

LAND USE

TOTAL LAND AREA	19.17 Ac.
R-O-W DEDICATION	187,734.51 S.F.
TOTAL LOTS	101 LOTS
RESIDENTIAL LOTS	98 LOTS
COMMON LOTS	3 COMMON LOTS
MINIMUM LOT AREA	5000 S.F.
ZONING	PD/R5
COMMON AREA LOTS	37,390 S.F.

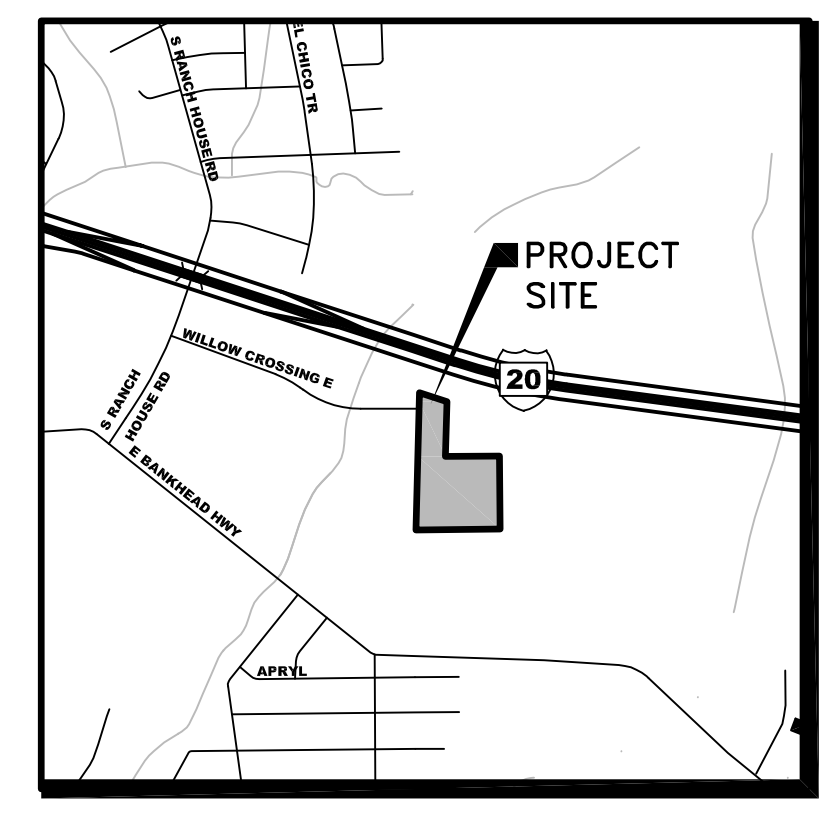
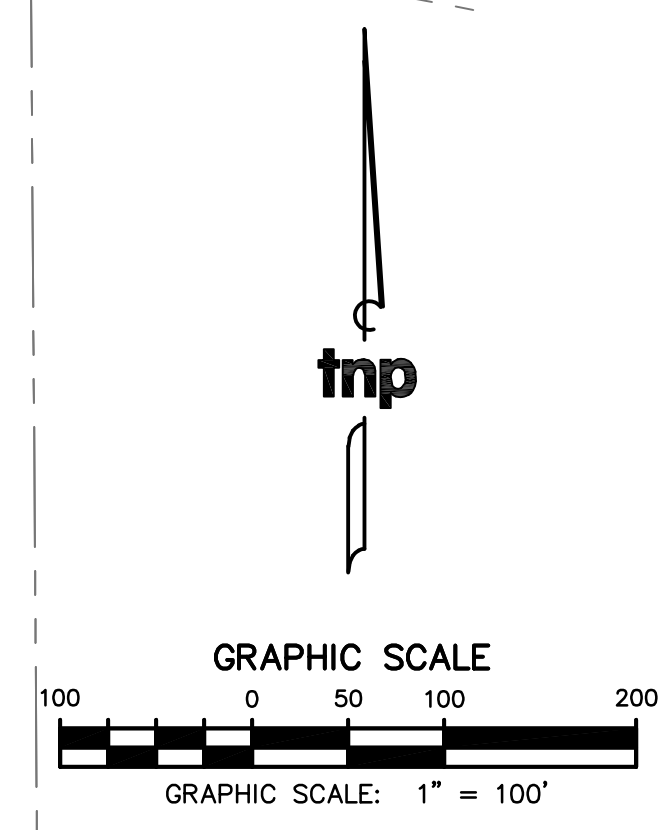
STREET TABLE

STREET A	1760 LF
STREET B	511 LF
WHITTAIL DR	1181 LF
WILLOW CROSSING DR	142 LF
TOTAL	3594 LF

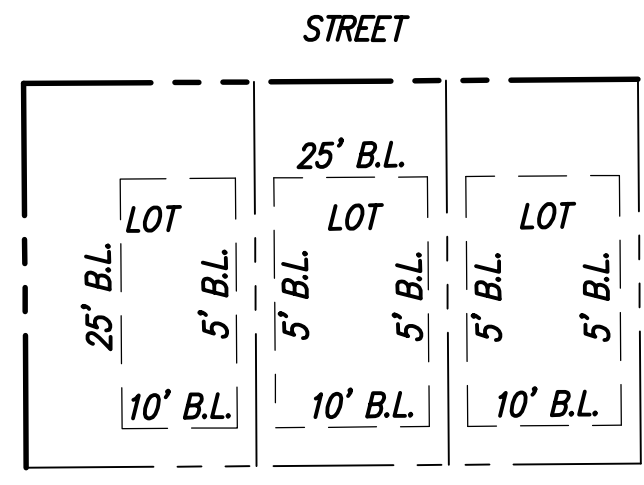
BLOCK/LOT

BLOCK A	LOTS 1-32
BLOCK B	LOTS 1-32
BLOCK C	LOTS 1-18
BLOCK D	LOTS 1-18

REMAINDER OF
D & M
A TEXAS GENERAL PARTNERSHIP
52.283 ACRES
VOL. 1403, PG. 1713
RPRPCT



VICINITY MAP



TYPICAL LOT LAYOUT

MAGELLAN PIPELINE
TERMINALS, L.P.
VOL. 2563, PG. 1768
RPRPCT

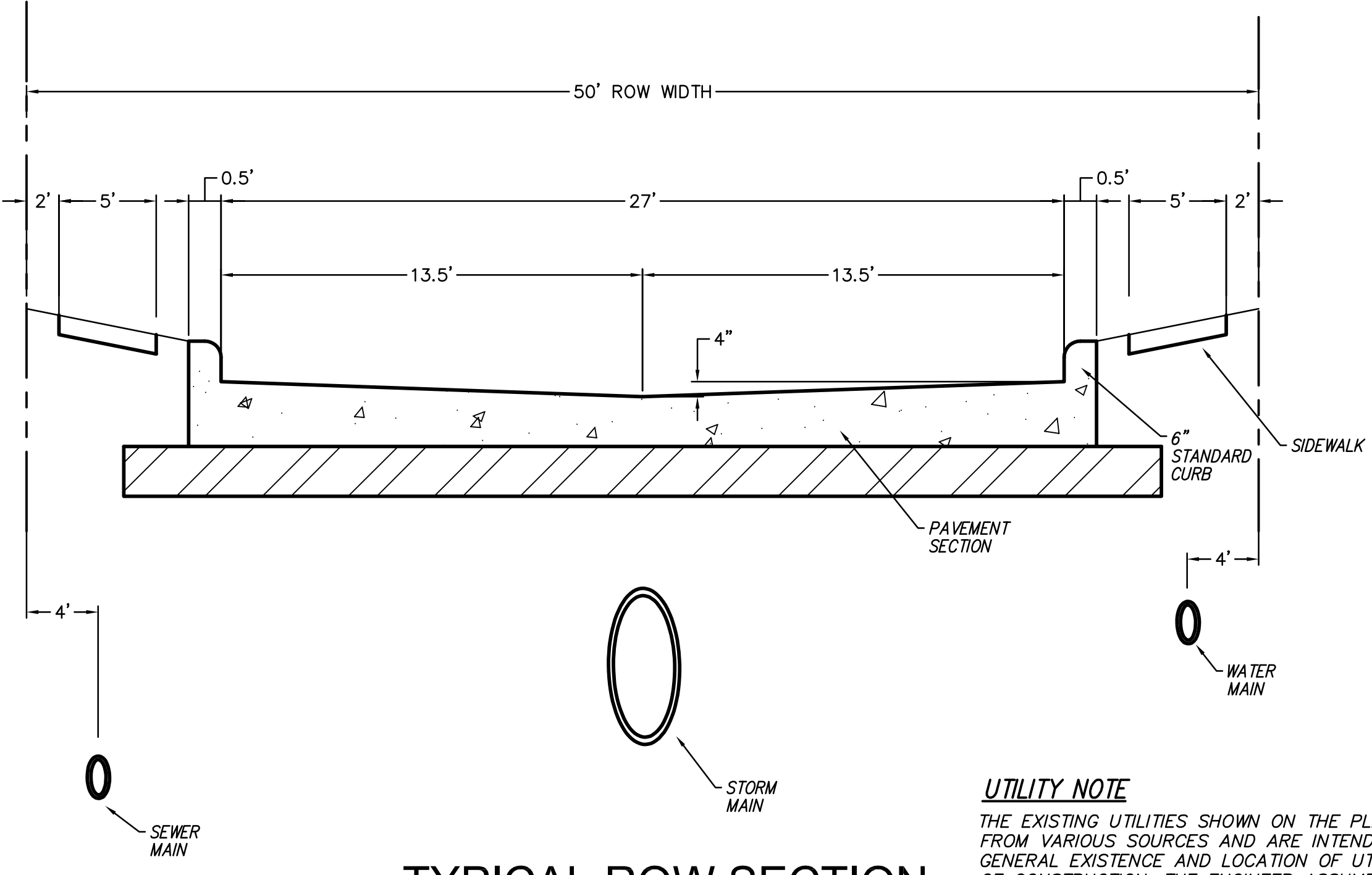
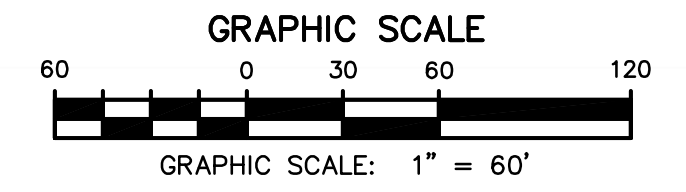
PRELIMINARY PLAT FOR
COUNTRY HOLLOW
19.17 ACRES SITUATED IN THE JOHN H. PHELPS
SURVEY, ABSTRACT NO. 1046,
CITY OF WILLOW PARK, PARKER COUNTY, TEXAS
WILLOW PARK, TEXAS
NOVEMBER 15, 2022

POB
N=6,948,596.09'
E=2,238,277.78'

OWNER TH WILLOW PARK, LLC 3333 WELBORN ST STE 350 DALLAS, TEXAS 75219 405-245-6968	DEVELOPER RED RIVER DEVELOPMENT 2020, LLC 3333 WELBORN ST STE 350 DALLAS, TEXAS 75219 405-245-6968	ENGINEER/SURVEYOR TEAGUE NALL AND PERKINS, INC. 3200 S. INTERSTATE 35E, STE 1129 DENTON, TEXAS 76210 CONTACT: CHRISTOPHER HARTKE, P.E. 940-205-4409 charke@tnc.com
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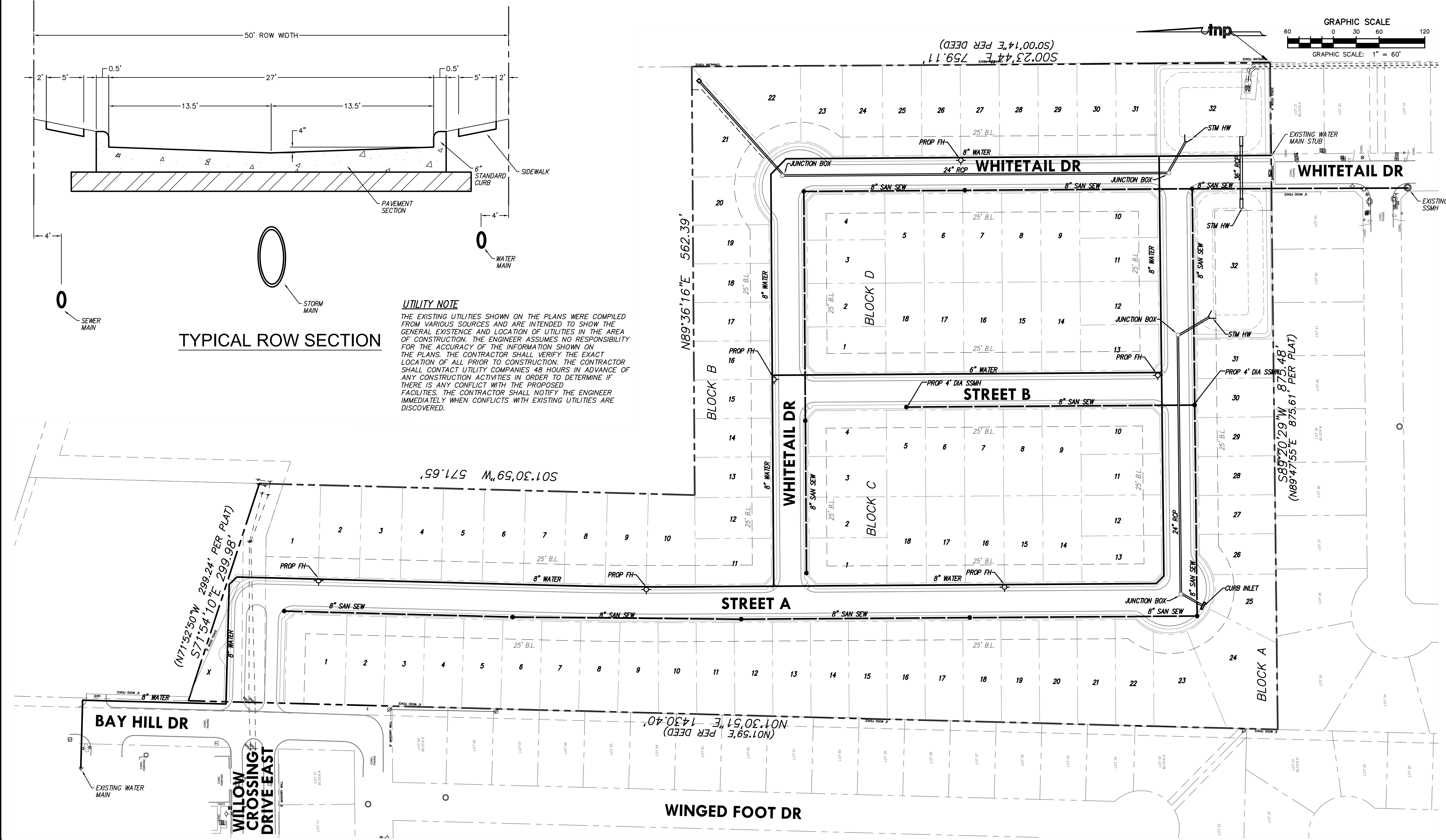
S89°20'29"W 875.48'
(N89°47'55"E 875.61' PER PLAT)

FINAL PLAT
HUNTERS GLEN
CAB. D, SLIDE 205
P.R.P.C.T.



TYPICAL ROW SECTION

UTILITY NOTE
 THE EXISTING UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE IS ANY CONFLICT WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



Drawing: T:\Projects\RRD22419\City\CD\Preliminary\Utility\PLAN.dwg at Nov 15, 2022 9:51am by amilbitz
 Layout: 3 CONCEPT CONSTRUCTION PLAN - Area: AREA-60000.dwg - XSD-BASE.dwg - XSD-MS.dwg - XSD-GRADING.dwg - XSD-SD.dwg - XREF-TNPS.DWG

no.	revision	by	date

teague nall and perkins, inc
 3200 S. Interstate 35E, Suite 1129
 Denton, Texas 76210
 940.383.4177 ph
 www.tnpsc.com
 TBPE: F-230; TBPLS: 10011600, 10011601, 10194381



scale
 horiz
 1" = 60'
 vert
 N/A
 date
 NOV. 15, 22

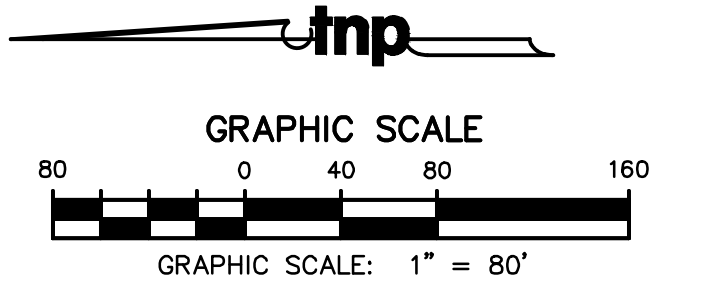
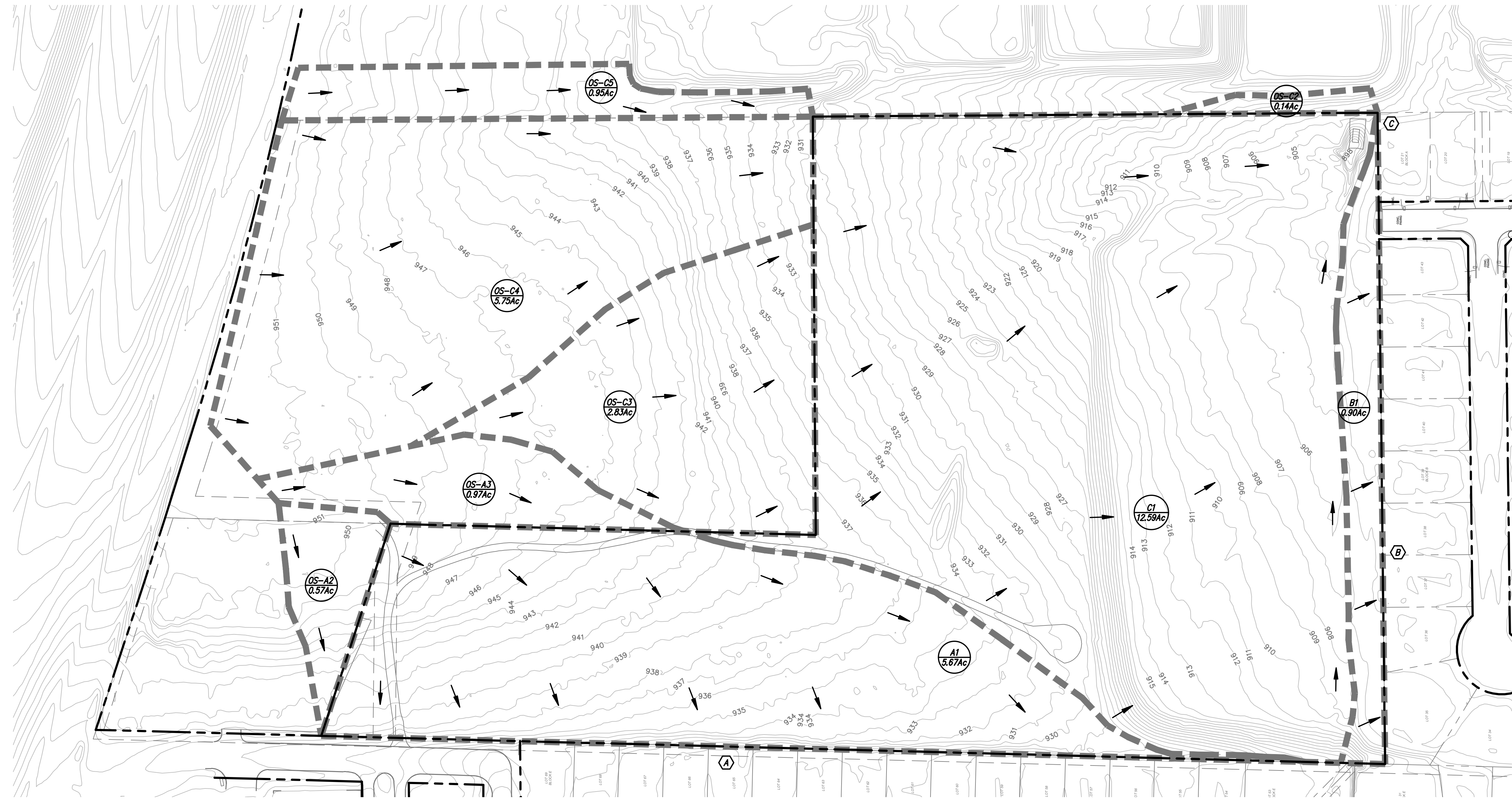


This document is for interim review and is not intended for construction, bidding or permit purposes.
ANTHONY MILBITZ, P.E. Date: November 15, 2022
 Tx. Reg. # 142911

City of Willow Park, Texas
 Improvements for
Country Hollow
CONCEPT CONSTRUCTION PLAN

tnp project
 RRD22419
 sheet
2
 of
04

Drawing: T:\Projects\RRD22419\Eng-CAD\Preliminary\DRainage\PLAN.dwg at Nov 15, 2023, 9:31am by erillb3z
Copy: 4 EXISTING DRAINAGE AREA MAP Area: ARE-B00000.dwg XSD-BASE.dwg ARE-B10000.dwg XSD-BASE.dwg ARE-B20000.dwg XSD-BASE.dwg ARE-B30000.dwg XSD-BASE.dwg ARE-B40000.dwg XSD-BASE.dwg ARE-B50000.dwg XSD-BASE.dwg ARE-B60000.dwg XSD-BASE.dwg ARE-B70000.dwg XSD-BASE.dwg ARE-B80000.dwg XSD-BASE.dwg ARE-B90000.dwg XSD-BASE.dwg ARE-C00000.dwg XSD-BASE.dwg ARE-C10000.dwg XSD-BASE.dwg ARE-C20000.dwg XSD-BASE.dwg ARE-C30000.dwg XSD-BASE.dwg ARE-C40000.dwg XSD-BASE.dwg ARE-C50000.dwg XSD-BASE.dwg ARE-C60000.dwg XSD-BASE.dwg ARE-C70000.dwg XSD-BASE.dwg ARE-C80000.dwg XSD-BASE.dwg ARE-C90000.dwg XSD-BASE.dwg ARE-D00000.dwg XSD-BASE.dwg ARE-D10000.dwg XSD-BASE.dwg ARE-D20000.dwg XSD-BASE.dwg ARE-D30000.dwg XSD-BASE.dwg ARE-D40000.dwg XSD-BASE.dwg ARE-D50000.dwg XSD-BASE.dwg ARE-D60000.dwg XSD-BASE.dwg ARE-D70000.dwg XSD-BASE.dwg ARE-D80000.dwg XSD-BASE.dwg ARE-D90000.dwg XSD-BASE.dwg ARE-E00000.dwg XSD-BASE.dwg ARE-E10000.dwg XSD-BASE.dwg ARE-E20000.dwg XSD-BASE.dwg ARE-E30000.dwg XSD-BASE.dwg 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ARE-Z70000.dwg XSD-BASE.dwg ARE-Z80000.dwg XSD-BASE.dwg ARE-Z90000.dwg XSD-BASE.dwg



	FLOW ARROWS
	Drainage Areas Drainage Area Acreage
	PROPOSED DRAINAGE DIVIDES

Existing Drainage Area Calculations		Site Data		Storm Event (year)												
Drainage Point	Area	Acres	C	T _c (min)	1				10				100			
					C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)
A	A1	5.67	0.30	15	1.00	0.30	3.14	5.3	1.00	0.30	5.30	9.0	1.25	0.38	8.06	17.1
	OS-A2	0.57	0.80	15	1.00	0.80	3.14	1.4	1.00	0.80	5.30	2.4	1.25	1.00	8.06	4.6
	OS-A3	0.97	0.30	15	1.00	0.30	3.14	0.9	1.00	0.30	5.30	1.5	1.25	0.38	8.06	2.9
	Total A	7.21						7.7				13.0				24.6
B	B	0.90	0.30	15	1.00	0.30	3.14	0.9	1.00	0.30	5.30	1.4	1.25	0.38	8.06	2.7
	Total B	0.90						0.9				1.4				2.7
C	C1	12.59	0.30	17	1.00	0.30	3.01	11.4	1.00	0.30	5.08	19.2	1.25	0.38	7.72	36.4
	OS-C2	0.14	0.30	17	1.00	0.30	3.01	0.1	1.00	0.30	5.08	0.2	1.25	0.38	7.72	0.4
	OS-C3	2.83	0.30	17	1.00	0.30	3.01	2.6	1.00	0.30	5.08	4.3	1.25	0.38	7.72	8.2
	OS-C4	5.75	0.30	17	1.00	0.30	3.01	5.2	1.00	0.30	5.08	8.8	1.25	0.38	7.72	16.7
Total C	21.31						19.2				32.5				61.7	

Existing Time of Concentration		Sheet				Shallow Concentrated				Concentrated				
Area	T _c (min)	T _c (min)	Length (ft)	Slope (ft/ft)	n	T _c (min)	Surface	Length (ft)	Slope (ft/ft)	T _c (min)	Length (ft)	Slope (ft/ft)	n	Hydra. R (ft)
C	17	9.06	46	0.012	0.24	7.57	Unpaved	1247	0.029	0.55	371	0.04	0.035	1.52

- Drainage Notes:
1. Contour information shown is from 1" TRIS contour data.
2. Detention volume shown is max preliminary volume.
3. Discharge descriptions:
A SHEET FLOW TO BACKYARDS OF LOTS TO THE WEST
B SHEET FLOW TO BACKYARDS OF LOTS TO THE SOUTH
C POINT DISCHARGE TO EXISTING STORM PIPE TO THE SOUTH

no.	revision	by	date
1	Revised alignment of sanitary sewer	XXX	00/00/00

teague nall and perkins, inc
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
940.383.4177 ph
www.tnppinc.com
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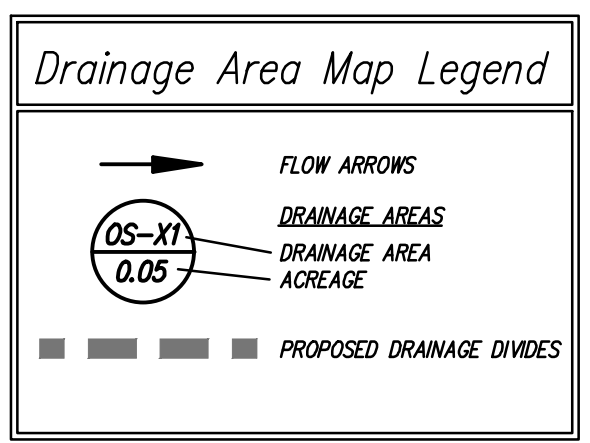
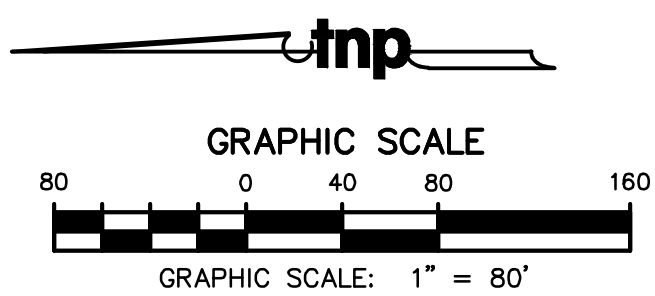
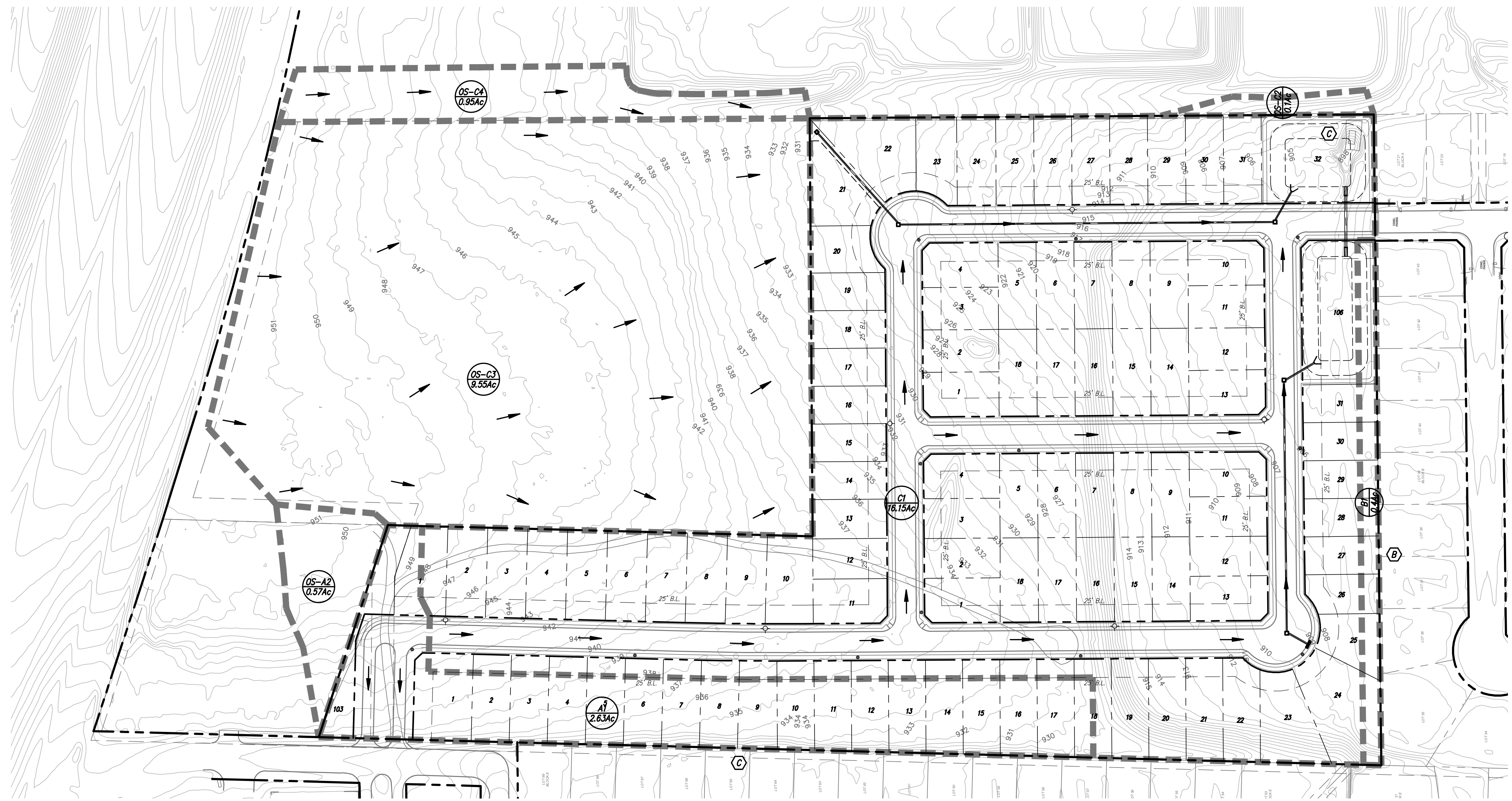
scale
horiz
1" = 80'
vert
N/A
date
NOV. 15, 22



This document is for interim review and is not intended for construction, bidding or permit purposes.
ANTHONY MILBITZ, P.E. Date: November 15, 2022
Tx. Reg. # 142911

City of Willow Park, Texas
Improvements for
Country Hollow
EXISTING DRAINAGE AREA MAP

Drawing: T:\Projects\1922219\1922219_Preliminary\1922219_Preliminary_DRAINAGE_PLAN.dwg at Nov 15, 2022 9:34am by amilbitz
 User: ANTHONY.MILBITZ
 Project: 1922219 - PRELIMINARY DRAINAGE AREA MAP
 Area: AREA - BGSBER.dwg -- XDS - BGS.dwg -- AREA - BGS.dwg -- XDS - BGS.dwg -- AREA - BGS.dwg -- XDS - BGS.dwg -- AREA - BGS.dwg -- XDS - BGS.dwg
 User: ANTHONY.MILBITZ
 Project: 1922219 - PRELIMINARY DRAINAGE AREA MAP
 Area: AREA - BGSBER.dwg -- XDS - BGS.dwg -- AREA - BGS.dwg -- XDS - BGS.dwg -- AREA - BGS.dwg -- XDS - BGS.dwg -- AREA - BGS.dwg -- XDS - BGS.dwg

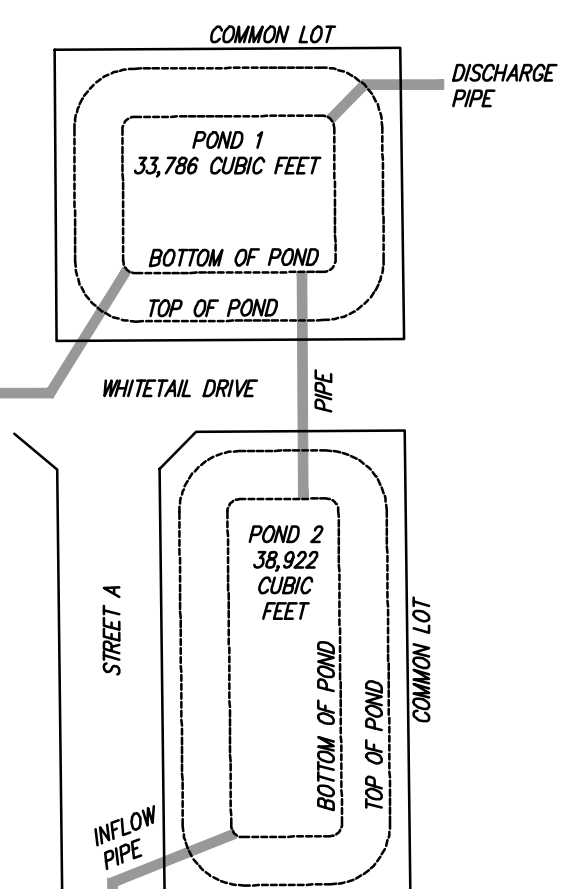


Parameter	Value
Pre-Development A (Acres)	21.31
Pre-Development C	0.3
Post-Development A (Acres)	26.79
Post-Development C	0.51
Pre-Development T _c (min)	17
Post-Development T _c (min)	15

Storm Event (year)	1	10	100
Frequency Factor C _r	1.00	1.00	1.25
Pre-Development C	0.30	0.30	0.38
Post-Development C	0.51	0.51	0.64
I (in/hr)	3.01	5.08	7.72
Allowable Release Q _a (cfs)	19.24	32.47	61.70
P ₁₀₀ (in)	1.92	3.29	5.20
a	95.164	198.53	321.89
b	13.848	20.608	24.527
T _d (min)	29	38	35
P _{rel} (in)	1.08	2.09	3.03
V _{prelim} (cubic feet)	27571	48607	85299
V _{max} (cubic feet)	49089	76493	146246

Drainage Point	Area	Acres	C	T _c (min)	Storm Event (year)											
					1				10				100			
					C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)	C _r	C	I (in/hr)	Q (cfs)
A	A1	2.63	0.65	15	1.00	0.65	3.14	5.4	1.00	0.65	5.30	9.1	1.25	0.81	8.06	17.2
	OS-A2	0.57	0.80	15	1.00	0.80	3.14	1.4	1.00	0.80	5.30	2.4	1.25	1.00	8.06	4.6
	Total A	3.20						6.8				11.5			21.8	
	Total A	0.39	0.65	15	1.00	0.65	3.14	0.8	1.00	0.65	5.30	1.3	1.25	0.81	8.06	2.6
B	C1	16.15	0.65	15	1.00	0.65	3.14	33.0	1.00	0.65	5.30	55.6	1.25	0.81	8.06	105.8
	OS-C2	0.14	0.30	15	1.00	0.30	3.14	0.1	1.00	0.30	5.30	0.2	1.25	0.38	8.06	0.4
	OS-C3	9.55	0.30	15	1.00	0.30	3.14	9.0	1.00	0.30	5.30	15.2	1.25	0.38	8.06	28.9
	OS-C4	0.95	0.30	15	1.00	0.30	3.14	0.9	1.00	0.30	5.30	1.5	1.25	0.38	8.06	2.9
Total B	0.39						0.8				1.3			2.6		
C	Total C	26.79						43.0				72.6			137.9	

DETENTION SCHEMATIC:
 MAX VOL = 146,246 CUBIC FEET
 EST. REQ. VOL. = 49,325 CUBIC FEET
 PROVIDED VOL. = 72,708 CUBIC FEET



no.	revision	by	date
1	Revised alignment of sanitary sewer	XXX	00/00/00

teague nall and perkins, inc
 3200 S. Interstate 35E, Suite 1129
 Denton, Texas 76210
 940.383.4177 ph
 www.tnppinc.com
 TBPE: F-230; TBPIS: 10011600, 10011601, 10194381



scale
 horiz
 1" = 80'
 vert
 N/A
 date
 NOV. 15, 22



This document is for interim review and is not intended for construction, bidding or permit purposes.
 ANTHONY MILBITZ, P.E. Date: November 15, 2022
 Tx. Reg. # 142911

City of Willow Park, Texas
 Improvements for
 Country Hollow
 PRELIMINARY DRAINAGE AREA MAP

tnp project
 RRD22419
 sheet
 4
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