

Vaquero Palomino Partners, LP
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Fort Worth, Texas 76107
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512-983-1793

July 23, 2020

City of Saginaw
205 Brenda Lane
Saginaw, TX 76179

City of Saginaw,

Vaquero Palomino Partners, LP would like to request a variance to the Saginaw Code of Ordinances Section 7.09 Drainage and Storm Sewer. This request is being made as our proposed detention pond does not meet some of the requirements in Section 7.09. More specifically 7.09 subsection C.3.i. See section of code below.

Detention is allowed in parking lots. Detention in parking lots may not be deeper than six-inches in depth at any location. The exception to the six-inch depth is a nine-inch maximum in areas designated as truck parking only. Parking spaces inundated by detained storm water may not be counted toward required parking ratios for the development. Warning signs must be placed on the site designating that the area may be inundated in an extreme storm event.

Currently the site drains to the TXDOT right-of-way, Saginaw Boulevard. The drainage facilities in Saginaw Boulevard were not built to take on the post-development run-off of this site and the drainage facilities are also too shallow to install an underground detention facility. The only option for this site was to do parking lot detention.

Per city code parking lot detention is allowed, but you cannot count those parking spaces to your total parking count as we are using every available inch of this site, there is no room to add the parking spaces in another area of the site. We would like to request that the city allow us to count the parking spaces that are being used for detention (63 spaces) towards our parking count.

City code also only allows six inches of pond depth for parking lot detention. Some areas of our detention exceed that threshold and could have up to ten inches of water in a 100-year storm event. There are 15 parking spaces (Please see enclosed grading exhibit) that would be impacted with this depth during a 100-year storm. There are many other cities around Saginaw (i.e. City of Fort Worth) that allow up to one foot of pond depth in their parking areas. Please keep in mind that this water will be out of the parking lot within 24-hours of the storm event. We would like to request that the City of Saginaw grant a variance to allow 15 parking spaces to have up to ten inches of pond depth.

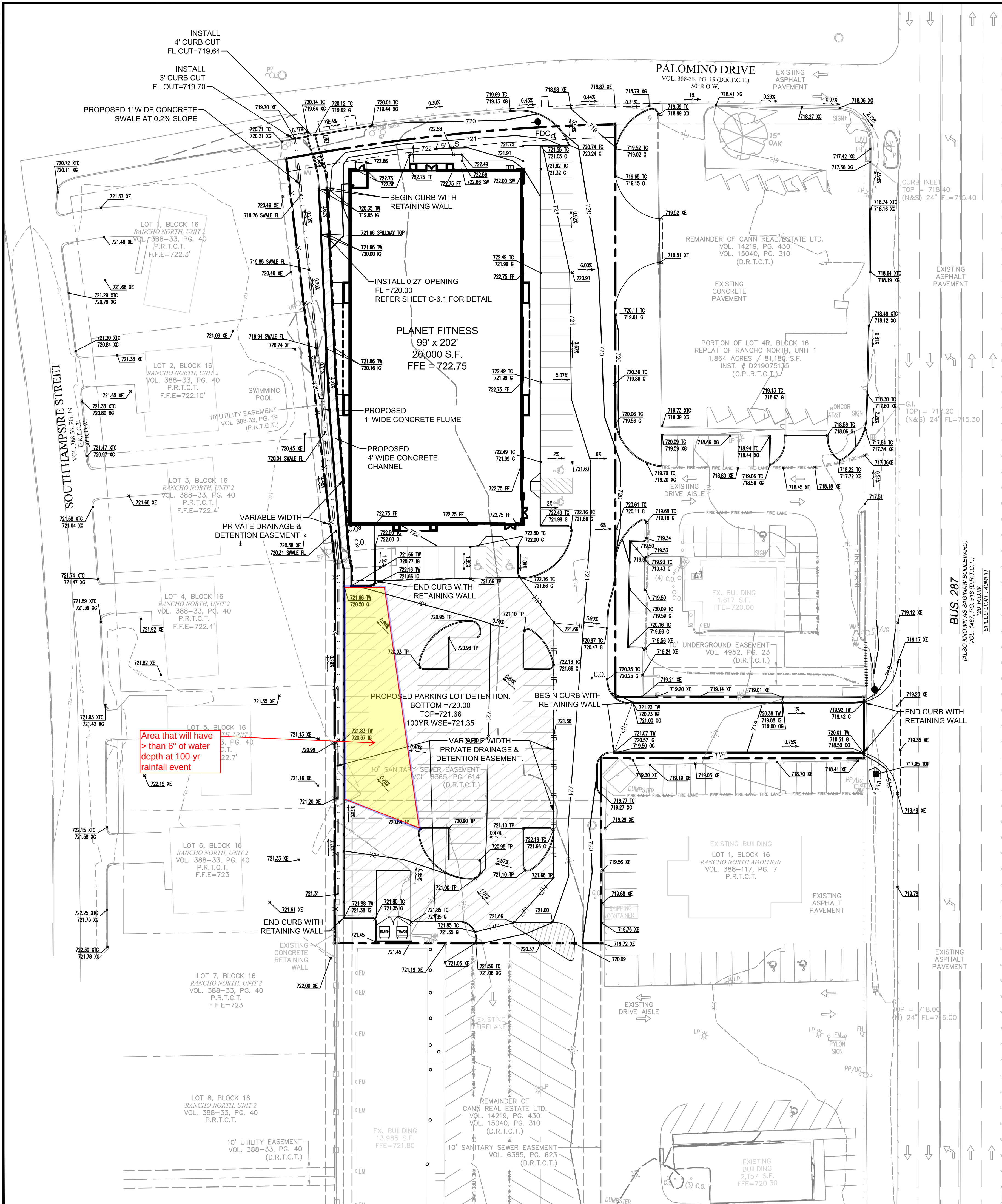
There is a shared parking agreement between this site and the other sites owned by Vaquero Palomino Partners, LP on this southwest corner of Palomino Drive and Saginaw Boulevard. This should help with some of the parking concerns created by this parking lot detention situation.

Thank you for taking your time to review our case. Please let me know if you need any further information.

Sincerely,



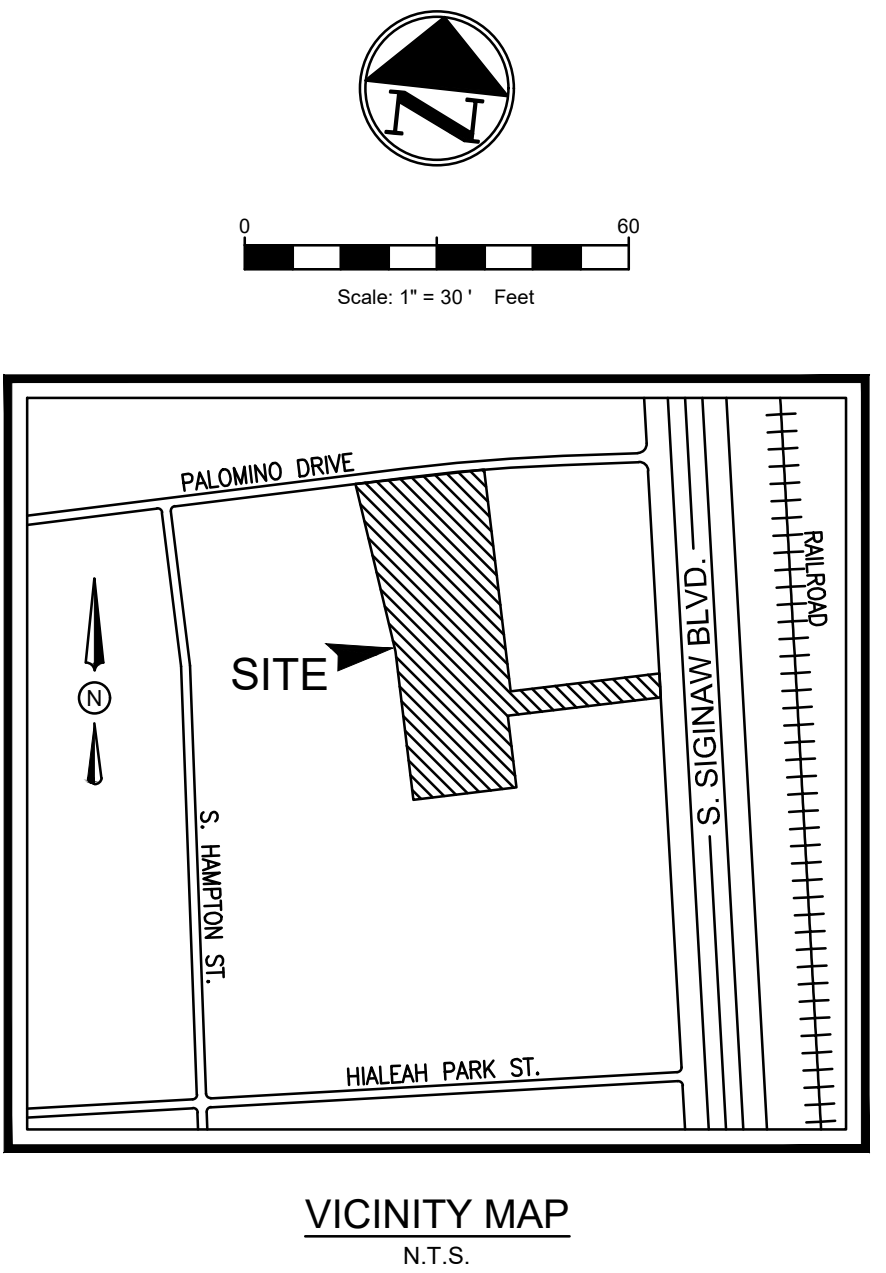
Kelly Agnor, Director of Development
Vaquero Palomino Partners, LP



EXISTING LEGEND		
	GAS MARKER	CHAINLINK FENCE
	GAS METER	CONCRETE
	IRRIGATION VALVE	COVERED AREA
	LIGHT POLE	EASEMENT
	SAN. SEW. CO.	FIRE LANE STRIPE
	SAN. SEW. MH.	GRAVEL
	STONE COLUMN	GUY WIRE ANCHOR
	STORM DRAIN MH.	HANDICAP SPACE
	TELE. BOX	HIGHBANK LINE
	TRANS. BOX	IRON FENCE
	UTILITY POLE	NO PARKING
	WATER METER	OHU - OVERHEAD UTILITY LINE
	WATER VALVE	PARKING STRIPE
	BARBED WIRE FENCE	PIPE RAIL FENCE
	BOUNDARY	RETAINING WALL
	BRICK	STONE
	BUILDING LINE	TILE
	BUILDING WALL	WOOD DECK
		WOOD FENCE

GRADING LEGEND	
EXISTING ELEVATION	704.00 XE
EXISTING MINOR CONTOURS	764
EXISTING MAJOR CONTOURS	765
MINOR CONTOURS	764
MAJOR CONTOURS	765
HIGH POINT	HP - HP - HP
STORM PIPE	STM ->
CURB WITH RETAINING WALL	
RIP RAP	
FINISH FLOOR ELEVATION	467.00 FF
TOP OF CURB ELEVATION	466.00 TC
GUTTER ELEVATION	465.50 G
SIDEWALK ELEVATION	465.00 SW
TOP OF PAVEMENT	464.00 TP
GROUND ELEVATION	463.00 GR
DRAINAGE FLOW DIRECTION	
TOP OF WALL	463.00 TW
EXISTING GUTTER ELEV	463.00 XG
EXISTING TOP OF CURB	463.00 XTC
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
POWER POLE	
PARKING LOT DETENTION AREA	

BENCHMARKS	
1.	SITE BENCH MARK IS A MAG NAIL WITH A WASHER STAMPED "JPH LAND SURVEYING" SET IN A CONCRETE CURB, LOCATED APPROXIMATELY 950' SOUTHWEST FROM THE INTERSECTION OF PALOMINO DR AND SAGINAW BLVD.
	BENCHMARK ELEV = 721.17' (NAVD88)



GRADING GENERAL NOTES

1. ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNERS PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. IF ANY OF THE HAULED EXCAVATION MATERIAL IS TAKEN TO ANOTHER LOCATION WITHIN THE CITY LIMITS, THE OWNER OF THE PROPERTY IS REQUIRED TO OBTAIN A LOT GRADING PERMIT BEFORE MATERIAL IS DELIVERED.

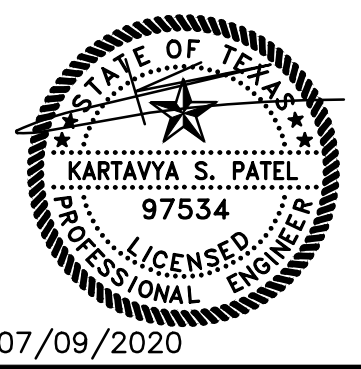
2. THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.

3. THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUB-GRADE IN THE LANDSCAPING AREAS.

4. NO SLOPES TO EXCEED 3H:1V WITHOUT SLOPE STABILIZATION.



NO.	DATE	DESCRIPTION	BY
1	01-21-20	1st CITY SUBMITTAL	KP
2	05-04-20	2ND CITY SUBMITTAL	AR
3	06-18-20	3RD CITY SUBMITTAL	AR
4	07-09-20	PER TXDOT COMMENTS	AR
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GRADING PLAN					
PLANET FITNESS					
SWC PALOMINO DRIVE AND SAGINAW BOULEVARD					
CITY OF SAGINAW					
TARRANT COUNTY, TEXAS					
RANCHO NORTH, UNIT 1, LOT 4R, BLOCK 16					
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com					
W: triangle-engr.com O: 1784 McDermott Drive, Suite 110, Allen, TX 75013					
Planning Civil Engineering Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	12-09-19	SCALE BAR	001-20	C-5.0
TX. P.E. FIRM #11525					