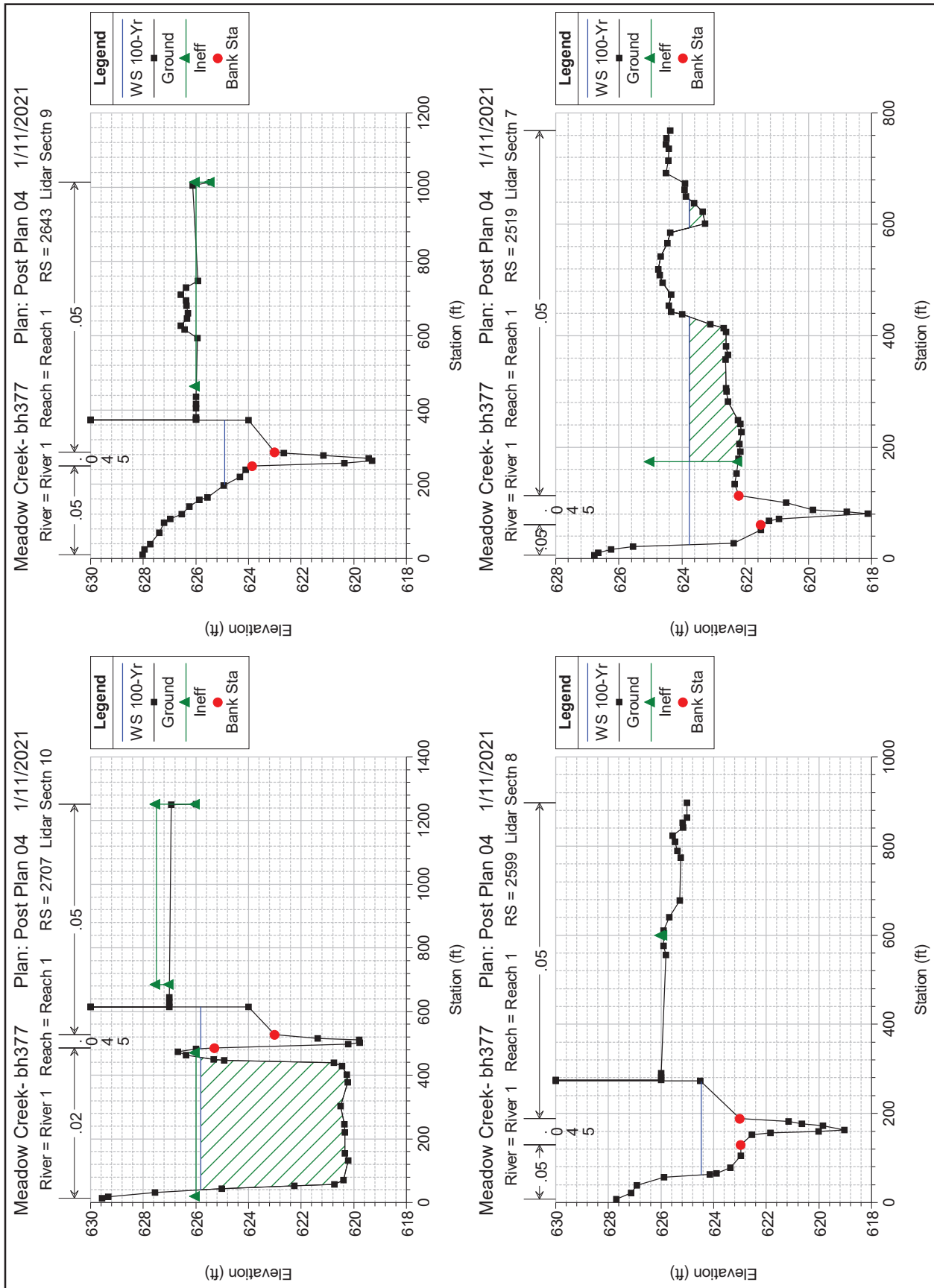
Drainage Study



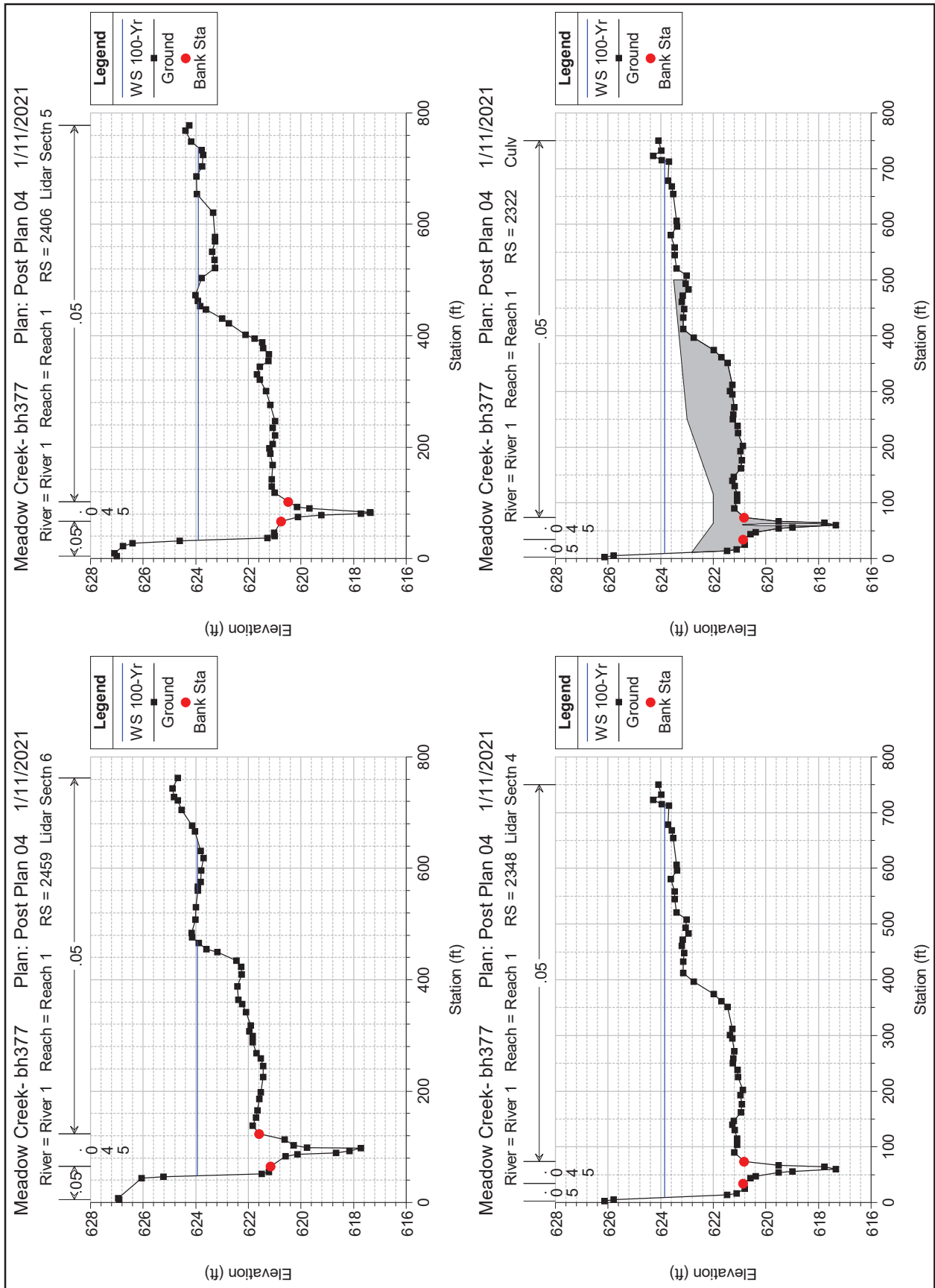
Drainage Study



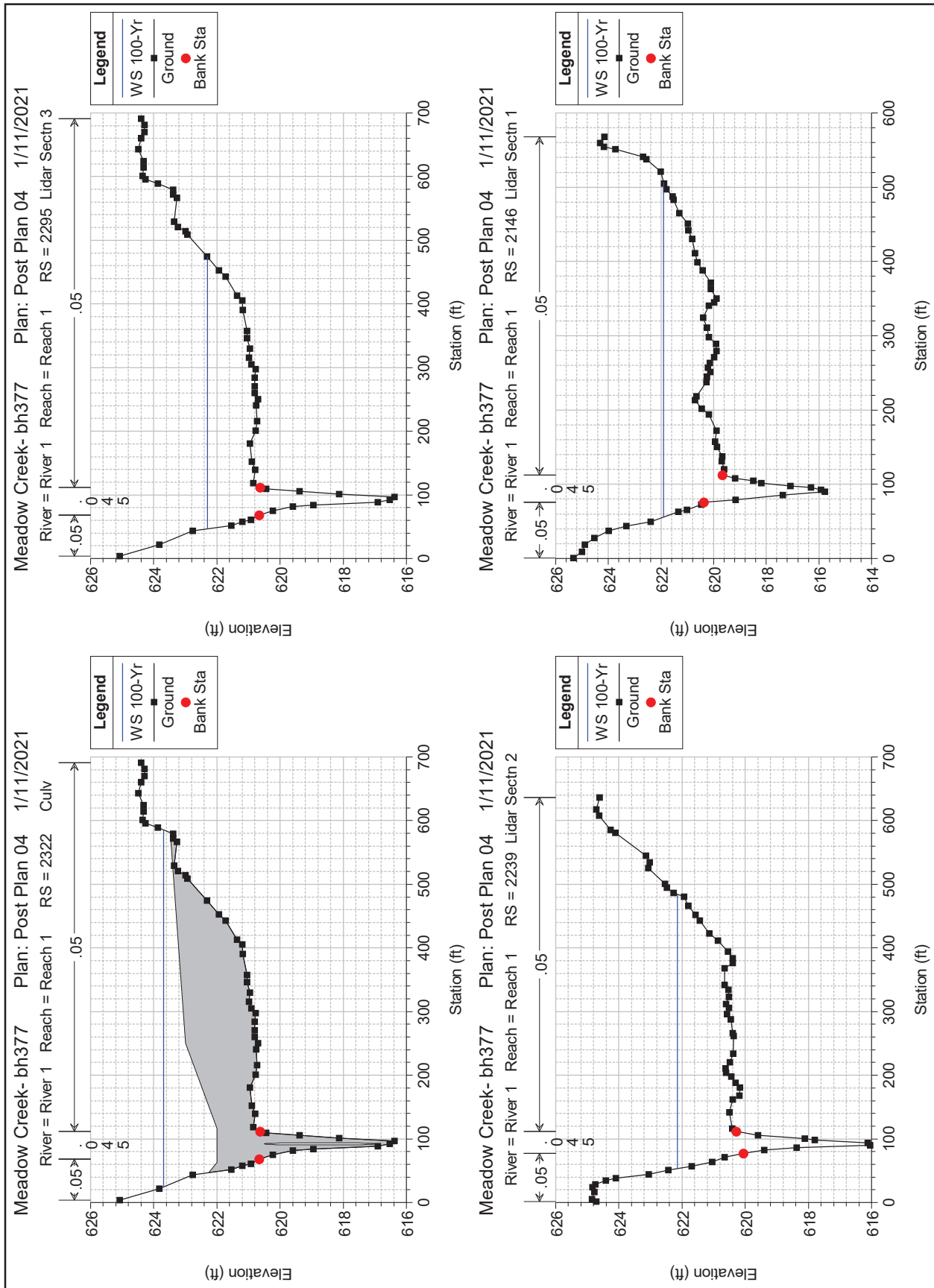
Drainage Study



Drainage Study



Drainage Study



Drainage Study

1. Copy of Effective FEMA FIRM 48439C0095K
2. Copy of TR55 Time of Concentration Work Sheets
3. Copy of NRCS Web Soil Survey
4. Electronic Copy of Study H&H Files

VII. ATTACHMENTS

Drainage Study

The Flood Insurance Study report for this jurisdiction:

Insurance is available in this community, contact your insurance agent or Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 1000'



PANEL 0095K

FIRM

**FLOOD INSURANCE RATE MAP
TARRANT COUNTY,
TEXAS
AND INCORPORATED AREAS**

PANEL 95 OF 495

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
TARRANT COUNTY	480582	0095	K
COLLEVILLE, CITY OF	480590	0095	K
GRAPEVINE, CITY OF	480598	0095	K
HURST, CITY OF	480601	0095	K
KELLER, CITY OF	480602	0095	K
NORTH-RICHLAND HILLS, CITY OF	480607	0095	K
SOUTHLAKE, CITY OF	480612	0095	K

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
48439C0095K

**MAP REVISED
SEPTEMBER 25, 2009**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

TIME OF CONCENTRATION
Calculations follow NRCS-TR55 method
Project: Heron Pond Downstream Assessment
Location: City of Colleyville, Tarrant County, Texas

Shallow Concentrated Surface Codes
Code Description
P Paved
U Unpaved

Original Areas: AREA 1												
Flow Type	2 year rain	Length (ft)	Elevation (ft)	Drop (ft)	Slope (ft/ft)	Surface Code	n	Area (ft^2)	Wp (ft)	Velocity (ft/sec)	Time (hr)	Time (min)
Sheet	3.6	100		2	0.015	E	0.15				0.173	
Shallow Concentrated		1600		15	0.009	U	0.08			1.56	0.284	
Open Channel		4100		25	0.006		0.045	90.00	40.00	4.44	0.257	
Pipe												
Time of Concentration =											0.714	42.83
Lag = 0.6Tc=											0.428	

Drainage Study

TIME OF CONCENTRATION
Calculations follow NRCS-TR55 method
Project: Heron Pond Downstream Assessment
Location: City of Colleyville, Tarrant County, Texas

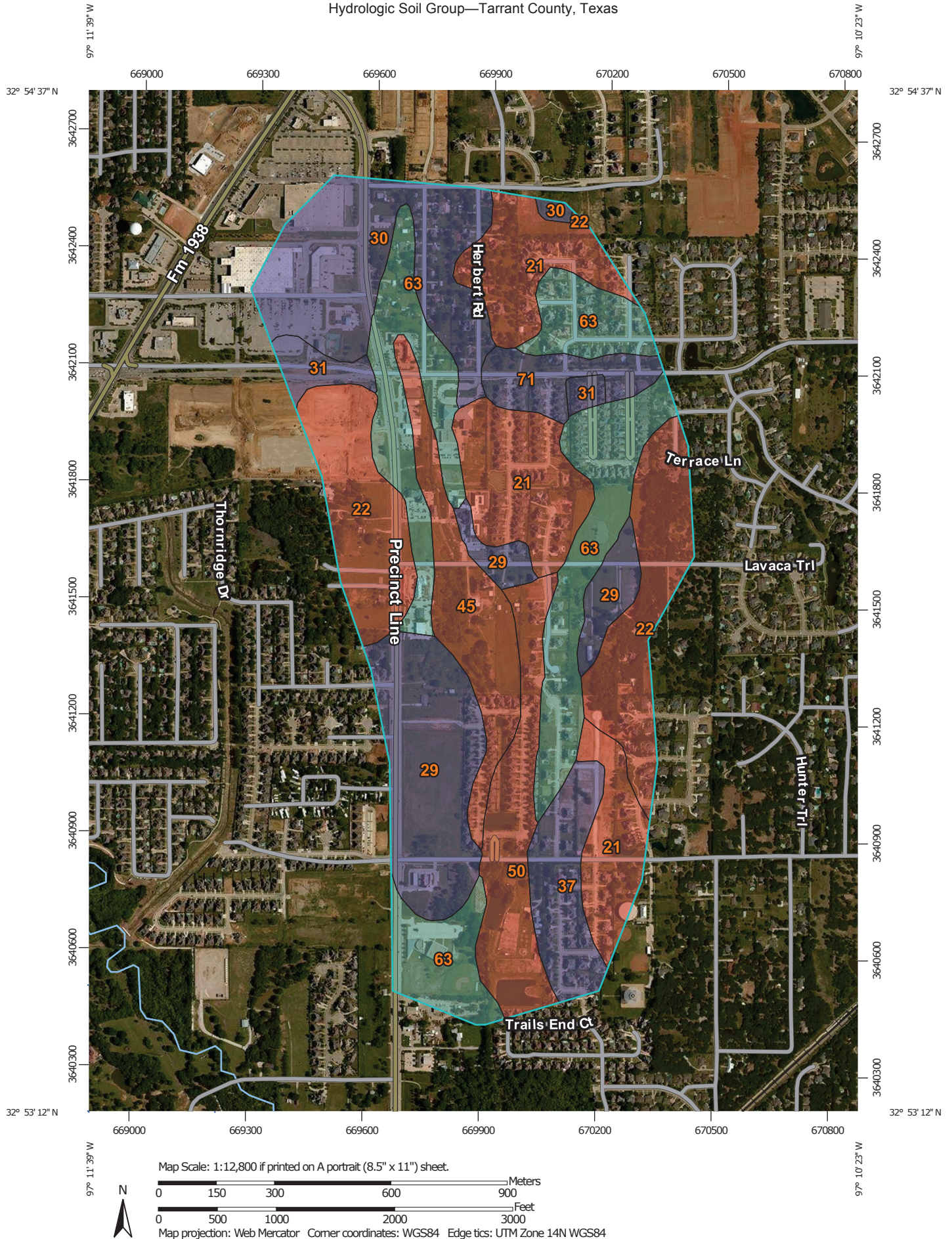
Code	Description	n
A	Smooth surface	0.011
B	Fallow (no residue)	0.05
C	Cultivated soils, Residue cover $\leq 20\%$	0.06
D	Cultivated soils, Residue cover $> 20\%$	0.17
E	Grass, Short grass prairie	0.15
F	Grass, Dense grasses	0.24
G	Grass, Bermudagrass	0.41
H	Range (natural)	0.13
I	Woods, Light underbrush	0.4
J	Woods, Dense underbrush	0.8

Shallow Concentrated Surface Codes	
Code	Description
P	Paved
U	Unpaved

Original Areas: AREA 2											
Flow Type	2 year rain	Length (ft)	Elevation Drop (ft)	Slope (ft/ft)	Surface Code	n	Area (ft^2)	Wp (ft)	Velocity (ft/sec)	Time (hr)	Time (min)
Sheet	3.6	100	2	0.015	E	0.15				0.173	
Shallow Concentrated		800	10	0.013	U	0.08			1.80	0.123	
Open Channel		1100	5	0.005		0.045	90.00	40.00	3.83	0.080	
Pipe											
Time of Concentration =										0.376	22.54
Lag = 0.6Tc=										0.225	

Drainage Study

Hydrologic Soil Group—Tarrant County, Texas



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/30/2015
Page 1 of 4

Drainage Study

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000. Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tarrant County, Texas
Survey Area Data: Version 10, Sep 29, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 22, 2014—Jul 13, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

Drainage Study

Hydrologic Soil Group—Tarrant County, Texas

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Tarrant County, Texas (TX439)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
21	Crosstell fine sandy loam, 1 to 3 percent slopes	D	64.1	15.5%
22	Crosstell fine sandy loam, 3 to 6 percent slopes	D	59.2	14.3%
29	Gasil fine sandy loam, 1 to 3 percent slopes	B	52.1	12.6%
30	Gasil fine sandy loam, 3 to 8 percent slopes	B	50.9	12.3%
31	Gasil sandy clay loam, graded, 1 to 5 percent slopes	B	7.9	1.9%
37	Konsil fine sandy loam, 1 to 5 percent slopes	B	19.9	4.8%
45	Mabank fine sandy loam, 0 to 1 percent slopes	D	28.7	6.9%
50	Navo clay loam, 1 to 3 percent slopes	D	29.8	7.2%
63	Rader fine sandy loam, 0 to 3 percent slopes	C	88.8	21.4%
71	Silstid loamy fine sand, 1 to 5 percent slopes	B	12.9	3.1%
Totals for Area of Interest			414.4	100.0%

Drainage Study

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Drainage Study

BOYD HYDROLOGY, PLLC

WATER RESOURCE ENGINEERING

601 OAK STREET / P.O. BOX 117 / PALO PINTO, TEXAS 76484

214-679-4642 / 940 659-2929

Firm Reg. # 12332



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

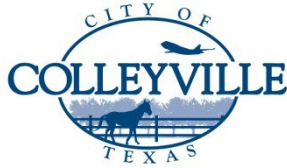
Agenda Number**Agenda Date** 1/25/2021**Type** Approval of Minutes**Department** Community Development

Title

Planning and Zoning Commission Minutes - December 14, 2020

Attachments

1. December 14, 2020 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, December 14, 2020

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Pre Commission Meeting was called to order by Acting Chair Bevill on December 14, 2020, at 6:16 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, and Claudia Bevill

Absent: Kimberly Holt Gunderson and George Bond

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, Larry Wright, Eddie Tangadunrat, Nicole Corr, and Araceli Botello

Also Present: Council Member George Dodson and Chuck Kelly

Acting Chair Bevill adjourned the Pre Commission at 6:32 p.m. and called the Executive Session to order at 6:32 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, and Claudia Bevill

Absent: Kimberly Holt Gunderson and George Bond

Staff Present: Ben Bryner, Jacquelyn Reyff, Larry Wright, Nicole Corr, and Araceli Botello

There was general discussion regarding upcoming meeting dates.

1. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE, CHAPTER 551, SUBCHAPTER D

Section 551.071 – Legal – Consultation with attorney on legal issues raised by items on the agenda

Acting Chair Bevill stated that the Executive Session had been called in accordance

with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071. No decisions was made or action taken during this time. Executive Session was adjourned at 6:46 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Acting Chair Bevill on December 14, 2020, at 7:00 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Matt Koch, and Claudia Bevill

Absent: Kimberly Holt Gunderson and George Bond

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, Larry Wright, Eddie Tangadunrat, Nicole Corr, and Araceli Botello

Also Present: Council Member George Dodson and Chuck Kelly

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Recording Secretary, Araceli Botello swore in David Groves to Place 1 and Lawrence Williamson to Place 2 on the Planning and Zoning Commission.

2. ELECTION OF OFFICERS

Commissioner Koch made a motion to nominate Claudia Bevill as Chair. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Groves, Williamson, Syed, and Koch

Nay: 0 -

Abstain: 1 – Bevill

Commissioner Groves made a motion to nominate Kimberly Holt Gunderson as Vice-Chair. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Groves, Williamson, Koch, and Bevill

Nay: 1 - Syed

3 CITIZEN COMMENTS

There were no citizens wishing to speak.

4. APPROVAL OF MINUTES

Planning and Zoning Commission Minutes - October 26, 2020

Planning and Zoning Commission Minutes – November 9, 2020

Planning and Zoning Commission Minutes – November 23, 2020

Commissioner Koch made a motion to approve the October 26, 2020, November 9, 2020, and November 23, 2020 Planning and Zoning Commission Minutes. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Koch, and Bevill

Nay: 0

5. PUBLIC HEARING AGENDA ITEMS

5a 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

Chair Bevill requested a motion to remove item from the table.

Commissioner Williamson made a motion to remove Case PC20-006 from the table. Commissioner Groves seconded the motion

The motion was carried by the following vote:

Aye: 5 – Williamson, Bevill, Syed, Koch, and Groves

Nay: 0

Ben Bryner presented the item and briefed the Commission.

City Engineer, Larry Wright, came forward and briefed the Commission

regarding the City's Land Development Code's Chapter 9 – Subdivision Design & Public Facilities regulations and drainage easements.

The public hearing was opened at 7:19 p.m.

Jennifer Johnson, 203 Colden Court, came forward and spoke in opposition to the case. Mrs. Johnson addressed concerns regarding the retention pond, drainage, storm water, safety, and trees preservation.

The applicant, Matthew Maly, 6500 W Freeway, Suite 700, Fort Worth, came forward and briefed the Commission. Mr. Maly addressed the concerns brought forth by Mrs. Johnson regarding the flow to the Y-inlet in lieu of the pond, drainage, water detention, sheet flow in Y-inlet, 1 foot deep ditch, safety, 100 year flood requirements, and tree preservation.

With no one wishing to speak, the public hearing was closed at 7:35 p.m.

City Engineer, Larry Wright, came forward and addressed the comments brought forth by Mr. Maly. Mr. Wright addressed the water and contour lines direction, re-routing of sheet flow water, consent of property owner(s) per Land Development Code, concerns of code violation, and consideration by the applicant to generate water flow through underground pipe, proposed location of underground pipe, and location & distance of the drainage easement.

Commissioner Syed excused herself from the meeting at 7:41 p.m.

Chair Bevill opened the public hearing at 7:42 p.m.

Mark Johnson, 203 Colden Court, came forward and spoke in opposition to the case. Mr. Johnson addressed concerns regarding drainage and tearing of driveway, fencing, and landscape.

With no one wishing to speak, the public hearing was closed at 7:45 p.m.

The applicant, Matthew Maly, 6500 W Freeway, Suite 700, Fort Worth, came forward and addressed concerns brought forth by the citizens. Mr. Maly addressed the proposed plan for aboveground drainage system and eliminating the need to tear down driveways or placing a second underground pipe line drainage system parallel to the existing underground drainage system.

City Engineer, Larry Wright, came forward and addressed the comments brought forth by Mr. Maly. Mr. Wright addressed the option of replacing the existing underground pipe for a larger pipe of the underground drainage system and avoid placing a second underground drainage system parallel to the existing underground drainage system due to concerns of proximity by damaging the existing system during construction of the second system or

during any future repairs of the systems.

With no one wishing to speak, the public hearing was closed at 7:49 p.m.

Commissioner Groves made a motion to deny Case PC20-006. Commissioner Koch seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Groves, Williamson, Koch, and Bevill

Nay: 0

5b Consideration of a Special Use Permit for an Accessory Building to exceed the maximum building height when located within the rear yard setback, being Lot 7, Block 6, Woodbriar Estates Addition, located at 3713 Sweetbriar Lane, Case ZC20-029

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Jason McDougal, 3713 Sweetbriar Lane, came forward and briefed the Commission. Mr. McDougal answered questions of the Commission regarding seeking a permit, roof, and building material.

The public hearing was opened at 8:00 p.m.

Robert Powell, 3712 Rosebriar Lane, came forward and spoke in opposition to the case. Mr. Powell addressed concerns regarding changing the neighborhood, permits, and drainage.

Richard Duggan, 3704 Rosebriar Lane, came forward and spoke in opposition to the case. Mr. Duggan addressed concerns regarding drainage and the size of the proposed structure.

Robert Powell, 3712 Rosebriar Lane, came forward addressed concerns regarding the accessory buildings and permits issued for the property owner located at 3717 Sweetbriar Lane.

The applicant, Jason McDougal, 3713 Sweetbriar Lane, came forward and addressed the concerns brought forth from surrounding property owners. Mr. McDougal addressed adding a drainage system, the difference between his proposed project and the property owner located at 3717 Sweetbriar Lane, clarify that the property owner without a special use permit is located at 3805 Oakbriar Lane.

Richard Duggan, 3704 Rosebriar Lane, came forward and addressed concerns

regarding the applicant's floor plan proposing an office and a restroom.

Staff came forward and addressed the concerns brought forth regarding the applicant's proposed floor plan.

With no one wishing to speak, the public hearing was closed at 8:15 p.m.

There was general discussion amongst staff and the Commission regarding the location of the building structure, height of the structure, and the applicant's variance request.

Commissioner Koch made a motion to deny Case ZC20-029. Commissioner Groves seconded the motion

The motion was carried by the following vote:

Aye: 4 – Groves, Williamson, Koch, and Bevill

Nay: 0

5c Consideration 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Zhongying Zhue, 5200 Colleyville Boulevard, came forward with her translator, Yeoman and briefed the Commission. Ms. Zhue answered question of the Commission regarding the business change in ownership, if applicant owned other massage business elsewhere, business experience in massage therapy, number of employees, business set-up, licensing, number of employees, and requirements for license of other employees in the business.

The public hearing was opened at 8:25 p.m. With no one wishing to speak, the public hearing was closed at 8:25 p.m.

Commissioner Williamson made a motion to approve Case ZC20-030. Commissioner Groves seconded the motion

The motion was carried by the following vote:

Aye: 4 – Groves, Williamson, Koch, and Bevill

Nay: 0

5d Consideration 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

Jacquelyn Reyff presented the item and briefed the Commission. Mrs. Reyff answered questions of the Commission regarding the basis for staff's recommendation of denial for the case.

The public hearing was opened at 8:35 p.m.

The applicants, Robert Grubbs and Jonathan Grubbs, 111 W. Greenbriar Lane, came forward and briefed the Commission. The applicants answered questions of the Commission regarding the number of driveways, gated fencing, height of the proposed structure, the intent use of the structure, consideration to relocate the structure, and consideration of a different height for the structure.

With no one wishing to speak, the public hearing was closed at 8:41 p.m.

There was general discussion amongst the Commission regarding the understanding of the request by the homeowner due to the history and location of the proposed structure, the noncompliance of the proposed request, the visual aesthetics, the structure's location, the proposal does not meet the Land Development Code, and the size of the requested variance exceeds the standard.

Commissioner Groves made a motion to deny Case ZC20-031. Commissioner Koch seconded the motion

The motion was carried by the following vote:

Aye: 4 – Groves, Williamson, Koch, and Bevill

Nay: 0

6. AJOURMENT

The meeting adjourned at 8:45 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

The meeting minutes were approved on _____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4a	Agenda Date 1/25/2021	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Replat for Lot 1R1, Block 1 and Lot 2AR2, Block 3, Wescoat Place, being Lot 1R, Block 1 & Lots 2AR1 and 6A, Block 3, Wescoat Place, located at 6200 & 6104 Bransford Road and 6108 LD Lockett Road, Case PC20-010

Explanation

Darryl H. Heath, the applicant, requests approval of a Replat for Lot 1R1, Block 1, and Lot 2AR2, Block 3, Wescoat Place Addition, being Lot 1R, Block 1 and Lots 2AR1 and 6A, Block 3, Wescoat Place Addition on approximately 11.08 acres, located at 6104 & 6200 Bransford Road and 6108 LD Lockett Road. The properties are zoned R-30 and R-40 Single Family Residential districts. The applicant proposes to adjust the lot lines between the properties and plat the properties into 2 single-family residential lots. There are no new lots proposed.

Existing Conditions/Background: The subject properties are currently zoned R-30 and R-40 Single Family Residential district. The properties are generally located northwest of the intersection of Bransford Road and LD Lockett Road. The properties are currently developed with 2 single-family homes and an undeveloped lot. The plat up for consideration proposes to adjust the lot lines between the properties and plat the properties into 2 single-family residential lots.

Lot Dimensions and Setbacks:

The Lot Requirements and Setbacks for the R-30 and R-40 zoning regulations require the following standards:

R-30

Minimum Lot Area: 30,000 square feet

Minimum Lot Width: 125 feet

Minimum Lot Depth: 125 feet

Minimum Front Yard Setback: 35 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

Maximum Lot Coverage: 25%

Maximum Impervious Coverage: 55%

R-40

Minimum Lot Area: 40,000 square feet

Minimum Lot Width: 150 feet

Minimum Lot Depth: 150 feet

Minimum Front Yard Setback: 40 feet

Minimum Side Yard Setbacks: 15 feet

Minimum Rear Yard Setback: 25 feet

Maximum Lot Coverage: 20%

Maximum Impervious Coverage: 50%

As submitted, the proposed plat meets all of the requirements of the R-30 and R-40 zoning and the Land Development Code.

Surrounding Development: The properties to the north, south, and west are zoned R-40 Single Family Residential district and primarily developed with single-family homes. The properties to the east are zoned AG Agricultural district and developed with single-family homes.

Analysis: The proposed lot layouts are compatible with the R-30 and R-40 zoning districts as described in the Land Development Code.

Plat Status: The properties are proposed to be platted as Lot 1R1, Block 1, and Lot 2AR1R, Block 3, Westcoast Place Addition, being Lot 1R, Block 1 and Lots 2AR1 and 6A, Block 3, Westcoast Place Addition

DRC Review: The DRC met on December 21, 2020 and offered the following comments:

1. Label the plat as a Replat.
2. Informational comment, a Replat does need to go to the Planning and Zoning

Commission and City Council. Please remove the Staff approval signature block and include the Planning and Zoning Commission and City Council signature blocks.

3. Lot 2R, Block 1 of Westcoat Place needs to have 7.4 feet will need to be dedicated along White Drive to be in compliance with the Master Thoroughfare Plan.

4. The drainage and utility easements need to be increased to 16' to be in compliance with the Land Development Code due to the lots being greater than 200' deep.

5. Please provide utility plans for review due to the abandonment of the lot line between Block3 and Lot 1R, Block 1 Westcoat Place and the existing light poles.

6. Please add these notes to the plat:

a) Drainage Easement Restriction: No construction or 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 the 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 feet above the 100-year flood elevation.

b) Utility Easements: Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, 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 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 easements for 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.

Drainage:NA

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: Staff recommends approval. The proposed Replat meets the technical requirements of the Land Development Code. Prior to filing of the plat, all DRC comments will be required to be addressed and verified to be in compliance with the Land Development Code.

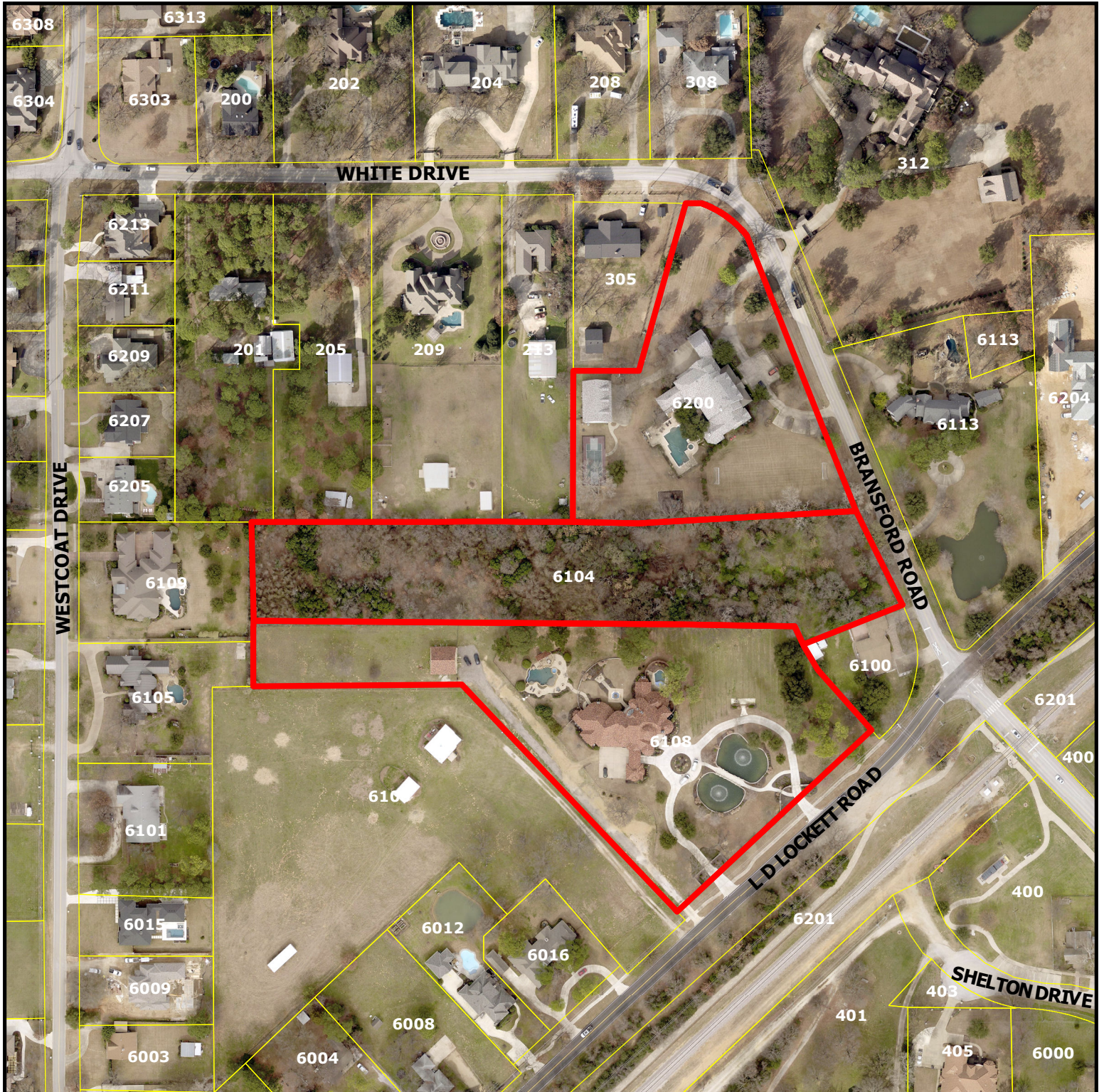
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plat Exhibit
6. Existing Conditions Exhibit
7. Existing Conditions Aerial Exhibit
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Draft Resolution

Aerial Map



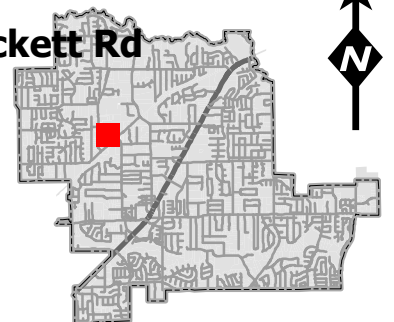
PC20-010

6104 & 6200 Bransford Rd and 6108 LD Lockett Rd

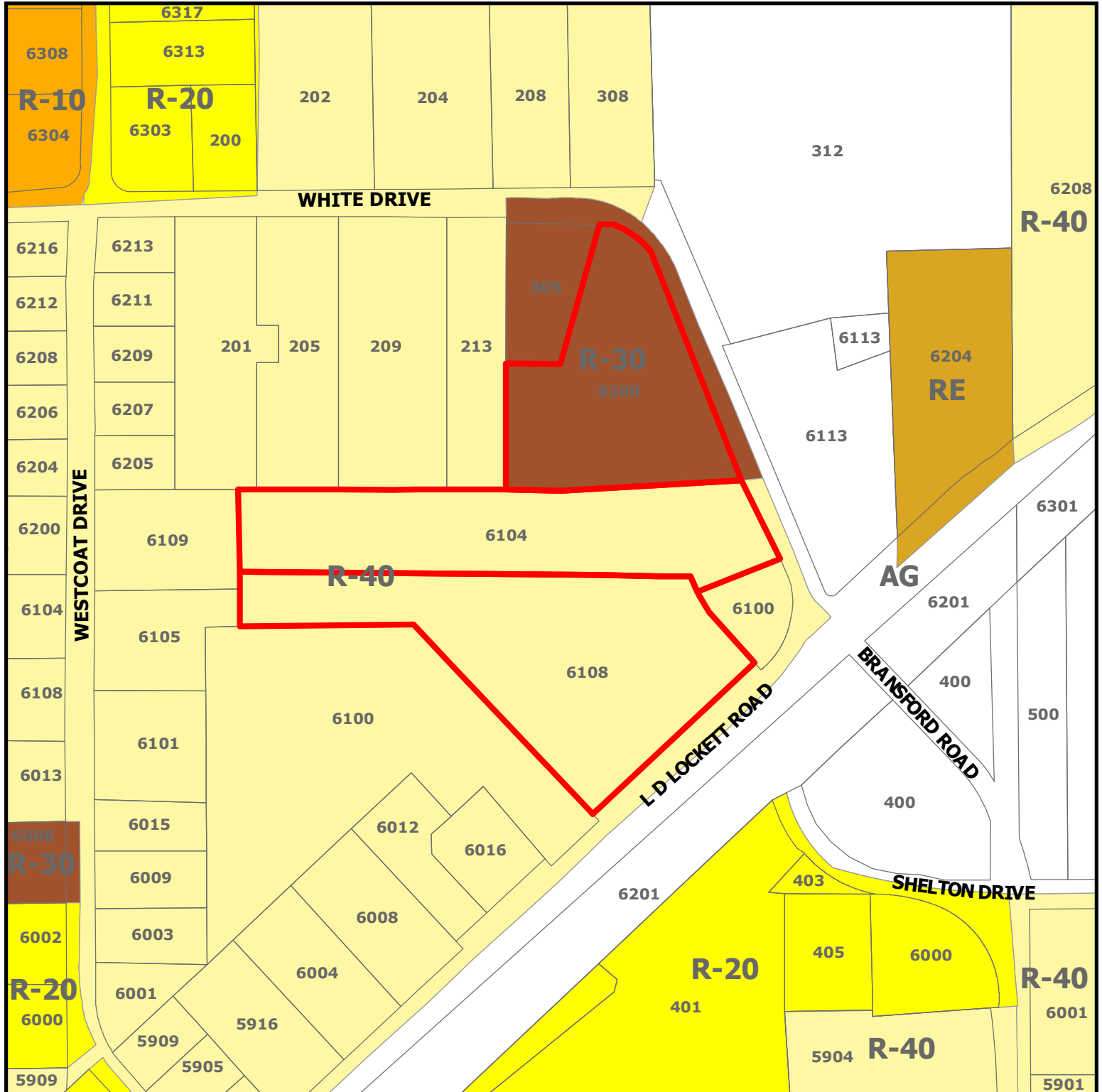
DISCLAIMER:
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Subject Property



Zoning Map



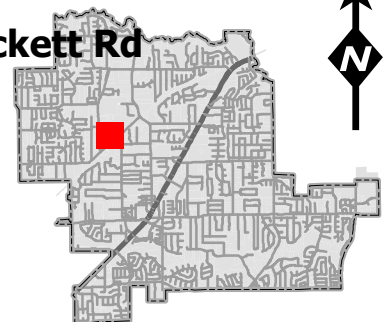
PC20-010

6104 & 6200 Bransford Rd and 6108 LD Lockett Rd

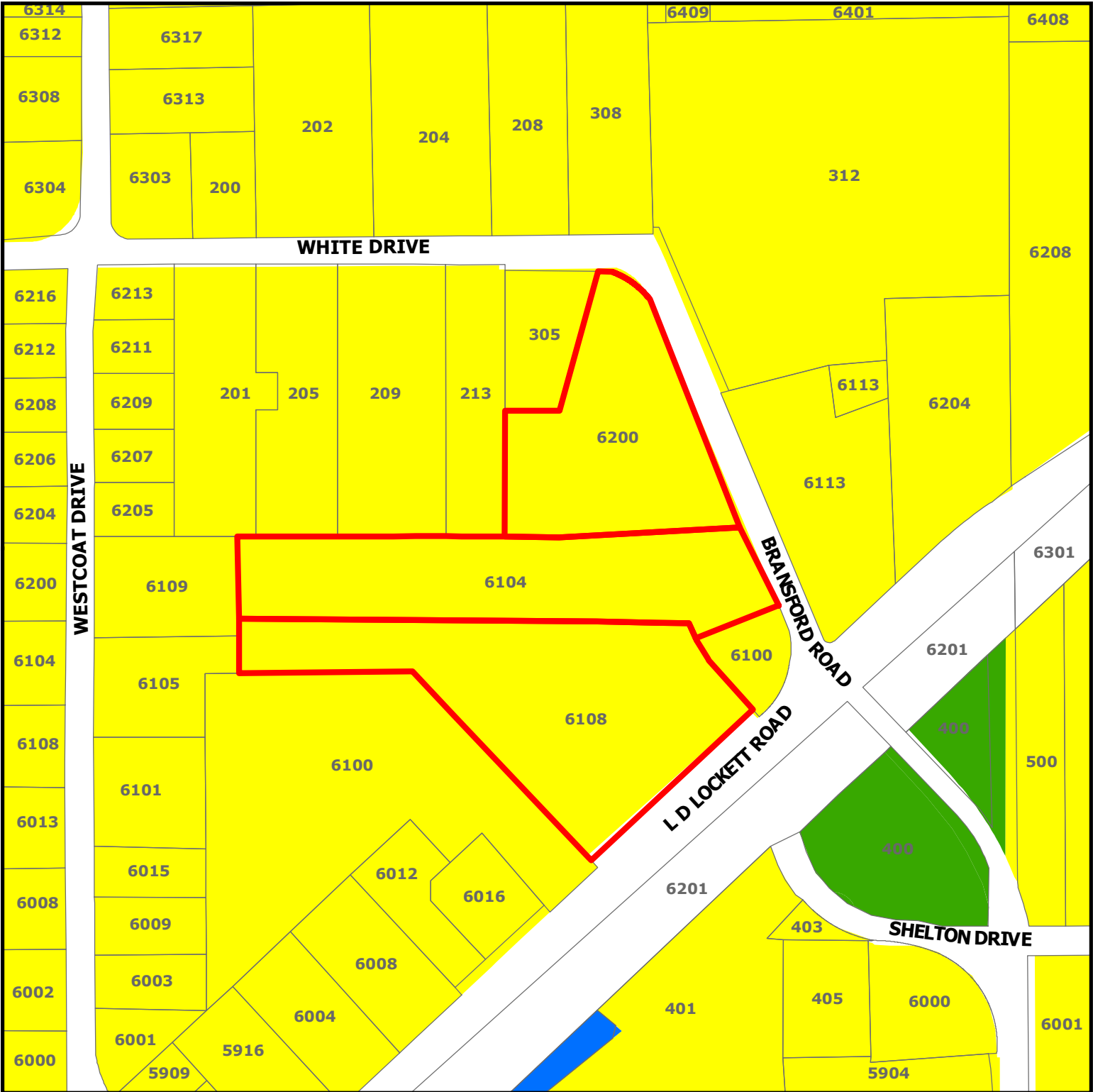


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 Subject Property

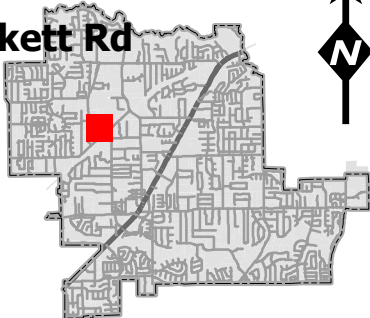


Future Land Use Map

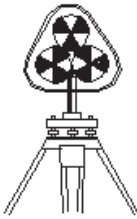


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-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks



Statement of Planning Objectives



PRISM SURVEYS, INC.

Commercial ▪ Boundary ▪ Topographic ▪ Title & Construction ▪ Residential

3533 Bell Drive
Hurst, Texas 76053
Office: 817-540-8048 & 817-925-8411
Fax: 817-283-1148

November 18, 2020

City of Colleyville
100 Main Street
Colleyville, TX 76034

Attn: Araceli Botello

Re: Replat submittal items for
Wescoat Place Revised
Lot 1R1, Block 1 & Lot 2AR2, Block 3

Dear Sir,

This letter is intended to address the plat submittal item normally required for initial submittal.

The property shown on the plat being submitted is comprised of Lot 1R in Block 1 of Westcoat Place Addition and a portion of two previously platted Lots known as Lot 6 and Lot 7, in Block 3 of Wescoat Place Addition, and Lot 2AR, Block 3 of Wescoat Place Addition and a portion of Lot 7, in Block 3 of Wescoat Place Addition. The owners of these properties are Darryl and Bettye Heath and Jesse and Holly Bray. They desire to combine their respective properties into a single lot, one owned by the Heath Family and one lot owned by the Bray family.

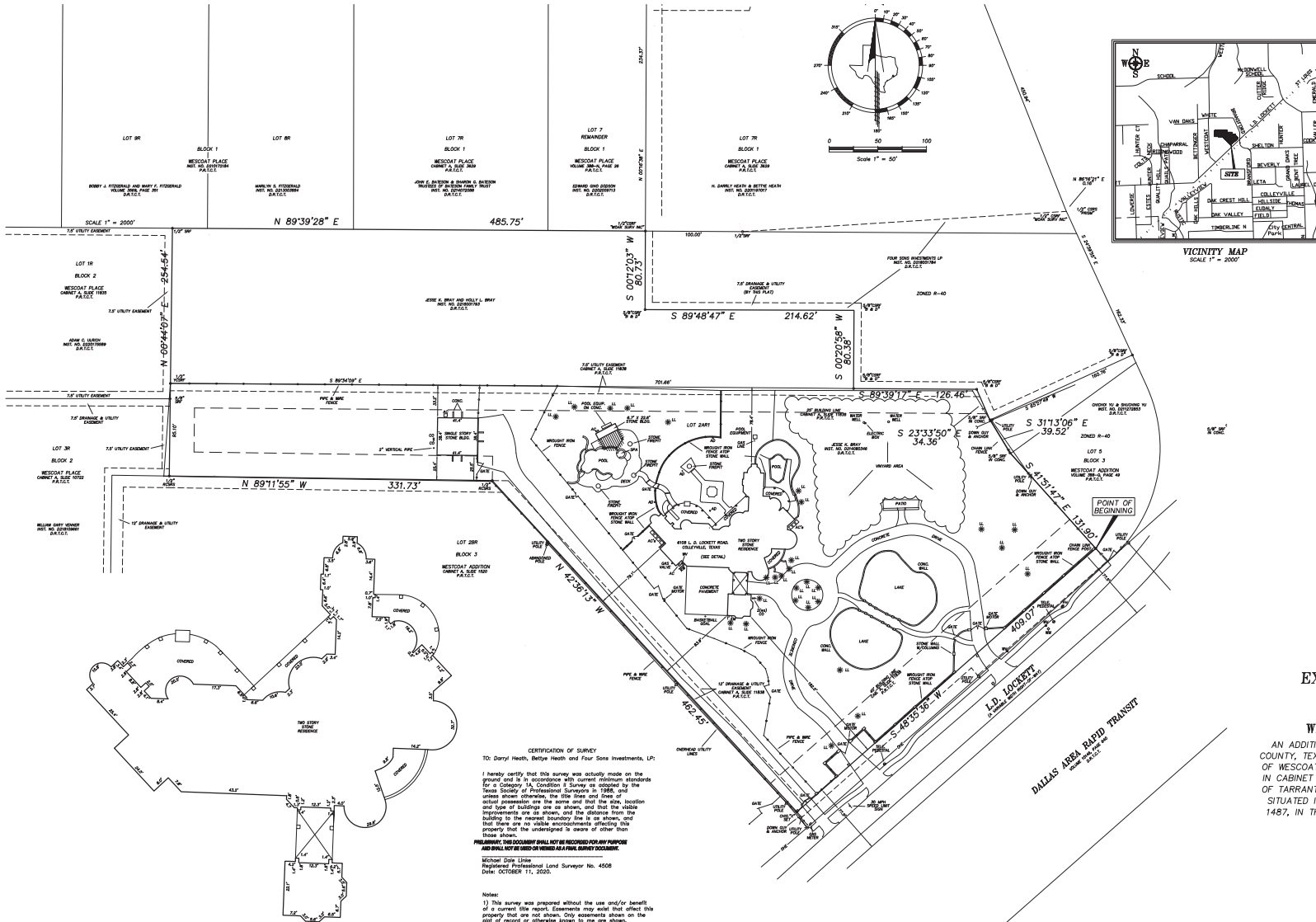
Mr. Heath and Mr. Bray have informed me that no structures or improvements are or will be planned for the portions of the property that are not currently developed. No extensions of utilities are necessary and no new taps will be needed.

Therefore we respectfully request that the requirement for Preliminary Utility Plans, Preliminary Drainage Analysis, Engineering Construction Plans, Drainage Study and Traffic Impact Analysis be waived for the submittal of this plat.

If you have any questions please contact me at 817-540-8048.

Thank You,
Michael Linke R.P.L.S.
Prism Surveys, Inc.
3533 Bell Drive
Hurst, Texas 76053
817-540-8048
817-283-1148(fax)

Existing Conditions Exhibit



PROPERTY DESCRIPTION

BEING a description of a 6.671 acre tract of land situated in the O. C. STRUM SURVEY ABSTRACT NO. 1487, in the City of Colleyville, Tarrant County, Texas and being Lot 2A21 in Block 3 of Wescoat Place as shown on the Plat recorded in Cabinet A, at Slide 11839 of the Plat Records of Tarrant County, Texas and being a tract of land conveyed to James E. Gray and only L. No. 021800793 of the Deed Records of Tarrant County, Texas. Said 6.671 acre tract being more fully described as follows:

BEGINNING of a metal chain this fence post on the present north right-of-way line of L.D. LOCKETT ROAD (a variable width right-of-way not being the most westerly east corner of said Lot 2A21);

THENCE South 48 deg. 35 min. 36 sec. West, along the northward line of said L.D. Lockett Road, a distance of 408.07 feet to a chained "X" set atop a fence corner;

THENCE North 42 deg. 36 min. 13 sec. West, departing said right-of-way and along the common line between said Lot 2A21 and Lot 2A20, in Block 3 of Wescoat Addition as shown on the Plat recorded in Cabinet A, at Slide 11839 of the Plat Records of Tarrant County, Texas, a distance of 482.42 to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 89 deg. 11 min. 55 sec. West, along a common line between said Lot 2A21 and Lot 2A20, a distance of 331.73 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner and being the southeast corner of Lot 30, in Block 3 of Wescoat Addition as shown on the Plat recorded in Cabinet A, at Slide 11839 of the Plat Records of Tarrant County, Texas;

THENCE North 05 deg. 44 min. 07 sec. East, departing said Lot 2A20, at a distance of 79.6 feet passing a 5/8-inch steel rod found for corner of said Lot 2A21, at a distance of 65.10 feet passing a 1/2-inch steel rod found for corner of the northward corner of said Lot 2A21 and continuing along the west line of the presently mentioned west line tract for a total of 234.24 feet to a 1/2-inch steel rod found for corner on the south line of Wescoat Addition as shown on the Plat recorded in Cabinet A, at Slide 11839 of the Plat Records of Tarrant County, Texas;

THENCE North 89 deg. 39 min. 28 sec. East, along the north line of said Gray tract, a distance of 430.78 feet to a 1/2-inch steel rod with cap stamped "Block Survey" found for corner;

THENCE South 00 deg. 12 min. 03 sec. West, a distance of 65.73 feet to a 5/8-inch steel rod with cap stamped "9 & D" found for corner;

THENCE South 89 deg. 48 min. 47 sec. East, a distance of 214.62 feet to a 5/8-inch steel rod with a plastic cap stamped "9 & D" found for corner;

THENCE South 00 deg. 30 min. 08 sec. West, a distance of 60.38 feet to a 5/8-inch steel rod with a plastic cap stamped "9 & D" found for corner and being on the north line of previously mentioned Lot 2A21;

THENCE South 89 deg. 39 min. 17 sec. East, along said north line, a distance of 5/8-inch steel rod found for corner;

THENCE South 23 deg. 33 min. 50 sec. East, along the northward line of said Lot 2A21, a distance of 43.36 feet to a 5/8-inch steel rod found in concrete;

THENCE South 37 deg. 13 min. 08 sec. East, a distance of 39.52 feet to a 5/8-inch steel rod found in concrete at the west corner of Lot 5 in Block 3 of Wescoat Addition, as shown on the Plat recorded in Cabinet A, at Slide 11839 of the Plat Records of Tarrant County, Texas;

THENCE South 41 deg. 31 min. 07 sec. West, along the common line between Lot 2A21 and said Lot 5, a distance of 119.07 feet to the POINT OF BEGINNING, a tract containing 6.671 acres or 290,587 square feet of land more or less.

SCALE 1"= 50' DATE OF SURVEY: OCTOBER 11, 2020 DRAWN BY: MDL PROJECT NO. 20-0999 SHEET 1 of 1

S-4000

S-4000

Existing Conditions Aerial Exhibit



PROPERTY DESCRIPTION

BEING a description of a 6.671 acre tract of land situated in the O.C. STRUDL SURVEY, DISTRICT NO. 1487, in the City of Calleyville, Tarrant County, Texas and being Lot 2A(1) in Block 3 of Westcoat Place an addition to the City of Calleyville as shown on the Plat recorded in Cabinet A, at Slide 11838 of the Plat Records of Tarrant County, Texas and a tract of land conveyed to Jesse K. Bray and Holly L. Bray evidenced by deed recorded in deed number 20180001793 of the Public Records of Tarrant County, Texas. Said 6.671 acre tract being more fully described as follows:

BEGINNING at a metal chain link fence post on the present north right-of-way line of L.D. Lockett Road (a variable width right-of-way) and being the most easterly east corner of said Lot 2AR1;

THENCE South 48 deg. 35 min. 36 sec. West, along the northeast line of said L.D. Lockett Road, a distance of 409.07 feet to a chiseled "X" set atop a fence column;

THENCE North 89 deg. 11 min. 55 sec. West, along a common line between said Lot 2AR1 and said Lot 2BR, a distance of 331.73 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Survey" set for corner and being the southeast corner of Lot 3R, in Block 2 of Westcott Place an addition to the City of Coleville as shown on the Plat recorded in Cabinet A, at Slide 10722 of the Plat Records of Tarrant County, Texas;

THENCE North 00 deg. 44 min. 07 sec. East, departing said Lot 2892, at a distance of 784.1 feet passing a 5/8 inch steel rod found on the northeast corner of said Lot 382, at a distance of 95.10 feet, the northeast corner of said Lot 2892 found for corner at the northeast corner of said Lot 2891 and continuing along the west line of the previously mentioned Jesse Bray tract for a total of 254.54 feet to a 1/2-inch steel rod found for corner on the south line of Westcott Plat in addition to the City of Coleville as shown on the Plat recorded under instrument No. D219172184 of the Plat Records of Tarrant County, Texas;

BURDEN South 00 deg 10 min 00 sec West a distance of

THENCE South 89 deg. 48 min. 47 sec. East, a distance of

THENCE South 00 deg. 20 min. 58 sec. West, a distance of 80.58 feet to a 5/8-inch steel rod with a plastic cap stamped "B & D" found for corner;

THENCE South 89 deg. 39 min. 17 sec. East, along said north line, a distance of 8.00 feet, to and found for

THENCE South 23 deg. 33 min. 50 sec. East, along a northeast line of said Lot 2AR1, a distance of 34.36 feet

THENCE South 31 deg. 13 min. 06 sec. East, a distance of 39.52 feet to a 5/8-inch steel rod found in concrete at the most west corner of Lot 5 in Block # of Westcott Place

THENCE South 41 deg. 51 min. 47 sec. East, along the

common line between said Lot 2A11 and said Lot 3, a distance of 131.90 feet to the POINT OF BEGINNING and containing 6.671 acres or 290,597 square feet of land more or less.

TREE AERIAL
PROPOSED
LOT 2AR2, BLOCK 3
ESCOAT PLACE REVISED

AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, BEING A REPLAT OF LOT 2&R1, BLOCK 3, OF WESCOAT PLACE ACCORDING TO THE PLAT RECORDED IN CABINET A, AT SLIDE 11838 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND A 2.181 ACRE TRACT SITUATED IN THE O. C. STRUM SURVEY ABSTRACT NO. 1487, IN THE CITY OF COLLEYVILLE, TARRANT COUNTY TEXAS.

ONE LOT- 6.671 ACRES

PREPARED: OCTOBER 11, 2020.

PRISM SURVEYS, INC.
FIRM NO. 101325-00

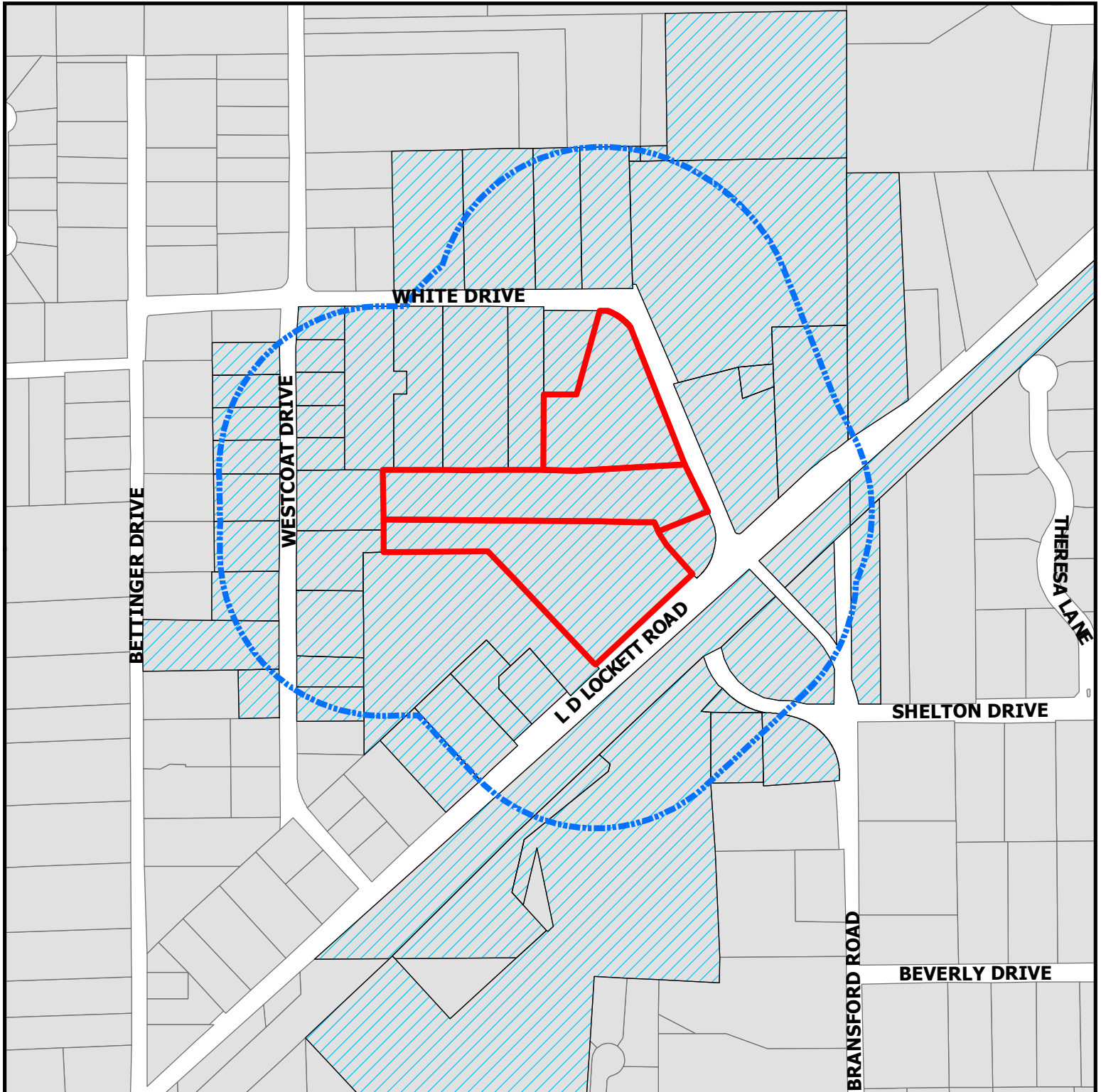


COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817) 283-1148 (FAX)
EMAIL: mike@prism-surveys.com

SCALE 1"= 50' DATE OF SURVEY: OCTOBER 11, 2020 DRAWN BY: MDL PROJECT NO. 20-0999 SHEET 1 of 1

S-4000

Notification Map

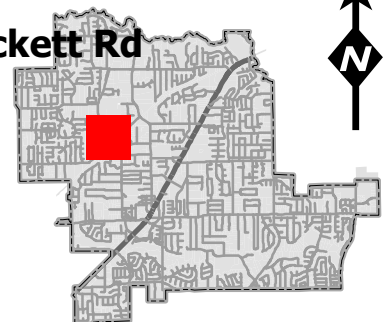


PC20-010

6104 & 6200 Bransford Rd and 6108 LD Lockett Rd

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WITMAN, GEORGE	405 SHELTON DR	COLLEYVILLE, TX	76034	405 SHELTON DR
BATESON FAMILY TRUST	209 WHITE DR	COLLEYVILLE, TX	76034	209 WHITE DR
JOHN & WANDA BENNETT TRUST	6013 BETTINGER DR	COLLEYVILLE, TX	76034	6013 BETTINGER DR
ONDARZA, GEORGE	500 EVERGREEN DR	HURST, TX	76054	6108 WESTCOAT DR
SIMPLER, RUSSELL	6205 WESTCOAT DR	COLLEYVILLE, TX	76034	6205 WESTCOAT DR
JOINT REVOCABLE TRUST OF DANIE	312 WHITE DR	COLLEYVILLE, TX	76034	312 WHITE DR
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	6301 L D LOCKETT RD
BRAY, JESSE K	6108 LD LOCKETT RD	COLLEYVILLE, TX	76034	6108 L D LOCKETT RD
SCHAEFFERS, DEAN W	6104 WESTCOAT DR	COLLEYVILLE, TX	76034	6104 WESTCOAT DR
BREWER, MARY B	6208 WESTCOAT DR	COLLEYVILLE, TX	76034	6208 WESTCOAT DR
MELENDEZ, HENRY & CHELSEA	6208 L D LOCKETT RD	COLLEYVILLE, TX	76034	6208 L D LOCKETT RD
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6401 WESTCOAT DR
PACE, JOHN C	6004 LD LOCKETT RD	COLLEYVILLE, TX	76034	6004 L D LOCKETT RD
MORGAN, PAIGE	208 WHITE DR	COLLEYVILLE, TX	76034	208 WHITE DR
KIDD, WALTER EST	304 AZALEA DR	GRAPEVINE, TX	76051	6008 WESTCOAT DR
JEDRUSIAK, NAOMI	305 WHITE DR	COLLEYVILLE, TX	76034	305 WHITE DR
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6401 WESTCOAT DR
LADD, BARBARA J	6000 BRANSFORD RD	COLLEYVILLE, TX	76034	6000 BRANSFORD RD
RHODES, JAMES	6213 WESTCOAT DR	COLLEYVILLE, TX	76034	6213 WESTCOAT DR
HANKINS, TRACEY	6206 WESTCOAT DR	COLLEYVILLE, TX	76034	6206 WESTCOAT DR
HYDE, R W	202 WHITE DR	COLLEYVILLE, TX	76034	202 WHITE DR
MOSCHEL, JEFFREY	6209 WESTCOAT DR	COLLEYVILLE, TX	76034	6209 WESTCOAT DR
DOSSEY, JAMES A	6211 WESTCOAT DR	COLLEYVILLE, TX	76034	6211 WESTCOAT DR
MORRISON, TROY	6113 BRANSFORD RD	COLLEYVILLE, TX	76034	6113 BRANSFORD RD
PEKURNEY, BROOKE	204 WHITE DR	COLLEYVILLE, TX	76034	204 WHITE DR
BARRY, HENRY L	6207 WESTCOAT DR	COLLEYVILLE, TX	76034	6207 WESTCOAT DR
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX	75313	6001 L D LOCKETT RD
MORRISON, TROY	6113 BRANSFORD RD	COLLEYVILLE, TX	76034	6113 BRANSFORD RD
DODSON, EDWARD GINO	213 WHITE DR	COLLEYVILLE, TX	76034	213 WHITE DR
DOODY, KEVIN J	401 W LD LOCKETT RD	COLLEYVILLE, TX	76034	6212 WESTCOAT DR
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6409 WESTCOAT DR
BROWN, WHITNEY C	308 WHITE DR	COLLEYVILLE, TX	76034	308 WHITE DR
HOUGLAND, STACI	6200 WESTCOAT DR	COLLEYVILLE, TX	76034	6200 WESTCOAT DR
TATE, ARVEL	6683 FM 2264	RHOME, TX	76078	6204 WESTCOAT DR
FITZGERALD, MARILYN S	205 WHITE DR	COLLEYVILLE, TX	76034	205 WHITE DR
ULLRICH, ADAM	6109 WESTCOAT DR	COLLEYVILLE, TX	76034	6109 WESTCOAT DR
FITZGERALD, B J	201 WHITE DR	COLLEYVILLE, TX	76034	201 WHITE DR
DOODY, KEVIN	401 W LD LOCKETT RD	COLLEYVILLE, TX	76034	500 SHELTON DR
VENNER, WILLIAM	6105 WESTCOAT DR	COLLEYVILLE, TX	76034	6105 WESTCOAT DR
HEATH, H DARRYL	6200 BRANSFORD RD	COLLEYVILLE, TX	76034	6200 BRANSFORD RD
HUDSON, LESLEY	6015 WESTCOAT DR	COLLEYVILLE, TX	76034	6015 WESTCOAT DR
STOUT, JONATHAN	6101 WESTCOAT DR	COLLEYVILLE, TX	76034	6101 WESTCOAT DR
FOUR SONS INVESTMENTS LP	6200 BRANSFORD RD	COLLEYVILLE, TX	76034	6104 BRANSFORD RD
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX	76034	401 SHELTON DR
YU, CHI CHOI	6100 BRANSFORD RD	COLLEYVILLE, TX	76034	6100 BRANSFORD RD
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	6201 L D LOCKETT RD
BRAY, JESSE K	6108 LD LOCKETT RD	COLLEYVILLE, TX	76034	6100 L D LOCKETT RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	400 SHELTON DR
TURNER FAMILY IRREVOCABLE TRUS	6204 LD LOCKETT RD	COLLEYVILLE, TX	76034	6204 L D LOCKETT RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	403 SHELTON DR
BRANUM, MARY ANN	5816 ARBOR RD	FORT WORTH, TX	76180	6008 L D LOCKETT RD
KAMERMAN, DELORIS	6016 LD LOCKETT RD	COLLEYVILLE, TX	76034	6016 L D LOCKETT RD
KIRKHAM, KENNETH	6012 LD LOCKETT	COLLEYVILLE, TX	76034	6012 L D LOCKETT RD
THORESON, JEFFERY	6009 WESTCOAT DR	COLLEYVILLE, TX	76034	6009 WESTCOAT DR
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
ALIANNE ESTATES	6201 THERESA LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
HEATH, H DARRYL	6200 BRANSFORD RD	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on January 8, 2021



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, January 25, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, February 2, 2021 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for Lot 1R1, Block 1 and Lot 2AR2, Block 3, Wescoat Place, being Lot 1R, Block 1 & Lots 2AR1 and 6A, Block 3, Wescoat Place. The purpose is to adjust the lot lines between the three properties and plat the properties into 2 single-family residential lots. No new lots proposed.

Zoning Case: PC20-010

Applicant: Daryl Heath

Owner: Daryl Heath, Jesse Bray, and Four Sons Investment LP

Location: 6200 & 6104 Bransford Road and 6108 LD Lockett Road

Property Description: Lot 1R, Block 1 & Lots 2AR1 and 6A, Block 3, Wescoat Place

Present Zoning: R-30 Single Family Residential & R-40 Single Family Residential

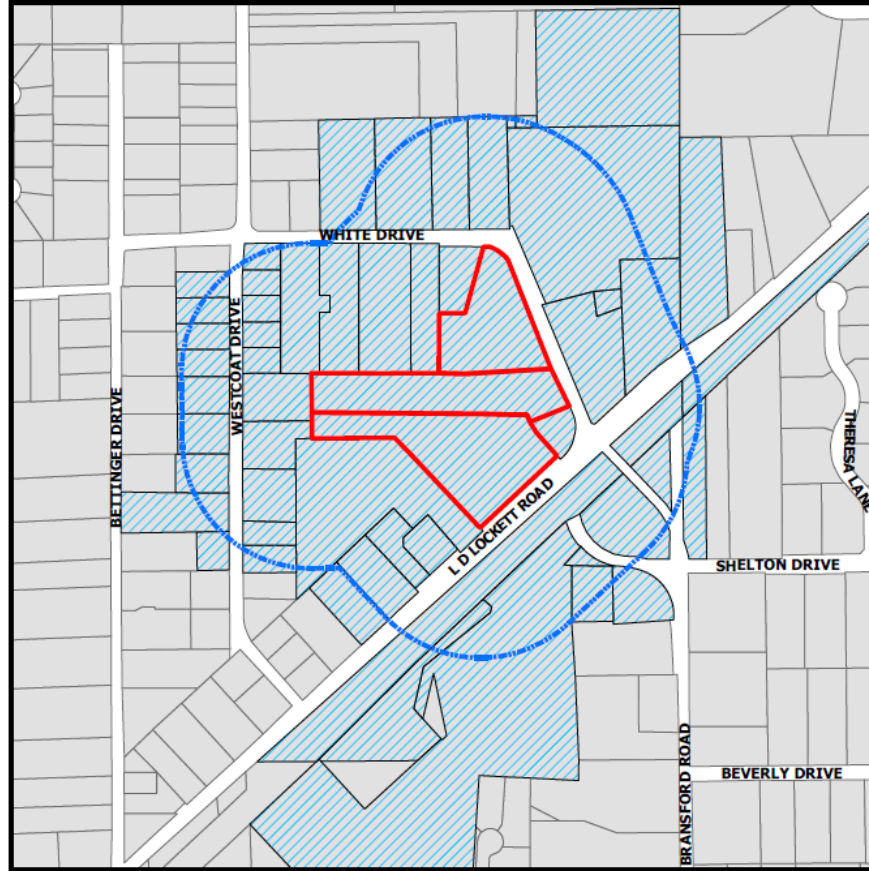
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.

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

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. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. 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

RESOLUTION R-21-XXXX

A RESOLUTION APPROVING A REPLAT FOR LOT 1R1, BLOCK 1, AND LOT 2AR2, BLOCK 3, WESCOAT PLACE

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat of Lots 1R, Block 1, and Lots 2AR1 and 6A, Block 3, of the Wescoat Place Addition, on January 25, 2021.

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

Sec. 1. THAT the Replat for Lot 1R1, Block 1 and Lot 2AR2, Block 3 of the Wescoat Place on approximately 11.08 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved, subject to the following Development Review Committee Comments:

1. Label the plat as a Replat.
2. Informational comment, a Replat does need to go to the Planning and Zoning Commission and City Council. Please remove the Staff approval signature block and include the Planning and Zoning Commission and City Council signature blocks.
3. Lot 2R, Block 1 of Westcoat Place needs to have 7.4 feet will need to be dedicated along White Drive to be in compliance with the Master Thoroughfare Plan.
4. The drainage and utility easements need to be increased to 16' to be in compliance with the Land Development Code due to the lots being greater than 200' deep.
5. Please provide utility plans for review due to the abandonment of the lot line between Block3 and Lot 1R, Block 1 Westcoat Place and the existing light poles.
6. Please add these notes to the plat:
 - a) Drainage Easement Restriction: No construction or 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 the 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 feet above the 100-year flood elevation.

b) Utility Easements: Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, 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 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 easements for 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.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 2nd DAY OF FEBRUARY 2021.

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
Assistant City Secretary

Richard Newton
Mayor

Exhibit "A" - Plat Exhibit

