



To: Donna Strickland

From: Christopher Schutza – Kimley-Horn

CC: Cody Brewer, P.E. – Kimley-Horn
Matt Stevens – Kimley-Horn

Date: August 24, 2022

Subject: ***Response to Comments, Review #2 – July 20, 2022
Preliminary Plat – Carter Park East Phase II***

Ms. Strickland:

This letter addresses comments received from the City of Everman dated July 20, 2022, regarding the above referenced preliminary plat. Our responses to the comments are as follows:

Comment 1: *On the Existing Drainage Area Map sheet, the 100 year flows listed in the table do not match the circle callouts on the map.*

Response: 100 year flows listed in the table matches the circle callouts on the map.

Comment 2: *On the proposed Drainage Area Map sheet, the 100 year flows listed in the table do not match the circle callouts on the map.*

Response: 100 year flows listed in the table matches the circle callouts on the map.

Comment 3: *Calculate the TC for A-2. The existing drainage area map uses a TC of 10 minutes, but it looks like at least 15 minutes since it is 18.4 acres if open space.*

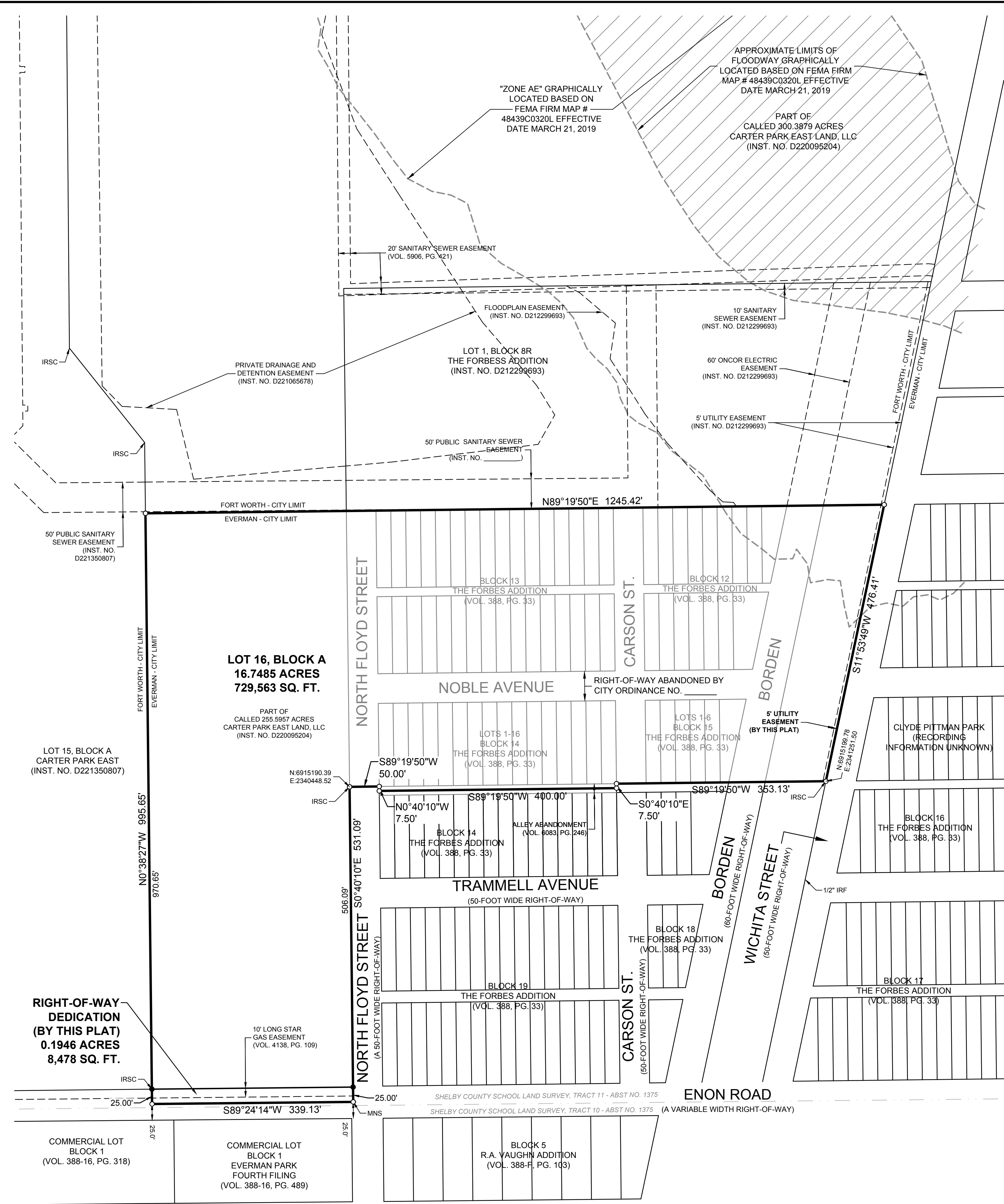
Response: Calculations for the TC of A-2 have been made for the existing conditions and are shown on the existing drainage area map.

Comment 4: *Label the line that appears to be drainage related in the southeast part of area A-2 that goes to the area inlet.*

Response: The line has been labeled as a proposed swale to the area inlet.

Attachments:

Construction Document Markups Comment Responses
Revised Carter Park East Phase II Preliminary Plat
Preliminary Existing Drainage Area Map
Preliminary Proposed Drainage Area Map
Preliminary Utility Plan



SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direct supervision on September 10, 2021 and that all corners are shown hereon.

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 Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

FLOOD STATEMENT:

According to Map No. 48439C0320L, dated March 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

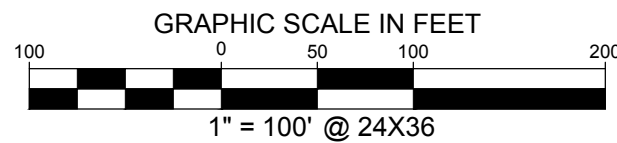
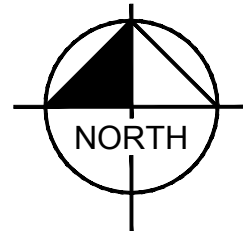
The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202 with an applied combined scale factor of 1.00012.

The Planning and Zoning Commission of the City of Everman, Texas voted and affirmatively on this ____ day of _____, 2022, to approve this Preliminary Plat.

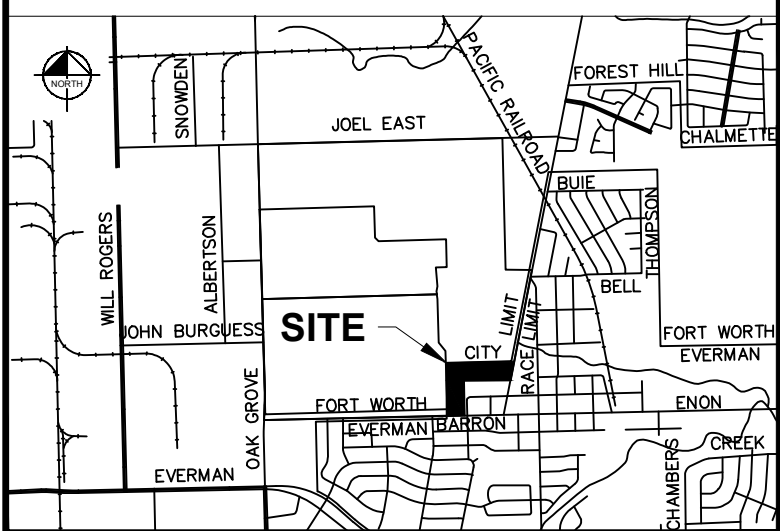
Chairman, Planning and Zoning Commission

Attest:

Secretary, Planning and Zoning Commission



VICINITY MAP



LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE

PRELIMINARY PLAT
LOT 16, BLOCK A
CARTER PARK EAST

BEING A REPLAT OF ALL OF BLOCKS 12 AND 13,
LOTS 1-16, BLOCK 14, LOTS 1-6, BLOCK 15,
THE FORBES ADDITION, PART OF THE
SHELBY COUNTY SCHOOL LAND SURVEY,
TRACT 11 - ABSTRACT NO. 1375
CITY OF EVERMAN, TARRANT COUNTY, TEXAS

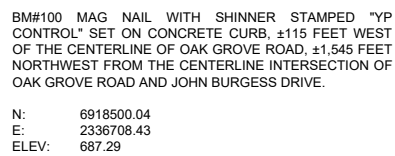
Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MCB	KHA	4/27/2022	061298201	1 OF 1

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.
michael.billingsley@kimley-horn.com

OWNER
CARTER PARK EAST LAND, LLC
1717 MCKINNEY AVENUE, SUITE 1900
DALLAS, TEXAS 75202
PHONE: 817-332-2783
pthompson@crowholdings.com

REF CASE NO. _____



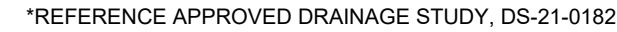
Existing Condition Time of Concentration															
	Sheet Flow					Shallow Concentrated Flow				Channelized Flow					
Sub-basin	Length	n	P ₂ (in)	Slope	T _i (min)	Length	Cover	S	T _i (min)	Length	n	S	V (ft/s)	T _i (min)	¹ T _T (min)
A-2	100	0.03	3.36	0.005	4.59	1,110	Unpaved	0.020	8.1	0	0.030	0.000	0.0	0.0	12.7

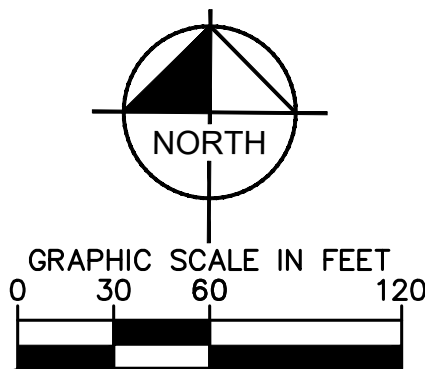
Notes:

1. Commercial and Industrial land uses have a minimum time of concentration of 10 minutes and a maximum of 25

SHEET NUMBER
C-300

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Kimley»Horn

801 CHERRY ST, UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

PROJECT No.
061298200

DATE
MAY 2022

SCALE: AS SH

DESIGNED BY:

DRAWN BY:

CHECKED BY:

CARTER PARK EAST
EVERMAN

CITY OF EVERMAN
TARRANT COUNTY, TEXAS

OVERALL UTILITY PLAN

SHEET NUMBER
C-500

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IMAGES