

ZC23-031

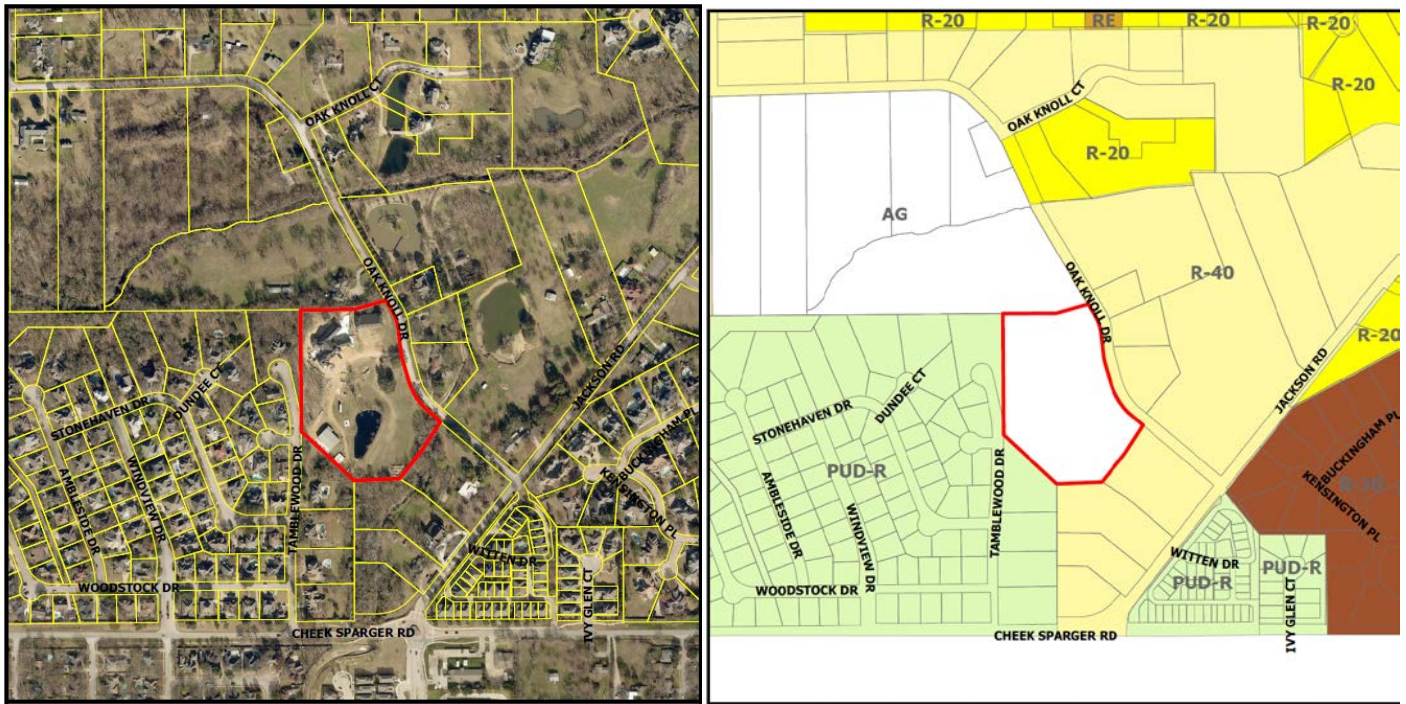
CASE NO. ZC23-031

LOCATION: 2325 Oak Knoll Drive

PURPOSE: Family Tides LLC, the applicant, has submitted a request for a SUP for a Heliport on Lot AR, Block 7, of the Windview Addition, approximately 8.24 acres, zoned AG Agricultural district. The request is for an SUP for a heliport.

APPLICANT: Family Tides LLC, 2325 Oak Knoll Drive, Colleyville, TX 76034

OWNER: McMahan Revocable Trust, 2325 Oak Knoll Drive.



Statement of Planning Objectives

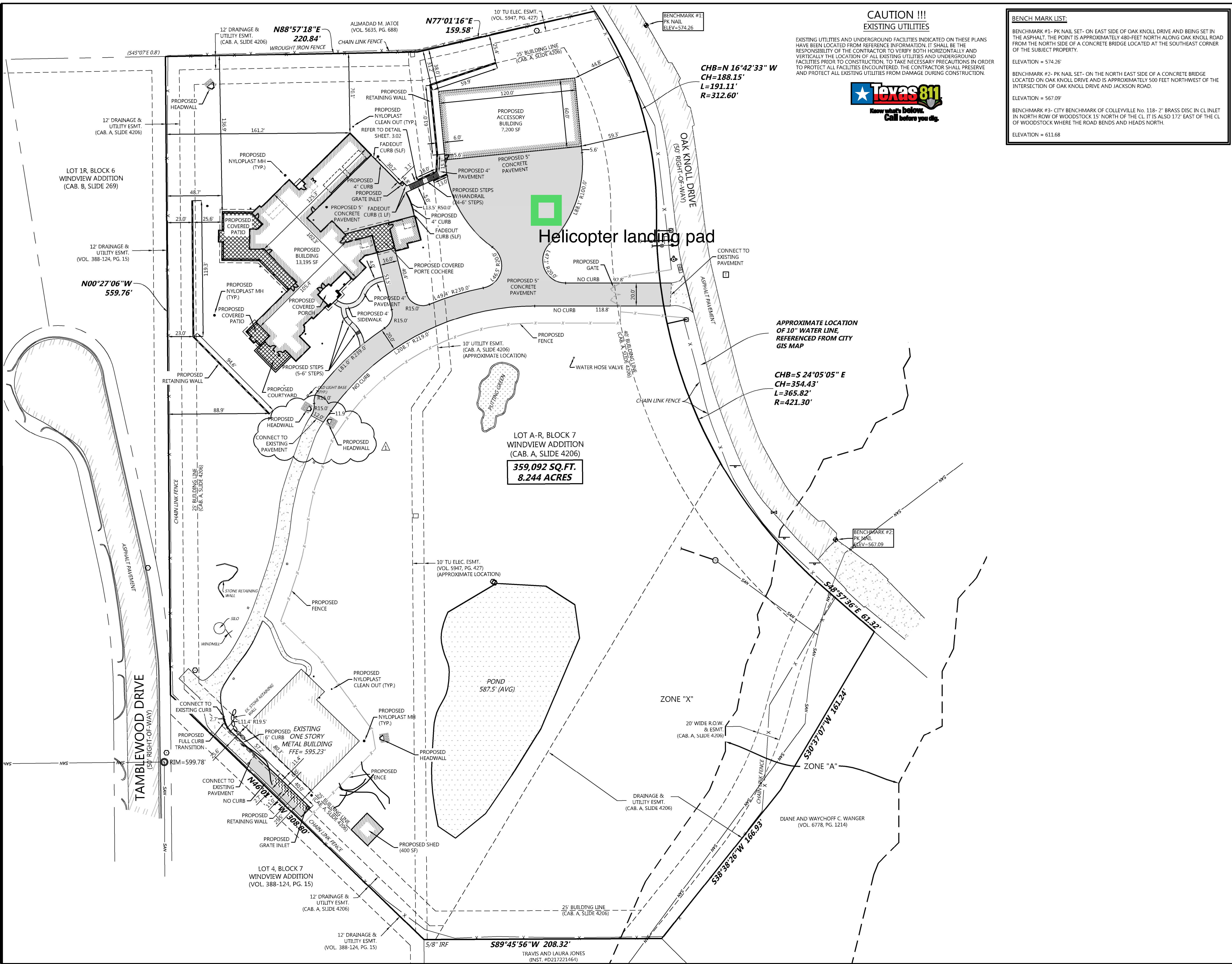
To Whom it may concern,

McMahan Revocable Trust at 2325 Oak Knoll Drive Colleyville, TX 76034 is seeking special use at the property to fly and land a personally owned helicopter. This helicopter is used for pleasure and will not be used every day, only on occasion. No additional structures are needed, nor any construction or additional materials. There is ample space as well as flight lights on the existing driveway as it sits currently. Please see photos below for landing area with flight lights.



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CAUTION !!!
EXISTING UTILITIES



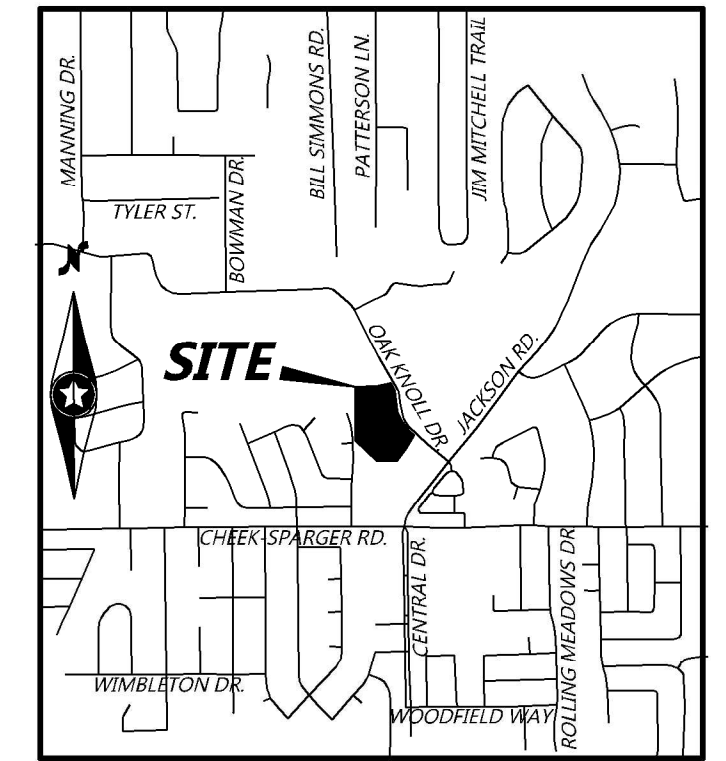
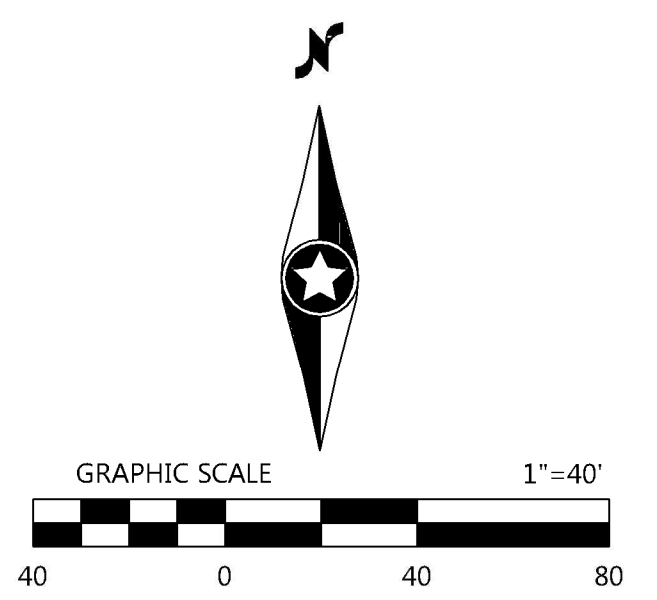
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCH MARK LIST:

BENCHMARK #1- PK NAIL SET- ON EAST SIDE OF OAK KNOLL DRIVE AND BEING SET IN THE ASPHALT. THE POINT IS APPROXIMATELY 480- FEET NORTH ALONG OAK KNOLL ROAD FROM THE NORTH SIDE OF A CONCRETE BRIDGE LOCATED AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 574.26'

BENCHMARK #2- PK NAIL SET- ON THE NORTH EAST SIDE OF A CONCRETE BRIDGE LOCATED ON OAK KNOLL DRIVE AND IS APPROXIMATELY 500 FEET NORTHWEST OF THE INTERSECTION OF OAK KNOLL DRIVE AND JACKSON ROAD.
ELEVATION = 567.09'

BENCHMARK #3- CITY BENCHMARK OF COLLEYVILLE NO. 118- 2" BRASS DISC IN CL INLET IN NORTH ROW OF WOODSTOCK 15' NORTH OF THE CL. IT IS ALSO 172' EAST OF THE CL OF WOODSTOCK WHERE THE ROAD BENDS AND HEADS NORTH.
ELEVATION = 611.68'



LEGEND

- CONCRETE PAVEMENT
8" CLASS "C", 3600 PSI CONCRETE
- CONCRETE PAVEMENT
5" CLASS "C", 3600 PSI CONCRETE
- SIDEWALK PAVEMENT
4" CLASS "A", 3000 PSI CONCRETE
- FOUNDATION CONCRETE
REFER TO STRUCTURAL PLANS FOR SPECS

SITE DATA SUMMARY TABLE

ITEM	LOT A-R, BLOCK 7
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	AG
LAND USE (FROM ZONING ORDINANCE)	AGRICULTURAL
LOT AREA (SQUARE FEET)	359,092
LOT AREA (ACRES)	8.2436
BUILDING FOOTPRINT AREA (SF) - EXISTING	5,124
BUILDING FOOTPRINT AREA (SF) - PROPOSED	20,395
TOTAL BUILDING AREA (SF)	25,519
FLOOR AREA - RESIDENTIAL	13,195
FLOOR AREA - ACCESSORY BUILDING	7,200
BUILDING HEIGHT (FT/STORIES)	31'-6"/2
LOT COVERAGE (%)	7.11%
FLOOR AREA RATIO (XXX:1)	0.07
LANDSCAPE AREA TABULATION	
SITE LIVING LANDSCAPE REQUIRED (10%) (SF)	35,909
SITE LIVING LANDSCAPE PROVIDED (SF)	306,474
IMPERVIOUS AREA TABULATION	14.65%
BUILDING FOOTPRINT AREA (SF)	25,519
OTHER IMPERVIOUS AREA (SF)	27,099
TOTAL IMPERVIOUS AREA (SF)	52,618

DESIGNED: EMS
CHECKED: AWS
DRAWN: WTW
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE:

INITIAL ISSUE: 02/13/2019
REVISIONS:
02/18/2019 REVISED GRADING & STORM

PREPARED FOR:
MCMAHAN FLOORING
5124 SHARP STREET
DALLAS, TEXAS, 75247

ERIC M. SIELEY
107718
PROFESSIONAL
2/18/2019

MCMAHAN RESIDENCE
LOT A-R, BLOCK 7
WINDVIEW ADDITION
2325 OAK KNOLL DRIVE
COLLEYVILLE, TEXAS 76065

Westwood
Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TBE FIRM REGISTRATION NO. F-11726
TBE S FIRM REGISTRATION NO. 1009651

SHEET NUMBER:
1.02

DATE: 02/13/2019

0021192.00

MCMAHAN RESIDENCE