



Planning & Zoning Meeting

Monday, June 13, 2022 at 6:00 PM
102 W. Bailey Street, Ponder, TX 76259

NOTICE

THE PLANNING & ZONING COMMISSION FOR THE TOWN OF PONDER, TEXAS, WILL HOLD A REGULAR SESSION P&Z MEETING AT 6:00 P.M. ON June 13, 2022, IN PONDER TOWN HALL, AT 102 W. BAILEY STREET, PONDER.

REGULAR SESSION AGENDA

CALL TO ORDER

ROLL CALL

OPEN FORUM FOR CITIZEN INPUT (Please limit to 5 minutes per person and if you wish to speak on a particular agenda item, please list the agenda item next to your name).

This is a time for the public to address the P & Z Commission on any subject. However, the Texas Open Meetings Act prohibits the P & Z Commission from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to Town Staff for research and possible future action.

CONSENT AGENDA

1. Consider and act on approval of minutes from the April 11, 2022 Planning & Zoning Meeting.

ITEMS OF BUSINESS

2. Consider and act on approval of the Sonic Site Plan – Lot 2 Block 2 Merrifield Estates First Section Addition.

ADJOURN

CERTIFICATION

I hereby certify that the above notice was posted on the bulletin board at the Ponder Town Hall at 102 W. Bailey Street, Ponder, Texas on the 10th day of June, 2022, at 11:00 a.m.

Carolyn Farmer, Planning & Zoning Director

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact our office at 940-479-7009. Reasonable accommodations will be made to assist your needs.

THE TOWN OF PONDER, TEXAS U.S.A.
102 W BAILEY ST, PONDER, TEXAS 76259
940-479-2396

MINUTES FROM PLANNING & ZONING MEETING HELD APRIL 11, 2022

CALL TO ORDER

- Chairperson Staci Johnson called the meeting to order at 5:43 pm.

ROLL CALL

- Planning & Zoning Commission members present were Staci Johnson, John Estes, Crystal Ramsey, and Lisa Fisher.

OPEN FORUM FOR CITIZEN INPUT (Please limit to 5 minutes per person and if you wish to speak on a particular agenda item, please list the agenda item next to your name).

- No one signed up to speak.

CONSENT AGENDA

1. Approval of minutes from the Planning & Zoning meeting held January 5, 2022.
 - Member Lisa Fisher motioned to approve the January 5, 2022 meeting minutes.
 - Member John Estes seconded.
 - Motion passed, minutes approved with 4 Ayes, 0 Nays, 0 Abstentions.

ITEMS OF BUSINESS

2. Consider and act on approval of a Preliminary Plat for the Meadow View Acres Addition Lots 1 - 4, being a portion of a tract of land situated in the J.N. Sanderson Survey, Abstract No. 1680, Town of Ponder ETJ, Denton County, Texas, Linda French Owner. Town Engineer, George Belcheff recommends conditional approval subject to resolution of listed deficiencies and subject to final approval of Town Engineer, as stated in his review letter dated March 29, 2022.

- Member John Estes motioned to conditionally approve the Meadow View Acres Addition Plat according to the recommendation from Town Engineer, George Belcheff in his review letter dated March 29, 2022, (Attached in full)
- Member Crystal Ramsey seconded.
- Motion passed, Plat conditionally approved with 4 Ayes, 0 Nays, 0 Abstentions.

ADJOURN

- Member Lisa Fisher motioned to adjourn
- Member Crystal Ramsey seconded
- Motion passed, meeting adjourned at 5:45 pm with 4 Ayes, 0 Nays, 0 Abstentions

APPROVED:

Matthew Poole, Mayor

Date

ATTEST:

Carolyn Farmer
Planning & Zoning Director

Belcheff & Associates, Inc.

Municipal Engineering & Management
TBPE Reg. No. F-368

3575 Lone Star Circle, Ste. 124
Fort Worth, Texas 76177

May 25, 2022

Via e-mail to cfarmer@pondertx.com

Matthew Poole, Mayor
Staci Johnson, Chair, Planning & Zoning Commission
Town of Ponder
102 W Bailey St
Ponder, TX 76259

Re: Site Plan – Lot 2 Block 2 Merrifield Estates First Section Addition (Sonic and Retail)

Dear Mayor Poole:

The Town has received a Site Plan submittal from Owner/Developer Richard Irvin, Inc., Grapevine, Texas, represented by Walter Nelson and Assoc., Arlington, Texas. The application proposes to develop an existing platted 1.760-acre lot located adjacent to FM 156 within the Town.

This letter provides comment on the Site Plan received May 4, 2022, with respect to the Town's Development Ordinances.

Location – west side of FM 156 and south of King George, within Ponder Corporate Limits (City)

Comprehensive Plan – Proposed Use – Restaurant and Retail

1. Future Land Use Plan – Commercial
2. Thoroughfare Plan –
 - a) FM 156 - P5U– *no additional ROW proposed or required*
3. Sewer Master Plan – *no additional sewer lines proposed or required*
 - a) service to be provided via existing 8” collector at east boundary to lift station
 - b) future 15” to replace the existing 8” and 3” force main/lift station
4. Water Master Plan –
 - a) Existing 3” waterline at east side of lot (adjacent to FM 156) – *inadequate for service/fire protection*
 - b) Future 12” waterline at east side of lot – *required w/. additional offsite extension(s) to connect/loop; must include additional 10’ Ponder water utility easement by dedication via separate instrument*

Zoning – C-2 (Commercial District - General)

1. C-2 (Commercial District - General)
 - a) Restaurant w/. drive-through (south ½ of lot) – *allowed*

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 May 25, 2022
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b) Retail shops (north ½ of lot) – *allowed*

<u>Height, Area and Setback Regulations</u>	<i>SF-1 (adjoins west boundary)</i>	<i>MF (adjoins north boundary)</i>	<i>C-1 (adjoins south boundary)</i>	<i>C-2</i>	<i>Compliance?</i>
Maximum height (feet)				50	<i>TBD w/. building permit</i>
Minimum lot area (square feet)	21,780			B – 21780	Yes
Minimum front yard setback (feet)				B – NA	Yes
Minimum side yard setback (feet) ^D				B – NA	Yes
Minimum rear yard setback (feet)	30			B – 30'	Yes (accessory bldgs. at 10')
Minimum lot width (feet)	75			B – 75	Yes
Minimum lot depth (feet)	120			B – 120	Yes
Maximum lot coverage (%)	35			B – 35	<i>No – requires Variance</i>
Minimum living area (square feet)				NA	NA

- A. Total lot area shall not be less than 9,000 SF, or 1,500 SF per dwelling unit, whichever is greater. A maximum of 25 units may be constructed per acre.
- B. None required, except where **nonresidential use abuts a residential** or agricultural lot, in which case the requirements shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided within this chapter.
- C. At the most extruding point of the outside wall excluding the overhang only.
- D. If the lot size is greater than 15,000 square feet, then the side yard adjacent to the street setback will be 25 feet. If the lot size is less than 15,000 square feet, then the side yard adjacent to the street setback will be 15 feet. Key lot setbacks will be 25 feet with 2 front yards.

Submittal Analysis

The referenced site is currently a 1.760 acre platted lot of record as of 1972. No development is known to have occurred prior to this proposal.

Submittal information indicates that the proposed uses (Restaurant with drive-up window i.e. Sonic and Retail strip center/shops) will conform to the existing zoning subject to building permit evaluation at time of application.

Current data indicates that the Town does not have adequate water distribution system in the immediate area to serve projected demands (potable uses and fire flows) of the proposed development. To meet such demands, certain water system extensions are necessary, both onsite and off. The development should be responsible for an 8" waterline along the east side of the lot and for fire hydrant(s) at locations required by fire code. Offsite, this line should be extended to connect to an existing 8"/10" line north at King George, and be looped to the existing 3" line at the southeast corner of the lot.

The Town's Master Water System Plan indicates that these proposed line extensions should be upsized to 12" lines, which would require Town participation. Preferred routing is as shown on the attached exhibit. An *additional 10' water utility* easement will be required (by separate instrument).

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Onsite (or nearby) fire hydrants/fire department connections/emergency vehicle access routing (fire lanes) should be shown on the Site Plan, *subject to Town Fire Marshal concurrence*.

The existing 8" sewer line at the east side of the lot (adjacent to FM 156) should have sufficient capacity for typical wastewater discharges expected from the proposed uses. However, this line flows to an existing lift station/3" force main that appears to be nearing its capacity. The Town's Master Sewer Plan indicates that a future 15" sewer line will replace the 8" main and 3" force main within the 15" utility easement along the east property line at FM 156. Care should be taken to strategically plan and locate site improvements (signage, landscaping, etc.) within this area, which would suggest removal of a proposed pole light and deferral of a sidewalk and/or extensive landscaping

The included drainage study indicates a sizable drainage area must flow through the site. The Applicants Engineer has indicated design intent that may be acceptable to the Town subject to further study when detailed site engineering is provided with a building permit application *subject to Town Engineer approval*.

Access to the site is via a proposed single drive to FM 156. Spacing for this drive will not meet Town (300') nor TxDOT (360') spacing requirements from existing drives. However, as the lot was existing prior to adoption of current limitations, it should be entitled to one access point as proposed. Dedication of a common access easement across the lot (by separate instrument) should help manage access to the development as well as lessen possible traffic conflicts caused by vehicle turning movements. It is recommended that the Town support an access drive permit request to TxDOT with a *variance* if the Town approves a Site Plan for the site. (*Reference Variance Request Application*) The drive spacing will also require a *variance* from the Town's ZBA which would be supportable as noted above.

Masonry screening is not proposed adjacent to the residential use to the west. Applicant has requested a *variance* to waive this requirement in lieu of a wood fence for the west boundary. (*Reference Variance Request Application*) It is suggested that a high level wood fence with partial live screening be approved in lieu of a required masonry material.

A second *variance* has been requested to waive the requirement for masonry screening at the north boundary (current residential use) as they are expecting that this lot will be redeveloped as commercial. (*Reference Variance Request Application*) It is suggested that this screening be deferred to future development (i.e. retail/Site Plan amendment).

The submittal packet includes a conceptual Landscaping Plan with several concerns with respect to Section 154.41:

1. Parking areas do not appear to provide a minimum of 10% of gross area devoted to living landscaping
2. Lack of planter islands
3. Inadequate tree plantings
4. Inadequate screening of interior parking areas from adjacent properties

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5. landscaping berms if no live plants or trees

Since these issues appear to be limited more to the retail area of the Site Plan, it may be advisable for the applicant to only include the proposed Sonic area with this application. An approved site plan can be amended in the future to accommodate the retail side.

Sufficient information has not been provided to evaluate signage or outdoor lighting for glare and/or adjacent property trespass but may be deferred to building permit review.

Please note that a *Development Agreement* is required for proposed public improvements.

Site plan elements. A site plan shall be accurately and legibly drawn to scale with dimensions and shall show:

9. Areas to be landscaped including type, location and quantity of all plant material used for landscaping, and the type, location and height of fences or screening and the plantings around them
 - a) *may not be in compliance with 154.41)*
10. Public and private sidewalks – *Not Provided (sidewalk not recommended within public access easement adjacent to FM 156 due to future sewer line construction)*
16. Emergency access easements – *indeterminate (should be confirmed with Town Fire Marshal)*
19. Existing or proposed fire hydrant locations – *Not Provided (should show as confirmed with Town Fire Marshal)*
20. Existing or proposed easements – *Not Provided (10' public access easement for sidewalk if required and 10' public water easement)*
21. Location of all signs, auditory speakers and lighting – *Not Provided (should remove light pole from proposed 10' water utility easement; light trespass study may be deferred to building permit/site construction plans)*
22. Other information considered essential by the Planning and Zoning Commission or Town Council – *TBD*

Town Engineer's Recommendation –

If the that the Town is inclined to approve the Site Plan , the following conditions are suggested:

1. Maximum lot coverage should be limited to 35%
2. Water system improvements completed prior to occupancy

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3. Fire hydrant locations and emergency access routing shown with Fire Marshal concurrence
4. Dedication of 10' water utility easement
5. Dedication of common access easement
6. Dedication of public access easement with deferral of sidewalk for no more than five years from occupancy
7. Removal of light pole(s) from easement areas
8. Acknowledgement of limited landscaping within easement areas adjacent to FM 156
9. Removal of "Future Retail" from Site Plan (for eventual consideration with future Site Plan amendment)
10. Deferral of Landscape Plan approval to be compliant with Section 154.41 to Building Permit
11. Deferral of signage and outdoor lighting approval compliance to Building Permit
12. Variances required –
 - a. approval of one access drive to FM 156 with dedication of common access easement
 - b. 8' Cedar (board-on-board) screening fence for full length west property line with partial Nellie R Stevens live screening (as shown on Landscape Plan) in lieu of masonry screening
 - c. Deferral of north property line screening to future site development/permitting

Sincerely,

o/s

George Belcheff, P.E.
 Town Engineer for Ponder

Attached: Site Plan Application dated 11/1/2021
 Site Plan with supporting sheets
 Application for Variance(s) – 3
 Conceptual offsite water system alignment plan

cc: Planning & Zoning Commission/Town Council Members *via meeting packets*
 Sheri Clearman, Town Secretary *via e-mail*
 Gary Morris, Director of Public Works *via e-mail*
 Carolyn Farmer, Planning & Zoning Director *via e-mail*
 Applicant/Engineer/Surveyor



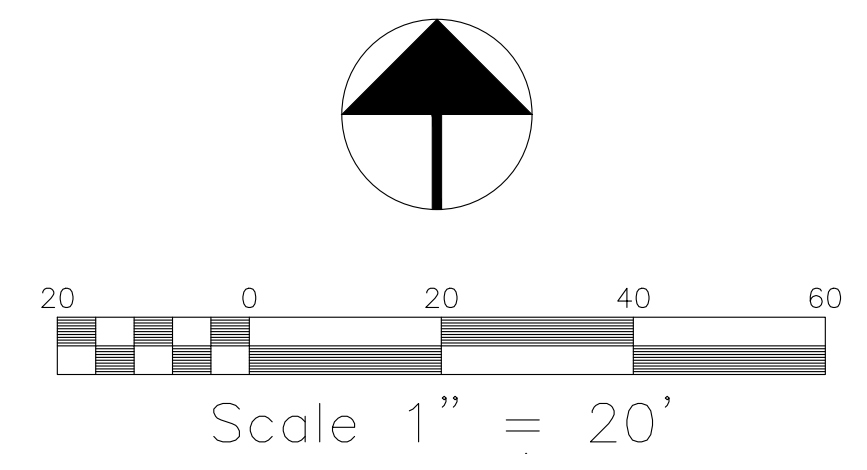
NOTE: THE EXISTING DITCH ALONG F.M. 156 DOES NOT FULLY DRAIN. WATER WILL STAND IN THE DITCH AFTER A RAINFALL EVENT.

CURRENTLY WATER STANDS ON THIS PROPERTY AND THE PROPERTY TO THE WEST AFTER RAINFALL EVENTS. THE PURPOSE OF THIS DRAINAGE PLAN IS TO ALLOW STORM WATER FROM THE WEST TO PASS THROUGH THIS SITE TOWARDS THE DITCH ALONG F.M. 156 BUT WATER WILL CONTINUE TO STAND AFTER RAINFALL EVENTS IN THE GRASS COVERED LOW AREAS OF THIS LOT AND THE LAND TO THE WEST.

NOTE: THE PREDOMINATE DIRECTION OF FLOW IN THIS EXISTING DITCH IS TO THE NORTH. DURING PERIODS WHEN THE DITCH FILLS UP SOME WATER WILL FLOW TO THE SOUTH THROUGH THE TWO EXISTING 12" PIPES UNDER THE ADJACENT DRIVEWAY. THE MAJORITY OF THE RUNOFF WILL TRAVEL NORTH THROUGH THE TWO 18" R.C.P.S

DESIGN POINT ID	RUNOFF COEF. "c"	AREA "A" ACRES	TOTAL FACTORED cA	TIME OF CONCENTRATION (min)	Intensity I-2yr (in/hr)	Discharge Q-2yr (cfs)	Intensity I-10yr (in/hr)	Discharge Q-10yr (cfs)	Intensity I-100yr (in/hr)	Discharge Q-100yr (cfs)	NOTES
1	0.80	0.769	0.615	10	4.71	2.897	6.50	4.000	9.24	5.683	SURFACE DRAINS OUT FLUME TO DITCH
OS1	0.36	21	7.56	59	1.69	12.78	2.53	19.13	3.81	28.80	SURFACE DRAINS TO DITCH

DRAINAGE AREA MAP						
SONIC DRIVE-IN						
MERRIFIELD ESTATES FIRST SECTION						
TOWN OF PONDER, TEXAS						
WALTER NELSON AND ASSOCIATES FIRM No. 0062 1812 CARLA AVENUE ARLINGTON, TEXAS 76014 (817) 642-9119						
DESIGN	DRAWN	SCALE	DATE	NOTES	FILE	NO.
W.J.N.	W.J.N.	1"=20'	4-2022	COLEMAN		



BUFFER YARD AND SCREENING DEVICE
TO BE COMPLETED WITH PHASE 2

10' UTILITY EASEMENT AND BUFFER YARD

NOTE: THIS AREA TO BE LEFT NATURAL DURING
THE DEVELOPMENT OF PHASE ONE.

10' WATER EASEMENT

15' UTILITY EASEMENT AND
BUFFER YARD

NOTE: PER ORDINANCE 154.41(M)(8)(a)
No screening element comprised of
brick, masonry, stone, wrought iron or
concrete shall be erected or placed
which would interfere with the
installation or maintenance of any public
utility line, service or drainage way
within the easement reserved therefor.

Proposed 6' wood screening
fence with bottom of wood
fence to be 6" above existing
ground

NELLIE R. STEVENS HOLLY
Ilex x 'nellie R. Stevens
10 Gallon
27 PLANTS - 36" O.C.

TREE FORM CREPE MYRTLE
LAGERSTROEMIA INDICA
7' TALL
4 TREES
FOLIAGE SHALL BE KEPT
5' ABOVE GROUND

15' UTILITY EASEMENT AND
BUFFER YARD

10' WATER EASEMENT

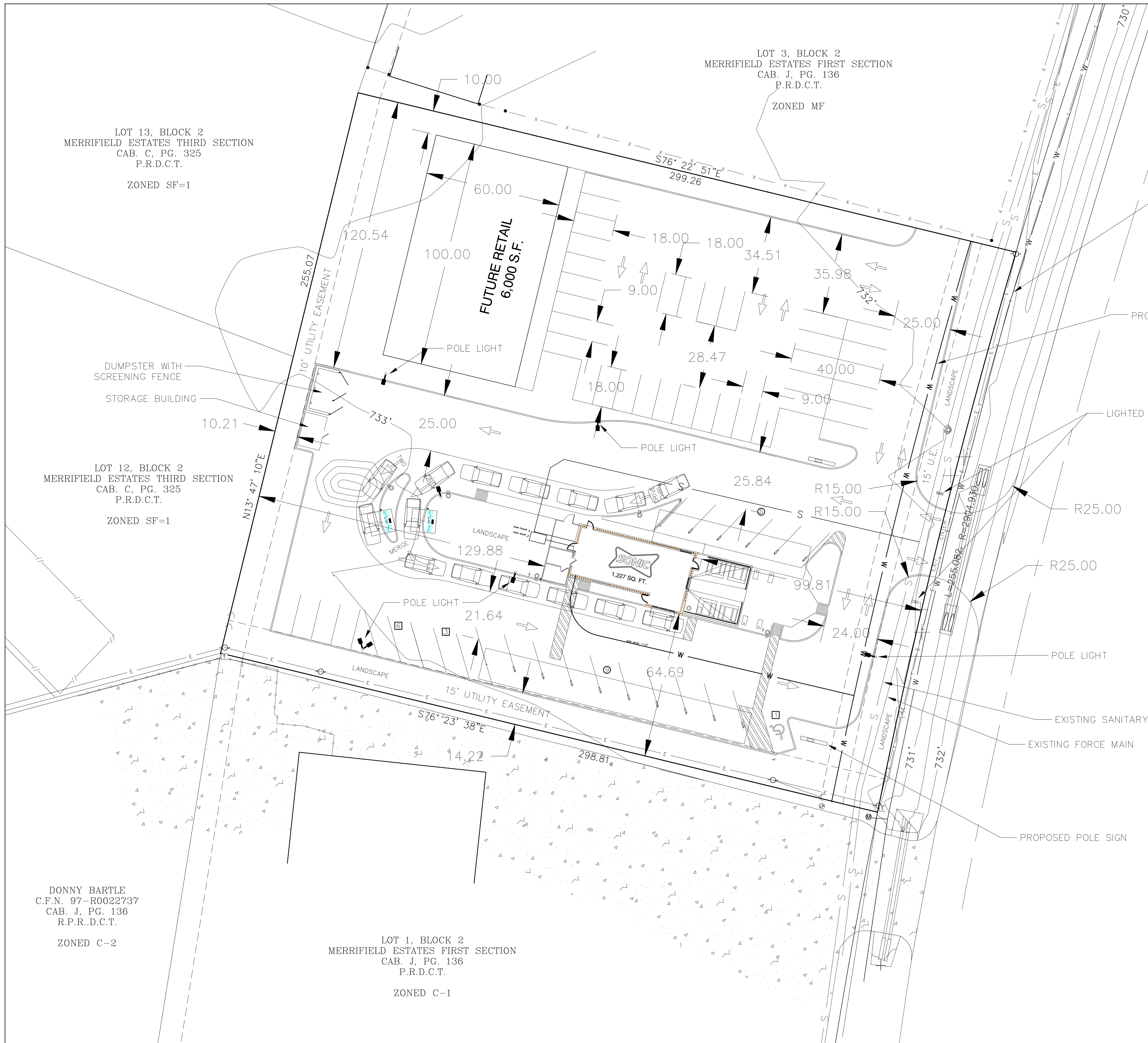
DWARF BURFORD HOLLY
ILEX CORNUTA BURFORDI 'NANA'
10 GALLON
5 PLANTS 36" O.C.

PROPOSED POLE SIGN

PROPOSED 4' WIDE CONCRETE
SIDEWALK ACTING LIKE A
FLUME WITH NO CURBS AND
NO DEPRESSED CENTERLINE

15' UTILITY EASEMENT AND
10' BUFFER YARD

PHASE 1 LANDSCAPE PLAN						
SONIC DRIVE-IN						
MERRIFIELD ESTATES FIRST SECTION						
TOWN OF PONDER, TEXAS						
WALTER NELSON AND ASSOCIATES FIRM No. 0062 1812 CARLA AVENUE ARLINGTON, TEXAS 76014 (817) 642-9119						
DESIGN	DRAWN	SCALE	DATE	NOTES	FILE	NO.
W.J.N.	W.J.N.	1"=40'	4-2022	COLEMAN		



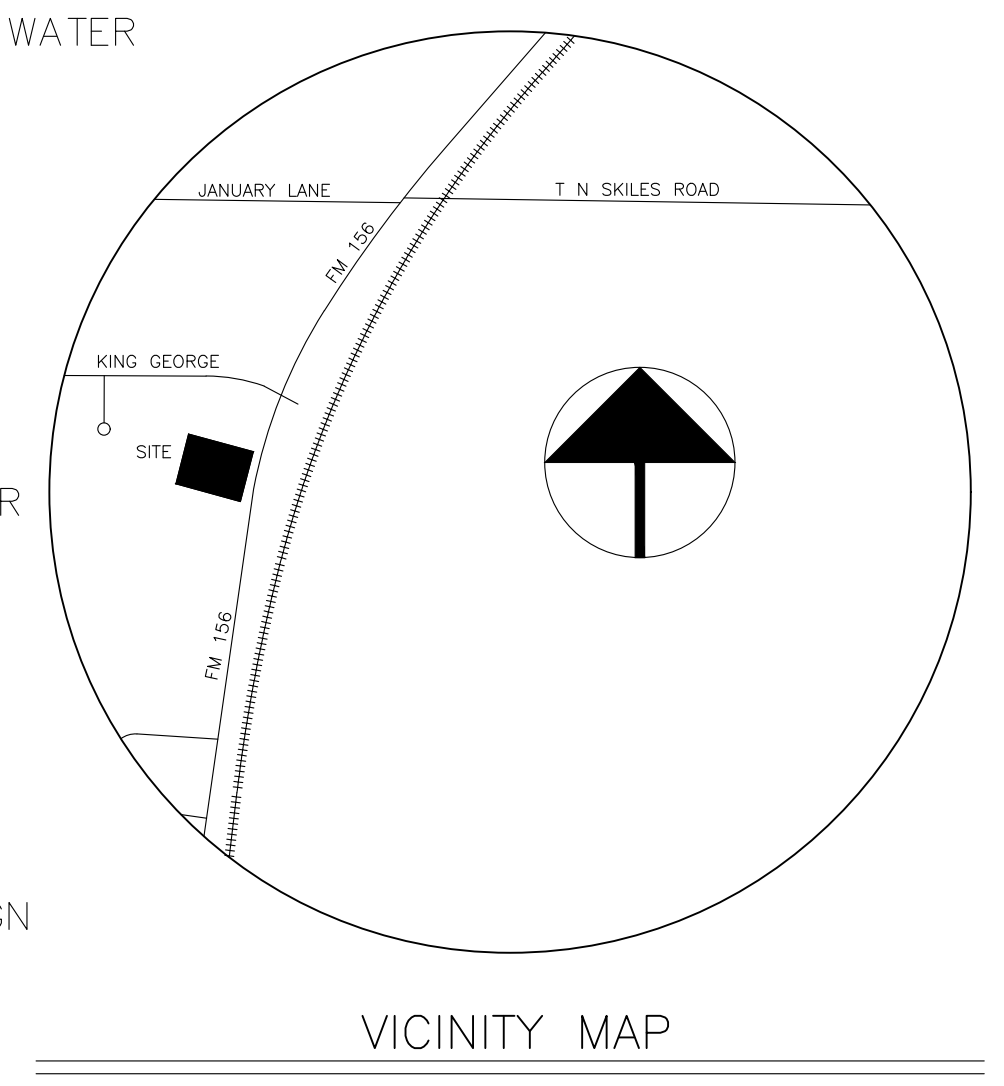
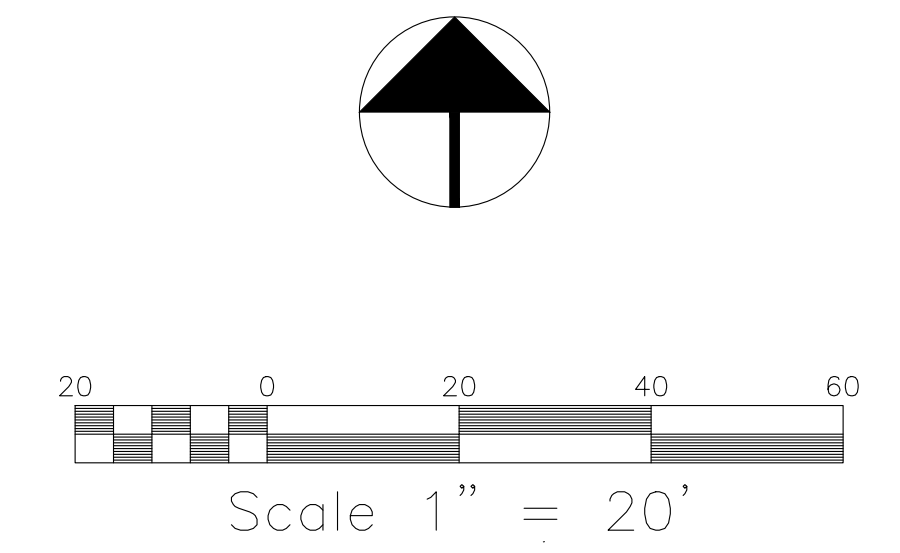
LOT 13, BLOCK 2
MERRIFIELD ESTATES THIRD SECTION
CAB. C, PG. 325
P.R.D.C.T.
ZONED SF=1

LOT 12, BLOCK 2
MERRIFIELD ESTATES THIRD SECTION
CAB. C, PG. 325
P.R.D.C.T.
ZONED SF=1

DONNY BARTLE
C.F.N. 97-R0022737
CAB. J, PG. 136
R.P.R.D.C.T.
ZONED C-2

LOT 1, BLOCK 2
MERRIFIELD ESTATES FIRST SECTION
CAB. J, PG. 136
P.R.D.C.T.
ZONED C-1

LOT 3, BLOCK 2
MERRIFIELD ESTATES FIRST SECTION
CAB. J, PG. 136
P.R.D.C.T.
ZONED MF



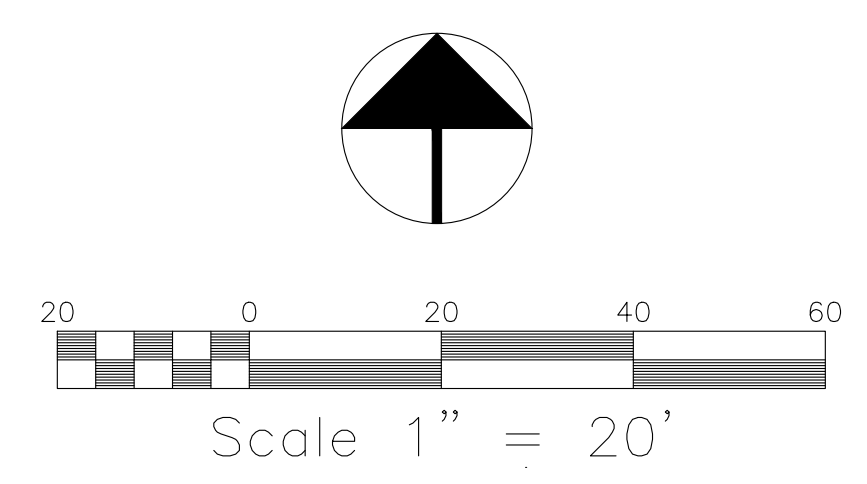
TOTAL AREA	=	75,787 S.F.
ZONING	=	C-2
BUILDING AREA	=	
SONIC DRIVE-IN	=	1,227 S.F.
FUTURE RETAIL	=	6,000 S.F.
IMPERVIOUS AREA	=	
SONIC SIDE	=	31,140 S.F.
FUTURE RETAIL SIDE	=	23,629 S.F.
TOTAL IMPERVIOUS	=	54,769 S.F.
PARKING REQUIRED	=	
SONIC @ 1/100 S.F.	=	13 SPACES
FUTURE RETAIL @ 1/200S.F.	=	30 SPACES
PARKING PROVIDED	=	
SONIC	=	10 SPACES PLUS 14 DRIVE IN STALLS
FUTURE RETAIL	=	34 SPACES
TOTAL LANDSCAPE AREA	=	21,018 S.F.

**SITE PLAN
SONIC DRIVE-IN AND
FUTURE RETAIL
BUILDING**

LOT 2, BLOCK 2
MERRIFIELD ESTATES FIRST SECTION
1.760 ACRES

ENGINEER:
WALTER NELSON AND ASSOCIATES
1812 CARLA AVENUE
ARLINGTON, TX 76014
817-642-6119

OWNER/DEVELOPER:
RICHARD ERVIN INC.
1155 WALL STREET, SUITE 101
GRAPEVINE, TX 76051
817-996-3542

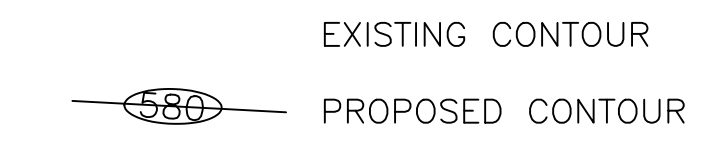


NOTE: THE EXISTING DITCH ALONG F.M. 156 DOES NOT FULLY DRAIN. WATER WILL STAND IN THE DITCH AFTER A RAINFALL EVENT.

CURRENTLY WATER STANDS ON THIS PROPERTY AND THE PROPERTY TO THE WEST AFTER RAINFALL EVENTS. THE PURPOSE OF THIS GRADING PLAN IS TO ALLOW STORM WATER FROM THE WEST TO PASS THROUGH THIS SITE TOWARDS THE DITCH ALONG F.M. 156 BUT WATER WILL CONTINUE TO STAND AFTER RAINFALL EVENTS IN THE GRASS COVERED LOW AREAS OF THIS LOT AND THE LAND TO THE WEST.

NOTE ALL ELEVATIONS ARE TOP OF PAVEMENT OR TOP OF GROUND UNLESS OTHERWISE NOTED:

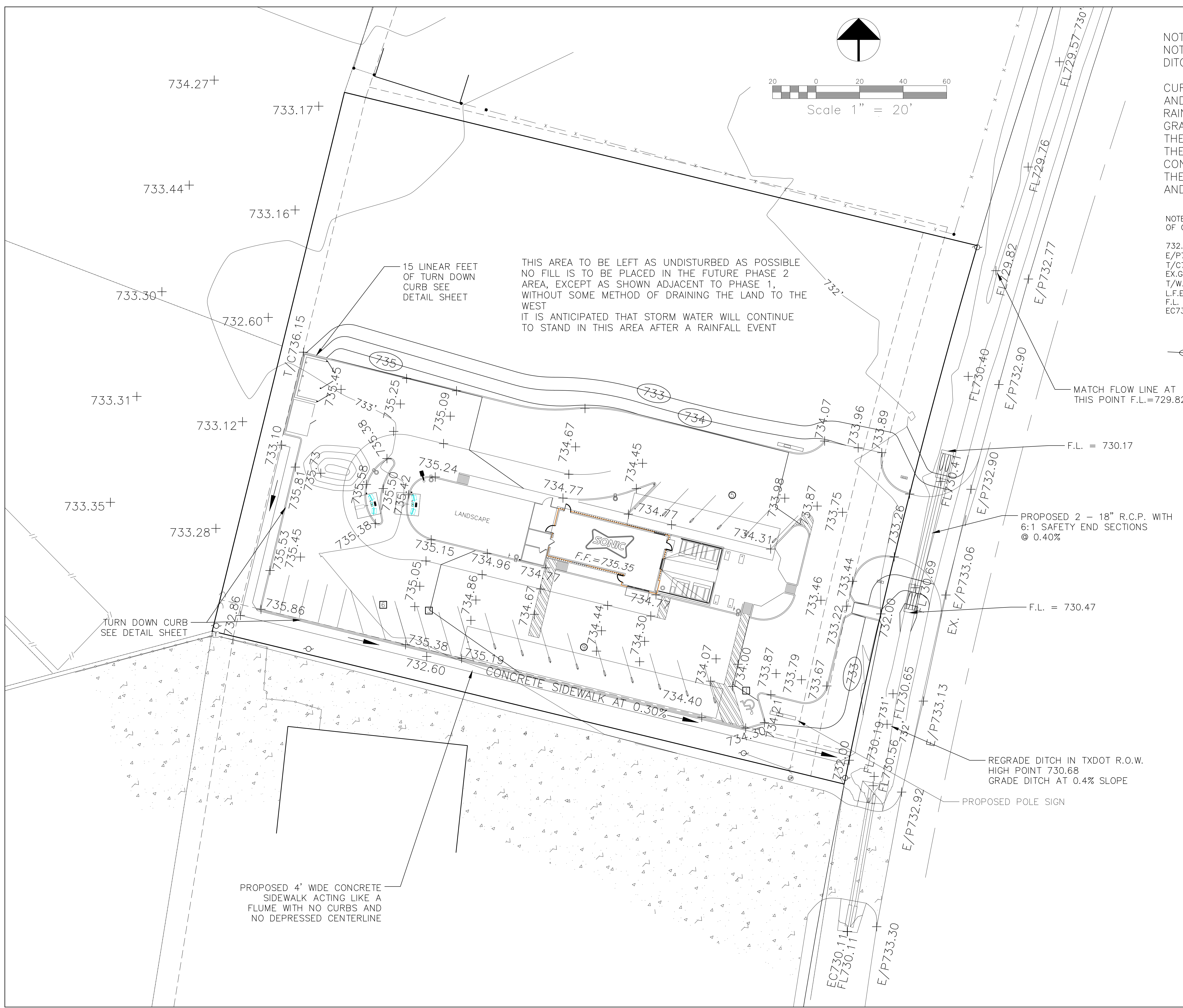
- 732.65 TOP OF PAVEMENT/GROUND ELEVATION
- E/P731.65 = EXISTING TOP OF PAVEMENT ELEVATION
- T/C730.85 = TOP OF CURB ELEVATION
- EX.GUT732.64 = TOP OF EXISTING PAVEMENT AT GUTTER
- T/W.732.96 = TOP OF RETAINING WALL
- L.F.E.733.96 = LOWEST (FINISHED) FLOOR ELEVATION
- F.L. 730.56 = EXISTING FLOW LINE OF DITCH
- EC730.11 = EXISTING EDGE OF CONCRETE



GRADING NOTES:

1. ALL CONSTRUCTION SHALL BE PER TOWN OF PONDER STANDARDS AND SPECIFICATIONS.
2. AREAS TO RECEIVE PAVING SHALL BE STRIPPED TO A MINIMUM DEPTH OF SIX INCHES TO REMOVE ALL VEGETATION, TOP SOIL AND DEBRIS IF PRESENT. EXCESS MATERIALS AND DEBRIS SHALL BE DISPOSED OF OFF SITE IN A LEGAL MANNER. TOP SOIL SHALL BE STOCKPILED ON THE NORTH PORTION OF THE LOT FOR USE IN FINAL GRADING.
3. CONTRACTOR SHALL PROVIDE FOR SEDIMENT AND EROSION CONTROL AS REQUIRED BY THE TOWN OF PONDER THROUGHOUT THE CONSTRUCTION OF THE PROJECT. THE FILTER FABRIC NETS WILL BE PLACED AT THE TOE OF SLOPE OR IN THE FLOW LINE OF DITCHES AND ALONG PERIMETER OF THE PROJECT. EROSION CONTROL SHALL BE USED UNTIL LANDSCAPING IS COMPLETE AND GROUND COVER IS ESTABLISHED.
4. ALL AREAS THAT WILL RECEIVE FILL SHALL BE PROOF-ROLLED TO IDENTIFY WEAK ZONES. ALL WEAK ZONES MUST BE REMOVED AND REPLACED PRIOR TO FILL PLACEMENT.
5. FILL MATERIALS SHOULD BE PLACED IN LOOSE LIFTS, MAX. 8 INCHES THICK AND EACH LIFT COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. EACH LIFT SHOULD BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEERING TECHNICIAN BEFORE ANOTHER LIFT IS ADDED.
6. TESTING IS REQUIRED, AND SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE OWNER.
7. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADING OR PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF PAVING FOR THIS PROJECT.
8. MATCH EXISTING GRADES AT COMMON PROPERTY LINES.

ALL SITE DISTURBED AREA SHALL BE STABILIZED PER THE EROSION CONTROL PLAN, THE TOWN STANDARDS AND THE SWPPP.



THIS AREA TO BE LEFT AS UNDISTURBED AS POSSIBLE NO FILL IS TO BE PLACED IN THE FUTURE PHASE 2 AREA, EXCEPT AS SHOWN ADJACENT TO PHASE 1, WITHOUT SOME METHOD OF DRAINING THE LAND TO THE WEST IT IS ANTICIPATED THAT STORM WATER WILL CONTINUE TO STAND IN THIS AREA AFTER A RAINFALL EVENT

15 LINEAR FEET OF TURN DOWN CURB SEE DETAIL SHEET

MATCH FLOW LINE AT THIS POINT F.L.=729.82

PROPOSED 2 - 18" R.C.P. WITH 6:1 SAFETY END SECTIONS @ 0.40%

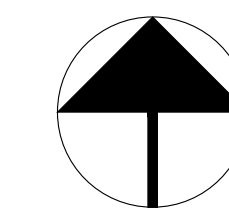
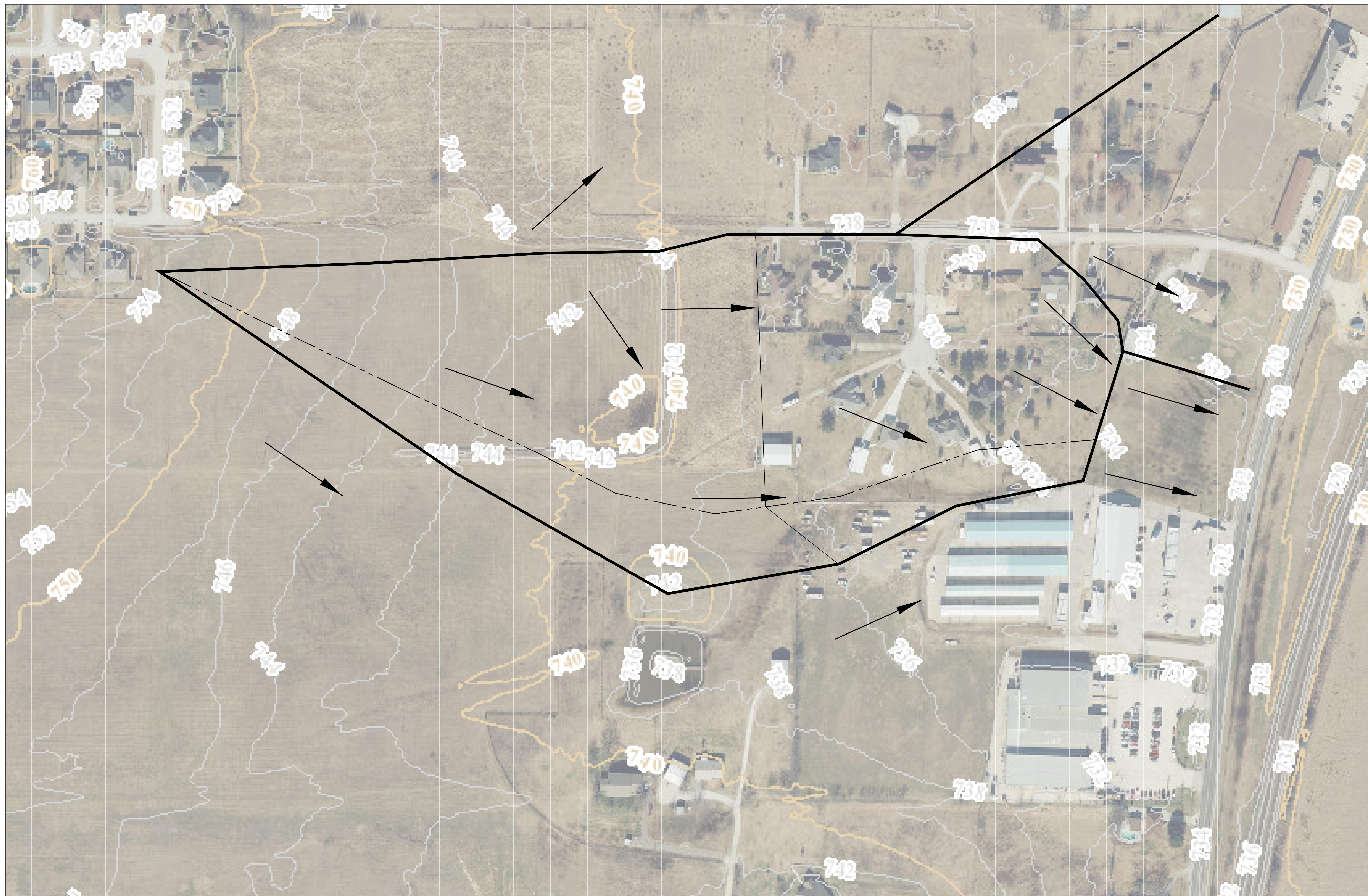
F.L. = 730.47

REGRADE DITCH IN TXDOT R.O.W. HIGH POINT 730.68 GRADE DITCH AT 0.4% SLOPE

PROPOSED POLE SIGN

PROPOSED 4' WIDE CONCRETE SIDEWALK ACTING LIKE A FLUME WITH NO CURBS AND NO DEPRESSED CENTERLINE

PHASE 1 GRADING PLAN						
SONIC DRIVE-IN						
MERRIFIELD ESTATES FIRST SECTION						
TOWN OF PONDER, TEXAS						
WALTER NELSON AND ASSOCIATES FIRM No. 0062 1812 CARLA AVENUE ARLINGTON, TEXAS 76014 (817) 642-9119						
DESIGN	DRAWN	SCALE	DATE	NOTES	FILE	NO.
W.J.N.	W.J.N.	1"=20'	4-2022	COLEMAN		



Scale 1" = 100'

OFFSITE DRAINAGE AREA = 20.97 ACRES
 DRAINAGE AREA - OS1
 TRAVEL DISTANCE = 2029 FEET
 HIGH ELEVATION = 754
 LOW ELEVATION = 733
 AVERAGE SLOPE = 1.03%
 C FACTOR CALCULATIONS
 9 ACRES @ c=0.45
 12 ACRES @ c=0.30
 COMPOSITE C = 0.36

$$T_c = 1.8(1.1 - C)D^{0.5} / S^{1/3}$$

$$T_c = 1.8(1.1 - 0.36)2029^{0.5} / 1.03^{1/3}$$

$T_c = 59.4$ minutes

OFFSITE DRAINAGE AREA MAP
 SONIC DRIVE-IN
 MERRIFIELD ESTATES FIRST SECTION
 TOWN OF PONDER, TEXAS

WALTER NELSON AND ASSOCIATES
 FIRM No. 0062
 1812 CARLA AVENUE
 ARLINGTON, TEXAS 76014
 (817) 642-9119

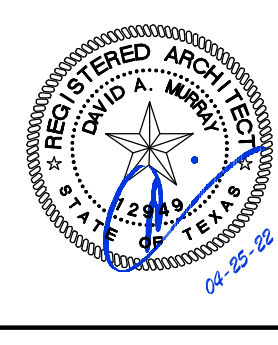
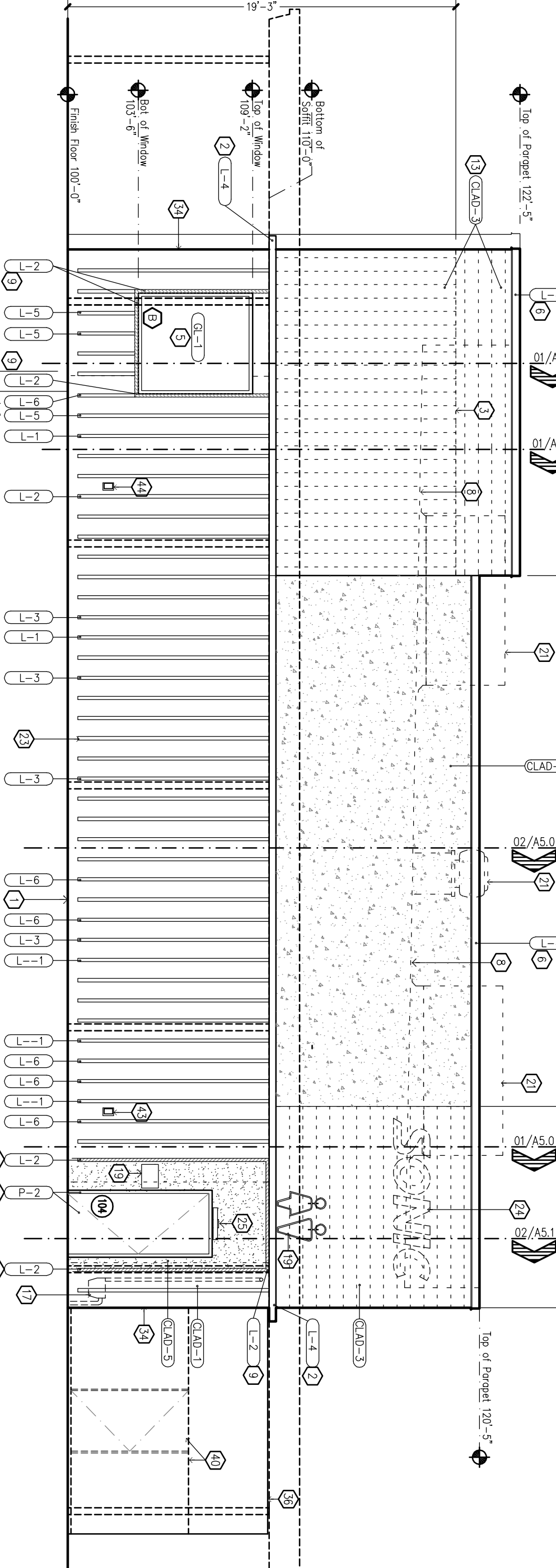
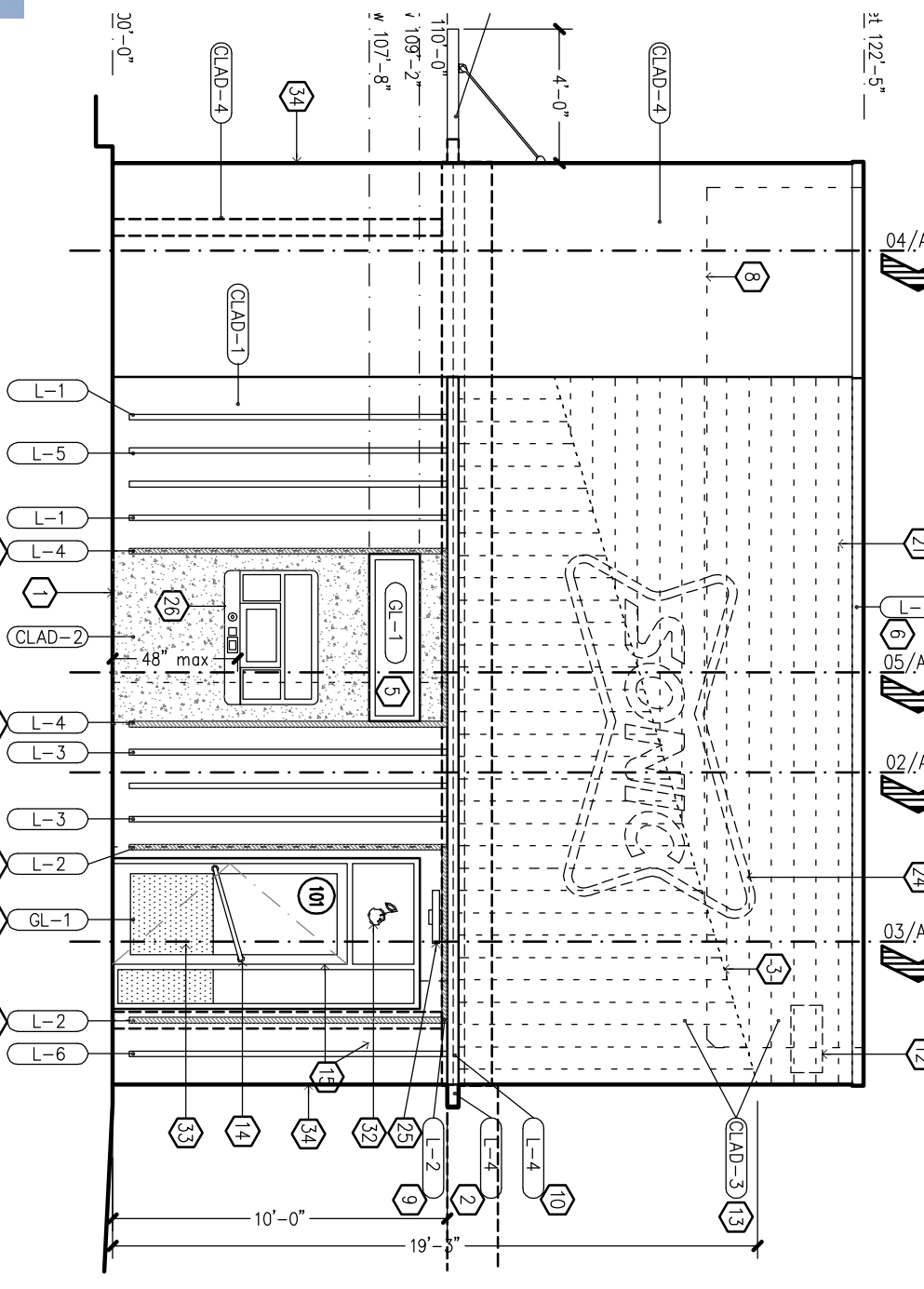
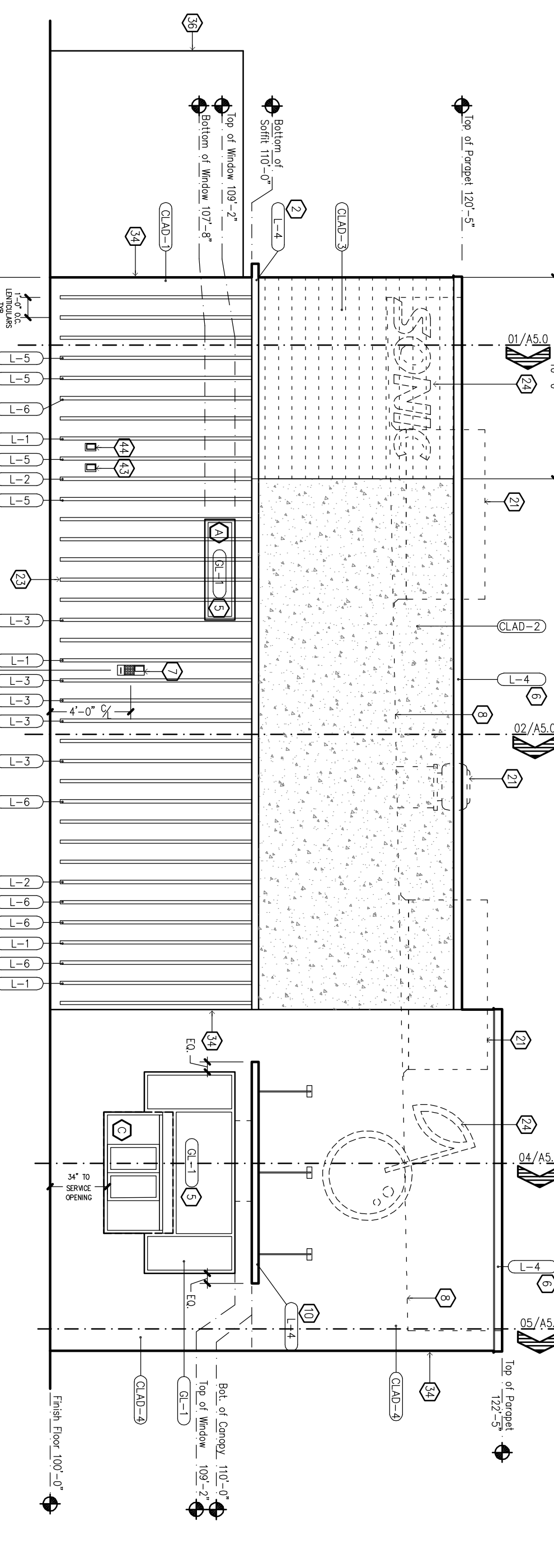
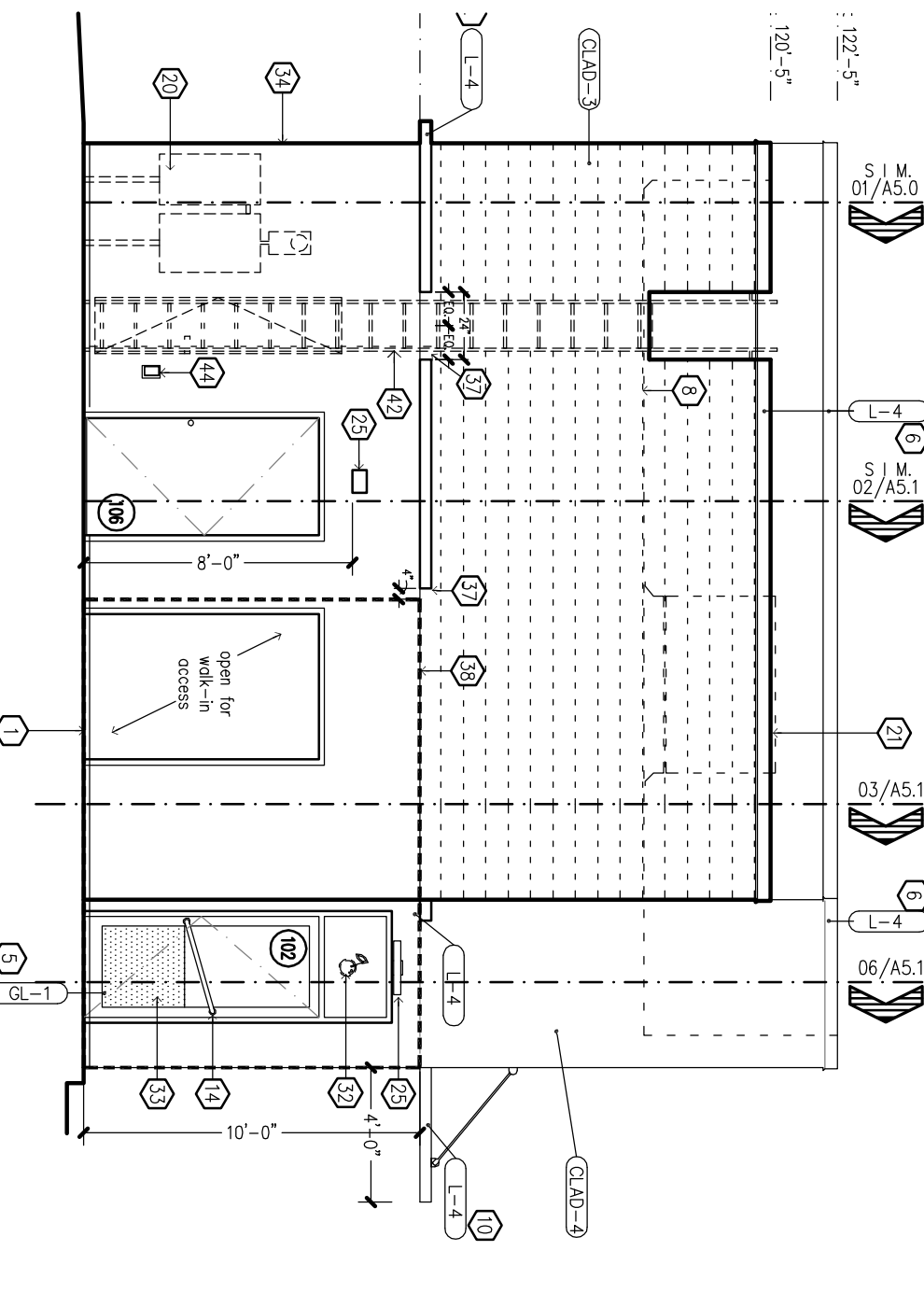
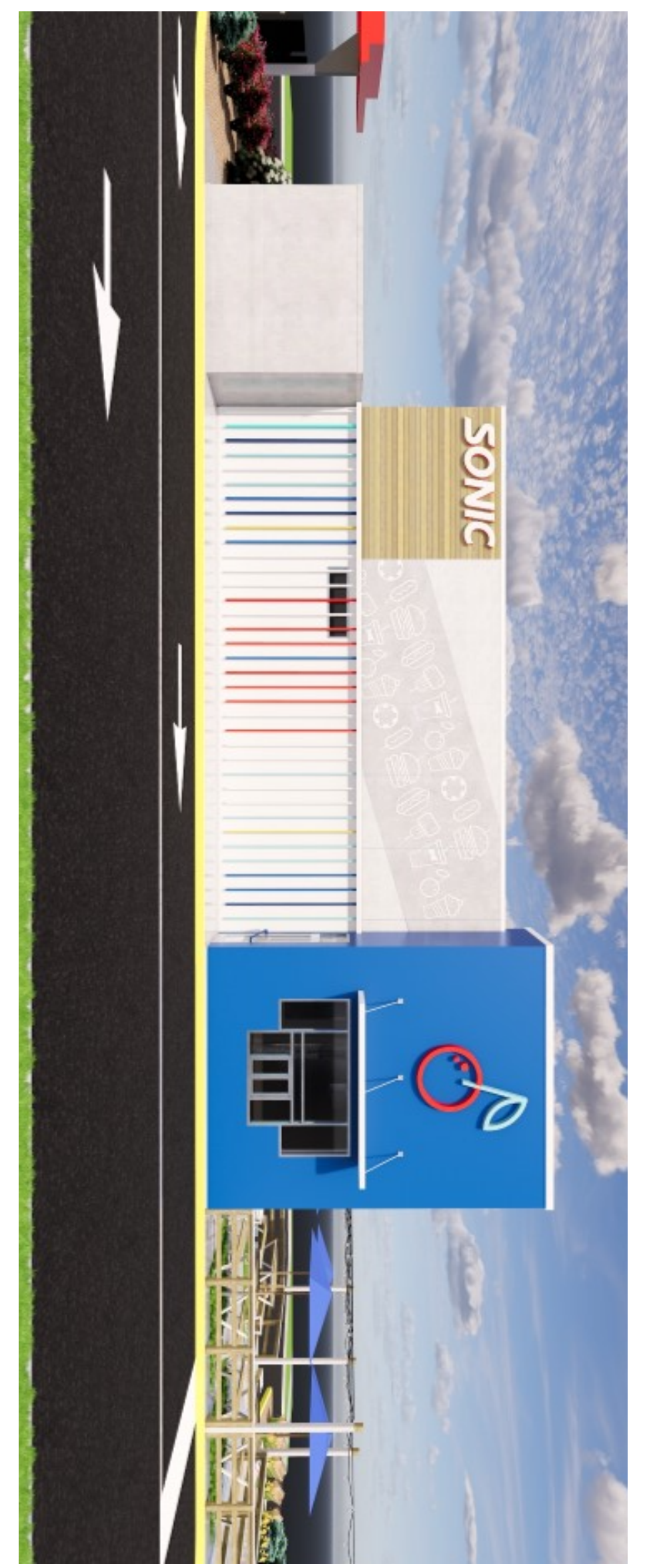
DESIGN	DRAWN	SCALE	DATE	NOTES	FILE	NO.
W.J.N.	W.J.N.	1"=100'	4-2022	COLEMAN		

NOTES BY SYMBOL

1	NOT USED	23	FASTENING ANCHOR BOLT
2	PRE-FABRICATED ALUMINUM EXTERIOR /	24	SONIC DRIVE-IN BRAND SIGN
3	OVERLAP	25	SONIC DRIVE-IN BRAND SIGN
4	OVERLAP SCOPES	26	SONIC DRIVE-IN BRAND SIGN
5	ALUMINUM STAY-IN PLACE AND WINDOW FRAMES	27	SONIC DRIVE-IN BRAND SIGN
6	SPY GLASSING	28	SONIC DRIVE-IN BRAND SIGN
7	ADDITIONAL PV STATION - REFER TO ELECTRICAL	29	SONIC DRIVE-IN BRAND SIGN
8	FOR ADDITIONAL INFORMATION (REFER PREVIOUS)	30	SONIC DRIVE-IN BRAND SIGN
9	SHOWN THE INDICATES ROOF LINE RETURN	31	SONIC DRIVE-IN BRAND SIGN
10	2" X 4" POWER COATED ALUMINUM SHIMBOL	32	SONIC DRIVE-IN BRAND SIGN
11	NON-MANUFACTURED ALUMINUM CORNER FRAMES	33	SONIC DRIVE-IN BRAND SIGN
12	BRANDING AND CANTY WINDOW FOR FACILITY	34	SONIC DRIVE-IN BRAND SIGN
13	ALUMINUM WINDOW FOR FACILITY	35	SONIC DRIVE-IN BRAND SIGN
14	ALUMINUM WINDOW FOR FACILITY	36	SONIC DRIVE-IN BRAND SIGN
15	ALUMINUM WINDOW FOR FACILITY	37	SONIC DRIVE-IN BRAND SIGN
16	ALUMINUM WINDOW FOR FACILITY	38	SONIC DRIVE-IN BRAND SIGN
17	ALUMINUM WINDOW FOR FACILITY	39	SONIC DRIVE-IN BRAND SIGN
18	ALUMINUM WINDOW FOR FACILITY	40	SONIC DRIVE-IN BRAND SIGN
19	ALUMINUM WINDOW FOR FACILITY	41	SONIC DRIVE-IN BRAND SIGN
20	ALUMINUM WINDOW FOR FACILITY	42	SONIC DRIVE-IN BRAND SIGN
21	ALUMINUM WINDOW FOR FACILITY	43	SONIC DRIVE-IN BRAND SIGN
22	ALUMINUM WINDOW FOR FACILITY	44	SONIC DRIVE-IN BRAND SIGN

EXTERIOR FINISH SCHEDULE

1	SONIC DRIVE-IN BRAND SIGN	13	SONIC DRIVE-IN BRAND SIGN
2	SONIC DRIVE-IN BRAND SIGN	14	SONIC DRIVE-IN BRAND SIGN
3	SONIC DRIVE-IN BRAND SIGN	15	SONIC DRIVE-IN BRAND SIGN
4	SONIC DRIVE-IN BRAND SIGN	16	SONIC DRIVE-IN BRAND SIGN
5	SONIC DRIVE-IN BRAND SIGN	17	SONIC DRIVE-IN BRAND SIGN
6	SONIC DRIVE-IN BRAND SIGN	18	SONIC DRIVE-IN BRAND SIGN
7	SONIC DRIVE-IN BRAND SIGN	19	SONIC DRIVE-IN BRAND SIGN
8	SONIC DRIVE-IN BRAND SIGN	20	SONIC DRIVE-IN BRAND SIGN
9	SONIC DRIVE-IN BRAND SIGN	21	SONIC DRIVE-IN BRAND SIGN
10	SONIC DRIVE-IN BRAND SIGN	22	SONIC DRIVE-IN BRAND SIGN
11	SONIC DRIVE-IN BRAND SIGN	23	SONIC DRIVE-IN BRAND SIGN
12	SONIC DRIVE-IN BRAND SIGN	24	SONIC DRIVE-IN BRAND SIGN



NO	DATE	ISSUES AND REVISIONS
1	04-25-22	Submitted For City Design Review

AVANT DESIGN GROUP, INC.
 Firm Certificate of Authority CA01453
 P.O. BOX 59226 DALLAS, TX 75229
 214.568.3100

SONIC CORP.
 300 JOHNNY BENCH DR
 OKLAHOMA CITY, OK 73104
 OFFICES: 405-225-5000
 FAX: 405-225-5991
 2021

AMERICA'S DRIVE-IN BRAND PROPERTIES LLC
 OTHER THAN BY THE DESIGNATED SONIC DRIVE-IN OWNER FOR
 CONSTRUCTION OF THE DRIVE-IN AT THE SPECIFIED LOCATION.

SONIC DRIVE-IN
STORE #XXXX
 F.M. 156
 Ponder, TX
EXTERIOR ELEVATIONS
& SCHEDULES

A2
 SHEET
 DWG: 6810-A2