



KENNEDALE
Planning and Zoning Commission
www.cityofkennedale.com

PLANNING & ZONING COMMISSION AGENDA
COMMISSIONERS REGULAR MEETING | October 17, 2019
REGULAR SESSION AT 6:00 PM
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

NOTE: Pursuant to Texas Government Code §551.071, the Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the Work Session or the Regular Session to discuss posted Executive Session items or to seek legal advice from the City Attorney on any item posted on the agenda.

II. REGULAR SESSION

III. ROLL CALL

IV. VISITOR AND CITIZEN FORUM

At this time, any person may address the board or governing body, provided that an official 'Speaker's Request Form' has been submitted to the secretary prior to the start of the meeting. All comments must be directed towards the body as a whole, rather than individuals members or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken nor discussion held regarding these items.

V. REPORTS AND ANNOUNCEMENTS

VI. MINUTES APPROVAL

- A. Consider approval of minutes for October 10, 2019 regular meeting

VII. DECISION ITEMS

- A. **CASE #PZ 19-10** Consider approval of a preliminary plat for the Kennedale Square development by Harlan Properties, Inc. of approximately 11.043 acres of out the David Strickland Survey, Abstract No. 1376 and M. P. Lamar Survey, Abstract No 987, 1109-1121 N. Little School Road, City of Kennedale, Tarrant County, Texas.

VIII. EXECUTIVE SESSION

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to §551.071(2) when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

IX. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

X. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. Please contact the City Secretary at 817-985-2104 or (TTY) 1-800-735-2989.

CERTIFICATION

I CERTIFY THAT A COPY OF THE October 17, 2019, PLANNING AND ZONING COMMISSION AGENDA WAS POSTED ON THE CITY HALL BULLETIN BOARD NEXT TO THE MAIN ENTRANCE OF THE CITY HALL BUILDING, 405 MUNICIPAL DRIVE, OF THE CITY OF KENNEDALE, TEXAS, IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID AGENDA WAS POSTED AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

A handwritten signature in black ink, appearing to read 'MD', is written above a horizontal line.

MELISSA DAILEY, AICP
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT

PLANNING & ZONING COMMISSION MINUTES
COMMISSIONERS REGULAR MEETING | October 10, 2019
WORK SESSION AT 6:00 PM REGULAR SESSION AT 7:00 PM
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

Staff present – Melissa Dailey, Meghan Riddlespurger, George Campbell, Drew Larkin

II. WORK SESSION

A. P&Z Board Member Training

Staff Presentation: City Attorney Drew Larkin reviewed the Planning & Zoning Commission's advisory roles and responsibilities. Mr. Larkin discussed the purpose of zoning and that the Commission should use the Unified Development Code and Comprehensive Plan in their evaluations. Mr. Larkin stated that the Commission must make a recommendation on a case so that the item may be considered by Council. Mr. Larkin reviewed P&Z Commission's function related to platting in which they must approve, approve with conditions, or disapprove applications. Mr. Larkin reviewed situations in which a Commission member should abstain due to conflicts of substantial interest.

B. Discuss any item on the regular session agenda

Director of Planning and Economic Development Melissa Dailey provided information regarding the multifamily zoning modifications that City Council recently approved. She stated that the amended zoning requirements were meant to provide a framework for higher quality multi-family development in appropriate locations. She stated that the amended requirements address form and connectivity in ways not addressed by the previous multifamily zoning requirements

Perry Clementi asked whether developers would be able to deviate from the requirements. Ms. Dailey said they would not be able to do so without requesting a variance before the Board of Adjustment. Mr. Clementi asked if developers were bound to those requirements. Ms. Dailey stated that they were.

III. REGULAR SESSION

P&Z Chair Martha Dibella called the meeting to order at 7:00 p.m. and introduced new members of the board.

IV. ROLL CALL

PLANNING & ZONING COMMISSION				
PLACE	MEMBER	PRESENT	ABSENT	VOTING
1	GREG ADAMS		X	
2	MARTHA DIBELLA	X		X
3	AUSTIN DEGENHART	X		X
4	KAYLA HUGHES	X		X
5	DAVID GREEN		X	
6	BILLY DON GILLEY	X		X
7	MARK PERKINS	X		X
8	BRENT JONES (Alt)		X	
9	PERRY CLEMENTI (Alt)	X		X

V. VISITOR AND CITIZEN FORUM

There were no speakers registered.

VII. MINUTES APPROVAL

A. Consider approval of minutes for the August 15, 2019 regular meeting

Billy Gilley made a motion to approve the minutes for August 15, 2019. Kayla Hughes seconded the motion. The motion passed unanimously.

VIII. DECISION ITEMS

A. Consider Recommendation for Planning & Zoning Commission Vice Chair

Mark Perkins nominated Kayla Hughes for P&Z Vice-Chair. Billy Gilley seconded the motion. The motion passed unanimously.

B. **CASE # PZ 19-07** to conduct a public hearing and consider a request by Trifecta Homes, LLC for a rezoning from "R3" Residential to "MF" Multi-Family for approximately 4 acres located at 962 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 6, 968 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 5R, 1022 N. Bowman Springs Road, Block 1, Lot 4R, 1028 N. Bowman Springs Road, Block 1, Lot 3R, 1034 N. Bowman Springs Road, Block 1, Lot 2R, and 1040 N. Bowman Springs Road, Block 1, Lot 1R, City of Kennedale, Tarrant County, Texas.

Staff Presentation: Ms. Dailey presented the zoning case, discussed surrounding zoning and uses, stated that the requested zoning was consistent with the future land use plan and that staff recommends approval. The property owner intends to build townhomes on the site.

Ms. Dibella opened the public hearing.

John Clark stated that the board should give consideration to the impact of development on the school district related to student population. He stated that the city must generate revenue to fund the education of each student in Kennedale. Mr. Clark stated that housing prices in Kennedale contribute more taxes to the Kennedale school district than apartments would.

Tejas Naik, applicant, developer with Trifecta Homes stated that the intention for the property is to develop upscale townhomes.

John Hivale stated that he had a question and that the clock should not start. He asked whether there was a difference between public comments and public hearings. City Attorney Drew Larkin explained that the visitor and citizen forum public comment time could be used for any topic whether or not the item is on the current agenda. Mr. Hivale said that his time should not be started and that no rules were written regarding allotted comment time.

Jason Webb stated he lives behind the proposed development. He stated that the neighborhood is nice and that he hopes to protect property values. He stated that a development on Bowman Springs may create traffic issues. He stated that Kennedale only needs single family homes and that those are the only kinds of homes people want.

Joe Taylor stated that he believes housing is an economic driver. Mr. Taylor stated that he was concerned that multifamily development would not be consistent with Kennedale's small town feel and would strain the school district. He stated that when he served on the Kennedale Independent School District Board, the ISD bought 70 acres of land in Arlington using taxpayer funds in order to stop apartments from being built because the Board believed multifamily housing residents' children cause a disproportionate amount of disciplinary issues in schools.

Ms. Dibella closed the public hearing.

Ms. Dailey stated that only having one very high price point and one type of residential development is not sustainable for the community. She stated that the proposed development is consistent with the Comprehensive Plan's goal to support a variety of housing options. She stated that interviews with residents demonstrated that the underlying factor in the popular "small town feel" of Kennedale is connection to people, and that a variety of housing options supports meeting the needs for different housing needs and desires. Ms. Dailey stated that the townhomes would be managed by an HOA that would take care of the exterior of the properties and would ensure the homes are well maintained. She stated that traffic was analyzed and could support the development. She stated that the 4 acre property would contribute an estimated \$100,000 per year in tax revenue to the ISD and that multifamily developments tend to attract demographics with fewer children but tend to contribute significant revenue to the ISD.

Kayla Hughes made a motion to recommend approval of the zoning request. Mr. Degenhart seconded the motion. The motion passed 4-2 with Mr. Gilley and Mr. Clementi in opposition.

C. **CASE #PZ 19-08** to conduct a public hearing and consider a request by Trifecta Homes, LLC for a rezoning from "C1" Commercial to "MF" MultiFamily for approximately 2.5 acres located at 801 Potomac Parkway, M. P. Lamar Survey, Abstract 987, Tract 2, City of Kennedale, Tarrant County, Texas.

Staff Presentation: Ms. Dailey presented the zoning case, explained the surrounding uses and zoning, stated that the request was consistent with the Comprehensive Plan's principles and Future Land Use map, and stated that staff recommends approval. The developer plans to build townhomes on the site.

Ms. Dibella opened the public hearing.

Margo Jordan stated that she is on the Georgetown HOA board. She stated that there are 187 homes behind the 2.5 acres being considered for rezoning. She asked if Trifecta homes was Horton Homes, asked if the developers would use brick, and asked about building density and orientation. The developers said they were not Horton Homes. Ms. Dibella said Ms. Jordan could ask the developers for the specific details regarding the potential development after the meeting.

Martha Dibella closed the public hearing.

Commission Discussion:

Discussion included details from staff and the applicant addressing questions raised during the public hearing, the function and obligations of an HOA for townhomes, the potential uses of the land under its current C-1 zoning, and the pace of multifamily zoning being requested.

Mr. Degenhart made a motion to deny the request. Mr. Clementi seconded the motion. The vote was tied 3-3 with Ms. Dibella, Ms. Hughes, and Mark Perkins in opposition.

Further discussion included property value trends, appropriate uses of the land between single family residential and commercial, the quality of developments required by the UDC, and voting procedures for P&Z.

Ms. Hughes made a motion to approve the zoning request. Mr. Perkins seconded the motion. The motion passed 4-2 with Mr. Degenhart and Mr. Gilley in opposition.

D. **CASE #PZ 19-09** to conduct a public hearing and consider a request by Devan Pharis for a rezoning from "R3" Residential to "MF" Multi-Family for approximately 11 acres located at 5306 Kennedale Sublett Road, Block 1, Lot 2, Vaquero Coker Addition, 5310 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1L, 5308 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1G, 5308 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1G, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1K Homesite, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1J, 5306 Kennedale Sublett Road, James R Hawkins Survey, Abstract 792, Tract 1M Homesite, 1996 Palm Arbor 28x66 LB #PFS411170& Palm Harbor, 3176 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1H, 3190 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1F, 1989 High Chaparral 28 x 56, LB

#Tex0340915 Tiffany, 3196 Hawkins Joplin Road, James R Hawkins Survey, Abstract 792, Tract 1E, City of Kennedale, Tarrant County, Texas.

Staff Presentation: Ms. Dailey presented the case, stating that the property is partially vacant and partially developed with large lot single family homes. She stated that the property is across from Kroger and a large retail area, near Albertson's, adjacent to a self-storage facility under construction, and adjacent to single family residential. She stated that staff recommends approval. She stated that the front portion of the property was recently rezoned for C-2 zoning and commercial development is pending. She stated that given the proximity to heavy commercial uses, that single family development would not make sense and that while the future land use map designates the site for urban village, the commercial zoning next to higher density residential with an urban form and a walkable environment would effectively be a mix of uses. She stated that the apartments would be market rate and would likely attract young professionals and retirees. She stated that the development would be a significant tax revenue generator and serves as a transitional use. The developers plans high-end apartments on the site.

Ms. Dibella opened the public hearing.

John Hivale stated that his property is adjacent to the property being considered for rezoning. He stated that if the zoning is not approved, Council will still approve the request. He stated that public should be able to give input. He stated that there would not be an HOA to maintain the property. Ms. Dibella stated that there would be property management responsible for maintenance. He stated that there should be screening between the development and the adjacent neighborhood.

Frank Fernandez stated that the chairperson should not vote except to break a tie and that alternates do not vote. He stated that C1 zoning does not allow a helipad or big box stores. He stated that there are many property value estimates but that no plans have been shown to prove the estimates. He stated that apartments are requested too often.

Cole Carter stated that the proposed value of the project is commensurate with similar projects nearby. He stated that the tax revenue the project would generate would contribute significantly to street improvements and KISD. He stated that a multifamily development would contribute at least double the amount of tax revenue that a single family development would at the same site.

Ms. Dibella closed the public hearing.

Ms. Dailey stated that city staff sent notices to everyone near the property to meet with residents regarding any concerns and that the developers have addressed comments given during the meeting.

The applicants and their representatives – Ken Davis, Jim Maibach, and Patrick Pine with Vaquero Ventures – presented the development they intend to build on the property, stating that the zoning they are requesting is consistent with the Comprehensive Plan. They stated the traffic and drainage are being addressed and will meet stringent state and local engineering requirements. They stated the property will be safe, secure, and walkable. They stated the development will have a sense of vibrancy and community and will connect to the neighborhood. They stated that multifamily provides housing for people who want to live in the community but cannot or do not want to buy a home such as public

servants and young professionals. They stated the development will buffer Steeplechase neighborhood from the nearby commercial developments and will provide new amenities like greenspace and pedestrian infrastructure to the neighborhood.

Commission Discussion:

The discussion included tax revenue estimates, past developments by Vaquero Ventures, utilization of HUD funds, long-term property management strategies, and the impacts of multifamily development on emergency services, traffic, and KISD. Vaquero reviewed ways in which they addressed resident concerns brought up at a recent Steeplechase neighborhood meeting and demonstrated that their plans were altered to accommodate various requests by residents.

Mr. Perkins made a motion to approve the request. Ms. Hughes seconded the motion. The vote tied 3-3 with Mr. Clementi, Mr. Degenhart and Mr. Gilley opposing.

Discussion continued. The further discussion included traffic, engineering requirements, the potential for the project to request rezoning again in 6 months if denied, and general development pace and patterns.

Ms. Hughes made a motion to approve the request. Mr. Perkins seconded the motion. The motion passed 4-2 with Mr. Clementi and Mr. Gilley in opposition.

E. CASE #PZ 19-10

Consider approval of a preliminary plat for the Kennedale Square development by Harlan Properties, Inc. of approximately 11.043 acres of out the David Strickland Survey, Abstract No. 1376 and M. P. Lamar Survey, Abstract No 987, 11091121 N. Little School Road, City of Kennedale, Tarrant County, Texas.

Ms. Dailey stated that the developer is requesting a continuance to make a few changes to the plat.

Kayla Hughes made a motion to continue the case for the next P&Z meeting on October 17, 2019. Mr. Clementi seconded the motion. The motion passed unanimously.

IX. EXECUTIVE SESSION

No Executive Session was held.

X. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

XI. ADJOURNMENT

Ms. Dibella adjourned the meeting at 8:55 p.m.

STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Date: October 17, 2019

Agenda Item No: REGULAR ITEMS (A)

I. SUBJECT

CASE # PZ 19-10 to consider approval of a preliminary plat for the Kennedale Square development by Harlan Properties, Inc. of approximately 11.043 acres of the David Strickland Survey, Abstract No. 1376 and M. P. Lamar Survey, Abstract No. 987, 1109-1121 N. Little School Road, City of Kennedale, Tarrant County, Texas.

II. SUMMARY

This staff report describes the current status of the property, the requirements for approval, and the staff recommendation.

By state law, plats that comply with the city's comprehensive land use plan and with all applicable regulations for plats must be approved. Staff's assessment, provided below, is that the preliminary plat meets all requirements for approval.

BACKGROUND AND OVERVIEW

Request	Preliminary Plat
Applicant	Harlan Properties, Inc.
Location	1109-1121 N. Little School Road
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property was rezoned "UV" Urban Village in December 2018 for the purpose of developing this land into 117 townhomes and a neighborhood commercial building. The developer, Harlan Properties, Inc.

is submitting a preliminary plat to ensure all required information has been prepared and considered by the applicant before development may proceed.

CITY DEVELOPMENT REQUIREMENTS

Plats must comply with applicable city regulations in order to be approved.

PUBLIC WORKS / INFRASTRUCTURE REQUIREMENTS

The preliminary plat documents have been reviewed by Public Works and the City's engineering consultant, and meets all requirements.

ZONING DISTRICT REQUIREMENTS

REQUIRED LOT SIZES. The proposed plat meets all site plan requirements for the UV zoning district.

TECHNICAL REQUIREMENTS FOR PLAT DRAWINGS. The plat drawing meets all technical requirements for plat drawings.

STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval of the preliminary plat.

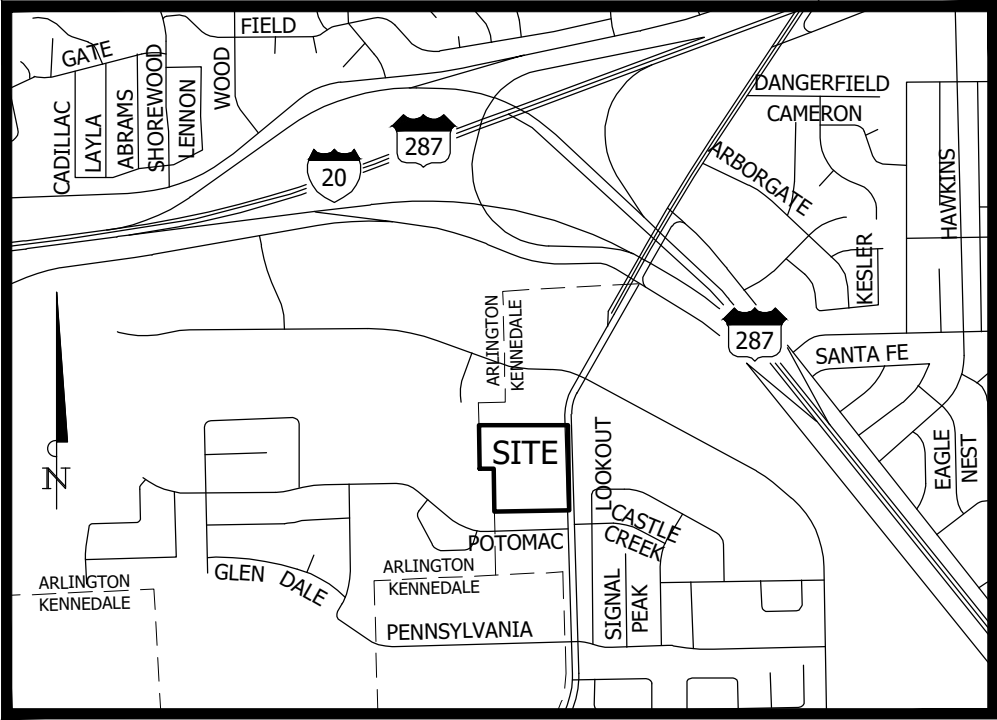
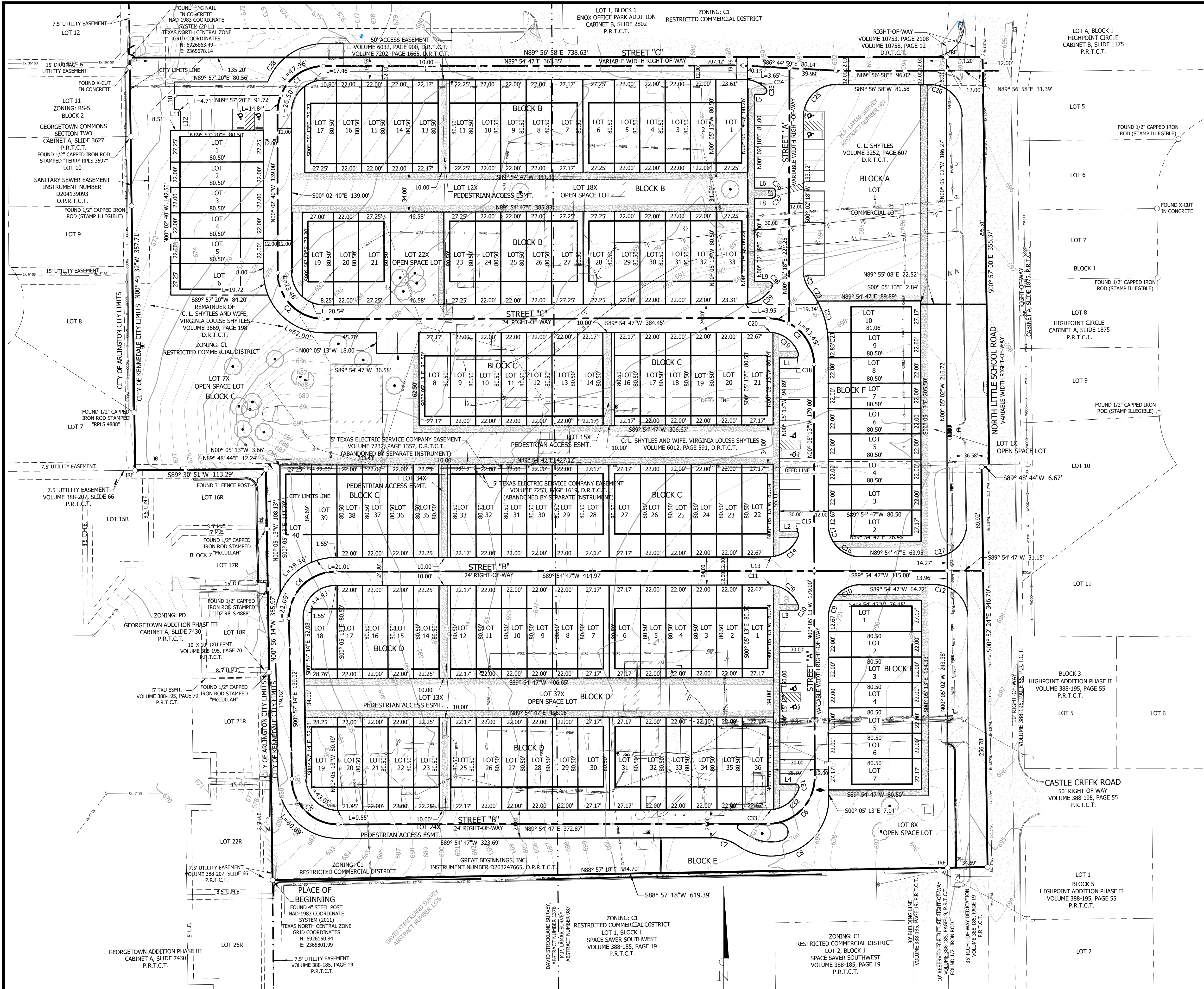
ACTION BY THE PLANNING & ZONING COMMISSION

Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for a final plat.

Approval with Conditions: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for a final plat with the following conditions [list conditions].

Deny: Based on the information presented, I find that the proposed plat does not meet [list standards or requirements not met] and make a motion to deny the request.

.



VICINITY MAP
SCALE: 1" = 2000'
KENNEDALE, TEXAS

GENERAL NOTES:

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0340, dated September 25, 2009. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".
- Existing Structures are to be removed.

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
ESMT.	EASEMENT
D.R.T.C.T.	DEED RECORDS
DEED RECORDS	TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS
PLAT RECORDS	TARRANT COUNTY, TEXAS
IRF = 5/8" IRON ROD WITH CAP STAMPED "RPLS 4838" FOUND	
•	DIMENSION POINT, NOTHING FOUND OR SET
◆	STREET NAME CHANGE

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 2019, to recommend approval of this plat by the City Council.

BY: _____
Chairman, Planning and Zoning Commission

BY: _____
Secretary, Planning and Zoning Commission

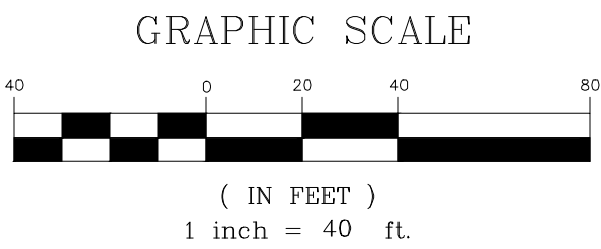
PRELIMINARY PLAT OF
KENNEDALE SQUARE

11.043 acres out of the
David Strickland Survey, Abstract No. 1376 and
M.P. Lamar Survey, Abstract No. 987
City of Kennedale, Tarrant County, Texas
119 Residential Lots, 1 Commercial Lot and 11 Open Space Lots
Preparation Date: May 2019
SHEET 1 OF 2

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
SMEER HOMES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
CONTACT: SURESH SHRIDHARAN
PHONE: 972-657-0655

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 189-19-001



State of Texas §
County of Tarrant §

WHEREAS, **Great Beginnings, Inc. and C. L. Shytles and wife, Virginia Louise Shytles** are the owners of that certain 11.043 acres (481,033 square feet) of land in the David Strickland Survey, Abstract No. 1376 and M.P. Lamar Survey, Abstract No. 987, City of Kennedale, Tarrant County, Texas; said 11.043 acres (481,033 square feet) of land being all of that certain tract of land described in a Warranty Deed with a Vendor's Lien to Great Beginnings, Inc. (hereinafter referred to as Great Beginnings tract), as recorded in Instrument Number D203247665, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); said 11.043 acres (481,033 square feet) of land being the remainder of that certain tract of land described in a Warranty Deed with Vendor's Lien to C. L. Shytles and wife, Virginia Louise Shytles (hereinafter referred to as Shytles tract), as recorded in Volume 3669, Page 198, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said 11.043 acres (481,033 square feet) of land being all of that certain tract of land described in a Warranty Deed to C. L. Shytles and wife, Virginia Louise Shytles (hereinafter referred to as C. L. Shytles tract), as recorded in Volume 6012, Page 591, D.R.T.C.T.; said 11.043 acres (481,033 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a four inch steel post found for the Southwest corner of said Great Beginnings tract, same being the Northwest corner of that certain tract of land described as Lot 1, Block 1, Space Saver Southwest (hereinafter referred to as Lot 1), an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Volume 388-185, Page 19, Plat Records, Tarrant County, Texas (P.R.T.C.T.), same also being the East line of that certain tract of land described as Georgetown Addition Phase II, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7430, P.R.T.C.T.;

THENCE North 00 degrees 56 minutes 14 seconds West with the common line between said Great Beginnings tract and said Georgetown Addition Phase II, a distance of 355.97 feet to a three inch fence post found for the Northwest corner of said Great Beginnings tract, same being the Northeast corner of said Georgetown Addition Phase II, same also being the South line of said Shytles tract;

THENCE South 89 degrees 30 minutes 51 seconds West with the common line between said Shytles tract and said Georgetown Addition Phase II, a distance of 113.29 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southwest corner of the remainder of said Shytles tract, same being the Southeast corner of that certain tract of land described as Georgetown Commons Section Two, an addition to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3627, P.R.T.C.T.;

THENCE North 00 degrees 45 minutes 32 seconds West, departing the North line of said Georgetown Addition Phase II and with the common line between the remainder of said Shytles tract and said Georgetown Commons Section Two, a distance of 357.71 feet to an "X" cut found in concrete pavement for the Northwest corner of said Shytles tract, same being the Southwest corner of that certain tract of land described as Lot 1, Block 1, Enox Office Park Addition, an addition to the City of Kennedale, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 2802, P.R.T.C.T.;

THENCE North 89 degrees 56 minutes 58 seconds East, departing the East line of said Georgetown Commons Section Two and with the common line between the remainder of said Shytles tract and said Enox Office Park Addition, pass at a distance of 707.42 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeast corner of said Enox Office Park Addition and continue with said course and with the North line of the remainder of said Shytles tract and crossing North Little School Road (variable width right-of-way), for a total distance of 738.63 feet to the Northeast corner of the remainder of said Shytles tract, same being in North Little School Road;

THENCE South 00 degrees 57 minutes 00 seconds East with the common line between said Shytles tract and the existing West right-of-way line of said North Little School Road, a distance of 355.37 feet to the Southeast corner of said Shytles tract;

THENCE South 89 degrees 48 minutes 44 seconds West with the common line between said Shytles tract and the existing West right-of-way line of said North Little School Road, a distance of 6.67 feet to the Northeast corner of the aforesaid Great Beginnings tract;

THENCE South 00 degrees 52 minutes 24 seconds East with the common line between said Great Beginnings tract and the existing West right-of-way line of said North Little School Road, a distance of 346.70 feet to the Southeast corner of said Great Beginnings tract;

THENCE South 88 degrees 57 minutes 18 seconds West, continue with the common line between said Great Beginnings tract and the existing West right-of-way line of said North Little School Road, pass at a distance of 34.69 feet, a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of the aforesaid Lot 1 and continue with said course and the common line between said Great Beginnings tract and said Lot 1 for a total distance of 619.39 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 11.043 acres (481,033 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Great Beginnings, Inc. and C. L. Shytles and wife, Virginia Louise Shytles**, does hereby adopt this plat, designating the herein described property as **KENNEDALE SQUARE**, an addition to the City of Kennedale, Tarrant County, Texas, and it does hereby dedicate to the public's use the streets and easement shown thereon.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2019.
Great Beginnings, Inc.

By: _____
Name:
Title:

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____DAY OF _____, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	62.80'	40.00'	89°57'27"	N44° 56' 04"E	56.55'
C2	62.86'	40.00'	90°02'33"	N45° 03' 56"W	56.59'
C3	62.83'	40.00'	90°00'00"	N45° 05' 13"W	56.57'
C4	63.44'	40.00'	90°52'02"	S44° 28' 46"W	56.99'
C5	62.23'	40.00'	89°07'58"	S45° 31' 14"E	56.14'
C6	62.83'	40.00'	90°00'00"	N44° 54' 47"E	56.57'
C7	24.20'	40.00'	34°39'29"	N72° 45' 28"W	23.83'
C8	108.78'	50.00'	124°39'29"	S62° 14' 32"W	88.56'
C9	15.24'	28.00'	31°11'19"	S15° 30' 27"W	15.05'
C10	28.74'	28.00'	58°48'41"	S60° 30' 27"W	27.50'
C11	4.52'	28.00'	9°14'54"	N85° 27' 46"W	4.51'
C12	10.53'	28.00'	21°32'20"	N79° 19' 03"W	10.46'
C13	4.52'	28.00'	9°14'54"	N85° 17' 20"E	4.51'
C14	29.75'	28.00'	60°52'29"	N50° 13' 39"E	28.37'
C15	5.75'	3.00'	109°52'37"	N35° 08' 54"W	4.91'
C16	28.74'	28.00'	58°48'41"	S60° 40' 52"E	27.50'
C17	15.24'	28.00'	31°11'19"	S15° 40' 52"E	15.05'
C18	5.75'	3.00'	109°52'37"	N34° 58' 29"E	4.91'
C19	29.75'	28.00'	60°52'29"	N50° 24' 04"W	28.37'
C20	4.52'	28.00'	9°14'54"	N85° 27' 46"W	4.51'
C21	9.20'	75.00'	7°01'29"	S3° 35' 57"E	9.19'
C22	28.74'	75.00'	21°57'23"	S18° 05' 23"E	28.57'
C23	11.17'	75.00'	8°32'04"	S33° 20' 06"E	11.16'
C24	18.39'	28.00'	37°38'26"	S18° 46' 55"E	18.07'
C25	43.94'	28.00'	89°54'40"	S44° 59' 38"W	39.57'
C26	15.17'	28.00'	31°02'54"	N74° 31' 35"W	14.99'
C27	11.36'	28.00'	23°15'04"	N78° 17' 15"E	11.28'
C28	26.72'	52.00'	29°26'10"	N36° 00' 30"E	26.42'
C29	34.27'	28.00'	70°07'23"	S55° 01' 30"E	32.17'
C30	5.75'	3.00'	109°52'37"	S34° 58' 29"W	4.91'
C31	5.75'	3.00'	109°52'37"	S35° 08' 54"E	4.91'
C32	34.27'	28.00'	70°07'23"	S54° 51' 06"W	32.17'
C33	4.52'	28.00'	9°14'54"	N85° 17' 20"E	4.51'
C34	18.06'	28.00'	36°57'08"	N64° 09' 02"W	17.75'
C35	7.11'	3.00'	135°42'46"	N22° 10' 55"E	5.56'
C36	4.71'	3.00'	90°00'00"	N44° 57' 42"W	4.24'
C37	4.71'	3.00'	90°00'00"	N45° 02' 18"E	4.24'
C38	6.09'	3.00'	116°22'06"	N31° 46' 39"W	5.10'
C39	27.08'	28.00'	55°25'02"	N54° 06' 55"E	26.04'

Line Table		
Line #	Length	Direction
L1	13.51'	N89° 54' 47"E
L2	13.51'	S89° 54' 47"W
L3	13.51'	S89° 54' 47"W
L4	13.51'	N89° 54' 47"E
L5	7.46'	S89° 57' 42"E
L6	15.00'	N89° 57' 42"W
L7	3.00'	N0° 02' 18"E
L8	15.00'	S89° 57' 42"E
L9	12.40'	N89° 57' 42"W
L10	23.50'	N0° 02' 40"W
L11	2.00'	S89° 57' 20"W
L12	15.50'	N0° 02' 40"W

SURVEYOR'S CERTIFICATE:

I, Michael Dan Davis, a Registered Professional Land Surveyor, licensed by the State of Texas, have platted the herein described subdivision from an actual survey on the ground; and that all lot corners, angle points, and point of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this the _____ day of _____, 2019.

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT

Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838



BLOCK A		
Lot Area Table		
Parcel #	Square Feet	Acreage
1	23042	0.529

BLOCK B		
Lot Area Table		
Parcel #	Square Feet	Acreage
1	2193	0.050
2	1771	0.041
3	1771	0.041
4	1771	0.041
5	1771	0.041
6	2194	0.050
7	2187	0.050
8	1771	0.041
9	1771	0.041
10	1771	0.041
11	1791	0.041
12 X	805	0.018
13	1784	0.041
14	1771	0.041
15	1771	0.041
16	1771	0.041
17	2166	0.050
18 X	16484	0.378
19	2131	0.049
20	1771	0.041
21	2194	0.050
22 X	3750	0.086
23	2194	0.050
24	1771	0.041
25	1771	0.041
26	1771	0.041
27	2194	0.050
28	2194	0.050
29	1771	0.041
30	1771	0.041
31	1771	0.041
32	1771	0.041
33	2193	0.050

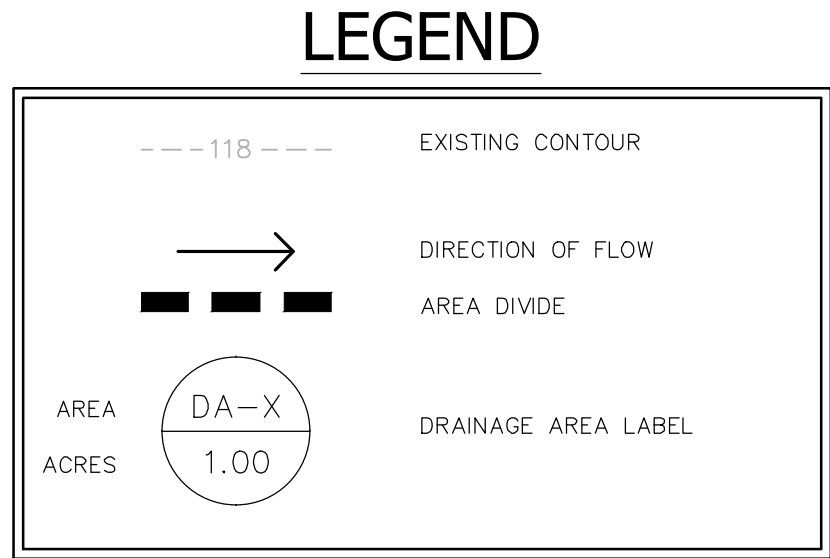
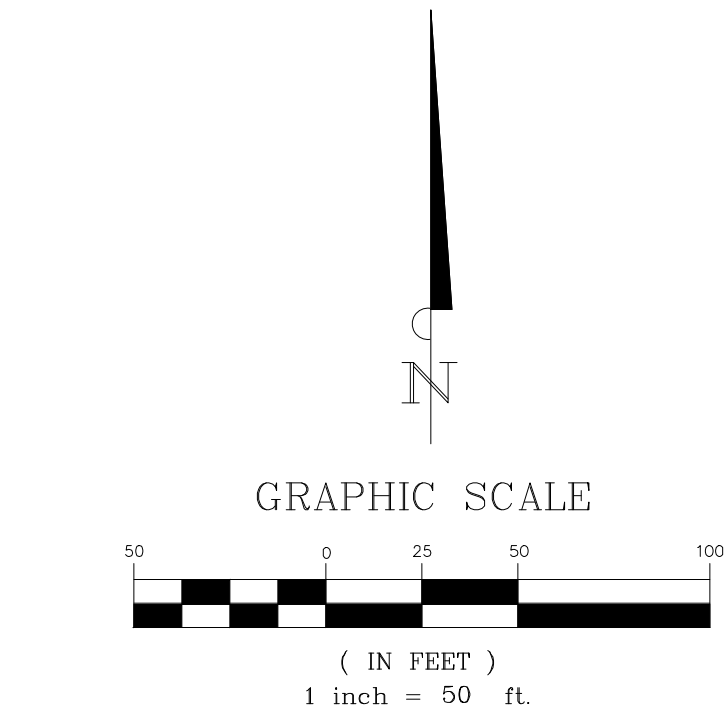
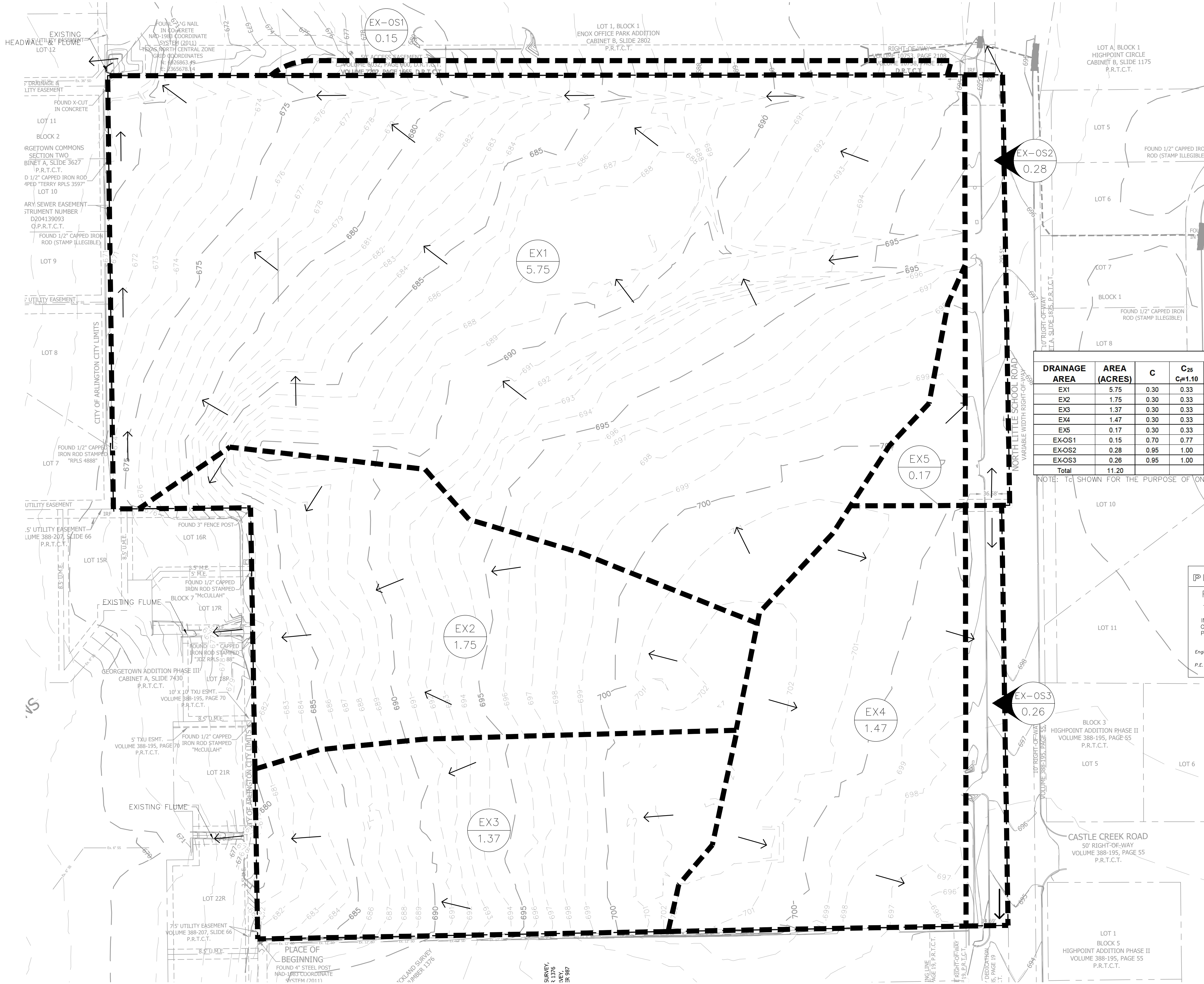
BLOCK C		
Lot Area Table		
Parcel #	Square Feet	Acreage
1	2194	0.050
2	1771	0.041
3	1771	0.041
4	1771	0.041
5	1771	0.041
6	2217	0.051
7 X	53576	1.230
8	2187	0.050
9	1771	0.041
10	1771	0.041
11	1771	0.041
12	1771	0.041
13	1771	0.041
14	1784	0.041
15 X	805	0.018
16	1784	0.041
17	1771	0.041
18	1771	0.041
19	1771	0.041
20	1771	0.041
21	2186	0.050
22	2186	0.050
23	1771	0.041
24	1771	0.041
25	1771	0.041
26	1771	0.041
27	2187	0.050
28	2187	0.050
29	1771	0.041
30	1771	0.041
31	1771	0.041
32	1771	0.041
33	1784	0.041
34 X	805	0.018
35	1791	0.041
36	1771	0.041
37	1771	0.041
38	1771	0.041
39	1799	0.041
40	2582	0.059

BLOCK D		
Lot Area Table		
Parcel #	Square Feet	Acreage
1	2186	0.050
2	1771	0.041
3	1771	0.041
4	1771	0.041
5	1771	0.041
6	2187	0.050
7	2187	0.050
8	1771	0.041
9	1771	0.041
10	1771	0.041
11	1771	0.041
12	1784	0.041
13 X	805	0.018
14	1791	0.041
15	1771	0.041
16	1771	0.041
17	1771	0.041
18	2190	0.050
19	2036	0.047
20	1771	0.041
21	1771	0.041
22	1771	0.041
23	1791	0.041
24 X	805	0.018
25	1784	0.041
26	1771	0.041
27	1771	0.041
28	1771	0.041
29	1771	0.041
30	2187	0.050
31	2187	0.050
32	1771	0.041
33	1771	0.041
34	1771	0.041
35	1771	0.041
36	2186	0.050
37 X	15343	0.352

BLOCK E		
Lot Area Table		
Parcel #	Square Feet	Acreage
1	2168	0.050
2	1771	0.041
3	1771	0.041
4	1771	0.041
5	1771	0.041
6	1771	0.041
7	2187	0.050
8 X	29856	0.685

BLOCK F		
Lot Area Table		
Parcel #	Square Feet	Acreage
1 X	5859	0.135
2	2168	0.050
3	1771	0.041
4	1771	0.041
5	1771	0.041
6	1771	0.041
7	1771	0.041
8	1771	0.041
9	1773	0.041
10	2296	0.053

PRELIMINARY PLAT OF
KENNEDALE SQUARE
11.043 acres out of the
David Strickland Survey, Abstract No. 1376 and
M.P. Lamar Survey, Abstract No. 987
City of Kennedale, Tarrant County, Texas
119 Residential Lots, 1 Commercial Lot and 11 Open Space Lots
Preparation Date: May 2019
SHEET 2 OF 2



EXISTING RUNOFF												COMMENTS
DRAINAGE AREA	AREA (ACRES)	C	C ₂₅ C _{#1.10}	C ₁₀₀ C _{#1.25}	T _c (MIN)	i5 (in/hr)	i25 (in/hr)	i100 (in/hr)	Q5 (CFS)	Q25 (CFS)	Q100 (CFS)	
EX1	5.75	0.30	0.33	0.38	15	4.86	6.46	7.98	8.39	12.26	17.20	TO HEADWALL
EX2	1.75	0.30	0.33	0.38	15	4.86	6.46	7.98	2.55	3.73	5.23	TO GEORGETOWN ADD. PH III
EX3	1.37	0.30	0.33	0.38	15	4.86	6.46	7.98	2.00	2.92	4.10	TO GEORGETOWN ADD. PH III
EX4	1.47	0.30	0.33	0.38	15	4.86	6.46	7.98	2.14	3.13	4.40	TO LITTLE SCHOOL ROAD
EX5	0.17	0.30	0.33	0.38	15	4.86	6.46	7.98	0.25	0.36	0.51	TO LITTLE SCHOOL ROAD
EX-OS1	0.15	0.70	0.77	0.88	10	5.74	7.55	9.24	0.60	0.87	1.21	TO HEADWALL
EX-OS2	0.28	0.95	1.00	1.00	10	5.74	7.55	9.24	1.53	2.11	2.59	LITTLE SCHOOL ROAD R.O.W.
EX-OS3	0.26	0.95	1.00	1.00	10	5.74	7.55	9.24	1.42	1.96	2.40	LITTLE SCHOOL ROAD R.O.W.
Total	11.20								18.88	27.35	37.64	

NOTE: TO SHOWN FOR THE PURPOSE OF ONSITE DESIGN.

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
Engineer: CODY R. BROOKS, P.E.
P.E. No. 120167 Date: 10/16/2019

Preliminary ONSITE EXISTING DRAINAGE AREA MAP

Project Number

Plan Number

for

KENNEDALE SQUARE

Planned Development Rezoning

11.043 Acres out of David Strickland

Survey, Abstract No. 1376 and M.P.

Lamar Survey, Abstract No. 987

1109 & 1125 North Little School Road

City of Kennedale

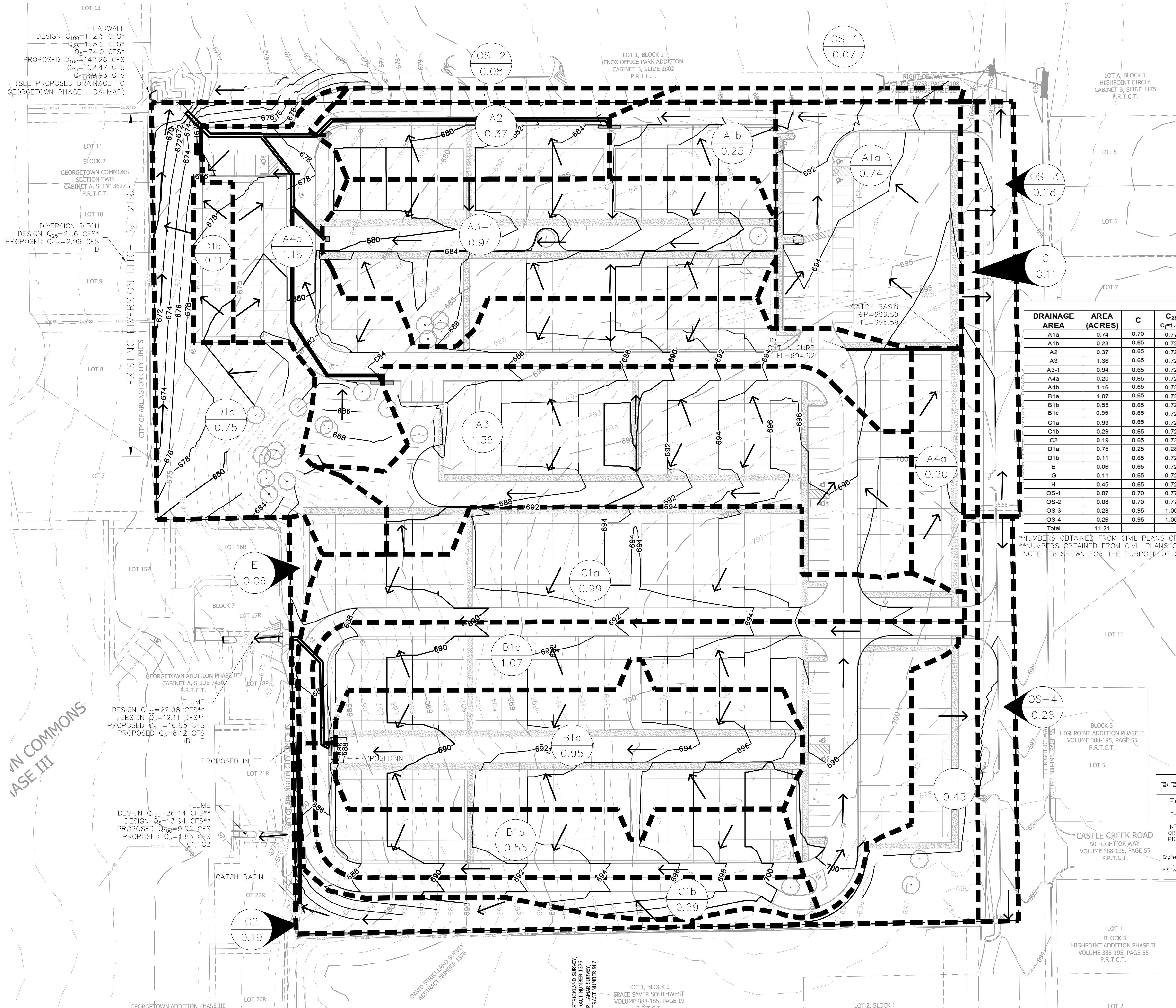
Tarrant County, Texas

Appraisal Account #

Tarrant County, Texas

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: MICHAEL MARTIN, RLA



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND

- 118 --- EXISTING CONTOUR
- 118 — PROPOSED CONTOURS
- DIRECTION OF FLOW
- - - - AREA DIVIDE
- AREA DA-X DRAINAGE AREA LABEL
- ACRES 1.00

PROPOSED RUNOFF												COMMENTS
DRAINAGE AREA	AREA (ACRES)	C	C ₂₅ C _p =1.10	C ₁₀₀ C _p =1.25	T _c (MIN)	i5 (in/hr)	i25 (in/hr)	i100 (in/hr)	Q5 (CFS)	Q25 (CFS)	Q100 (CFS)	
A1a	0.74	0.70	0.77	0.88	10	5.74	7.55	9.24	2.98	4.30	5.99	TO CURB INLET
A1b	0.23	0.65	0.72	0.81	10	5.74	7.55	9.24	0.86	1.24	1.73	TO CURB INLET
A2	0.37	0.65	0.72	0.81	10	5.74	7.55	9.24	1.38	2.00	2.78	TO CURB INLET
A3	1.36	0.65	0.72	0.81	10	5.74	7.55	9.24	5.08	7.34	10.21	TO CURB INLET
A3-1	0.94	0.65	0.72	0.81	10	5.74	7.55	9.24	3.51	5.08	7.06	TO Y INLET
A4a	0.20	0.65	0.72	0.81	10	5.74	7.55	9.24	0.75	1.08	1.90	TO CATCH BASIN
A4b	1.16	0.65	0.72	0.81	10	5.74	7.55	9.24	4.33	6.26	8.71	TO CURB INLET
B1a	1.07	0.65	0.72	0.81	10	5.74	7.55	9.24	3.99	5.78	8.04	TO CURB INLET
B1b	0.55	0.65	0.72	0.81	10	5.74	7.55	9.24	2.05	2.97	4.13	TO CURB INLET
B1c	0.95	0.65	0.72	0.81	10	5.74	7.55	9.24	3.55	5.13	7.14	TO CURB INLET
C1a	0.99	0.65	0.72	0.81	10	5.74	7.55	9.24	3.70	5.34	7.44	TO OPEN BACK INLET
C1b	0.29	0.65	0.72	0.81	10	5.74	7.55	9.24	1.08	1.57	2.18	TO CURB INLET
C2	0.19	0.65	0.72	0.81	10	5.74	7.55	9.24	0.71	1.03	1.43	TO CATCH BASIN
D1a	0.75	0.25	0.28	0.31	10	5.74	7.55	9.24	1.08	1.56	2.17	TO DIVERSION CHANNEL/HEADWALL
D1b	0.11	0.65	0.72	0.81	10	5.74	7.55	9.24	0.41	0.59	0.83	TO DIVERSION CHANNEL/HEADWALL
E	0.06	0.65	0.72	0.81	10	5.74	7.55	9.24	0.22	0.32	0.45	TO GEORGETOWN PHASE III
G	0.11	0.65	0.72	0.81	10	5.74	7.55	9.24	0.41	0.59	0.83	TO LITTLE SCHOOL ROAD
H	0.45	0.65	0.72	0.81	10	5.74	7.55	9.24	1.68	2.43	3.38	TO LITTLE SCHOOL ROAD
OS-1	0.07	0.70	0.77	0.88	10	5.74	7.55	9.24	0.28	0.41	0.57	TO CURB INLET
OS-2	0.08	0.70	0.77	0.88	10	5.74	7.55	9.24	0.32	0.47	0.65	TO CURB INLET
OS-3	0.28	0.95	1.00	1.00	10	5.74	7.55	9.24	1.53	2.11	2.99	LITTLE SCHOOL ROAD
OS-4	0.26	0.95	1.00	1.00	10	5.74	7.55	9.24	1.42	1.96	2.40	LITTLE SCHOOL ROAD
Total	11.21								41.31	59.56	82.18	

*NUMBERS OBTAINED FROM CIVIL PLANS OF GEORGETOWN COMMONS: SECTION TWO, DESIGNED BY DI SCIULLO & TERRY, INC., CONSULTING ENGINEERS
**NUMBERS OBTAINED FROM CIVIL PLANS OF GEORGETOWN COMMONS: PHASE III, DESIGNED BY JOHN D. ZIMMERMAN P.E., R.P.S.
NOTE: T_c SHOWN FOR THE PURPOSE OF ONSITE DESIGN.

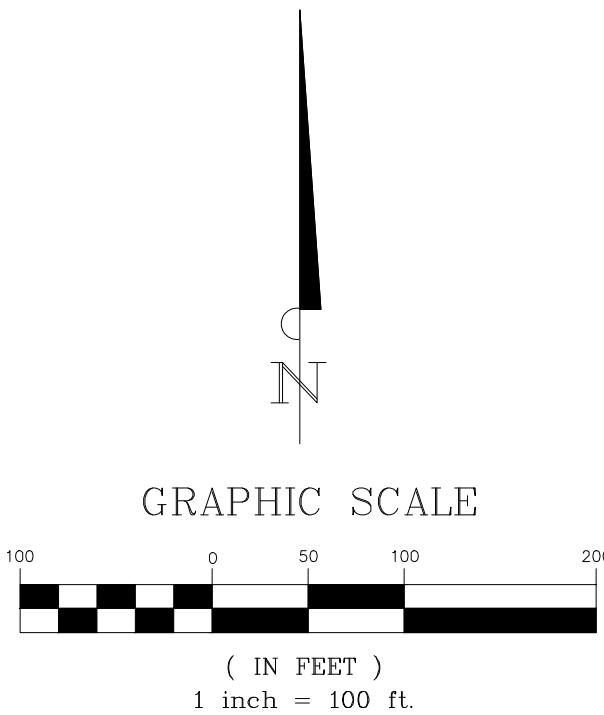
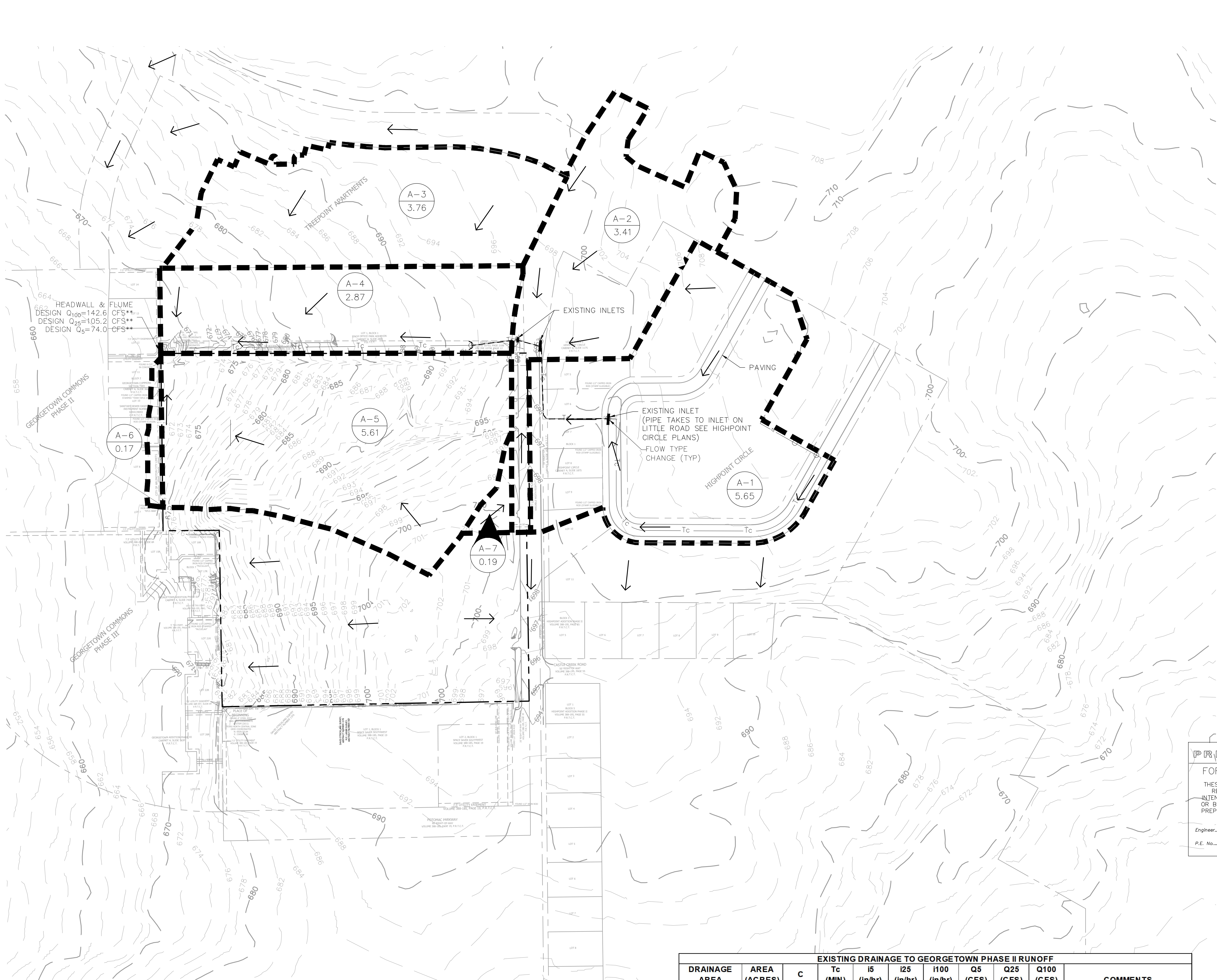
Preliminary ONSITE PROPOSED DRAINAGE AREA MAP

Project Number
Plan Number
for
KENNEDALE SQUARE
Planned Development Rezoning
11.043 Acres out of David Strickland
Survey, Abstract No. 1376 and M.P.
Lamar Survey, Abstract No. 987
1109 & 1125 North Little School Road
City of Kennedale
Tarrant County, Texas
Appraisal Account #
Tarrant County, Texas

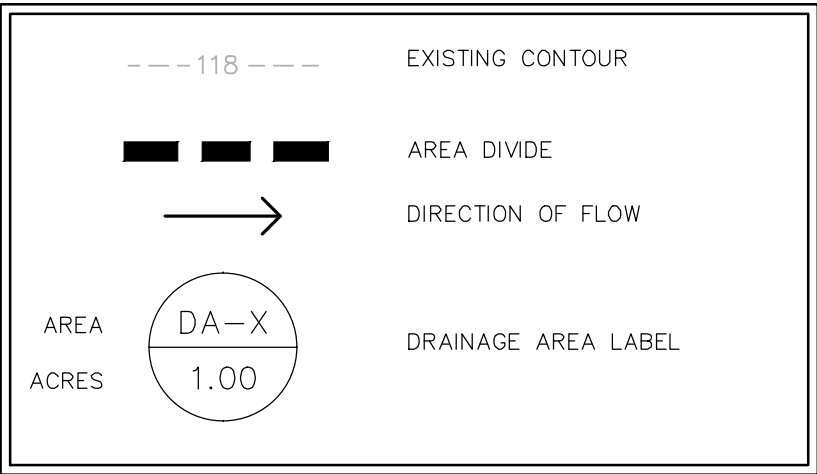
PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
REVIEW ONLY AND NOT
INTENDED FOR CONSTRUCTION
OR BIDDING. THEY HAVE BEEN
PREPARED BY OR UNDER THE
SUPERVISION OF:
Engineer: CODY R. BROOKS, P.E.
P.E. No. 120167 Date 10/16/2019

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: MICHAEL MARTIN, RLA



LEGEND



Preliminary
OVERALL EXISTING
DRAINAGE AREA MAP
TO GEORGETOWN
COMMONS PHASE 2

Project Number
Plan Number

for

KENNEDALE SQUARE

Planned Development Rezoning

11.043 Acres out of David Strickland
Survey, Abstract No. 1376 and M.P.

Lamar Survey, Abstract No. 987

1109 & 1125 North Little School Road

City of Kennedale

Tarrant County, Texas

Appraisal Account #

Tarrant County, Texas

PRELIMINARY

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR
REVIEW ONLY AND NOT
INTENDED FOR CONSTRUCTION
OR BIDDING. THEY HAVE BEEN
PREPARED BY OR UNDER THE
SUPERVISION OF:

Engineer CODY R. BROOKS, P.E.

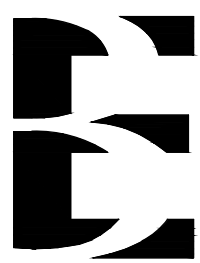
P.E. No. 120167 Date 10/16/2019

EXISTING Tc CALCULATIONS FOR AREA A							
TYPE	CONDITION	DIST	UP ELEV	DOWN ELEV	SLOPE	Coef.	VELOCITY
SHEET*	GRASS	100	710	708.7	1.3%	0.65	0.22
SHALLOW*	GRASS	50	708.7	708.1	1.2%	16.13	1.77
SHALLOW*	PAVE	717	707.6	699.81	1.1%	20.33	2.12
PIPE	PAVE	417					6.0
CHANNEL	GRASS	568	691	671	3.5%		5.4
TOTAL							16.4

NOTE: Tc CALCULATION IS ONLY FOR THE PURPOSE OF DETERMINING THE DISCHARGE AT THE GEORGETOWN COMMONS DESIGN POINT.

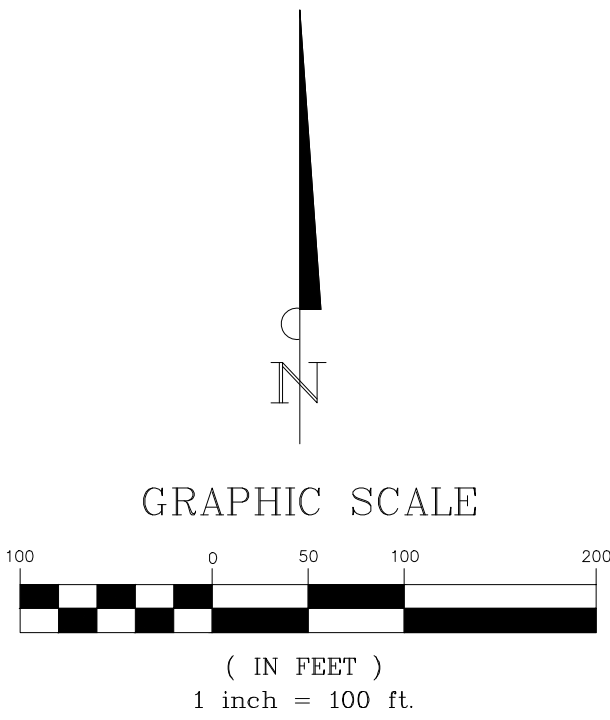
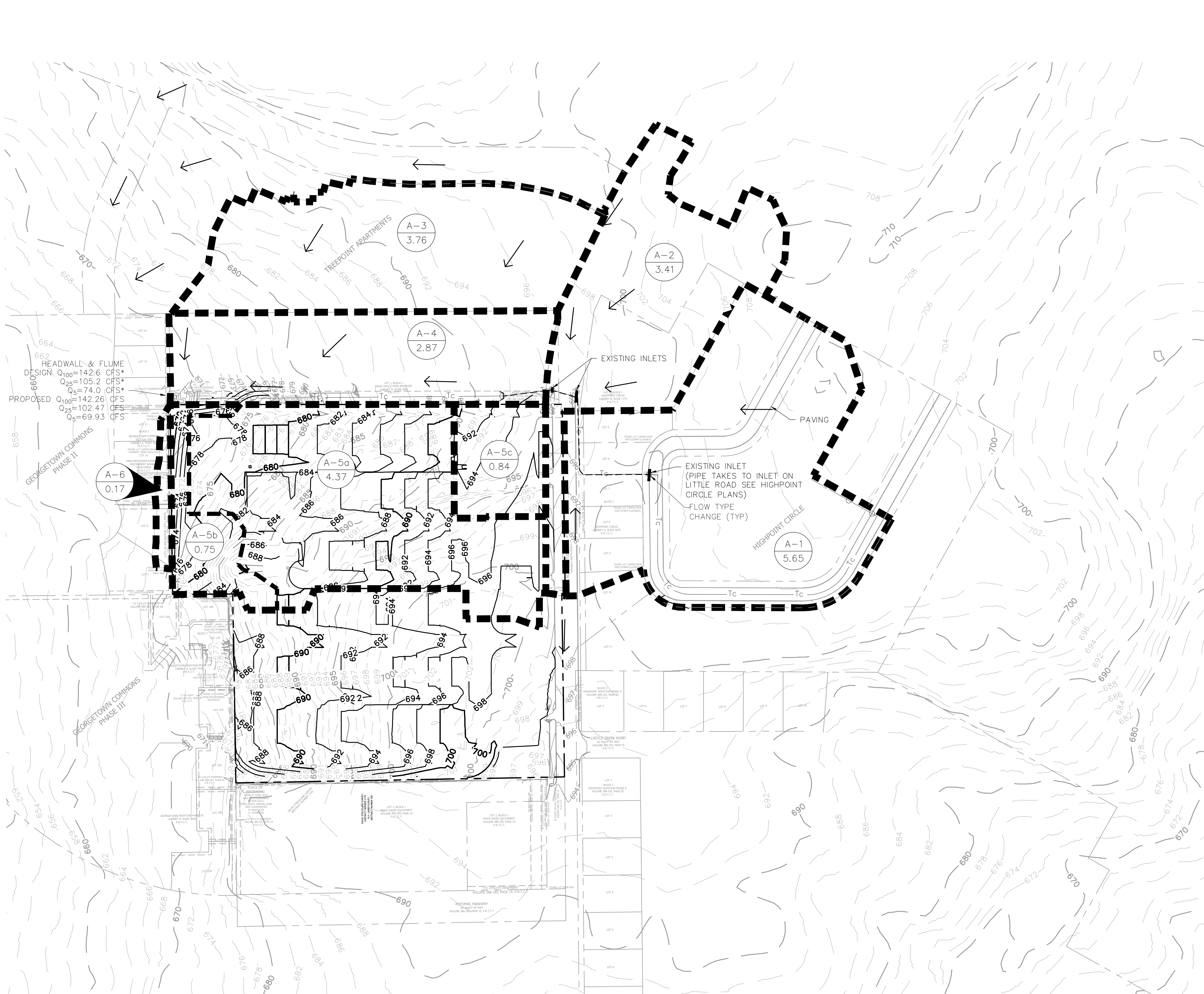
EXISTING DRAINAGE TO GEORGETOWN PHASE II RUNOFF									
DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i5 (in/hr)	i25 (in/hr)	i100 (in/hr)	Q5 (CFS)	Q25 (CFS)	Q100 (CFS)
A-1	5.65	0.65	16.4	4.67	6.21	7.69	17.13	22.82	28.23
A-2	3.41	0.70	16.4	4.67	6.21	7.69	11.14	14.83	18.35
A-3	3.76	0.85	16.4	4.67	6.21	7.69	14.91	19.86	24.57
A-4	2.87	0.70	16.4	4.67	6.21	7.69	9.37	12.48	15.45
A-5	5.61	0.30	16.4	4.67	6.21	7.69	7.85	10.46	12.94
A-6	0.17	0.65	16.4	4.67	6.21	7.69	0.52	0.69	0.85
A-7	0.19	0.30	16.4	4.67	6.21	7.69	0.27	0.35	0.44
Total	21.66						61.18	81.50	100.83

**NUMBERS OBTAINED FROM CIVIL PLANS OF GEORGETOWN COMMONS: SECTION TWO, DESIGNED BY DI SCIULLO & TERRY, INC, CONSULTING ENGINEERS

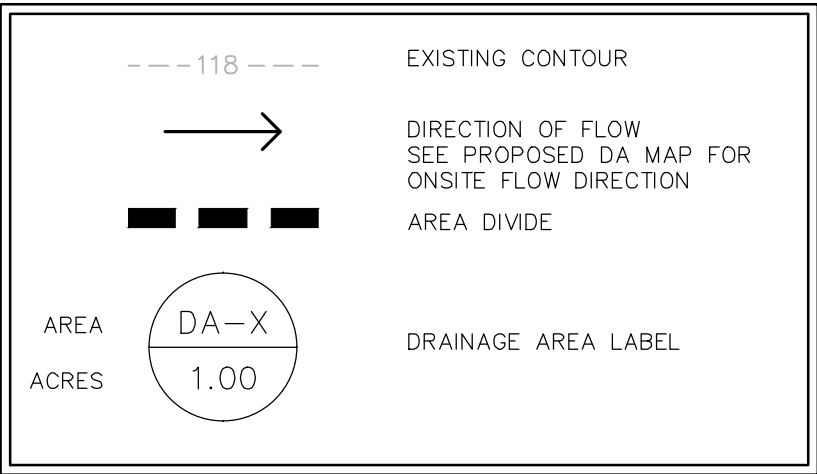


BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: MICHAEL MARTIN, RLA



LEGEND



**Preliminary
OVERALL PROPOSED
DRAINAGE AREA MAP
TO GEORGETOWN
COMMONS PHASE 2**

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
REVIEW ONLY AND NOT
INTENDED FOR CONSTRUCTION
OR BIDDING. THEY HAVE BEEN
PREPARED BY OR UNDER THE
SUPERVISION OF:
Engineer: CODY R. BROOKS, P.E.
P.E. No. 120167 Date 10/16/2019

Project Number
Plan Number
for
KENNEDALE SQUARE
Planned Development Rezoning
11.043 Acres out of David Strickland
Survey, Abstract No. 1376 and M.P.
Lamar Survey, Abstract No. 987
1109 & 1125 North Little School Road
City of Kennedale
Tarrant County, Texas
Appraisal Account #
Tarrant County, Texas

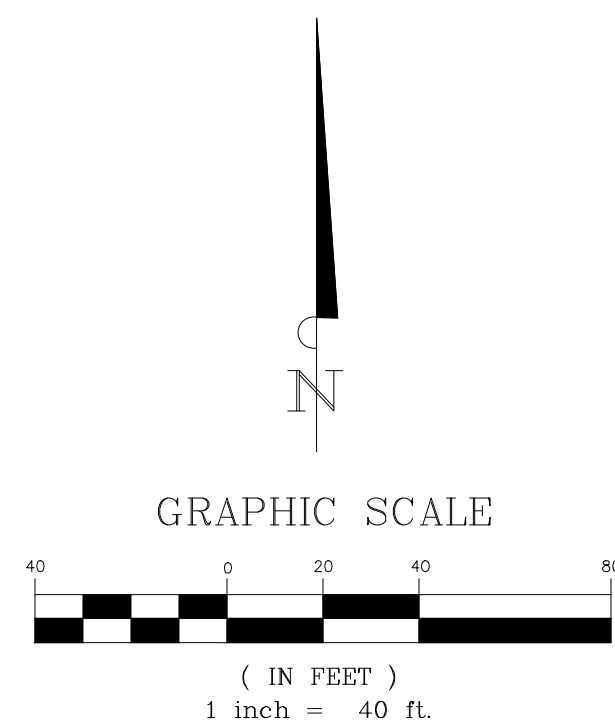
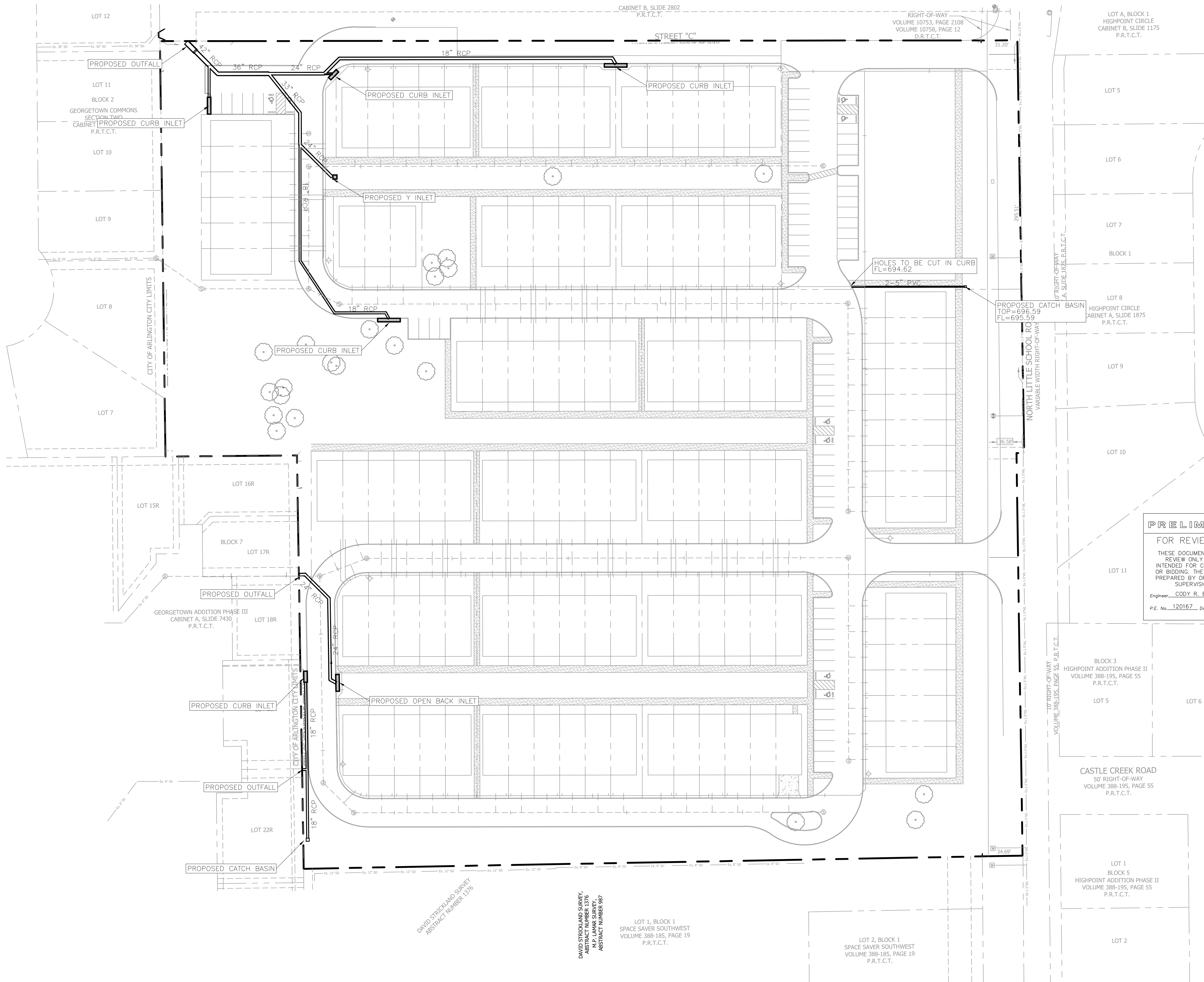
BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: MICHAEL MARTIN, RLA

EXISTING Tc CALCULATIONS FOR AREA A						
TYPE	CONDITION	DIST	UP ELEV	DOWN ELEV	SLOPE	VELOCITY TIME (MIN)
SHEET*	GRASS	100	710	708.7	1.3%	0.22 7.4
SHALLOW*	GRASS	50	708.7	708.1	1.2%	1.77 0.5
SHALLOW*	PAVE	717	707.6	699.81	1.1%	2.12 5.6
PIPE	PAVE	417				6.0 1.2
CHANNEL	GRASS	568	691	671	3.5%	5.4 1.8
*ELEVATION OBTAINED FROM HIGHPOINT CIRCLE GRADING PLANS						TOTAL 16.4
NOTE: Tc CALCULATION IS ONLY FOR THE PURPOSE OF DETERMINING THE DISCHARGE AT THE GEORGETOWN COMMONS DESIGN POINT.						

PROPOSED DRAINAGE TO GEORGETOWN PHASE II RUNOFF											
DRAINAGE AREA	AREA (ACRES)	C	C25 C=1.10	C100 C=1.25	Tc (MIN)	i5 (in/hr)	i25 (in/hr)	i100 (in/hr)	Q5 (CFS)	Q25 (CFS)	Q100 (CFS)
A-1	5.65	0.65	0.72	0.81	16.4	4.67	6.21	7.69	17.13	25.10	35.29
A-2	3.41	0.70	0.77	0.88	16.4	4.67	6.21	7.69	11.14	16.32	22.94
A-3	3.76	0.85	0.94	1.00	16.4	4.67	6.21	7.69	14.91	21.85	28.91
A-4	2.87	0.70	0.77	0.88	16.4	4.67	6.21	7.69	9.37	13.73	19.31
A-5a	4.37	0.65	0.72	0.81	16.4	4.67	6.21	7.69	13.25	19.42	27.30
A-5b	0.75	0.25	0.28	0.31	16.4	4.67	6.21	7.69	0.87	1.28	1.80
A-5c	0.84	0.70	0.77	0.88	16.4	4.67	6.21	7.69	2.74	4.02	5.65
A-6	0.17	0.65	0.72	0.81	16.4	4.67	6.21	7.69	0.52	0.76	1.08
Total	21.82								69.93	102.47	142.26

*NUMBERS OBTAINED FROM CIVIL PLANS OF GEORGETOWN COMMONS: SECTION TWO, DESIGNED BY DI SCIULLO & TERRY, INC, CONSULTING ENGINEERS

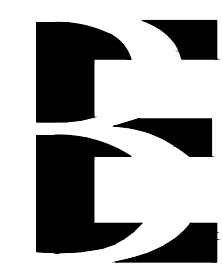


LEGEND	
	PROPOSED STORM INLET
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED RCP

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
Engineer CODY R. BROOKS, P.E.
P.E. No. 120167 Date 10/16/2019

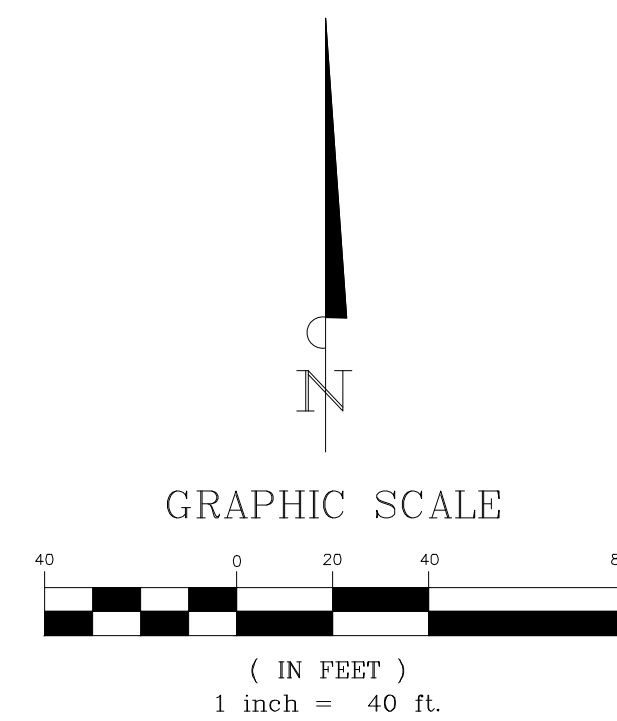
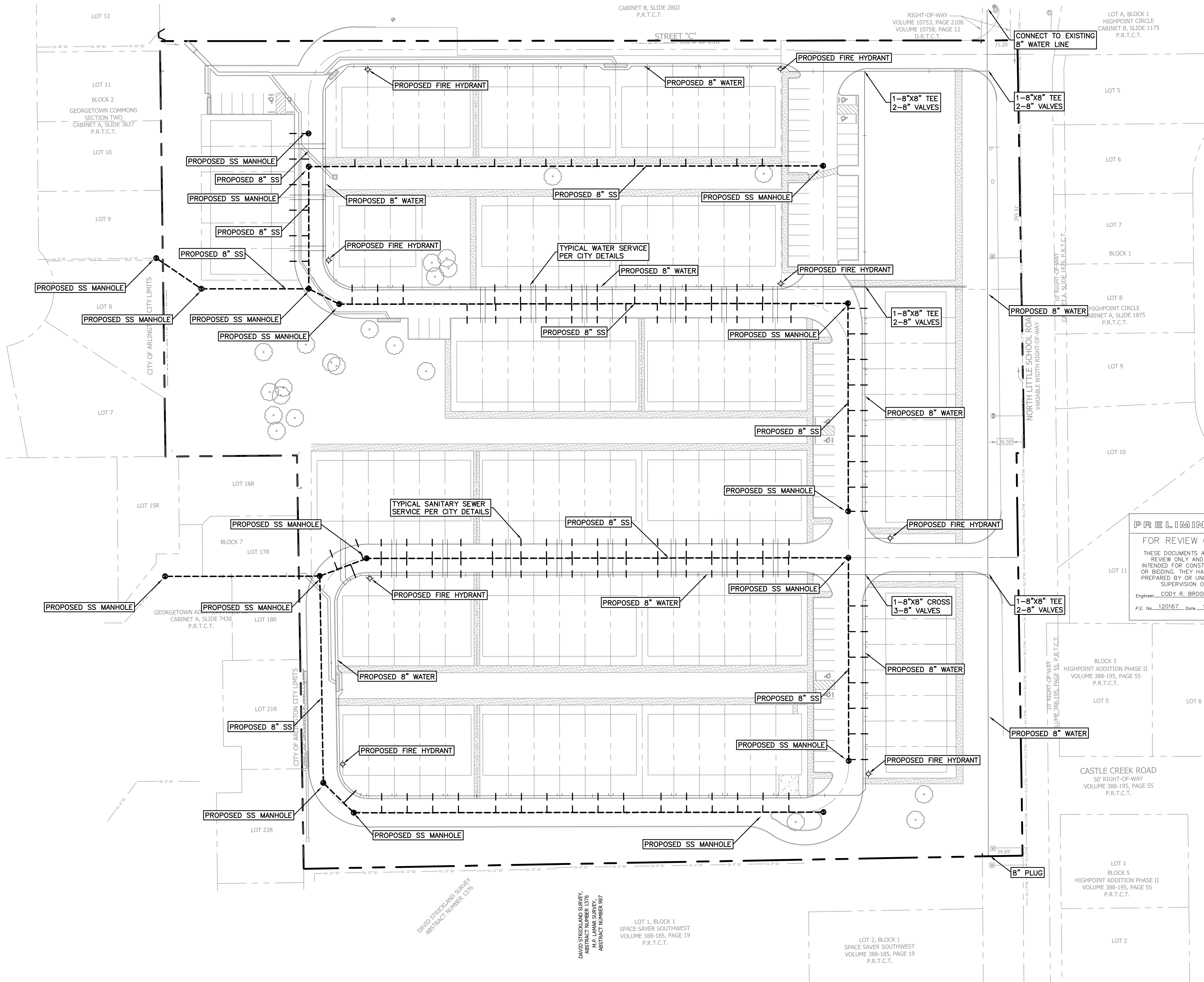
Preliminary STORM DRAIN EXHIBIT

Project Number
Plan Number
for
KENNEDALE SQUARE
Planned Development Rezoning
11.043 Acres out of David Strickland
Survey, Abstract No. 1376 and M.P.
Lamar Survey, Abstract No. 987
1109 & 1125 North Little School Road
City of Kennedale
Tarrant County, Texas
Appraisal Account #
Tarrant County, Texas



BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: MICHAEL MARTIN, RLA



LEGEND

	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
Engineer: CODY R. BROOKS, P.E.
P.E. No. 120167 Date 10/16/2019

**Preliminary
WATER & SEWER EXHIBIT**

Project Number
Plan Number
for
KENNEDALE SQUARE
Planned Development Rezoning
11.043 Acres out of David Strickland
Survey, Abstract No. 1376 and M.P.
Lamar Survey, Abstract No. 987
1109 & 1125 North Little School Road
City of Kennedale
Tarrant County, Texas
Appraisal Account #
Tarrant County, Texas

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: MICHAEL MARTIN, RLA