City of Lake Dallas
City Council
Regular Called Meeting
City Hall
212 Main Street, Lake Dallas, TX 75065
May 22, 2025, at 6:30 p.m.

In accordance with Tex. Govt. Code §551.127, notice is hereby given that (i) one or more City Council members may be participating in this meeting by videoconference, (ii) the location of the meeting will be at Lake Dallas City Hall, 212 Main Street, Lake Dallas, Texas, where a quorum of the City Council will be physically present, which location will be open to the public, and (iii) it is the intent to have the quorum of members of the City Council present at said location for this meeting.

OPEN SESSION
City Council Chambers-6:30 P.M.

1. **Call to Order & Determination of Quorum**
2. **Invocation & Pledges of Allegiance**

Section I- Presentation:

3. Administer the following to newly Elected Councilmembers:
   • Oath of Office
4. Recognition of Lake Dallas Police Officer Weir.
5. Proclamation National Public Works Week May 18-24, 2025.

Section II – Public Comment:

6. **Citizen Agenda & Public Comment**

An opportunity for citizens to address the Mayor and City Council on matters which are not scheduled for consideration by the City Council on this agenda. In order to address the Council, a Public Meeting Appearance Card must be completed and presented to the City Secretary prior to the start of the Council meeting. The Texas Open Meeting Act prohibits deliberation by the City Council of any subject which is not on the posted agenda, therefore the Council will not be able to discuss or take any action on items brought up during the citizen presentations. Citizen presentations will be limited to five (5) minutes per person. Persons wishing to provide comments on an item appearing on this agenda must complete a Public Meeting Appearance Card and present it to the City Secretary prior to the item being called on the agenda and wait until recognized by the Mayor or other presiding officer before speaking on the item when that item is called for discussion.

Section III– Elected Official Requested Items & Comments:

7. Mayor & Council Member Announcements and Requests for Future Agenda Items

The City Council may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Section IV – City Manager's Report

8. The City Manager's Report may provide information on status of current city projects and other projects affecting the City, meetings and actions of the city's boards and commissions, upcoming local community events, including, but not limited to, departmental operations and capital improvement project status. No action will be taken with respect to this report.

Section V– Planning & Development:

9. Consider and take appropriate action on the Amending Plat and associated Construction Plans for Lot 1- A Block 14 of the Town of Garza being 0.427 acres in the Mary R. Wright Survey A-1355 City of Lake Dallas, Denton County, Texas.

Section VI- General Items:

10. Consider and elect a Mayor Pro-Tem.

11. Consider and approve an Resolution of the City Council of the City Lake Dallas, approving amendment No. 1 to the professional services agreement with McAdams for the Hundley Drive Reconstruction Project (Project No. CLD24002) in the amount of $560,250; authorizing the City Manager to execute the amendment, and providing an effective.

12. Consider and act on a Resolution approving a change order to the agreement with McAdams for additional design services related to the Shady Shores Road Reconstruction Project; authorizing the City Manager to execute the change order; and providing an effective date.

13. Consider and Act on a Resolution appointing members to various positions on the Planning and Zoning Commission.

Section VII – Consent Agenda: None

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items unless a Councilmember so requests, or member of the public submits a Public Meeting Appearance Card identifying the item on which such person wished to comment prior to this item being called on the agenda, in which event the item will be removed from the consent agenda and considered in its normal sequence.

14. **Consider and Act on the Consent Agenda-**
    a. Consider and approve a resolution amending the authorized signatories on the City's financial institution accounts.
    b. Consider and approve a Resolution amending the Logic Authorized Representatives.
    c. Consider and approve a Resolution amending the TexClass Authorized Representatives.
    d. Consider and approve a Resolution amending the TexPool Authorized Representatives.
    e. Consider and approve a Resolution amending the Texstar Authorized Representative.
    f. Consider and approve the financial for January 2025.
    g. Consider approval of an Interlocal Agreement with Denton County for the collection of property taxes for the City of Lake Dallas.

Section VIII – Executive Session: As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda items listed above or herein.

Section IX – Return to Open Session

15. Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session.

Section X – Adjournment:

I certify that the above notice of this meeting posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on May 19, 2025, at 5:00 p.m.

Codi Delcambre

Codi Delcambre
City Secretary

If you plan to attend this public meeting telephonically and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

PROCLAMATION

National Public Works Week

May 18–24, 2025

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of The City of Lake Dallas; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in The City of Lake Dallas to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association.

THEREFORE, BE IT RESOLVED THAT I, Kristy Bleau, Mayor, proclaim May 18–24, 2025, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies to pay tribute to our public works professionals and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

Signed this 22nd day of May 2025

_____

Kristy Bleau, Mayor

AGENDA ITEM 8

CITY COUNCIL
AGENDA MEMO

Prepared By: Randi Rivera, AICP, City Planning Consultant **May 22, 2025**

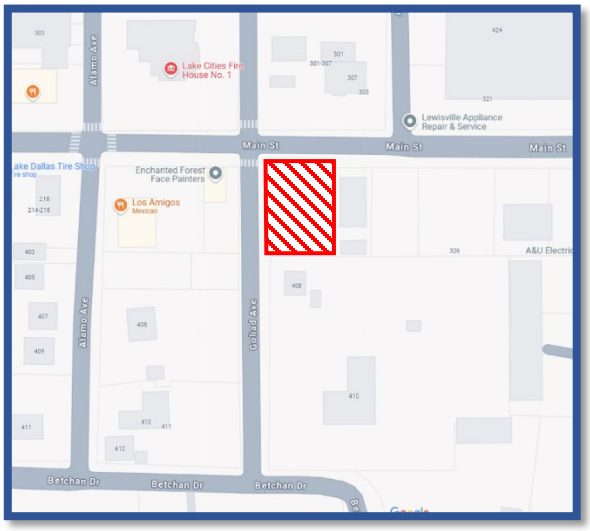
Consider and take appropriate action on the Amending Plat and associated Construction Plans for Lot 1- A Block 14 of the Town of Garza being 0.427 acres in the Mary R. Wright Survey A-1355 City of Lake Dallas, Denton County, Texas.

DESCRIPTION:

City Council shall consider the Amending Plat and Construction Plans for 312 Velez Mixed Use located at 312 Main Street Lake Dallas, TX 75065, to construct a two story residential/retail building and associated parking.

BACKGROUND INFORMATION:

The property at 312 Main St, TX 75065, Lake Dallas, consists of vacant land. The applicant is proposing a two story, 12,336 square-foot, mixed-use building with retail and restaurants on the first floor and four residential lofts on the second floor. The development will have direct access off Main Street and Goliad Avenue. There will be 10 onstreet parking spaces along Main Street and additional parking to the rear of the property. A five foot sidewalk will be extended along the Main Street frontage, between the parking and the building front.



On March 13, 2025, the request to rezone the property from C3 to a Planned Development District with a base zoning of C3 was approved by the City Council for this development. The proposed site plan is in conformance with the standards outlined in the approved PD, as well as other applicable City regulations.

On May 15, 2025, the Planning and Zoning Commission recommended for approval the Plat and associate construction plans.

RECOMMENDED MOTIONS:

The City Council can:

MOTION TO APPROVE of the Amending Plat for Lot 1-A Block 14 of Town of Garza Addition, for the Velez Mixed Use project and associated construction plans.

OR

MOTION TO APPROVE WITH CONDITIONS for the Amending Plat for Lot 1-A, Block 14 of the Town of Garza Addition for the Velez Mixed Use project and associated construction plans, with the following conditions: *[insert requirements of the Code of Ordinances which must be satisfied to approve said plat]*

OR

MOTION TO DENY of the Amending Plat for Lot 1-A Block 14 of the Town of Garza Addition for the Velez Mixed Use development and associated construction plans, due to following requirements not being met: *[insert requirements of the Code of Ordinances that were not met]*

ATTACHMENTS:

Amending Plat

Site Plan

Landscape Plan

LAKE DALLAS MIXED–USE

TWO STORY RESIDENTIAL/RETAIL BLDG
312 MAIN STREET

LOT 1A, BLOCK 14
LAKE DALLAS, TEXAS

CIVIL ENGINEERING CONSTRUCTION PLANS
NEW BUILDING & SITE IMPROVEMENTS

PROJECT ADDRESS:

312 MAIN STREET
LAKE DALLAS, TEXAS 75065

PROPERTY LEGAL DESCRIPTION:

0.427 ACRE TRACT OF LAND, CALLED LOT 1A, BLOCK 14 OLD TOWN OF GARZA ADDITION IN THE CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS

PROPERTY OWNER:

ISABEL & LOUIS VELEZ
101 BAIZE BOULEVARD
HICKORY CREEK, TEXAS 75065

PROJECT ARCHITECT

PECK ARCHITECTS
105 WEST MAIN STREET
LEWISVILLE, TEXAS 75057
(972) 221–1424

PROJECT CIVIL ENGINEER:

CARRERA CONSULTING ENGINEERS, INC.
3930 MEREDITH AVENUE
DALLAS, TEXAS 75211
(214) 330–4771

SITE DATA SUMMARY CHART

project C3034 apr 2024

GENERAL

TOTAL SITE GROSS AREA (LOT 1A, BLOCK 14) ____ 18,600 S.F. (0.427 ACRES)
CURRENT ZONING ____ C–3 COMMERCIAL
ALL DEVELOPMENT SHALL COMPLY WITH THE CITY OF LAKE DALLAS DEVELOPMENT CODE.
** REPLAT TO BE SUBMITTED CREATING A NEW SINGLE LOT 1A, BLOCK 14.
** PLANNED DEVELOPMENT (PD) APPLICATION TO BE SUBMITTED CREATING ZONING GUIDELINES SPECIFIC TO THIS PROJECT.

PARKING ANALYSIS (NEW OFFICE/RETAIL/RESIDENTIAL BUILDING)

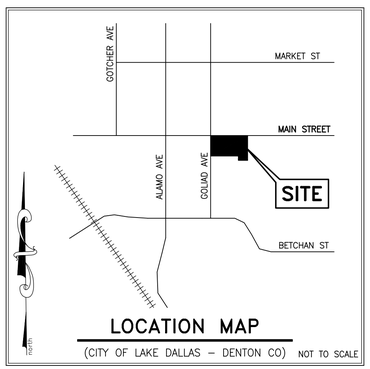
GROSS FLOOR AREA (MULTI– USE)	6168 S.F.
RETAIL/PERSONAL SERVICES (6168sf AREA) – VEHICLE PARKING SPACES REQUIRED: (1/200)	
MULTI–FAMILY (4–UNITS PER LEVEL) – VEHICLE PARKING SPACES REQUIRED: (2.5/UNIT)	
RETAIL: TOTAL OFF–STREET VEHICLE PARKING SPACES REQUIRED:	6168/200 = 31 SPACES
MULTI–FAMILY: TOTAL OFF–STREET VEHICLE PARKING SPACES REQD: (4) UNITS x 2.5 = 10 SPACES	
TOTAL OFF–STREET VEHICLE PARKING SPACES REQUIRED (20% REDUCTION): 31+10 (0.8) = 33 SPACES	
TOTAL OFF–STREET REGULAR PARKING SPACES PROVIDED:	11 SPACES
TOTAL OFF–STREET ACCESSIBLE VEHICLE PARKING SPACES PROVIDED:	2 SPACES
TOTAL "STREET" REGULAR PARKING SPACES PROVIDED (ALONG MAIN STREET):	8 SPACES
TOTAL "STREET" ACCESSIBLE VEHICLE PARKING SPACES PROVIDED:	2 SPACES
TOTAL OFF–STREET & "STREET" PARKING SPACES PROVIDED:	**23 SPACES**

	PRE–DEV	POST–DEV
LOT IMPERVIOUS COVERAGE SUMMARY		
LOT 1A, BLOCK 14 – IMPERVIOUS AREA (NON PENETRABLE) (BUILDINGS, CONCRETE PAVEMENTS & GRAVEL PVMT)	0 SF	18600 SF
BUILDING SUMMARY – GROSS FLOOR AREA	PRE–DEV	POST–DEV
LOT 1A, BLOCK 14 – MULTI–USE BUILDING (FOUNDATION AREA)	0 SF	6168 SF
BUILDING – LOT COVERAGE SUMMARY	PRE–DEV	POST–DEV
LOT 1A, BLOCK 14 – LOT COVERAGE	0.0%	33.2%
SITEWORK GREEN SPACE & HARDSCAPE IMPROVEMENTS	PRE–DEV	POST–DEV
GREEN SPACE (PERMEABLE SURFACE)	18600 SF	1428 SF
CONCRETE PAVEMENT AND SIDEWALKS & GRAVEL PVMT	0 SF	17172 SF

SCOPE OF WORK

LOT 1A, BLOCK 14 – OLD TOWN OF GARZA ADDITION

SCOPE OF WORK CONSISTS OF CONSTRUCTING A NEW 6111sf 2–STORY RESIDENTIAL/RETAIL BUILDING WITH SITE IMPROVEMENTS SITUATED ON A PLATTED LOT (0.427 ACRE). THE TOTAL LAND AREA DISTURBED FOR THIS PROJECT WILL NOT EXCEED MORE THAN 1 ACRE OF LAND.



INDEX OF DRAWINGS

SHEET No.	SHEET TITLE
C000	COVER SHEET – CIVIL ENGINEERING CONSTRUCTION PLANS
C001	PLAT (LOT 1A, BLOCK 14)
C100	EXISTING CONDITIONS AND SITE DEMOLITION PLAN
C101	SITE PLAN
C102	UTILITY SITE PLAN
C103	PAVING PLAN
C104	DRIVEWAY VISIBILITY TRIANGLES & OVERALL CONCRETE PAVEMENT PLAN
C200	DIMENSION CONTROL PLAN
C300	EROSION CONTROL PLAN & DETAILS
C400	GRADING PLAN
C500	PRE–DEVELOPED DRAINAGE AREA PLAN & CALCULATIONS
C501	POST–DEVELOPED DRAINAGE AREA PLAN & CALCULATIONS
C600	CIVIL ENGINEERING SITEWORK NOTES AND DETAILS
C601	SITEWORK AND PAVING DETAILS
LS1	LANDSCAPE PLAN
LS2	LANDSCAPE DETAILS
IR1	IRRIGATION METERS & SLEEVES EXHIBIT
IR–SD1	IRRIGATION DETAILS
IR–SD2	IRRIGATION DETAILS
n/a	LCMUA SANITARY SEWER DETAILS – SHEET 1
n/a	LCMUA SANITARY SEWER DETAILS – SHEET 2
n/a	LCMUA EMBEDMENT DETAILS
n/a	LCMUA WATER DETAILS – SHEET 1
n/a	LCMUA WATER DETAILS – SHEET 2

NOTE:

THE CIVIL ENGINEERING DESIGN SHOWN HEREIN THESE PLANS FOR THIS PROJECT IS BASED ON ISSUANCE OF A CITY OF LAKE DALLAS PLANNED DEVELOPMENT (PD) APPROVING ALL CURRENT ZONING (C–3 COMMERCIAL) NON–COMPLIANT ITEMS SHOWN ON THESE PLANS.

april 2024

CARRERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F–8354
3930 Meredith Avenue Dallas, Texas 75211 t (214) 330.4771 f (214) 330.2167

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUIS DAVID CARRERA, TEXAS PROFESSIONAL ENGINEER, REGISTRATION NO. 95182 ON THE DATE NOTED BELOW. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER AUTHORIZATION AND PROPER DISCLOSURE BY THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.

LUIS D. CARRERA 95182 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
25 apr 2025

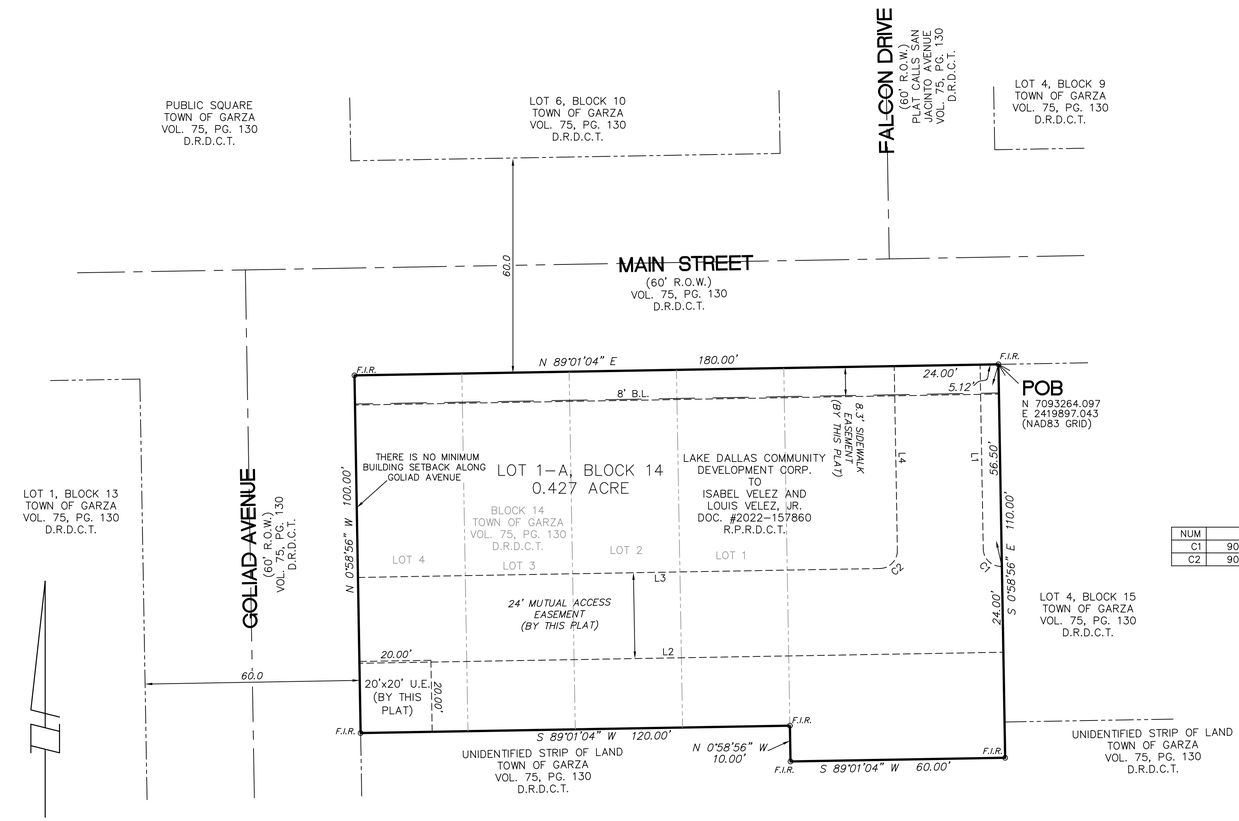
CIVIL ENGINEERING CONSTRUCTION PLANS
LAKE DALLAS MIXED–USE
LOT 1A, BLOCK 14
312 Main Street Lake Dallas, Texas 75065

SHEET TITLE: COVER SHEET – CONSTRUCTION PLANS
CIVIL ENGINEERING

PROJECT No.	DATE:	REVISIONS:	DESCRIPTION:
C–3034	mar 2024	24oct2024	Revision A – Per City Review Comments
DRAWN BY:	CHECKED BY:	21mar2025	Revision B – Per City Review Comments
CCEI	CCEI	25apr2025	Revision C – Per City Review Comments

SHEET No.
C000
REVISION C

ISSUED FOR PERMIT



NUM	BEARING	DISTANCE
L1	S 0°58'56" E	51.50'
L2	S 89°01'04" W	180.00'
L3	N 89°01'04" E	145.87'
L4	N 0°58'56" W	51.50'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'00"	7.85'	5.00'	S 45°58'56" E	7.07'
C2	90°00'00"	7.85'	5.00'	N 44°01'04" E	7.07'

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS WE, Isabel Velez and Louis Velez, Jr. are the owners of that certain lot, tract, or parcel of land situated in the M. Wright Survey Abstract Number 1355 in the City of Lake Dallas, Denton County, Texas, being all of Lots 1, 2, 3 and 4, Block 14 of the Town of Garza, an addition to the City of Lake Dallas, Denton County, Texas, according to the plat thereof recorded in Volume 75, Page 130, Deed Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Lake Dallas Community Development Corporation to Isabel Velez and Louis Velez, Jr. recorded under Document Number 2022-157860, Real Property Records, Denton County, Texas and being more particularly described as follows:
BEGINNING at a capped iron rod marked RPLS 4561 found for corner in the south line of Main Street, a public roadway having a right-of-way of 60.0 feet, said point being the northwest corner of Lot 4 in Block 15 of said Town of Garza;

THENCE S 00° 58' 56" E, 110.00 feet with the west line of said Lot 4, Block 15 to a capped iron rod marked RPLS 4561 set for corner in an unidentified strip of land shown on the plat of said Town of Garza;

THENCE S 89° 01' 04" W, 60.00 feet with said unidentified strip of land to a capped iron rod marked RPLS 4561 set for corner;

THENCE N 00° 58' 56" W, 10.00 feet with said unidentified strip to a capped iron rod marked RPLS 4561 set for corner in the north line of said unidentified strip of land;

THENCE S 89° 01' 04" W, 120.00 feet with said north line of said unidentified strip of land to an iron rod found for corner in the east line of Goliad Avenue, a public roadway having a right-of-way of 60.0 feet;

THENCE N 00° 58' 56" W, 100.00 feet with said east line of said Goliad Avenue to a capped iron rod marked RPLS 4561 set for corner in said south line of said Main Street;

THENCE N 89° 01' 04" E, 180.00 feet with said south line of said Main Street to the **PLACE OF BEGINNING** and containing 0.427 acre of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as **LOT 1-A, BLOCK 14, TOWN OF GARZA, Amending Lots 1 through 4, Block 14 of The Town of Garza, being 0.427 acre in the Mary R. Wright Survey Abstract Number 1355,** an addition to the City of Lake Dallas, Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, adding to, or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this _____day of _____, 2024.

_____
Isabel Velez

BEFORE ME, the undersigned authority, on this day personally appeared Isabel Velez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes and considerations and in the capacity therein stated.
Given under my hand and seal of office this_____ day of _____, 2024.

_____
NOTARY PUBLIC, Denton County, Texas

WITNESS MY HAND this _____day of _____, 2024.

_____
Louis Velez, Jr.

BEFORE ME, the undersigned authority, on this day personally appeared Louis Velez, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same for the purposes and considerations and in the capacity therein stated.
Given under my hand and seal of office this_____ day of _____, 2024.

_____
NOTARY PUBLIC, Denton County, Texas

APPROVED AND ACCEPTED

The City hereby approves this Plat for recording.
Approved this _____ day of _____ A. D. 2024.

_____
Director of Development Services
City of Lake Dallas

_____
City Secretary

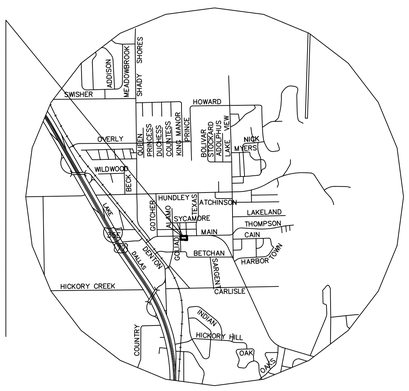
_____
City Manager

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

_____
Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

GRAPHIC SCALE 1"=20'
0 10 20 40 60 80 100

NOTES:
1. The purpose of this Plat is to combine multiple platted lots into a single platted lot.
2. All monuments are capped ½" steel rods unless otherwise noted and are tied to the existing lots of record as noted in the legal description of the dedication of this plat.
3. All building setbacks and public open space easements shall conform to current City Subdivision Ordinances and Zoning Regulations if new construction is applied for.
4. Basis of bearings is the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983, as determined from GPS observations.
5. There are no existing or proposed public utility easements or storm drain easements.
6. Any franchised or authorized public utility, including the City of Lake Dallas, shall have the right to move and keep moved all or part of any building, fences, tree, shrub, other growth or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems in any of the easements shown on a plat. Any public utility, including the City of Lake Dallas, shall have the right at all times of ingress and egress to and from and upon such easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time, of procuring the permission of anyone.
7. All tree removal must abide by the tree preservation and mitigation plan on file with the City of Lake Dallas Planning Department if such plan exists.

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
P.O.S.E. = PUBLIC OPEN SPACE EASEMENT

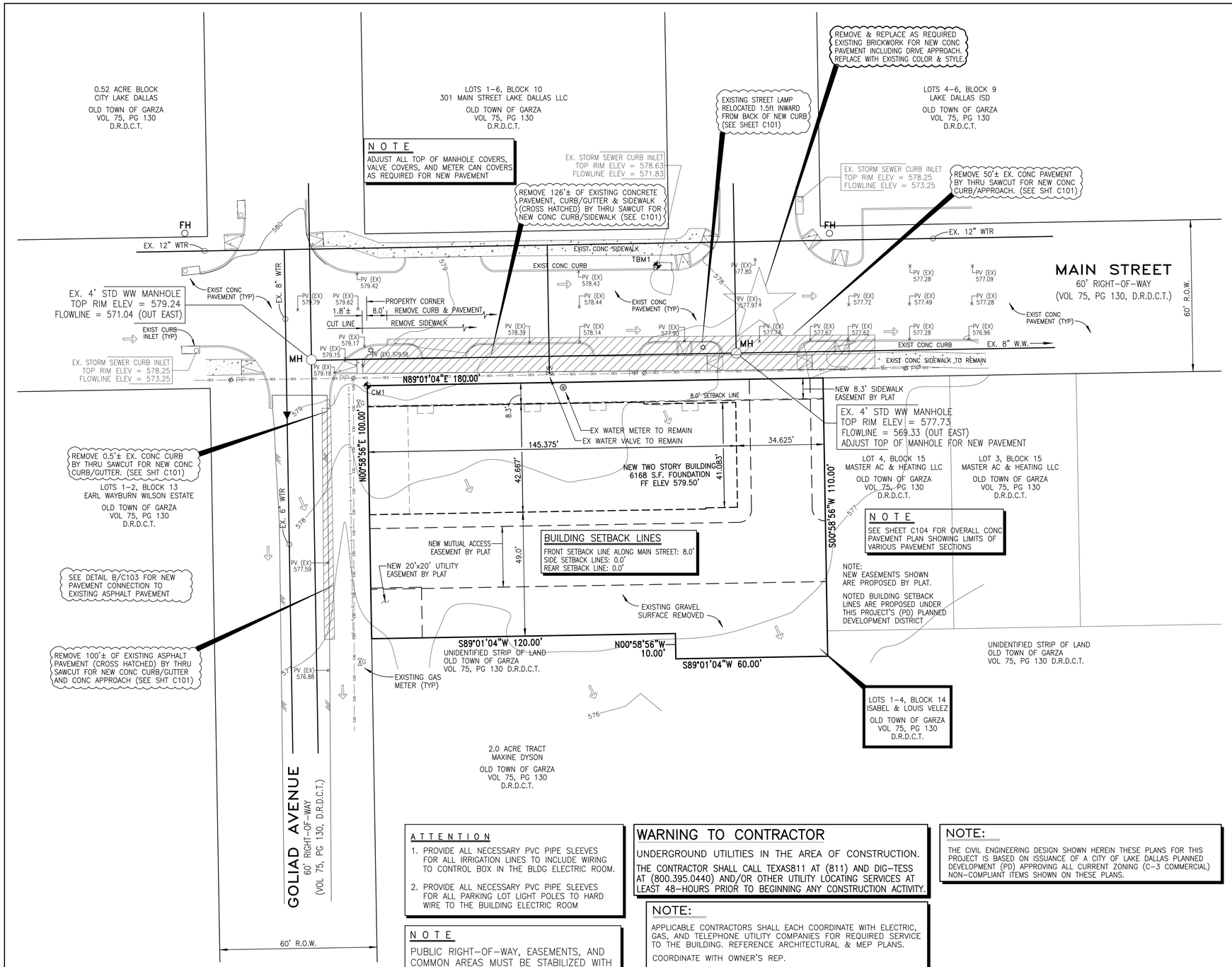
OWNER/DEVELOPER
VELEZ LD INVESTEMENTS, LLC.
ISABEL VELEZ
4405 TREE HOUSE LANE
CORINTH, TX 76208

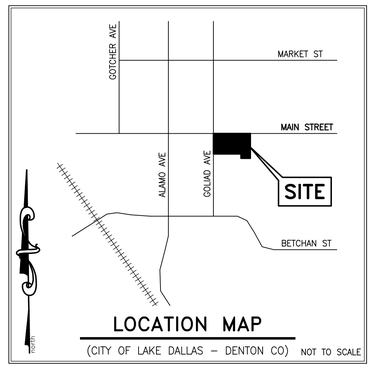
SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

AMENDING PLAT
LOT 1-A, BLOCK 14 OF THE TOWN OF GARZA
AMENDING LOTS 1-4, BLOCK 14
OF THE TOWN OF GARZA
BEING 0.427 ACRE IN THE
MARY R. WRIGHT SURVEY A-1355
CITY OF LAKE DALLAS
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
REVISED: 17 DECEMBER, 2024

DRAWN BY: BTH SCALE: 1"=20' DATE: 01 APRIL, 2024 JOB NO: 247343





GENERAL PLAN LEGEND

proj C3034 feb 2024

DESCRIPTION	EXISTING	NEW (by this project)
STORM WATER DRAINAGE FLOW	⇨	➔
GRADING CONTOUR	— —620— —	—625—
PAVING CONTOUR		—630—
SPOT ELEVATION	620.0 +	PV 620.0 ●
STORM WATER DRAINAGE DIVIDE		
WATER MAIN	EX. 8" WTR	NEW 8" WTR
FIRE HYDRANT	○ FH	● FH
FIRE DEPARTMENT CONNECTION (FDC)	⊕ FDC	✦ FDC
WASTEWATER MAIN	EX. 8" WW	
WASTEWATER MANHOLE	○ MH	○ MH
STORM WATER SEWER PIPE	EX. 20" RCP	LINE "A1" – 18" RCP
STORM WATER MANHOLE		
STORM WATER CURB INLET		
TREE		
POWER POLE WITH OVERHEAD ELEC LINE (OHE)	PP OHE	PP OHE

CM = CONTROL MONUMENT	TGR= TOP OF GRATE (ELEV)	B/B = BACK TO BACK (CURB)	PP = POWER POLE
CP = CONTROL POINT	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL. PIPE	FH = FIRE HYDRANT
IRF = IRON ROD FOUND	PV = TOP OF CONC PVMT (EL)	RCP = REINF. CONC PIPE	WV = WATER VALVE
TBM = TEMP. BENCHMARK	EA = EDGE OF ASPHALT (ELEV)	HP = HIGH POINT	MH = MANHOLE
NG = NATURAL GRADE	TC = TOP OF CURB (ELEV)	LP = LOW POINT	WW = WASTEWATER
ME = MATCH EXISTING (ELEV)	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FL = FLOWLINE

BENCHMARKS

project C3034

MARK	DESCRIPTION	ELEV.	NORTHING-Y	EASTING-X
TBM1	CHISELED SQUARE IN CORNER OF STORMWATER SEWER CURB INLET AT THE NORTH SIDE OF MAIN STREET, WEST OF FALCON DRIVE	578.74		
CM1	1/2" CAPPED IRON ROD FOUND AT NORTHWEST PROP CORNER			

GENERAL PLAN NOTES – C100

1. SEE SHEET C600 FOR GENERAL CIVIL ENGINEERING NOTES & SHEET C601 FOR SITEWORK DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS, ESTABLISHED BY THE ENGINEER ARE SHOWN ON THESE PLANS. THESE POINTS SHALL BE USED AS DATUM FOR WORK UNDER THIS PROJECT. ALL ADDITIONAL SURVEY, LAYOUT, OR MEASUREMENT WORK SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF THE WORK UNDER THIS CONTRACT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES, PAVING, DRIVEWAYS, CURBS, WALKS, STEPS, RETAINING WALLS, FENCES, IRRIGATION SYSTEMS, AND OTHER SURFACE AND SUBSURFACE STRUCTURES, TOGETHER WITH ALL SOD AND SHRUBS AFFECTED BY HIS CONSTRUCTION OPERATIONS. RESTORATION OF ALL DAMAGED PROPERTY TO ITS ORIGINAL CONDITION SHALL BE PERFORMED BY AND AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY OMISSIONS, DISCREPANCIES, OR DIMENSIONAL ERRORS PRIOR TO BEGINNING OR FABRICATING ANY WORK, OTHERWISE THE CORRECTIONS (AND ASSOCIATED COSTS) WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OFF THE SITE BY THE GENERAL CONTRACTOR.
7. IN THE EVENT THAT UNCHARTED UTILITIES OR OTHER UNFORESEEN FIELD CONDITIONS REQUIRE MODIFICATIONS OF THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE OWNER'S REP BEFORE PROCEEDING WITH THE WORK.
8. CONSTRUCTION ACTIVITY SHALL CONFORM TO ALL CITY OF LAKE DALLAS AND LCMUA REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPLICABLE PERMITS FOR THIS PROJECT (INCLUDING R.O.W.).
9. ROUGH GRADING SHALL BE PERFORMED PRIOR TO CONSTRUCTION OF UTILITIES.

ATTENTION

1. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL IRRIGATION LINES TO INCLUDE WIRING TO CONTROL BOX IN THE BLDG ELECTRIC ROOM.
2. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL PARKING LOT LIGHT POLES TO HARD WIRE TO THE BUILDING ELECTRIC ROOM

NOTE

PUBLIC RIGHT-OF-WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD

WARNING TO CONTRACTOR

UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION.

THE CONTRACTOR SHALL CALL TEXAS811 AT (811) AND DIG-TESS AT (800.395.0440) AND/OR OTHER UTILITY LOCATING SERVICES AT LEAST 48-HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.

NOTE:

APPLICABLE CONTRACTORS SHALL EACH COORDINATE WITH ELECTRIC, GAS, AND TELEPHONE UTILITY COMPANIES FOR REQUIRED SERVICE TO THE BUILDING. REFERENCE ARCHITECTURAL & MEP PLANS.

COORDINATE WITH OWNER'S REP.

NOTE:

THE CIVIL ENGINEERING DESIGN SHOWN HEREIN THESE PLANS FOR THIS PROJECT IS BASED ON ISSUANCE OF A CITY OF LAKE DALLAS PLANNED DEVELOPMENT (PD) APPROVING ALL CURRENT ZONING (C-3 COMMERCIAL) NON-COMPLIANT ITEMS SHOWN ON THESE PLANS.

EXISTING PAVEMENT LEGEND

- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE CURB

UTILITY SYMBOLS

- GAS METER
- WATER METER
- AUTOMATIC FLUSH POINT
- STREET LAMP/POLE
- T WATER MAIN VALVE

01 EXISTING CONDITIONS AND SITE DEMOLITION PLAN

SCALE: 1" = 20'

CARRERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F-8354
3930 Meredith Avenue Dallas, Texas 75211 o (214) 330.4771 f (214) 330.2167

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUIS DAVID CARRERA, TEXAS PROFESSIONAL ENGINEER NO. 55182 ON THE DATE NOTED BELOW. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER AUTHORIZATION BY THE ABOVE NAMED ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.
LUIS D. CARRERA 55182 LICENSED PROFESSIONAL ENGINEER 25 APR 2025

CIVIL ENGINEERING CONSTRUCTION PLANS
LAKE DALLAS MIXED-USE
LOT 1R, BLOCK 14
312 Main Street
Lake Dallas, Texas 75065

SHEET TITLE: EXISTING CONDITIONS AND SITE DEMOLITION PLAN

PROJECT No.	DATE:	REVISION:	DESCRIPTION:
C-3034	mar 2024	24oct2024	Revision A – Per City Review Comments
DRAWN BY:	CHECKED BY:	21mar2025	Revision B – Per City Review Comments
CCEI	CCEI	25apr2025	Revision C – Per City Review Comments

SHEET No.
C100
REVISION C

WARNING TO CONTRACTOR

UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION.

THE CONTRACTOR SHALL CALL TEXAS811 AT (811) AND DIG-TESS AT (800.395.0440) AND/OR OTHER UTILITY LOCATING SERVICES AT LEAST 48-HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.

ATTENTION

1. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL IRRIGATION LINES TO INCLUDE WIRING TO CONTROL BOX IN THE BLDG ELECTRIC ROOM.
2. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL PARKING LOT LIGHT POLES TO HARD WIRE TO THE BUILDING ELECTRIC ROOM

NOTE

PUBLIC RIGHT-OF-WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD

BUILDING SETBACK LINES

FRONT SETBACK LINE ALONG MAIN STREET: 8.0'
SIDE SETBACK LINES: 0.0'
REAR SETBACK LINE: 0.0'

NOTE

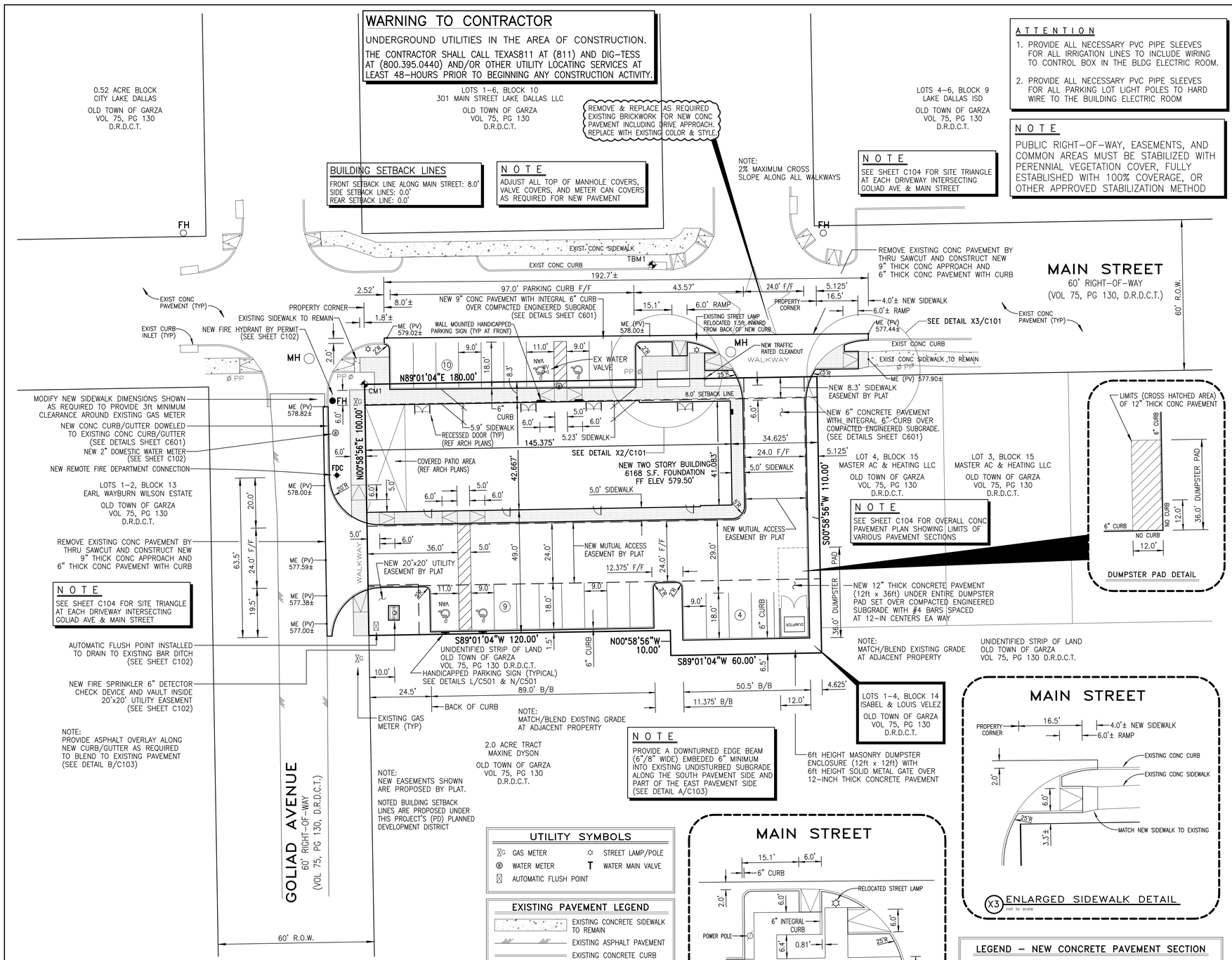
ADJUST ALL TOP OF MANHOLE COVERS, VALVE COVERS, AND METER CAN COVERS AS REQUIRED FOR NEW PAVEMENT

NOTE

SEE SHEET C104 FOR SITE TRIANGLE AT EACH DRIVEWAY INTERSECTING GOLIAD AVE & MAIN STREET

NOTE

SEE SHEET C104 FOR SITE TRIANGLE AT EACH DRIVEWAY INTERSECTING GOLIAD AVE & MAIN STREET



UTILITY SYMBOLS

XG	GAS METER	☼	STREET LAMP/POLE
Ⓦ	WATER METER	T	WATER MAIN VALVE
⊠	AUTOMATIC FLUSH POINT		

EXISTING PAVEMENT LEGEND

- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE CURB

NOTE:

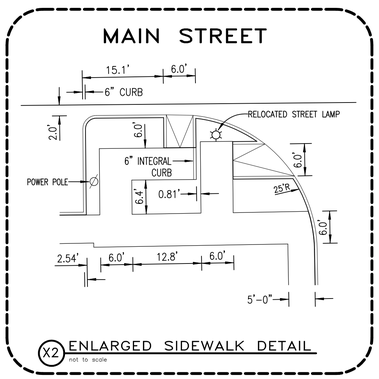
THE CIVIL ENGINEERING DESIGN SHOWN HEREIN THESE PLANS FOR THIS PROJECT IS BASED ON ISSUANCE OF A CITY OF LAKE DALLAS PLANNED DEVELOPMENT (PD) APPROVING ALL CURRENT ZONING (C-3 COMMERCIAL) NON-COMPLIANT ITEMS SHOWN ON THESE PLANS.

NOTE:

APPLICABLE CONTRACTORS SHALL EACH COORDINATE WITH ELECTRIC, GAS, AND TELEPHONE UTILITY COMPANIES FOR REQUIRED SERVICE TO THE BUILDING. REFERENCE ARCHITECTURAL & MEP PLANS.

COORDINATE WITH OWNER'S REP.

MAIN STREET



X2 ENLARGED SIDEWALK DETAIL
not to scale

MAIN STREET

X3 ENLARGED SIDEWALK DETAIL
not to scale

LEGEND - NEW CONCRETE PAVEMENT SECTION

- 4-INCH THICK 3000 PSI CONC SIDEWALK WITH #3 BARS AT 18" CENTER EACH WAY OVER COMPACTED ENGINEERED SUBGRADE
- 4500 PSI CONCRETE PAVEMENT, THICKNESS AS SPECIFIED ON PLANS REINFORCED WITH #4 BARS AT 18" CENTER EACH WAY OVER COMPACTED ENGINEERED SUBGRADE

SEE SHEET C103 FOR TOP OF CONCRETE PAVING ELEVATIONS
SEE SHEET C104 FOR LIMITS OF CONCRETE PAVING THICKNESS
REFER TO SHEET C400 FOR PAVEMENT SUBGRADE PREPARATION

01 SITE PLAN

SCALE: 1" = 20'

GENERAL PLAN LEGEND

proj C3034 feb 2024

DESCRIPTION	EXISTING	NEW (by this project)
STORM WATER DRAINAGE FLOW	⇨	➔
GRADING CONTOUR	— —620— —	—625—
PAVING CONTOUR		630
SPOT ELEVATION	620.0 +	PV 620.0 ●
STORM WATER DRAINAGE DIVIDE		
WATER MAIN	EX. 8" WTR	NEW 8" WTR
FIRE HYDRANT	○ FH	● FH
FIRE DEPARTMENT CONNECTION (FDC)	⊕ FDC	◆ FDC
WASTEWATER MAIN	EX. 8" WW	
WASTEWATER MANHOLE	○ MH	⊙ MH
STORM WATER SEWER PIPE	EX. 20" RCP	LINE "A1" - 18" RCP
STORM WATER MANHOLE	◎	◉
STORM WATER CURB INLET		
TREE		
POWER POLE WITH OVERHEAD ELEC LINE (OHE)	PP OHE	PP OHE

CM = CONTROL MONUMENT	TGR= TOP OF GRATE (ELEV)	B/B = BACK TO BACK (CURB)	PP = POWER POLE
CP = CONTROL POINT	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL. PIPE	FH = FIRE HYDRANT
IRF = IRON ROD FOUND	PV = TOP OF CONC PVMT (EL)	RCP = REINF. CONC PIPE	WV = WATER VALVE
TBM = TEMP. BENCHMARK	EA = EDGE OF ASPHALT (ELEV)	HP = HIGH POINT	MH = MANHOLE
NG = NATURAL GRADE	TC = TOP OF CURB (ELEV)	LP = LOW POINT	WW = WASTEWATER
ME = MATCH EXISTING (ELEV)	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FL = FLOWLINE

BENCHMARKS

project C3034

MARK	DESCRIPTION	ELEV.	NORTHING-Y	EASTING-X
TBM1	CHISELED SQUARE IN CORNER OF STORMWATER SEWER CURB INLET AT THE NORTH SIDE OF MAIN STREET, WEST OF FALCON DRIVE	578.74		
CM1	1/2" CAPPED IRON ROD FOUND AT NORTHWEST PROP CORNER			

GENERAL PLAN NOTES - C101

1. SEE SHEET C600 FOR GENERAL CIVIL ENGINEERING NOTES, AND SHEET C601 FOR SITEWORK & PAVING DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS, ESTABLISHED BY THE ENGINEER ARE SHOWN ON THESE PLANS. THESE POINTS SHALL BE USED AS DATUM FOR WORK UNDER THIS PROJECT. ALL ADDITIONAL SURVEY, LAYOUT, OR MEASUREMENT WORK SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF THE WORK UNDER THIS CONTRACT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES, PAVING, DRIVEWAYS, CURBS, WALKS, STEPS, RETAINING WALLS, FENCES, IRRIGATION SYSTEMS, AND OTHER SURFACE AND SUBSURFACE STRUCTURES, TOGETHER WITH ALL SOD AND SHRUBS AFFECTED BY HIS CONSTRUCTION OPERATIONS. RESTORATION OF ALL DAMAGED PROPERTY TO ITS ORIGINAL CONDITION SHALL BE PERFORMED BY AND AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY OMISSIONS, DISCREPANCIES, OR DIMENSIONAL ERRORS PRIOR TO BEGINNING OR FABRICATING ANY WORK, OTHERWISE THE CORRECTIONS (AND ASSOCIATED COSTS) WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OFF THE SITE BY THE GENERAL CONTRACTOR.
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8. CONSTRUCTION ACTIVITY SHALL CONFORM TO ALL CITY OF LAKE DALLAS AND LCMUA REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPLICABLE PERMITS FOR THIS PROJECT (INCLUDING R.O.W.).
9. ROUGH GRADING SHALL BE PERFORMED PRIOR TO CONSTRUCTION OF UTILITIES.

ACCESSIBILITY STANDARDS

1. CONCRETE RAMPS, PARKING SIGNAGE, & RAMP HANDRAILS SHALL CONFORM WITH TEXAS ACCESSIBILITY STANDARDS ADOPTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION IN COMPLIANCE WITH THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES.
2. ALL ACCESSIBILITY ROUTES FOR THIS PROJECT SHALL HAVE A SLOPE NOT GREATER THAN 1:20 (5%). ACCESSIBILITY ROUTES HAVING A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL CONFORM WITH THE TEXAS ACCESSIBILITY STDS.
3. SIDEWALK CROSS SLOPE AND PATHWAY ACROSS A DRIVEWAY APPROACH SHALL NOT EXCEED 2.0% AT TIME OF ACCEPTANCE.

SITE DATA SUMMARY CHART

project C3034 apr 2024

GENERAL

TOTAL SITE GROSS AREA (LOT 1A, BLOCK 14) ____ 18,600 S.F. (0.427 ACRES)
CURRENT ZONING ____ C-3 COMMERCIAL

ALL DEVELOPMENT SHALL COMPLY WITH THE CITY OF LAKE DALLAS DEVELOPMENT CODE.
** REPLAT TO BE SUBMITTED CREATING A NEW SINGLE LOT 1A, BLOCK 14.
** PLANNED DEVELOPMENT (PD) APPLICATION TO BE SUBMITTED CREATING ZONING GUIDELINES SPECIFIC TO THIS PROJECT.

PARKING ANALYSIS (NEW OFFICE/RETAIL/RESIDENTIAL BUILDING)

GROSS FLOOR AREA (MULTI- USE)	6168 S.F.
RETAIL/PERSONAL SERVICES (6168sf AREA) - VEHICLE PARKING SPACES REQUIRED: (1/200)	
MULTI-FAMILY (4-UNITS PER LEVEL) - VEHICLE PARKING SPACES REQUIRED: (2.5/UNIT)	
RETAIL: TOTAL OFF-STREET VEHICLE PARKING SPACES REQUIRED:	6168/200 = 31 SPACES
MULTI-FAMILY: TOTAL OFF-STREET VEHICLE PARKING SPACES REQD: (4) UNITS x 2.5 = 10 SPACES	
TOTAL OFF-STREET VEHICLE PARKING SPACES REQUIRED (20% REDUCTION): 31+10 (0.8) = 33 SPACES	
TOTAL OFF-STREET REGULAR PARKING SPACES PROVIDED:	11 SPACES
TOTAL OFF-STREET ACCESSIBLE VEHICLE PARKING SPACES PROVIDED:	2 SPACES
TOTAL "STREET" REGULAR PARKING SPACES PROVIDED (ALONG MAIN STREET):	8 SPACES
TOTAL "STREET" ACCESSIBLE VEHICLE PARKING SPACES PROVIDED:	2 SPACES
TOTAL OFF-STREET & "STREET" PARKING SPACES PROVIDED:	**23 SPACES**

LOT IMPERVIOUS COVERAGE SUMMARY	PRE-DEV	POST-DEV
LOT 1A, BLOCK 14 - IMPERVIOUS AREA (NON PENETRABLE) (BUILDINGS, CONCRETE PAVEMENTS & GRAVEL PVMT)	0 SF	18600 SF

BUILDING SUMMARY - GROSS FLOOR AREA	PRE-DEV	POST-DEV
LOT 1A, BLOCK 14 - MULTI-USE BUILDING (FOUNDATION AREA)	0 SF	6168 SF

BUILDING - LOT COVERAGE SUMMARY	PRE-DEV	POST-DEV
LOT 1A, BLOCK 14 - LOT COVERAGE	0.0%	33.2%

SITEWORK GREEN SPACE & HARDSCAPE IMPROVEMENTS	PRE-DEV	POST-DEV
GREEN SPACE (PERMEABLE SURFACE)	18600 SF	1428 SF
CONCRETE PAVEMENT AND SIDEWALKS & GRAVEL PVMT	0 SF	17172 SF

DUMPSTER PAD DETAIL

CARRERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F-8354
3930 Meredith Avenue Dallas, Texas 75211 o (214) 330.4771 f (214) 330.2167

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LUIS D. CARRERA 95182 LICENSED PROFESSIONAL ENGINEER
25 apr 2025

CIVIL ENGINEERING CONSTRUCTION PLANS
LAKE DALLAS MIXED-USE

LOT 1R, BLOCK 14
312 Main Street
Lake Dallas, Texas 75065

SHEET TITLE: SITE PLAN
PROJECT No: C-3034
DRAWN BY: CCEI
DATE: mar 2024
CHECKED BY: CCEI

REVISION:	DESCRIPTION:
24oct2024	Revision A - Per City Review Comments
21mar2025	Revision B - Per City Review Comments
25apr2025	Revision C - Per City Review Comments

SHEET No.
C101
REVISION C

WARNING TO CONTRACTOR

UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION.
THE CONTRACTOR SHALL CALL TEXAS811 AT (811) AND DIG-TESS AT (800.395.0440) AND/OR OTHER UTILITY LOCATING SERVICES AT LEAST 48-HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.

NOTE
ADJUST ALL TOP OF MANHOLE COVERS, VALVE COVERS, AND METER CAN COVERS AS REQUIRED FOR NEW PAVEMENT

NOTE
PUBLIC RIGHT-OF-WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD

NOTE:
APPLICABLE CONTRACTORS SHALL EACH COORDINATE WITH ELECTRIC, GAS, AND TELEPHONE UTILITY COMPANIES FOR REQUIRED SERVICE TO THE BUILDING. REFERENCE ARCHITECTURAL & MEP PLANS.
COORDINATE WITH OWNER'S REP.

REMOVE & REPLACE AS REQUIRED EXISTING BRICKWORK FOR NEW CONC PAVEMENT INCLUDING DRIVE APPROACH. REPLACE WITH EXISTING COLOR & STYLE.

0.52 ACRE BLOCK
CITY LAKE DALLAS

LOTS 1-6, BLOCK 10
301 MAIN STREET LAKE DALLAS LLC

LOTS 4-6, BLOCK 9
LAKE DALLAS ISD

EX. STORM SEWER CURB INLET
TOP RIM ELEV = 578.63
FLOWLINE ELEV = 571.83

EX. STORM SEWER CURB INLET
TOP RIM ELEV = 578.25
FLOWLINE ELEV = 573.25

FH
EX. 12" WTR
EXIST. CONC SIDEWALK
EXIST CONC CURB
TBM1
EX. WTR SERVICE
REPLACE METER BOX WITH TRAFFIC RATED
EX. 8" WTR
EX. 4' STD WW MANHOLE
TOP RIM ELEV = 579.24
FLOWLINE = 571.04 (OUT EAST)
EXIST CURB INLET (TYP)
EX. STORM SEWER CURB INLET
TOP RIM ELEV = 578.25
FLOWLINE ELEV = 573.25
PROPERTY CORNER
EXISTING 8"/6" WATER PIPE REDUCER
LOTS 1-2, BLOCK 13
EARL WAYBURN WILSON ESTATE
EX. 6" WTR
EX. WASTEWATER MAIN
MH
EX. WASTEWATER MAIN
EXIST CONC CURB
EX. 8" W.W.
EXIST CONC SIDEWALK TO REMAIN
EXIST CONC PAVEMENT (TYP)
NEW 8.3' SIDEWALK EASEMENT BY PLAT
EX. 4' STD WW MANHOLE
TOP RIM ELEV = 577.73
FLOWLINE = 569.33 (OUT EAST)
ADJUST TOP OF MANHOLE FOR NEW PAVEMENT
LOT 4, BLOCK 15
MASTER AC & HEATING LLC
LOT 3, BLOCK 15
MASTER AC & HEATING LLC
NEW MUTUAL ACCESS EASEMENT BY PLAT
NEW TWO STORY BUILDING
6168 S.F. FOUNDATION
FF ELEV 579.50'
88.0'
39.0'
24.3'
14.7'
25.0'
46.0'
15.0'
11.0'
FLOW
NEW MUTUAL ACCESS EASEMENT BY PLAT
NEW 20'x20' UTILITY EASEMENT BY PLAT
UNIDENTIFIED STRIP OF LAND
EXISTING GAS METER (TYP)
3.0'±
10.0'
GOLIAD AVENUE
60' RIGHT-OF-WAY
(VOL 75, PG 130, D.R.D.C.T.)
60' R.O.W.
MAIN STREET
60' RIGHT-OF-WAY
(VOL 75, PG 130, D.R.D.C.T.)
60' R.O.W.
2.0 ACRE TRACT
MAXINE DYSON
6ft HEIGHT MASONRY DUMPSTER ENCLOSURE (12ft x 12ft) WITH 6ft HEIGHT SOLID METAL GATE OVER 12-INCH THICK CONCRETE PAVEMENT

NOTE
SEE SHEET C104 FOR OVERALL CONC PAVEMENT PLAN SHOWING LIMITS OF VARIOUS PAVEMENT SECTIONS

NOTE:
THE CIVIL ENGINEERING DESIGN SHOWN HEREIN THESE PLANS FOR THIS PROJECT IS BASED ON ISSUANCE OF A CITY OF LAKE DALLAS PLANNED DEVELOPMENT (PD) APPROVING ALL CURRENT ZONING (C-3 COMMERCIAL) NON-COMPLIANT ITEMS SHOWN ON THESE PLANS.

ATTENTION
1. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL IRRIGATION LINES TO INCLUDE WIRING TO CONTROL BOX IN THE BLDG ELECTRIC ROOM.
2. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL PARKING LOT LIGHT POLES TO HARD WIRE TO THE BUILDING ELECTRIC ROOM

LEGEND - NEW CONCRETE PAVEMENT SECTION

4-INCH THICK 3000 PSI CONC SIDEWALK WITH #3 BARS AT 18" CENTER EACH WAY OVER COMPACTED ENGINEERED SUBGRADE

4500 PSI CONCRETE PAVEMENT, THICKNESS AS SPECIFIED ON PLANS REINFORCED WITH #4 BARS AT 18" CENTER EACH WAY OVER COMPACTED ENGINEERED SUBGRADE

SEE SHEET C103 FOR TOP OF CONCRETE PAVING ELEVATIONS
SEE SHEET C104 FOR LIMITS OF CONCRETE PAVING THICKNESS
REFER TO SHEET C400 FOR PAVEMENT SUBGRADE PREPARATION

BENCHMARKS
project C3034

MARK	DESCRIPTION	ELEV.	NORTHING-Y	EASTING-X
TBM1	CHISELED SQUARE IN CORNER OF STORMWATER SEWER CURB INLET AT THE NORTH SIDE OF MAIN STREET, WEST OF FALCON DRIVE	578.74		
CM1	1/2" CAPPED IRON ROD FOUND AT NORTHWEST PROP CORNER			

EXISTING PAVEMENT LEGEND

EXISTING CONCRETE SIDEWALK TO REMAIN
EXISTING ASPHALT PAVEMENT
EXISTING CONCRETE CURB

UTILITY SYMBOLS

GAS METER
WATER METER
AUTOMATIC FLUSH POINT
STREET LAMP/POLE
T WATER MAIN VALVE

SITE UTILITIES SCHEDULE
project C3034 apr 2024

LOCATION	DESCRIPTION
1	EXIST ELECT POWER POLE TO REMAIN. COORDINATE TRANSFORMER REQUIREMENT WITH POWER CO.
2	NEW UNDERGROUND ELECTRICAL SERVICE TO NEW BUILDING. (REF MEP PLANS)
3	NEW ELECTRICAL SERVICE TRANSOCKET, METER & SWITCH (COORDINATE WITH POWER CO)
4	COORDINATE TELEPHONE SERVICE (NOT SHOWN) WITH UTILITY CO AND OWNER
5A	EXISTING WATER METER USED FOR IRRIGATION WATER (COORDINATE WITH LCMUA - REPLACE WITH TRAFFIC RATED).
5B	NEW 2" DOMESTIC WATER METER. (COORDINATE WITH LCMUA)
6A	NEW UNDERGROUND IRRIGATION WATER MAIN BY LANDSCAPE CONTRACTOR (REF LANDSCAPE PLANS).
6B	NEW UNDERGROUND 2" WATER SERVICE TO BUILDING BY PLUMBING CONTRACTOR.
7A	NEW UNDERGROUND 6" PVC WASTEWATER SERVICE LINE TO BLDG BY PLUMBING CONTRACTOR.
7B	NEW UNDERGROUND 6" PVC SANITARY SEWER LINE UNDER BUILDING BY PLUMBING CONTRACTOR.
8	NEW UNDERGROUND 4" PVC WASTE LINE TO SANITARY SEWER LINE BY PLUMBING CONTRACTOR.
9	NEW TRAFFIC RATED GREASE INTERCEPTOR (REF MEP PLANS).
9A	NEW SAMPLING WELL FOR GREASE INTERCEPTOR PER CITY OF LAKE DALLAS STDS (REF MEP PLANS).
10	EXISTING GAS METER (REPLACE AS REQUIRED - COORDINATE WITH GAS CO - REF MEP PLANS).
11	NEW UNDERGROUND 2" GAS SERVICE LINE TO BUILDING BY PLUMBING CONTRACTOR.
12	NEW 6" DETECTOR CHECK DEVICE AND PRECAST VAULT
13	NEW 6" CLOSED FIRELINE SERVICE
13A	NEW UNDERGROUND 6" FIRELINE TO RISER ROOM PER FIRE DEPARTMENT STANDARDS
14	NEW REMOTE FIRE DEPARTMENT CONNECTION (FDC) & CHECK VALVE WITH KNOX LOCKING CAPS & REQUIRED SIGNAGE
15	NEW UNDERGROUND 4" PVC WASTE LINE TO SANITARY SEWER LINE BY PLUMBING CONTRACTOR.
16	NEW TRAFFIC RATED OIL SEPARATOR FOR ELEVATOR (REF MEP PLANS).
17	NEW AUTOMATIC FLUSH POINT - INSTALLED TO DRAIN TO EXISTING BAR DITCH ALONG GOLIAD AVENUE
18	EXISTING STREET LAMP RELOCATED 1.5ft INWARD FROM BACK OF NEW CONCRETE CURB
19	NEW TRAFFIC RATED PROPERTY LINE CLEANOUT
20	WASTE LINE FROM BUILDING PLUMBING TO NEW GREASE INTERCEPTOR (REF MEP PLANS)

GENERAL PLAN LEGEND
proj C3034 feb 2024

DESCRIPTION	EXISTING	NEW (by this project)
STORM WATER DRAINAGE FLOW	⇨	➔
GRADING CONTOUR	— —620— —	—625—
PAVING CONTOUR		—630—
SPOT ELEVATION	620.0 +	PV 620.0 ●
STORM WATER DRAINAGE DIVIDE		
WATER MAIN	EX. 8" WTR	NEW 8" WTR
FIRE HYDRANT	○ FH	● FH
FIRE DEPARTMENT CONNECTION (FDC)	⊕ FDC	✦ FDC
WASTEWATER MAIN	EX. 8" WW	
WASTEWATER MANHOLE	○ MH	○ MH
STORM WATER SEWER PIPE	EX. 20" RCP	LINE "A1" - 18" RCP
STORM WATER MANHOLE	◎	◉
STORM WATER CURB INLET		
TREE		
POWER POLE WITH OVERHEAD ELEC LINE (OHE)	PP OHE	PP OHE

CM = CONTROL MONUMENT	TGR = TOP OF GRATE (ELEV)	B/B = BACK TO BACK (CURB)	PP = POWER POLE
CP = CONTROL POINT	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL. PIPE	FH = FIRE HYDRANT
IRF = IRON ROD FOUND	PV = TOP OF CONC PVMT (EL)	RCP = REINF. CONC PIPE	WV = WATER VALVE
TBM = TEMP. BENCHMARK	EA = EDGE OF ASPHAL (ELEV)	HP = HIGH POINT	MH = MANHOLE
NG = NATURAL GRADE	TC = TOP OF CURB (ELEV)	LP = LOW POINT	WW = WASTEWATER
ME = MATCH EXISTING (ELEV)	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FL = FLOWLINE

GENERAL PLAN NOTES - C102

1. SEE SHEET C600 FOR GENERAL CIVIL ENGINEERING NOTES, AND SHEET C601 FOR TYPICAL PAVING DETAILS.
2. ALL WATER PIPE SHALL CONFORM TO ANSI/AWWA C-909-98 FOR MOLECULARLY ORIENTED PVC PRESSURE PIPE FOR WATER DISTRIBUTION. PIPE SHALL BE 150 PSI MINIMUM CLASS RATING FOR DOMESTIC USE, AND 200 PSI MINIMUM CLASS RATING FOR FIRE LINE AND HYDRANT LINE APPLICATIONS.
3. ALL 8"-12" SANITARY SEWER PIPE SHALL BE PVC SDR-35. ALL SEWER SERVICE LATERAL PIPE SHALL BE PVC SDR-26.
4. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
6. CAUTION!!! CONTACT TEXAS811 AT 811 OR DIG TESS AT (800) 395-0440 AND/OR OTHER UTILITY LOCATING SERVICES AT LEAST 48-HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
7. CONSTRUCTION ACTIVITY SHALL CONFORM TO ALL CITY OF LAKE DALLAS AND LCMUA REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPLICABLE PERMITS FOR THIS PROJECT, UNLESS OTHERWISE AGREED.
8. ALL WATER SERVICE TAPS, VALVES, METERS, BACKFLOW PREVENTION ASSEMBLY, METER BOXES, FIRE HYDRANTS, PIPE, AND ALL OTHER APPURTENANCES SHALL CONFORM WITH APPROVED SPECIFICATIONS. INSTALLATION OF THESE MATERIALS SHALL BE IN ACCORDANCE WITH APPROVED PROCEDURES. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE TO INSURE COMPLIANCE WITH ALL APPLICABLE SPECIFICATIONS AND PROCEDURES.
9. THE PROPOSED SANITARY SEWER TAP TO THE EXISTING WASTEWATER MANHOLE IS BASED ON EXISTING UTILITY PLANS. CONTRACTOR SHALL VERIFY EXISTING WW FLOWLINE ELEVATION PRIOR TO INSTALLATION OF THE NEW PVC SANITARY SEWER SERVICE LATERAL TO THE BUILDING AS SHOWN ON THESE PLANS.
10. THE CONTRACTOR SHALL COORDINATE THE ELECTRICAL, TELEPHONE, & COMPUTER RELATED SERVICES WITH THE APPLICABLE UTILITY COMPANIES. ALL THESE SERVICES SHALL BE UNDERGROUND, UNLESS OTHRWISE DIRECTED BY THE OWNER'S REP.
11. ALL UNDERGROUND (U.G.) GAS PIPE SHALL BE ENCASED IN A PVC PIPE SLEEVE THROUGHOUT.
12. FIRE HYDRANTS MUST BE LOCATED NO LESS THAN 2'-0" NOR MORE THAN 3'-0" FROM BACK OF CURB.
13. ALL MANHOLE, METER BOX, AND WATER VALVE COVERS SHALL BE ADJUSTED AS REQUIRED TO GRADE FOR NEW PAVEMENT.

WATER SERVICE (WITH ALL APPURTENANCES FOR COMPLETE JOB)
project C3034 apr 2024

LOCATION	DESCRIPTION (BY LCMUA PERMIT)
A	STA 0+00 DOMESTIC WATER SERVICE LINE "A" - SEPARATE TAP TO EXIST 6" WATER MAIN INSTALL: 1 - 2" DOM. WTR MTR W/ DBL CHECK VALVE ASSEMBLY 1 - 30 LF OF 2" DOM. WATER & PLUG LINE 5.0' FROM BLDG AT NORTH SIDE
B	STA 0+00 IRRIGATION WATER SERVICE - USE EXISTING 1" WATER METER INSTALL: 1 - TRAFFIC RATED METER BOX 1 - DBL CHECK VALVE ASSEMBLY
C	STA 0+00 6-INCH FIRELINE SERVICE LINE - SEPARATE TAP TO 6" WATER MAIN INSTALL BY PERMIT: 1 - (6"x6") MUELLER H-304 STAINLESS STEEL TAP SLEEVE WITH MUELLER 6" TAPPING VALVE MEETING CITY SPECIFICATIONS 1 - 100 LF OF 6" PVC PIPE (200 PSI) MEETING ANSI/AWWA C-909-98 1 - STD 90° BEND (MJxFL) 1 - MUELLER 6" GATE VALVE (FLxFL) 1 - CITY APPROVED 6" DETECTOR CHECK DEVISE & PRECASE VAULT
D	STA 1+00 END 6-INCH FIRELINE SERVICE LINE INSTALL: 1 - 6" PLUG 5.0' FROM BUILDING AT SOUTH SIDE
E	STA 0+00 6" FIRE HYDRANT LINE - SEPARATE TAP TO 8" WATER MAIN INSTALL BY PERMIT: 1 - (8"x6") MUELLER H-304 STAINLESS STEEL TAP SLEEVE WITH MUELLER 6" TAPPING VALVE MEETING CITY SPECIFICATIONS 1 - 20 LF OF 6" PVC PIPE (200 PSI) MEETING ANSI/AWWA C-909-98 1 - MUELLER 6" GATE VALVE (FLxFL) 1 - CITY APPROVED FIRE HYDRANT (FL)

WASTEWATER SERVICE (WITH ALL APPURTENANCES FOR COMPLETE JOB)
project C3034 apr 2024

LOCATION	DESCRIPTION (BY LCMUA PERMIT)
1	STA 0+00 WASTEWATER SERVICE LINE "D" CONNECT NEW 6" WW SERVICE LINE TO EXISTING MANHOLE NEW 6"WW FLOWLINE ELEV AT MH = 573.00± INSTALL: 1 - 64 LINEAL FEET 6" PVC PIPE (SDR 26) AT 2.0% WITH 45° BENDS
2	STA 0+64 END WASTEWATER SERVICE LINE "D" INSTALL: 1 - 6" STUBOUT & (1) DOUBLE CLEANOUT TO SERVE NEW BLDG 6" WW FLOWLINE ELEV = 574.25±
3	STA 0+00 NEW GREASE INTERCEPTOR WASTE LINE CONNECT NEW 4" WASTE SERVICE LINE TO NEW 6" SANITARY SEWER LINE BY WYE CONNECTION NEW 4" WASTE FLOWLINE ELEV AT 6" SANITARY SEWER LINE CONNECTION = 575.75± INSTALL: 1 - UNDERGROUND GREASE INTERCEPTOR (TRAFFIC RATED) - REF MEP PLANS 1 - SAMPLING WELL PER CITY OF LAKE DALLAS REQUIREMENTS
4	STA 0+40 END WASTE SERVICE LINE (GREASE INTERCEPTOR) INSTALL: 1 - 4" STUBOUT & (1) DOUBLE CLEANOUT TO SERVE NEW GREASE INTERCEPTOR 4" WASTE LINE FLOWLINE ELEV = 576.50±
5	STA 0+00 NEW HYDRAULIC OIL INTERCEPTOR WASTE LINE CONNECT NEW 4" WASTE SERVICE LINE TO NEW 6" SANITARY SEWER LINE BY WYE CONNECTION NEW 4" WASTE FLOWLINE ELEV AT 6" SANITARY SEWER LINE CONNECTION = 575.75± INSTALL: 1 - HYDRAULIC OIL INTERCEPTOR (TRAFFIC RATED) - REF MEP PLANS
6	STA 0+40 END WASTE SERVICE LINE (OIL INTERCEPTOR) INSTALL: 1 - 4" STUBOUT & (1) DOUBLE CLEANOUT TO SERVE NEW OIL INTERCEPTOR 4" WASTE LINE FLOWLINE ELEV = 576.50±

N W E S

01 UTILITY SITE PLAN
SCALE: 1" = 20'

CARRERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F-8354
3930 Meredith Avenue Dallas, Texas 75211 o (214) 330.4771 f (214) 330.2167

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LUIS D. CARRERA 55182 LICENSED PROFESSIONAL ENGINEER
25 apr 2025

CIVIL ENGINEERING CONSTRUCTION PLANS
LAKE DALLAS MIXED-USE

LOT 1A, BLOCK 14
312 Main Street
Lake Dallas, Texas 75065

SHEET TITLE: UTILITY SITE PLAN

PROJECT No:	DATE:	DRAWN BY:	CHECKED BY:
C-3034	mar 2024	CCEI	CCEI

REVISION:	DESCRIPTION:
24oct2024	Revision A - Per City Review Comments
21mar2025	Revision B - Per City Review Comments
25apr2025	Revision C - Per City Review Comments

SHEET No.
C102
REVISION C

WARNING TO CONTRACTOR

UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION.
THE CONTRACTOR SHALL CALL TEXAS811 AT (811) AND DIG-TESS AT (800.395.0440) AND/OR OTHER UTILITY LOCATING SERVICES AT LEAST 48-HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.

NOTE
ADJUST ALL TOP OF MANHOLE COVERS, VALVE COVERS, AND METER CAN COVERS AS REQUIRED FOR NEW PAVEMENT

ATTENTION
1. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL IRRIGATION LINES TO INCLUDE WIRING TO CONTROL BOX IN THE BLDG ELECTRIC ROOM.
2. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL PARKING LOT LIGHT POLES TO HARD WIRE TO THE BUILDING ELECTRIC ROOM

NOTE
PUBLIC RIGHT-OF-WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD

BUILDING SETBACK LINES
FRONT SETBACK LINE ALONG MAIN STREET: 8.0'
SIDE SETBACK LINES: 0.0'
REAR SETBACK LINE: 0.0'

0.52 ACRE BLOCK
CITY LAKE DALLAS
OLD TOWN OF GARZA
VOL 75, PG 130
D.R.D.C.T.

LOTS 1-6, BLOCK 10
301 MAIN STREET LAKE DALLAS LLC
OLD TOWN OF GARZA
VOL 75, PG 130
D.R.D.C.T.

LOTS 4-6, BLOCK 9
LAKE DALLAS ISD
OLD TOWN OF GARZA
VOL 75, PG 130
D.R.D.C.T.

REMOVE & REPLACE AS REQUIRED EXISTING BRICKWORK FOR NEW CONC PAVEMENT INCLUDING DRIVE APPROACH. REPLACE WITH EXISTING COLOR & STYLE.

NOTE: 2% MAXIMUM CROSS SLOPE ALONG ALL WALKWAY

EXIST. CONC SIDEWALK
EXIST CONC CURB
EXISTING WALKWAY
EXIST CONC SIDEWALK TO REMAIN
EXIST CONC PAVEMENT (TYP)
EXIST CURB INLET (TYP)

MAIN STREET
60' RIGHT-OF-WAY
(VOL 75, PG 130, D.R.D.C.T.)
60' R.O.W.

MODIFY NEW SIDEWALK DIMENSIONS SHOWN AS REQUIRED TO PROVIDE 3ft MINIMUM CLEARANCE AROUND EXISTING GAS METER

NEW CONC CURB/GUTTER DOWELED TO EXISTING CONC CURB/GUTTER (SEE DETAILS SHEET C601)

NEW 2" DOMESTIC WATER METER (SEE SHEET C102)

LOTS 1-2, BLOCK 13
EARL WAYBURN WILSON ESTATE
OLD TOWN OF GARZA
VOL 75, PG 130
D.R.D.C.T.

FINISH GRADE TO TOP OF NEW CURB (REF LANDSCAPE PLANS)

NOTE: PROVIDE ASPHALT OVERLAY ALONG NEW CURB/GUTTER AS REQUIRED TO BLEND TO EXISTING PAVEMENT (SEE DETAIL B/C103)

8.0' SETBACK LINE

SEE DETAIL X1/C103

COVERED PATIO AREA (REF ARCH PLANS)

NEW TWO STORY BUILDING
6168 S.F. FOUNDATION
FF ELEV 579.50'
145.375'
42.667'
41.583'

LOT 4, BLOCK 15
MASTER AC & HEATING LLC
OLD TOWN OF GARZA
VOL 75, PG 130
D.R.D.C.T.

LOT 3, BLOCK 15
MASTER AC & HEATING LLC
OLD TOWN OF GARZA
VOL 75, PG 130
D.R.D.C.T.

NOTE: MATCH/BLEND EXISTING GRADE AT ADJACENT PROPERTY

LIMITS (CROSS HATCHED AREA) OF 12" THICK CONC PAVEMENT

6" CURB
NO CURB
12.0'
36.0' DUMPSTER PAD
6" CURB
NO CURB
12.0'

DUMPSTER PAD DETAIL

PROVIDE A DOWNTURNED EDGE BEAM (6"/8" WIDE) EMBEDED 6" MINIMUM INTO EXISTING UNDISTURBED SUBGRADE ALONG THE SOUTH PAVEMENT SIDE AND PART OF THE EAST PAVEMENT SIDE (SEE DETAIL A/C103)

UNIDENTIFIED STRIP OF LAND
OLD TOWN OF GARZA
VOL 75, PG 130 D.R.D.C.T.

UNIDENTIFIED STRIP OF LAND
OLD TOWN OF GARZA
VOL 75, PG 130 D.R.D.C.T.

NOTE: MATCH/BLEND EXISTING GRADE AT ADJACENT PROPERTY

NOTE
PROVIDE A DOWNTURNED EDGE BEAM (6"/8" WIDE) EMBEDED 6" MINIMUM INTO EXISTING UNDISTURBED SUBGRADE ALONG THE SOUTH PAVEMENT SIDE AND PART OF THE EAST PAVEMENT SIDE (SEE DETAIL A/C103)

LOTS 1-4, BLOCK 14
ISABEL & LOUIS VELEZ
OLD TOWN OF GARZA
VOL 75, PG 130
D.R.D.C.T.

NOTE
SEE SHEET C104 FOR OVERALL CONC PAVEMENT PLAN SHOWING LIMITS OF VARIOUS PAVEMENT SECTIONS

2.0 ACRE TRACT
MAXINE DYSON
OLD TOWN OF GARZA
VOL 75, PG 130
D.R.D.C.T.

GOLIAD AVENUE
60' RIGHT-OF-WAY
(VOL 75, PG 130, D.R.D.C.T.)
60' R.O.W.

LEGEND - NEW CONCRETE PAVEMENT SECTION

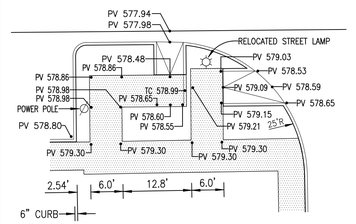
- 4-INCH THICK 3000 PSI CONC SIDEWALK WITH #3 BARS AT 18" CENTER EACH WAY OVER COMPACTED ENGINEERED SUBGRADE
- 4500 PSI CONCRETE PAVEMENT, THICKNESS AS SPECIFIED ON PLANS REINFORCED WITH #4 BARS AT 18" CENTER EACH WAY OVER COMPACTED ENGINEERED SUBGRADE

SEE SHEET C103 FOR TOP OF CONCRETE PAVING ELEVATIONS
SEE SHEET C104 FOR LIMITS OF CONCRETE PAVING THICKNESS
REFER TO SHEET C400 FOR PAVEMENT SUBGRADE PREPARATION

NOTE:
THE CIVIL ENGINEERING DESIGN SHOWN HEREIN THESE PLANS FOR THIS PROJECT IS BASED ON ISSUANCE OF A CITY OF LAKE DALLAS PLANNED DEVELOPMENT (PD) APPROVING ALL CURRENT ZONING (C-3 COMMERCIAL) NON-COMPLIANT ITEMS SHOWN ON THESE PLANS.

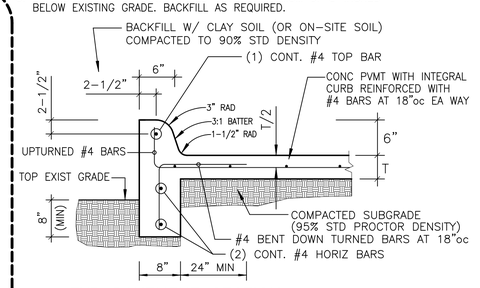
NOTE:
APPLICABLE CONTRACTORS SHALL EACH COORDINATE WITH ELECTRIC, GAS, AND TELEPHONE UTILITY COMPANIES FOR REQUIRED SERVICE TO THE BUILDING. REFERENCE ARCHITECTURAL & MEP PLANS.
COORDINATE WITH OWNER'S REP.

MAIN STREET



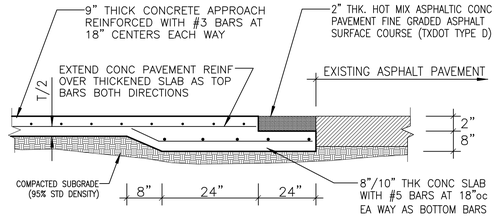
X1 ENLARGED SIDEWALK DETAIL
not to scale

NOTES:
1. SEE SHEET C601 FOR ADDITIONAL DETAILS & NOTES
2. CONCRETE TO HAVE MINIMUM 4500 PSI COMPRESSIVE STRENGTH AT 28 DAYS AND A MINIMUM CEMENT CONTENT OF 6 SACKS PER CUBIC YARD OF CONCRETE AND SHALL BE PLACED MONOLITHICALLY.
3. EXTEND BOTTOM OF DOWNTURNED CURB A MINIMUM OF 8-INCHES BELOW EXISTING GRADE. BACKFILL AS REQUIRED.



A TYP PAVEMENT SECTION INTEGRAL DOWNTURNED CURB
not to scale

NOTES:
1. SEE PAVING GENERAL NOTES THIS SHEET.
2. SEE TYPICAL DETAIL SHEET C601 FOR CONC PAVEMENT EXPANSION & CONTROL JOINTS.
3. CONCRETE PAVEMENT SHALL BE HAND FINISHED (BROOM FINISH) WITH CONCRETE TO HAVE MINIMUM 4500psi COMPRESSIVE STRENGTH AT 28 DAYS.



B TYP SECTION - CONC CONNECTION TO EXISTING ASPHALT PAVEMENT
not to scale

EXISTING PAVEMENT LEGEND
- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE CURB

UTILITY SYMBOLS
- GAS METER
- WATER METER
- AUTOMATIC FLUSH POINT
- STREET LAMP/POLE
- T WATER MAIN VALVE

01 PAVING PLAN
SCALE: 1" = 20'

GENERAL PLAN LEGEND

proj C3034
feb 2024

DESCRIPTION	EXISTING	NEW (by this project)
STORM WATER DRAINAGE FLOW	⇨	➔
GRADING CONTOUR	— —620— —	—625—
PAVING CONTOUR		—630—
SPOT ELEVATION	620.0 +	PV 620.0 ●
STORM WATER DRAINAGE DIVIDE	▬ ▬ ▬	▬ ▬ ▬
WATER MAIN	EX. 8" WTR	NEW 8" WTR
FIRE HYDRANT	○ FH	● FH
FIRE DEPARTMENT CONNECTION (FDC)	⊕ FDC	✦ FDC
WASTEWATER MAIN	EX. 8" WW	▬ ▬
WASTEWATER MANHOLE	○ MH	○ MH
STORM WATER SEWER PIPE	EX. 20" RCP	LINE "A1" - 18" RCP
STORM WATER MANHOLE	◙	◉
STORM WATER CURB INLET	▱	▱
TREE	◯	◯
POWER POLE WITH OVERHEAD ELEC LINE (OHE)	PP OHE	PP OHE

CM = CONTROL MONUMENT	TGR = TOP OF GRATE (ELEV)	B/B = BACK TO BACK (CURB)	PP = POWER POLE
CP = CONTROL POINT	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL. PIPE	FH = FIRE HYDRANT
IRF = IRON ROD FOUND	PV = TOP OF CONC PVMT (EL)	RCP = REINF. CONC PIPE	WV = WATER VALVE
TBM = TEMP. BENCHMARK	EA = EDGE OF ASPHALT (ELEV)	HP = HIGH POINT	MH = MANHOLE
NG = NATURAL GRADE	TC = TOP OF CURB (ELEV)	LP = LOW POINT	WW = WASTEWATER
ME = MATCH EXISTING (ELEV)	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FL = FLOWLINE

BENCHMARKS

project C3034

MARK	DESCRIPTION	ELEV.	NORTHING-Y	EASTING-X
TBM1	CHISELED SQUARE IN CORNER OF STORMWATER SEWER CURB INLET AT THE NORTH SIDE OF MAIN STREET, WEST OF FALCON DRIVE	578.74		
CM1	1/2" CAPPED IRON ROD FOUND AT NORTHWEST PROP CORNER			

GENERAL PLAN NOTES - C103

1. SEE SHEET C600 FOR GENERAL CIVIL ENGINEERING NOTES AND SHEET C601 FOR SITEWORK DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS, ESTABLISHED BY THE ENGINEER ARE SHOWN ON THESE PLANS. THESE POINTS SHALL BE USED AS DATUM FOR WORK UNDER THIS PROJECT. ALL ADDITIONAL SURVEY, LAYOUT, OR MEASUREMENT WORK SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF THE WORK UNDER THIS CONTRACT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES, PAVING, DRIVEWAYS, CURBS, WALKS, STEPS, RETAINING WALLS, FENCES, IRRIGATION SYSTEMS, AND OTHER SURFACE AND SUBSURFACE STRUCTURES, TOGETHER WITH ALL SOD AND SHRUBS AFFECTED BY HIS CONSTRUCTION OPERATIONS. RESTORATION OF ALL DAMAGED PROPERTY TO ITS ORIGINAL CONDITION SHALL BE PERFORMED BY AND AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY OMISSIONS, DISCREPANCIES, OR DIMENSIONAL ERRORS PRIOR TO BEGINNING OR FABRICATING ANY WORK, OTHERWISE THE CORRECTIONS (AND ASSOCIATED COSTS) WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OFF THE SITE BY THE GENERAL CONTRACTOR.
7. IN THE EVENT THAT UNCHARTED UTILITIES OR OTHER UNFORESEEN FIELD CONDITIONS REQUIRE MODIFICATIONS OF THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE OWNER'S REP BEFORE PROCEEDING WITH THE WORK.
8. CONSTRUCTION ACTIVITY SHALL CONFORM TO ALL CITY OF LAKE DALLAS AND LCMUA REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPLICABLE PERMITS FOR THIS PROJECT (INCLUDING R.O.W.).
9. ENHANCED PAVEMENT WITH BRICK PAVERS TO BE REPLACED TO MATCH EXISTING COLOR AND STYLE.
10. THE PAVEMENT SECTION FOR ALL THE IMPROVED DRIVEWAY APPROACHES SHALL CONSIST OF 9-INCH THICK 4500 PSI CONCRETE WITH #4 BARS SPACED AT 18-INCH CENTERS EACH WAY OVER THE COMPACTED IMPROVED SUBGRADE.
11. THE PAVEMENT SECTION WITHIN ALL RIGHT-OF-WAY SHALL CONSIST OF 9-INCH THICK 4500 PSI CONCRETE WITH #4 BARS SPACED AT 18-INCH CENTERS EACH WAY OVER THE COMPACTED IMPROVED SUBGRADE.
12. THE PAVEMENT SECTION FOR THE IMPROVED PARKING LOT PAVEMENT (AUTOMOBILE TRAFFIC) SHALL CONSIST OF 6-IN THICK 4500 PSI CONC WITH #4 BARS SPACED AT 18-INCH CENTERS EACH WAY OVER THE COMPACTED IMPROVED SUBGRADE.
13. THE PAVEMENT SECTION FOR THE IMPROVED DUMPSTER PAD PAVEMENT SHALL CONSIST OF 12-INCH THICK 4500 PSI CONC WITH #4 BARS SPACED AT 12-INCH CENTERS EACH WAY OVER THE COMPACTED IMPROVED SUBGRADE.
14. THE CONCRETE SIDEWALKS SHALL CONSIST OF 4-INCH THICK 3000 PSI CONCRETE, REINFORCED WITH #3 BARS SPACED AT 18-INCH CENTERS EACH WAY OVER COMPACTED SUBGRADE.
13. ALL MANHOLE, METER BOX, AND WATER VALVE COVERS SHALL BE ADJUSTED AS REQUIRED TO GRADE FOR NEW PAVEMENT.

CARRERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F-8354
3930 Meredith Avenue Dallas, Texas 75211 t (214) 330.4771 f (214) 330.2167

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Luis D. Carrera
LUIS D. CARRERA 55182 LICENSED PROFESSIONAL ENGINEER
25 apr 2025

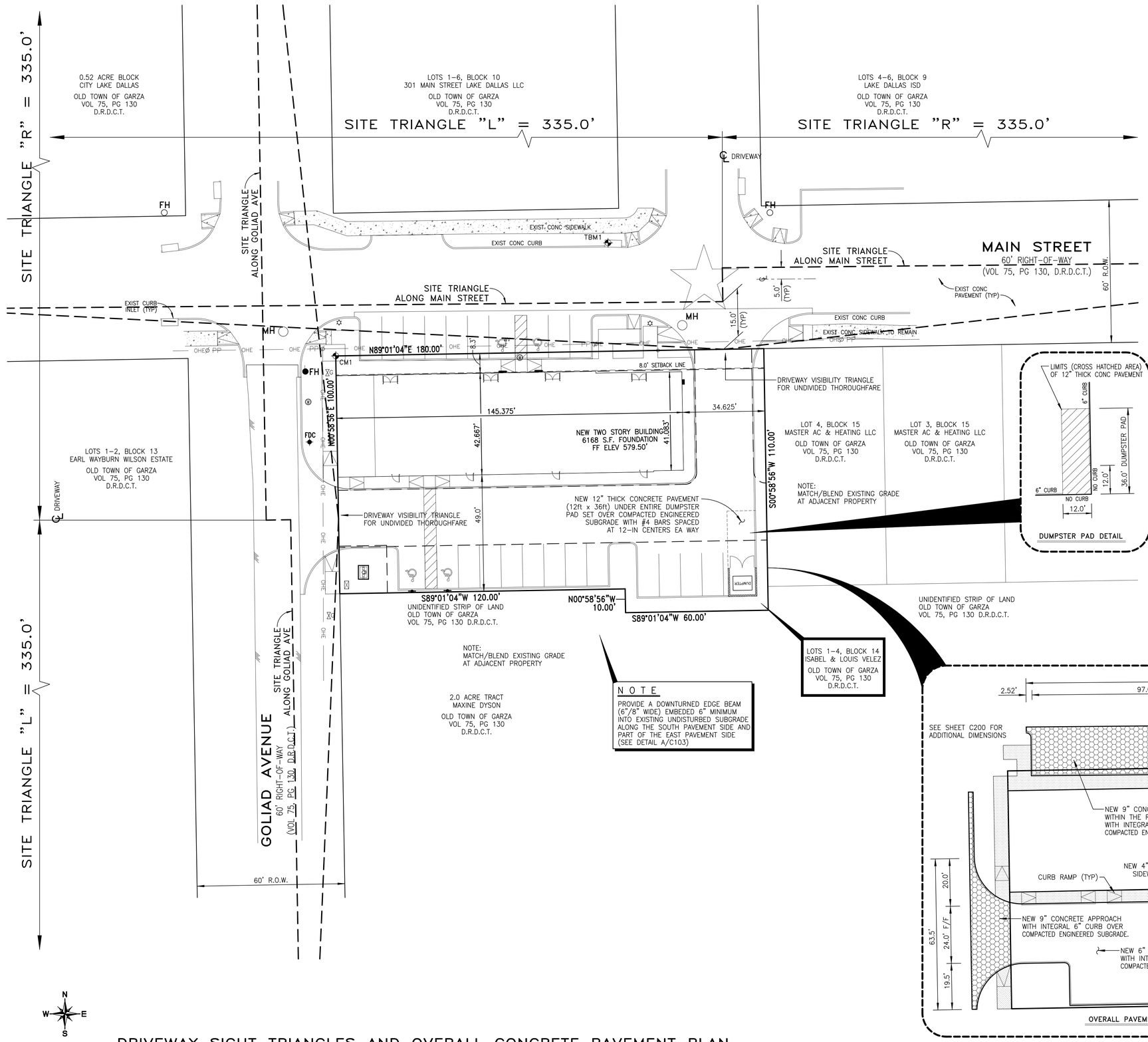
CIVIL ENGINEERING CONSTRUCTION PLANS
LAKE DALLAS MIXED-USE

LOT 1R, BLOCK 14
312 Main Street Lake Dallas, Texas 75065

SHEET TITLE: PAVING PLAN
PROJECT No: C-3034
DRAWN BY: CCEI
DATE: mar 2024
CHECKED BY: CCEI

REVISION:	DESCRIPTION:
24oct2024	Revision A - Per City Review Comments
21mar2025	Revision B - Per City Review Comments
25apr2025	Revision C - Per City Review Comments

SHEET No.
C103
REVISION C

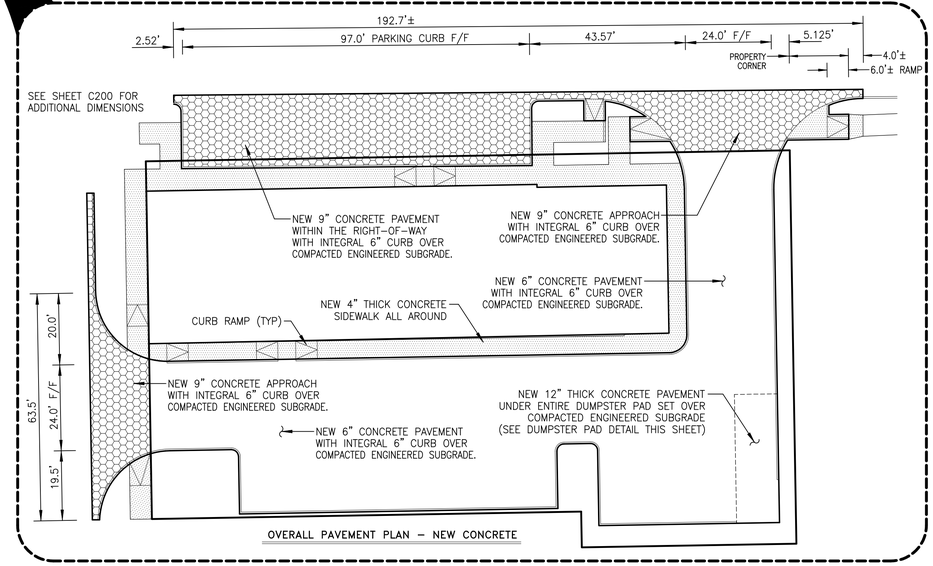


01 DRIVEWAY SIGHT TRIANGLES AND OVERALL CONCRETE PAVEMENT PLAN

SCALE: 1" = 20'

NOTE
PROVIDE A DOWNTURNED EDGE BEAM (6"/8" WIDE) EMBEDDED 6" MINIMUM INTO EXISTING UNDISTURBED SUBGRADE ALONG THE SOUTH PAVEMENT SIDE AND PART OF THE EAST PAVEMENT SIDE (SEE DETAIL A/C103)

DUMPSTER PAD DETAIL



OVERALL PAVEMENT PLAN – NEW CONCRETE

GENERAL PLAN LEGEND

proj C3034
feb 2024

DESCRIPTION	EXISTING	NEW (by this project)
STORM WATER DRAINAGE FLOW	⇨	➔
GRADING CONTOUR	— —620— —	—625—
PAVING CONTOUR		630
SPOT ELEVATION	620.0 +	PV 620.0 ●
STORM WATER DRAINAGE DIVIDE		
WATER MAIN	EX. 8" WTR	NEW 8" WTR
FIRE HYDRANT	○ FH	● FH
FIRE DEPARTMENT CONNECTION (FDC)	FDC	FDC
WASTEWATER MAIN	EX. 8" WW	
WASTEWATER MANHOLE	○ MH	○ MH
STORM WATER SEWER PIPE	EX. 20" RCP	LINE "A1" – 18" RCP
STORM WATER MANHOLE		
STORM WATER CURB INLET		
TREE		
POWER POLE WITH OVERHEAD ELEC LINE (OHE)	PP OHE	PP OHE

CM = CONTROL MONUMENT	TGR= TOP OF GRATE (ELEV)	B/B = BACK TO BACK (CURB)	PP = POWER POLE
CP = CONTROL POINT	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL. PIPE	FH = FIRE HYDRANT
IRF = IRON ROD FOUND	PV = TOP OF CONC PVMT (EL)	RCP = REINF. CONC PIPE	WV = WATER VALVE
TBM = TEMP. BENCHMARK	EA = EDGE OF ASPHALT (ELEV)	HP = HIGH POINT	MH = MANHOLE
NG = NATURAL GRADE	TC = TOP OF CURB (ELEV)	LP = LOW POINT	WW = WASTEWATER
ME = MATCH EXISTING (ELEV)	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FL = FLOWLINE

BENCHMARKS

project C3034

MARK	DESCRIPTION	ELEV.	NORTHING-Y	EASTING-X
TBM1	CHISELED SQUARE IN CORNER OF STORMWATER SEWER CURB INLET AT THE NORTH SIDE OF MAIN STREET, WEST OF FALCON DRIVE	578.74		
CM1	1/2" CAPPED IRON ROD FOUND AT NORTHWEST PROP CORNER			

GENERAL PLAN NOTES – C104

1. SEE SHEET C600 FOR GENERAL CIVIL ENGINEERING NOTES AND SHEET C601 FOR SITEWORK DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS, ESTABLISHED BY THE ENGINEER ARE SHOWN ON THESE PLANS. THESE POINTS SHALL BE USED AS DATUM FOR WORK UNDER THIS PROJECT. ALL ADDITIONAL SURVEY, LAYOUT, OR MEASUREMENT WORK SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF THE WORK UNDER THIS CONTRACT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES, PAVING, DRIVEWAYS, CURBS, WALKS, STEPS, RETAINING WALLS, FENCES, IRRIGATION SYSTEMS, AND OTHER SURFACE AND SUBSURFACE STRUCTURES, TOGETHER WITH ALL SOD AND SHRUBS AFFECTED BY HIS CONSTRUCTION OPERATIONS. RESTORATION OF ALL DAMAGED PROPERTY TO ITS ORIGINAL CONDITION SHALL BE PERFORMED BY AND AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY OMISSIONS, DISCREPANCIES, OR DIMENSIONAL ERRORS PRIOR TO BEGINNING OR FABRICATING ANY WORK, OTHERWISE THE CORRECTIONS (AND ASSOCIATED COSTS) WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OFF THE SITE BY THE GENERAL CONTRACTOR.
7. IN THE EVENT THAT UNCHARTED UTILITIES OR OTHER UNFORESEEN FIELD CONDITIONS REQUIRE MODIFICATIONS OF THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE OWNER'S REP BEFORE PROCEEDING WITH THE WORK.
8. CONSTRUCTION ACTIVITY SHALL CONFORM TO ALL CITY OF LAKE DALLAS AND LCMUA REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPLICABLE PERMITS FOR THIS PROJECT (INCLUDING R.O.W.).
9. THE PAVEMENT SECTION FOR ALL THE IMPROVED DRIVEWAY APPROACHES SHALL CONSIST OF 9–INCH THICK 4500 PSI CONCRETE WITH #4 BARS SPACED AT 18–INCH CENTERS EACH WAY OVER THE COMPACTED IMPROVED SUBGRADE.
10. THE PAVEMENT SECTION WITHIN ALL RIGHT–OF–WAY SHALL CONSIST OF 9–INCH THICK 4500 PSI CONCRETE WITH #4 BARS SPACED AT 18–INCH CENTERS EACH WAY OVER THE COMPACTED IMPROVED SUBGRADE.
11. THE PAVEMENT SECTION FOR THE IMPROVED PARKING LOT PAVEMENT (AUTOMOBILE TRAFFIC) SHALL CONSIST OF 6–IN THICK 4500 PSI CONC WITH #4 BARS SPACED AT 18–INCH CENTERS EACH WAY OVER THE COMPACTED IMPROVED SUBGRADE.
12. THE PAVEMENT SECTION FOR THE IMPROVED DUMPSTER PAD PAVEMENT SHALL CONSIST OF 12–INCH THICK 4500 PSI CONC WITH #4 BARS SPACED AT 12–INCH CENTERS EACH WAY OVER THE COMPACTED IMPROVED SUBGRADE.
13. THE CONCRETE SIDEWALKS SHALL CONSIST OF 4–INCH THICK 3000 PSI CONCRETE, REINFORCED WITH #3 BARS SPACED AT 18–INCH CENTERS EACH WAY OVER COMPACTED SUBGRADE.

CARRERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F–8354
3930 Meredith Avenue Dallas, Texas 75211 o (214) 330.4771 f (214) 330.2167

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LUIS D. CARRERA 55182 LICENSED PROFESSIONAL ENGINEER
25apr2025

CIVIL ENGINEERING CONSTRUCTION PLANS
LAKE DALLAS MIXED–USE

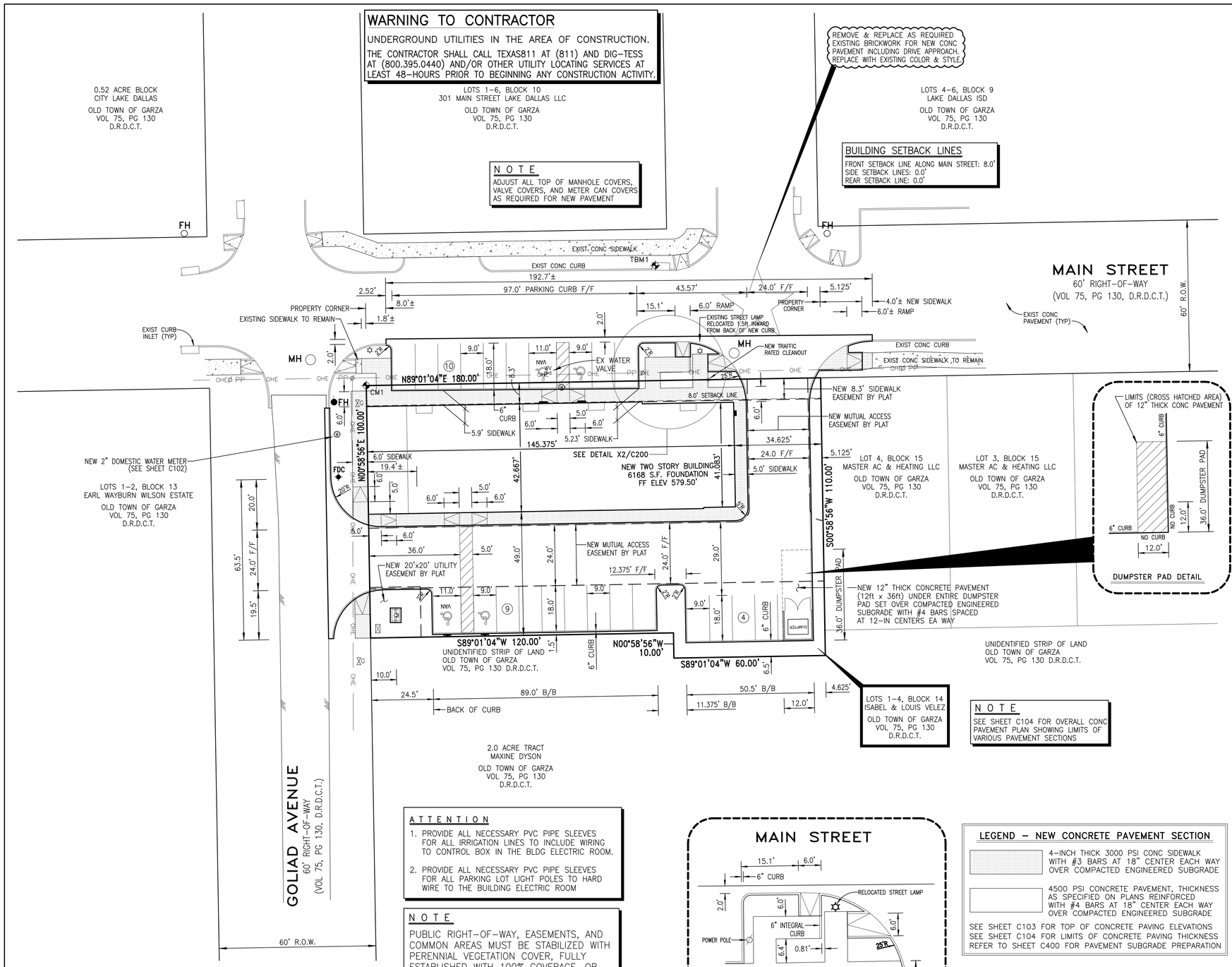
LOT 1A, BLOCK 14
312 Main Street Lake Dallas, Texas 75065

SHEET TITLE: DRIVEWAY SIGHT TRIANGLES AND OVERALL CONCRETE PAVEMENT PLAN

PROJECT No.	DATE:	DRAWN BY:	CHECKED BY:
C–3034	mar 2024	CCEI	CCEI

REVISION:	DESCRIPTION:
24oct2024	Revision A – Per City Review Comments
21mar2025	Revision B – Per City Review Comments
25apr2025	Revision C – Per City Review Comments

SHEET No.
C104
REVISION C



01 DIMENSION CONTROL PLAN

SCALE: 1" = 20'

GENERAL PLAN LEGEND

proj C3034
feb 2024

DESCRIPTION	EXISTING	NEW (by this project)
STORM WATER DRAINAGE FLOW	⇨	➔
GRADING CONTOUR	— —620— —	—625—
PAVING CONTOUR		—630—
SPOT ELEVATION	620.0 +	PV 620.0 ●
STORM WATER DRAINAGE DIVIDE		
WATER MAIN	EX. 8" WTR	NEW 8" WTR
FIRE HYDRANT	○ FH	● FH
FIRE DEPARTMENT CONNECTION (FDC)	⊕ FDC	✦ FDC
WASTEWATER MAIN	EX. 8" WW	
WASTEWATER MANHOLE	○ MH	○ MH
STORM WATER SEWER PIPE	EX. 20" RCP	LINE "A1" - 18" RCP
STORM WATER MANHOLE	◎	◉
STORM WATER CURB INLET		
TREE		
POWER POLE WITH OVERHEAD ELEC LINE (OHE)	PP OHE	PP OHE

CM = CONTROL MONUMENT	TGR= TOP OF GRATE (ELEV)	B/B = BACK TO BACK (CURB)	PP = POWER POLE
CP = CONTROL POINT	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL. PIPE	FH = FIRE HYDRANT
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BENCHMARKS

project C3034

MARK	DESCRIPTION	ELEV.	NORTHING-Y	EASTING-X
TBM1	CHISELED SQUARE IN CORNER OF STORMWATER SEWER CURB INLET AT THE NORTH SIDE OF MAIN STREET, WEST OF FALCON DRIVE	578.74		
CM1	1/2" CAPPED IRON ROD FOUND AT NORTHWEST PROP CORNER			

GENERAL PLAN NOTES – C200

1. SEE SHEET C600 FOR GENERAL CIVIL ENGINEERING NOTES AND SHEET C601 FOR SITEWORK DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS, ESTABLISHED BY THE ENGINEER ARE SHOWN ON THESE PLANS. THESE POINTS SHALL BE USED AS DATUM FOR WORK UNDER THIS PROJECT. ALL ADDITIONAL SURVEY, LAYOUT, OR MEASUREMENT WORK SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF THE WORK UNDER THIS CONTRACT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES, PAVING, DRIVEWAYS, CURBS, WALKS, STEPS, RETAINING WALLS, FENCES, IRRIGATION SYSTEMS, AND OTHER SURFACE AND SUBSURFACE STRUCTURES, TOGETHER WITH ALL SOD AND SHRUBS AFFECTED BY HIS CONSTRUCTION OPERATIONS. RESTORATION OF ALL DAMAGED PROPERTY TO ITS ORIGINAL CONDITION SHALL BE PERFORMED BY AND AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY OMISSIONS, DISCREPANCIES, OR DIMENSIONAL ERRORS PRIOR TO BEGINNING OR FABRICATING ANY WORK, OTHERWISE THE CORRECTIONS (AND ASSOCIATED COSTS) WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OFF THE SITE BY THE GENERAL CONTRACTOR.
7. IN THE EVENT THAT UNCHARTED UTILITIES OR OTHER UNFORESEEN FIELD CONDITIONS REQUIRE MODIFICATIONS OF THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE OWNER'S REP BEFORE PROCEEDING WITH THE WORK.
8. CONSTRUCTION ACTIVITY SHALL CONFORM TO ALL CITY OF LAKE DALLAS AND LCMUA REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPLICABLE PERMITS FOR THIS PROJECT (INCLUDING R.O.W.).
9. ROUGH GRADING SHALL BE PERFORMED PRIOR TO CONSTRUCTION OF UTILITIES.

ACCESSIBILITY STANDARDS

1. CONCRETE RAMPS, PARKING SIGNAGE, & RAMP HANDRAILS SHALL CONFORM WITH TEXAS ACCESSIBILITY STANDARDS ADOPTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION IN COMPLIANCE WITH THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES.
2. ALL ACCESSIBILITY ROUTES FOR THIS PROJECT SHALL HAVE A SLOPE NOT GREATER THAN 1:20 (5%). ACCESSIBILITY ROUTES HAVING A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL CONFORM WITH THE TEXAS ACCESSIBILITY STDS.
3. SIDEWALK CROSS SLOPE AND PATHWAY ACROSS A DRIVEWAY APPROACH SHALL NOT EXCEED 2.0% AT TIME OF ACCEPTANCE.
4. ANY RAMP (EXCLUDING CURB RAMPS) HAVING A HORIZONTAL PROJECTION GREATER THAN 72-INCHES SHALL HAVE HANDRAILS ON BOTH SIDES CONFORMING WITH TEXAS ACCESSIBILITY STANDARDS.
5. A MINIMUM OF TWO (2) "OFF STREET" ACCESSIBLE PARKING SPACES SHALL BE PROVIDE FOR THIS LOCATION AS SHOWN ON THE PLANS. ONE (1) ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS "VAN ACCESSIBLE".
6. PARKING SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE PARKING SPACE IN CONFORMANCE WITH TEXAS ACCESSIBILITY STANDARDS.

LEGEND – NEW CONCRETE PAVEMENT SECTION

4-INCH THICK 3000 PSI CONC SIDEWALK WITH #3 BARS AT 18" CENTER EACH WAY OVER COMPACTED ENGINEERED SUBGRADE

4500 PSI CONCRETE PAVEMENT, THICKNESS AS SPECIFIED ON PLANS REINFORCED WITH #4 BARS AT 18" CENTER EACH WAY OVER COMPACTED ENGINEERED SUBGRADE

SEE SHEET C103 FOR TOP OF CONCRETE PAVING ELEVATIONS
SEE SHEET C104 FOR LIMITS OF CONCRETE PAVING THICKNESS
REFER TO SHEET C400 FOR PAVEMENT SUBGRADE PREPARATION

EXISTING PAVEMENT LEGEND

EXISTING CONCRETE SIDEWALK TO REMAIN
EXISTING ASPHALT PAVEMENT
EXISTING CONCRETE CURB

UTILITY SYMBOLS

GAS METER
WATER METER
AUTOMATIC FLUSH POINT
STREET LAMP/POLE
T WATER MAIN VALVE

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Luis D. Carrera
LUIS D. CARRERA 55182 LICENSED PROFESSIONAL ENGINEER
25 apr 2025

CIVIL ENGINEERING CONSTRUCTION PLANS
LAKE DALLAS MIXED-USE

LOT 1R, BLOCK 14
312 Main Street
Lake Dallas, Texas 75065

SHEET TITLE: DIMENSION CONTROL PLAN

PROJECT No:	DATE:	CHECKED BY:	DRAWN BY:
C-3034	mar 2024	CCEI	CCEI

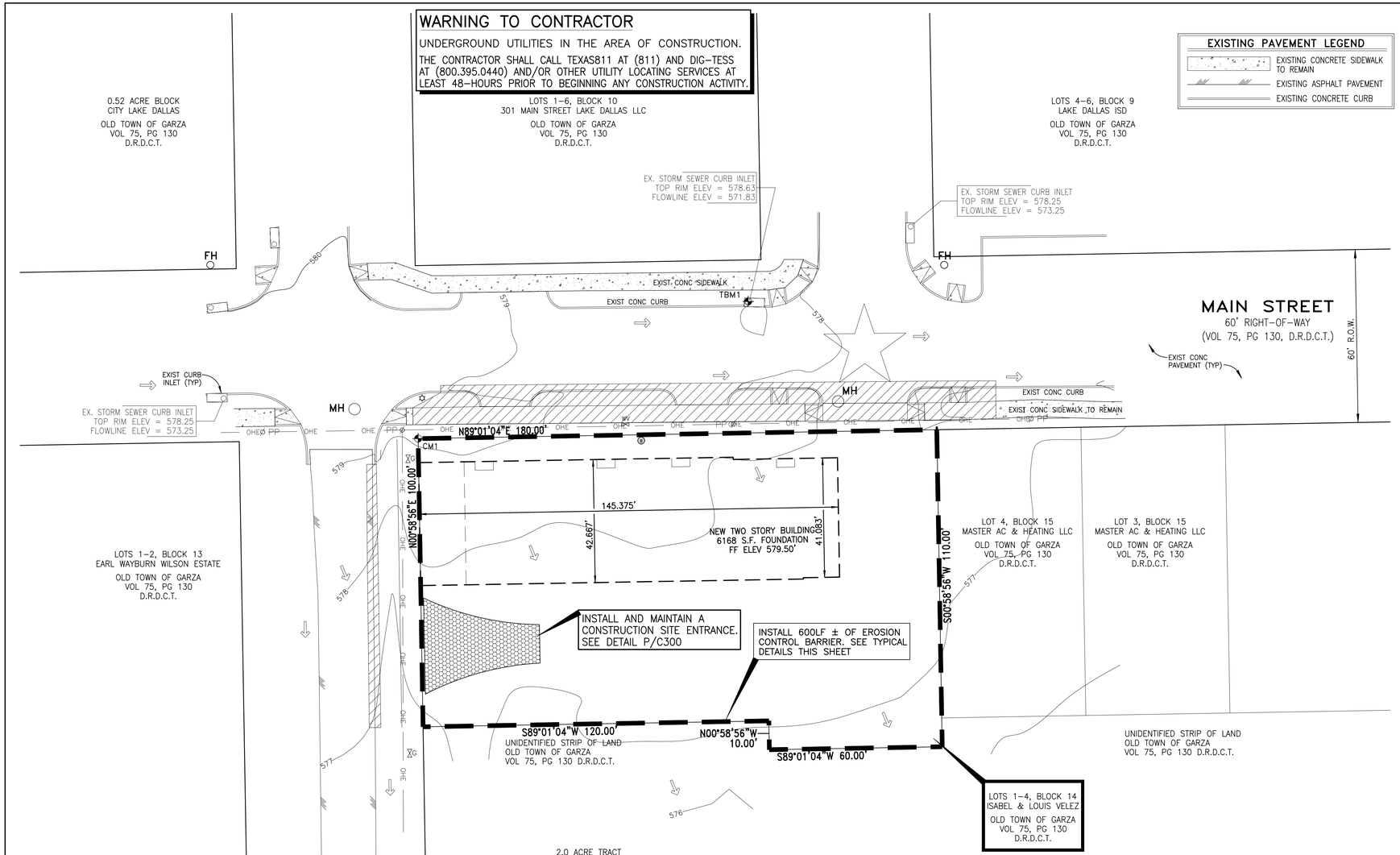
REVISION:	DESCRIPTION:
24oct2024	Revision A - Per City Review Comments
21mar2025	Revision B - Per City Review Comments
25apr2025	Revision C - Per City Review Comments

SHEET No.
C200
REVISION C

WARNING TO CONTRACTOR

UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION.

THE CONTRACTOR SHALL CALL TEXAS811 AT (811) AND DIG-TESS AT (800.395.0440) AND/OR OTHER UTILITY LOCATING SERVICES AT LEAST 48-HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.



EXISTING PAVEMENT LEGEND

- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE CURB

NOTE:

APPLICABLE CONTRACTORS SHALL EACH COORDINATE WITH ELECTRIC, GAS, AND TELEPHONE UTILITY COMPANIES FOR REQUIRED SERVICE TO THE BUILDING. REFERENCE ARCHITECTURAL & MEP PLANS.

COORDINATE WITH OWNER'S REP.

NOTE:

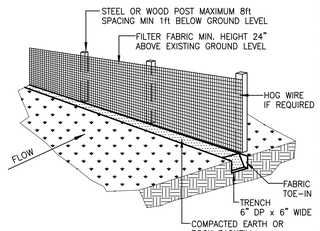
THE CIVIL ENGINEERING DESIGN SHOWN HEREIN THESE PLANS FOR THIS PROJECT IS BASED ON ISSUANCE OF A CITY OF LAKE DALLAS PLANNED DEVELOPMENT (PD) APPROVING ALL CURRENT ZONING (C-3 COMMERCIAL) NON-COMPLIANT ITEMS SHOWN ON THESE PLANS.

ATTENTION

1. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL IRRIGATION LINES TO INCLUDE WIRING TO CONTROL BOX IN THE BLDG ELECTRIC ROOM.
2. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL PARKING LOT LIGHT POLES TO HARD WIRE TO THE BUILDING ELECTRIC ROOM

NOTE

PUBLIC RIGHT-OF-WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD



1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

A TYPICAL EROSION CONTROL DEVICE – SILT FENCE BARRIER

not to scale

GENERAL PLAN LEGEND

proj C3034
feb 2024

DESCRIPTION	EXISTING	NEW (by this project)
STORM WATER DRAINAGE FLOW	⇨	➔
GRADING CONTOUR	— —620— —	625
PAVING CONTOUR		630
SPOT ELEVATION	620.0 +	PV 620.0 ●
STORM WATER DRAINAGE DIVIDE		
WATER MAIN	EX. 8" WTR	NEW 8" WTR
FIRE HYDRANT	○ FH	● FH
FIRE DEPARTMENT CONNECTION (FDC)	⊕ FDC	✚ FDC
WASTEWATER MAIN	EX. 8" WW	
WASTEWATER MANHOLE	○ MH	○ MH
STORM WATER SEWER PIPE	EX. 20" RCP	LINE "A1" - 18" RCP
STORM WATER MANHOLE	◎	◉
STORM WATER CURB INLET		
TREE		
POWER POLE WITH OVERHEAD ELEC LINE (OHE)	PP OHE	PP OHE

CM = CONTROL MONUMENT	TGR = TOP OF GRATE (ELEV)	B/B = BACK TO BACK (CURB)	PP = POWER POLE
CP = CONTROL POINT	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL. PIPE	FH = FIRE HYDRANT
IRF = IRON ROD FOUND	PV = TOP OF CONC PVMT (EL)	RCP = REINF. CONC PIPE	WV = WATER VALVE
TBM = TEMP. BENCHMARK	EA = EDGE OF ASPHALT (ELEV)	HP = HIGH POINT	MH = MANHOLE
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BENCHMARKS

project C3034

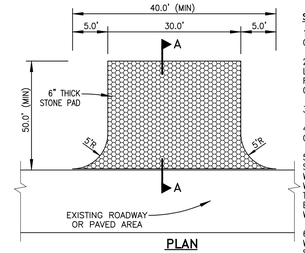
MARK	DESCRIPTION	ELEV.	NORTHING-Y	EASTING-X
TBM1	CHISELED SQUARE IN CORNER OF STORMWATER SEWER CURB INLET AT THE NORTH SIDE OF MAIN STREET, WEST OF FALCON DRIVE	578.74		
CM1	1/2" CAPPED IRON ROD FOUND AT NORTHWEST PROP CORNER			

GENERAL PLAN NOTES – C300

1. SEE SHEET C600 FOR GENERAL CIVIL ENGINEERING NOTES, AND SHEET C601 FOR SITEWORK & PAVING DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. PRIOR TO COMMENCING GRADING OPERATIONS, EROSION CONTROL DEVICES SHALL BE INSTALLED AS INDICATED ON THE EROSION CONTROL PLAN OR OTHER AREAS AS MAY BE DIRECTED BY THE OWNER'S REPRESENTATIVE OR CITY INSPECTOR.
4. SITE ENTRY AND/OR EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS ONTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
5. GEOTEXTILE FABRIC SHALL BE PLACED ON THE SUBGRADE PRIOR TO ANY STONE PLACEMENT.
6. TEMPORARY SEEDING OR OTHER METHOD OF STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE, UNLESS ADDITIONAL CONSTRUCTION ON THE AREA IS EXPECTED WITHIN 21 DAYS OF THE THE LAST DISTURBANCE.
7. UPON COMPLETION OF FINE GRADING, ALL AREAS NOT PERMANENTLY STABILIZED SHALL BE SEEDED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 70% MINIMUM DENSITY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE IS ACHIEVED.
8. EROSION CONTROL DEVICES MAY BE ADDED OR REDUCED IN THE FIELD AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
9. MAINTENANCE – EROSION CONTROL DEVICES SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6-INCHES, AND SHALL BE DISTRIBUTED ON A SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
10. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH IS DISTURBED. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBE OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
11. THE CONTRACTOR HAS THE OPTION TO CONSTRUCT AN "EARTH CONTAINMENT BERM" FOR STORAGE OF FUEL, MAINTENANCE, CLEANING, AND WASH DOWNS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS ITEM.
12. IF APPLICABLE, REFER TO THE SWPPP DOCUMENT FOR ANY ADDITIONAL INFORMATION.
13. ALL STORM DRAINAGE INLET OPENINGS AND SLOTTED DRAINS SHALL BE PROTECTED WITH EROSION CONTROL DEVICES UNTIL ALL PAVEMENT WORK IS COMPLETED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN-UP SEDIMENTATION ON PRIVATE DRIVES, ADJACENT PROPERTY, STREETS, AND UNDERGROUND STORM SEWER SYSTEMS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
15. TOP SOIL SHALL BE USED IN ALL LANDSCAPED AREAS.
16. ALL AREAS WITH EXPOSED SOIL DUE TO THE CONSTRUCTION SHALL BE RESODDED WITH BERMUDA SOD, UNLESS OTHERWISE SPECIFIED BY THE PROJECT ARCHITECT OR OWNER'S REPRESENTATIVE.

STORM WATER DISCHARGE AUTHORIZATION

1. FOR THE PURPOSE OF THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) PROGRAM, THIS PROJECT IS CONSIDERED A SMALLER SITE THAT WILL DISTURB LESS THAN 1-ACRE OF LAND AT ANY ONE TIME. A STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES IS NOT REQUIRED FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
2. A NOTICE OF INTENT (NOI) IS NOT REQUIRED TO BE SUBMITTED TO THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AT ANY TIME.
3. A NOTICE OF TERMINATION (NOT) IS NOT REQUIRED TO BE SUBMITTED TO THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AT ANY TIME.



STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAT 6 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

P TYP EROSION CONTROL – STABILIZED CONST ENTRANCE

not to scale

01 EROSION CONTROL PLAN

SCALE: 1" = 20'

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Texas Board of Professional Engineers Firm Registration No. F-8354
3930 Meredith Avenue Dallas, Texas 75211 o (214) 330.4771 f (214) 330.2167

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUIS DAVID CARRERA, TEXAS PROFESSIONAL ENGINEER NO. 55182 ON THE DATE NOTED BELOW. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER AUTHORIZATION BY THE LICENSED ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.

Luis Carrera
LUIS D. CARRERA
55182
LICENSED PROFESSIONAL ENGINEER
25 Apr 2025

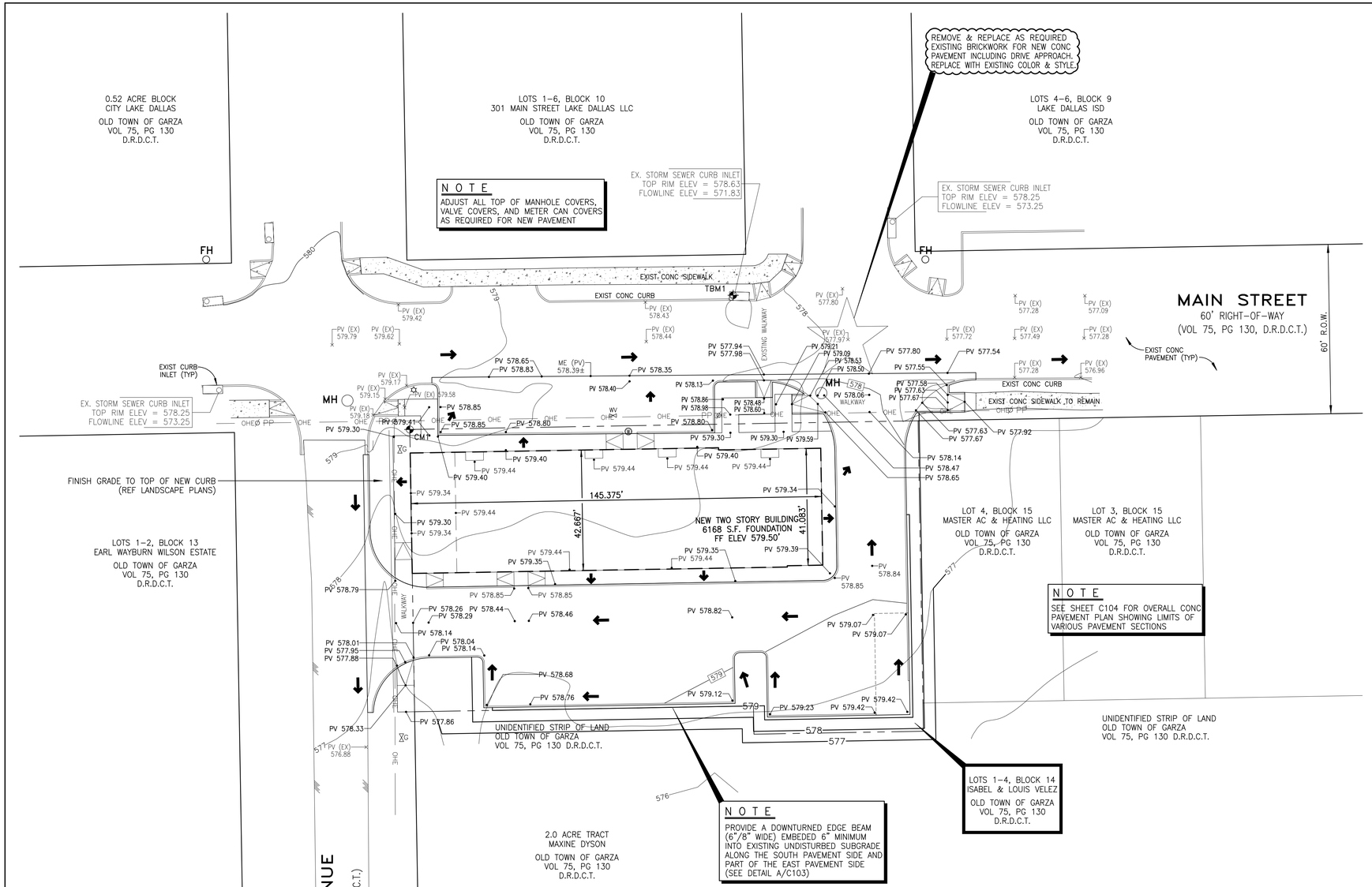
CIVIL ENGINEERING CONSTRUCTION PLANS
LAKE DALLAS MIXED-USE

LOT 1R, BLOCK 14
312 Main Street Lake Dallas, Texas 75065

SHEET TITLE: EROSION CONTROL PLAN
PROJECT No.: C-3034
DRAWN BY: CCEI
DATE: mar 2024
CHECKED BY: CCEI

REVISION:	DESCRIPTION:
24oct2024	Revision A – Per City Review Comments
21mar2025	Revision B – Per City Review Comments
25apr2025	Revision C – Per City Review Comments

SHEET No.
C300
REVISION C



ATTENTION

1. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL IRRIGATION LINES TO INCLUDE WIRING TO CONTROL BOX IN THE BLDG ELECTRIC ROOM.
2. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL PARKING LOT LIGHT POLES TO HARD WIRE TO THE BUILDING ELECTRIC ROOM

NOTE

PUBLIC RIGHT-OF-WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD

WARNING TO CONTRACTOR

UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION.

THE CONTRACTOR SHALL CALL TEXAS811 AT (811) AND DIG-TESS AT (800.395.0440) AND/OR OTHER UTILITY LOCATING SERVICES AT LEAST 48-HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.

NOTE:

APPLICABLE CONTRACTORS SHALL EACH COORDINATE WITH ELECTRIC, GAS, AND TELEPHONE UTILITY COMPANIES FOR REQUIRED SERVICE TO THE BUILDING. REFERENCE ARCHITECTURAL & MEP PLANS.

COORDINATE WITH OWNER'S REP.

NOTE:

THE CIVIL ENGINEERING DESIGN SHOWN HEREIN THESE PLANS FOR THIS PROJECT IS BASED ON ISSUANCE OF A CITY OF LAKE DALLAS PLANNED DEVELOPMENT (PD) APPROVING ALL CURRENT ZONING (C-3 COMMERCIAL) NON-COMPLIANT ITEMS SHOWN ON THESE PLANS.

EXISTING PAVEMENT LEGEND

- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE CURB

UTILITY SYMBOLS

- GAS METER
- WATER METER
- AUTOMATIC FLUSH POINT
- STREET LAMP/POLE
- WATER MAIN VALVE

GENERAL PLAN LEGEND

proj C3034
feb 2024

DESCRIPTION	EXISTING	NEW (by this project)
STORM WATER DRAINAGE FLOW	⇨	➔
GRADING CONTOUR	— —620— —	—625—
PAVING CONTOUR		630
SPOT ELEVATION	620.0 +	PV 620.0 ●
STORM WATER DRAINAGE DIVIDE		
WATER MAIN	EX. 8" WTR	NEW 8" WTR
FIRE HYDRANT	○ FH	● FH
FIRE DEPARTMENT CONNECTION (FDC)	⊕ FDC	✦ FDC
WASTEWATER MAIN	EX. 8" WW	
WASTEWATER MANHOLE	○ MH	○ MH
STORM WATER SEWER PIPE	EX. 20" RCP	LINE "A1" - 18" RCP
STORM WATER MANHOLE	◙	◉
STORM WATER CURB INLET		
TREE		
POWER POLE WITH OVERHEAD ELEC LINE (OHE)	PP OHE	PP OHE

CM = CONTROL MONUMENT	TGR= TOP OF GRATE (ELEV)	B/B = BACK TO BACK (CURB)	PP = POWER POLE
CP = CONTROL POINT	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL. PIPE	FH = FIRE HYDRANT
IRF = IRON ROD FOUND	PV = TOP OF CONC PVMT (EL)	RCP = REINF. CONC PIPE	WV = WATER VALVE
TBM = TEMP. BENCHMARK	EA = EDGE OF ASPHALT (ELEV)	HP = HIGH POINT	MH = MANHOLE
NG = NATURAL GRADE	TC = TOP OF CURB (ELEV)	LP = LOW POINT	WW = WASTEWATER
ME = MATCH EXISTING (ELEV)	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FL = FLOWLINE

BENCHMARKS

project C3034

MARK	DESCRIPTION	ELEV.	NORTHING-Y	EASTING-X
TBM1	CHISELED SQUARE IN CORNER OF STORMWATER SEWER CURB INLET AT THE NORTH SIDE OF MAIN STREET, WEST OF FALCON DRIVE	578.74		
CM1	1/2" CAPPED IRON ROD FOUND AT NORTHWEST PROP CORNER			

GENERAL PLAN NOTES – C400

1. SEE SHEET C600 FOR GENERAL CIVIL ENGINEERING NOTES, AND SHEET C601 FOR SITEWORK DETAILS.
2. THE GEOTECHNICAL REPORT REFERENCED IN THESE DRAWINGS AND GENERAL NOTES SHALL REFER TO THE FINDINGS IN THE SUBSURFACE INVESTIGATION, AMERICAN GEOTECHNICAL & CIVIL CONSULTING REPORT No 55602, DATED 19 SEPT 2022.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
4. ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS, ESTABLISHED BY THE ENGINEER ARE SHOWN ON THESE PLANS. THESE POINTS SHALL BE USED AS DATUM FOR WORK UNDER THIS PROJECT. ALL ADDITIONAL SURVEY, LAYOUT, OR MEASUREMENT WORK SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF THE WORK UNDER THIS CONTRACT.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES, PAVING, DRIVEWAYS, CURBS, WALKS, STEPS, RETAINING WALLS, FENCES, IRRIGATION SYSTEMS, AND OTHER SURFACE AND SUBSURFACE STRUCTURES, TOGETHER WITH ALL SOD AND SHRUBS AFFECTED BY HIS CONSTRUCTION OPERATIONS. RESTORATION OF ALL DAMAGED PROPERTY TO ITS ORIGINAL CONDITION SHALL BE PERFORMED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OFF THE SITE BY THE CONTRACTOR.
7. CONSTRUCTION ACTIVITY SHALL CONFORM TO ALL CITY OF LAKE DALLAS AND LCMUA REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPLICABLE PERMITS FOR THIS PROJECT (INCLUDING R.O.W.).
8. IMPORTED FILL MATERIAL USED UNDER PAVEMENTS, SHALL CONSIST OF LOW PLASTICITY MATERIAL HAVING A PLASTICITY INDEX (PI) BETWEEN 5 AND 15, A LIQUID LIMIT LESS THAN 30, AND CONTAINING A MINIMUM OF 15% FINES (MATERIAL PASSING THE 200 SIEVE). ALL FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8-INCHES IN THICKNESS AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE CONTENT. THE ON-SITE MATERIAL MEETING THE SPECIFICATIONS OF THIS GENERAL NOTE, MAY BE USED UNDER PAVEMENTS.
9. PAVEMENT SUBGRADE PREPARATION SHALL BE PERFORMED AS FOLLOWS:
   a) STRIP THE TOP LAYER OF TOPSOIL, VEGETATION, AND HEAVY ROOT MATERIAL TO A STRIPPING DEPTH OF AT LEAST THREE TO FIVE INCHES AND THEN PROOF ROLL TO VERIFY STABILITY. ANY SOFT OR YIELDING AREAS SHOULD BE UNDERCUT TO FIRM MATERIAL AND REPLACED WITH CONTROLLED MOISTURE CONTENT AND DENSITY.
   b) AFTER PROOF ROLLING, THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8-INCHES, AND THEN MOISTURE CONDITIONED TO THE RANGE OF PLUS TWO TO PLUS FIVE (+2% TO +5%) ABOVE THE SOIL'S OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698. COMPACT THE SUBGRADE TO A MINIMUM 95-PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698.
   c) SOILS CONSISTING OF CLAY AND/OR SANDY CLAYS WITH CLAY INTERVALS SHALL BE LIME STABILIZED WITH 6-PERCENT HYDRATED LIME BY DRY SOIL WEIGHT. (REFERENCE THE PROJECT'S GEOTECHNICAL REPORT)
      THE HYDRATED LIME SHOULD MEET THE REQUIREMENTS OF ITEM 264 (TYPE A) IN THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES. THIS LIME SHOULD BE THOROUGHLY MIXED AND BLENDED WITH THE TOP 8-INCHES OF SCARIFIED SUBGRADE AND COMPACTED TO AT LEAST 95-PERCENT OF ITS MAXIMUM STANDARD PROCTOR DRY DENSITY. THE MOISTURE CONTENT OF THE LIME MODIFIED MATERIAL AT THE TIME OF COMPACTION SHOULD BE WITHIN A RANGE OF PLUS 3 TO PLUS 6 PERCENT (+ 3% TO + 6%) OF ITS OPTIMUM VALUE, AS DETERMINED BY ASTM D-698. MIXING, CURING AND COMPACTION OF THE LIME MODIFIED LAYER IS DESCRIBED IN ITEM "260" OF THE PREVIOUSLY MENTIONED TxDOT STANDARD SPECIFICATIONS.
   d) SOILS CONSISTING OF CLAYEY SANDS WITH PLASTICITY INDEX OF LESS THAN 15 SHALL BE MODIFIED/STABILIZED BY MOISTURE CONDITIONING (AS DIRECTED BY THE GEOTECHNICAL ENGINEER).
      THE TOP 8-INCHES OF SCARIFIED SUBGRADE SHOULD BE MOISTURE CONDITIONED TO THE RANGE OF PLUS 2 TO PLUS 5 PERCENT (+2% TO +5%) ABOVE THE SOIL'S OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95-PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D-698,
   e) NONEXPANSIVE SELECT FILL MATERIAL SHALL BE PROVIDED TO OBTAIN THE REQUIRED FINISH GRADE ELEVATION, WITHOUT THE USE OF LEVELING SAND OR SAND CUSHION. THE USE OF SAND CUSHION FOR SUBGRADE LEVELING PURPOSES IS PROHIBITED.
   f) PLACE SELECT FILL IN 8-INCH MAX LOOSE LIFTS AND UNIFORMLY COMPACTED TO A MINIMUM OF 95-PERCENT OF STANDARD PROCTOR DENSITY WITHIN MINUS 2 TO PLUS 2 PERCENT (-2% TO +2%) OF THE SOIL'S OPTIMUM MOISTURE CONTENT.
10. FLEXIBLE BASE (TxDOT ITEM 247, TYPE D, GRADE 1-2) MAY BE USED USED IN LIEU OF SELECT FILL.
11. THE SUBGRADE SHALL BE MAINTAINED IN A SMOOTH, COMPACTED CONDITION, IN CONFORMITY WITH THE REQUIRED PAVEMENT SECTION AND ESTABLISHED GRADE, UNTIL THE PAVEMENT IS PLACED, AND SHALL BE KEPT WETTED DOWN SUFFICIENTLY IN ADVANCE OF PLACING ANY PAVEMENT TO ENSURE ITS BEING IN A FIRM AND MOIST CONDITION FOR AT LEAST TWO INCHES BELOW THE SURFACE OF THE PREPARED SUBGRADE. ONLY SUCH SUBGRADE AS IS NECESSARY FOR THE SATISFACTORY PROSECUTION OF THE WORK SHALL BE COMPLETED AHEAD OF THE PLACEMENT OF PAVEMENT. PROVIDE COMPLETE DRAINAGE OF THE SUBGRADE AT ALL TIMES.
12. THE PAVEMENT SECTION FOR ALL THE IMPROVED DRIVEWAY APPROACHES SHALL CONSIST OF 9-INCH THICK 4500 PSI CONCRETE WITH #4 BARS SPACED AT 18-INCH CENTERS EACH WAY OVER THE COMPACTED IMPROVED SUBGRADE.
13. THE PAVEMENT SECTION WITHIN ALL RIGHT-OF-WAY SHALL CONSIST OF 9-INCH THICK 4500 PSI CONCRETE WITH #4 BARS SPACED AT 18-INCH CENTERS EACH WAY OVER THE COMPACTED IMPROVED SUBGRADE.
14. THE PAVEMENT SECTION FOR THE IMPROVED PARKING LOT PAVEMENT (AUTOMOBILE TRAFFIC) SHALL CONSIST OF 6-IN THICK 4500 PSI CONC WITH #4 BARS SPACED AT 18-INCH CENTERS EACH WAY OVER THE COMPACTED IMPROVED SUBGRADE.
15. THE PAVEMENT SECTION FOR THE IMPROVED DUMPSTER PAD PAVEMENT SHALL CONSIST OF 12-INCH THICK 4500 PSI CONC WITH #4 BARS SPACED AT 12-INCH CENTERS EACH WAY OVER THE COMPACTED IMPROVED SUBGRADE.
16. THE CONCRETE SIDEWALKS SHALL CONSIST OF 4-INCH THICK 3000 PSI CONCRETE, REINFORCED WITH #3 BARS SPACED AT 18-INCH CENTERS EACH WAY OVER COMPACTED SUBGRADE.
17. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
18. SAWED CONTROL JOINTS SHALL BE PROVIDED AT 15ft TO 20ft CENTERS EACH WAY, AND FILLED WITH HOT RUBBER JOINT SEALING COMPOUND.
19. REINFORCING STEEL SHALL BE NEW DOMESTIC BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS.
20. MANHOLES, WATER VALVES, METERS, CLEANOUTS, ETC. MAY BE BOXED OUT OR ISOLATED USING EXPANSION JOINT FILLER. THE MINIMUM LENGTH OF EACH SIDE OF BOX OUT SHALL BE 24-INCHES.
21. SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

CAREERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
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LUIS D. CARRERA 55182 LICENSED PROFESSIONAL ENGINEER — 25 — 25sep2025

CIVIL ENGINEERING CONSTRUCTION PLANS
LAKE DALLAS MIXED-USE
LOT 1R, BLOCK 14
312 Main Street
Lake Dallas, Texas 75065

SHEET TITLE: GRADING PLAN

PROJECT No.	DATE:	REVISION:	DESCRIPTION:
C-3034	mar 2024	24oct2024	Revision A - Per City Review Comments
DRAWN BY: CCEI	CHECKED BY: CCEI	21mar2025	Revision B - Per City Review Comments
		25sep2025	Revision C - Per City Review Comments

SHEET No.
C400
REVISION C

N W E S

01 GRADING PLAN
SCALE: 1" = 20'

WARNING TO CONTRACTOR

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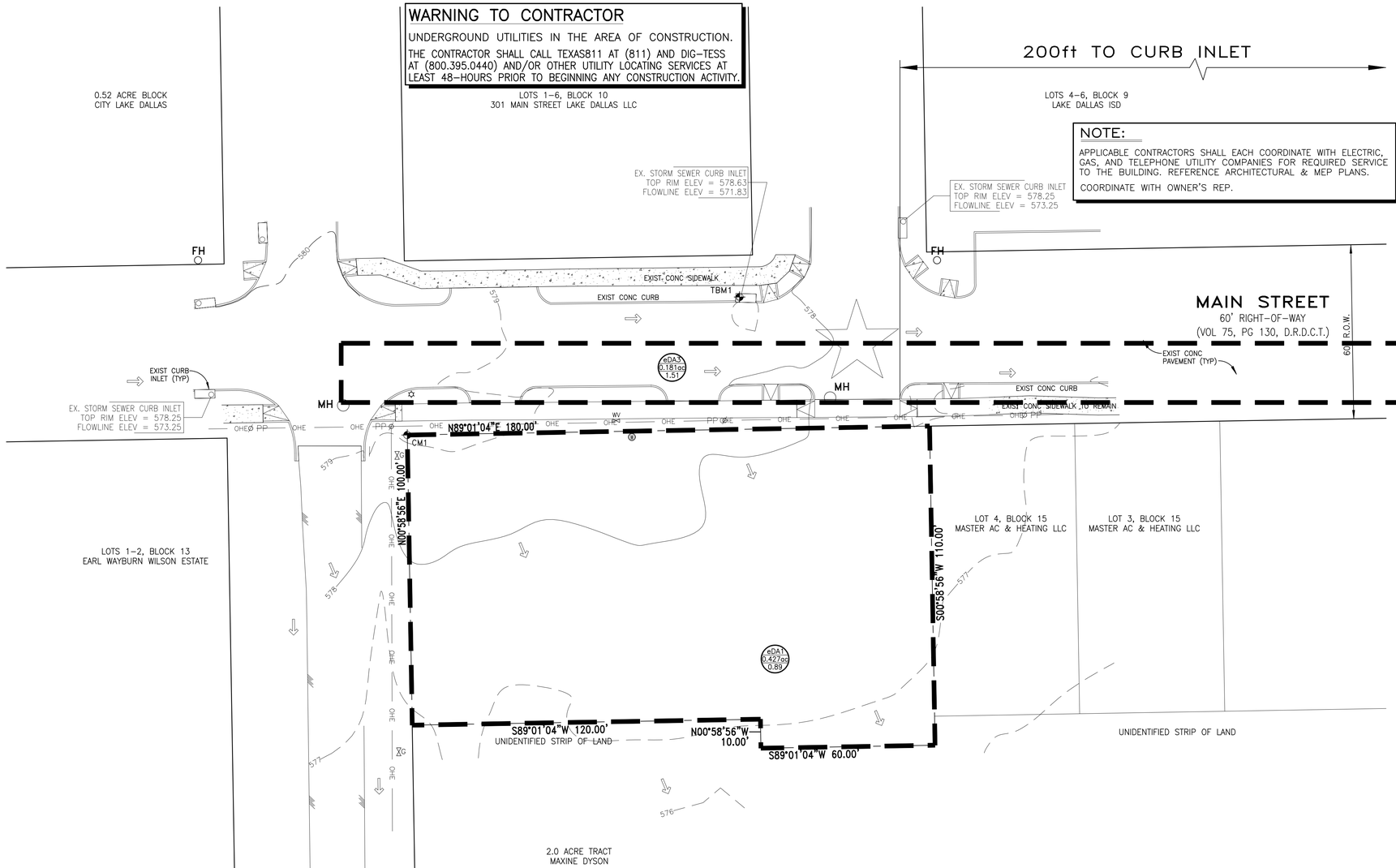

NOTE:

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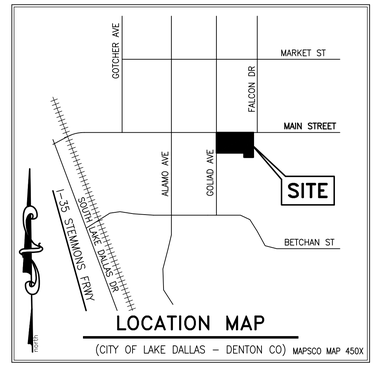
COORDINATE WITH OWNER'S REP.



GENERAL PLAN LEGEND

proj C3034 feb 2024

DESCRIPTION	EXISTING	NEW (by this project)
STORM WATER DRAINAGE FLOW	⇨	➔
GRADING CONTOUR	— —620— —	—625—
PAVING CONTOUR		—630—
SPOT ELEVATION	620.0 +	PV 620.0 ●
STORM WATER DRAINAGE DIVIDE	- - - - -	- - - - -
WATER MAIN	EX. 8" WTR	NEW 8" WTR
FIRE HYDRANT	○ FH	● FH
FIRE DEPARTMENT CONNECTION (FDC)	⊕ FDC	✦ FDC
WASTEWATER MAIN	EX. 8" WW	
WASTEWATER MANHOLE	○ MH	○ MH
STORM WATER SEWER PIPE	EX. 20" RCP	LINE "A1" - 18" RCP
STORM WATER MANHOLE	▣	◉
STORM WATER CURB INLET	⌓	⌓
TREE	⊙	⊙
POWER POLE WITH OVERHEAD ELEC LINE (OHE)	PP OHE	PP OHE

CM = CONTROL MONUMENT	TGR= TOP OF GRATE (ELEV)	B/B = BACK TO BACK (CURB)	PP = POWER POLE
CP = CONTROL POINT	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL. PIPE	FH = FIRE HYDRANT
IRF = IRON ROD FOUND	PV = TOP OF CONC PVMT (EL)	RCP = REINF. CONC PIPE	WV = WATER VALVE
TBM = TEMP. BENCHMARK	EA = EDGE OF ASPHALT (ELEV)	HP = HIGH POINT	MH = MANHOLE
NG = NATURAL GRADE	TC = TOP OF CURB (ELEV)	LP = LOW POINT	WW = WASTEWATER
ME = MATCH EXISTING (ELEV)	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FL = FLOWLINE

BENCHMARKS

project C3034

MARK	DESCRIPTION	ELEV.	NORTHING-Y	EASTING-X
TBM1	CHISELED SQUARE IN CORNER OF STORMWATER SEWER CURB INLET AT THE NORTH SIDE OF MAIN STREET, WEST OF FALCON DRIVE	578.74		
CM1	1/2" CAPPED IRON ROD FOUND AT NORTHWEST PROP CORNER			

GENERAL PLAN NOTES – C500 & C501

1. SEE SHEET C600 FOR GENERAL CIVIL ENGINEERING NOTES, AND C601 FOR SITEWORK DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS, ESTABLISHED BY THE ENGINEER ARE SHOWN ON THESE PLANS. THESE POINTS SHALL BE USED AS DATUM FOR WORK UNDER THIS PROJECT. ALL ADDITIONAL SURVEY, LAYOUT, OR MEASUREMENT WORK SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF THE WORK UNDER THIS CONTRACT.
4. CONSTRUCTION ACTIVITY SHALL CONFORM TO ALL CITY OF LAKE DALLAS AND LCMUA REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPLICABLE PERMITS FOR THIS PROJECT (INCLUDING R.O.W.).

DRAINAGE AREA CALCULATIONS

PRE-DEVELOPED CALCULATIONS — Project C3034

DRAINAGE AREA MARK	AREA (total)	Tc (min)	I100 (in/hr)	C		Q100 (total)	REMARKS
eDA1	0.427ac	20	6.96	0.30		0.89cfs	Surface drains southward to adjoining property
eDA3	0.181ac	10	9.24	0.90		1.51cfs	Offsite surface drainage along Main Street
TOTAL PRE-DEVELOPED ONSITE RUNOFF						0.89cfs	

NOTE:
1. THE DRAINAGE CALCULATIONS NOTED ABOVE UTILIZE THE RATIONAL METHOD IN ACCORDANCE WITH CITY OF LAKE DALLAS STANDARDS PER THE ISWM TECHNICAL MANUAL AND THE DENTON COUNTY RAINFALL DATA PROVIDED THEREIN USING RECOMMENDED RUNOFF COEFFICIENT (C) IN ACCORDANCE TO TABLES 4.2 & 4.4 OF THE LAKE DALLAS ENGINEERING STANDARDS MANUAL:
   - C = 0.90 (NON-RESIDENTIAL – PAVEMENTS & BUILDINGS)
   - C = 0.30 (UNDEVELOPED LAND – GRASSLAND)
   - Tc = TIME OF CONCENTRATION (LAKE DALLAS TABLE 4.2)
   - I = RAINFALL INTENSITY FOR THE DURATION PERIOD (LAKE DALLAS TABLE 4.4)
   - Q = RUNOFF RATE = (C)(I)(A)

ATTENTION

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2. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL PARKING LOT LIGHT POLES TO HARD WIRE TO THE BUILDING ELECTRIC ROOM

NOTE

PUBLIC RIGHT-OF-WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD

DRAINAGE NARRATIVE

1. PRE-DEVELOPED STORMWATER DISCHARGE FOR THE EXISTING 0.427 ACRE VACANT PROPERTY CONSISTS OF SHEET FLOW TO THE ADJOINING PROPERTY – 0.89cfs SOUTHWARD.
2. POST-DEVELOPED STORMWATER DISCHARGE TO MAIN STREET NORTHWARD CONSISTS OF 0.79cfs, RESULTING IN A 0.79cfs INCREASE FROM PRE-DEVELOPED DISCHARGE, WITHIN TOLERABLE LIMITS.
3. POST-DEVELOPED STORMWATER DISCHARGE TO GOLIAD AVENUE WESTWARD CONSISTS OF 2.77cfs, RESULTING IN A 1.87cfs INCREASE FROM PRE-DEVELOPED DISCHARGE, WITHIN TOLERABLE LIMITS.
4. BASED ON THE ABOVE, THE MAXIMUM INCREASED POST-DEVELOPED WATER DISCHARGE OFFSITE FROM THE 0.427 ACRES OF THIS PROJECT, WILL RESULT IN A 1.88cfs, WITHIN IN TOLERABLE LIMITS.

NOTE:

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INDICATES DRAINAGE BASIN NAME — A1
INDICATES BASIN AREA (ACRE) — 0.187ac
INDICATES 100yr STORM FLOW (CFS) — 0.92

EXISTING PAVEMENT LEGEND

- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE CURB

UTILITY SYMBOLS

- GAS METER
- WATER METER
- AUTOMATIC FLUSH POINT
- STREET LAMP/POLE
- WATER MAIN VALVE

01 PRE-DEVELOPED DRAINAGE AREA PLAN

SCALE: 1" = 20'

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Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F-8354
3930 Meredith Avenue Dallas, Texas 75211 o (214) 330.4771 f (214) 330.2167

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Luis D. Carrera — LUIS D. CARRERA — 92182 — LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS — 25 mar 2025

CIVIL ENGINEERING CONSTRUCTION PLANS
LAKE DALLAS MIXED-USE
LOT 1R, BLOCK 14
312 Main Street Lake Dallas, Texas 75065

SHEET TITLE: PRE-DEVELOPED DRAINAGE AREA PLAN & CALCULATIONS

PROJECT No:	DATE:	DRAWN BY:	CHECKED BY:
C-3034	mar 2024	CCEI	CCEI

REVISION:	DESCRIPTION:
24oct2024	Revision A - Per City Review Comments
21mar2025	Revision B - Per City Review Comments
25apr2025	Revision C - Per City Review Comments

SHEET No.
C500
REVISION C

ANGELINAS – C3034

WARNING TO CONTRACTOR

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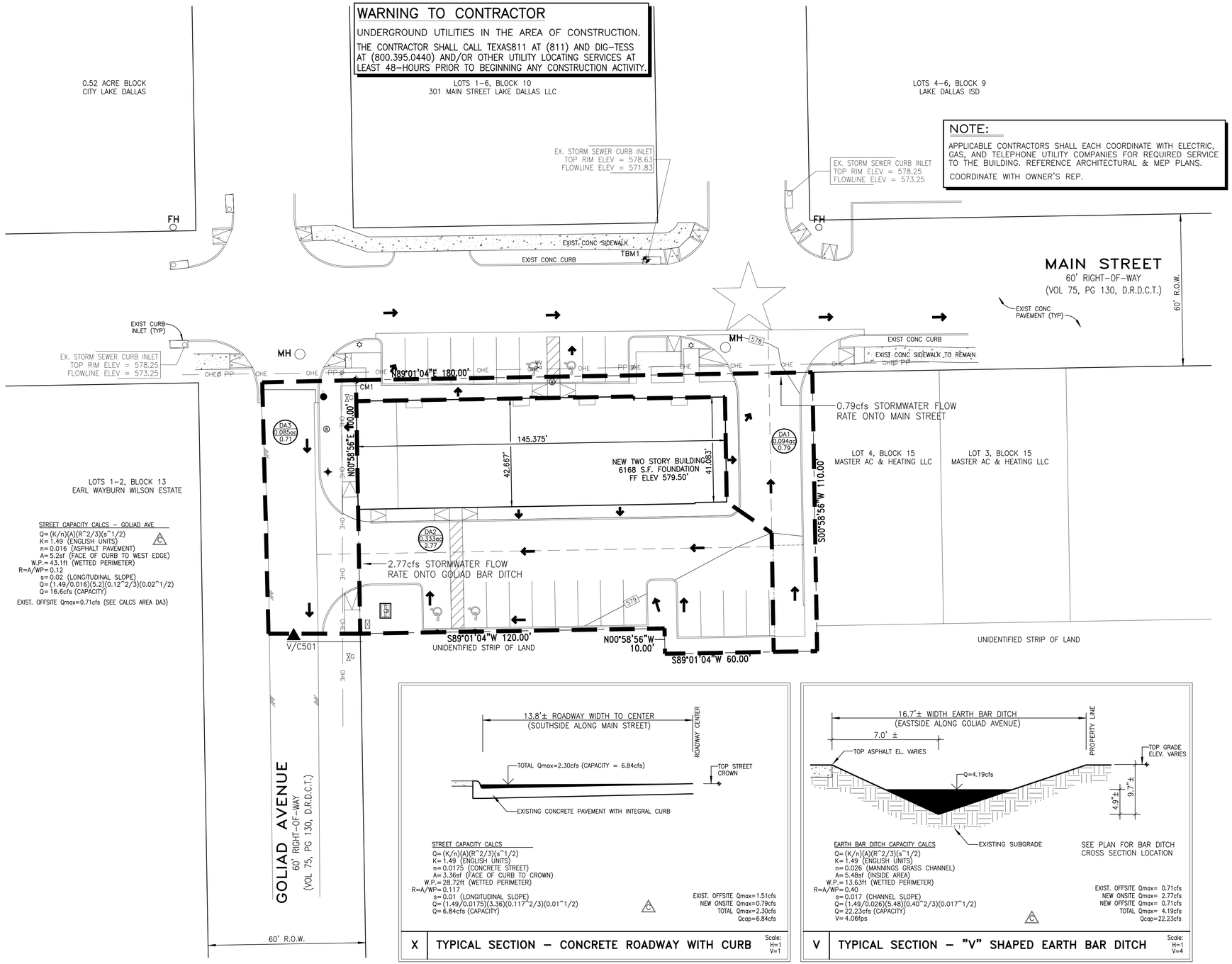
COORDINATE WITH OWNER'S REP.



STREET CAPACITY CALCS - GOLIAD AVE
Q=(K/n)(A)(R^2/3)(s^1/2)
K=1.49 (ENGLISH UNITS)
n=0.016 (ASPHALT PAVEMENT)
A=5.2sf (FACE OF CURB TO WEST EDGE)
W.P.=43.1ft (WETTED PERIMETER)
R=A/WP=0.12
s=0.02 (LONGITUDINAL SLOPE)
Q=(1.49/0.016)(5.2)(0.12^2/3)(0.02^1/2)
Q=16.6cfs (CAPACITY)
EXIST. OFFSITE Qmax=0.71cfs (SEE CALCS AREA DA3)

STREET CAPACITY CALCS
Q=(K/n)(A)(R^2/3)(s^1/2)
K=1.49 (ENGLISH UNITS)
n=0.0175 (CONCRETE STREET)
A=3.36sf (FACE OF CURB TO CROWN)
W.P.=28.72ft (WETTED PERIMETER)
R=A/WP=0.117
s=0.01 (LONGITUDINAL SLOPE)
Q=(1.49/0.0175)(3.36)(0.117^2/3)(0.01^1/2)
Q=6.84cfs (CAPACITY)

EXIST. OFFSITE Qmax=1.51cfs
NEW ONSITE Qmax=0.79cfs
TOTAL Qmax=2.30cfs
Qcap=6.84cfs

X TYPICAL SECTION - CONCRETE ROADWAY WITH CURB Scale: H=1 V=1

EARTH BAR DITCH CAPACITY CALCS
Q=(K/n)(A)(R^2/3)(s^1/2)
K=1.49 (ENGLISH UNITS)
n=0.026 (MANNINGS GRASS CHANNEL)
A=5.48sf (INSIDE AREA)
W.P.=13.63ft (WETTED PERIMETER)
R=A/WP=0.40
s=0.017 (CHANNEL SLOPE)
Q=(1.49/0.026)(5.48)(0.40^2/3)(0.017^1/2)
Q=22.23cfs (CAPACITY)
V=4.06fps

SEE PLAN FOR BAR DITCH CROSS SECTION LOCATION

EXIST. OFFSITE Qmax= 0.71cfs
NEW ONSITE Qmax= 2.77cfs
NEW OFFSITE Qmax= 0.71cfs
TOTAL Qmax= 4.19cfs
Qcap=22.23cfs

V TYPICAL SECTION - "V" SHAPED EARTH BAR DITCH Scale: H=1 V=4

NOTE

PUBLIC RIGHT-OF-WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD

ATTENTION

1. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL IRRIGATION LINES TO INCLUDE WIRING TO CONTROL BOX IN THE BLDG ELECTRIC ROOM.
2. PROVIDE ALL NECESSARY PVC PIPE SLEEVES FOR ALL PARKING LOT LIGHT POLES TO HARD WIRE TO THE BUILDING ELECTRIC ROOM

NOTE:

THE CIVIL ENGINEERING DESIGN SHOWN HEREIN THESE PLANS FOR THIS PROJECT IS BASED ON ISSUANCE OF A CITY OF LAKE DALLAS PLANNED DEVELOPMENT (PD) APPROVING ALL CURRENT ZONING (C-3 COMMERCIAL) NON-COMPLIANT ITEMS SHOWN ON THESE PLANS.

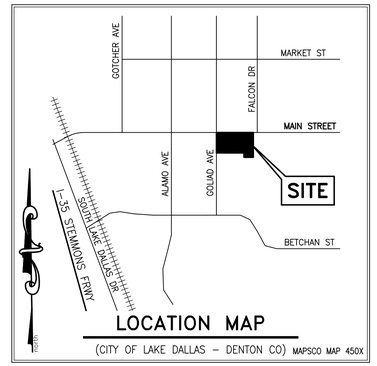
INDICATES DRAINAGE BASIN NAME — A1
INDICATES BASIN AREA (ACRE) — 0.187ac
INDICATES 100yr STORM FLOW (CFS) — 0.92

DRAINAGE NARRATIVE

1. PRE-DEVELOPED STORMWATER DISCHARGE FOR THE EXISTING 0.427 ACRE VACANT PROPERTY CONSISTS OF SHEET FLOW TO THE ADJOINING PROPERTY - 0.89cfs SOUTHWARD.
2. POST-DEVELOPED STORMWATER DISCHARGE TO MAIN STREET NORTHWARD CONSISTS OF 0.79cfs, RESULTING IN A 0.79cfs INCREASE FROM PRE-DEVELOPED DISCHARGE, WITHIN TOLERABLE LIMITS.
3. POST-DEVELOPED STORMWATER DISCHARGE TO GOLIAD AVENUE WESTWARD CONSISTS OF 2.77cfs, RESULTING IN A 1.87cfs INCREASE FROM PRE-DEVELOPED DISCHARGE, WITHIN TOLERABLE LIMITS.
4. BASED ON THE ABOVE, THE MAXIMUM INCREASED POST-DEVELOPED WATER DISCHARGE OFFSITE FROM THE 0.427 ACRES OF THIS PROJECT, WILL RESULT IN A 1.88cfs, WITHIN IN TOLERABLE LIMITS.

01 POST-DEVELOPED DRAINAGE AREA PLAN

SCALE: 1" = 20'



LOCATION MAP

(CITY OF LAKE DALLAS - DENTON CO) MAPSCO MAP 450X

GENERAL PLAN LEGEND

proj C3034 feb 2024

DESCRIPTION	EXISTING	NEW (by this project)
STORM WATER DRAINAGE FLOW	⇨	➔
GRADING CONTOUR	— —620— —	625
PAVING CONTOUR		630
SPOT ELEVATION	620.0 +	PV 620.0 ●
STORM WATER DRAINAGE DIVIDE		
WATER MAIN	EX. 8" WTR	NEW 8" WTR
FIRE HYDRANT	○ FH	● FH
FIRE DEPARTMENT CONNECTION (FDC)	⊕ FDC	✦ FDC
WASTEWATER MAIN	EX. 8" WW	
WASTEWATER MANHOLE	○ MH	○ MH
STORM WATER SEWER PIPE	EX. 20" RCP	LINE "A1" - 18" RCP
STORM WATER MANHOLE		
STORM WATER CURB INLET		
TREE		
POWER POLE WITH OVERHEAD ELEC LINE (OHE)	PP OHE	PP OHE

CM = CONTROL MONUMENT	TGR= TOP OF GRATE (ELEV)	B/B = BACK TO BACK (CURB)	PP = POWER POLE
CP = CONTROL POINT	GT = TOP GUTTER (ELEV)	CSP = CORRUGATED STL. PIPE	FH = FIRE HYDRANT
IRF = IRON ROD FOUND	PV = TOP OF CONC PVMT (EL)	RCP = REINF. CONC PIPE	WV = WATER VALVE
TBM = TEMP. BENCHMARK	EA = EDGE OF ASPHALT (ELEV)	HP = HIGH POINT	MH = MANHOLE
NG = NATURAL GRADE	TC = TOP OF CURB (ELEV)	LP = LOW POINT	WW = WASTEWATER
ME = MATCH EXISTING (ELEV)	TW = TOP OF WALL (ELEV)	FF = FINISH FLOOR	FL = FLOWLINE

BENCHMARKS

project C3034

MARK	DESCRIPTION	ELEV.	NORTHING-Y	EASTING-X
TBM1	CHISELED SQUARE IN CORNER OF STORMWATER SEWER CURB INLET AT THE NORTH SIDE OF MAIN STREET, WEST OF FALCON DRIVE	578.74		
CM1	1/2" CAPPED IRON ROD FOUND AT NORTHWEST PROP CORNER			

GENERAL PLAN NOTES - C500 & C501

1. SEE SHEET C600 FOR GENERAL CIVIL ENGINEERING NOTES, AND C601 FOR SITEWORK DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
3. ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS, ESTABLISHED BY THE ENGINEER ARE SHOWN ON THESE PLANS. THESE POINTS SHALL BE USED AS DATUM FOR WORK UNDER THIS PROJECT. ALL ADDITIONAL SURVEY, LAYOUT, OR MEASUREMENT WORK SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF THE WORK UNDER THIS CONTRACT.
4. CONSTRUCTION ACTIVITY SHALL CONFORM TO ALL CITY OF LAKE DALLAS AND LCMUA REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPLICABLE PERMITS FOR THIS PROJECT (INCLUDING R.O.W.).

DRAINAGE AREA CALCULATIONS

POST-DEVELOPED CALCULATIONS — Project C3034

DRAINAGE AREA MARK	AREA (total)	Tc (min)	I100 (in/hr)	C		Q100 (total)	REMARKS
DA1	0.094ac	10	9.24	0.90		0.79cfs	Surface drains northward to Main Street
DA2	0.333ac	10	9.24	0.90		2.77cfs	Surface drains westward to Goliad Avenue
DA3	0.085ac	10	9.24	0.90		0.71cfs	Surface drains along new eastside curb/gutter at Goliad
TOTAL PRE-DEVELOPED RUNOFF (ENTIRE SITE)						3.56cfs	

NOTE:
1. THE DRAINAGE CALCULATIONS NOTED ABOVE UTILIZE THE RATIONAL METHOD IN ACCORDANCE WITH CITY OF LAKE DALLAS STANDARDS PER THE iSWM TECHNICAL MANUAL AND THE DENTON COUNTY RAINFALL DATA PROVIDED THEREIN USING RECOMMENDED RUNOFF COEFFICIENT (C) IN ACCORDANCE TO TABLES 4.2 & 4.4 OF THE LAKE DALLAS ENGINEERING STANDARDS MANUAL:
   - C = 0.90 (NON-RESIDENTIAL - PAVEMENTS & BUILDINGS)
   - C = 0.30 (UNDEVELOPED LAND - GRASSLAND)
   - Tc = TIME OF CONCENTRATION (LAKE DALLAS TABLE 4.2)
   - I = RAINFALL INTENSITY FOR THE DURATION PERIOD (LAKE DALLAS TABLE 4.4)
   - Q = RUNOFF RATE = (C)(I)(A)

EXISTING PAVEMENT LEGEND

- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE CURB

UTILITY SYMBOLS

- GAS METER
- WATER METER
- AUTOMATIC FLUSH POINT
- STREET LAMP/POLE
- T WATER MAIN VALVE

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUIS DAVID CARRERA, TEXAS PROFESSIONAL ENGINEER NO. 95182 ON THE DATE NOTED BELOW. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER AUTHORIZATION BY THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.

LUIS D. CARRERA 95182 LICENSED PROFESSIONAL ENGINEER — 25apr2025

CIVIL ENGINEERING CONSTRUCTION PLANS
LAKE DALLAS MIXED-USE
LOT 1R, BLOCK 14
312 Main Street
Lake Dallas, Texas 75065

SHEET TITLE: POST-DEVELOPED DRAINAGE AREA PLAN & CALCULATIONS

PROJECT No.	DATE:	DRAWN BY:	CHECKED BY:
C-3034	mar 2024	CCEI	CCEI

REVISION:	DESCRIPTION:
24oct2024	Revision A - Per City Review Comments
21mar2025	Revision B - Per City Review Comments
25apr2025	Revision C - Per City Review Comments

SHEET No. C501 REVISION C

GENERAL CIVIL SITEWORK NOTES

GENERAL NOTES

1. THE "CONTRACTOR" REFERENCED IN THESE GENERAL CIVIL SITEWORK NOTES AND CIVIL PLANS SHALL REFER TO THE APPLICABLE "TRADE CONTRACTOR" FOR THE SPECIFIC WORK CONTRACTED TO BE PERFORMED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY AND INSTALL ALL MATERIALS SO AS TO MEET OR EXCEED PROJECT SPECIFICATIONS AND CITY OF LAKE DALLAS, TEXAS CODES AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL APPLICABLE PERMITS FOR THIS PROJECT, UNLESS OTHERWISE AGREED.
3. EXISTING UTILITIES SHOWN ARE ASSUMED FROM INFORMATION AVAILABLE AND ARE NOT GUARANTEED TO BE COMPLETE AND ACCURATE. THE CONTRACTOR SHALL CALL FOR LOCATES AND MAKE THE NECESSARY ARRANGEMENTS AND COMPLY WITH REQUIREMENTS AND SPECIFICATIONS OF THE RESPECTIVE UTILITIES TO BE CUT, MOVED, RELOCATED AND/OR RECONNECTED TO AN EXISTING FACILITY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY.
5. ALL WORK SHALL BE DONE TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THESE DRAWINGS. BASIC HORIZONTAL AND VERTICAL CONTROL POINTS, ESTABLISHED BY THE ENGINEER ARE SHOWN ON THESE PLANS. THESE POINTS SHALL BE USED AS DATUM FOR WORK UNDER THIS PROJECT. ALL ADDITIONAL SURVEY, LAYOUT, OR MEASUREMENT WORK SHALL BE PERFORMED BY THE CONTRACTOR AS A PART OF THE WORK UNDER THIS CONTRACT.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES, PAVING, DRIVEWAYS, CURBS, WALKS, STEPS, RETAINING WALLS, FENCES, IRRIGATION SYSTEMS, AND OTHER SURFACE AND SUBSURFACE STRUCTURES, TOGETHER WITH ALL SOD AND SHRUBS AFFECTED BY HIS CONSTRUCTION OPERATIONS. RESTORATION OF ALL DAMAGED PROPERTY TO ITS ORIGINAL CONDITION SHALL BE PERFORMED BY AND AT THE EXPENSE OF THE CONTRACTOR.
7. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING SURVEY MONUMENTS, INCLUDING ANY STAKE USED GRADING WORK AND/OR SITE LAYOUT WORK. RESTORATION OF DAMAGED SURVEY MONUMENTS, INCLUDING RESTAKING, SHALL BE AT THE EXPENSE OF THE RESPONSIBLE CONTRACTOR(s).
8. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY OMISSIONS, DISCREPANCIES, OR DIMENSIONAL ERRORS PRIOR TO BEGINNING OR FABRICATING ANY WORK, OTHERWISE THE CORRECTIONS & ASSOCIATED COSTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OFF THE SITE BY THE GENERAL CONTRACTOR.
10. IN THE EVENT THAT UNCHARTED UTILITIES OR OTHER UNFORESEEN FIELD CONDITIONS REQUIRE MODIFICATIONS OF THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
11. ALL CONCRETE PAVEMENT AND SIDEWALKS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH AS SPECIFIED IN THESE PLANS.
12. REFERENCE THE PROJECT'S GEOTECHNICAL ENGINEERING STUDY FOR ALL SOIL PREPARATION AND MATERIAL TESTING REQUIREMENTS.

SUBSTITUTIONS

1. ALL REQUESTS FOR SUBSTITUTIONS OF MATERIALS OR DETAILS SHOWN IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL DURING THE BIDDING PERIOD. ONCE BIDS ARE ACCEPTED, PROPOSED SUBSTITUTIONS WILL BE CONSIDERED ONLY WHEN THEY ARE OFFICIALLY SUBMITTED FOR OWNER APPROVAL WITH SUFFICIENT EVIDENCE (to be provided by contractor) THE SUBSTITUTION MEETS OF EXCEEDS THE STANDARDS OF THE ORIGINALLY SPECIFIED ITEM. ADDITIONAL COST RESULTING FROM USE OF A SUBSTITUTION SHALL BE BORN BY THE CONTRACTOR.

STORMWATER DISCHARGE AUTHORIZATION

1. FOR THE PURPOSE OF THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) PROGRAM, THIS PROJECT IS CONSIDERED A SMALLER SITE THAT WILL DISTURB LESS THAN 1-ACRE OF LAND AT ANY ONE TIME. A STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES IS NOT REQUIRED FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
2. A NOTICE OF INTENT (NOI) IS NOT REQUIRED TO BE SUBMITTED TO THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AT ANY TIME.
3. A NOTICE OF TERMINATION (NOT) IS NOT REQUIRED TO BE SUBMITTED TO THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AT ANY TIME.

EROSION CONTROL

1. PRIOR TO COMMENCING GRADING OPERATIONS, EROSION CONTROL DEVICES SHALL BE INSTALLED AS INDICATED ON THE EROSION CONTROL PLAN OR OTHER AREAS AS MAY BE DIRECTED BY THE OWNER'S REPRESENTATIVE OR CITY INSPECTOR.
2. SITE ENTRY AND/OR EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO A APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
3. TEMPORARY SEEDING OR OTHER METHOD OF STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE, UNLESS ADDITIONAL CONSTRUCTION ON THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
4. UPON COMPLETION OF FINE GRADING, ALL AREAS NOT OTHERWISE PERMANENTLY STABILIZED SHALL BE SEEDED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 70% MINIMUM DENSITY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, IS ACHIEVED.
5. EROSION CONTROL DEVICES MAY BE ADDED OR REDUCED IN THE FIELD AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. MAINTENANCE – EROSION CONTROL DEVICES SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6-INCHES, AND SHALL BE DISTRIBUTED ON A SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
7. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH IS DISTURBED. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE, BUT AR NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBE OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
8. THE CONTRACTOR HAS THE OPTION TO CONSTRUCT AN "EARTH CONTAINMENT BERM" FOR STORAGE OF FUEL, MAINTENANCE, CLEANING, & WASH DOWNS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS ITEM.
9. REFER TO THE SWPPP DOCUMENT (IF APPLICABLE) FOR ANY ADDITIONAL INFORMATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN-UP SEDIMENTATION ON PRIVATE DRIVES, ADJACENT PROPERTY, STREETS, AND UNDERGROUND STORM SEWER SYSTEMS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
12. TOP SOIL SHALL BE USED IN ALL LANDSCAPED AREAS.
13. ALL AREAS WITH EXPOSED SOIL DUE TO THE CONSTRUCTION SHALL BE RESODDED WITH BERMUDA SOD, UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT.

EARTHWORK

1. IMPORTED FILL MATERIAL USED UNDER CONCRETE PAVEMENTS, SHALL CONSIST OF LOW PLASTICITY MATERIAL HAVING A PLASTICITY INDEX (PI) BETWEEN 5 AND 15, A LIQUID LIMIT LESS THAN 30, AND CONTAINING A MINIMUM OF 20% FINES (MATERIAL PASSING THE 200 SIEVE). ALL FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8-INCHES IN THICKNESS AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITHIN MINUS 2% TO PLUS 2% OF THE OPTIMUM MOISTURE CONTENT. SEE THE PROJECT'S SOILS REPORT.
2. ON-SITE SURFICIAL SOIL UNDER PAVEMENTS SHALL BE STABILIZED AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER AND AS FOLLOWS:

   a) SOILS CONSISTING OF CLAY AND/OR CLAYEY SAND WITH CLAY INTERVALS SHALL BE LIME STABILIZED WITH 6-PERCENT HYDRATED LIME BY DRY SOIL WEIGHT.

   THE HYDRATED LIME SHOULD MEET THE REQUIREMENTS OF ITEM 264 (TYPE A) IN THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES. THIS LIME SHOULD BE THOROUGHLY MIXED AND BLENDED WITH THE TOP 8-INCHES OF SCARIFIED SUBGRADE AND COMPACTED TO AT LEAST 95-PERCENT OF ITS MAXIMUM STANDARD PROCTOR DRY DENSITY. THE MOISTURE CONTENT OF THE LIME MODIFIED MATERIAL AT THE TIME OF COMPACTION SHOULD BE WITHIN A RANGE OF PLUS 3 TO PLUS 6 PERCENT (+3% TO +6%) OF ITS OPTIMUM VALUE, AS DETERMINED BY ASTM D-698. MIXING, CURING AND COMPACTION OF THE LIME MODIFIED LAYER IS DESCRIBED IN ITEM 260 OF THE PREVIOUSLY MENTIONED TxDOT STANDARD SPECIFICATIONS.

   b) SOILS CONSISTING OF CLAYEY SAND WITH PLASTICITY INDEX OF LESS THAN 15 (AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER) SHALL BE MOISTURE CONDITIONED INSTEAD OF LIME STABILIZED.

   THE TOP 8-INCHES OF SCARIFIED SUBGRADE SHOULD BE MOISTURE CONDITIONED TO THE RANGE OF PLUS 2 TO PLUS 5 PERCENT (+2% TO +5%) ABOVE THE SOIL'S OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95-PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D-698.
3. FLEX BASE MATERIAL USED UNDER ASPHALTIC CONCRETE PAVEMENTS, SHALL CONSIST OF TYPE "A" CRUSHED OR BROKEN AGGREGATE HAVING A GRADATION OF GRADE ONE. THE MATERIAL SHALL CONTAIN A BINDER WITH A PLASTICITY INDEX (PI) BETWEEN 4 AND 12. A LIQUID LIMIT LESS THAN 40 IN ACCORDANCE WITH ASTM D-4318. MATERIAL RETAINED ON THE No. 4 SIEVE SHALL HAVE A PERCENT WEAR OF NOT MORE THAN 45 ACCORDING TO ASTM C-131. THE MATERIAL WHEN TESTED UNDER THE WET BALL FOR DETERMINING THE DISINTEGRATION OF FLEXIBLE BASE MATERIALS, TEX-116-E SHALL NOT DEVELOP MORE THAN 50% SOIL BINDER. THE MATERIAL SHALL MEET THE REQUIRED GRADATION SPECIFICATIONS IN ACCORDANCE WITH TEX-110-E. THE FLEX BASE MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH SPECIFICATION SECTION 2230 – AGGREGATE BASE.
4. CONCRETE PAVEMENT SUBGRADE PREPARATION SHALL BE PERFORMED AS FOLLOWS:

   a) STRIP THE TOP LAYER OF TOPSOIL, VEGETATION, & HEAVY ROOT MATERIAL.

   b) REMOVE AND DISPOSE OFFSITE ALL DEBRIS INCLUDING ALL EXISTING CONCRETE AND ASPHALT PAVEMENTS.

   c) ROUGH GRADE THE SITE TO THE REQUIRED ELEVATIONS AND THEN PROOF ROLL THE ENTIRE AREA TO VERIFY STABILITY. ANY SOFT OR YIELDING AREAS SHOULD BE UNDERCUT TO FIRM MATERIAL AND REPLACED WITH CONTROLLED MOISTURE CONTENT AND DENSITY.

   d) AFTER PROOF ROLLING, THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8-INCHES, AND THEN LIME STABILIZED OR MOISTURE CONDITIONED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE EARTHWORK NOTE #2 ABOVE.

   e) THE STABILIZED/MOISTURE CONDITIONED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95-PERCENT OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698.

   f) NONEXPANSIVE SELECT FILL MATERIAL SHALL BE PROVIDED TO OBTAIN THE REQUIRED FINISH GRADE ELEVATION, WITHOUT THE USE OF LEVELING SAND OR SAND CUSHION. THE USE OF SAND CUSHION FOR SUBGRADE LEVELING PURPOSES IS PROHIBITED.

   g) SELECT FILL SHOULD PLACED IN 8-INCH MAX LOOSE LIFTS AND UNIFORMLY COMPACTED TO A MINIMUM OF 95-PERCENT OF STD PROCTOR DENSITY WITHIN MINUS 1 TO PLUS 3-PERCENT (-1% TO +3%) OF THE SOIL'S OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698.
6. THE SUBGRADE SHALL BE MAINTAINED IN A SMOOTH, COMPACTED CONDITION, IN CONFORMITY WITH THE REQUIRED PAVEMENT SECTION AND ESTABLISHED GRADE, UNTIL THE PAVEMENT IS PLACED, & SHALL BE KEPT WETTED DOWN SUFFICIENTLY IN ADVANCE OF PLACING ANY PAVEMENT TO ENSURE ITS BEING IN A FIRM AND MOIST CONDITION FOR AT LEAST TWO INCHES BELOW SURFACE OF THE PREPARED SUBGRADE. ONLY SUCH SUBGRADE AS IS NECESSARY FOR THE SATISFACTORY PROSECUTION OF THE WORK SHALL BE COMPLETED AHEAD OF THE PLACEMENT OF PAVEMENT. PROVIDE COMPLETE DRAINAGE OF THE SUBGRADE AT ALL TIMES.

ACCESSIBILITY STANDARDS

1. CONCRETE RAMPS, PARKING SIGNAGE, AND RAMP HANDRAILS SHALL CONFORM WITH TEXAS ACCESSIBILITY STANDARDS ADOPTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION IN COMPLIANCE WITH THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES.
2. ALL ACCESSIBILITY ROUTES FOR THIS PROJECT SHALL HAVE A SLOPE NOT GREATER THAN 1:20 (5%). ACCESSIBILITY ROUTES HAVING A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL CONFORM WITH TEXAS ACCESSIBILITY STANDARDS.
3. ANY RAMP (EXCLUDING CURB RAMPS) HAVING A HORIZONTAL PROJECTION GREATER THAN 72-INCHES SHALL HAVE HANDRAILS ON BOTH SIDES CONFORMING WITH TEXAS ACCESSIBILITY STANDARDS.

SITE UTILITIES

1. THE UTILITY SERVICES FOR THIS PROJECT ARE SHOWN ON SHEET C102. COORDINATE THESE PLAN WITH THE PROJECT'S MEP PLANS.

PAVING

1. THE PAVEMENT SECTION FOR THE PARKING LOT SHALL CONSIST OF 4500 PSI CONCRETE OVER COMPACTED LIME STABILIZED AND/OR MOISTURE STABILIZED SUBGRADE. SEE CIVIL SHEETS FOR THE SPECIFIED PAVEMENT THICKNESS AND REINFORCEMENT. A 6-INCH INTEGRAL CURB SHALL BE PLACED WITH THE PAVEMENT. SEE CIVIL SHEET C601 FOR PAVING DETAILS.
2. THE CONCRETE SIDEWALKS SHALL CONSIST OF 4-INCH THICK 3000 PSI CONCRETE, REINFORCED WITH #3 BARS AT 18-INCH CENTERS EA WAY.
3. EXPANSION JOINTS FOR SIDEWALKS SHALL BE FORMED USING EXPANSION JOINT MATERIAL OF AN APPROVED TYPE AND SHAPED TO THE SECTION. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALKS AT 40-FOOT INTERVALS, AND TO MATCH STREET EXPANSION JOINTS WHEN POSSIBLE. EXPANSION JOINTS SHALL ALSO BE PLACED AT ALL DRIVEWAYS, CURBS, FOUNDATIONS, OTHER SIDEWALKS, AND OTHER ADJACENT CONCRETE WORK. SIMILAR MATERIAL SHALL BE PLACED AROUND ALL OBSTRUCTIONS PROTRUDING INTO OR THROUGH SIDEWALKS. ALL EXPANSION JOINTS SHALL BE 1/2-INCH IN THICKNESS. SIDEWALKS SHALL BE JOINTED WITH A 1/4-INCH RADIUS TROWEL AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK. ANY EXPANSION MATERIAL EXTENDING ABOVE THE FINISHED WORK SHALL BE NEATLY TRIMMED TO THE SURFACE OF THE FINISHED WORK. ALL GAPS BETWEEN EXPANSION MATERIAL AND CURB, WALKS, OR OBJECTS PROTRUDING THROUGH SIDEWALK, SHALL BE SEALED WITH A SEALER APPROVED BY THE PROJECT ENGINEER.
4. SAWED CONTROL JOINTS SHALL BE PROVIDED AT 15ft CENTERS EACH WAY, AND FILLED WITH HOT RUBBER JOINT SEALING COMPOUND.
5. REINFORCING STEEL SHALL BE NEW DOMESTIC BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. ALL STEEL REINFORCEMENT SHALL BE ACCURATELY PLACED, AND HELD IN PLACE DURING PROGRESS OF CONCRETE PLACEMENT BY SUCH EFFECTIVE MEANS (CHAIRS, TIES, ETC.) THAT IT SHALL NOT BE MOVED OUT OF TRUE POSITION. ALL REINFORCEMENT NECESSARY FOR A SECTION OF CONCRETE SHALL BE PLACED AND APPROVED BY THE STREET SUPERINTENDENT BEFORE ANY CONCRETE IS DEPOSITED IN THE SECTION. ALL STEEL MUST BE FREE FROM PAINT AND OIL; ALL LOOSE SCALE, RUST, DIRT, AND OTHER FOREIGN SUBSTANCES SHALL BE COMPLETELY REMOVED BEFORE USING. WHERE NEW CONCRETE SIDEWALKS ABUT EXISTING SIDEWALK, 3/8" STEEL REINFORCING BARS SHALL BE DOWELED INTO EXISTING SIDEWALK, A MINIMUM OF 6" AND SECURED WITH EPOXY.
6. MANHOLES, WATER VALVES, METERS, CLEANOUTS, ETC. MAY BE BOXED OUT OR ISOLATED USING EXPANSION JOINT FILLER. THE MINIMUM LENGTH OF EACH SIDE OF BOX OUT SHALL BE 24-INCHES.
7. CONCRETE SIDEWALKS SHALL BE FINISHED TO A TRUE, EVEN SURFACE. THEY SHALL BE TROWELED AND FINISHED WITH A LIGHT BROOM TRANSVERSE TO THE DIRECTION OF TRAFFIC. WHERE ADJACENT SIDEWALKS DIFFER FROM THIS STANDARD, NEW SIDEWALKS SHALL CONFORM TO ADJACENT SIDEWALKS, I.E., EXPOSED AGGREGATE. JOINTS AND ALL EDGES SHALL BE FINISHED TO A ONE-QUARTER (1/4) INCH RADIUS WITH SUITABLE EDGING TOOLS.
8. SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

CAST-IN-PLACE CONCRETE

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI-318.
2. THE MATERIALS AND PROPERTIES OF CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE ACI MANUAL OF CONCRETE PRACTICE. THE CONCRETE SHALL HAVE A MINIMUM MODULUS OF RUPTURE OF 600 PSI AT 28 DAYS AS DETERMINED BY THE STANDARD TEST METHOD FOR STRENGTH OF CONCRETE (USING SIMPLE BEAM WITH THIRD POINT FLEXURAL LOADING) ASTM C78-84.
3. CONCRETE REINFORCING BARS SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60, EXCEPT STIRRUPS WHICH MAY BE NEW DOMESTIC STEEL CONFORMING TO ASTM A615, GRADE 40.
4. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE AGGREGATES, TYPE I OR TYPE III PORTLAND CEMENT, AND THE DESIGNATED COMPRESSIVE STRENGTH IN 28 DAYS. NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C33-74. THE CONCRETE SHALL WEIGH NOT LESS THAN 145 PCF, NOR MORE THAN 150 PCF:

   a) HAND FINISHED PAVEMENT..... 4500 PSI
   b) HAND FINISHED SIDEWALKS..... 3000 PSI
5. ALL CONCRETE SHALL CONTAIN A 1-INCH MAXIMUM NOMINAL COURSE AGGREGATE.
6. CONCRETE SLUMP SHALL BE IN THE RANGE OF 5-INCH MAX & 2-INCH MINIMUM.
7. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR REVIEW WELL IN ADVANCE OF CONCRETE PLACEMENT. CONCRETE MIX DESIGN SHALL INCLUDE ALL STRENGTH DATA NECESSARY TO SHOW COMPLIANCE WITH THE PROJECT SPECIFICATIONS FOR EITHER THE TRIAL BATCH OR FIELD EXPERIENCE METHOD AND SHALL BE CERTIFIED BY A TEXAS REGISTERED ENGINEER.
8. MINIMUM CONCRETE COVER, UNLESS NOTED OTHERWISE:

   a) UNIFORM SURFACE IN CONTACT WITH THE GROUND..... 3"
9. LAP CONTINUOUS REINFORCING BARS 36-BAR DIAMETERS. ALL LAPS SHALL BE TIED IN TWO PLACES MINIMUM.
10. TACK WELDING ON REBAR WILL NOT BE PERMITTED. HEAT SHALL NOT BE USED IN THE FABRICATION OR INSTALLATION OF REINFORCEMENT.
11. CONCRETE WORK SHALL BE SUBJECT TO QUALITY ASSURANCE TESTING AND INSPECTIONS.
12. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40-DEGREES FAHRENHEIT, AND FALLING; BUT IT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35-DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE BEING TAKEN IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT. WHEN CONCRETE IS BEING PLACED IN COLD WEATHER, THE CONTRACTOR SHALL HAVE AVAILABLE FOR IMMEDIATE USE A SUFFICIENT SUPPLY OF AN APPROVED COVERING MATERIAL, TO IMMEDIATELY PROTECT THE CONCRETE WHEN THE AIR TEMPERATURE FALLS TO 32-DEGREES FAHRENHEIT BEFORE THE CONCRETE HAS BEEN PLACED FOUR (4) HOURS. SUCH PROTECTION SHALL REMAIN IN PLACE DURING THE PERIOD OF NOT LESS THAN FIVE (5) DAYS. NEITHER SALT NOR CHEMICAL ADMIXTURES SHALL BE ADDED TO THE CONCRETE TO PREVENT FREEZING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND STRENGTH OF CONCRETE UNDER COLD WEATHER CONDITIONS, AND ALL CONCRETE DAMAGED BY FREEZING SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.
13. AFTER FINISHING OPERATIONS ARE COMPLETE, THE CONCRETE SURFACES SHALL BE SPRAYED WITH CURING COMPOUND. THE SURFACE OF THE CONCRETE SHALL BE KEPT THOROUGHLY DAMP BETWEEN THE COMPLETION OF THE FINISHING OPERATIONS, AND THE APPLICATION OF THE CURING COMPOUND. THE CURING COMPOUND SHALL BE APPLIED UNDER PRESSURE, BY MEANS OF A SPRAY NOZZLE, AT A RATE NOT TO EXCEED 200 SQUARE FEET PER GALLON. A MINIMUM OF 72-HOURS CURING TIME SHALL BE REQUIRED. SHOULD THE CONTRACTOR ELECT TO REMOVE THE FORMS BEFORE THE MINIMUM CURING TIME HAS ELAPSED, HE SHALL APPLY CURING COMPOUND TO THE NEWLY EXPOSED VERTICAL SURFACES. FORMS SHALL REMAIN IN PLACE AT LEAST 24-HOURS AFTER COMPLETION OF THE CONCRETE PLACEMENT.

INSPECTIONS AND UNDERGROUND UTILITIES

1. CAUTION!!! CONTACT DIG TESS AT (800) 395-0440 AND/OR OTHER UTILITY LOCATING SERVICES AT LEAST 48-HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. CONTACT CITY OF LAKE DALLAS FOR INSPECTIONS PRIOR TO CONC PLACEMENT.

TESTING

1. THE CONTRACTOR AS PART OF THE SCOPE OF HIS WORK SHALL CONTRACT THE SERVICES OF AN INDEPENDENT TESTING LABORATORY DESIGNATED BY THE OWNER TO PROVIDE TESTING SERVICES FOR THIS PROJECT AS FURTHER DESCRIBED BELOW. THE COST FOR THESE TESTING SERVICES SHALL BE INCLUDED IN THE BASE BID.

   a) PROVIDE ADEQUATE SAMPLES FOR DETERMINATION OF MOISTURE DENSITY RELATIONSHIPS AND PLASTICITY INDEX (PI) AT ON-SITE MATERIALS, IMPORTED FILL MATERIAL AND DRAINAGE AGGREGATE.

   b) SUBMIT COMPLETE LABORATORY ANALYSIS OF SOIL MATERIAL PROPOSED FOR FILL MATERIAL.

   c) ESTABLISH MOISTURE DENSITY RELATIONSHIP OF IN-PLACE SUBGRADE IN ACCORDANCE WITH ASTM D-698.

   d) ESTABLISH MOISTURE DENSITY RELATIONSHIP OF PROPOSED SELECT FILL IN ACCORDANCE WITH ASTM D-698.

   e) PERFORM PI TEST ON PROPOSED SELECT FILL MATERIAL TO CONFIRM CONFORMANCE WITH THE PROJECT SPECS IN ACCORDANCE WITH ASTM D-4318.

   f) GRADATION OF DRAINAGE AGGREGATE IN ACCORDANCE WITH ASTM C-136.

   g) THE COMPLETED SUBGRADE SHALL BE TESTED FOR COMPACTION AND MOISTURE CONTENT AT THE RATE OF ONE TEST PER 1000 SQUARE FEET BUT IN NO CASE LESS THAN A TOTAL OF FIVE TESTS FOR THE PROJECT.

   h) DURING THE PROGRESS OF THE WORK, CAST TEST CYLINDERS TO MAINTAIN A CHECK ON THE COMPRESSIVE STRENGTHS OF THE CONCRETE BEING PLACED.

   i) FOUR (4) STANDARD TEST CYLINDERS SHALL BE TAKEN FROM A REPRESENTATIVE PORTION OF THE CONCRETE BEING PLACED FOR EVERY FIFTY (50) CUBIC YARDS OF CONCRETE PAVEMENT PLACED, BUT IN NO CASE SHALL LESS THAN TWO (2) SETS OF CYLINDERS BE TAKEN FROM ANY DAY'S PLACEMENT.

   j) AFTER THE CYLINDERS HAVE BEEN CAST, THEY SHALL REMAIN ON THE JOB SITE UNDISTURBED FOR 24-HOURS AND THEN TRANSPORTED, MOIST CURED, AND TESTED BY THE TESTING LABORATORY.

   k) TWO (2) OF THE CYLINDERS IN EACH SET SHALL BE TESTED IN SEVEN DAYS. ONE (1) OF THE CYLINDERS IN EACH SET SHALL BE TESTED IN TWENTY EIGHT DAYS. THE FOURTH CYLINDER IN EACH SET SHALL BE STORED FOR THE DURATION OF THE PROJECT.

   l) IF THE 28-DAY TEST RESULTS INDICATE DEFICIENT STRENGTH, THE CONTRACTOR MAY, AT HIS OPTION AND EXPENSE, TEST THE FOURTH CYLINDER IN EACH SET BEING STORED AND/OR CORE THE PAVEMENT IN QUESTION AND HAVE THE CORES TESTED BY AN APPROVED LABORATORY TO COMPARE WITH THE RESULTS OF THE CYLINDER TESTS.

   m) THE OWNER SHALL MAKE THE FINAL DETERMINATION OF ACCEPTANCE OR NOT IN THE CASE OF DEFICIENT CONCRETE STRENGTH.

PAVEMENT REPAIR NOTE

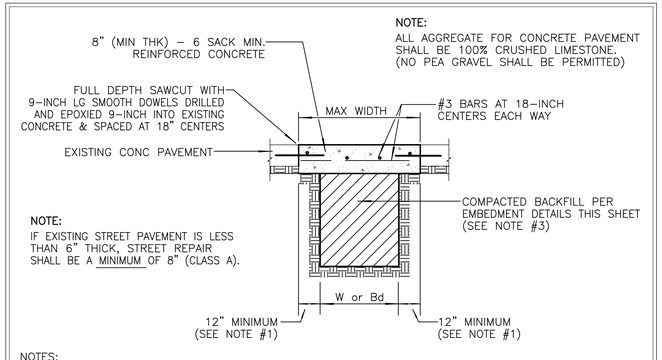
SAWCUT LINES SHOWN ON THE DESIGN PLANS FOR THE REMOVAL AND REPLACEMENT OF CONCRETE PAVEMENT, DRIVES, SLABS, SIDEWALKS, ETC. ARE FOR INFORMATIONAL PURPOSES ONLY.

IF PAVEMENT IS MORE THAN 5 YEARS OLD, THE PAVEMENT CUT AND REPAIR STANDARDS MANUAL MUST BE FOLLOWED.
IF PAVEMENT IS 5 YEARS OLD OR LESS, THE ENTIRE CONCRETE PANEL MUST BE REPLACED.

APPROACH SUBGRADE PREPARATION NOTE

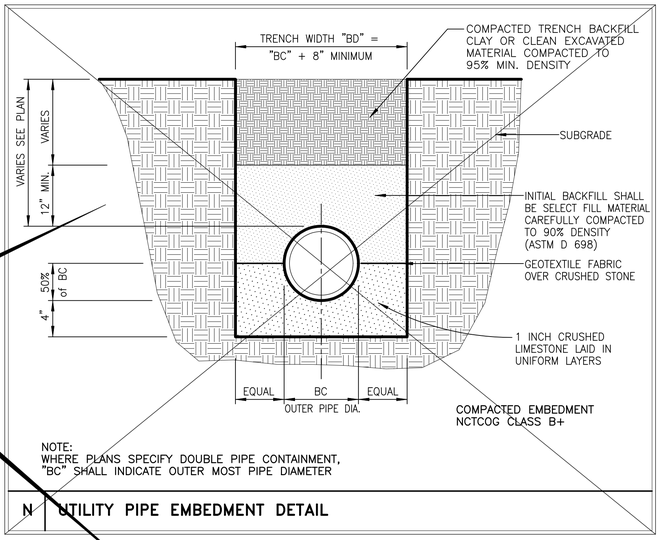
SUBGRADE PREPARATION SHALL BE IN ACCORANCE WITH SECTION V OF THE PAVING DESIGN MANUAL. THIS PROJECT CONSISTS OF SOILS WITH HIGH TO MODERATE PLASTIC CLAYS, EXCEEDING A PI OF 15, AND THEREFORE A LIME TREATED SUBGRADE SHALL BE PROVIDED.

STANDARD SUBGRADE COMPACTION UNDER DRIVE APPROACHES IS 98% STANDARD PROCTOR DENSITY AT MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE TO THE DEPTH SPECIFIED.

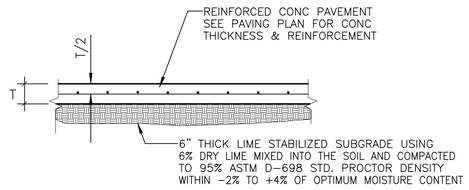


NOTES:
1. WIDTH SHALL BE AT LEAST 2 FEET WIDER THAN EXCAVATION TO PROVIDE 1 FEET MINIMUM BRIDGE ON EITHER SIDE. IF WITHIN 3 FEET OF EXISTING JOINT, REMOVE TO JOINT. REMAINING EDGES TO BE FREE OF ANY SPALLING.
2. 18-INCH LONG #5 SMOOTH DOWELS SHALL BE DRILLED 9-INCH INTO EXISTING CONCRETE ON 18-INCH CENTERS AND SECURED WITH EPOXY. MUST BE SQUARE TO FACE OF CONCRETE PAVEMENT.
3. WHERE NATIVE MATERIAL IS UNSUITABLE, A 100 PSI FLOWABLE FILL MAY BE USED TO EMBED PIPING.
4. PIPE EMBEDMENT SHALL BE NCTCOG CLASS "B" WITH THE ADDITION OF GEOTEXTILE FABRIC BETWEEN THE STONE AND SAND LAYERS.

M | CONCRETE PAVEMENT REPAIR DETAIL — FOR ALL STREET CUTS – WATER, SANITARY SEWER, & STORM SEWER

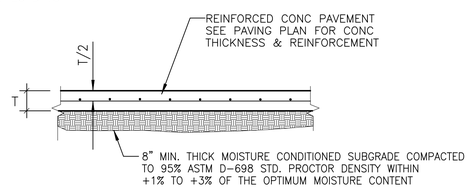

TRENCH WIDTH "BD" = "BC" + 8" MINIMUM
COMPACTED TRENCH BACKFILL CLAY OR CLEAN EXCAVATED MATERIAL COMPACTED TO 95% MIN. DENSITY
VARIES SEE PLAN
VARIES
12" MIN.
SUBGRADE
INITIAL BACKFILL SHALL BE SELECT FILL MATERIAL CAREFULLY COMPACTED TO 90% DENSITY (ASTM D 698)
4"
50% of BC
GEOTEXTILE FABRIC OVER CRU

NOTES:
1. WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT, PROVIDE #6 SMOOTH STEEL REINFORCING BAR DOWELED INTO EXISTING PAVEMENT, A MINIMUM OF 12–INCHES, SECURED WITH EPOXY A104 (OR EQUAL) AND SPACED AT 18–INCH CENTERS. DOWELS SHALL BE NON–LUBRICATED.
2. SEE TYPICAL DETAIL THIS SHEET FOR CONCRETE PAVEMENT EXPANSION & CONTROL JOINTS.
3. HAND FINISHED CONCRETE TO HAVE A MINIMUM 4500 PSI COMPRESSIVE STRENGTH AT 28 DAYS



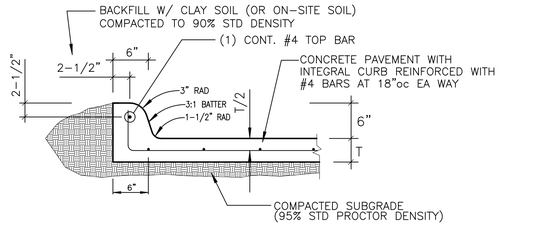
A TYP SECTION – CONCRETE PAVEMENT OVER LIME STABILIZED SUBGRADE
not to scale

NOTES:
1. WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT, PROVIDE #6 SMOOTH STEEL REINFORCING BAR DOWELED INTO EXISTING PAVEMENT, A MINIMUM OF 12–INCHES, SECURED WITH EPOXY A104 (OR EQUAL) AND SPACED AT 18–INCH CENTERS. DOWELS SHALL BE NON–LUBRICATED.
2. SEE TYPICAL DETAIL THIS SHEET FOR CONCRETE PAVEMENT EXPANSION & CONTROL JOINTS.
3. HAND FINISHED CONCRETE TO HAVE A MINIMUM 4500 PSI COMPRESSIVE STRENGTH AT 28 DAYS

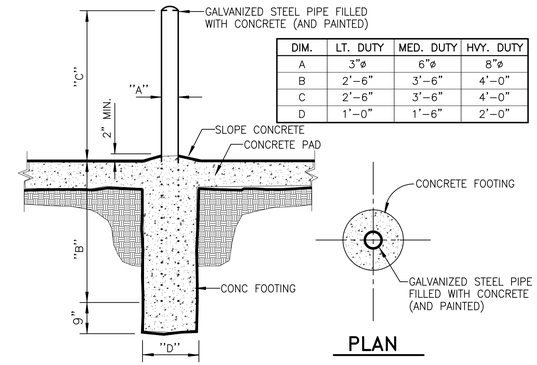


B TYP SECTION – CONCRETE PAVEMENT OVER MOISTURE CONDITIONED SUBGRADE
not to scale

NOTES:
1. WHERE NEW CURB ABUTS EXISTING CURB, PROVIDE 24" LG #4 DEFORMED STEEL REINFORCING BAR DOWELED INTO EXISTING CURB, A MINIMUM OF 12–INCHES, SECURED WITH EPOXY A103 (OR EQUAL). DOWELS SHALL BE NON–LUBRICATED.
2. SEE TYPICAL DETAIL THIS SHEET FOR CONNECTION TO EXISTING CURB.
3. HAND FINISHED CONCRETE TO HAVE A MINIMUM 4500 PSI COMPRESSIVE STRENGTH AT 28 DAYS



C TYP PAVEMENT SECTION W/ INTEGRAL CURB
not to scale



DIM.	LT. DUTY	MED. DUTY	HVY. DUTY
A	3"ø	6"ø	8"ø
B	2'–6"	3'–6"	4'–0"
C	2'–6"	3'–6"	4'–0"
D	1'–0"	1'–6"	2'–0"

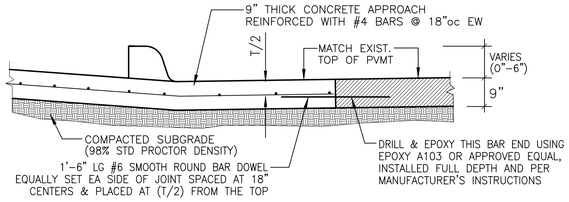
PLAN

Q TYP DETAIL – PIPE BOLLARD
not to scale

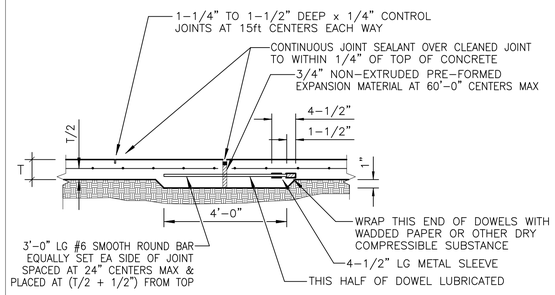
NOTES:
1. SEE PAVING PLAN FOR PAVEMENT GRADES.
2. SEE TYPICAL DETAIL THIS SHEET FOR PAVEMENT CONNECTION TO EXISTING CONCRETE.
3. HAND FINISHED CONCRETE TO HAVE A MINIMUM 4500 PSI COMPRESSIVE STRENGTH AT 28 DAYS

NOTE:
LIMITS OF CONCRETE APPROACH PAVEMENT IS FROM EXISTING CITY PAVEMENT TO PROPERTY LINE

(B) REMOVE & REPLACE AS REQUIRED EXISTING BRICKWORK FOR NEW CONC PAVEMENT INCLUDING DRIVE APPROACH. REPLACE WITH EXISTING COLOR & STYLE.

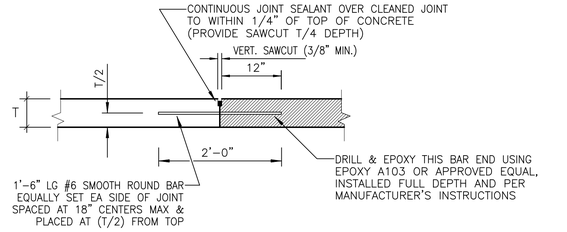


D TYP SECTION – CONCRETE APPROACH
not to scale



E TYP SECTION – CONCRETE PAVEMENT EXPANSION AND SAWED CONTROL JOINTS
not to scale

NOTES:
1. NON–LUBRICATED DEFORMED DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.



F TYP SECTION – CONCRETE PAVEMENT CONNECTION TO EXISTING CONC PAVEMENT
not to scale

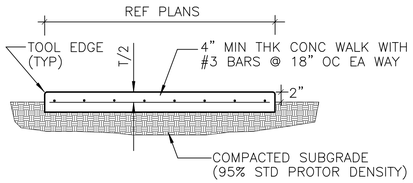
GENERAL NOTES – PAVING
a. MACHINE FINISH CLASS – TEST STRENGTH IS 4000psi COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT.
b. CONCRETE BASE AND PAVEMENT WILL BE REQUIRED TO BE FINISHED MECHANICALLY WITH APPROVED POWER DRIVEN MACHINES WHEN THE STREET IS WIDER THAN 27 FEET OR WHEN THE STREET IS 200 FEET IN LENGTH OR LONGER. A VIBRATING SCREED IS NOT CONSIDERED A PAVING MACHINE.
c. HAND FINISH CLASS – TEST STRENGTH IS 4500psi COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT.
d. HAND FINISHING WILL BE PERMITTED ON PAVEMENT WIDENING, ON SECTIONS WHERE THE PAVEMENT WIDTH IS NOT UNIFORM, AT INTERSECTIONS, WHERE REQUIRED MONOLITHIC WIDTHS ARE GREATER THAN THAT OF AVAILABLE FINISHING MACHINES, ON STREETS LESS THAN 200 FEET IN LENGTH, ALLEY PAVING, AND ELSEWHERE WHERE MECHANICALLY FINISHING IS NOT SPECIFIED OR REQUIRED BY CITY SPECIFICATIONS.
e. MINIMUM PAVEMENT DEPTH WITHIN RIGHT–OF–WAY AND DRIVEWAY APPROACHES IS 9–INCHES.
f. MINIMUM PARKING LOT PAVEMENT DEPTH IS 6–INCHES. MINIMUM FIRELANE PAVEMENT DEPTH IS 7–INCHES.
g. #3 BARS ARE REQUIRED FOR CONCRETE THICKNESS LESS THAN 9 INCH, SPACED ON 18" CENTERS. #4 BARS ARE REQUIRED FOR CONCRETE THICKNESS THAT IS 9 INCH OR GREATER, SPACED ON 18" CENTERS, UNLESS NOTED OTHERWISE.
h. SUBGRADE PREPARATION SHALL BE IN ACCORANCE WITH SECTION V OF THE PAVING DESIGN MANUAL. THIS PROJECT CONSISTS OF SOILS WITH HIGH TO MODERATE PLASTIC CLAYS, EXCEEDING A PI OF 15, AND THEREFORE A LIME TREATED SUBGRADE SHALL BE PROVIDED. SEE TYPICAL PAVING DETAILS SHEET C601.
i. STANDARD SUBGRADE COMPACTION UNDER STREET PAVEMENT IS 98% STANDARD PROCTOR DENSITY AT MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE TO THE DEPTH SPECIFIED.
j. 1" REDWOOD EXPANSION JOINTS ARE REQUIRED AT ALL ABRUPT CHANGES IN ALIGNMENT OR WIDTH, OR EVERY 150 FEET, BEGINNING AT THE CURB RETURN.
k. AT ALL EXPANSION JOINTS, 24" LONG, #8 (1") SMOOTH DOWEL IS REQUIRED EVERY 12" ON CENTER AND MUST BE GREASED AND CAPPED.
l. SAWED TRAVERSE DUMMY JOINTS SPACED 15 FEET. SAWED LONGITUDINAL DUMMY JOINTS ALONG CENTER LINE OF ALL SINGLE ROAD WAY SECTIONS EXCEPT PAVING LESS THAN 14 FEET WIDE. ADDITIONAL SIMILAR JOINTS ON 10 FOOT CENTERS EACH SIDE OF CENTER LINE FOR ROAD WAY SECTIONS WIDER THAN 30 FEET.
m. INTEGRAL CONCRETE CURB AND CURB & GUTTER SHALL BE OF THE SAME COMPRESSIVE STRENGTH AS THE PAVEMENT.

GENERAL NOTES – SIDEWALKS, BARRIER–FREE RAMPS, AND CURB & GUTTER
a. CLASS TEST STRENGTH FOR SIDEWALK IS 3000psi COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT.
b. CLASS TEST STRENGTH FOR CURB & GUTTER IS 4500psi COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT.
c. STANDARD SUBGRADE COMPACTION FOR SIDEWALKS IS MINIMUM 95% OF STANDARD PROCTOR DENSITY WITHIN MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE CONTENT.
d. SIDEWALKS REQUIRE MINIMUM #3 BARS SPACED ON 18" CENTERS, EACH WAY.
e. ALL CURBS WITHIN CITY RIGHT–OF–WAY MUST BE REINFORCED WITH #4 BARS.
f. CURB & GUTTER MUST BE DESIGNED AND CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE.
g. SEPARATE CONCRETE CURB & GUTTER SHALL BE MARKED 3/8" DEEP WITH AN APPROVED TOOL (SAW CUT) IN 15 FOOT SECTIONS. INSTALL #4 "L–SHAPED" REBAR DOWELS (12" INTO EXISTING PAVEMENT), EVERY 18", EPOXED IN.
h. 1" REDWOOD EXPANSION JOINTS ARE REQUIRED AT ALL ABRUPT CHANGES IN ALIGNMENT OR WIDTH, RADII POINTS, OR EVERY 80 FEET, BEGINNING AT THE CURB RETURN.
i. IF SIDEWALK IS LOCATED AT BACK–OF–CURB, REDWOOD JOINTS SHOULD MATCH WITH EXISTING REDWOOD JOINTS IN THE STREET.
j. AT ALL EXPANSION JOINTS, 24" LONG, #6 (3/4") SMOOTH DOWEL IS REQUIRED EVERY 24" ON CENTER.
k. 1" FOOTINGS ARE REQUIRED AT ALL EXPANSION JOINTS AND THE PAVEMENT DEPTH TRANSITIONS FROM 4" TO 5" THICK, OVER THE 24" LENGTH OF PAVEMENT.
l. 8" FOOTING IS REQUIRED FOR SIDEWALKS LOCATED AT BACK–OF–CURB, WITH A 6" DOWEL.
m. SIDEWALK MUST BE MINIMUM 5 FEET WIDE IF LOCATED AT BACK–OF–CURB.

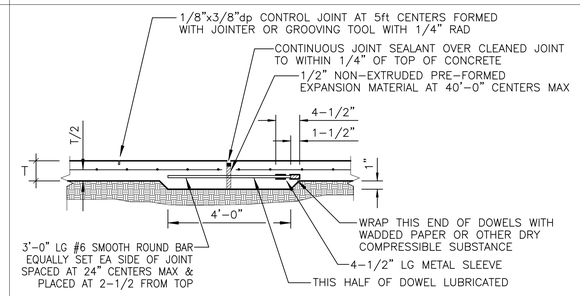
GENERAL NOTES – DRIVE APPROACH
a. MINIMUM DRIVE APPROACH PAVEMENT DEPTH IS 9". DRIVE APPROACH PAVEMENT DEPTH SHOULD MATCH ONSITE PAVEMENT DEPTH IF ONSITE PAVEMENT IS THICKER THAN THE MINIMUM THICKNESS FOR APPROACHES.
b. HAND FINISH CLASS – TEST STRENGTH IS 4500psi COMPRESSIVE STRENGTH AT 28 DAYS AFTER PLACEMENT.
c. STANDARD SUBGRADE COMPACTION UNDER DRIVE APPROACHES IS 98% STANDARD PROCTOR DENSITY AT MINUS 2% TO PLUS 4% OF OPTIMUM MOISTURE TO THE DEPTH SPECIFIED.
d. #3 BARS ARE REQUIRED FOR CONCRETE THICKNESS LESS THAN 9", SPACED ON 18" CENTERS. #4 BARS ARE REQUIRED FOR CONCRETE THICKNESS THAT IS 9" OR GREATER, SPACED ON 18" CENTERS, UNLESS NOTED OTHERWISE.
e. 1" REDWOOD EXPANSION JOINTS ARE REQUIRED AT ALL PROPERTY LINES.
f. DOWEL PROPOSED DRIVE APPROACH INTO EXISTING PAVEMENT WITH 24" LONG, #4 BARS, AT 12" ON CENTER, EPOXIED IN.
g. FOR EXPANSION JOINT AT THE PROPERTY LINE, 24" LONG, #8 (1") SMOOTH DOWEL IS REQUIRED FOR PAVING THICKNESS GREATER THAN 6". ALL DOWELS REQUIRED EVERY 12" ON CENTER AND MUST BE GREASED AND CAPPED.
h. DRIVE APPROACHES REQUIRE A SAW JOINT AT THE CENTERLINE.

(B) REMOVE & REPLACE AS REQUIRED EXISTING BRICKWORK FOR NEW CONC PAVEMENT INCLUDING DRIVE APPROACH. REPLACE WITH EXISTING COLOR & STYLE.

NOTES:
1. SLOPE SIDEWALKS TO DRAIN IN DIRECTION OF WATER FLOW, NOT TO EXCEED 5% SLOPE.
2. SIDEWALKS ADJACENT TO BUILDINGS, SHALL SLOPE AWAY FROM BUILDING NOT TO EXCEED 2% SLOPE.
3. WHERE NEW SIDEWALKS ABUT EXISTING SIDEWALKS, PROVIDE #3 STEEL REINFORCING BARS DOWELED INTO EXISTING SIDEWALK, A MINIMUM OF 6–INCHES, SECURED WITH EPOXY AND SPACED AT 12–INCH CENTERS.
4. SEE TYPICAL DETAIL THIS SHEET FOR CONCRETE SIDEWALK EXPANSION & CONTROL JOINTS.
5. CONCRETE SIDEWALK FINISH TO BE LIGHT BRUSH OR SWEAT FINISH.
6. CONCRETE TO HAVE MINIMUM 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS AND A MINIMUM CEMENT CONTENT OF 6 SACKS PER CUBIC YARD OF CONCRETE.

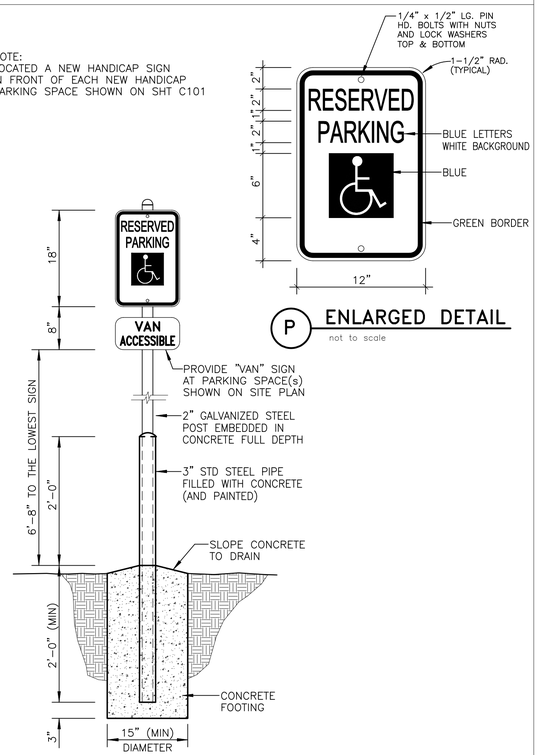


J TYP SECTION – REINFORCED SIDEWALK
not to scale



K TYP SECTION – CONCRETE SIDEWALK EXPANSION AND CONTROL JOINTS
not to scale

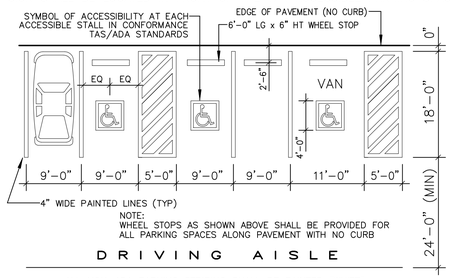
NOTE:
LOCATED A NEW HANDICAP SIGN IN FRONT OF EACH NEW HANDICAP PARKING SPACE SHOWN ON SHT C101



P ENLARGED DETAIL
not to scale

N HANDICAPPED PARKING SIGN
not to scale

PROVIDE (1) POST OR WALL MOUNTED ACCESSIBLE PARKING SIGN IN FRONT OF EACH ACCESSIBLE PARKING SPACE. SEE DETAIL N/C601. A "VAN PARKING" SIGN SHALL BE LOCATED IN FRONT OF THE VAN ACCESSIBLE PARKING SPACE.

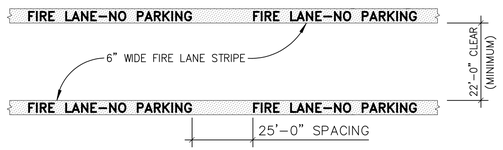


ALL NON–ADA PARKING STRIPING SHALL BE PAINTED "WHITE"

L TYP 90 deg PARKING SPACE STRIPING
not to scale

STRIPING NOTES:
A. PAINT:
1. STRIPE SHALL BE SIX (6) INCHES WIDE PAINTED WITH AN EXTERIOR TRAFFIC GRADE PAINT.
2. STRIPE COLOR SHALL BE "TRAFFIC RED" GLIDDEN #63251 OR EQUAL.
3. LETTERS SHALL BE FOUR (4) INCHES HIGH PAINTED WITH AN EXTERIOR TRAFFIC GRADE PAINT.
4. LETTER COLOR SHALL "TRAFFIC WHITE" GLIDDEN #563245 OR EQUAL.

B. APPLICATION:
1. STRIPE MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
2. LETTERS SHALL BE STENCIL FORMED BRUSHED APPLIED AND SPACED AS DETAILED THIS SHEET.



M TYP FIRE LANE STRIPING DETAIL
not to scale

CARRERA consulting engineers, inc.
Structural, Civil, & Construction Engineering
Texas Board of Professional Engineers Firm Registration No. F–8,354
3930 Meredith Avenue Dallas, Texas 75211 o (214) 330.4771 f (214) 330.2167

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUIS DAVID CARRERA, TEXAS PROFESSIONAL ENGINEER NO. 55182 ON THE DATE NOTED BELOW. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER AUTHORITY TO DO SO IS ILLEGAL. IF ALTERED, THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.

LUIS D. CARRERA 55182 LICENSED PROFESSIONAL ENGINEER
25 Apr 2025

CIVIL ENGINEERING CONSTRUCTION PLANS
LAKE DALLAS MIXED–USE
LOT 1R, BLOCK 14
312 Main Street
Lake Dallas, Texas 75065

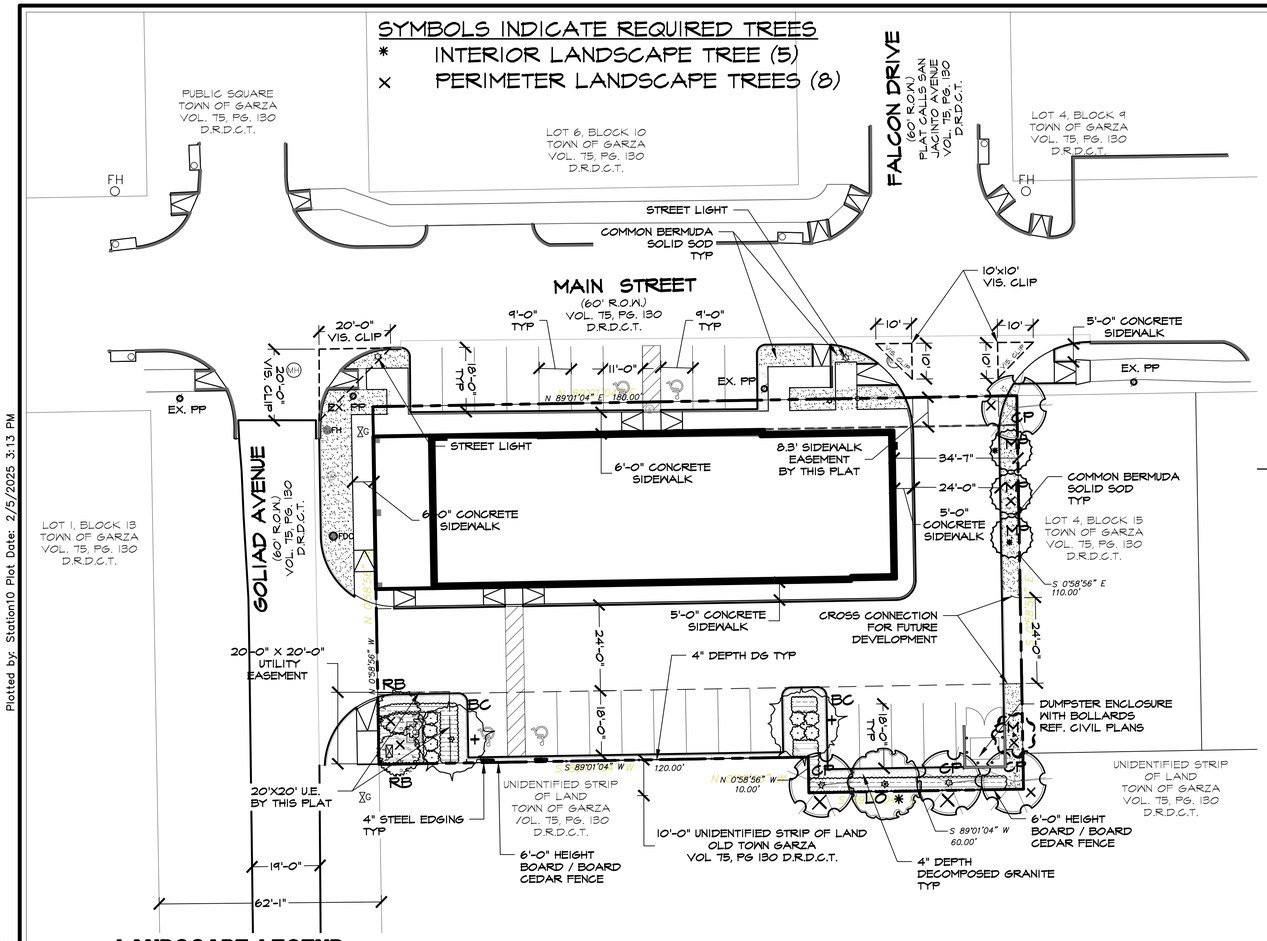
SHEET TITLE: SITEWORK & PAVING DETAILS

PROJECT No.	DATE:	CHECKED BY:	DRAWN BY:
C–3034	mar 2024	CCEI	CCEI

REVISION:	DESCRIPTION:
24oct2024	Revision A – Per City Review Comments
21mar2025	Revision B – Per City Review Comments
25apr2025	Revision C – Per City Review Comments

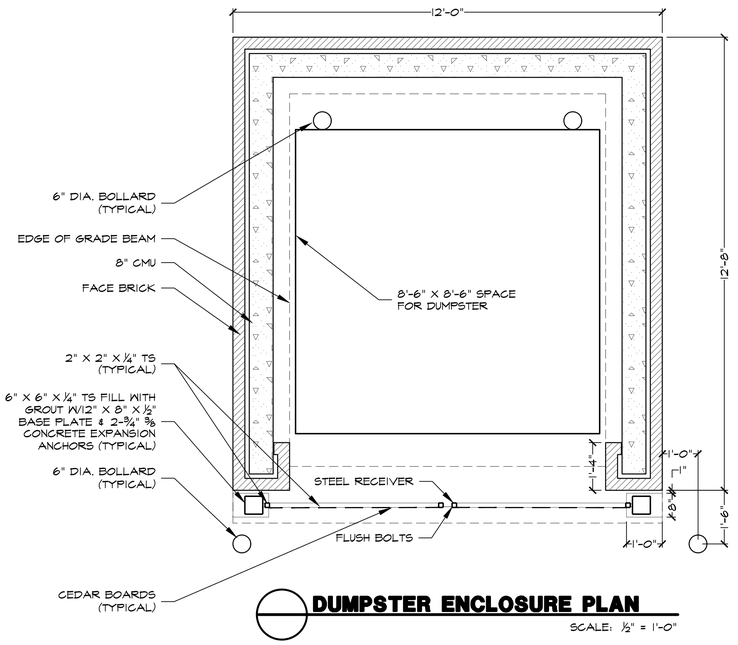
SHEET No.
C601
REVISION C

ANGELINAS – C3034



LANDSCAPE LEGEND

- BC — BALD CYPRESS / TAXODIUM DISTICHUM (3" CALIPER)
- CP — CHINESE PISTACHE / PISTACIA CHINENSIS (3" CALIPER)
- LO — LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- RB — RED BUD / CERCIS CANADENSIS (2" CALIPER - 6' MIN HEIGHT)
- MP — MEXICAN PLUM / PRUNUS MEXICANA (2" CALIPER - 6' MIN HEIGHT)
- CM — CRAPE MYRTLE / LAGERSTROEMIA INDICA (2" CALIPER - 6' MIN HEIGHT)
- TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (3 GALLON)
- LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 24" O.C.)
- MEXICAN FEATHER GRASS / STIPA TENNUISSIMA (1 GALLON, PLANTS SPACED 12" O.C.)
- COMMON BERMUDA SOD (MINIMUM 100% COVERAGE)
- DECOMPOSED GRANITE (DG) (MINIMUM 100% COVERAGE @ 4" DEPTH)



DUMPSTER ENCLOSURE PLAN

SCALE: ½" = 1'-0"

DIVISION 1. GENERALLY

Sec. 122-1228. Minimum requirements for off-street parking and vehicular use areas.

Parking lots, vehicular use areas and parked vehicles are to be effectively screened from the public view and adjacent property. Both the interior and perimeter of such areas shall be landscaped in accordance to the following criteria. Areas used for parking or vehicular storage that are under, on or within buildings are exempt from this section.

(1) *Interior landscaping.* A minimum of ten percent of the gross parking areas shall be devoted to living landscaping which includes grass, ground cover, plants, shrubs and trees. Gross parking area is to be measured from the edge of the parking and/or driveway paving and sidewalks. The following additional criteria shall apply to the interior of parking lots:

a. Interior landscape areas shall be protected from vehicular encroachment of overhang through appropriate wheel stop or curbs.

b. There shall be a minimum of one tree planted for each 400 square feet or fraction thereof of required interior landscape area.

c. Interior areas of parking lots shall contain planting islands located so as to best relieve the expanse of paving. Planter islands must be located no further apart than every 12 parking spaces

and at the terminus of all rows of parking. Such islands shall contain at least one tree. The remainder shall be landscaped with shrubs, lawn, ground cover and other appropriate material not to exceed three feet in height. Interior planter islands shall have a minimum size of ten by 20 feet.

(2) *Perimeter landscaping.* All parking lots and vehicular use areas shall be screened from all abutting properties and/or public rights-of-way with a wall, fence, hedge, berm or other durable landscape barrier. Any living barrier shall be established in a planting strip with a minimum width of two feet. Plants and materials used in living barriers shall be at least 30 inches high at the time of planting and shall be of a type and species that will attain a minimum height of three feet one year after planting. Any landscape barrier not containing live plants or trees shall be a minimum of three feet high at time of installation. Perimeter landscaping shall be designed to screen off-street parking lots and other vehicular use areas from public rights-of-way and adjacent properties.

a. Whenever an off-street parking or vehicular use area abuts a public right-of-way, a perimeter landscape area at least 15 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen or barrier shall be installed in this area, and the remaining area shall be landscaped with at least grass or other ground cover. Necessary access ways from the public right-of-way shall be permitted through all such landscaping. The maximum width for access ways shall be 50 feet for nonresidential two-way movements, 30 feet for residential two-way movements, 20 feet for nonresidential one-way movements, and 15 feet for residential one-way movements.

b. Whenever an off-street parking or vehicular use area abuts an adjacent property line, a perimeter landscape area at least ten feet in width shall be maintained between the edge of the parking area and the adjacent property line. Landscaping shall be designed to visually screen the parking area. Whenever such property is zoned or used for residential purposes, the landscape buffer shall include a wall, hedge or berm not greater than eight feet in height nor less than three feet in height.

c. Perimeter landscape areas shall contain at least one tree for each 50 lineal feet or fraction thereof of perimeter area.

(Ordinance 06-09, § 2, 3-23-06)

Sec. 122-1229. Landscaping requirements for nonvehicular open space.

In addition to the landscaping of off-street parking and vehicular use areas, all remaining open spaces on any developed lot or parcel shall conform to the following minimum requirements:

(1) Grass, ground cover, shrubs and other landscape materials shall be used to cover all open ground within 20 feet of any building or paving or other use such as storage.

(2) All structures shall be treated with landscaping so as to enhance the appearance of the structure and to screen any detractive or unsightly appearance.

(3) Landscaping shall be provided on each developed lot in accordance with the following standards:

a. In all residential zoning districts, a minimum of 15 percent of the landscaping shall be located in the required front yard.

b. In all nonresidential zoning districts, a minimum of 15 percent of the total site area shall be devoted to feature landscaping, with not less than 50 percent of the landscaping being located in the required front yard.

(4) Trees shall be planted in non-vehicular open space to meet the following requirements. Existing trees that are preserved on a developed site may be credited to the following requirements:

Percentage of Site in Nonvehicular Open Space	Tree Ratio Per Open Space
Less than 30	1 tree/2,500 sq. ft.
30—49	1 tree/3,000 sq. ft.
50 or over	1 tree/4,000 sq. ft.

LANDSCAPE REQUIREMENTS

(1) INTERIOR LANDSCAPING

a. REQUIRED
MINIMUM 10% OF THE GROSS PARKING DEVOTED TO LIVING LANDSCAPE.
* GROSS PARKING AREA = 8,285 SF x 10% = 828.5 SF REQUIRED

PROVIDED
INTERIOR LANDSCAPE AREA PROVIDED 1,428 SF (17.2%)

b. REQUIRED
MINIMUM 1 TREE PLANTED FOR EACH 400 SF OF REQ. INTERIOR LANDSCAPE AREA
* REQ. LANDSCAPE AREA = 825.5 SF / 400 = 2.06 (3 TREES)

PROVIDED
PROVIDED 3 TREES PER INTERIOR TREE PLANTING REQUIREMENT

c. REQUIRED
1 TREE AT THE TERMINUS OF ALL ROWS OF PARKING

PROVIDED
PROVIDED 1 TREES AT THE TERMINUS OF EACH PARKING ROW

(2) PERIMETER LANDSCAPING

a. REQUIRED
WHERE AN OFF-STREET OR VEHICULAR USE ABUTS A PUBLIC ROW, A PERIMETER LANDSCAPE AREA AT LEAST 15' DEPTH SHALL BE MAINTAINED BETWEEN THE ABUTTING ROW AND VEHICULAR USE AREA OR OFF-STREET PARKING.

PROVIDED
PROVIDED A 15' AREA BETWEEN GOLIAD AVE. ROW AND PARKING SPACES ADJACENT / SIDING GOLIAD AVE. ROW

NOTE NO PERIMETER REQUIRED FOR PARKING ALONG MAIN STREET

b. REQUIRED
WHERE A OFF-STREET PARKING OR VEHICULAR USE AREA ABUTS AN ADJACENT PROPERTY LINE A PERIMETER LANDSCAPE AREA AT LEAST 10' WIDE SHALL BE MAINTAINED.

PROVIDED
10' WIDE PERIMETER LANDSCAPE BUFFER NOT REQUIRED PER APPROVED PLANNED DEVELOPMENT ORDINANCE.

c. REQUIRED
PERIMETER LANDSCAPE AREA SHALL CONTAIN AT LEAST 1 TREE FOR EACH 50 LINEAL FEET OR FRACTION THEREOF PERIMETER LANDSCAPE AREA
**NORTH PROPERTY LINE = 180 LF 180 / 50 = 0 (0 TREES)
NOTE-PERIMETER BUFFER ON NORTH PROPERTY LINE NOT REQUIRED
**SOUTH PROPERTY LINE = 180LF 180 / 50 = 3.6 (4 TREES)
**WEST PROPERTY LINE = 100 LF 100 / 50 = 1 (1 TREES) (AT 50%)
NOTE-ONLY 50% OF WEST PROPERTY LINE REQUIRES PERIMETER BUFFER
**EAST PROPERTY LINE = 120LF 120 / 50 = 2.4 (3 TREES)
TOTAL TREES REQUIRED = 8

PROVIDED
PERIMETER LANDSCAPE AREA SHALL CONTAIN AT LEAST 1 TREE FOR EACH 50 LINEAL FEET OR FRACTION THEREOF PERIMETER LANDSCAPE AREA
**NORTH PROPERTY LINE = 180 LF 180 / 50 = 4 (0 TREES)
**SOUTH PROPERTY LINE = 180LF 180 / 50 = 4 (4 TREES)
**WEST PROPERTY LINE = 100 LF 100 / 50 = 2 (1 TREES)
**EAST PROPERTY LINE = 120LF 120 / 50 = 3 (3 TREES)
TOTAL TREES PROVIDED = 8

DIVISION 2. - SCREENING

REQUIRED

SEC. 122-1182. - LOCATION OF REQUIRED SCREENING.
(A) WHERE THE SIDE, REAR OR SERVICE SIDE OF A MULTIFAMILY, OR NONRESIDENTIAL USE IS ADJACENT TO A SINGLE-FAMILY, TWO-FAMILY RESIDENTIAL DISTRICT, SCREENING NOT LESS THAN SIX FEET IN HEIGHT SHALL BE ERECTED SEPARATING THE USE FROM THE ADJACENT RESIDENTIAL DISTRICT; SUCH SCREENING SHALL BE IN ACCORDANCE WITH SCREENING ALTERNATE A OR E, GIVEN IN SECTION 122-1193. NO SCREENING IS REQUIRED ADJACENT TO A STREET.

(5) SCREENING ALTERNATE E. SCREENING ALTERNATE E CONSISTS OF A SOLID WOOD BOARD ON BOARD FENCE TO A MINIMUM HEIGHT OF SIX FEET, MEASURED FROM THE AVERAGE GRADE OF THE NEAREST PROPERTY LINE OF THE PROPERTY ADJACENT TO THAT ON WHICH THE SCREENING IS REQUIRED. THE WOOD FENCE MUST MEET THE FOLLOWING REQUIREMENTS OR THEIR EQUIVALENT:A.PICKETS TO BE #1 FULL CUT GRADE CEDARB.2" ×4" RAILS; AND STEEL POSTS OF .095 GAUGE AND OF 2½" DIAMETER.

PROVIDED

SCREENING ALTERNATE E. SCREENING ALTERNATE E CONSISTS OF A SOLID WOOD BOARD ON BOARD FENCE TO A MINIMUM HEIGHT OF SIX FEET, MEASURED FROM THE AVERAGE GRADE OF THE NEAREST PROPERTY LINE OF THE PROPERTY ADJACENT TO THAT ON WHICH THE SCREENING IS REQUIRED. THE WOOD FENCE MUST MEET THE FOLLOWING REQUIREMENTS OR THEIR EQUIVALENT:A.PICKETS TO BE #1 FULL CUT GRADE CEDARB.2" ×4" RAILS; AND STEEL POSTS OF .095 GAUGE AND OF 2½" DIAMETER.

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT
LEONARD W. REEVES
1977
STATE OF TEXAS
December 3, 2025

NORTH
20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Lake Dallas Mixed - Use

Lake Dallas, Dallas County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Revised Per Coty Comments - December 2, 2024	LWR	1-3-2025
2	Revised Per Coty Comments - January 21,2025	LWR	1-21-2025
3	Revised Per Coty Comments - February 5, 2025	LWR	2-5-2025

PROJECT
LDM001

PLATE
1

SHEET
LS1

Plotted by: Station10 Plot Date: 2/5/2025 3:13 PM

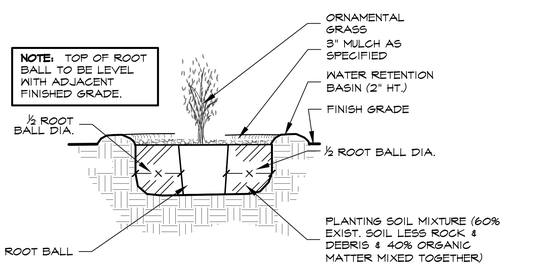
Drawing: W:\Shared With Me\shared\Projects\LDM001 - Lake Dallas Mixed Use\DWG\LDM001LS.dwg Saved By: Station10 Save Time: 1/22/2025 11:37 AM

LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO **CITY OF CELINA** APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE **CITY OF CELINA.**
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE **CITY OF CELINA** HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE **CITY OF CELINA.**
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT **CITY OF CELINA'S** PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE **CITY OF CELINA** AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE **CITY OF CELINA'S** PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

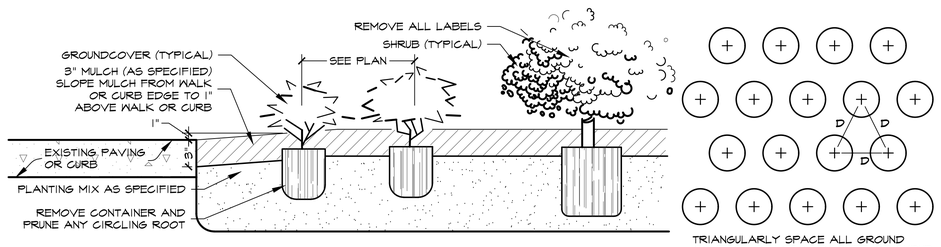
PLANT LIST

					6' MINIMUM SPREAD. MINIMUM 12' HEIGHT. FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
BC	BALD CYPRESS / TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	2	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LO	LIVE OAK / QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN	1	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CP	CHINESE PISTACHE / PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	4	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
RB	FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY'	2" CALIPER	AS SHOWN	2	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
MP	MEXICAN PLUM / PRUNUS CANADENSIS	2" CALIPER	AS SHOWN	3	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
CM	CRAPE MYRTLE / LAGERSTROEMIA INDICA	2" CALIPER	AS SHOWN	1	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	3 GALLON	AS SHOWN	8	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNUISSIMA	1 GALLON	12" O.C.	257	FULL PLANTS
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM	1 GALLON	12" O.C.	355	FULL PLANTS
	COMMON BERMUDA SOLID SOD	SOLID SOD	SQUARE FEET	707	MINIMUM 100% COVERAGE
	DECOMPOSED GRANITE	4" DEPTH	SQUARE FEET	374	MINIMUM 100% COVERAGE
	BENDABOARD EDGING	4" HEIGHT	LINEAR FEET	329	REFER TO DETAIL 3/L2



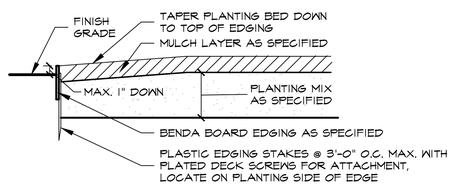
1 L2 POCKET PLANTING ORNAMENTAL GRASS DETAIL

NOT TO SCALE



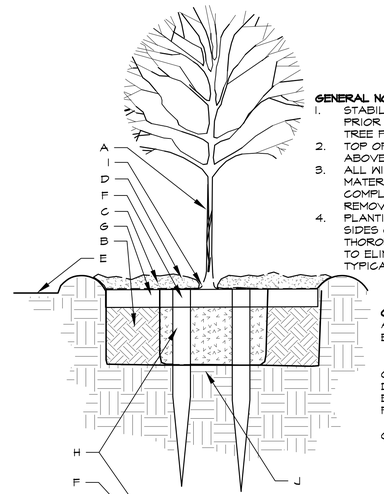
2 L2 SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



3 L2 TYPICAL BED EDGING DETAIL

NOT TO SCALE



GENERAL NOTES:

1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP
4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL

CONSTRUCTION NOTES:

A. TREE
B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
C. WATER RETENTION BASIN
D. 3" DEPTH MULCH AS SPECIFIED
E. FINISH GRADE
F. 2 1/2 DRYWALL SCREW (UNFINISHED)
G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). **NOTE:** CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
H. 2" X 2" X 4' STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X. DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"
J. ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.

4 L2 TREE PLANTING

NOT TO SCALE

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT LEONARD W. REEVES 1977 STATE OF TEXAS

December 3, 2025

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Project Name

Town/City of XXXXX, XXXX County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Revised Per Cctty Comments - December 2, 2024	LWR	1-3-2025
2	Revised Per Cctty Comments - January 21,2025	LWR	1-21-2025
3	Revised Per Cctty Comments - February 5, 2025	LWR	2-5-2025

PROJECT
LDM001

PLATE
2

SHEET
LS2

Plotted by: Station10 Plot Date: 2/5/2025 3:13 PM

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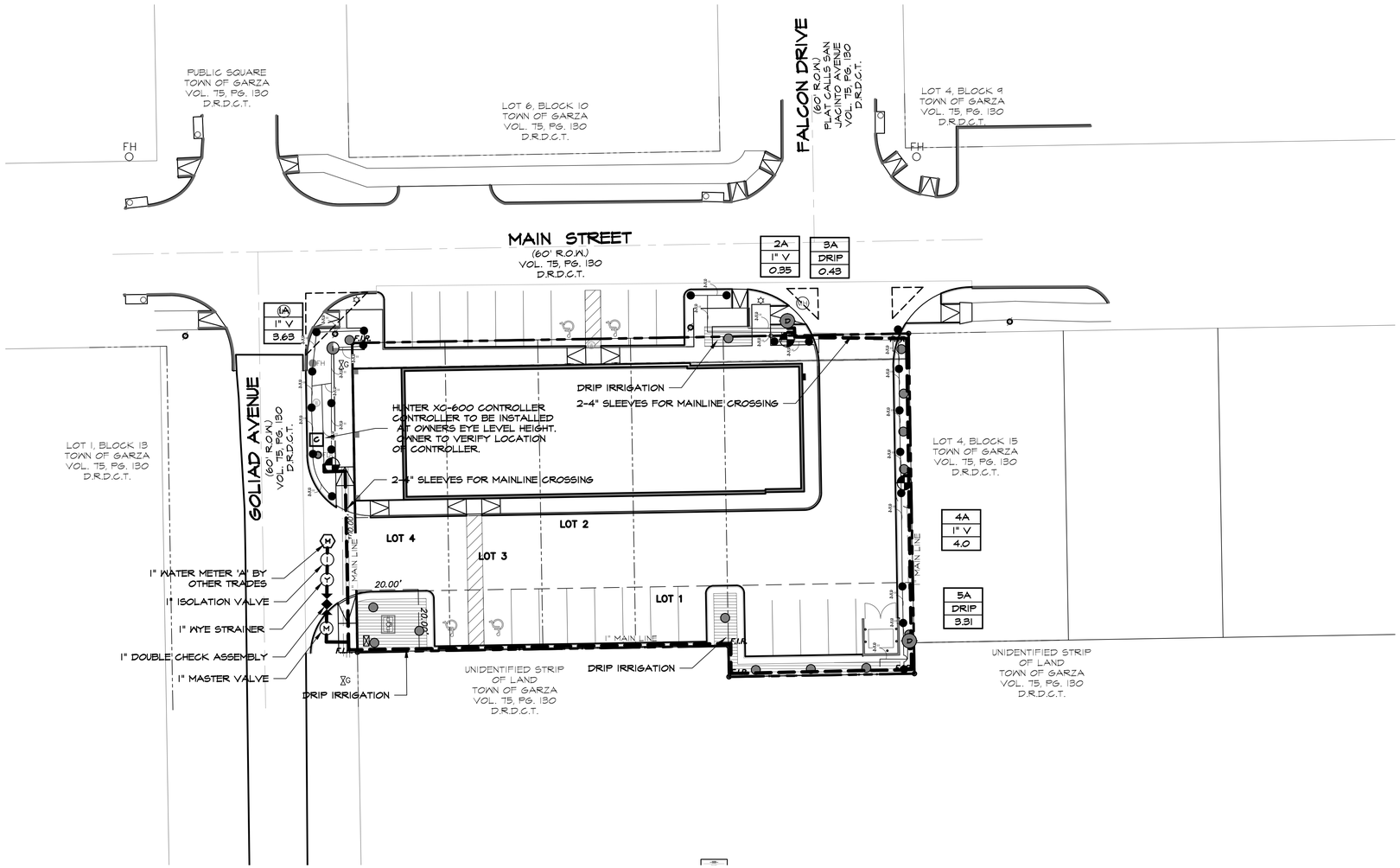

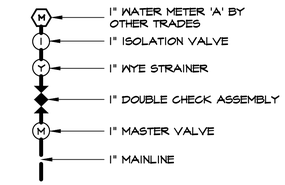

1 WATER METER 'A' & RELATED COMPONENTS
NOT TO SCALE

1. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
   1.1. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-**FOUR** INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
   1.2. SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-**FOUR** INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
2. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

STATE OF TEXAS
KIRSTEN M. STUBBS
20764
REGISTERED IRRIGATOR

February 5, 2025

NORTH

100 50 0 100
1" = 100' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Irrigation Meters & Sleeves Exhibit

Lake Dallas Mixed - Use

Lake Dallas, Dallas County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT
LDM001

PLATE
1

SHEET
IR1

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
C	AUTOMATIC CONTROLLER	HUNTER	XC-600	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HUNTER.
P	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	HDL-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE. IN ADDITION, INSTALL ECO-INDICATOR BY HUNTER.
	DRIP IRRIGATION	HUNTER	PCN-10 BUBBLER (1.0 GPM)	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES. INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS.
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
F I L I	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL LASCO P-1207 SWING JOINTS ON ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 OR 12" PROS-12 SPRAY BODIES.
	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPL515 IVORY MPRC5515 COPPER MPS5550 BROWN	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	QUICK-COUPLER VALVE	CHAMPION	QCV-100VL	1"	INSTALL PER DETAIL IN 12"X17" PENTEK VALVE BOX. ROUT AND PAINT LID AS DESCRIBED IN IRRIGATION NOTES.
	QUICK-COUPLER KEY	CHAMPION	CK-100	1"	FURNISH THREE (x3) TO OWNER
	HOSE SWIVEL	CHAMPION	QCS-2	1"	FURNISH THREE (x3) TO OWNER
M	WATER METER	----	PER CITY	Refer to Plan for Size	INSTALLED BY GENERAL CONTRACTOR
	DOUBLE CHECK VALVE	Febco	850-BV Series	Refer to Plan for Size	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
I	ISOLATION VALVE	Nibco	*T-113	Line Size	INSTALL PER DETAIL IN 12"X17" PENTEK VALVE BOX WITH BOLT DOWN LID.
Y	WYE STRAINER	Febco	LF650A	Refer to Plan for Size	INSTALL PER DETAIL IN 12"X17" PENTEK VALVE BOX WITH BOLT DOWN LID.
M	MASTER VALVE	Hunter	ICV-101G ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 12"X17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	Refer to Plan for Size	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE	----	SCH. 40	Refer to Plan for Size	18" INSTALLATION DEPTH.
	IRRIGATION LATERAL LINE	----	CLASS 200	Refer to Plan for Size	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

IRRIGATION NOTES (TWO-WIRE SYSTEM)

1. PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
2. ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
3. FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
5. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
   5.1. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-**FOUR** INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
   5.2. SLEEVES INTENDED FOR THE **2"** MAINLINE ARE TO BE TWO-**FOUR** INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
6. LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
7. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
8. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
9. THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
10. EXTEND EXTRA WIRE AND MAINLINE PAST THE FARTHEST VALVE, ROUTED PARALLEL AND PLACE IN 12"X17" PENTEK VALVE BOX WERE NOTED ON PLANS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM AT A LATER DATE.
11. TWO WIRE PATH SHALL BE DIRECT BURIAL, 14 AWG OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW JACKET (IDIYLW), RATED FOR DIRECT BURIAL APPLICATIONS, UF., UL., APPROVED. HUNTER ICD DECODERS SHALL BE USED ON ALL ZONE VALVE CONNECTIONS TO TWO WIRE PATH. CONTRACTOR TO USE MANUFACTURERS RECOMMENDATIONS OF WIRE SPLICING AND BURIAL TECHNIQUES AS DETAILED AT WWW.HUNTERINDUSTRIES.COM.
12. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
13. CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
14. ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
   14.1. 18" MINIMUM COVER FOR MAIN LINES
   14.2. 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
   14.3. 12" MINIMUM COVER FOR LATERAL LINES
15. THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
16. THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
17. WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
18. ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
19. INSTALL QUICK COUPLING VALVES IN 12"X17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZED, O-RING SWING JOINTS PER DETAIL SHOWN, #T722-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #5H-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
20. ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
21. ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
22. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.

HYDRAULIC CALCULATION NOTES

TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

HYDRAULIC CALCULATION (FARTHEST HEAD)

ITEM	SIZE	PSI	NOTES
SERVICE	X"	0.00	TYPE "K" COPPER 20 LN. FT. (37.12 GPM)
WATER METER	X"	0.00	(0.00 GPM)
BALL VALVE	X"	1.00	(0.00 GPM)
WYE FILTER	X"	0.30	(0.00 GPM)
BACKFLOW PREVENTER	X"	4.00	(0.00 GPM)
MASTER VALVE	X"	0.00	(0.00 GPM)
MAIN LINE	X"	0.00	XX LINEAR FEET (0.00 GPM)
ZONE VALVE (##A)	X"	0.00	(0.00 GPM)
LATERAL PIPING	NA	0.00	
CRITICAL HEAD 'A'	NA	40.00	
TOTAL LOSS		45.30	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-24.70	

HYDRAULIC CALCULATION (LARGEST ZONE)

ITEM	SIZE	PSI	NOTES
SERVICE	X"	0.00	TYPE "K" COPPER 20 LN. FT. (37.12 GPM)
WATER METER	X"	0.00	(0.00 GPM)
BALL VALVE	X"	1.00	(0.00 GPM)
WYE FILTER	X"	0.30	(0.00 GPM)
BACKFLOW PREVENTER	X"	4.00	(0.00 GPM)
MASTER VALVE	X"	0.00	(0.00 GPM)
MAIN LINE	X"	0.00	XX LINEAR FEET (0.00 GPM)
ZONE VALVE (##A)	X"	0.00	(0.00 GPM)
LATERAL PIPING	NA	0.00	
CRITICAL HEAD 'B'	NA	40.00	
TOTAL LOSS		45.30	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-24.70	

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TBAE Firm #BR643

STATE OF TEXAS
KIRSTEN M. STUBBS
20764
LICENSED IRRIGATOR
Kirsten M. Stubbs
February 5, 2025

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE AND SCREENING
Irrigation Details
Lake Dallas Mixed - Use
Lake Dallas, Dallas County, Texas

#	BY	DATE
0	PLAN REVIEW REVISIONS	

PROJECT
LDM001

PLATE
2

SHEET
IR-SD1

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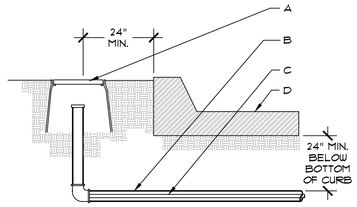
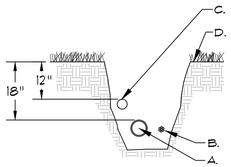


GENERAL NOTES:
1. NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED.
2. MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW.
3. INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING.

CONSTRUCTION NOTES:
A. CONCRETE VALVE BOX. STUB UP SCH. 40 PVC SLEEVES AND CAP. PAINT TOP OF VALVE BOX "DAY GLOW ORANGE" FOR FUTURE REFERENCE.
B. SCH 40 PVC IRRIGATION SLEEVE - SEE PLAN.
C. PVC MAINLINE, LATERAL OR WIRING - SEE PLAN
D. PAVING

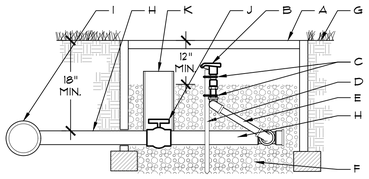
IRRIGATION SLEEVES
NOT TO SCALE



GENERAL NOTES:
1. REST PIPE FIRMLY ON TRENCH BOTTOM.
2. SNAKE PIPE FROM SIDE TO SIDE.
3. DO NOT STACK PIPE IN TRENCH. PROVIDE HORIZONTAL SEPARATION.
4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.
5. BUNDLE WIRE(S) AT 20 FT. INTERVALS.

CONSTRUCTION NOTES:
A. MAINLINE PIPING - 18" MINIMUM COVER
B. WIRE BUNDLE - TAPE PER SPECIFICATIONS
C. LATERAL LINE PIPING - 12" MINIMUM COVER
D. FINISH GRADE

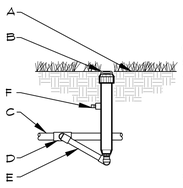
IRRIGATION TRENCH
NOT TO SCALE



GENERAL NOTE:
1. INSTALL 8" X 8" X 16" CMU AROUND THE BASE OF EACH VALVE BOX.
2. INSTALL 1" DIA. WASHED AGGREGATE FLUSH WITH BOTTOM OF QUICK COUPLING VALVE

CONSTRUCTION NOTES:
A. NDS PRO SERIES VALVE BOX WITH OVERLAPPING COVER. ROUT AND PAINT VALVE NUMBER ON TOP OF LID. INSTALL FLUSH TO FINISHED GRADE.
B. QUICK COUPLING VALVE
C. TWO (2) STAINLESS STEEL WORM GEAR CLAMPS
D. 1" DIA. GALVANIZED STEEL PIPE, EXTEND 12" IN. INTO UNDISTURBED SOIL
E. PREASSEMBLIED UNITIZED 'O'-RING SWING JOINT ASSEMBLY
F. WASHED AGGREGATE 12" DEEP MIN.
G. FINISH GRADE
H. LATERAL SET LINE, SIZE PER QUICK COUPLER VALVE.
I. MAINLINE, SIZE PER TOTAL SITE.
J. BALL VALVE, SIZE PER QUICK COUPLER.
K. 4 in DIA. SLEEVE

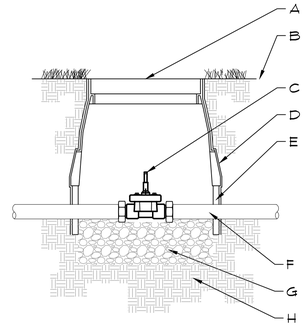
QUICK COUPLING VALVE
NOT TO SCALE



GENERAL NOTES:
SET TOP OF HEAD FLUSH WITH FINISH GRADE

CONSTRUCTION NOTES:
A. FINISH GRADE
B. SPRINKLER HEAD (SEE PLAN)
C. LATERAL PIPE
D. SCH 40 PVC TEE
E. SUPER BLUE FLEX ASSEMBLY
F. PLUG

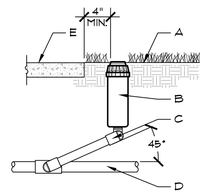
SHRUB SPRAY HEAD
NOT TO SCALE



GENERAL NOTES:
1. INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
2. MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER
3. CENTER VALVE ASSEMBLY IN VALVE BOX.

CONSTRUCTION NOTES:
A. ARMOR 12" STANDARD VALVE BOX WITH LID AND PENTAGON LOCK. ROUT AND PAINT "PRV" ON TOP OF LID. SET BOX ¼" ABOVE FINISH GRADE.
B. FINISH GRADE
C. FEBCO SERIES PRV-2 PRESSURE REDUCING VALVE
D. Ø MIL. BLACK PLASTIC
E. VALVE BOX EXTENSIONS
F. MAINLINE PIPING
G. WASHED PEA GRAVEL - 6" DEPTH MIN.
H. EXISTING SUB-GRADE

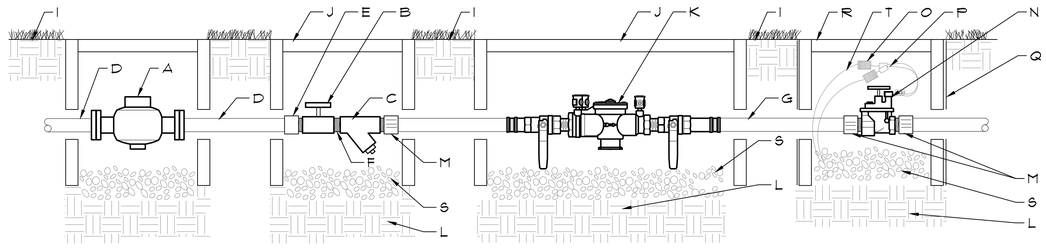
PRESSURE REDUCING VALVE
NOT TO SCALE



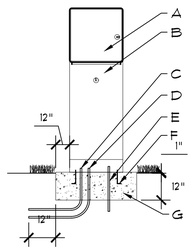
GENERAL NOTES:
1. SET TOP OF HEAD FLUSH WITH FINISH GRADE
2. FLUSH PIPING PRIOR TO INSTALLING NOZZLE
3. SET HEAD OFFSET OF LATERAL AND MAINLINE PIPING

CONSTRUCTION NOTES:
A. FINISH GRADE
B. ROTARY SPRAY HEAD
C. 3/4" LASCO UNITIZED O-RING SWING JOINT ASSEMBLY
D. LATERAL PIPING
E. PAVING

ROTARY SPRAY HEAD
NOT TO SCALE



BACKFLOW PREVENTER CONNECTION
NOT TO SCALE



GENERAL NOTES:
1. INSTALL ELECTRICAL WIRING PER LOCAL CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK.
3. PROVIDE DRAINAGE AWAY FROM BASE OF PEDESTAL.
4. GROUND IRRIGATION BOXES WITH GROUNDING ROD PER N.E.C.
5. INSTALL TEMPERATURE SENSOR TO NORTH SIDE OF CONTROLLER PEDESTAL W/ STAINLESS STEEL SCREWS

CONSTRUCTION NOTES:
A. CONTROLLER
B. PEDESTAL
C. ELECTRICAL SERVICE CONDUIT
D. REMOTE CONTROL VALVE WIRING CONDUIT
E. GROUNDING ROD(S) PER MANUFACTURER'S REQUIREMENTS
F. ANCHOR BOLTS
G. CONCRETE BASE, 3,000 PSI

PEDESTAL MOUNTED CONTROLLER
NOT TO SCALE

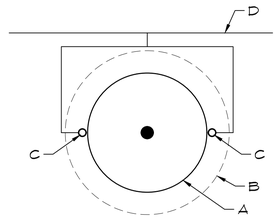
GENERAL NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL ELECTRICAL SERVICE PER LOCAL CODES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL WORK RELATED TO IRRIGATION INSTALLATION.
4. ATTACH RAIN SENSOR WITH STAINLESS STEEL SCREWS 4'-Ø" MINIMUM ABOVE FINISH GRADE IN LOCATION APPROVED BY IRRIGATION CONSULTANT.
5. ATTACH TEMPERATURE SENSOR TO CONTROLLER WITH STAINLESS STEEL SCREWS IN LOCATION APPROVED BY IRRIGATION CONSULTANT.

CONSTRUCTION NOTES:
A. WEATHERPROOF CONTROLLER, REFER TO PLAN FOR TYPE AND LOCATION. ATTACH TO WALL SECURELY WITH ANCHOR BOLTS.
B. ELECTRIC SERVICE 1/2" CONDUIT.
C. REMOTE ELECTRIC VALVE 2" CONDUIT.
D. FINISH GRADE

WALL MOUNTED CONTROLLER
NOT TO SCALE

GENERAL NOTES:
1. INSTALL WASHED PEA GRAVEL BELOW DCA TO ALLOW ACCESS TO TEST COCKS AND OPERATION OF BALL VALVES
2. INSTALL PEA GRAVEL FLUSH WITH ELECTRIC VALVE.
3. PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
4. CENTER VALVE ASSEMBLY IN VALVE BOX.

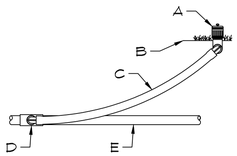
CONSTRUCTION NOTES:
A. WATER METER (SIZE PER PLAN)
B. BALL VALVE (SIZE PER LINE)
C. WYE STRAINER (SIZE PER LINE)
D. TYPE "K" COPPER PIPE
E. COPPER SxT COUPLING
F. TBE NIPPLE
G. PIPE PER CITY CODE
H. COUPLING
I. FINISH GRADE
J. 12"x17" VALVE BOX. SET FLUSH WITH FINISH GRADE
K. DOUBLE CHECK VALVE ASSEMBLY
L. COMPACTED SUBGRADE
M. MALE ADAPTER
N. MASTER ELECTRIC VALVE
O. WIRE COIL
P. WATERPROOF WIRE CONNECTORS
Q. Ø ML BLACK PLASTIC
R. Ø" RD VALVE BOX. SET ¼" ABOVE FINISH GRADE.
S. WASHED PEA GRAVEL - 6" DEPTH MIN
T. VALVE WIRING



CONSTRUCTION NOTES:
A. TREE ROOTBALL
B. EDGE OF TREE PIT (RETENTION BASIN)
C. TREE BUBBLER NOZZLE AFB
D. LATERAL LINE (SIZED AS SPEC'D.)

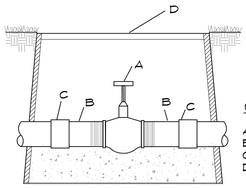
GENERAL NOTES:
A. TREE BUBBLERS TO BE ALIGNED PARALLEL WITH MEDIAN CURBS.
B. NO TRENCHING ALLOWED WITHIN THE TREES ROOTBALL.
C. TREE BUBBLERS TO BE ON UPHILL SIDE OF THE TREE IN THE RETENTION BASIN OR AS SHOWN.
D. COORDINATE THE LOCATION OF THE BUBBLERS WITH THE PROPOSED TREE LOCATIONS AS SHOWN ON THE LANDSCAPE PLANTING PLANS.

TREE BUBBLER PLAN
NOT TO SCALE



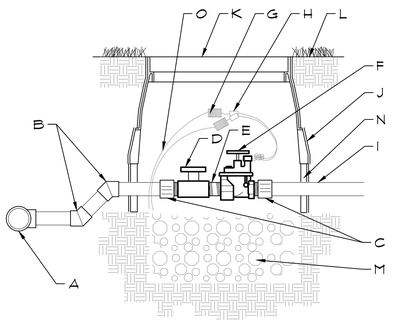
GENERAL NOTES:
A. MODEL AFB BUBBLER
B. FINISH GRADE
C. SWING JOINT: HUNTER PRO-FLEX" TUBING 24"-36", HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)
D. LATERAL TEE OR ELL
E. LATERAL PIPE

AFB BUBBLER
NOT TO SCALE



CONSTRUCTION NOTES:
A. GATE VALVE
B. SCH 80 TOE NIPPLE
C. COUPLING
D. 11x17 VALVE BOX

GATE VALVE
NOT TO SCALE



GENERAL NOTES:
1. INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
2. MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
3. PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
4. CENTER VALVE ASSEMBLY IN VALVE BOX.

CONSTRUCTION NOTES:
A. PVC SERVICE TEE
B. SCH 40 45° BEND
C. SCH 40 MALE ADAPTER
D. SCH 40 BALL VALVE
E. GRAY SCH 80 SHORT NIPPLE (TBE)
F. AUTOMATIC VALVE
G. WIRE COIL
H. WATERPROOF WIRE CONNECTORS
I. LATERAL PIPE
J. Ø ML BLACK PLASTIC
K. ARMOR 12" STANDARD VALVE BOX WITH COVER AND PENTAGON LOCK. ROUT AND PAINT VALVE NUMBER ON TOP OF LID. SET ¼" ABOVE FINISH GRADE.
L. FINISH GRADE
M. WASHED PEA GRAVEL - 6" DEPTH MIN
N. 6" VALVE BOX EXTENSIONS AS REQUIRED
O. VALVE WIRING

ELECTRIC VALVE
NOT TO SCALE

STUDIO 13 DESIGN GROUP

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TBAE Firm #BR643

STATE OF TEXAS
KIRSTEN M. STUBBS
20764
REGISTERED LANDSCAPE ARCHITECT

February 5, 2025

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Irrigation Details

XXX, Phase 1

City of McKinney, Collin County, Texas

#	BY	DATE
0	PLAN REVIEW REVISIONS	

PROJECT
ABC123

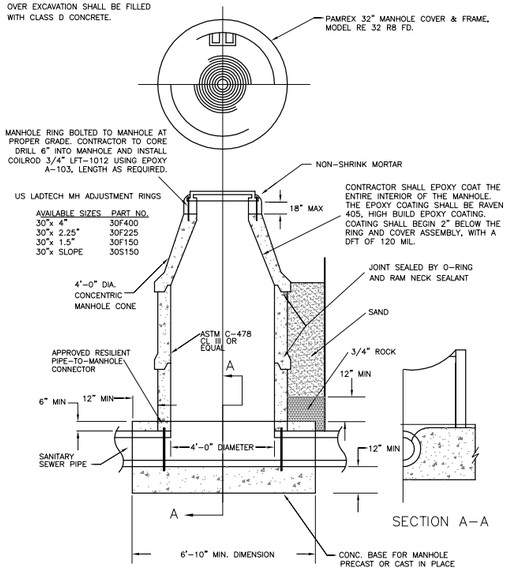
PLATE
X

SHEET
IR-SD2

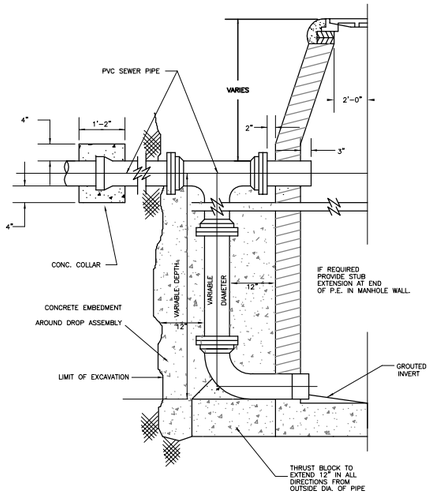
Plotted by: Station10 Plot Date: 2/5/2025 3:30 PM

Drawing: W:\Shared With Me\shared\Projects\LDM001 – Lake Dallas Mixed Use\DWG\LDM001 IR.dwg Saved By: Station10 Save Time: 2/5/2025 3:24 PM

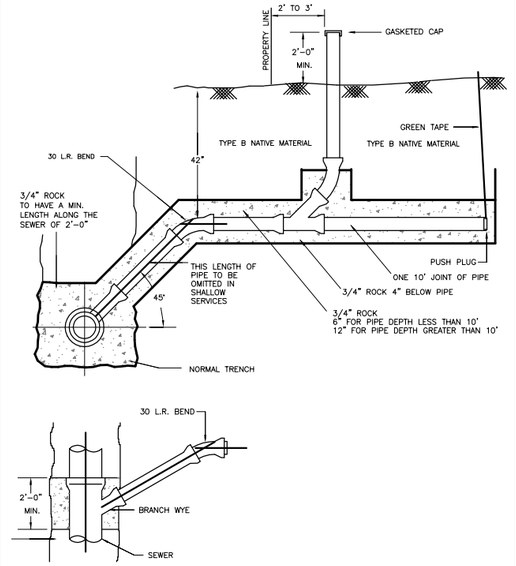
NOTE:
THE BASE OF THE MANHOLE SHALL REST ON UNDISTURBED SOIL. OVER EXCAVATION SHALL BE FILLED WITH CLASS D CONCRETE.



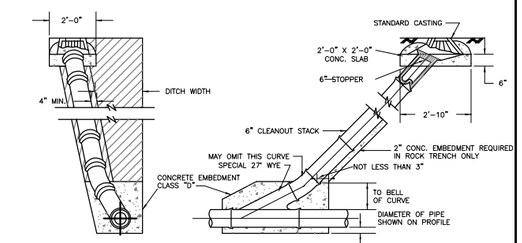
PRECAST SEWER MANHOLE | 05 March 2018 | FIG. S1



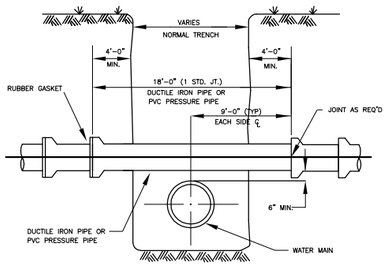
DROP SEWER MANHOLE | 06 Feb 2018 | FIG. S2



STANDARD SEWER CONNECTION | 06 Feb 2018 | FIG. S3

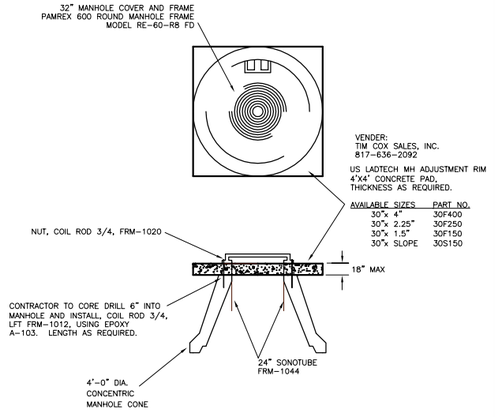


MAIN LINE SEWER CLEANOUT | 06 Feb 2018 | FIG. S4



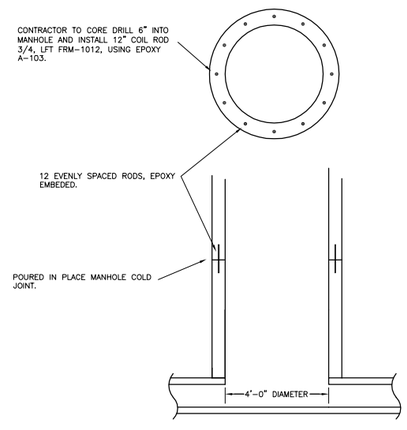
NOTE:
NO JOINTS WILL BE ALLOWED IN THE SPAN OF THE TRENCH OR WITHIN FOUR FEET (4') OF THE TRENCH WALLS.

REPLACEMENT OF SEWER PIPE LATERAL | 06 Feb 2018 | FIG. S5



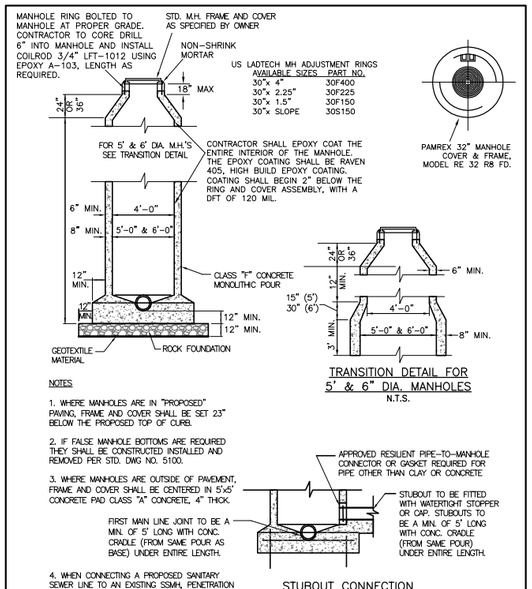
NOTE:
CONTRACTOR SHALL EPOXY COAT THE INTERIOR OF THE MANHOLE. THE EPOXY COATING SHALL BE RAVEN 405, HIGH BUILD EPOXY COATING, AS MANUFACTURED BY RAVEN LINING SYSTEMS. COATING SHALL EXTEND 2" BELOW THE RING TO A MINIMUM OF 48" BELOW THE TOP OF THE CONE, WITH A DFT OF 120 MIL.

REPAIR/RAISING MANHOLE RING AND COVER | 03 Oct 2017 | FIG. S6



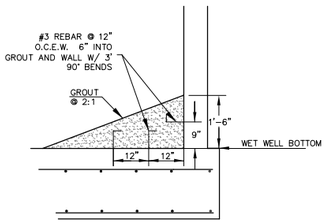
NOTE:
CONTRACTOR SHALL EPOXY COAT THE INTERIOR OF THE MANHOLE. THE EPOXY COATING SHALL BE RAVEN 405, HIGH BUILD EPOXY COATING, AS MANUFACTURED BY RAVEN LINING SYSTEMS. COATING SHALL EXTEND 24" IN BOTH DIRECTIONS FROM THE COLD JOINT WITH A DFT OF 120 MIL.

POURED IN PLACE MANHOLE REPAIR/EXTENSION | 17 Jan 2020 | FIG. S7



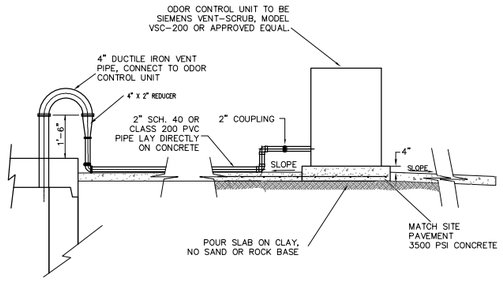
CAST IN PLACE SEWER MANHOLE | 17 Jan 2020 | FIG. S14

SS DETAILS SHEET 1

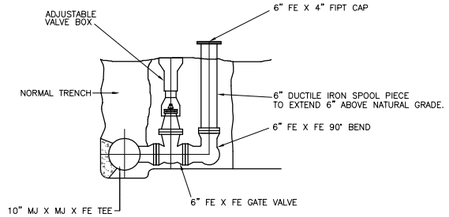


N.T.S.

LIFT STATION WET WELL GROUTING	06 Feb 2018 FIG. S10



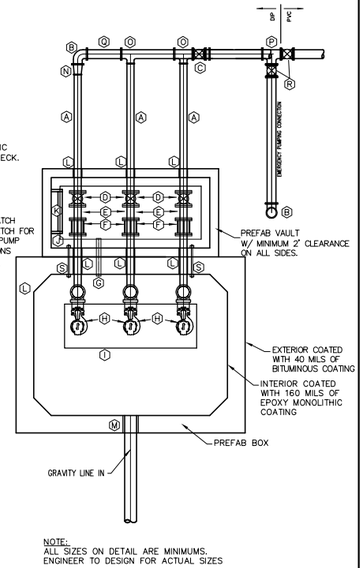
LIFT STATION ODOR CONTROL SYSTEM	06 Feb 2018 FIG. S11



ALL MECHANICAL JOINTS SHALL USE MEGALUG RETAINER GLANDS.

EMERGENCY PUMPING CONNECTION	06 Feb 2018 FIG. S12

(A) 4" DUCTILE IRON DISCHARGE LINE
(B) 6" FLANGED DUCTILE IRON 90° BEND
(C) 6" FE X MJ GATE VALVE
(D) 4" ECCENTRIC PLUG VALVE W/ HAND WHEEL
(E) 4" SWING CHECK VALVE W/ EXTERNAL LEVER
(F) 4" FLANGED COUPLING ADAPTER
(G) 2" PVC, SCH 40 W/ 2" PLASTIC BALL VALVE AND 2" SWING CHECK. BALL & SWING CHECK TO BE INTERNAL TO WET WELL
(H) THREE SUBMERSIBLE PUMPS AS MANUFACURED BY FLYGT OR EQUAL.
(I) ODOR SUPPRESSING ALUMINUM HATCH W/ SAFETY GRATE & LOCKING HATCH FOR PADLOCK SIZED & CENTERED TO PUMP MANUFACTURER'S RECOMMENDATIONS
(J) LIGHT DUTY ALUMINUM HATCH W/ LOCKING HATCH FOR PADLOCK CENTERED OVER CHECK VALVES & LADDER
(K) ALUMINUM ACCESS LADDER ATTACHED TO VAULT WALL WITH STAINLESS STEEL BOLTS
(L) WALL SLEEVE & NON-SHRINK GROUT
(M) EXPANDABLE WALL SLEEVE WITH NON-SHRINK GROUT
(N) 6"X4" FLANGED DUCTILE IRON REDUCER
(O) 6"X4" FLANGED DUCTILE IRON TEE
(P) 6"X6" FLANGED DUCTILE IRON TEE
(Q) 6" DUCTILE IRON DISCHARGE LINE
(R) 6" FE x MJ GATE VALVE
(S) 1" STAINLESS STEEL BOLTS CONNECTING VALVE VAULT TO WET WELL (4 REQURIED)



NOTE:
ALL SIZES ON DETAIL ARE MINIMUMS.
ENGINEER TO DESIGN FOR ACTUAL SIZES

PLAN VIEW

TYPICAL LIFT STATION CONFIGURATION	06 Feb 2018 FIG. S13

SS SHEET 2

SS DETAILS

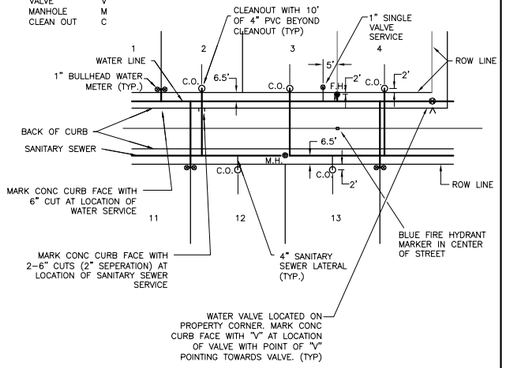
NOTE:
1. 4" PVC SANITARY SEWER SERVICE TO BE LOCATED AT CENTER OF LOT & 1" SINGLE WATER SEVICE TO BE LOCATED 5' FROM PROPERTY LINE WHERE 1" BULLHEAD SERVICES ARE NOT APPLICABLE.

2. ALL WATER AND SEWER SERVICES WILL EXTEND TWO FEET (2') BEYOND PROPERTY LINE.

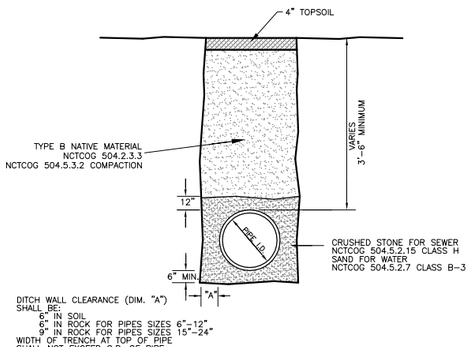
3. IN CURBED STREETS, THE LOCATION OF UTILITIES SHALL BE SHOWN BY NOTCHING THE CURB ADJACENT TO THE UTILITY AS FOLLOWS:

WATER SERVICE I
SEWER SERVICE II
VALVE V
MANHOLE M
CLEAN OUT C

4. DEPENDING ON THE PROPOSED LOCATION OF WATER AND SEWER UTILITIES AND LOCATION/WIDTH OF SIDEWALKS, LCMUA MAY REQUIRE ALTERNATE LOCATIONS FOR WATER METERS.

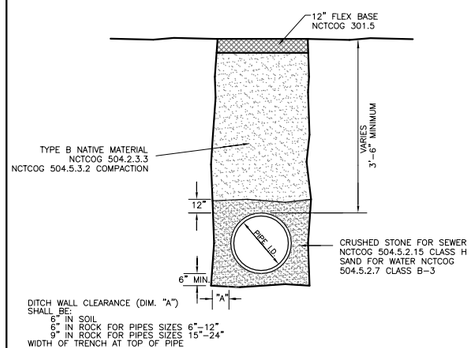


TYPICAL SERVICE LOCATION | 17 Jan 2020 | FIG. G1



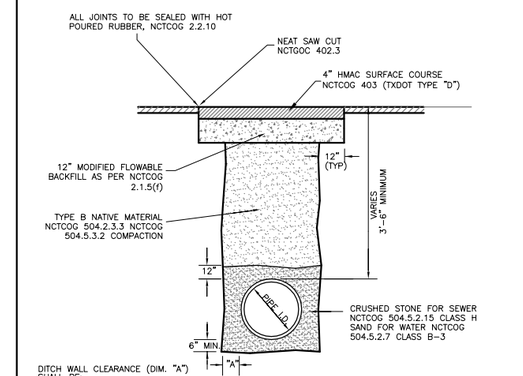
DITCH WALL CLEARANCE (DIM. "A") SHALL BE:
6" IN SOIL
6" IN ROCK FOR PIPES SIZES 6"-12"
9" IN ROCK FOR PIPES SIZES 15"-24"
WIDTH OF TRENCH AT TOP OF PIPE SHALL NOT EXCEED O.D. OF PIPE PLUS 18".

TRENCH IN UNPAVED AREAS | 17 Jan 2020 | FIG. G2



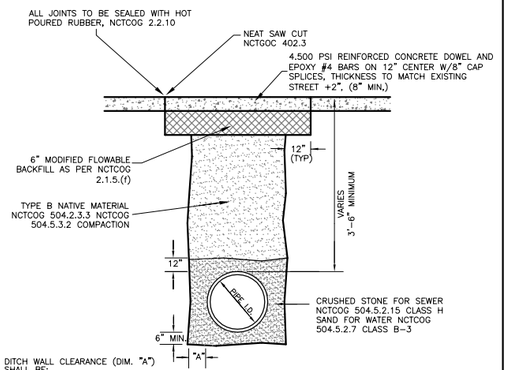
DITCH WALL CLEARANCE (DIM. "A") SHALL BE:
6" IN SOIL
6" IN ROCK FOR PIPES SIZES 6"-12"
9" IN ROCK FOR PIPES SIZES 15"-24"
WIDTH OF TRENCH AT TOP OF PIPE SHALL NOT EXCEED O.D. OF PIPE PLUS 18".

GRAVEL STREET REPAIR | 25 Jan 2018 | FIG. G3



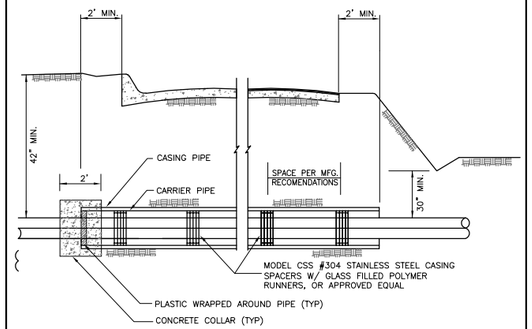
DITCH WALL CLEARANCE (DIM. "A") SHALL BE:
6" IN SOIL
6" IN ROCK FOR PIPES SIZES 6"-12"
9" IN ROCK FOR PIPES SIZES 15"-24"
WIDTH OF TRENCH AT TOP OF PIPE SHALL NOT EXCEED O.D. OF PIPE PLUS 18".

ASPHALT STREET REPAIR | 17 Jan 2020 | FIG. G4



DITCH WALL CLEARANCE (DIM. "A") SHALL BE:
6" IN SOIL
6" IN ROCK FOR PIPES SIZES 6"-12"
9" IN ROCK FOR PIPES SIZES 15"-24"
WIDTH OF TRENCH AT TOP OF PIPE SHALL NOT EXCEED O.D. OF PIPE PLUS 18".

CONCRETE PAVEMENT REPAIR | 17 Jan 2020 | FIG. G5

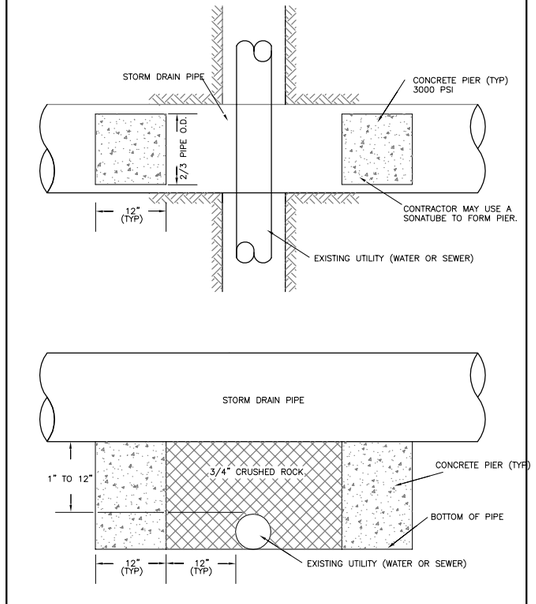


NOTES:
1. CASING IN STATE RIGHT-OF-WAY SHALL BE AIR PRESSURE TESTED TO 5 PSIG FOR 10 MINUTES.
2. BELL RESTRAINTS THROUGH CASING AND ±40 LF AT EACH END.
3. ALL STREET CROSSINGS SHALL BE BY BORE OR IF WATERLINE IS CONSTRUCTED PRIOR TO STREET, OPEN CUT INSTALLATION PER THIS DETAIL SHALL BE REQUIRED.

CARRIER PIPE SIZE	STEEL CASING PIPE SIZE	CASING THICKNESS
4"	10"	1/4"
6"	12"	1/4"
8"	14"	1/4"
10"	16"	1/4"
12"	18"	1/4"
14"	20"	1/4"
16"	22"	5/16"

CARRIER PIPE IS AWWA C900 OR C905 PVC DR 18

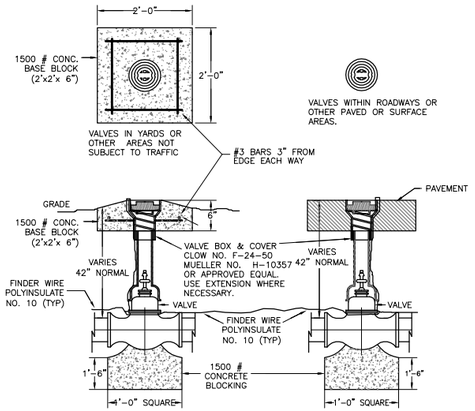
STREET BORE | 17 Jan 2020 | FIG. G6



BRIDGING EXISTING UTILITIES | 25 Jan 2018 | FIG. G7

EMBEDMENT DETAILS

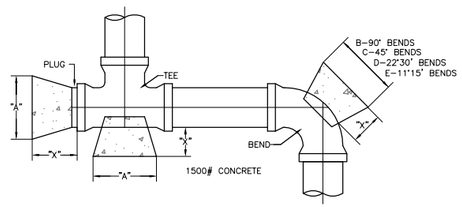
WATER DETAILS SHEET 1



NOTES:

1. BLOCK GATE VALVES WITH COMPRESSION JOINT FITTINGS ON 8" AND LARGER LINES.
2. ALL MJ FITTINGS SHALL USE MEGALUG MECHANICAL JOINT RESTRAINTS (TRU-DUAL SERIES 15PF00RD, EBAA IRON, INC., OR APPROVED EQUAL).
3. FINDER WIRE SHALL BE INSTALLED OUTSIDE OF THE VALVE BOX AND LID SET ON THE WIRE.
4. PVC BELL RESTRAINT HARNESSES (SERIES 1600, EBAA IRON, INC., OR APPROVED EQUAL) ARE REQUIRED ON ALL PIPE JOINTS A MINIMUM OF 40' EACH DIRECTION OF FITTING.

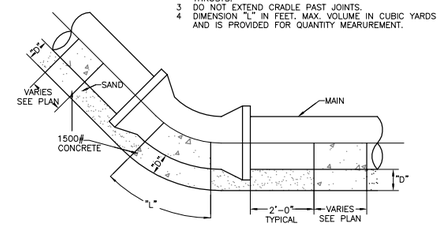
GATE VALVES & VALVE BOXES	17 Jan 2020
	FIG. W1



PIPE SIZE	"X" DIM.	PLUGS & TEES "A"	MIN. AREA	MAX. VOL.	90° BENDS "B"	MIN. AREA	MAX. VOL.	45° BENDS "C"	MIN. AREA	MAX. VOL.	22°30' BENDS "D"	MIN. AREA	MAX. VOL.	11°30' BENDS "E"	MIN. AREA	MAX. VOL.
4"	1'-0"	1'-0"	.83	.05	1'-0"	.83	.05	1'-0"	.83	.05	1'-0"	.83	.05	1'-0"	.83	.05
6"	1'-6"	1'-0"	1.06	.06	1'-2"	1.50	.09	1'-0"	.83	.05	1'-0"	.83	.05	1'-0"	.83	.05
8"	1'-6"	1'-3"	1.89	.11	1'-6"	2.66	.15	1'-3"	1.44	.08	1'-0"	.83	.05	1'-0"	.83	.05
10"	1'-6"	1'-9"	2.95	.17	2'-0"	4.17	.24	1'-6"	2.26	.13	1'-3"	1.15	.07	1'-0"	.83	.05
12"	1'-6"	2'-0"	4.25	.24	2'-3"	6.00	.34	1'-9"	3.25	.18	1'-3"	1.65	.10	1'-0"	.83	.05
16"	2'-0"	2'-7"	7.34	.56	3'-0"	10.65	.79	2'-3"	5.76	.43	1'-8"	2.94	.22	1'-2"	1.48	.11
18"	2'-0"	2'-11"	7.70	.57	3'-5"	10.89	.82	2'-6"	5.89	.44	1'-10"	3.01	.22	1'-5"	1.51	.11
20"	2'-0"	3'-3"	7.86	.59	3'-9"	11.12	.84	2'-9"	6.01	.45	2'-0"	3.07	.23	1'-7"	1.54	.12
24"	2'-0"	3'-8"	11.33	.84	4'-3"	16.00	1.20	3'-2"	8.65	.65	2'-6"	4.42	.23	1'-10"	2.22	.17

THRUST BLOCKING	06 Feb 2018
	FIG. W2

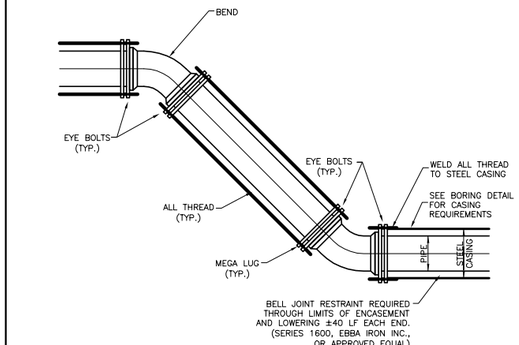
NOTES: 1. CRADLE TO EXTEND FULL WIDTH OF TRENCH. SEE STANARD CRADLE DETAIL
2. THIS DETAIL APPLIES TO VERTICAL BEND WITH DOWNWARD TRRUST REACTION. SEE ANCHOR BLOCK DETAILS FOR UPWARD THRUSTS.
3 DO NOT EXTEND CRADLE PAST JOINTS.
4 DIMENSION "L" IN FEET. MAX. VOLUME IN CUBIC YARDS AND IS PROVIDED FOR QUANTITY MEARUREMENT.



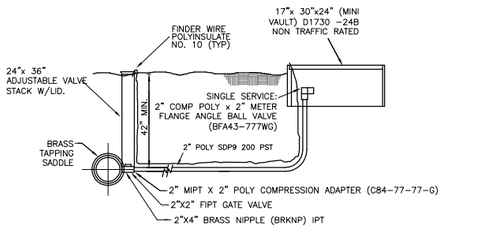
"D" IS 6" IN UNDISTURBED SOIL.

PIPE SIZE	11°-15° L	MAX. VOL.	22°-30° L	MAX. VOL.	45° L	MAX. VOL.	90° L	MAX. VOL.
6"	.42	.02	.45	0.02	.50	.02	1.00	.04
8"	.42	.02	.45	.02	.80	.04	1.40	.06
10"	.42	.03	.58	.03	1.15	.06	2.03	.11
12"	.42	.04	.73	.05	1.43	.09	2.53	.17
16"	.42	.08	.74	.14	1.48	.27	2.61	.48
18"	.66	.14	1.30	.28	SEE PLAN SHEET FOR BLOCKING		SEE PLAN SHEET FOR BLOCKING	
20"	.77	.18	1.53	.36				
18"	.88	.18	1.74	.37				
20"	1.03	.24	2.04	.48				
18"	1.05	.22	2.03	.43				
20"	1.20	.28	2.38	.56				

CONCRETE CRADLE AT VERTICAL BENDS	06 Feb 2018
	FIG. W3



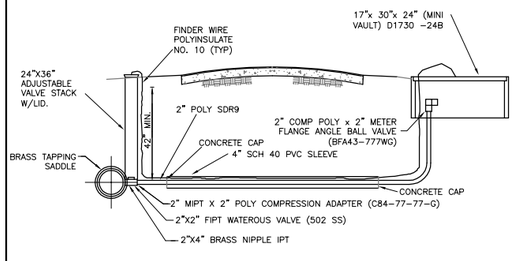
WATERLINE LOWERING JOINT RESTRAINT	17 Jan 2020
	FIG. W4



NOTE:

METER VAULT SHOWN ABOVE IS NOT TRAFFIC RATED. TRAFFIC RATED VAULT TO HOUSE METER IS AS FOLLOWS:
PRECAST CONCRETE METER VAULT BY BROOKS PRODUCTS, INC., 800 SERIES OR EQUAL W/FLOOR SLAB, 18" X 24" KNOCKOUT, 18" X 18" X 12" DEEP SUMP, 3' X 3' STEEL HINGED LOCKABLE COVER.

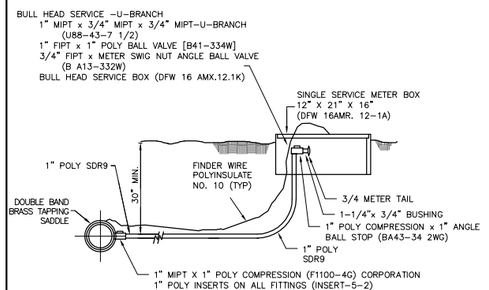
2" WATER SERVICE CONNECTION	30 Jan 2018
	FIG. W5



NOTE:

4" PVC SLEEVE SHALL EXTEND 2' BEYOND PAVING. THE ENDS OF THE SLEEVE SHALL BE WRAPPED IN PLASTIC TO PREVENT SAND INTRUSION.

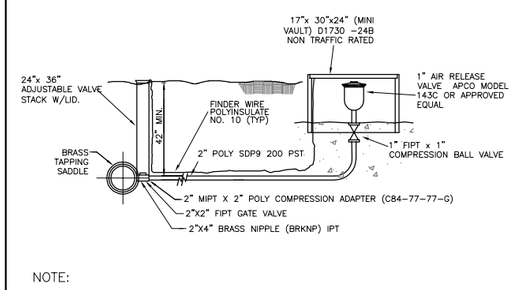
2" LONG WATER SERVICE/BLOWOFF	25 Jan 2018
	FIG. W6



NOTE:

SERVICES WHICH CROSS A STREET SHALL BE INSTALLED INSIDE A TWO-INCH (2") PVC OR POLY SLEEVE.

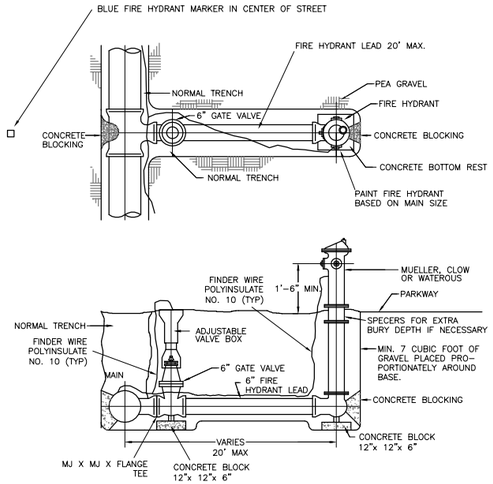
WATER METER SINGLE & BULL HEAD SERVICE CONNECTIONS	25 Jan 2018
	FIG. W7



NOTE:

METER VAULT SHOWN ABOVE IS NOT TRAFFIC RATED. TRAFFIC RATED VAULT TO HOUSE METER IS AS FOLLOWS:
PRECAST CONCRETE METER VAULT BY BROOKS PRODUCTS, INC., 800 SERIES OR EQUAL W/FLOOR SLAB, 18" X 24" KNOCKOUT, 18" X 18" X 12" DEEP SUMP, 3' X 3' STEEL HINGED LOCKABLE COVER.

AIR RELEASE VALVE DETAIL	30 Jan 2018
	FIG. W8

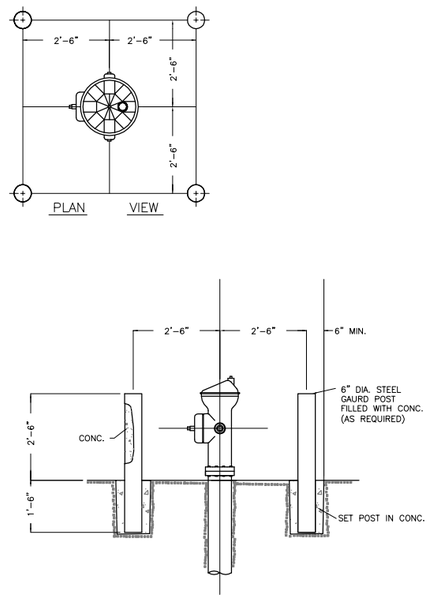


NOTES:

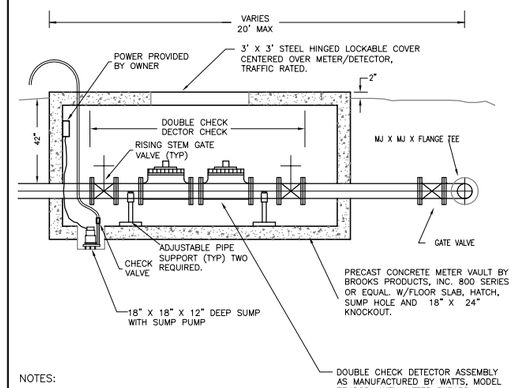
1. ALL MJ FITTINGS SHALL USE MEGALUG MECHANICAL JOINT RESTRAINTS (TRU-DUAL SERIES 15PFOORD, EBAA IRON, INC., OR APPROVED EQUAL).
2. WHEN LENGTH FROM MAIN TO DETECTOR CHECK EXCEEDS 20', UTILIZE FLUSH POINT DETAIL.

NOT TO SCALE

FIRE HYDRANT	17 Jan 2020
	FIG. W9



FIRE HYDRANT BARRICADE DETAIL	06 Feb 2018
	FIG. W10

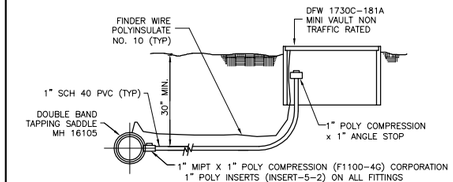


NOTES:

1. THE LOW FLOW METER WILL BE AS MANUFACTURED BY BADGERMETER, INC., SIZE WILL BE BASED ON THE SIZE OF THE DETECTOR. METER WILL HAVE PIT ELECTRONICS WITH 15' LEAD. DEVELOPER IS RESPONSIBLE FOR THE COST OF THE LOW FLOW METER.
2. SUBMERSIBLE SUMP PUMP SHALL BE AS MANUFACTURED BY ZOELLER CO., MODEL M53 (OR EQUIVALENT). THE PUMP SHALL BE HERMETICALLY SEALED, DESIGNED TO OPERATE ON A 120 VOLT, SINGLE PHASE, A.C. SOURCE. THE DISCHARGE PIPING SHALL INCLUDE A VERTICAL RESILIENT SEAT CHECK VALVE WITH UNIONS FOR EASY REMOVEL. THE PUMP SHALL DISCHARGE TO THE NEAREST DRAINAGE WAY AND/OR ONTO A 2' SQUARE SPLASH PAD.
3. WHEN LENGTH FROM MAIN TO DETECTOR CHECK EXCEEDS 20', UTILIZE FLUSH POINT DETAIL.

NOT TO SCALE

FIRE MAIN DOUBLE CHECK DETECTOR CHECK	28 AUG 2018
	FIG. W11

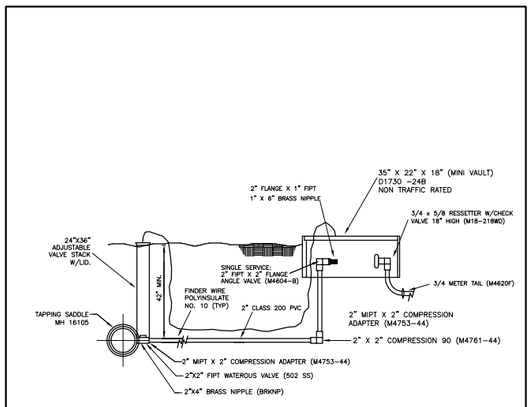


NOTE:

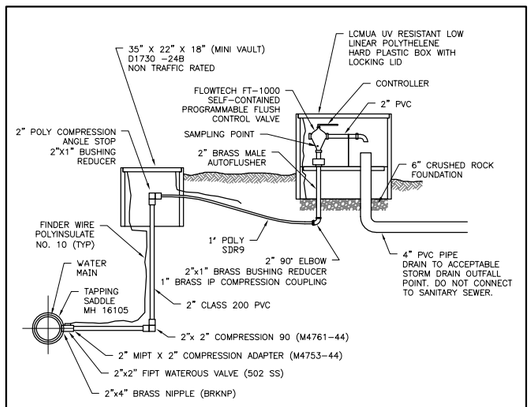
SERVICES WHICH CROSS A STREET SHALL BE INSTALLED INSIDE A TWO-INCH (2") PVC SLEEVE.

BULLHEAD SERVICE NOT ALLOWED.

1" WATER METER SERVICE CONNECTION	30 Jan 2018
	FIG. W12



2" TAP WITH 1" SERVICE	25 Jan 2018
	FIG. W13



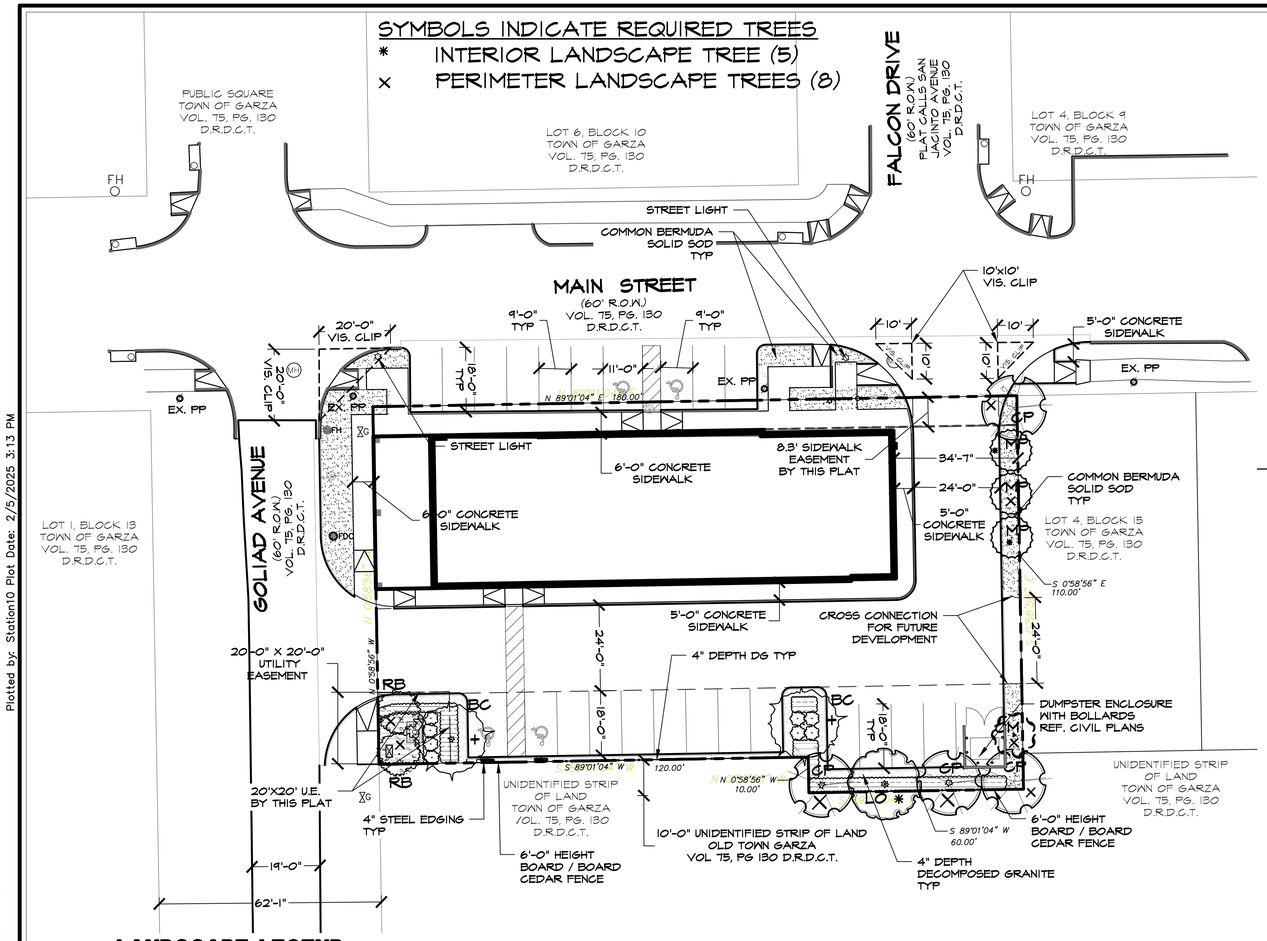
NOTES:

1. UNLESS OTHERWISE SPECIFIED, A 2" AUTOMATIC FLUSHING DEVICE SHALL BE CONNECTED TO A 2" MANUAL FLUSH POINT USING 1" POLY SDR9 PIPE.
2. AUTOMATIC FLUSHING DEVICE SHALL HAVE A 2" BRASS FIP INLET LEADING VERTICALLY INTO A 2" AUTOMATIC SOLENOID VALVE. AUTOMATIC SOLENOID VALVE SHALL HAVE AN INTERNAL SELF-CLEANING DEBRIS SCREEN AND HAVE A 220 PSI RATING.
3. EACH UNIT SHALL BE FURNISHED WITH A STAND-ALONE CONTROLLER VALVE. CONTROLLER WILL NOT REQUIRE A SECOND HAND HELD DEVICE FOR PROGRAMMING. CONTROLLER MUST HAVE A MINIMUM OF 9 POSSIBLE FLUSHING CYCLES PER DAY, SHALL BE SUBMERSIBLE TO 12 FEET, OPERATE BY A NINE VOLT BATTERY AND HAVE A RESIN-SEALED ELECTRICAL COMPONENTS. SOLENOID SHALL HAVE NO LOOSE PARTS WHEN REMOVED FROM VALVE. EACH UNIT SHALL HAVE A DOUBLE VALVE. ALL BRASS SAMPLING POINT REMOVAL OF 2" SOLENOID VALVE SHALL BE POSSIBLE VIA A QUICK DISCONNECT BELOW THE VALVE.
4. ALL ABOVE GROUND COMPONENTS SHALL BE CONTAINED WITHIN A UV RESISTANT LOCKING COVER (KUPFERLE FOUNDARY CO.)

NOT TO SCALE

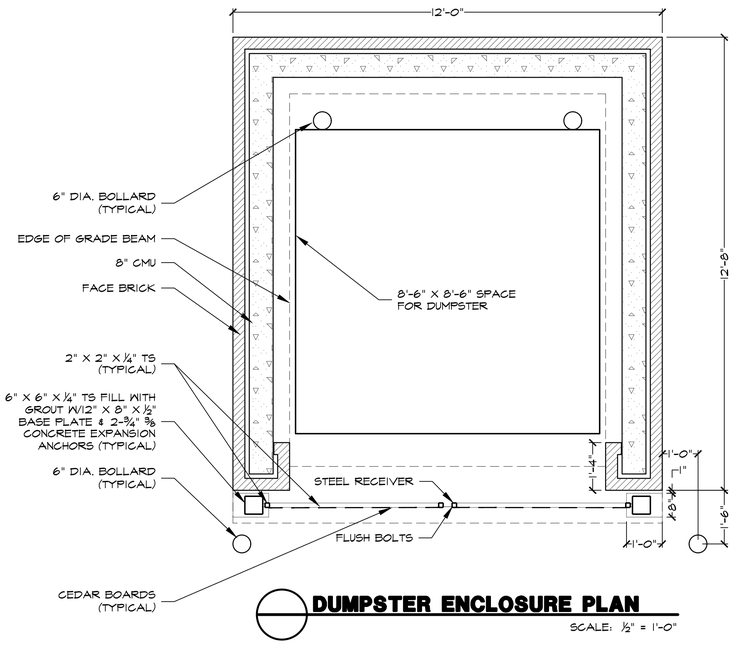
AUTOMATIC FLUSH POINT	28 Aug 2018
	FIG. W14

WATER DETAILS SHEET 2



LANDSCAPE LEGEND

- BC — BALD CYPRESS / TAXODIUM DISTICHUM (3" CALIPER)
- CP — CHINESE PISTACHE / PISTACIA CHINENSIS (3" CALIPER)
- LO — LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- RB — RED BUD / CERCIS CANADENSIS (2" CALIPER - 6' MIN HEIGHT)
- MP — MEXICAN PLUM / PRUNUS MEXICANA (2" CALIPER - 6' MIN HEIGHT)
- CM — CRAPE MYRTLE / LAGERSTROEMIA INDICA (2" CALIPER - 6' MIN HEIGHT)
- TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (3 GALLON)
- LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 24" O.C.)
- MEXICAN FEATHER GRASS / STIPA TENNUISSIMA (1 GALLON, PLANTS SPACED 12" O.C.)
- COMMON BERMUDA SOD (MINIMUM 100% COVERAGE)
- DECOMPOSED GRANITE (DG) (MINIMUM 100% COVERAGE @ 4" DEPTH)



DUMPSTER ENCLOSURE PLAN

SCALE: ½" = 1'-0"

DIVISION 1. GENERALLY

Sec. 122-1228. Minimum requirements for off-street parking and vehicular use areas.

Parking lots, vehicular use areas and parked vehicles are to be effectively screened from the public view and adjacent property. Both the interior and perimeter of such areas shall be landscaped in accordance to the following criteria. Areas used for parking or vehicular storage that are under, on or within buildings are exempt from this section.

(1) *Interior landscaping.* A minimum of ten percent of the gross parking areas shall be devoted to living landscaping which includes grass, ground cover, plants, shrubs and trees. Gross parking area is to be measured from the edge of the parking and/or driveway paving and sidewalks. The following additional criteria shall apply to the interior of parking lots:

a. Interior landscape areas shall be protected from vehicular encroachment of overhang through appropriate wheel stop or curbs.

b. There shall be a minimum of one tree planted for each 400 square feet or fraction thereof of required interior landscape area.

c. Interior areas of parking lots shall contain planting islands located so as to best relieve the expanse of paving. Planter islands must be located no further apart than every 12 parking spaces

and at the terminus of all rows of parking. Such islands shall contain at least one tree. The remainder shall be landscaped with shrubs, lawn, ground cover and other appropriate material not to exceed three feet in height. Interior planter islands shall have a minimum size of ten by 20 feet.

(2) *Perimeter landscaping.* All parking lots and vehicular use areas shall be screened from all abutting properties and/or public rights-of-way with a wall, fence, hedge, berm or other durable landscape barrier. Any living barrier shall be established in a planting strip with a minimum width of two feet. Plants and materials used in living barriers shall be at least 30 inches high at the time of planting and shall be of a type and species that will attain a minimum height of three feet one year after planting. Any landscape barrier not containing live plants or trees shall be a minimum of three feet high at time of installation. Perimeter landscaping shall be designed to screen off-street parking lots and other vehicular use areas from public rights-of-way and adjacent properties.

a. Whenever an off-street parking or vehicular use area abuts a public right-of-way, a perimeter landscape area at least 15 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen or barrier shall be installed in this area, and the remaining area shall be landscaped with at least grass or other ground cover. Necessary access ways from the public right-of-way shall be permitted through all such landscaping. The maximum width for access ways shall be 50 feet for nonresidential two-way movements, 30 feet for residential two-way movements, 20 feet for nonresidential one-way movements, and 15 feet for residential one-way movements.

b. Whenever an off-street parking or vehicular use area abuts an adjacent property line, a perimeter landscape area at least ten feet in width shall be maintained between the edge of the parking area and the adjacent property line. Landscaping shall be designed to visually screen the parking area. Whenever such property is zoned or used for residential purposes, the landscape buffer shall include a wall, hedge or berm not greater than eight feet in height nor less than three feet in height.

c. Perimeter landscape areas shall contain at least one tree for each 50 lineal feet or fraction thereof of perimeter area.

(Ordinance 06-09, § 2, 3-23-06)

Sec. 122-1229. Landscaping requirements for nonvehicular open space.

In addition to the landscaping of off-street parking and vehicular use areas, all remaining open spaces on any developed lot or parcel shall conform to the following minimum requirements:

(1) Grass, ground cover, shrubs and other landscape materials shall be used to cover all open ground within 20 feet of any building or paving or other use such as storage.

(2) All structures shall be treated with landscaping so as to enhance the appearance of the structure and to screen any detractive or unsightly appearance.

(3) Landscaping shall be provided on each developed lot in accordance with the following standards:

a. In all residential zoning districts, a minimum of 15 percent of the landscaping shall be located in the required front yard.

b. In all nonresidential zoning districts, a minimum of 15 percent of the total site area shall be devoted to feature landscaping, with not less than 50 percent of the landscaping being located in the required front yard.

(4) Trees shall be planted in non-vehicular open space to meet the following requirements. Existing trees that are preserved on a developed site may be credited to the following requirements:

Percentage of Site in Nonvehicular Open Space	Tree Ratio Per Open Space
Less than 30	1 tree/2,500 sq. ft.
30—49	1 tree/3,000 sq. ft.
50 or over	1 tree/4,000 sq. ft.

LANDSCAPE REQUIREMENTS

(1) INTERIOR LANDSCAPING

a. REQUIRED
MINIMUM 10% OF THE GROSS PARKING DEVOTED TO LIVING LANDSCAPE.
* GROSS PARKING AREA = 8,285 SF x 10% = 828.5 SF REQUIRED

PROVIDED
INTERIOR LANDSCAPE AREA PROVIDED 1,428 SF (17.2%)

b. REQUIRED
MINIMUM 1 TREE PLANTED FOR EACH 400 SF OF REQ. INTERIOR LANDSCAPE AREA
* REQ. LANDSCAPE AREA = 825.5 SF / 400 = 2.06 (3 TREES)

PROVIDED
PROVIDED 3 TREES PER INTERIOR TREE PLANTING REQUIREMENT

c. REQUIRED
1 TREE AT THE TERMINUS OF ALL ROWS OF PARKING

PROVIDED
PROVIDED 1 TREES AT THE TERMINUS OF EACH PARKING ROW

(2) PERIMETER LANDSCAPING

a. REQUIRED
WHERE AN OFF-STREET OR VEHICULAR USE ABUTS A PUBLIC ROW, A PERIMETER LANDSCAPE AREA AT LEAST 15' DEPTH SHALL BE MAINTAINED BETWEEN THE ABUTTING ROW AND VEHICULAR USE AREA OR OFF-STREET PARKING.

PROVIDED
PROVIDED A 15' AREA BETWEEN GOLIAD AVE. ROW AND PARKING SPACES ADJACENT / SIDING GOLIAD AVE. ROW

NOTE NO PERIMETER REQUIRED FOR PARKING ALONG MAIN STREET

b. REQUIRED
WHERE A OFF-STREET PARKING OR VEHICULAR USE AREA ABUTS AN ADJACENT PROPERTY LINE A PERIMETER LANDSCAPE AREA AT LEAST 10' WIDE SHALL BE MAINTAINED.

PROVIDED
10' WIDE PERIMETER LANDSCAPE BUFFER NOT REQUIRED PER APPROVED PLANNED DEVELOPMENT ORDINANCE.

c. REQUIRED
PERIMETER LANDSCAPE AREA SHALL CONTAIN AT LEAST 1 TREE FOR EACH 50 LINEAL FEET OR FRACTION THEREOF PERIMETER LANDSCAPE AREA
**NORTH PROPERTY LINE = 180 LF 180 / 50 = 0 (0 TREES)
NOTE-PERIMETER BUFFER ON NORTH PROPERTY LINE NOT REQUIRED
**SOUTH PROPERTY LINE = 180LF 180 / 50 = 3.6 (4 TREES)
**WEST PROPERTY LINE = 100 LF 100 / 50 = 1 (1 TREES) (AT 50%)
NOTE-ONLY 50% OF WEST PROPERTY LINE REQUIRES PERIMETER BUFFER
**EAST PROPERTY LINE = 120LF 120 / 50 = 2.4 (3 TREES)
TOTAL TREES REQUIRED = 8

PROVIDED
PERIMETER LANDSCAPE AREA SHALL CONTAIN AT LEAST 1 TREE FOR EACH 50 LINEAL FEET OR FRACTION THEREOF PERIMETER LANDSCAPE AREA
**NORTH PROPERTY LINE = 180 LF 180 / 50 = 4 (0 TREES)
**SOUTH PROPERTY LINE = 180LF 180 / 50 = 4 (4 TREES)
**WEST PROPERTY LINE = 100 LF 100 / 50 = 2 (1 TREES)
**EAST PROPERTY LINE = 120LF 120 / 50 = 3 (3 TREES)
TOTAL TREES PROVIDED = 8

DIVISION 2. - SCREENING

REQUIRED

SEC. 122-1182. - LOCATION OF REQUIRED SCREENING.
(A) WHERE THE SIDE, REAR OR SERVICE SIDE OF A MULTIFAMILY, OR NONRESIDENTIAL USE IS ADJACENT TO A SINGLE-FAMILY, TWO-FAMILY RESIDENTIAL DISTRICT, SCREENING NOT LESS THAN SIX FEET IN HEIGHT SHALL BE ERECTED SEPARATING THE USE FROM THE ADJACENT RESIDENTIAL DISTRICT; SUCH SCREENING SHALL BE IN ACCORDANCE WITH SCREENING ALTERNATE A OR E, GIVEN IN SECTION 122-1193. NO SCREENING IS REQUIRED ADJACENT TO A STREET.

(5) SCREENING ALTERNATE E. SCREENING ALTERNATE E CONSISTS OF A SOLID WOOD BOARD ON BOARD FENCE TO A MINIMUM HEIGHT OF SIX FEET, MEASURED FROM THE AVERAGE GRADE OF THE NEAREST PROPERTY LINE OF THE PROPERTY ADJACENT TO THAT ON WHICH THE SCREENING IS REQUIRED. THE WOOD FENCE MUST MEET THE FOLLOWING REQUIREMENTS OR THEIR EQUIVALENT:A.PICKETS TO BE #1 FULL CUT GRADE CEDARB.2" ×4" RAILS; AND STEEL POSTS OF .095 GAUGE AND OF 2½" DIAMETER.

PROVIDED

SCREENING ALTERNATE E. SCREENING ALTERNATE E CONSISTS OF A SOLID WOOD BOARD ON BOARD FENCE TO A MINIMUM HEIGHT OF SIX FEET, MEASURED FROM THE AVERAGE GRADE OF THE NEAREST PROPERTY LINE OF THE PROPERTY ADJACENT TO THAT ON WHICH THE SCREENING IS REQUIRED. THE WOOD FENCE MUST MEET THE FOLLOWING REQUIREMENTS OR THEIR EQUIVALENT:A.PICKETS TO BE #1 FULL CUT GRADE CEDARB.2" ×4" RAILS; AND STEEL POSTS OF .095 GAUGE AND OF 2½" DIAMETER.

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT
LEONARD W. REEVES
1977
STATE OF TEXAS
December 3, 2025

NORTH
20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Lake Dallas Mixed - Use

Lake Dallas, Dallas County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Revised Per Coty Comments - December 2, 2024	LWR	1-3-2025
2	Revised Per Coty Comments - January 21,2025	LWR	1-21-2025
3	Revised Per Coty Comments - February 5, 2025	LWR	2-5-2025

PROJECT
LDM001

PLATE
1

SHEET
LS1

Plotted by: Station10 Plot Date: 2/5/2025 3:13 PM

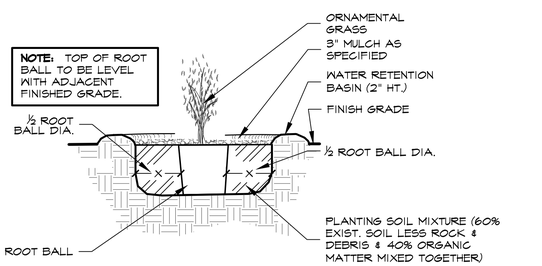
Drawing: W:\Shared With Me\shared\Projects\LDM001 - Lake Dallas Mixed Use\DWG\LDM001LS.dwg Saved By: Station10 Save Time: 1/22/2025 11:37 AM

LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO **CITY OF CELINA** APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE **CITY OF CELINA.**
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE **CITY OF CELINA** HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE **CITY OF CELINA.**
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT **CITY OF CELINA'S** PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE **CITY OF CELINA** AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE **CITY OF CELINA'S** PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

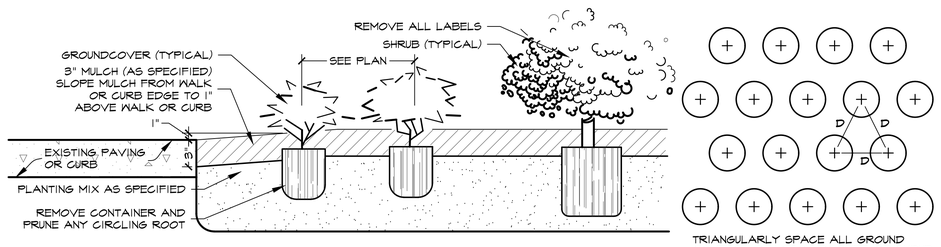
PLANT LIST

					6' MINIMUM SPREAD. MINIMUM 12' HEIGHT. FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
BC	BALD CYPRESS / TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	2	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LO	LIVE OAK / QUERCUS VIRGINIANA	8" CALIPER	AS SHOWN	1	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CP	CHINESE PISTACHE / PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	4	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
RB	FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY'	2" CALIPER	AS SHOWN	2	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
MP	MEXICAN PLUM / PRUNUS CANADENSIS	2" CALIPER	AS SHOWN	3	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
CM	CRAPE MYRTLE / LAGERSTROEMIA INDICA	2" CALIPER	AS SHOWN	1	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	3 GALLON	AS SHOWN	8	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNUISSIMA	1 GALLON	12" O.C.	257	FULL PLANTS
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM	1 GALLON	12" O.C.	355	FULL PLANTS
	COMMON BERMUDA SOLID SOD	SOLID SOD	SQUARE FEET	707	MINIMUM 100% COVERAGE
	DECOMPOSED GRANITE	4" DEPTH	SQUARE FEET	374	MINIMUM 100% COVERAGE
	BENDABOARD EDGING	4" HEIGHT	LINEAR FEET	329	REFER TO DETAIL 3/L2



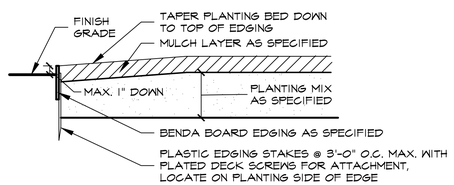
1 L2 POCKET PLANTING ORNAMENTAL GRASS DETAIL

NOT TO SCALE



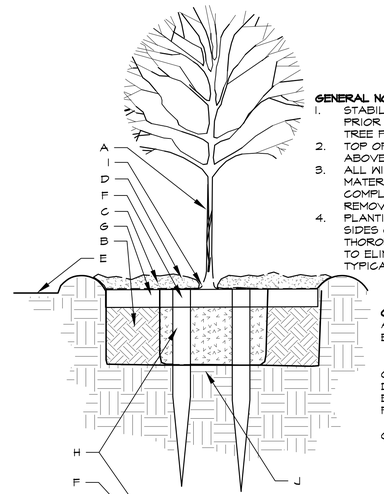
2 L2 SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



3 L2 TYPICAL BED EDGING DETAIL

NOT TO SCALE



GENERAL NOTES:

1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP
4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL

CONSTRUCTION NOTES:

A. TREE
B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
C. WATER RETENTION BASIN
D. 3" DEPTH MULCH AS SPECIFIED
E. FINISH GRADE
F. 2 1/2 DRYWALL SCREW (UNFINISHED)
G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). **NOTE:** CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
H. 2" X 2" X 4' STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X. DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"
J. ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.

4 L2 TREE PLANTING

NOT TO SCALE

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

REGISTERED LANDSCAPE ARCHITECT LEONARD W. REEVES 1977 STATE OF TEXAS

December 3, 2025

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Project Name

Town/City of XXXXX, XXXX County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Revised Per Cctty Comments - December 2, 2024	LWR	1-3-2025
2	Revised Per Cctty Comments - January 21,2025	LWR	1-21-2025
3	Revised Per Cctty Comments - February 5, 2025	LWR	2-5-2025

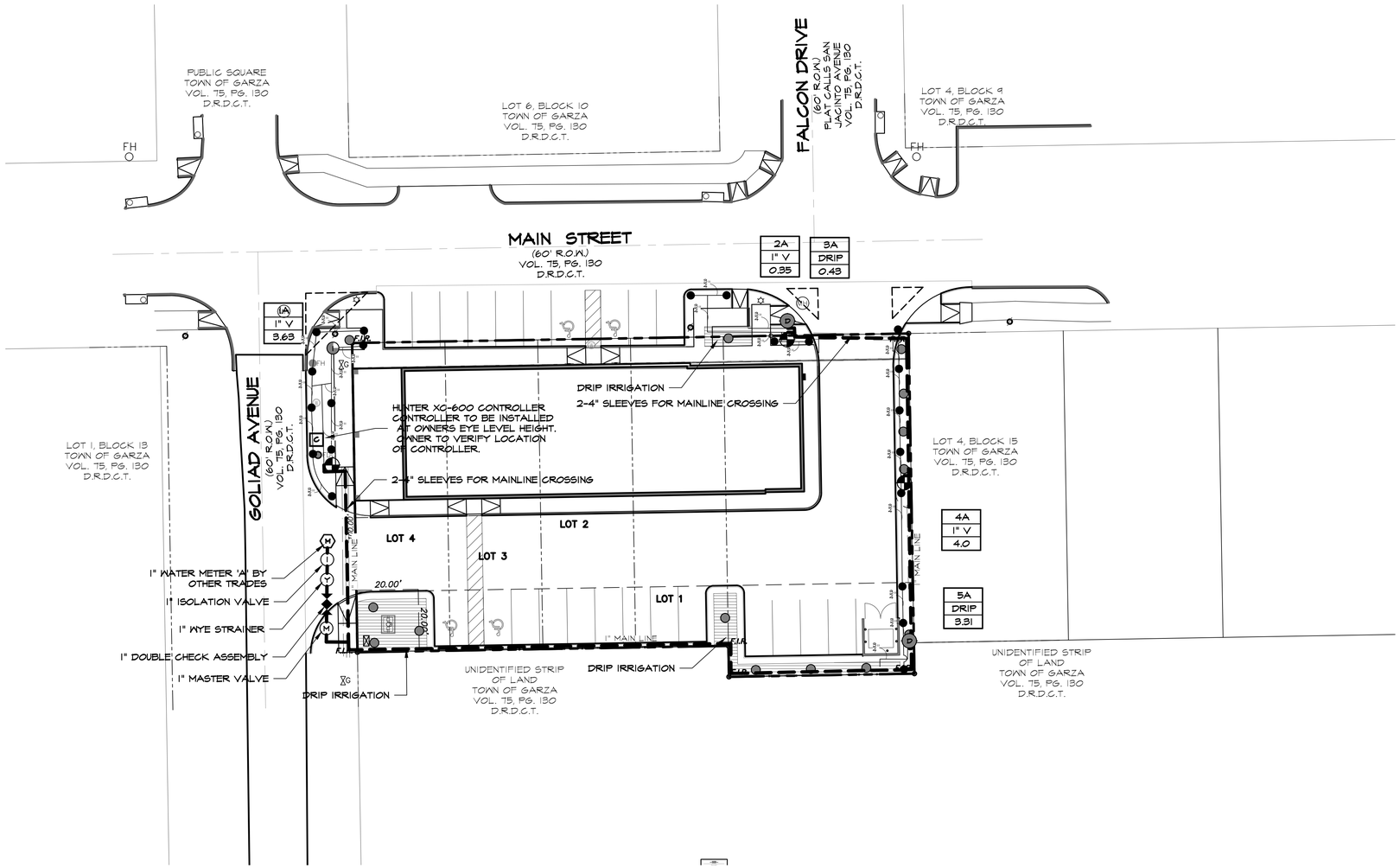
PROJECT
LDM001

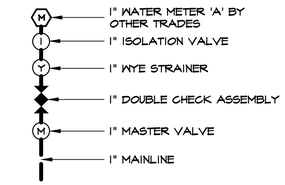
PLATE
2

SHEET
LS2

Plotted by: Station10 Plot Date: 2/5/2025 3:13 PM

Drawing: W:\Shared With Me\shared\Projects\LDM001 – Lake Dallas Mixed Use\DWG\LDM001LS.dwg Saved By: Station10 Save Time: 1/22/2025 11:37 AM





1 WATER METER 'A' & RELATED COMPONENTS
NOT TO SCALE

1. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
   1.1. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-**FOUR** INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
   1.2. SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-**FOUR** INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
2. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.

STUDIO 13 DESIGN GROUP

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386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

STATE OF TEXAS
KIRSTEN M. STUBBS
20764
REGISTERED IRRIGATOR

February 5, 2025

NORTH

100 50 0 100
1" = 100' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Irrigation Meters & Sleeves Exhibit

Lake Dallas Mixed - Use

Lake Dallas, Dallas County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT
LDM001

PLATE
1

SHEET
IR1

IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
C	AUTOMATIC CONTROLLER	HUNTER	XC-600	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HUNTER.
P	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	HDL-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE. IN ADDITION, INSTALL ECO-INDICATOR BY HUNTER.
	DRIP IRRIGATION	HUNTER	PCN-10 BUBBLER (1.0 GPM)	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES. INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS.
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
F I L I	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL LASCO P-1207 SWING JOINTS ON ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 OR 12" PROS-12 SPRAY BODIES.
	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPL515 IVORY MPRC5515 COPPER MPS5550 BROWN	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	QUICK-COUPLER VALVE	CHAMPION	QCV-100VL	1"	INSTALL PER DETAIL IN 12"X17" PENTEK VALVE BOX. ROUT AND PAINT LID AS DESCRIBED IN IRRIGATION NOTES.
	QUICK-COUPLER KEY	CHAMPION	CK-100	1"	FURNISH THREE (x3) TO OWNER
	HOSE SWIVEL	CHAMPION	QCS-2	1"	FURNISH THREE (x3) TO OWNER
M	WATER METER	----	PER CITY	Refer to Plan for Size	INSTALLED BY GENERAL CONTRACTOR
	DOUBLE CHECK VALVE	Febco	850-BV Series	Refer to Plan for Size	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
I	ISOLATION VALVE	Nibco	*T-113	Line Size	INSTALL PER DETAIL IN 12"X17" PENTEK VALVE BOX WITH BOLT DOWN LID.
Y	WYE STRAINER	Febco	LF650A	Refer to Plan for Size	INSTALL PER DETAIL IN 12"X17" PENTEK VALVE BOX WITH BOLT DOWN LID.
M	MASTER VALVE	Hunter	ICV-101G ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 12"X17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	Refer to Plan for Size	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE	----	SCH. 40	Refer to Plan for Size	18" INSTALLATION DEPTH.
	IRRIGATION LATERAL LINE	----	CLASS 200	Refer to Plan for Size	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

IRRIGATION NOTES (TWO-WIRE SYSTEM)

1. PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
2. ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
3. FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
5. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
   5.1. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-**FOUR** INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
   5.2. SLEEVES INTENDED FOR THE **2"** MAINLINE ARE TO BE TWO-**FOUR** INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
6. LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
7. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
8. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
9. THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
10. EXTEND EXTRA WIRE AND MAINLINE PAST THE FARTHEST VALVE, ROUTED PARALLEL AND PLACE IN 12"X17" PENTEK VALVE BOX WERE NOTED ON PLANS FOR FUTURE EXPANSION OF IRRIGATION SYSTEM AT A LATER DATE.
11. TWO WIRE PATH SHALL BE DIRECT BURIAL, 14 AWG OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW JACKET (IDIYLW), RATED FOR DIRECT BURIAL APPLICATIONS, UF., UL., APPROVED. HUNTER ICD DECODERS SHALL BE USED ON ALL ZONE VALVE CONNECTIONS TO TWO WIRE PATH. CONTRACTOR TO USE MANUFACTURERS RECOMMENDATIONS OF WIRE SPLICING AND BURIAL TECHNIQUES AS DETAILED AT WWW.HUNTERINDUSTRIES.COM.
12. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
13. CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
14. ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
   14.1. 18" MINIMUM COVER FOR MAIN LINES
   14.2. 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING
   14.3. 12" MINIMUM COVER FOR LATERAL LINES
15. THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
16. THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
17. WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
18. ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
19. INSTALL QUICK COUPLING VALVES IN 12"X17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZED, O-RING SWING JOINTS PER DETAIL SHOWN, #T722-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #5H-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.
20. ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.
21. ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
22. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.

HYDRAULIC CALCULATION NOTES

TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

HYDRAULIC CALCULATION (FARTHEST HEAD)

ITEM	SIZE	PSI	NOTES
SERVICE	X"	0.00	TYPE "K" COPPER 20 LN. FT. (37.12 GPM)
WATER METER	X"	0.00	(0.00 GPM)
BALL VALVE	X"	1.00	(0.00 GPM)
WYE FILTER	X"	0.30	(0.00 GPM)
BACKFLOW PREVENTER	X"	4.00	(0.00 GPM)
MASTER VALVE	X"	0.00	(0.00 GPM)
MAIN LINE	X"	0.00	XX LINEAR FEET (0.00 GPM)
ZONE VALVE (##A)	X"	0.00	(0.00 GPM)
LATERAL PIPING	NA	0.00	
CRITICAL HEAD 'A'	NA	40.00	
TOTAL LOSS		45.30	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-24.70	

HYDRAULIC CALCULATION (LARGEST ZONE)

ITEM	SIZE	PSI	NOTES
SERVICE	X"	0.00	TYPE "K" COPPER 20 LN. FT. (37.12 GPM)
WATER METER	X"	0.00	(0.00 GPM)
BALL VALVE	X"	1.00	(0.00 GPM)
WYE FILTER	X"	0.30	(0.00 GPM)
BACKFLOW PREVENTER	X"	4.00	(0.00 GPM)
MASTER VALVE	X"	0.00	(0.00 GPM)
MAIN LINE	X"	0.00	XX LINEAR FEET (0.00 GPM)
ZONE VALVE (##A)	X"	0.00	(0.00 GPM)
LATERAL PIPING	NA	0.00	
CRITICAL HEAD 'B'	NA	40.00	
TOTAL LOSS		45.30	
ASSUMED STATIC PRESSURE		70.00	
PRESSURE DIFFERENTIAL		-24.70	

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

STATE OF TEXAS
KIRSTEN M. STUBBS
20764
LICENSED IRRIGATOR
Kirsten M. Stubbs
February 5, 2025

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE AND SCREENING
Irrigation Details
Lake Dallas Mixed - Use
Lake Dallas, Dallas County, Texas

#	BY	DATE
0	PLAN REVIEW REVISIONS	

PROJECT
LDM001

PLATE
2

SHEET
IR-SD1

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AGENDA ITEM 11

CITY COUNCIL
AGENDA MEMO

Prepared By: Luke Olson, City Manager **May 19, 2025**

Change Order to McAdams Engineering Contract for Hundley Drive Reconstruction

DESCRIPTION:

Consider and approve an Resolution of the City Council of the City Lake Dallas, approving amendment No. 1 to the professional services agreement with McAdams for the Hundley Drive Reconstruction Project (Project No. CLD24002) in the amount of $560,250; authorizing the City Manager to execute the amendment, and providing an effective date.

BACKGROUND INFORMATION:

The original Professional Services Agreement with McAdams, dated March 6, 2024, was approved to provide design services for the reconstruction of Hundley Drive. Since that time, additional scope items have been identified including landscape, irrigation, utility coordination, traffic design, and supporting services for nearby infrastructure improvements including Beck Avenue and a Lake Dallas ISD parking lot.

Denton County has committed additional funding for water and sewer infrastructure improvements associated with this project. To access these funds, the Lake Cities Municipal Utility Authority (LCMUA) must approve an interlocal agreement with the City of Lake Dallas. LDISD would be required to pay for the Parking lot improvements. The LDISD Parking lot and Beck Ave. Will be alternatives in the construction bid documents. LCMUA will have to remove a section of the roadway down Beck to Complete the looping of the waterline with this project.

This amendment authorizes McAdams to perform the following services:

Hundley Drive Core Services:

- Landscape, Irrigation, and Hardscape Plans – $30,000
- Civil Construction Plans for Water & Sanitary Sewer – $65,000
- Easement Preparation – $38,250
- Construction Staking – $61,000

- Contract Administration and Construction Observation – $108,000

Lake Dallas ISD Parking Lot Improvements:

- Topographic Survey – $5,000
- Civil Construction Plans – $25,000
- Construction Staking – $2,500
- Contract Administration and Construction Observation – $6,000

Beck Avenue Improvements:

- Surveying, SUE, and Geotechnical Services – $30,000
- Civil Construction Plans (Street, Stormwater, Water & Sewer) – $135,000
- Construction Staking – $7,500
- Contract Administration and Construction Observation – $47,000

Total Change Order Amount: $560,250

FINANCIAL CONSIDERATION:

1. **Total Contract Fee:**
    - **$560,250** for all services outlined in the amendment.

RECOMMENDED MOTIONS:

I move to approve/deny a motion authorizing the City Manager to sign a change order to amend the contract with McAdams Engineering on the Hundley Drive Reconstruction Project for $560,250.

ATTACHMENT(S):

Attachments

- Amendment to Agreement for Professional Services – Hundley Drive Reconstruction
- McAdams Fee Schedule

CITY OF LAKE DALLAS, TEXAS
RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, APPROVING AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MCADAMS FOR THE HUNDLEY DRIVE RECONSTRUCTION PROJECT (PROJECT NO. CLD24002) IN THE AMOUNT OF $560,250; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake Dallas entered into a Professional Services Agreement with McAdams on March 6, 2024, to provide engineering and related services for the Hundley Drive Reconstruction Project (Project No. CLD24002); and

WHEREAS, additional services are necessary to accommodate expanded project scope including landscape, hardscape, irrigation, utility coordination, easement preparation, surveying, construction staking, and contract administration for Hundley Drive, Lake Dallas ISD improvements, and Beck Avenue; and

WHEREAS, McAdams has submitted a proposal for such additional services under Change Order No. 1 in the total amount of $560,250; and

WHEREAS, City staff recommends approval of the amendment to ensure continued progress and coordination of this critical infrastructure project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS:

SECTION 1. That the City Council hereby approves Amendment No. 1 to the Professional Services Agreement with McAdams for the Hundley Drive Reconstruction Project (Project No. CLD24002) in the amount of **$560,250**.

SECTION 2. That the City Manager is hereby authorized to execute said amendment and any related documents on behalf of the City of Lake Dallas.

SECTION 3. This resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 22nd day of May, 2025.

CITY OF LAKE DALLAS, TEXAS
By: _____
Mayor Kristy Bleau

ATTEST:

_____

Codi Delcambre, TMRC, City Secretary

MCADAMS
4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

CLD24002

Amendment to Agreement for Professional Services:

BETWEEN City of Lake Dallas (Client) AND McAdams

Original Agreement Dated	March 6, 2024	Date	May 16, 2025
Project Name	Hundley Drive Reconstruction	Project Location	Lake Dallas, Texas
Project Number	CLD24002	Change Order Number	1
Client Contact	Luke Olson, City Manager		

The City of Lake Dallas and McAdams hereby amend the Agreement for the above-referenced project, modifying the original scope of work to include the following new project tasks, resulting from the Client requesting additional work. The City of Lake Dallas authorizes McAdams to perform the following additional work, at the stated fees, as described below:

Basic Services

D11.04 SCHEMATIC LANDSCAPE PLAN

FEE: $5,000

Prepare a preliminary landscape plan which will provide compliant layout and massing for streetscape landscape per the City Ordinance as well as conceptual massing for enhanced landscape zones.

D11.05 LANDSCAPE PLAN

FEE: $9,000

Landscape Plan will be designed in substantial conformance with City requirements to provide city compliant planting plan. Said plan to include landscaping within ROW and portions of street buffer where applicable. Landscape Plan to include detailed planting plan; plant list with quantity, common name, botanical name, plant specifics and landscape specifications.

D11.06 HARDSCAPE PLAN

FEE: $12,000

Hardscape plan includes pedestrian paving enhancements and dimensional control plan with paving details and material specifications related to site furnishings. Site elements may include street scape, tree grates, trash receptacles, benches, retaining walls 3 ft. or less (not including structural retaining walls), steps, ramps and rails, and other hardscape related improvements.

D11.07 IRRIGATION PLAN

FEE: $4,000

Irrigation Plan will be designed in substantial conformance with City requirements for the proposed landscape improvement areas suitable for the proposed site plan. Said plan will include sprinkler heads, lateral lines, valves, main lines, controllers, point of connection, sleeving plan, details and specifications. This Task does NOT include, but is not limited to, water meter connection or electrical power supply.

D13.11 CIVIL CONSTRUCTION PLANS & SPECIFICATIONS FOR LCMUA WATER & SANITARY SEWER

FEE: $65,000

Prepare Civil Construction Drawings and Specifications for approximately 4,700 linear feet of waterline infrastructure and approximately 3,100 linear feet of sanitary sewer infrastructure, in accordance with the Scope of Work, included with this Proposal as an attachment. This Task work will be prepared and submitted to the City for review. This task does not include, stormwater mitigation design, multi staged erosion control plan, franchise utility plan, offsite utility and road work, structural design, retaining wall design (if necessary), nor submittal to State for accessibility compliance.

Special Services

B2.50 PREPARATION OF EASEMENTS

FEE: $38,250

Preparation of temporary construction easement exhibit along Hundley Dr and permanent drainage easements along Falcon drainage ditch. This TASK does NOT include obtaining required signatures for filing.

G7.11 CONSTRUCTION STAKING FOR LCMUA WATER & SANITARY SEWER

FEE: $61,000

Provide one-time Construction Staking for the waterline and sanitary sewer infrastructure. This TASK does not include staking franchise utilities, and if requested, will be billed at McAdams standard hourly rates as additional services. Any additional construction staking, and/or restaking, as requested by the City, will also be billed at McAdams standard hourly rates as additional services.

Additional Services

H5.16 CIVIL CONTRACT ADMININISTRATION FOR LCMUA WATER AND SANITARY SEWER

FEE: $50,000

Perform Contract Administration for Project based upon aforementioned plans and specifications. Contract Administration will include reviewing contractor submittals and RFI's, accounting, attending Pre-Construction Meetings with Client, City and/or Contractor. Construction Administration will include periodic visits to site to observe progress of infrastructure construction and general conformance with construction documents, providing field interpretations and recommendations, as requested by Client. Task does not include an evaluation of the contractor's means and methods of construction.

H5.17 CIVIL CONSTRUCTION OBSERVATION FOR LCMUA WATER AND SANITARY SEWER

FEE: $53,000

Provide Construction Observation during the construction phase of the Project. McAdams will provide one Project Representative for the duration of the construction phase to be onsite while the contractor and subcontractors perform work. This Task will include attending Pre-Construction Meetings, and daily onsite visits to site to observe progress of infrastructure construction and general conformance with construction documents as required. Any differences in work in the field versus approved plans will be sent in writing to the City and Contractor, within 24 hours of McAdams making observation, with instruction on how to correct situation provided within a reasonable amount of time. Task does not include an evaluation of the contractor's means and methods of construction. In the event that this lump sum amount is exceeded, McAdams will then, at the City's option, either begin billing for this work at the listed billing rates or execute a change order for additional task work.

H11.09 LANDSCAPE ARCHITECTURAL CONSTRUCTION OBSERVATION

FEE: $5,000

Firm will perform Construction Observation for the project based upon bid document plans and specifications. Construction observation shall include attending a Pre-Construction Meeting, and weekly meetings, while hardscape, landscape and irrigation are under construction. This Task shall also include reviewing RFIs, change orders, and submittals; and providing checklists, observations, and punch lists during construction through substantial completion. A final completion observation report for one-year warranty shall be included. Other support during the construction phase is available, and may be provided as requested, in accordance with the hourly rate schedule in effect at the time of the work.

Add/Alternate Services – Fees Assume Notice To Proceed Within Six (6) Months Of This Contract

LAKE DALLAS ISD PARKING LOT

B2.41 TOPOGRAPHIC SURVEY FOR LDISD PARKING LOT

FEE: $5,000

McAdams Geomatics team will perform necessary field work to collect boundary evidence and perform a UAS flight under FAA Part 107 regulations along with collecting topographic features using conventional surveying methods within the project area in accordance with the General Rule and Procedures promulgated by the Texas Board of Professional Engineers and Land Surveyors. Horizontal Control will be referenced to Texas Coordinate System, North Central Zone (4202), NAD '83. Vertical Control will be referenced to the NAVD ’88. The survey data collected will be utilized to create one existing conditions exhibit and a digital terrain model to define the existing topography and grades for use in determining earthwork and property impacts, identify planimetric information, existing features and conditions within the survey limits. Planimetric information necessary for design includes, but is not limited to above ground improvements, drives, swales, ditches, and visible evidence of utilities.

D13.12 CIVIL CONSTRUCTION PLANS & SPECIFICATIONS FOR LDISD PARKING LOT

FEE: $25,000

Prepare Civil Construction Drawings and Specifications, in accordance with the Scope of Work, included with this Proposal as an attachment. This Task work will be prepared and submitted to the City for review. This task does not include, stormwater mitigation design, multi staged erosion control plan, franchise utility plan, offsite utility and road work, structural design, retaining wall design (if necessary), nor submittal to State for accessibility compliance.

G7.12 CONSTRUCTION STAKING FOR LDISD PARKING LOT

FEE: $2,500

Provide one-time Construction Staking for each of the following: erosion control / rough grading / storm sewer / sidewalk / drive approaches / and paving. This TASK does not include staking franchise utilities, and if requested, will be billed at McAdams standard hourly rates as additional services. Any additional construction staking, and/or restaking, as requested by the City, will also be billed at McAdams standard hourly rates as additional services.

H5.12 CIVIL CONTRACT ADMININISTRATION FOR LDISD PARKING LOT

FEE: $2,000

Perform Contract Administration for Project based upon aforementioned plans and specifications. Contract Administration will include reviewing contractor submittals and RFI’s, accounting, attending Pre-Construction Meetings with Client, City and/or Contractor. Construction Administration will include periodic visits to site to observe progress of infrastructure construction and general conformance with construction documents,

providing field interpretations and recommendations, as requested by Client. Task does not include an evaluation of the contractor's means and methods of construction.

H5.13 CIVIL CONSTRUCTION OBSERVATION FOR LDISD PARKING LOT

FEE: $4,000

Provide Construction Observation during the construction phase of the Project. McAdams will provide one Project Representative for the duration of the construction phase to be onsite while the contractor and subcontractors perform work. This Task will include attending Pre-Construction Meetings, and daily onsite visits to site to observe progress of infrastructure construction and general conformance with construction documents as required. Any differences in work in the field versus approved plans will be sent in writing to the City and Contractor, within 24 hours of McAdams making observation, with instruction on how to correct situation provided within a reasonable amount of time. Task does not include an evaluation of the contractor's means and methods of construction. In the event that this lump sum amount is exceeded, McAdams will then, at the City's option, either begin billing for this work at the listed billing rates or execute a change order for additional task work.

BECK AVENUE

B2.42 TOPOGRAPHIC SURVEY FOR BECK AVE

FEE: $15,000

McAdams Geomatics team will perform necessary field work to collect boundary evidence and perform a UAS flight under FAA Part 107 regulations along with collecting topographic features using conventional surveying methods within the project area in accordance with the General Rule and Procedures promulgated by the Texas Board of Professional Engineers and Land Surveyors. Horizontal Control will be referenced to the Texas Coordinate System, North Central Zone (4202), NAD '83. Vertical Control will be referenced to the NAVD '88. The survey data collected will be utilized to create one existing conditions exhibit and a digital terrain model to define the existing topography and grades for use in determining earthwork and property impacts, identify planimetric information, existing features and conditions within the survey limits. Planimetric information necessary for design includes, but is not limited to above ground improvements, drives, swales, ditches, and visible evidence of utilities.

B12.30 SUBSURFACE UTILITY ENGINEERING (LEVEL B) FOR BECK AVE

FEE: 5,000

Conductive utilities will be marked utilizing Geophysical prospecting techniques in conjunction with radio, audio, and electromagnetic equipment. Multiple utility sweeps will be performed to identify any unknown conductive utilities. All non-conductive utilities will be marked utilizing above ground features utility plats and/or as-built, and recollections. Utilities will be marked utilizing standard marking paint and/or flags and whiskers in accordance with APWA standard code to ensure accuracy in the collection of the information. Basic Maintenance of Traffic (MOT) will be provided. Basic MOT includes the following: cones and signs as needed.

Level A SUE services are not included within this Task but can be performed as directed by the City as an additional task and fee.

D13.13 CIVIL CONSTRUCTION PLANS & SPECS FOR BECK AVE STREET AND STORMWATER

FEE: $67,500

Prepare Civil Construction Drawings and Specifications, in accordance with the Scope of Work, included with this Proposal as an attachment. This Task work will be prepared and submitted to the City for review. This task does not include, stormwater mitigation design, multi staged erosion control plan, franchise utility plan, offsite utility and road work, structural design, retaining wall design (if necessary), nor submittal to State for accessibility compliance.

D13.14 CIVIL CONST. PLANS & SPECS FOR BECK AVE LCMUA WATER & SANITARY SEWER

FEE: $67,500

Prepare Civil Construction Drawings and Specifications, in accordance with the Scope of Work, included with this Proposal as an attachment. This Task work will be prepared and submitted to the City for review. This task does not include, stormwater mitigation design, multi staged erosion control plan, franchise utility plan, offsite utility and road work, structural design, retaining wall design (if necessary), nor submittal to State for accessibility compliance.

G7.13 CONSTRUCTION STAKING FOR BECK AVE

FEE: $5,000

Provide one-time Construction Staking for each of the following: erosion control / rough grading / storm sewer / sidewalk / drive approaches / and paving. This TASK does not include staking franchise utilities, and if requested, will be billed at McAdams standard hourly rates as additional services. Any additional construction staking, and/or restaking, as requested by the City, will also be billed at McAdams standard hourly rates as additional services.

G7.12 CONSTRUCTION STAKING FOR BECK AVE LCMUA WATER & SANITARY SEWER

FEE: $2,500

Provide one-time Construction Staking for the waterline and sanitary sewer infrastructure. This TASK does not include staking franchise utilities, and if requested, will be billed at McAdams standard hourly rates as additional services. Any additional construction staking, and/or restaking, as requested by the City, will also be billed at McAdams standard hourly rates as additional services.

L13.03 GEOTECHNICAL SERVICES: GEOTECH REPORT FOR BECK AVE

FEE: $3,500

McAdams' subconsultant will prepare a geotechnical report for paving, subbase, and subgrade recommendations, in accordance with the City's Engineering Design Standards. Geotechnical Investigation will include soil sampling, laboratory testing, and a geotechnical engineering report completed in an estimated 8 weeks. Geotech will make bores, to a depth of 10 feet at each location. A McAdams coordination fee of 12.5% has been included in this task.

L13.04 GEOTECHNICAL SERVICES: MATERIALS TESTING FOR BECK AVE

FEE: $6,500

McAdams' subconsultant, will provide material testing for subgrades, subbases, and pavements during construction. Their work will consist of subgrade and subbase sampling to produce moisture density control data for field testing. Additionally, Geotech will provide concrete quality testing in the field and laboratory concrete strength testing. A McAdams coordination fee of 12.5% has been included in this task.

H5.14 CIVIL CONTRACT ADMINISTRATION FOR BECK AVE

FEE: $21,000

Perform Contract Administration for Project based upon aforementioned plans and specifications. Contract Administration will include reviewing contractor submittals and RFI's, accounting, and attending Pre-Construction Meetings with Client, City and/or Contractor. Construction Administration will include periodic visits to site to observe progress of infrastructure construction and general conformance with construction documents, providing field interpretations and recommendations, as requested by Client. Task does not include an evaluation of the contractor's means and methods of construction.

H5.15 CIVIL CONSTRUCTION OBSERVATION FOR BECK AVE

FEE: $26,000

Provide Construction Observation during the construction phase of the Project. McAdams will provide one Project Representative for the duration of the construction phase to be onsite while the contractor and subcontractors perform work. This Task will include attending Pre-Construction Meetings, and daily onsite visits to site to observe progress of infrastructure construction and general conformance with construction documents as required. Any differences in work in the field versus approved plans will be sent in writing to the City and Contractor, within 24 hours of McAdams making observation, with instruction on how to correct the situation provided within a reasonable amount of time. Task does not include an evaluation of the contractor's means and methods of construction. In the event that this lump sum amount is exceeded, McAdams will then, at the City's option, either begin billing for this work at the listed billing rates or execute a change order for additional task work.

The Fee for these additional services shall be: $560,250

The Terms and Conditions of the original Agreement shall apply to this amendment.

Client		McAdams	
By:		By:	Justin L Lansdowne
Printed Name:	Luke Olson	Printed Name:	Justin Lansdowne, PE
Title:	City Manager	Title:	Senior Project Manager
Date:		Date:	May 16, 2025

MCADAMS

Fee Schedule

Hundley Drive Reconstruction /Lake Dallas, Texas

Date 16-May-25

Project #	CLD24002			Civil & Landscape

Task ID	Description	Fee	Fee Basis	Notes
BASIC SERVICES				
D11.04	Schematic Landscape Plan	$5,000	Fixed Fee	
D11.05	Landscape Plan	$9,000	Fixed Fee	
D11.06	Hardscape Plan	$12,000	Fixed Fee	
D11.07	Irrigation Plan	$4,000	Fixed Fee	
D13.11	Civil Construction P&S for LCMUA Water & Sanitary Sewer	$65,000	Fixed Fee	
	Basic Services TOTAL	**$95,000**		
SPECIAL SERVICES				
B2.50	Preparation of Easements	$38,250	Fixed Fee	
G7.11	Construction Staking for LCMUA Water & Sanitary Sewer	$61,000	Fixed Fee	
	Special Services TOTAL	**$99,250**		
ADDITIONAL SERVICES				
H5.16	Civil Contract Administration for LCMUA Water & Sanitary Sewer	$50,000	Fixed Fee	
H5.17	Civil Construction Observation for LCMUA Water & Sanitary Sewer	$53,000		
H11.09	Landscape Architectural Construction Observation	$5,000	Fixed Fee	
	Construction Period Services TOTAL	**$108,000**		
ADD/ALTERNATE				
	Lake Dallas ISD Parking Lot			
B2.41	Topographic Survey for LDISD Parking Lot	$5,000	Fixed Fee	
D13.12	Civil Construction P&S for LDISD Parking Lot	$25,000	Fixed Fee	
G7.12	Construction Staking for LDISD Parking Lot	$2,500	Fixed Fee	
H5.12	Civil Contract Administration for LDISD Parking Lot	$2,000	Fixed Fee	
H5.13	Civil Construction Observation for LDISD Parking Lot	$4,000	Fixed Fee	
	Beck Avenue			
B2.42	Topographic Survey for Beck Avenue	$15,000	Fixed Fee	
B12.30	Subsurface Utilitiy Engineering (Level B) for Beck Avenue	$5,000	Fixed Fee	
D13.13	Civil Construction P&S for Beck Avenue Street & Stormwater	$67,500	Fixed Fee	
D13.14	Civil Construction P&S for Beck Avenue LCMUA Water & Sanitary Sewe	$67,500	Fixed Fee	
G7.13	Construction Staking for Beck Avenue	$5,000	Fixed Fee	
G7.12	Construction Staking for Beck Avenue LCMUA Water & Sanitary Sewer	$2,500	Fixed Fee	
L13.03	Geotechnical Services: Geotech Report for Beck Avenue	$3,500	Fixed Fee	
L13.04	Geotechnical Services: Materials Testing for Beck Avenue	$6,500	Fixed Fee	
H5.14	Civil Contract Administration for Beck Avenue	$21,000	Fixed Fee	
H5.15	Civil Construction Observation for Beck Avenue	$26,000	Fixed Fee	
	Add/Alternate Services TOTAL	**$258,000**		
	Current Contract Total	**$560,250**		

McAdams

Hourly Rate Schedule / 2025

1. SPECIFICATIONS FOR CONTRACT BY HOURLY CHARGE, THE FOLLOWING RATES APPLY

Role	Rate
Chairman / President / Vice President	$290 - 400 /hour
Advisor	$250 - 325 /hour
Director / Practice Lead	$165 - 310 /hour
Technical Manager	$140 - 250 /hour
Project Manager	$150 - 235 /hour
Assistant Project Manager	$120 - 185 /hour
Landscape Architect	$140 - 230 /hour
Planner	$110 - 205 /hour
Project Engineer	$145 - 240 /hour
Graphics + Visualization	$125 - 140 /hour
Designer / Analyst	$110 - 170 /hour
Intern	$55 - 100 /hour
Administrative Services	$80 - 120 /hour
Construction Administration	$115 - 205 /hour
Survey Technician	$95 - 125 /hour
2 Man Survey Crew	$165 - 185 /hour
3 Man Survey Crew	$200 - 225 /hour
UAS LiDAR Crew	$285 /hour
SUE Crew Member	$95 - 135 /hour

Hourly services are recorded and rounded to the nearest 1/4 hour.

2. THE FOLLOWING CHARGES APPLY ON ALL CONTRACTS, FOR COPIES OF PLANS AND SPECIFICATIONS SENT OUT OF THE ENGINEER'S OFFICE (TO CLIENT, CITY REGULATORY AGENCIES, BIDDERS, CONTRACTOR, OTHER CONSULTANTS, ETC.):

Item	Fee	Item	Fee
Oversize + Color Rep.	$3.60 /each	Oversize Mylar Sepia	$24.00 /each
Paper Reproductions	$2.40 /each	Mylar Sepia	$18.00 /each
Specifications	$0.12 /each	Paper Sepia	$6.00 /each

3. THE FOLLOWING RATES ARE CHARGED IN ADDITION TO THE ABOVE FEES:

Item	Fee
Fees Paid for Permits and Applications	Cost Plus 10%
Outside Photocopying, Travel, Overnight Delivery, Postage for Mass Mailings	Cost Plus 10%
Subcontractor Invoices	Cost Plus 12.5%

4. FEES ARE SUBJECT TO ADJUSTMENT AT THE BEGINNING OF EACH CALENDAR YEAR.

5. PROJECTS ARE BILLED ON A MONTHLY BASIS AND INVOICES ARE DUE UPON RECEIPT. INVOICES WHICH HAVE BEEN NOT BEEN PAID WITHIN 30 DAYS ARE PAST DUE AND SUBJECT TO FINANCE CHARGES OF 1.5% PER MONTH.

Client's Initials _____ Date _____

AGENDA ITEM 12

CITY COUNCIL
AGENDA MEMO

Prepared By: Luke Olson, City Manager **May 19, 2025**

Change Order to McAdams Engineering Contract for Shady Shores Reconstruction

DESCRIPTION:

Consider and act on a Resolution approving a change order to the agreement with McAdams for additional design services related to the Shady Shores Road Reconstruction Project; authorizing the City Manager to execute the change order; and providing an effective date.

BACKGROUND INFORMATION:

The original agreement with McAdams, dated March 20, 2024, outlined design services for the reconstruction of Shady Shores Road. As the project scope has evolved, additional services are now required to support design enhancements, utility coordination, and construction-related activities. This change order documents the necessary scope adjustments to maintain the project schedule and ensure compliance with City of Lake Dallas requirements.

Denton County has committed additional funding for water and sewer infrastructure improvements associated with this project. To access these funds, the Lake Cities Municipal Utility Authority (LCMUA) must approve an interlocal agreement with the City of Lake Dallas.

Beyond utility enhancements, the City has introduced several new project components, including landscaping upgrades and the construction of a dedicated right-turn lane onto Swisher Road. This roadway improvement will also require modifications to the existing traffic signal system to accommodate the revised traffic flow.

Scope of Amendment:

The amendment includes the following new tasks and associated fees:

Basic Services:

- Schematic Landscape Plan – $5,000
- Landscape Plan – $9,000
- Hardscape Plan – $12,000
- Irrigation Plan – $4,000
- Traffic Signal Design – $32,000

Special Services:

- Easement Preparation – $21,000
- Construction Staking – $60,000

Additional Services:

- Civil Contract Administration – $50,000
- Construction Observation – $52,000
- Landscape Architectural Observation – $5,000

City's Total Change Order Amount: $250,000

Additional Charges for the water/wastewater (Funded by Denton County)

- Civil Construction Plans for LCMUA Water & Sanitary Sewer – $65,000

LCUMA Total Change Order Amount: $65,000.00

Total Change Order Amount $315,000

FINANCIAL CONSIDERATION:

1. **City Bond**
    - **$250,000** for all services outlined in the amendment.
2. **Denton County TRIP 2022**
    - **$65,000** Civil Construction Plans for LCMUA Water & Sanitary Sewer

RECOMMENDED MOTIONS:

I move to approve/deny a motion authorizing the City Manager to sign a change order to amend the contract with McAdams Engineering on the Shady Shores Reconstruction Project for $315,000.

ATTACHMENT(S):

Attachments

- Amendment to Agreement for Professional Services – Shady Shores Reconstruction
- McAdams Fee Schedule

CITY OF LAKE DALLAS, TEXAS

RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, APPROVING A CHANGE ORDER TO THE AGREEMENT WITH MCADAMS FOR ADDITIONAL DESIGN SERVICES RELATED TO THE SHADY SHORES ROAD RECONSTRUCTION PROJECT; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CHANGE ORDER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake Dallas entered into an agreement with McAdams on March 20, 2024, for professional design services in connection with the reconstruction of Shady Shores Road; and

WHEREAS, the scope of the project has expanded to include additional design enhancements, utility coordination, and construction support services that are necessary to maintain project timelines and ensure compliance with City requirements; and

WHEREAS, Denton County has allocated supplemental funding to support water and sewer infrastructure improvements associated with the project; and

WHEREAS, to access these funds, the Lake Cities Municipal Utility Authority (LCMUA) must enter into an interlocal agreement with the City of Lake Dallas; and

WHEREAS, the City has further incorporated additional improvements to the project scope, including enhanced landscaping features, the construction of a dedicated right-turn lane onto Swisher Road, and required modifications to the existing traffic signal system; and

WHEREAS, the City Council finds it in the best interest of the City to approve the proposed change order to reflect the additional services and improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS:

SECTION 1. That the City Council hereby approves the change order to the agreement with McAdams for additional design and construction support services related to the Shady Shores Road Reconstruction Project.

SECTION 2. That the City Council authorizes the City Manager to execute the change order and any necessary documents related thereto on behalf of the City of Lake Dallas.

SECTION 3. That this resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 22nd day of May, 2025.

Approved:

_____

Kristy Bleau, Mayor
City of Lake Dallas

ATTEST:

_____

Codi Delcambre, TMRC, MMC
City of Lake Dallas

MCADAMS
4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

CLD24003

Amendment to Agreement for Professional Services:

BETWEEN City of Lake Dallas (Client) AND McAdams

Original Agreement Dated	March 20, 2024	Date	May 16, 2025
Project Name	Shady Shores Reconstruction	Project Location	Lake Dallas, Texas
Project Number	CLD24003	Change Order Number	1
Client Contact	Codi Delcambre		

We hereby amend the Agreement for the above-referenced project, as follows:

The City of Lake Dallas and McAdams hereby amend the Agreement for the above-referenced project, modifying the original scope of work to include the following new project tasks, resulting from the Client requesting additional work. The City of Lake Dallas authorizes McAdams to perform the following additional work, at the stated fees, as described below:

Basic Services

D11.04 SCHEMATIC LANDSCAPE PLAN

FEE: $5,000

Prepare a preliminary landscape plan which will provide compliant layout and massing for streetscape landscape per the City Ordinance as well as conceptual massing for enhanced landscape zones.

D11.05 LANDSCAPE PLAN

FEE: $9,000

Landscape Plan will be designed in substantial conformance with City requirements to provide city compliant planting plan. Said plan to include landscaping within ROW and portions of street buffer where applicable. Landscape Plan to include detailed planting plan; plant list with quantity, common name, botanical name, plant specifics and landscape specifications.

D11.06 HARDSCAPE PLAN

FEE: $12,000

Hardscape plan includes pedestrian paving enhancements and dimensional control plan with paving details and material specifications related to site furnishings. Site elements may include street scape, tree grates,

trash receptacles, benches, retaining walls 3 ft. or less (not including structural retaining walls), steps, ramps and rails, and other hardscape related improvements.

D11.07 IRRIGATION PLAN

FEE: $4,000

Irrigation Plan will be designed in substantial conformance with City requirements for the proposed landscape improvement areas suitable for the proposed site plan. Said plan will include sprinkler heads, lateral lines, valves, main lines, controllers, point of connection, sleeving plan, details and specifications. This Task does NOT include, but is not limited to, water meter connection or electrical power supply.

D13.11 CIVIL CONSTRUCTION PLANS & SPECIFICATIONS FOR LCMUA WATER & SANITARY SEWER

FEE: $65,000

Prepare Civil Construction Drawings and Specifications for approximately 4,000 linear feet of waterline infrastructure and approximately 2,650 linear feet of sanitary sewer infrastructure, in accordance with the Scope of Work, included with this Proposal as an attachment. This Task work will be prepared and submitted to the City for review. This task does not include, stormwater mitigation design, multi staged erosion control plan, franchise utility plan, offsite utility and road work, structural design, retaining wall design (if necessary), nor submittal to State for accessibility compliance.

D14.10 TRAFFIC SIGNAL DESIGN

FEE: $32,000

Provide the design and plan production for the traffic signal upgrade at the intersection of Swisher Road and Shady Shores Road in Lake Dallas, Texas. Traffic signal upgrade plans are based on the widening of both Shady Shores Road approaches to an exclusive left turn lane, single thru lane, and exclusive right turn lane as well as impacts to the existing mast arm signals in the southwest, northwest, and northeast corners. Traffic signal design plans will be prepared in accordance with the latest Lake Dallas (City) and TxDOT standards, specifications, and guidelines. Task includes signal design coordination with city and client and planned reviews at 60% and 90% design completion. The final signed and sealed signal plan set will include traffic signal general notes, compilation of signal standards and specifications, proposed intersection layout, conductor/conduit schedules, electrical service, design of mast arms, poles, heads, foundations, and signs on signal poles, cable termination charts, and TxDOT foundation summary. Signal quantities and probable construction cost estimate will be provided for planned reviews.

Special Services

B2.50 PREPARATION OF EASEMENTS

FEE: $21,000

Preparation of temporary construction easements along Shady Shores and permanent pedestrian easement at the southwest corner of Shady Shores and Swisher. This TASK does NOT include obtaining required signatures for filing.

G7.11 CONSTRUCTION STAKING FOR LCMUA WATER AND SANITARY SEWER:

FEE: $60,000

Provide one-time Construction Staking for the waterline and sanitary sewer infrastructure. This TASK does not include staking franchise utilities, and if requested, will be billed at McAdams standard hourly rates as additional services. Any additional construction staking, and/or restaking, as requested by the City, will also be billed at McAdams standard hourly rates as additional services.

Additional Services

H5.16 CIVIL CONTRACT ADMININISTRATION FOR LCMUA WATER AND SANITARY SEWER

FEE: $50,000

Perform Contract Administration for Project based upon aforementioned plans and specifications. Contract Administration will include reviewing contractor submittals and RFI's, accounting, attending Pre-Construction Meetings with Client, City and/or Contractor. Construction Administration will include periodic visits to site to observe progress of infrastructure construction and general conformance with construction documents, providing field interpretations and recommendations, as requested by Client. Task does not include an evaluation of the contractor's means and methods of construction.

H5.17 CIVIL CONSTRUCTION OBSERVATION FOR LCMUA WATER AND SANITARY SEWER

FEE: $52,000

Provide Construction Observation during the construction phase of the Project. McAdams will provide one Project Representative for the duration of the construction phase to be onsite while the contractor and subcontractors perform work. This Task will include attending Pre-Construction Meetings, and daily onsite visits to site to observe progress of infrastructure construction and general conformance with construction documents as required. Any differences in work in the field versus approved plans will be sent in writing to the City and Contractor, within 24 hours of McAdams making observation, with instruction on how to correct the situation provided within a reasonable amount of time. Task does not include an evaluation of the contractor's means and methods of construction. In the event that this lump sum amount is exceeded, McAdams will then, at the City's option, either begin billing for this work at the listed billing rates or execute a change order for additional task work.

H11.09 LANDSCAPE ARCHITECTURAL CONSTRUCTION OBSERVATION

FEE: $5,000

Firm will perform Construction Observation for the project based upon bid document plans and specifications. Construction observation shall include attending a Pre-Construction Meeting, and weekly meetings, while hardscape, landscape and irrigation are under construction. This Task shall also include reviewing RFIs, change orders, and submittals; and providing checklists, observations, and punch lists during construction through substantial completion. A final completion observation report for one-year warranty shall be included. Other support during the construction phase is available, and may be provided as requested, in accordance with the hourly rate schedule in effect at the time of the work.

The Fee for these additional services shall be: $315,000

The Terms and Conditions of the original Agreement shall apply to this amendment.

Client		McAdams	
By:		By:	Justin L Lansdowne
Printed Name:	Luke Olson	Printed Name:	Justin Lansdowne, PE
Title:	City Manager	Title:	Senior Project Manager
Date:		Date:	May 16, 2025

MCADAMS

Fee Schedule

Shady Shores Reconstruction /Lake Dallas, Texas

Date 16-May-25

Project #	CLD24003			Civil & Landscape

Task ID	Description	Fee	Fee Basis	Notes
BASIC SERVICES				
D11.04	Schematic Landscape Plan	$5,000	Fixed Fee	
D11.05	Landscape Plan	$9,000	Fixed Fee	
D11.06	Hardscape Plan	$12,000	Fixed Fee	
D11.07	Irrigation Plan	$4,000	Fixed Fee	
D13.11	Civil Construction P&S for LCMUA Water & Sanitary Sewer	$65,000	Fixed Fee	
D14.10	Traffic Signal Design	$32,000	Fixed Fee	
	Basic Services TOTAL	**$127,000**		
SPECIAL SERVICES				
B2.50	Preparation of Easements	$21,000	Fixed Fee	
G7.11	Construction Staking for LCMUA Water & Sanitary Sewer	$60,000	Fixed Fee	
	Special Services TOTAL	**$81,000**		
ADDITIONAL SERVICES				
H5.16	Civil Contract Administration for LCMUA Water & Sanitary Sewer	$50,000	Fixed Fee	
H5.17	Civil Construction Observation for LCMUA Water & Sanitary Sewer	$52,000		
H11.09	Landscape Architectural Construction Observation	$5,000	Fixed Fee	
	Construction Period Services TOTAL	**$107,000**		
	Current Contract Total	**$315,000**		

McAdams

Hourly Rate Schedule / 2025

1. SPECIFICATIONS FOR CONTRACT BY HOURLY CHARGE, THE FOLLOWING RATES APPLY

Role	Rate
Chairman / President / Vice President	$290 - 400 /hour
Advisor	$250 - 325 /hour
Director / Practice Lead	$165 - 310 /hour
Technical Manager	$140 - 250 /hour
Project Manager	$150 - 235 /hour
Assistant Project Manager	$120 - 185 /hour
Landscape Architect	$140 - 230 /hour
Planner	$110 - 205 /hour
Project Engineer	$145 - 240 /hour
Graphics + Visualization	$125 - 140 /hour
Designer / Analyst	$110 - 170 /hour
Intern	$55 - 100 /hour
Administrative Services	$80 - 120 /hour
Construction Administration	$115 - 205 /hour
Survey Technician	$95 - 125 /hour
2 Man Survey Crew	$165 - 185 /hour
3 Man Survey Crew	$200 - 225 /hour
UAS LiDAR Crew	$285 /hour
SUE Crew Member	$95 - 135 /hour

Hourly services are recorded and rounded to the nearest 1/4 hour.

2. THE FOLLOWING CHARGES APPLY ON ALL CONTRACTS, FOR COPIES OF PLANS AND SPECIFICATIONS SENT OUT OF THE ENGINEER'S OFFICE (TO CLIENT, CITY REGULATORY AGENCIES, BIDDERS, CONTRACTOR, OTHER CONSULTANTS, ETC.):

Item	Fee	Item	Fee
Oversize + Color Rep.	$3.60 /each	Oversize Mylar Sepia	$24.00 /each
Paper Reproductions	$2.40 /each	Mylar Sepia	$18.00 /each
Specifications	$0.12 /each	Paper Sepia	$6.00 /each

3. THE FOLLOWING RATES ARE CHARGED IN ADDITION TO THE ABOVE FEES:

Item	Fee
Fees Paid for Permits and Applications	Cost Plus 10%
Outside Photocopying, Travel, Overnight Delivery, Postage for Mass Mailings	Cost Plus 10%
Subcontractor Invoices	Cost Plus 12.5%

4. FEES ARE SUBJECT TO ADJUSTMENT AT THE BEGINNING OF EACH CALENDAR YEAR.

5. PROJECTS ARE BILLED ON A MONTHLY BASIS AND INVOICES ARE DUE UPON RECEIPT. INVOICES WHICH HAVE BEEN NOT BEEN PAID WITHIN 30 DAYS ARE PAST DUE AND SUBJECT TO FINANCE CHARGES OF 1.5% PER MONTH.

Client's Initials _____ Date _____

AGENDA ITEM 13

CITY COUNCIL
AGENDA MEMO

Prepared By: Codi Delcambre, Director of Adm. Services/City Secretary, TRMC, MMC **May 22, 2025**

APPOINTMENT OF PLANING AND ZONING COMMISSIONERS

DESCRIPTION:

Consider and Act on a Resolution appointing members to various positions on the Planning and Zoning Commission.

BACKGROUND INFORMATION:

There are four places on the Planning and Zoning Commission whose terms are expiring at the end of September: Place 2, Place 4, and Alternate 2. There is also presently a vacancy in Place 3 with an unexpired term ending September 30, 2025. Therefore, there are a total of four (4) appointments to be made on the Commission.

Current Board Members	Place	Term
Melody Parlett resigned	Member, Place 5	September 30, 2025

Melody Parlett has resigned her position on the commission due to moving out of state. With the resignation of Melody Parlett, this leaves the board with only three members. Andi Nolan has submitted her application to serve on the commission.

RECOMMENDED MOTIONS:

I make a motion approve a resolution appointing _____, Place 5 to the Planning and Zoning Commission

ATTACHMENT(S):

1. Application for Boards and Commissions: Andi Nolan

CITY OF LAKE DALLAS, TEXAS
RESOLUTION NO. 2025-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, APPOINTING MEMBERS TO VARIOUS POSITIONS ON THE PLANNING AND ZONING COMMISSION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has a vacancy in Places 5 expires September 30, 2025; and

WHEREAS, the City Council of the City of Lake Dallas, Texas, finds it to be in the public interest to make appointments to fill such vacancies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, THAT:

SECTION 1. The following is hereby appointed to the following position on the Planning and Zoning Commission for term ending as stated below and until her successors is appointed and qualified:

Name	**Position**	**Term Expiration**
	Place 5	September 30, 2025

SECTION 2. This Resolution shall take effect immediately upon passage.

PASSED AND APPROVED this the 22nd day of May 2025.

APPROVED:

_____
Kristy Bleau, Mayor

ATTEST:

_____
Codi Delcambre, TRMC, City Secretary

APPROVED AS TO FORM

_____
Joseph J. Gorfida, Jr., City Attorney

AGENDA ITEM 14A

CITY COUNCIL
AGENDA MEMO

Prepared By: Codi Delcambre, Director of Adm. Services/City Secretary **May 22, 2025**

City's Financial Instituion Accounts

DESCRIPTION:

Consider and approve a resolution amending the authorized signatories on the City's financial institution accounts.

BACKGROUND INFORMATION:

With the current change in staff, the City needs to remove Andi Nolan from the signature cards at South State Bank and add the Mayor Pro-Tem _____. The Mayor Pro-Tem will be elected prior to this item being approved.

FINANCIAL IMPACT:

There is no financial impact to the taxpayers of Lake Dallas.

RECOMMENDED MOTION:

There is no motion required as part of this Agenda Item. Staff requests that after holding a discussion Council provide direction on how to proceed.

ATTACHMENT(S):

- Resolution

CITY OF LAKE DALLAS, TEXAS

RESOLUTION NO. 2025-----

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, AMENDNIG THE DESIGNATED SIGNATORIES FOR THE CITY'S DEPOSITORY ACCOUNTS AT SOUTHSTATE; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake Dallas has established deposit accounts ("the Accounts") at South State Bank ("the Bank") in accordance with the City's bank depository agreement with the Bank; and

WHEREAS, Andi Nolan former Mayor was an authorized signatory on the Accounts; and

WHEREAS, _____ was appointed Mayor Pro-Tem; and

WHEREAS, the City Council of the City of Lake Dallas, Texas, finds it to be in the public interest to modify the authorized signatories on the Accounts in light of the change in City Administration.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, THAT:

SECTION 1. Andi Nolan are no longer an authorized signatory for the Accounts.

SECTION 2. Mayor Pro-Tem _____ shall be added as an authorized signatory to the Accounts.

SECTION 3. The foregoing authorizations shall also apply to the issuance and use of such electronic devices as may be issued by the Bank relating to the management and use of the Accounts.

SECTION 4. This resolution shall be effective immediately upon its approval.

PASSED AND APPROVED this the 22nd day of May 2025.

_____
Kristy Bleau, Mayor

ATTEST:

_____
Codi Delcambre, City Secretary

APPROVED AS TO FORM:

_____
Joseph J. Gorfida, Jr., City Attorney

AGENDA ITEM 14B

CITY COUNCIL
AGENDA MEMO

Prepared By: Codi Delcambre, Director of Adm. Services/ City Secretary **May 19, 2025**

Authorized Representatives for Logic

DESCRIPTION:

Approval of Resolution amending the Logic Authorized Representatives

BACKGROUND INFORMATION:

The purpose of this item is to update the authorized representatives with Logic by removing Andi Nolan and adding Mayor Kristy Bleau and Finance Director Sarah Cochran.

FINANCIAL CONSIDERATION:

RECOMMENDED MOTIONS:

I move to approve/deny a Resolution amending Logic Authorized Representatives.

ATTACHMENT(S):

Resolution

RESOLUTION CHANGING AUTHORIZED REPRESENTATIVES FOR LOCAL GOVERNMENT INVESTMENT COOPERATIVE

WHEREAS, City of Lake Dallas
(the "Government Entity") by authority of that certain Local Government Investment Cooperative Resolution 2025-_____ (the "Resolution") entered into that certain Interlocal Agreement, as amended pursuant to its terms and subsequently designated Participation Agreement and Trust Instrument (the "Agreement") and has become a participant in the public funds investment pool created thereunder known as Local Government Investment Cooperative ("LOGIC");

WHEREAS, the Resolution designated on one or more "Authorized Representatives" within the meaning of the Agreement;

WHEREAS, the Government Entity now wishes to update and designate the following persons as the "Authorized Representatives" within the meaning of the Agreement;

NOW, THEREFORE, BE IT RESOLVED:

The following officers, officials or employees of the Government Entity are hereby designated as "Authorized Representatives" within the meaning of the Agreement, with full power and authority to: deposit money to and withdraw money from the Government Entity's LOGIC account or accounts from time to time in accordance with the Agreement and the Information Statement describing the Agreement and to take all other actions deemed necessary or appropriate for the investment of funds of the Government Entity in LOGIC:

1. Name: Codi Delcambre Title: City Secretary
   Signature: _____ Phone: 940-497-2226 ext 102
   Email: cdelcambre@lakedallas.com
2. Name: Luke Olson Title: City Manager
   Signature: _____ Phone: 940-497-2226 ext 101
   Email: lolson@lakedallas.com
3. Name: Kristy Bleau Title: Mayor
   Signature: _____ Phone: 940-497-2226 ext 102
   Email: Kbleau@lakedallas.com
4. Name: _____ Title: _____
   Signature: _____ Phone: _____
   Email: _____

{REQUIRED} PRIMARY CONTACT: List the name of the Authorized Representative listed above that will be designated as the Primary Contact and will receive all LOGIC correspondence including transaction confirmations and monthly statements

Name: Codi Delcambre, Director of Adm. Services/City Secretary

{OPTIONAL} INQUIRY ONLY CONTACT: In addition, the following additional Participant representative (***not listed above***) is designated as an ***Inquiry Only*** Representative authorized to obtain account information:

Name: Sarah Cochran Title: Finance Director

Signature: _____ Phone: 940-497-2226

Email: scochran@lakedallas.com

Applicant may designate other authorized representatives by written instrument signed by an existing Applicant Authorized Representative or Applicant's chief executive officer.

The foregoing supersedes and replaces the Government Entity's previous designation of officers, officials or employees of the Government Entity as Authorized Representatives under the Agreement pursuant to paragraph 4 of the Resolution. Except as hereby modified, the Resolution shall remain in full force and effect.

PASSED AND APPROVED this 22 day of May, 2025.

OFFICIAL SEAL OF PARTICIPANT (REQUIRED)

City of Lake Dallas

(NAME OF ENTITY/APPLICANT)

SIGNED BY: _____

(Signature of official)

Kristy Bleau, Mayor

(Printed name and title)

ATTESTED BY: _____

(Signature of official)

Codi Delcambre, Director of Adm. Services/ City Secretary

(Printed name and title)

AGENDA ITEM 14C

CITY COUNCIL
AGENDA MEMO

Prepared By: Codi Delcambre, Director of Adm. Services, City Secretary **May 22, 2025**

Authorized Representatives for TexClass

DESCRIPTION:

Approval of Resolution amending the TexClass Authorized Representatives

BACKGROUND INFORMATION:

The purpose of this item is to update the authorized representatives with TexClass by removing Andi Nolan and adding Mayor Kristy Bleau and Finance Director Sarah Cochran to the account.

FINANCIAL CONSIDERATION:

RECOMMENDED MOTIONS:

I move to approve/deny a Resolution amending TexClass Authorized Representatives.

ATTACHMENT(S):

Resolution

Texas CLASS®

Texas Cooperative Liquid Assets Securities System Trust

Signatory Amendment Form

Effective Date: 05/22/2025

Participant # TX-01- 0930

Entity Name: City of Lake Dallas

Individuals to be Added

Kristy Bleau
Print First and Last Name

Mayor
Title

940-497-2226 ext 101
Phone

***(Signature Required if Authorized Signer)**

kbleau@lakedallas.com
Email

940-497-4485
Fax

Permissions (must check only one)
- ☑ Authorized Signer to Move Funds*
- ☐ Read Only Access

Representative**
- ☑ Yes
- ☐ No

Email Notifications
- ☐ Monthly Statement
- ☐ Transaction Confirmations

Sarah Cochran
Print First and Last Name

Finance Director
Title

940-497-2226 ext 103
Phone

***(Signature Required if Authorized Signer)**

scochran@lakedallas.com
Email

940-497-4485
Fax

Permissions (must check only one)
- ☐ Authorized Signer to Move Funds*
- ☑ Read Only Access

Representative**
- ☐ Yes
- ☑ No

Email Notifications
- ☑ Monthly Statement
- ☑ Transaction Confirmations

Individuals to be Removed

Print Full Name	Title	Representative?**
Andi Nolan	Mayor	☐ Yes ☑ No
		☑ Yes ☐ No

**Each account requires one representative (must be authorized signer); a new representative must be assigned when one is removed.

The above changes have been duly approved by a current Authorized Signer:

Signature

05/22/2025
Date

Codi Delcambre
Print Name

Director of Adm. Services/ City Secretary
Title

Note: All completed forms should be sent to the Client Service team via the contact information listed below.

717 17th Street, Suite 1850
Denver, Colorado 80202

T (800) 707-6242
F (855) 848-9910

clientservices@texasclass.com
www.texasclass.com

AGENDA ITEM 14D

CITY COUNCIL
AGENDA MEMO

Prepared By: Codi Delcambre, Director of Adm. Services/City Secretary **May 22, 2025**

Authorized Representatives for TexPool

DESCRIPTION:

Consider Approval of a Resolution amending the TexPool Authorized Representatives

BACKGROUND INFORMATION:

The purpose of this item is to update the authorized representatives with TexPool by removing Andi Nolan adding Mayor Kristy Bleau and Finance Director Sarah Cochran to the account.

FINANCIAL CONSIDERATION:

N/A

RECOMMENDED MOTIONS:

I move to approve/deny a Resolution amending TexPool Authorized Representatives.

ATTACHMENT(S):

Resolution

Print Form Clear Form

Resolution Amending Authorized Representatives

Please complete this form to amend or designate Authorized Representatives. *This document supersedes all prior Authorized Representative forms.*

*** Required Fields**

1. Resolution

WHEREAS,

Codi Delcambre, Director of Adm. Services/City Secretary — Participant Name*

7 8 7 1 8 — Location Number*

("**Participant**") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("**TexPool / Texpool Prime**"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and

C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Codi Delcambre — Name; Director of Adm. Services/City Secretary — Title

9 4 0 4 9 7 2 2 2 6 — Phone; 9 4 0 4 9 7 4 4 8 5 — Fax; cdelcambre@lakedallas.com — Email

Signature

2. Luke Olson — Name; City Manager — Title

9 4 0 4 9 7 2 2 2 6 — Phone; 9 4 0 4 9 7 4 4 8 5 — Fax; lolson@lakedallas.com — Email

Signature

3. Kristy Bleau — Name; Mayor — Title

9 4 0 4 9 7 2 2 2 6 — Phone; 9 4 0 4 9 7 4 4 8 5 — Fax; kbleau@lakedallas.com — Email

Signature

Form Continues on Next Page

1. Resolution (continued)

4.

Name | Title

Phone | Fax | Email

Signature

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Codi Delcambre

Name

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. *This limited representative cannot perform transactions.* If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Sarah Cochran | Finance Director

Name | Title

9 4 0 4 9 7 2 2 2 6 | 9 4 0 4 9 7 4 4 8 5 | scochran@lakedallas.com

Phone | Fax | Email

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the 2 2 day of May , 2 0 2 5 .

Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

City of Lake Dallas

Name of Participant*

SIGNED

Signature*

Kristy Bleau

Printed Name*

Mayor

Title*

ATTEST

Signature*

Codi Delcambre

Printed Name*

City Secretary

Title*

2. Delivery Instructions

Please return this document to **TexPool Participant Services**:

Email: texpool@dstsystems.com

Fax: 866-839-3291

1-866-TEXPOOL (839-7665) • TexPool.com
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G45340-17 (3/22)

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AGENDA ITEM 14E

CITY COUNCIL
AGENDA MEMO

Prepared By: Codi Delcambre, Director of Adm./City Secretary **May 22, 2025**

Authorized Representatives for Texstar

DESCRIPTION:

Approval of Resolution amending the Texstar Authorized Representatives

BACKGROUND INFORMATION:

The purpose of this item is to update the authorized representatives with Texstar by removing Andi Nolan and adding Mayor Kristy Bleau and Finance Director Sarah Cochran to the account.

FINANCIAL CONSIDERATION:

RECOMMENDED MOTIONS:

I move to approve/deny a Resolution amending Texstar Authorized Representatives.

ATTACHMENT(S):

Resolution

AMENDING RESOLUTION

WHEREAS, City of Lake Dallas _____

(the "Government Entity") by authority of the Application for Participation in TexSTAR (the "Application") has entered into an Interlocal Agreement (the "Agreement") and has become a participant in the public funds investment pool created there under known as TexSTAR Short Term Assert Reserve Fund ("TexSTAR");

WHEREAS, the Application designated on one or more "Authorized Representatives" within the meaning of the Agreement;

WHEREAS, the Government Entity now wishes to update and designate the following persons as the "Authorized Representatives" within the meaning of the Agreement;

NOW, THEREFORE, BE IT RESOLVED:

SECTION 1. The following officers, officials or employees of the Government Entity specified in this document are hereby designated as "Authorized Representatives" within the meaning of the Agreement, with full power and authority to open accounts, to deposit and withdraw funds, to agree to the terms for use of the website for online transactions, to designate other authorized representatives, and to take all other action required or permitted by Government Entity under the Agreement created by the application, all in the name and on behalf of the Government Entity.

SECTION 2. This document supersedes and replaces the Government Entity's previous designation of officers, officials or employees of the Government Entity as Authorized Representatives under the Agreement

SECTION 3. This resolution will continue in full force and effect until amended or revoked by Government Entity and written notice of the amendment or revocation is delivered to the TEXSTAR Board.

SECTION 4. Terms used in this resolution have the meanings given to them by the Application.

Authorized Representatives. Each of the following Participant officials is designated as Participant's Authorized Representative authorized to give notices and instructions to the Board in accordance with the Agreement, the Bylaws, the Investment Policy, and the Operating Procedures:

1. Name: Codi Delcambre Title: City Secretary
   Signature: _____ Phone: 940-497-2226 ext 102
   Email: cdelcambre@lakedallas.com
2. Name: Luke Olson Title: City Manager
   Signature: _____ Phone: 940-497-2226 ext 101
   Email: lolson@lakedallas.com
3. Name: Kristy Bleau Title: Mayor
   Signature: _____ Phone: 940-497-2226 ext 102
   Email: Kbleau@lakedallas.com
4. Name: _____ Title: _____
   Signature: _____ Phone: _____
   Email: _____

{REQUIRED} PRIMARY CONTACT: List the name of the Authorized Representative **listed above** that will be designated as the Primary Contact and will receive all TexSTAR correspondence including transaction confirmations and monthly statements

Name: Codi Delcambre, Director of Adm. Services/City Secretary

*{**OPTIONAL} INQUIRY ONLY CONTACT:*** In addition, the following additional Participant representative (***not listed above***) is designated as an ***Inquiry Only*** Representative authorized to obtain account information:

Name: Sarah Cochran Title: Finance Director
Signature: _____ Phone: 940-497-2226
Email: scochran@lakedallas.com

Participant may designate other authorized representatives by written instrument signed by an existing Participant Authorized Representative or Participant's chief executive officer.

DATED 09/12/2024

City of Lake Dallas
(NAME OF PARTICIPANT)

SIGNED BY: _____
(Signature of official)
Andi Nolan, Mayor
(Printed name and title)

ATTESTED BY: _____
(Signature of official)
Codi Delcambre, City Secretary
(Printed name and title)

REQUIRED
PLACE OFFICIAL SEAL OF ENTITY HERE

FOR INTERNAL USE ONLY
APPROVED AND ACCEPTED: TEXAS SHORT TERM ASSET RESERVE FUND

……
AUTHORIZED SIGNER

Fiscal Year End Report
As of January 31, 2025

City of Lake Dallas
Monthly Financial Summary
January 2025

This report represents the first month of the second quarter of Fiscal Year 2025. Those items operating on a normal cycle should be approximately 33.3% complete. Some revenues and expenditures are more seasonal in nature. For example, most property taxes are collected between December and February. In addition, some expenses are higher during the fall and spring months.

General Fund	Original Budget	Current Month	Year to Date	YTD %
Revenues	6,586,451	1,454,600	4,167,958	63.28%
Expenditures	6,758,111	504,331	2,166,302	32.05%
Net	(171,660)	950,269	2,001,656	

The fiscal year-to-date total revenues and expenditures are $4,167,958 and $2,166,302, respectively. They represent 63.28% and 32.05% of the budget.

Property Tax Revenues received year-to-date are $3,176,885 for General Fund operations and $393,384 for Debt Service. As of this month, 86.18% of the General Fund property tax budgeted has been collected.

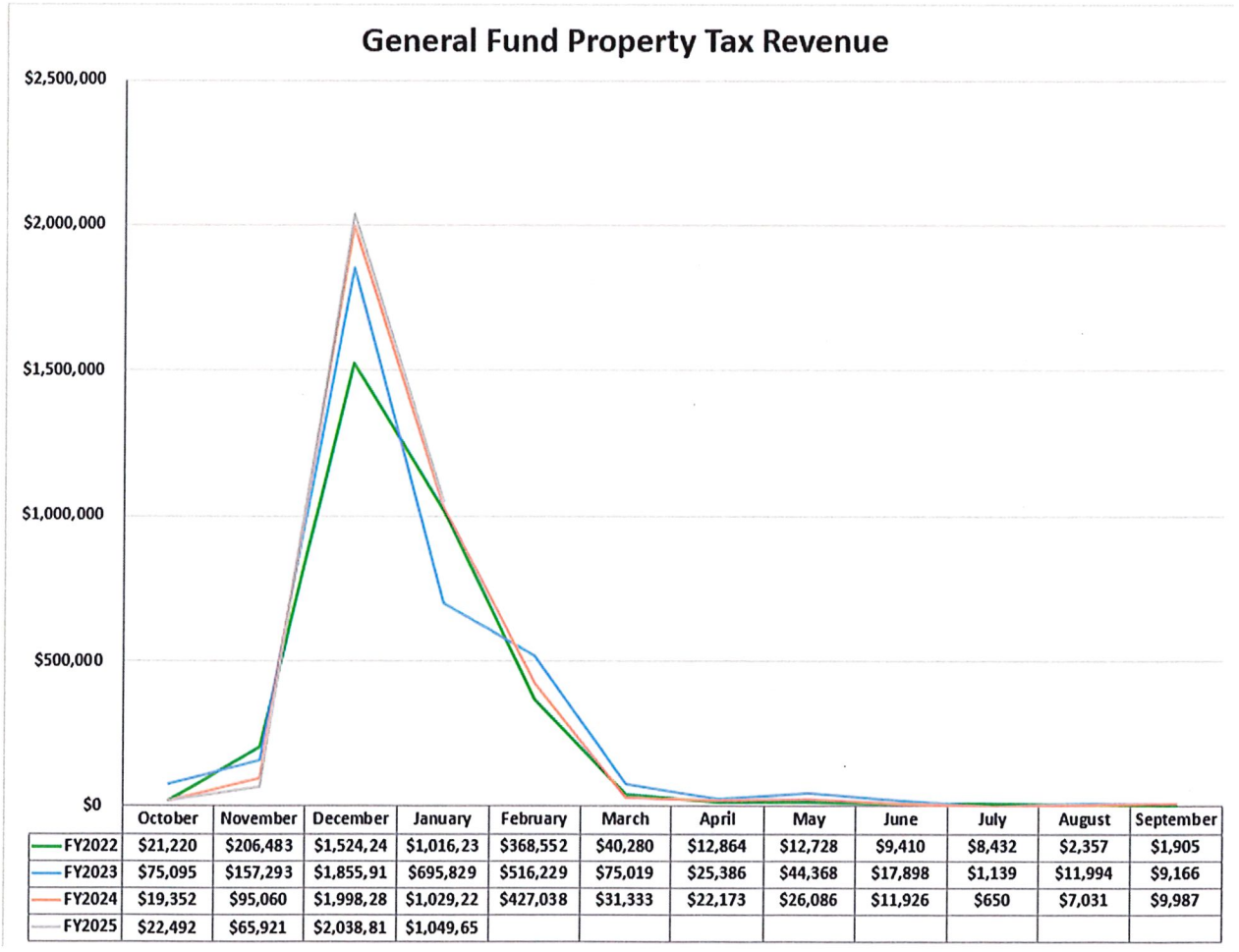
Sales Tax Revenue received year-to-date is $882,732. Sales Tax Revenue for the month of January totaled $265,210. Of this total, the General Fund received $132,605 for General Operations; $33,151 for property tax reduction; $33,151 for Road Maintenance and Repair and $66,303 for the Community Development Corporation. Year-to-date receipts exceed prior year receipts by 16.28%.

The General Fund has the following cash and investments available as of January 31, 2025:

General Fund Investments	$3,642,905
Cash at Bank	$1,946,906
Total Cash and Investments	**$5,589,811**

City of Lake Dallas
General Fund Property Tax Revenue

	FY2022	FY2023	FY2024	FY2025
October	$ 21,220	$ 75,095	$ 19,352	$ 22,492
November	$ 206,483	$ 157,293	$ 95,060	$ 65,921
December	$ 1,524,249	$ 1,855,918	$ 1,998,281	$ 2,038,816
January	$ 1,016,230	$ 695,829	$ 1,029,226	$ 1,049,657
February	$ 368,552	$ 516,229	$ 427,038	
March	$ 40,280	$ 75,019	$ 31,333	
April	$ 12,864	$ 25,386	$ 22,173	
May	$ 12,728	$ 44,368	$ 26,086	
June	$ 9,410	$ 17,898	$ 11,926	
July	$ 8,432	$ 1,139	$ 650	
August	$ 2,357	$ 11,994	$ 7,031	
September	$ 1,905	$ 9,166	$ 9,987	
Total	$3,224,709	$ 3,485,334	$ 3,678,142	$ 3,176,885

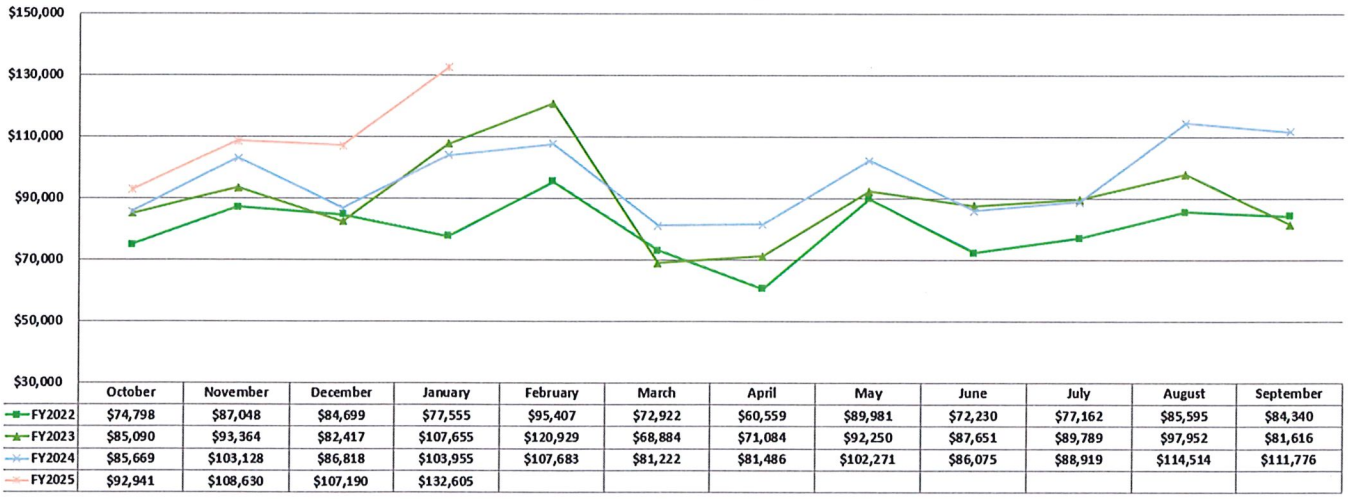


	October	November	December	January	February	March	April	May	June	July	August	September
FY2022	$21,220	$206,483	$1,524,24	$1,016,23	$368,552	$40,280	$12,864	$12,728	$9,410	$8,432	$2,357	$1,905
FY2023	$75,095	$157,293	$1,855,91	$695,829	$516,229	$75,019	$25,386	$44,368	$17,898	$1,139	$11,994	$9,166
FY2024	$19,352	$95,060	$1,998,28	$1,029,22	$427,038	$31,333	$22,173	$26,086	$11,926	$650	$7,031	$9,987
FY2025	$22,492	$65,921	$2,038,81	$1,049,65								

City of Lake Dallas
General Fund Sales Tax Revenue

	FY2022	FY2023	FY2024	FY2025
October	$ 74,798	$ 85,090	$ 85,669	$ 92,941
November	$ 87,048	$ 93,364	$ 103,128	$ 108,630
December	$ 84,699	$ 82,417	$ 86,818	$ 107,190
January	$ 77,555	$ 107,655	$ 103,955	$ 132,605
February	$ 95,407	$ 120,929	$ 107,683	
March	$ 72,922	$ 68,884	$ 81,222	
April	$ 60,559	$ 71,084	$ 81,486	
May	$ 89,981	$ 92,250	$ 102,271	
June	$ 72,230	$ 87,651	$ 86,075	
July	$ 77,162	$ 89,789	$ 88,919	
August	$ 85,595	$ 97,952	$ 114,514	
September	$ 84,340	$ 81,616	$ 111,776	
Total	$ 962,296	$ 1,078,682	$ 1,153,518	$ 441,366

General Fund - Monthly Sales Tax

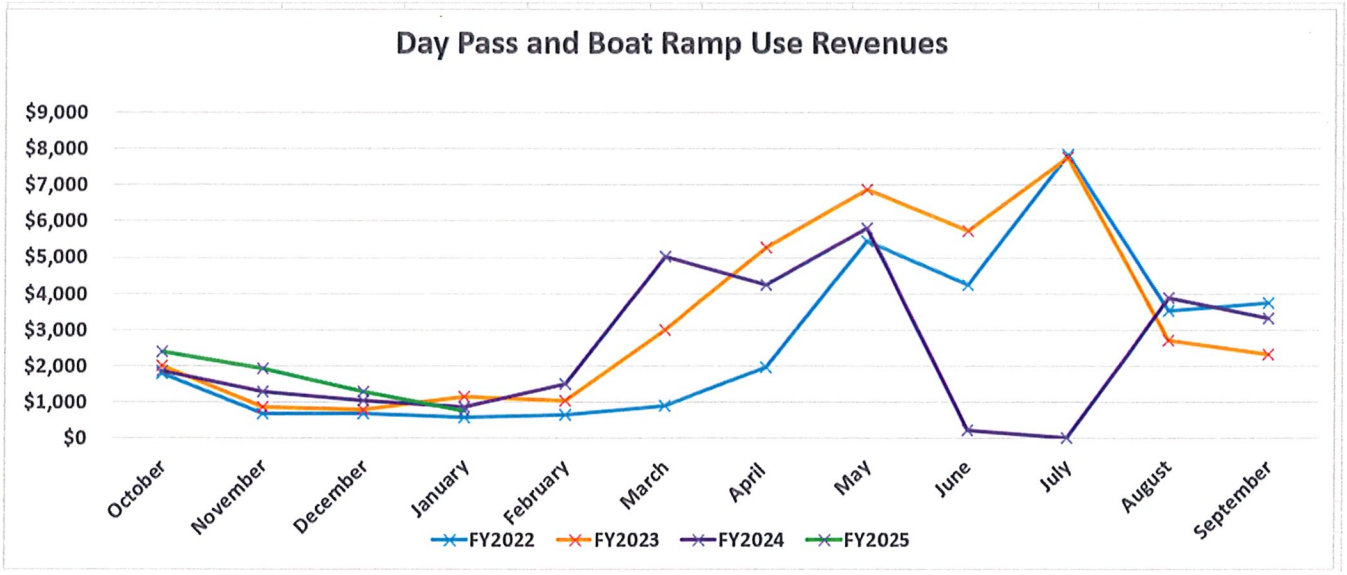


	October	November	December	January	February	March	April	May	June	July	August	September
FY2022	$74,798	$87,048	$84,699	$77,555	$95,407	$72,922	$60,559	$89,981	$72,230	$77,162	$85,595	$84,340
FY2023	$85,090	$93,364	$82,417	$107,655	$120,929	$68,884	$71,084	$92,250	$87,651	$89,789	$97,952	$81,616
FY2024	$85,669	$103,128	$86,818	$103,955	$107,683	$81,222	$81,486	$102,271	$86,075	$88,919	$114,514	$111,776
FY2025	$92,941	$108,630	$107,190	$132,605								

City of Lake Dallas
Willow Grove Park
Day Pass and Boat Ramp

Day Pass and Boat Ramp

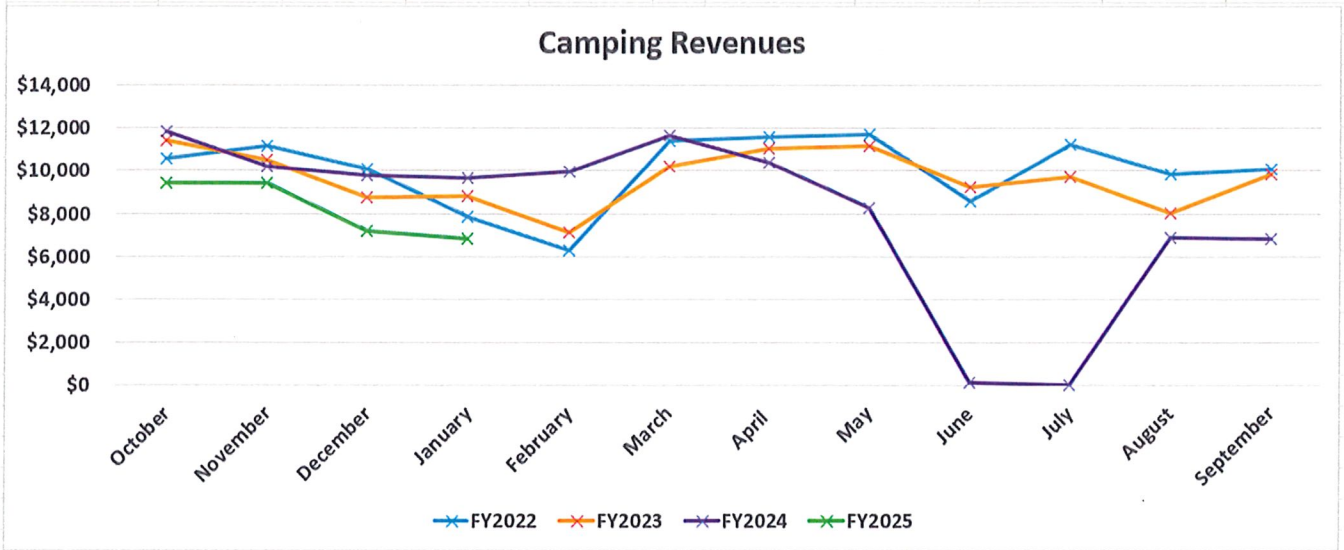
	FY2022	FY2023	FY2024	FY2025
October	$1,785	$2,015	$1,854	$2,387
November	697	850	1,291	1,930
December	685	780	1,049	1,270
January	565	1,139	858	745
February	645	1,035	1,489	
March	890	3,007	5,009	
April	1,960	5,266	4,236	
May	5,447	6,882	5,801	
June	4,237	5,742	212	
July	7,817	7,755	5	
August	3,511	2,709	3,872	
September	3,735	2,304	3,305	
Total	$31,974	$39,484	$28,981	$6,332



City of Lake Dallas
Willow Grove Park
Camping

Camping

	FY2022	FY2023	FY2024	FY2025
October	$10,588	$11,389	$11,857	$9,449
November	11,151	10,511	10,202	9,429
December	10,079	8,753	9,816	7,167
January	7,847	8,845	9,664	6,807
February	6,277	7,106	9,944	
March	11,413	10,233	11,683	
April	11,588	11,075	10,384	
May	11,698	11,188	8,281	
June	8,594	9,249	103	
July	11,233	9,740	-	
August	9,838	8,011	6,885	
September	10,088	9,873	6,829	
Total	$120,394	$115,973	$95,648	$32,852



City of Lake Dallas
Investments as of January 31, 2025

Account Name	Book Value 01/31/2025
TEXPOOL	
General Investment Fund	3,536,527.44
GF Capital Improvement Unrestricted	106,377.84
Debt Service I & S	522,557.90
Road Repair and Maintenance Fund	539,745.45
Park Improvement Fee	2,342.72
GF Capital Projects Fund	636,239.03
TOTALS	*5,343,790.38*
LOGIC	
Community Development Corporation	597,973.53
Municipal Court Technology	10,298.68
Municipal Court Building Security	52,476.88
Police Department LEOSE	1,635.22
Municipal Court Child Safety	10,979.79
Municipal Court Juvenile Case Mgmt	192,541.71
Seized Funds	1,557.12
Kids N Cops	3,467.58
Willow Grove Park	151,237.88
Animal Rescue	6,819.10
Stormwater Drainage Fund	211,168.47
Opioid Abatement Fund	7,384.19
Tree Preservation Fund	8,439.04
Series 2023 CO & Revenue Bond	3,238,268.35
TOTALS	4,494,247.54
TEXSTAR	
Hotel Occupancy Tax	214,552.76
Library Donations	10,099.31
TOTALS	*224,652.07*
TEXASCLASS	
CSLFRF Grant Fund	1,656,284.38
TOTAL of Funds Invested	*$11,718,974.37*

Lake Dallas Community Development Corporation
Monthly Financial Summary
January 2025

This table represents the first month of the second quarter of operations for Fiscal Year 2025.

CDC Fund	Original Budget	Current Month	Year to Date	YTD %
Revenues	504,000	70,599	228,301	45.30%
Expenditures	433,414	(0)	1,770	0.41%
Net	70,586	70,599	226,531	

The year-to-date total revenues and expenditures for Lake Dallas Community Development Corporation are $228,301 and $1,770, respectively. They represent 45.30% and 0.41% of the budget.

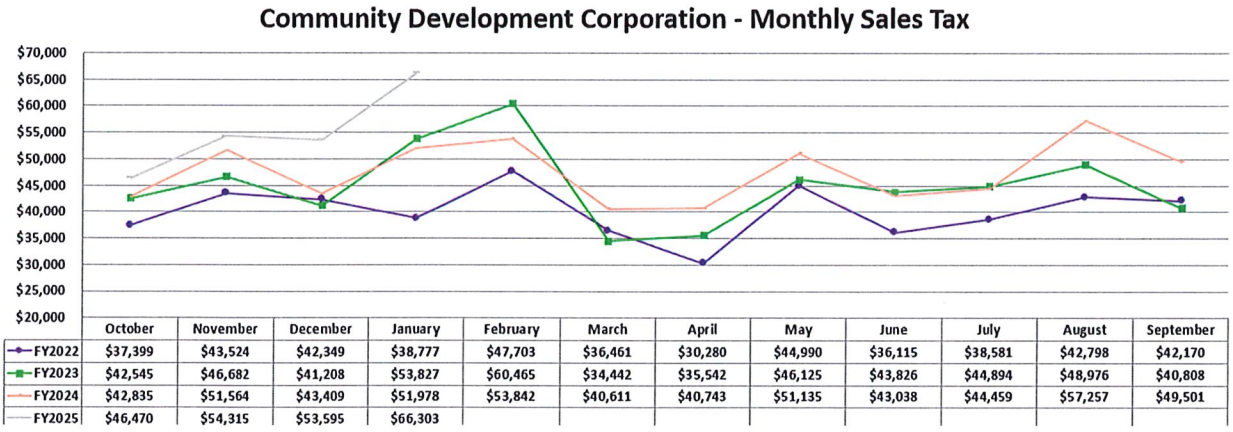
Sales Tax Revenue for January 2025 was $66,303. As of January 31, 2025, 44.14% of the budgeted sales tax was collected.

Community Development Corporation has the following cash and investments available as of January 31, 2025.

CDC Investments	$597,974
CDC Cash at Bank	$ 78,258
Total Cash and Investments	**$676,232**

Sales Tax Revenue

	FY2022	FY2023	FY2024	FY2025
October	$ 37,399	$ 42,545	$ 42,835	$ 46,470
November	$ 43,524	$ 46,682	$ 51,564	$ 54,315
December	$ 42,349	$ 41,208	$ 43,409	$ 53,595
January	$ 38,777	$ 53,827	$ 51,978	$ 66,303
February	$ 47,703	$ 60,465	$ 53,842	
March	$ 36,461	$ 34,442	$ 40,611	
April	$ 30,280	$ 35,542	$ 40,743	
May	$ 44,990	$ 46,125	$ 51,135	
June	$ 36,115	$ 43,826	$ 43,038	
July	$ 38,581	$ 44,894	$ 44,459	
August	$ 42,798	$ 48,976	$ 57,257	
September	$ 42,170	$ 40,808	$ 49,501	
Total	$ 481,147	$ 539,340	$ 570,372	$ 220,683



	October	November	December	January	February	March	April	May	June	July	August	September
FY2022	$37,399	$43,524	$42,349	$38,777	$47,703	$36,461	$30,280	$44,990	$36,115	$38,581	$42,798	$42,170
FY2023	$42,545	$46,682	$41,208	$53,827	$60,465	$34,442	$35,542	$46,125	$43,826	$44,894	$48,976	$40,808
FY2024	$42,835	$51,564	$43,409	$51,978	$53,842	$40,611	$40,743	$51,135	$43,038	$44,459	$57,257	$49,501
FY2025	$46,470	$54,315	$53,595	$66,303								

Details of Budget
Revenues and Expenditures
As of January 31, 2025

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For General Fund (01)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number		Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues						
Revenues						
Undefined Sub-Type Revenues						
01-00-41006	Property Taxes-Current	$ 3,661,480.00	$ 3,128,884.48	$ 3,822,851.00	$ 3,161,371.15	17.30%
01-00-41007	Property Taxes-Delinquent	17,000.00	8,912.09	25,000.00	10,963.76	56.14%
01-00-41009	Property Taxes-P & I	8,000.00	4,122.39	20,000.00	4,549.76	77.25%
01-00-42108	Sales Tax-General	1,090,000.00	379,570.40	1,200,000.00	441,365.82	63.22%
01-00-42110	Sales Tax-Mixed Beverage	11,333.32	9,967.17	34,000.00	11,203.63	67.05%
01-00-42116	Sales Tax - Property Tax Reduction	275,000.00	94,892.61	300,000.00	110,341.46	63.22%
01-00-44214	Franchise Fees - ATMOS	60,000.00	0.00	40,000.00	0.00	100.00%
01-00-44215	Franchise Fees - Century Tel	2,000.00	65.52	2,000.00	88.40	95.58%
01-00-44216	Franchise Fees - Oncor	210,000.00	0.00	220,000.00	0.00	100.00%
01-00-44217	Franchise Fees - Charter Communicati	52,000.00	10,890.04	53,000.00	8,875.73	83.25%
01-00-44218	Franchise Fees - Republic Services	95,000.00	23,503.49	104,000.00	24,782.65	76.17%
01-00-44219	Franchise Fees - Miscellaneous	2,000.00	1,846.24	2,000.00	(1,055.71)	152.79%
01-00-45320	Animal Services	8,000.00	5,420.00	0.00	0.00	0.00%
01-00-45321	Application Fees - Admin/PZ/BOA	500.00	1,070.00	1,500.00	0.00	100.00%
01-00-45322	Permits - Mobile Home	500.00	0.00	3,500.00	0.00	100.00%
01-00-45323	Fees - Health Department	17,000.00	11,730.00	20,000.00	13,415.00	32.93%
01-00-45324	Permits - Building New Residental	50,000.00	19,337.98	65,000.00	33,027.82	49.19%
01-00-45325	Licenses - Beer/Wine/Liquor	2,000.00	687.50	1,800.00	1,027.50	42.92%
01-00-45326	Permits - Alarms	4,500.00	2,605.12	4,500.00	2,762.93	38.60%
01-00-45328	Permits - Other	10,000.00	5,085.00	13,000.00	4,387.01	66.25%
01-00-45329	Permits- New Commercial	10,000.00	0.00	10,000.00	0.00	100.00%
01-00-45330	Permits-Food Trucks	100.00	0.00	0.00	0.00	0.00%
01-00-45350	Permits - Business	2,000.00	750.00	2,500.00	375.00	85.00%
01-00-45351	Registration - Contractor	11,000.00	2,803.75	7,000.00	2,531.00	63.84%
01-00-45353	Plan Review	8,000.00	3,300.38	9,000.00	12,071.99	(34.13%)
01-00-45463	Rentals - Parks	66.68	0.00	200.00	40.00	80.00%
01-00-45464	Fees- Vendors	100.00	0.00	2,000.00	0.00	100.00%
01-00-45465	Fees - Entry	200.00	0.00	200.00	0.00	100.00%
01-00-45467	Sponsorships - Events	10,000.00	0.00	10,000.00	0.00	100.00%
01-00-45473	Police Reports	600.00	342.00	1,000.00	296.75	70.33%
01-00-45474	Rental Fees - Community Room	0.00	0.00	100.00	325.00	(225.00%)
01-00-45475	Police Donations	0.00	0.00	0.00	200.00	0.00%
01-00-45802	Fire Station Rental Income	48,760.00	24,380.04	48,000.00	0.00	100.00%
01-00-46233	Library Fines	0.00	435.28	0.00	486.26	0.00%
01-00-46330	Court Fines/Bonds	135,000.00	39,017.11	77,000.00	45,769.44	40.56%
01-00-46331	Admnistractive Fees	5,000.00	1,279.88	3,000.00	3,024.80	(0.83%)
01-00-46332	Arrest/Warrant/Fees	8,000.00	2,440.00	7,500.00	2,849.00	62.01%
01-00-46337	MVBA Collections	14,000.00	2,559.90	9,000.00	2,274.90	74.72%
01-00-46339	Omni/City	500.00	84.00	300.00	154.00	48.67%
01-00-47476	Interest Income - General FD	73,000.00	71,326.29	180,000.00	46,592.32	74.12%
01-00-48000	Community Services Program Fees	1,000.00	0.00	0.00	0.00	0.00%
01-00-48234	Library Memberships	0.00	270.00	0.00	360.90	0.00%
01-00-48461	SRO Reimbursement	50,000.00	0.00	150,000.00	152,553.00	(1.70%)
01-00-48468	Fireworks	11,000.00	0.00	14,000.00	0.00	100.00%

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For General Fund (01)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
01-00-48475 Other Revenue	3,000.00	2,216.16	3,500.00	3,665.22	(4.72%)
01-00-48476 Insurance Proceeds	0.00	0.00	0.00	16,282.35	0.00%
01-00-48480 Sale of Assets	10,000.00	0.00	0.00	21,000.00	0.00%
01-00-49403 Trf from CDC - Parks	80,000.00	40,000.00	80,000.00	20,000.00	75.00%
01-00-49404 Admin Fees - Willow Grove Park	40,000.00	10,000.00	40,000.00	10,000.00	75.00%
01-00-49600 Transfer In	283,000.00	0.00	0.00	0.00	0.00%
Total Undefined Sub-Type Revenues	**6,380,640.00**	**3,909,794.82**	**6,586,451.00**	**4,167,958.84**	**36.72%**
Total Revenues	**6,380,640.00**	**3,909,794.82**	**6,586,451.00**	**4,167,958.84**	**36.72%**
Total General Fund Revenues	**$ 6,380,640.00**	**$ 3,909,794.82**	**$ 6,586,451.00**	**$ 4,167,958.84**	**36.72%**
Expenditures					
Events Expenditures					
Supplies Expenditures					
01-05-52221 Community Events	$ 2,000.00	$ 397.00	$ 8,500.00	$ 1,872.07	77.98%
Total Supplies Expenditures	**2,000.00**	**397.00**	**8,500.00**	**1,872.07**	**77.98%**
Contractual Services Expenditures					
01-05-53350 Fireworks	28,000.00	0.00	24,999.00	0.00	100.00%
Total Contractual Services Expenditures	**28,000.00**	**0.00**	**24,999.00**	**0.00**	**100.00%**
Total Events Expenditures	**30,000.00**	**397.00**	**33,499.00**	**1,872.07**	**94.41%**
City Council Expenditures					
Supplies Expenditures					
01-07-52000 Office Supplies	300.00	0.00	100.00	0.00	100.00%
01-07-52204 Uniforms	600.00	0.00	600.00	291.00	51.50%
01-07-52206 Travel & Training	1,920.00	358.67	9,900.00	1,937.40	80.43%
01-07-52207 Dues & Memberships	5,675.00	2,209.00	7,000.00	2,635.00	62.36%
01-07-52212 Flowers/Gifts/Plaques	300.00	0.00	150.00	129.88	13.41%
01-07-52214 Legislative	0.00	0.00	4,500.00	0.00	100.00%
Total Supplies Expenditures	**8,795.00**	**2,567.67**	**22,250.00**	**4,993.28**	**77.56%**
Total City Council Expenditures	**8,795.00**	**2,567.67**	**22,250.00**	**4,993.28**	**77.56%**
Development Services Expenditures					
Personnel & Benefits Expenditures					
01-08-51000 Salaries-Full Time	83,061.00	26,355.20	92,564.00	35,708.32	61.42%
01-08-51101 Overtime	2,100.00	480.30	1,200.00	774.08	35.49%
01-08-51102 Certification Pay			2,600.00	0.00	100.00%
01-08-51104 Longevity	630.00	630.00	774.00	660.00	14.73%
01-08-51105 FICA/Medicare Tax	1,281.00	376.96	1,409.00	515.08	63.44%
01-08-51106 Unemployment Tax	20.00	6.64	23.00	166.37	(623.35%)
01-08-51107 Worker's Compensation	601.00	79.12	638.00	106.92	83.24%
01-08-51108 Group Health Insurance	31,829.00	8,313.00	35,845.00	7,769.56	78.32%
01-08-51109 Retirement/TMRS	13,256.00	2,832.25	14,571.00	3,370.01	76.87%
01-08-51111 Physicals & Evaluations	165.00	0.00	0.00	0.00	0.00%

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For General Fund (01)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Personnel & Benefits Expenditures	**132,943.00**	**39,073.47**	**149,624.00**	**49,070.34**	**67.20%**
Supplies Expenditures					
01-08-52000 Office Supplies	600.00	13.39	400.00	0.00	100.00%
01-08-52201 Operating Supplies	300.00	0.00	300.00	0.00	100.00%
01-08-52202 Postage & Shipping	700.00	98.40	700.00	98.60	85.91%
01-08-52203 Printing	100.00	33.99	100.00	0.00	100.00%
01-08-52204 Uniforms	300.00	0.00	300.00	181.03	39.66%
01-08-52205 Advertising	1,750.00	0.00	750.00	0.00	100.00%
01-08-52206 Travel & Training	2,000.00	0.00	2,000.00	0.00	100.00%
01-08-52207 Dues & Memberships	325.00	59.79	325.00	37.88	88.34%
01-08-52208 Vehicle Fuel	2,000.00	230.68	1,200.00	247.50	79.38%
01-08-52209 Office Equipment	200.00	0.00	200.00	0.00	100.00%
01-08-52211 Safety Equipment & Supplies	200.00	0.00	200.00	0.00	100.00%
01-08-52216 Telephone-Mobile	1,000.00	210.99	1,200.00	285.41	76.22%
01-08-52223 Keep Lake Dallas Beautiful	1,650.00	46.09	1,000.00	431.69	56.83%
Total Supplies Expenditures	**11,125.00**	**693.33**	**8,675.00**	**1,282.11**	**85.22%**
Contractual Services Expenditures					
01-08-53305 Engineering	15,000.00	0.00	15,000.00	0.00	100.00%
01-08-53309 Consultants & Professionals	40,000.00	13,325.00	40,000.00	36,443.75	8.89%
01-08-53317 Inspection Services	30,000.00	8,117.46	38,000.00	16,841.18	55.68%
01-08-53326 Health Inspections	5,500.00	1,950.00	5,500.00	2,650.00	51.82%
01-08-53339 Comprehensive Zoning Ordinance	40,000.00	0.00	40,000.00	0.00	100.00%
01-08-53351 Vehicle Lease	6,443.00	2,264.20	6,481.00	2,601.87	59.85%
01-08-53507 Property Abatements	2,000.00	1,487.00	4,000.00	610.00	84.75%
Total Contractual Services Expenditures	**138,943.00**	**27,143.66**	**148,981.00**	**59,146.80**	**60.30%**
Maintenance Expenditures					
01-08-54402 Vehicle Maintenance	1,800.00	24.30	1,000.00	188.20	81.18%
01-08-54406 IT Maintenance	4,000.00	4,000.00	4,000.00	2.97	99.93%
Total Maintenance Expenditures	**5,800.00**	**4,024.30**	**5,000.00**	**191.17**	**96.18%**
Capital Outlay Expenditures					
01-08-55504 Capital Outlay-Information Technology	2,000.00	1,143.99	0.00	0.00	0.00%
Total Capital Outlay Expenditures	**2,000.00**	**1,143.99**	**0.00**	**0.00**	**0.00%**
Total Development Services Expenditures	**290,811.00**	**72,078.75**	**312,280.00**	**109,690.42**	**64.87%**
Municipal Court Expenditures					
Personnel & Benefits Expenditures					
01-09-51000 Salaries-Full Time	51,354.00	15,801.60	53,409.00	13,606.25	74.52%
01-09-51101 Overtime	1,000.00	0.00	1,000.00	0.00	100.00%
01-09-51104 Longevity	96.00	96.00	168.00	0.00	100.00%
01-09-51105 FICA/Medicare Tax	754.00	230.19	791.00	189.84	76.00%
01-09-51106 Unemployment Tax	9.00	3.96	12.00	110.00	(816.67%)
01-09-51107 Worker's Compensation	213.00	45.80	228.00	39.18	82.82%
01-09-51108 Group Health Insurance	11,186.00	2,679.27	9,963.00	3,369.99	66.17%
01-09-51109 Retirement/TMRS	7,801.00	1,112.80	8,187.00	952.45	88.37%

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For General Fund (01)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
01-09-51111 Physicals & Evaluations			0.00	120.00	0.00%
Total Personnel & Benefits Expenditures	**72,413.00**	**19,969.62**	**73,758.00**	**18,387.71**	**75.07%**
Supplies Expenditures					
01-09-52000 Office Supplies	800.00	77.43	800.00	104.47	86.94%
01-09-52202 Postage & Shipping	1,000.00	98.40	1,000.00	98.61	90.14%
01-09-52203 Printing	700.00	0.00	500.00	56.00	88.80%
01-09-52204 Uniforms	150.00	0.00	100.00	32.00	68.00%
01-09-52206 Travel & Training	1,350.00	0.00	1,350.00	0.00	100.00%
01-09-52207 Dues & Memberships	55.00	0.00	55.00	21.79	60.38%
Total Supplies Expenditures	**4,055.00**	**175.83**	**3,805.00**	**312.87**	**91.78%**
Contractual Services Expenditures					
01-09-53318 Court Collection Fees	15,000.00	844.70	10,000.00	1,126.50	88.74%
01-09-53319 Municipal Judge/Magistrate	14,400.00	7,200.00	14,400.00	4,800.00	66.67%
01-09-53320 Prosecutor	22,000.00	4,387.36	15,000.00	4,209.89	71.93%
01-09-53321 Jury Fee	500.00	0.00	500.00	0.00	100.00%
01-09-53352 Printers & Copiers	465.00	122.79	465.00	263.18	43.40%
Total Contractual Services Expenditures	**52,365.00**	**12,554.85**	**40,365.00**	**10,399.57**	**74.24%**
Maintenance Expenditures					
01-09-54406 IT Maintenance	3,579.00	2,896.00	10,300.00	3,136.00	69.55%
Total Maintenance Expenditures	**3,579.00**	**2,896.00**	**10,300.00**	**3,136.00**	**69.55%**
Capital Outlay Expenditures					
01-09-55504 Capital Outlay-Information Technology	2,000.00	1,143.99	0.00	0.00	0.00%
Total Capital Outlay Expenditures	**2,000.00**	**1,143.99**	**0.00**	**0.00**	**0.00%**
Total Municipal Court Expenditures	**134,412.00**	**36,740.29**	**128,228.00**	**32,236.15**	**74.86%**
Administration Expenditures					
Personnel & Benefits Expenditures					
01-11-51000 Salaries-Full Time	410,554.00	181,069.75	486,713.00	147,759.85	69.64%
01-11-51101 Overtime	2,000.00	165.45	3,000.00	421.60	85.95%
01-11-51102 Certification Pay	1,201.00	369.28	4,800.00	415.44	91.35%
01-11-51103 Stipend/Auto Allowance	3,600.00	1,453.88	0.00	2,492.28	0.00%
01-11-51104 Longevity	894.00	894.00	630.00	684.00	(8.57%)
01-11-51105 FICA/Medicare Tax	6,080.00	2,435.85	7,206.00	2,148.89	70.18%
01-11-51106 Unemployment Tax	45.00	18.20	702.00	559.69	20.27%
01-11-51107 Worker's Compensation	1,720.00	530.27	2,037.00	437.09	78.54%
01-11-51108 Group Health Insurance	64,920.00	12,248.56	94,983.00	21,082.43	77.80%
01-11-51109 Retirement/TMRS	62,891.00	14,510.42	74,541.00	12,896.33	82.70%
01-11-51111 Physicals & Evaluations	110.00	0.00	0.00	0.00	0.00%
Total Personnel & Benefits Expenditures	**554,015.00**	**213,695.66**	**674,612.00**	**188,897.60**	**72.00%**
Supplies Expenditures					
01-11-52000 Office Supplies	4,700.00	45.28	4,700.00	1,321.72	71.88%
01-11-52201 Operating Supplies	9,000.00	5,895.32	8,500.00	744.33	91.24%
01-11-52202 Postage & Shipping	1,600.00	348.40	1,600.00	401.15	74.93%

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For General Fund (01)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number		Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
01-11-52203	Printing	500.00	0.00	500.00	129.00	74.20%
01-11-52204	Uniforms	400.00	0.00	500.00	167.86	66.43%
01-11-52205	Advertising	2,000.00	346.48	2,000.00	215.36	89.23%
01-11-52206	Travel & Training	7,900.00	2,381.96	21,600.00	4,427.43	79.50%
01-11-52207	Dues & Memberships	2,155.00	1,981.62	3,300.00	3,350.73	(1.54%)
01-11-52209	Office Equipment	500.00	0.00	500.00	3,093.37	(518.67%)
01-11-52212	Flowers/Gifts/Plaques	800.00	150.00	500.00	108.25	78.35%
01-11-52213	Subscriptions & Publications	4,679.00	0.00	4,400.00	236.05	94.64%
01-11-52216	Telephone-Mobile	1,950.00	1,192.92	3,799.00	1,077.54	71.64%
01-11-52218	Land Lease			0.00	1,550.65	0.00%
Total Supplies Expenditures		**36,184.00**	**12,341.98**	**51,899.00**	**16,823.44**	**67.58%**
Contractual Services Expenditures						
01-11-53301	Utilities	46,000.00	10,432.64	46,000.00	16,457.71	64.22%
01-11-53303	Accounting & Auditor	20,000.00	0.00	25,000.00	0.00	100.00%
01-11-53304	Legal Services	90,000.00	25,237.49	90,000.00	14,103.56	84.33%
01-11-53309	Consultants & Professionals	8,000.00	17,318.48	15,000.00	29,200.40	(94.67%)
01-11-53311	Elections	10,000.00	0.00	10,000.00	0.00	100.00%
01-11-53312	Denton County Tax	31,000.00	10,561.26	40,000.00	11,260.26	71.85%
01-11-53313	Property & Liability Insurance	65,000.00	34,578.00	75,000.00	39,907.50	46.79%
01-11-53314	Fire Contract	1,360,724.00	453,574.68	1,449,160.00	483,053.28	66.67%
01-11-53325	Janitorial Services	25,008.00	8,336.00	25,008.00	8,336.00	66.67%
01-11-53327	Code Codification	4,995.00	0.00	3,000.00	727.39	75.75%
01-11-53328	Shredder Services	800.00	0.00	800.00	0.00	100.00%
01-11-53329	SPAN	10,901.00	425.04	22,757.00	14,588.08	35.90%
01-11-53331	Website Services	6,962.00	6,861.05	8,800.00	7,989.33	9.21%
01-11-53333	Benefits Adm Fees	1,200.00	389.20	2,400.00	955.71	60.18%
01-11-53342	Animal Service Contract			79,000.00	26,134.56	66.92%
01-11-53352	Printers & Copiers	16,325.00	3,367.47	14,000.00	4,602.04	67.13%
Total Contractual Services Expenditures		**1,696,915.00**	**571,081.31**	**1,905,925.00**	**657,315.82**	**65.51%**
Maintenance Expenditures						
01-11-54400	Facilities Maintenance	22,858.00	9,062.78	20,000.00	19,445.48	2.77%
01-11-54406	IT Maintenance	36,000.00	11,054.85	40,000.00	21,247.93	46.88%
01-11-54501	Cash Over/Short	0.00	0.00	0.00	0.04	0.00%
Total Maintenance Expenditures		**58,858.00**	**20,117.63**	**60,000.00**	**40,693.45**	**32.18%**
Capital Outlay Expenditures						
01-11-55504	Capital Outlay-Information Technology	0.00	2,974.99	0.00	4,136.52	0.00%
01-11-55506	Capital Outlay-Buildings/Facilities	41,000.00	22,059.10	20,000.00	0.00	100.00%
Total Capital Outlay Expenditures		**41,000.00**	**25,034.09**	**20,000.00**	**4,136.52**	**79.32%**
Total Administration Expenditures		**2,386,972.00**	**842,270.67**	**2,712,436.00**	**907,866.83**	**66.53%**
Police Expenditures						
Personnel & Benefits Expenditures						
01-13-51000	Salaries-Full Time	1,309,193.00	334,454.62	1,368,157.00	435,052.32	68.20%
01-13-51101	Overtime	47,000.00	14,781.28	47,000.00	20,769.26	55.81%
01-13-51102	Certification Pay	9,601.00	2,630.90	9,001.00	2,850.24	68.33%

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For General Fund (01)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number		Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
01-13-51104	Longevity	5,778.00	5,466.00	6,558.00	6,234.00	4.94%
01-13-51105	FICA/Medicare Tax	19,866.00	5,058.45	20,745.00	6,587.67	68.24%
01-13-51106	Unemployment Tax	180.00	91.13	2,106.00	1,200.52	43.00%
01-13-51107	Worker's Compensation	58,936.00	9,403.48	61,250.00	12,451.96	79.67%
01-13-51108	Group Health Insurance	257,817.00	49,980.35	258,327.00	64,761.32	74.93%
01-13-51109	Retirement/TMRS	205,512.00	33,227.98	214,608.00	42,647.24	80.13%
01-13-51111	Physicals & Evaluations	2,500.00	230.00	1,000.00	0.00	100.00%
01-13-51116	Psychological Services	5,200.00	0.00	1,000.00	0.00	100.00%
01-13-51117	Bailiff Fees	0.00	300.00	1,500.00	900.00	40.00%
Total Personnel & Benefits Expenditures		**1,921,583.00**	**455,624.19**	**1,991,252.00**	**593,454.53**	**70.20%**
Supplies Expenditures						
01-13-52000	Office Supplies	2,500.00	521.91	2,500.00	166.54	93.34%
01-13-52099	Employee Appreciation	2,199.00	0.00	2,100.00	0.00	100.00%
01-13-52201	Operating Supplies	3,600.00	1,359.98	3,600.00	1,911.11	46.91%
01-13-52202	Postage & Shipping	500.00	250.00	500.00	174.49	65.10%
01-13-52203	Printing	700.00	401.01	1,000.00	144.92	85.51%
01-13-52204	Uniforms	22,000.00	8,659.91	27,000.00	1,641.83	93.92%
01-13-52205	Advertising	100.00	0.00	100.00	0.00	100.00%
01-13-52206	Travel & Training	41,550.00	2,913.41	53,349.00	9,885.00	81.47%
01-13-52207	Dues & Memberships	2,465.00	2,150.00	2,505.00	3,130.45	(24.97%)
01-13-52208	Vehicle Fuel	30,000.00	9,201.62	45,000.00	8,757.09	80.54%
01-13-52211	Safety Equipment & Supplies	11,900.00	4,593.66	12,500.00	12,062.59	3.50%
01-13-52213	Subscriptions & Publications	10,835.00	5,812.07	10,200.00	6,484.48	36.43%
01-13-52216	Telephone-Mobile	9,150.00	3,188.27	10,200.00	3,472.30	65.96%
01-13-52219	Emergency Response Supplies	300.00	0.00	300.00	541.48	(80.49%)
Total Supplies Expenditures		**137,799.00**	**39,051.84**	**170,854.00**	**48,372.28**	**71.69%**
Contractual Services Expenditures						
01-13-53301	Utilities	5,394.00	1,737.12	9,605.00	6,233.76	35.10%
01-13-53304	Legal Services	1,500.00	0.00	500.00	610.00	(22.00%)
01-13-53306	Communications	58,956.00	59,220.00	51,231.00	0.00	100.00%
01-13-53309	Consultants & Professionals	8,500.00	0.00	8,000.00	0.00	100.00%
01-13-53315	Jail Services	500.00	0.00	500.00	0.00	100.00%
01-13-53351	Vehicle Lease	91,324.00	17,551.13	111,729.00	28,005.15	74.93%
01-13-53352	Printers & Copiers	3,381.00	671.52	3,000.00	940.11	68.66%
Total Contractual Services Expenditures		**169,555.00**	**79,179.77**	**184,565.00**	**35,789.02**	**80.61%**
Maintenance Expenditures						
01-13-54400	Facilities Maintenance	2,330.00	123.80	2,300.00	2,341.80	(1.82%)
01-13-54402	Vehicle Maintenance	24,200.00	7,565.60	24,200.00	11,910.94	50.78%
01-13-54403	Equipment Maintenance	8,640.00	750.00	3,000.00	6,878.80	(129.29%)
01-13-54406	IT Maintenance	35,184.00	13,398.99	43,575.00	17,187.60	60.56%
Total Maintenance Expenditures		**70,354.00**	**21,838.39**	**73,075.00**	**38,319.14**	**47.56%**
Capital Outlay Expenditures						
01-13-55503	Capital Outlay-Vehicles	31,401.00	0.00	24,220.00	0.00	100.00%
01-13-55504	Capital Outlay-Information Technology	73,700.00	11,537.93	37,300.00	11,380.22	69.49%
01-13-55511	Capital Outlay-CRIMES	19,000.00	12,544.78	10,000.00	0.00	100.00%

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For General Fund (01)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
01-13-55515 Capital Outlay-Evidence Locker Syste			35,541.00	0.00	100.00%
Total Capital Outlay Expenditures	**124,101.00**	**24,082.71**	**107,061.00**	**11,380.22**	**89.37%**
Debt Service Expenditures					
01-13-56531 Capital Loan Principal	28,336.00	18,409.64	0.00	19,336.67	0.00%
01-13-56532 Capital Loan Interest	2,414.00	1,572.22	0.00	662.50	0.00%
Total Debt Service Expenditures	**30,750.00**	**19,981.86**	**0.00**	**19,999.17**	**0.00%**
Total Police Expenditures	**2,454,142.00**	**639,758.76**	**2,526,807.00**	**747,314.36**	**70.42%**
Animal Services Expenditures					
Personnel & Benefits Expenditures					
01-15-51000 Salaries-Full Time	90,753.00	46,855.36	7,355.00	6,980.80	5.09%
01-15-51101 Overtime	8,700.00	3,784.68	0.00	0.00	0.00%
01-15-51105 FICA/Medicare Tax	1,877.00	816.35	107.00	101.22	5.40%
01-15-51106 Unemployment Tax	36.00	19.19	234.00	0.00	100.00%
01-15-51107 Worker's Compensation	8,259.00	1,863.04	469.00	253.76	45.89%
01-15-51108 Group Health Insurance	22,284.00	5,449.34	1,641.00	0.00	100.00%
01-15-51109 Retirement/TMRS	19,417.00	4,381.71	1,103.00	488.66	55.70%
Total Personnel & Benefits Expenditures	**151,326.00**	**63,169.67**	**10,909.00**	**7,824.44**	**28.28%**
Supplies Expenditures					
01-15-52000 Office Supplies	200.00	0.00	0.00	0.00	0.00%
01-15-52201 Operating Supplies	19,000.00	1,720.54	0.00	0.00	0.00%
01-15-52202 Postage & Shipping	190.00	0.00	0.00	0.00	0.00%
01-15-52203 Printing	600.00	0.00	0.00	0.00	0.00%
01-15-52204 Uniforms	1,260.00	227.75	0.00	0.00	0.00%
01-15-52205 Advertising	200.00	0.00	0.00	0.00	0.00%
01-15-52206 Travel & Training	5,600.00	0.00	0.00	0.00	0.00%
01-15-52207 Dues & Memberships	375.00	48.69	0.00	0.00	0.00%
01-15-52208 Vehicle Fuel	1,800.00	213.95	0.00	0.00	0.00%
01-15-52216 Telephone-Mobile	1,185.00	215.55	0.00	71.85	0.00%
01-15-52218 Land Lease	1,454.00	1,511.35	0.00	0.00	0.00%
Total Supplies Expenditures	**31,864.00**	**3,937.83**	**0.00**	**71.85**	**0.00%**
Contractual Services Expenditures					
01-15-53301 Utilities	12,000.00	2,215.72	0.00	0.00	0.00%
01-15-53309 Consultants & Professionals	20,000.00	105.00	0.00	0.00	0.00%
01-15-53352 Printers & Copiers	655.00	171.60	0.00	0.00	0.00%
Total Contractual Services Expenditures	**32,655.00**	**2,492.32**	**0.00**	**0.00**	**0.00%**
Maintenance Expenditures					
01-15-54400 Facilities Maintenance	12,200.00	2,847.56	0.00	1,107.01	0.00%
01-15-54402 Vehicle Maintenance	2,772.00	462.91	0.00	30.00	0.00%
01-15-54406 IT Maintenance	3,395.00	737.48	0.00	184.37	0.00%
Total Maintenance Expenditures	**18,367.00**	**4,047.95**	**0.00**	**1,321.38**	**0.00%**
Total Animal Services Expenditures	**234,212.00**	**73,647.77**	**10,909.00**	**9,217.67**	**15.50%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For General Fund (01)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Park and Facilities Expenditures					
Personnel & Benefits Expenditures					
01-16-51000 Salaries-Full Time	33,057.00	0.00	37,440.00	1,440.00	96.15%
01-16-51101 Overtime	2,000.00	0.00	5,000.00	324.00	93.52%
01-16-51105 FICA/Medicare Tax	507.00	0.00	615.00	25.54	95.85%
01-16-51106 Unemployment Tax	9.00	0.00	0.00	22.93	0.00%
01-16-51107 Worker's Compensation	1,259.00	0.00	1,528.00	11.52	99.25%
01-16-51108 Group Health Insurance	12,708.00	0.00	9,776.00	0.00	100.00%
01-16-51109 Retirement/TMRS	5,245.00	0.00	6,366.00	123.48	98.06%
01-16-51111 Physicals & Evaluations	110.00	0.00	0.00	0.00	0.00%
Total Personnel & Benefits Expenditures	**54,895.00**	**0.00**	**60,725.00**	**1,947.47**	**96.79%**
Supplies Expenditures					
01-16-52000 Office Supplies	40.00	0.00	40.00	55.26	(38.15%)
01-16-52201 Operating Supplies	100.00	0.00	100.00	172.18	(72.18%)
01-16-52204 Uniforms	608.00	0.00	1,000.00	578.52	42.15%
01-16-52206 Travel & Training	275.00	0.00	1,500.00	0.00	100.00%
01-16-52208 Vehicle Fuel	2,500.00	195.30	2,800.00	691.96	75.29%
01-16-52210 Equipment-Field	950.00	0.00	950.00	0.00	100.00%
01-16-52211 Safety Equipment & Supplies	225.00	0.00	500.00	10.44	97.91%
01-16-52216 Telephone-Mobile	336.00	0.00	200.00	0.00	100.00%
Total Supplies Expenditures	**5,034.00**	**195.30**	**7,090.00**	**1,508.36**	**78.73%**
Contractual Services Expenditures					
01-16-53406 Mowing Contract	16,000.00	1,758.78	16,000.00	2,078.78	87.01%
Total Contractual Services Expenditures	**16,000.00**	**1,758.78**	**16,000.00**	**2,078.78**	**87.01%**
Maintenance Expenditures					
01-16-54400 Facilities Maintenance	1,000.00	0.00	1,000.00	14.03	98.60%
01-16-54402 Vehicle Maintenance	1,100.00	116.34	1,500.00	4,959.59	(230.64%)
01-16-54403 Equipment Maintenance	950.00	208.06	950.00	1,631.54	(71.74%)
01-16-54405 Park Maintenance	12,000.00	3,540.17	15,000.00	7,858.95	47.61%
Total Maintenance Expenditures	**15,050.00**	**3,864.57**	**18,450.00**	**14,464.11**	**21.60%**
Capital Outlay Expenditures					
01-16-55531 Capital Outlay-Park Improvements	15,485.00	0.00	25,000.00	0.00	100.00%
Total Capital Outlay Expenditures	**15,485.00**	**0.00**	**25,000.00**	**0.00**	**100.00%**
Debt Service Expenditures					
01-16-56531 Capital Loan Principal	2,233.00	12,703.88	0.00	13,214.77	0.00%
01-16-56532 Capital Loan Interest	221.00	965.72	0.00	475.16	0.00%
Total Debt Service Expenditures	**2,454.00**	**13,669.60**	**0.00**	**13,689.93**	**0.00%**
Total Park and Facilities Expenditures	**108,918.00**	**19,488.25**	**127,265.00**	**33,688.65**	**73.53%**
Streets and Drainage Expenditures					
Personnel & Benefits Expenditures					
01-17-51000 Salaries-Full Time	243,654.00	36,985.60	267,471.00	92,895.30	65.27%

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For General Fund (01)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number		Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
01-17-51101	Overtime	11,000.00	3,715.53	12,000.00	5,062.35	57.81%
01-17-51102	Certification Pay	301.00	92.32	300.00	103.86	65.38%
01-17-51104	Longevity	618.00	618.00	930.00	816.00	12.26%
01-17-51105	FICA/Medicare Tax	3,700.00	591.01	4,075.00	1,402.31	65.59%
01-17-51106	Unemployment Tax	45.00	14.88	702.00	284.37	59.49%
01-17-51107	Worker's Compensation	19,445.00	2,800.92	21,416.00	6,144.25	71.31%
01-17-51108	Group Health Insurance	70,369.00	6,715.13	67,665.00	19,693.30	70.90%
01-17-51109	Retirement/TMRS	38,276.00	4,049.80	42,159.00	8,318.73	80.27%
01-17-51111	Physicals & Evaluations	350.00	49.00	0.00	233.00	0.00%
Total Personnel & Benefits Expenditures		**387,758.00**	**55,632.19**	**416,718.00**	**134,953.47**	**67.62%**
Supplies Expenditures						
01-17-52000	Office Supplies	285.00	0.00	285.00	29.41	89.68%
01-17-52201	Operating Supplies	2,300.00	424.27	1,000.00	1,012.44	(1.24%)
01-17-52204	Uniforms	1,020.00	515.39	5,000.00	2,888.29	42.23%
01-17-52206	Travel & Training	2,061.00	0.00	3,550.00	40.84	98.85%
01-17-52207	Dues & Memberships			600.00	0.00	100.00%
01-17-52208	Vehicle Fuel	8,800.00	1,661.68	8,800.00	2,964.92	66.31%
01-17-52210	Equipment-Field	1,400.00	489.54	1,400.00	536.35	61.69%
01-17-52211	Safety Equipment & Supplies	700.00	64.70	700.00	89.98	87.15%
01-17-52216	Telephone-Mobile	700.00	228.71	1,560.00	538.62	65.47%
Total Supplies Expenditures		**17,266.00**	**3,384.29**	**22,895.00**	**8,100.85**	**64.62%**
Contractual Services Expenditures						
01-17-53301	Utilities	8,000.00	1,525.63	6,000.00	1,042.73	82.62%
01-17-53302	Street Lighting	60,000.00	13,988.99	58,400.00	22,719.10	61.10%
01-17-53305	Engineering	8,000.00	0.00	15,000.00	0.00	100.00%
01-17-53307	Rentals	8,000.00	0.00	10,000.00	1,599.40	84.01%
01-17-53309	Consultants & Professionals	600.00	24,959.60	7,000.00	5,476.25	21.77%
01-17-53349	Traffic Signal Maintenance	4,615.00	0.00	5,000.00	4,194.96	16.10%
01-17-53351	Vehicle Lease	13,771.00	0.00	4,264.00	2,598.32	39.06%
Total Contractual Services Expenditures		**102,986.00**	**40,474.22**	**105,664.00**	**37,630.76**	**64.39%**
Maintenance Expenditures						
01-17-54400	Facilities Maintenance	2,600.00	656.98	2,600.00	4,645.79	(78.68%)
01-17-54402	Vehicle Maintenance	4,580.00	1,947.52	5,000.00	8,505.73	(70.11%)
01-17-54403	Equipment Maintenance	5,000.00	1,164.91	8,000.00	9,647.40	(20.59%)
01-17-54404	Street Maintenance			150,335.00	55,423.65	63.13%
01-17-54406	IT Maintenance	5,800.00	841.56	2,700.00	1,093.35	59.51%
01-17-54408	Tree Maintenance	2,500.00	1,500.00	10,000.00	1,750.00	82.50%
01-17-54417	Sign Maintenance	6,000.00	1,898.05	6,000.00	3,964.24	33.93%
Total Maintenance Expenditures		**26,480.00**	**8,009.02**	**184,635.00**	**85,030.16**	**53.95%**
Capital Outlay Expenditures						
01-17-55503	Capital Outlay-Vehicles	8,000.00	0.00	9,600.00	0.00	100.00%
Total Capital Outlay Expenditures		**8,000.00**	**0.00**	**9,600.00**	**0.00**	**100.00%**
Debt Service Expenditures						
01-17-56531	Capital Loan Principal	25,031.00	6,884.86	0.00	7,331.13	0.00%

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For General Fund (01)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
01-17-56532 Capital Loan Interest	2,111.00	680.12	0.00	233.86	0.00%
Total Debt Service Expenditures	**27,142.00**	**7,564.98**	**0.00**	**7,564.99**	**0.00%**
Total Streets and Drainage Expenditures	**569,632.00**	**115,064.70**	**739,512.00**	**273,280.23**	**63.05%**
Community Services Expenditures					
Personnel & Benefits Expenditures					
01-18-51000 Salaries-Full Time	70,013.00	0.00	0.00	2,758.50	0.00%
01-18-51010 Salaries-Part Time	27,541.00	7,545.90	73,331.00	7,757.52	89.42%
01-18-51101 Overtime	1,000.00	0.00	1,000.00	0.00	100.00%
01-18-51105 FICA/Medicare Tax	1,419.00	109.42	957.00	112.51	88.24%
01-18-51106 Unemployment Tax	20.00	1.93	968.00	18.26	98.11%
01-18-51107 Worker's Compensation	401.00	25.10	271.00	34.99	87.09%
01-18-51108 Group Health Insurance	15,005.00	29.56	0.00	10.48	0.00%
01-18-51109 Retirement/TMRS	14,687.00	958.33	7,089.00	1,381.61	80.51%
01-18-51111 Physicals & Evaluations	350.00	0.00	100.00	123.00	(23.00%)
Total Personnel & Benefits Expenditures	**130,436.00**	**8,670.24**	**83,716.00**	**12,196.87**	**85.43%**
Supplies Expenditures					
01-18-52000 Office Supplies			1,000.00	0.00	100.00%
01-18-52201 Operating Supplies	400.00	208.54	800.00	0.00	100.00%
01-18-52202 Postage & Shipping			500.00	0.00	100.00%
01-18-52204 Uniforms	270.00	0.00	300.00	0.00	100.00%
01-18-52205 Advertising			1,000.00	0.00	100.00%
01-18-52206 Travel & Training			100.00	0.00	100.00%
01-18-52207 Dues & Memberships			4,411.00	2,000.00	54.66%
01-18-52215 Library Books/Materials	0.00	0.00	10,000.00	3,987.32	60.13%
01-18-52216 Telephone-Mobile	820.00	117.99	500.00	173.94	65.21%
Total Supplies Expenditures	**1,490.00**	**326.53**	**18,611.00**	**6,161.26**	**66.89%**
Contractual Services Expenditures					
01-18-53301 Utilities	12,000.00	1,523.40	12,500.00	5,740.64	54.07%
01-18-53323 Security System	925.00	254.39	1,100.00	375.52	65.86%
01-18-53352 Printers & Copiers	2,850.00	400.50	2,000.00	534.00	73.30%
Total Contractual Services Expenditures	**15,775.00**	**2,178.29**	**15,600.00**	**6,650.16**	**57.37%**
Maintenance Expenditures					
01-18-54400 Facilities Maintenance	600.00	129.00	2,000.00	17,413.04	(770.65%)
01-18-54406 IT Maintenance	15,611.00	2,851.72	15,000.00	3,720.55	75.20%
Total Maintenance Expenditures	**16,211.00**	**2,980.72**	**17,000.00**	**21,133.59**	**(24.32%)**
Capital Outlay Expenditures					
01-18-55504 Capital Outlay-Information Technology			10,000.00	0.00	100.00%
Total Capital Outlay Expenditures			**10,000.00**	**0.00**	**100.00%**
Total Community Services Expenditures	**163,912.00**	**14,155.78**	**144,927.00**	**46,141.88**	**68.16%**
Total General Fund Expenditures	**$ 6,381,806.00**	**$ 1,816,169.64**	**$ 6,758,113.00**	**$ 2,166,301.54**	**67.95%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For General Fund (01)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
General Fund Excess of Revenues Over Expenditures	$ (1,166.00)	$ 2,093,625.18	$ (171,662.00)	$ 2,001,657.30	1266.05%

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Debt Service Fund (04)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number		Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues						
Revenues						
Undefined Sub-Type Revenues						
04-00-41006	Property Taxes-Current	$ 509,000.00	$ 395,221.56	$ 477,845.00	$ 391,087.35	18.16%
04-00-41007	Property Taxes-Delinquent	2,000.00	970.87	2,000.00	1,539.80	23.01%
04-00-41009	Property Taxes-P & I	2,000.00	360.09	2,000.00	757.01	62.15%
04-00-47701	Interest Income - I&S	200.00	5,996.68	10,000.00	4,980.34	50.20%
04-00-48599	Bond Proceeds	3,120,000.00	0.00	0.00	0.00	0.00%
04-00-49617	CDC Debt Payment Reimbursement	233,597.00	20,142.26	234,914.00	0.00	100.00%
Total Undefined Sub-Type Revenues		**3,866,797.00**	**422,691.46**	**726,759.00**	**398,364.50**	**45.19%**
Total Revenues		**3,866,797.00**	**422,691.46**	**726,759.00**	**398,364.50**	**45.19%**
Total Debt Service Fund Revenues		**$ 3,866,797.00**	**$ 422,691.46**	**$ 726,759.00**	**$ 398,364.50**	**45.19%**
Expenditures						
Administration Expenditures						
Debt Service Expenditures						
04-11-53124	Debt Issue Costs	$ 120,000.00	$ 0.00	$ 0.00	$ 0.00	0.00%
04-11-56515	Paying Agent Fees	0.00	150.00	208.00	150.00	27.88%
04-11-56957	2019 CDC Revenue Bonds Principal	60,000.00	0.00	60,000.00	11,340.00	81.10%
04-11-56958	2019 CDC Revenue Bonds Interest	25,200.00	12,600.00	22,680.00	0.00	100.00%
04-11-56965	2008 Street GO Bonds Principal	60,000.00	0.00	65,000.00	0.00	100.00%
04-11-56966	2008 Street GO Bonds Interest	14,314.00	7,114.90	11,788.00	5,894.00	50.00%
04-11-56976	2018 Refunding Bonds Principal	165,000.00	0.00	170,000.00	0.00	100.00%
04-11-56977	2018 Refunding Bonds Interest	17,422.00	8,636.08	12,786.00	6,395.75	49.98%
04-11-56978	2019 GO Refunding Bonds Principal	70,000.00	0.00	75,000.00	3,580.50	95.23%
04-11-56979	2019 GO Refunding Bonds Interest	8,463.00	4,231.50	7,161.00	0.00	100.00%
04-11-56980	2019 CO Bonds Principal	160,000.00	0.00	165,000.00	8,074.34	95.11%
04-11-56981	2019 CO Bonds Interest	19,190.00	9,594.35	16,150.00	0.00	100.00%
04-11-56982	2023 CO Bond Principal	20,000.00	0.00	70,000.00	0.00	100.00%
04-11-56983	2023 CO Bond Interest	114,734.00	48,428.81	136,475.00	68,237.50	50.00%
Total Debt Service Expenditures		**854,323.00**	**90,755.64**	**812,248.00**	**103,672.09**	**87.24%**
Total Administration Expenditures		**854,323.00**	**90,755.64**	**812,248.00**	**103,672.09**	**87.24%**
Total Debt Service Fund Expenditures		**$ 854,323.00**	**$ 90,755.64**	**$ 812,248.00**	**$ 103,672.09**	**87.24%**
Debt Service Fund Excess of Revenues Over Expenditu		**$ 3,012,474.00**	**$ 331,935.82**	**$ (85,489.00)**	**$ 294,692.41**	**444.71%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Community Development Corporation (11)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
11-00-42112 4B Sales Tax	$ 500,000.00	$ 189,785.21	$ 500,000.00	$ 220,682.93	55.86%
11-00-47482 Interest Income - 4B	4,000.00	2,953.68	4,000.00	5,617.63	(40.44%)
11-00-48475 Other Revenue	0.00	1.01	0.00	0.00	0.00%
Total Undefined Sub-Type Revenues	**504,000.00**	**192,739.90**	**504,000.00**	**226,300.56**	**55.10%**
Total Revenues	**504,000.00**	**192,739.90**	**504,000.00**	**226,300.56**	**55.10%**
Total Community Development Corporation Revenues	**$ 504,000.00**	**$ 192,739.90**	**$ 504,000.00**	**$ 226,300.56**	**55.10%**
Expenditures					
Administration Expenditures					
Supplies Expenditures					
11-11-52205 Advertising	$ 1,000.00	$ 0.00	$ 1,500.00	$ 0.00	100.00%
11-11-52206 Travel & Training	1,500.00	0.00	2,000.00	0.00	100.00%
Total Supplies Expenditures	**2,500.00**	**0.00**	**3,500.00**	**0.00**	**100.00%**
Contractual Services Expenditures					
11-11-53301 Utilities	6,000.00	1,349.18	6,000.00	1,769.55	70.51%
11-11-53303 Accounting & Auditor	3,200.00	599.93	4,000.00	0.00	100.00%
11-11-53304 Legal Services	20,000.00	1,905.02	10,000.00	0.00	100.00%
11-11-53309 Consultants & Professionals	0.00	0.00	5,000.00	0.00	100.00%
11-11-53381 CDC Downtown BIG Grants	0.00	0.00	10,000.00	0.00	100.00%
11-11-53382 City Park Grant			50,000.00	0.00	100.00%
Total Contractual Services Expenditures	**29,200.00**	**3,854.13**	**85,000.00**	**1,769.55**	**97.92%**
Maintenance Expenditures					
11-11-54480 Rental Property Maintenance	4,000.00	0.00	0.00	0.00	0.00%
Total Maintenance Expenditures	**4,000.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Capital Outlay Expenditures					
11-11-55520 Capital Outlay-CDC Projects	30,000.00	0.00	30,000.00	0.00	100.00%
Total Capital Outlay Expenditures	**30,000.00**	**0.00**	**30,000.00**	**0.00**	**100.00%**
Transfers Expenditures					
11-11-59111 Transfer to General Fund Parks & Ad	80,000.00	40,000.00	80,000.00	20,000.00	75.00%
11-11-59119 Transfer to Debt Service Fund	233,597.00	20,142.26	234,914.00	0.00	100.00%
Total Transfers Expenditures	**313,597.00**	**60,142.26**	**314,914.00**	**20,000.00**	**93.65%**
Total Administration Expenditures	**379,297.00**	**63,996.39**	**433,414.00**	**21,769.55**	**94.98%**
Total Community Development Corporation Expendit	**$ 379,297.00**	**$ 63,996.39**	**$ 433,414.00**	**$ 21,769.55**	**94.98%**
Community Development Corporation Excess of Reven	**$ 124,703.00**	**$ 128,743.51**	**$ 70,586.00**	**$ 204,531.01**	**(189.76%)**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Street Maintenance Sales Tax (20)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
20-00-42115 Sales Tax - Road Maintenance	$ 235,000.00	$ 94,892.61	$ 280,000.00	$ 110,341.46	60.59%
20-00-47470 Interest Income - Special Revenue DF	80.00	5,970.26	0.00	8,372.58	0.00%
Total Undefined Sub-Type Revenues	**235,080.00**	**100,862.87**	**280,000.00**	**118,714.04**	**57.60%**
Total Revenues	**235,080.00**	**100,862.87**	**280,000.00**	**118,714.04**	**57.60%**
Total Street Maintenance Sales Tax Revenues	**$ 235,080.00**	**$ 100,862.87**	**$ 280,000.00**	**$ 118,714.04**	**57.60%**
Expenditures					
Streets and Drainage Expenditures					
Contractual Services Expenditures					
20-17-53309 Consultants & Professionals	$ 50,000.00	$ 0.00	$ 0.00	$ 0.00	0.00%
Total Contractual Services Expenditures	**50,000.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Maintenance Expenditures					
20-17-54403 Equipment Maintenance	5,000.00	0.00	0.00	0.00	0.00%
20-17-54407 Sidewalk Maintenance	10,000.00	0.00	0.00	0.00	0.00%
20-17-54409 Streets Repair Maintenance	444,000.00	42,838.65	794,000.00	131,081.56	83.49%
Total Maintenance Expenditures	**459,000.00**	**42,838.65**	**794,000.00**	**131,081.56**	**83.49%**
Total Streets and Drainage Expenditures	**509,000.00**	**42,838.65**	**794,000.00**	**131,081.56**	**83.49%**
Total Street Maintenance Sales Tax Expenditures	**$ 509,000.00**	**$ 42,838.65**	**$ 794,000.00**	**$ 131,081.56**	**83.49%**
Street Maintenance Sales Tax Excess of Revenues Over	**$ (273,920.00)**	**$ 58,024.22**	**$ (514,000.00)**	**$ (12,367.52)**	**97.59%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Hotel Occupancy Tax (21)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
21-00-43114 Hotel Occupancy Tax	$ 70,000.00	$ 9,246.50	$ 50,000.00	$ 2,445.55	95.11%
21-00-47470 Interest Income - Special Revenue DF	200.00	1,466.72	3,000.00	3,317.62	(10.59%)
Total Undefined Sub-Type Revenues	**70,200.00**	**10,713.22**	**53,000.00**	**5,763.17**	**89.13%**
Total Revenues	**70,200.00**	**10,713.22**	**53,000.00**	**5,763.17**	**89.13%**
Total Hotel Occupancy Tax Revenues	**$ 70,200.00**	**$ 10,713.22**	**$ 53,000.00**	**$ 5,763.17**	**89.13%**
Expenditures					
Events Expenditures					
Personnel & Benefits Expenditures					
21-05-51115 Contract Labor	$ 7,000.00	$ 0.00	$ 0.00	$ 0.00	0.00%
Total Personnel & Benefits Expenditures	**7,000.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Supplies Expenditures					
21-05-52203 Printing	1,000.00	0.00	0.00	0.00	0.00%
21-05-52205 Advertising	2,000.00	0.00	2,000.00	500.00	75.00%
21-05-52207 Dues & Memberships	368.00	0.00	453.00	435.00	3.97%
21-05-52221 Community Events	40,000.00	1,200.00	70,000.00	14,361.08	79.48%
Total Supplies Expenditures	**43,368.00**	**1,200.00**	**72,453.00**	**15,296.08**	**78.89%**
Total Events Expenditures	**50,368.00**	**1,200.00**	**72,453.00**	**15,296.08**	**78.89%**
Total Hotel Occupancy Tax Expenditures	**$ 50,368.00**	**$ 1,200.00**	**$ 72,453.00**	**$ 15,296.08**	**78.89%**
Hotel Occupancy Tax Excess of Revenues Over Expend	**$ 19,832.00**	**$ 9,513.22**	**$ (19,453.00)**	**$ (9,532.91)**	**51.00%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Court Technology (22)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
22-00-46322 Municipal Court Technology Fees	$ 4,000.00	$ 1,103.17	$ 2,900.00	$ 224.39	92.26%
22-00-46343 Local Municipal Court Technology Fun	50.00	0.00	0.00	994.92	0.00%
22-00-47470 Interest Income - Special Revenue DF	5.00	233.97	100.00	163.55	(63.55%)
Total Undefined Sub-Type Revenues	**4,055.00**	**1,337.14**	**3,000.00**	**1,382.86**	**53.90%**
Total Revenues	**4,055.00**	**1,337.14**	**3,000.00**	**1,382.86**	**53.90%**
Total Court Technology Revenues	**$ 4,055.00**	**$ 1,337.14**	**$ 3,000.00**	**$ 1,382.86**	**53.90%**
Expenditures					
Municipal Court Expenditures					
Contractual Services Expenditures					
22-09-53308 Information Technology	$ 200.00	$ 0.00	$ 0.00	$ 0.00	0.00%
Total Contractual Services Expenditures	**200.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Total Municipal Court Expenditures	**200.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Total Court Technology Expenditures	**$ 200.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**0.00%**
Court Technology Excess of Revenues Over Expenditur	**$ 3,855.00**	**$ 1,337.14**	**$ 3,000.00**	**$ 1,382.86**	**53.90%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Court Security (23)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
23-00-46323 Municipal Court Security Fees	$ 500.00	$ 9.00	$ 30.00	$ 72.88	(142.93%)
23-00-46341 Local Municipal Court Bldg Security Fu	3,000.00	1,334.78	2,000.00	1,470.86	26.46%
23-00-47470 Interest Income - Special Revenue DF	1,200.00	919.00	600.00	833.73	(38.96%)
Total Undefined Sub-Type Revenues	**4,700.00**	**2,262.78**	**2,630.00**	**2,377.47**	**9.60%**
Total Revenues	**4,700.00**	**2,262.78**	**2,630.00**	**2,377.47**	**9.60%**
Total Court Security Revenues	**$ 4,700.00**	**$ 2,262.78**	**$ 2,630.00**	**$ 2,377.47**	**9.60%**
Expenditures					
Municipal Court Expenditures					
Personnel & Benefits Expenditures					
23-09-51117 Bailiff Fees	$ 2,300.00	$ 0.00	$ 2,300.00	$ 0.00	100.00%
Total Personnel & Benefits Expenditures	**2,300.00**	**0.00**	**2,300.00**	**0.00**	**100.00%**
Supplies Expenditures					
23-09-52015 Office Expenses	1,000.00	0.00	0.00	0.00	0.00%
Total Supplies Expenditures	**1,000.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Contractual Services Expenditures					
23-09-53308 Information Technology	11,500.00	0.00	0.00	0.00	0.00%
Total Contractual Services Expenditures	**11,500.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Total Municipal Court Expenditures	**14,800.00**	**0.00**	**2,300.00**	**0.00**	**100.00%**
Total Court Security Expenditures	**$ 14,800.00**	**$ 0.00**	**$ 2,300.00**	**$ 0.00**	**100.00%**
Court Security Excess of Revenues Over Expenditures	**$ (10,100.00)**	**$ 2,262.78**	**$ 330.00**	**$ 2,377.47**	**(620.45%)**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For LEOSE (24)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
24-00-46324 LEOSE Revenue	$ 1,200.00	$ 0.00	$ 1,200.00	$ 0.00	100.00%
24-00-47470 Interest Income - Special Revenue DF	1.00	21.30	1.00	25.92	(2492.00%)
Total Undefined Sub-Type Revenues	**1,201.00**	**21.30**	**1,201.00**	**25.92**	**97.84%**
Total Revenues	**1,201.00**	**21.30**	**1,201.00**	**25.92**	**97.84%**
Total LEOSE Revenues	**$ 1,201.00**	**$ 21.30**	**$ 1,201.00**	**$ 25.92**	**97.84%**
Expenditures					
Police Expenditures					
Supplies Expenditures					
24-13-52206 Travel & Training	$ 1,200.00	$ 0.00	$ 1,200.00	$ 0.00	100.00%
Total Supplies Expenditures	**1,200.00**	**0.00**	**1,200.00**	**0.00**	**100.00%**
Total Police Expenditures	**1,200.00**	**0.00**	**1,200.00**	**0.00**	**100.00%**
Total LEOSE Expenditures	**$ 1,200.00**	**$ 0.00**	**$ 1,200.00**	**$ 0.00**	**100.00%**
LEOSE Excess of Revenues Over Expenditures	**$ 1.00**	**$ 21.30**	**$ 1.00**	**$ 25.92**	**(2492.00%)**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Child Safety (25)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
25-00-46325 Municipal Court Child Safety Fees	$ 10,000.00	$ 9,885.16	$ 10,000.00	$ 9,872.62	1.27%
25-00-47470 Interest Income - Special Revenue DF	7.00	393.20	200.00	174.49	12.76%
Total Undefined Sub-Type Revenues	**10,007.00**	**10,278.36**	**10,200.00**	**10,047.11**	**1.50%**
Total Revenues	**10,007.00**	**10,278.36**	**10,200.00**	**10,047.11**	**1.50%**
Total Child Safety Revenues	**$ 10,007.00**	**$ 10,278.36**	**$ 10,200.00**	**$ 10,047.11**	**1.50%**
Expenditures					
Municipal Court Expenditures					
Contractual Services Expenditures					
25-09-53390 Mun Ct Child Safety Program	$ 12,000.00	$ 0.00	$ 14,580.00	$ 0.00	100.00%
Total Contractual Services Expenditures	**12,000.00**	**0.00**	**14,580.00**	**0.00**	**100.00%**
Transfers Expenditures					
25-09-59002 Transfer to Kid N Cops	5,000.00	0.00	5,000.00	0.00	100.00%
Total Transfers Expenditures	**5,000.00**	**0.00**	**5,000.00**	**0.00**	**100.00%**
Total Municipal Court Expenditures	**17,000.00**	**0.00**	**19,580.00**	**0.00**	**100.00%**
Total Child Safety Expenditures	**$ 17,000.00**	**$ 0.00**	**$ 19,580.00**	**$ 0.00**	**100.00%**
Child Safety Excess of Revenues Over Expenditures	**$ (6,993.00)**	**$ 10,278.36**	**$ (9,380.00)**	**$ 10,047.11**	**207.11%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Juvenile Case Management (26)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
26-00-46340 Juvenile Case Mgt Fees	$ 50.00	$ 20.00	$ 40.00	$ 0.00	100.00%
26-00-46342 Local Truancy Prevention & Diversion	50.00	1,320.68	2,000.00	1,138.25	43.09%
26-00-47470 Interest Income - Special Revenue DF	5,000.00	3,166.50	1,000.00	3,059.11	(205.91%)
Total Undefined Sub-Type Revenues	**5,100.00**	**4,507.18**	**3,040.00**	**4,197.36**	**(38.07%)**
Total Revenues	**5,100.00**	**4,507.18**	**3,040.00**	**4,197.36**	**(38.07%)**
Total Juvenile Case Management Revenues	**$ 5,100.00**	**$ 4,507.18**	**$ 3,040.00**	**$ 4,197.36**	**(38.07%)**
Juvenile Case Management Excess of Revenues Over E	**$ 5,100.00**	**$ 4,507.18**	**$ 3,040.00**	**$ 4,197.36**	**(38.07%)**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Drug Seizure (27)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
27-00-46327 Seizure Revenue	$ 100.00	$ 0.00	$ 100.00	$ 0.00	100.00%
27-00-47470 Interest Income - Special Revenue DF	1.00	60.75	10.00	24.69	(146.90%)
Total Undefined Sub-Type Revenues	**101.00**	**60.75**	**110.00**	**24.69**	**77.55%**
Total Revenues	**101.00**	**60.75**	**110.00**	**24.69**	**77.55%**
Total Drug Seizure Revenues	**$ 101.00**	**$ 60.75**	**$ 110.00**	**$ 24.69**	**77.55%**
Expenditures					
Police Expenditures					
Contractual Services Expenditures					
27-13-53397 Pub Saf Seizure Program	$ 300.00	$ 0.00	$ 50.00	$ 0.00	100.00%
Total Contractual Services Expenditures	**300.00**	**0.00**	**50.00**	**0.00**	**100.00%**
Total Police Expenditures	**300.00**	**0.00**	**50.00**	**0.00**	**100.00%**
Total Drug Seizure Expenditures	**$ 300.00**	**$ 0.00**	**$ 50.00**	**$ 0.00**	**100.00%**
Drug Seizure Excess of Revenues Over Expenditures	**$ (199.00)**	**$ 60.75**	**$ 60.00**	**$ 24.69**	**58.85%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Kids N Cops (28)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
28-00-47470 Interest Income - Special Revenue DF	$ 3.00	$ 149.94	$ 100.00	$ 55.16	44.84%
28-00-48200 Donations - Kids and Cops	400.00	0.00	400.00	500.00	(25.00%)
28-00-48201 Donations - Shop with a Cop	200.00	400.00	400.00	0.00	100.00%
28-00-49602 Transfer in Child Safety	5,000.00	0.00	5,000.00	0.00	100.00%
Total Undefined Sub-Type Revenues	**5,603.00**	**549.94**	**5,900.00**	**555.16**	**90.59%**
Total Revenues	**5,603.00**	**549.94**	**5,900.00**	**555.16**	**90.59%**
Total Kids N Cops Revenues	**$ 5,603.00**	**$ 549.94**	**$ 5,900.00**	**$ 555.16**	**90.59%**
Expenditures					
Police Expenditures					
Undefined Sub-Type Expenditures					
28-13-53395 Shop with a Cop Program	$ 2,000.00	$ 0.00	$ 2,000.00	$ 2,052.32	(2.62%)
Total Undefined Sub-Type Expenditures	**2,000.00**	**0.00**	**2,000.00**	**2,052.32**	**(2.62%)**
Contractual Services Expenditures					
28-13-53398 Kids N Cops Program	12,000.00	1,747.48	12,000.00	0.00	100.00%
Total Contractual Services Expenditures	**12,000.00**	**1,747.48**	**12,000.00**	**0.00**	**100.00%**
Total Police Expenditures	**14,000.00**	**1,747.48**	**14,000.00**	**2,052.32**	**85.34%**
Total Kids N Cops Expenditures	**$ 14,000.00**	**$ 1,747.48**	**$ 14,000.00**	**$ 2,052.32**	**85.34%**
Kids N Cops Excess of Revenues Over Expenditures	**$ (8,397.00)**	**$ (1,197.54)**	**$ (8,100.00)**	**$ (1,497.16)**	**81.52%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Willow Grove Park (31)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
31-00-45331 Fees - Willow Grove Park	$ 120,000.00	$ 45,656.18	$ 120,000.00	$ 36,496.58	69.59%
31-00-47470 Interest Income - Special Revenue DF	1,500.00	1,527.41	1,000.00	2,402.92	(140.29%)
Total Undefined Sub-Type Revenues	**121,500.00**	**47,183.59**	**121,000.00**	**38,899.50**	**67.85%**
Total Revenues	**121,500.00**	**47,183.59**	**121,000.00**	**38,899.50**	**67.85%**
Total Willow Grove Park Revenues	**$ 121,500.00**	**$ 47,183.59**	**$ 121,000.00**	**$ 38,899.50**	**67.85%**
Expenditures					
Park and Facilities Expenditures					
Supplies Expenditures					
31-16-52201 Operating Supplies	$ 400.00	$ 0.00	$ 1,000.00	$ 1,001.03	(0.10%)
31-16-52207 Dues & Memberships	3,000.00	0.00	3,000.00	0.00	100.00%
Total Supplies Expenditures	**3,400.00**	**0.00**	**4,000.00**	**1,001.03**	**74.97%**
Contractual Services Expenditures					
31-16-53304 Legal Services	1,000.00	0.00	1,000.00	0.00	100.00%
31-16-53324 Security	13,500.00	0.00	13,500.00	0.00	100.00%
31-16-53335 Bank Fees/Credit Card fees			0.00	292.33	0.00%
Total Contractual Services Expenditures	**14,500.00**	**0.00**	**14,500.00**	**292.33**	**97.98%**
Maintenance Expenditures					
31-16-54405 Park Maintenance	55,000.00	11,118.38	67,120.00	10,959.53	83.67%
Total Maintenance Expenditures	**55,000.00**	**11,118.38**	**67,120.00**	**10,959.53**	**83.67%**
Capital Outlay Expenditures					
31-16-55506 Capital Outlay-Buildings/Facilities	120,000.00	19,500.00	0.00	0.00	0.00%
Total Capital Outlay Expenditures	**120,000.00**	**19,500.00**	**0.00**	**0.00**	**0.00%**
Transfers Expenditures					
31-16-59001 Transfer to General Fund	40,000.00	10,000.00	40,000.00	10,000.00	75.00%
Total Transfers Expenditures	**40,000.00**	**10,000.00**	**40,000.00**	**10,000.00**	**75.00%**
Total Park and Facilities Expenditures	**232,900.00**	**40,618.38**	**125,620.00**	**22,252.89**	**82.29%**
Total Willow Grove Park Expenditures	**$ 232,900.00**	**$ 40,618.38**	**$ 125,620.00**	**$ 22,252.89**	**82.29%**
Willow Grove Park Excess of Revenues Over Expenditu	**$ (111,400.00)**	**$ 6,565.21**	**$ (4,620.00)**	**$ 16,646.61**	**460.32%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Animal Rescue (32)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
32-00-47470 Interest Income - Special Revenue DF	$ 2.00	$ 119.38	$ 100.00	$ 108.26	(8.26%)
32-00-48235 Donations Animal Rescue	1,000.00	2,094.00	1,000.00	0.00	100.00%
Total Undefined Sub-Type Revenues	**1,002.00**	**2,213.38**	**1,100.00**	**108.26**	**90.16%**
Total Revenues	**1,002.00**	**2,213.38**	**1,100.00**	**108.26**	**90.16%**
Total Animal Rescue Revenues	**$ 1,002.00**	**$ 2,213.38**	**$ 1,100.00**	**$ 108.26**	**90.16%**
Expenditures					
Animal Services Expenditures					
Contractual Services Expenditures					
32-15-53342 Animal Rescue Expenses	$ 10,000.00	$ 5,060.11	$ 5,000.00	$ 0.00	100.00%
Total Contractual Services Expenditures	**10,000.00**	**5,060.11**	**5,000.00**	**0.00**	**100.00%**
Total Animal Services Expenditures	**10,000.00**	**5,060.11**	**5,000.00**	**0.00**	**100.00%**
Total Animal Rescue Expenditures	**$ 10,000.00**	**$ 5,060.11**	**$ 5,000.00**	**$ 0.00**	**100.00%**
Animal Rescue Excess of Revenues Over Expenditures	**$ (8,998.00)**	**$ (2,846.73)**	**$ (3,900.00)**	**$ 108.26**	**102.78%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Library Donations (33)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
33-00-47470 Interest Income - Special Revenue DF	$ 1.00	$ 170.39	$ 100.00	$ 156.17	(56.17%)
33-00-48230 Library Contributions	7,000.00	351.01	7,000.00	220.47	96.85%
Total Undefined Sub-Type Revenues	**7,001.00**	**521.40**	**7,100.00**	**376.64**	**94.70%**
Total Revenues	**7,001.00**	**521.40**	**7,100.00**	**376.64**	**94.70%**
Total Library Donations Revenues	**$ 7,001.00**	**$ 521.40**	**$ 7,100.00**	**$ 376.64**	**94.70%**
Expenditures					
Library Expenditures					
Supplies Expenditures					
33-14-52000 Office Supplies	$ 250.00	$ 0.00	$ 0.00	$ 36.38	0.00%
33-14-52202 Postage & Shipping	475.00	0.00	0.00	0.00	0.00%
33-14-52206 Travel & Training	60.00	0.00	0.00	145.63	0.00%
33-14-52207 Dues & Memberships	8,974.00	1,711.47	1,000.00	1,550.00	(55.00%)
Total Supplies Expenditures	**9,759.00**	**1,711.47**	**1,000.00**	**1,732.01**	**(73.20%)**
Contractual Services Expenditures					
33-14-53344 Library Donations Expenses	800.00	0.00	0.00	0.00	0.00%
Total Contractual Services Expenditures	**800.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Total Library Expenditures	**10,559.00**	**1,711.47**	**1,000.00**	**1,732.01**	**(73.20%)**
Total Library Donations Expenditures	**$ 10,559.00**	**$ 1,711.47**	**$ 1,000.00**	**$ 1,732.01**	**(73.20%)**
Library Donations Excess of Revenues Over Expenditur	**$ (3,558.00)**	**$ (1,190.07)**	**$ 6,100.00**	**$ (1,355.37)**	**122.22%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Park Improvements (34)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
34-00-47470 Interest Income - Special Revenue DF	$ 100.00	$ 46.43	$ 50.00	$ 36.36	27.28%
Total Undefined Sub-Type Revenues	**100.00**	**46.43**	**50.00**	**36.36**	**27.28%**
Total Revenues	**100.00**	**46.43**	**50.00**	**36.36**	**27.28%**
Total Park Improvements Revenues	**$ 100.00**	**$ 46.43**	**$ 50.00**	**$ 36.36**	**27.28%**
Expenditures					
Park and Facilities Expenditures					
Maintenance Expenditures					
34-16-54405 Park Maintenance	$ 2,400.00	$ 0.00	$ 0.00	$ 0.00	0.00%
Total Maintenance Expenditures	**2,400.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Total Park and Facilities Expenditures	**2,400.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Total Park Improvements Expenditures	**$ 2,400.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**0.00%**
Park Improvements Excess of Revenues Over Expendit	**$ (2,300.00)**	**$ 46.43**	**$ 50.00**	**$ 36.36**	**27.28%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For CSLFRF - Grant (36)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
36-00-47470 Interest Income - Special Revenue	$ 600.00	$ 37,862.56	$ 50,000.00	$ 32,797.09	34.41%
Total Undefined Sub-Type Revenues	**600.00**	**37,862.56**	**50,000.00**	**32,797.09**	**34.41%**
Total Revenues	**600.00**	**37,862.56**	**50,000.00**	**32,797.09**	**34.41%**
Total CSLFRF - Grant Revenues	**$ 600.00**	**$ 37,862.56**	**$ 50,000.00**	**$ 32,797.09**	**34.41%**
Expenditures					
Administration Expenditures					
Contractual Services Expenditures					
36-11-53309 Consultants & Professionals	$	$	$ 0.00	$ 1,700.00	0.00%
Total Contractual Services Expenditures			**0.00**	**1,700.00**	**0.00%**
Capital Outlay Expenditures					
36-11-55504 Capital Outlay-Information Technology	500,000.00	0.00	0.00	445,033.42	0.00%
36-11-55505 Capital Outlay-Heavy Equipment	104,963.00	71,936.00	0.00	0.00	0.00%
Total Capital Outlay Expenditures	**604,963.00**	**71,936.00**	**0.00**	**445,033.42**	**0.00%**
Total Administration Expenditures	**604,963.00**	**71,936.00**	**0.00**	**446,733.42**	**0.00%**
Police Expenditures					
Capital Outlay Expenditures					
36-13-55504 Capital Outlay-Information Technology	0.00	0.00	1,580,405.00	0.00	100.00%
Total Capital Outlay Expenditures	**0.00**	**0.00**	**1,580,405.00**	**0.00**	**100.00%**
Total Police Expenditures	**0.00**	**0.00**	**1,580,405.00**	**0.00**	**100.00%**
Streets and Drainage Expenditures					
Maintenance Expenditures					
36-17-54422 Drainage Maintenance	1,112,225.00	101,317.00	0.00	0.00	0.00%
Total Maintenance Expenditures	**1,112,225.00**	**101,317.00**	**0.00**	**0.00**	**0.00%**
Total Streets and Drainage Expenditures	**1,112,225.00**	**101,317.00**	**0.00**	**0.00**	**0.00%**
Total CSLFRF - Grant Expenditures	**$ 1,717,188.00**	**$ 173,253.00**	**$ 1,580,405.00**	**$ 446,733.42**	**71.73%**
CSLFRF - Grant Excess of Revenues Over Expenditures	**$ (1,716,588.00)**	**$ (135,390.44)**	**$ (1,530,405.00)**	**$ (413,936.33)**	**72.95%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Stormwater Drainage Fund (37)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
37-00-45352 Fees - Drainage Improvements	$ 368,000.00	$ 44,862.70	$ 207,000.00	$ 69,242.14	66.55%
37-00-47470 Interest Income - Special Revenue	0.00	482.73	2,000.00	3,355.09	(67.75%)
Total Undefined Sub-Type Revenues	**368,000.00**	**45,345.43**	**209,000.00**	**72,597.23**	**65.26%**
Total Revenues	**368,000.00**	**45,345.43**	**209,000.00**	**72,597.23**	**65.26%**
Total Stormwater Drainage Fund Revenues	**$ 368,000.00**	**$ 45,345.43**	**$ 209,000.00**	**$ 72,597.23**	**65.26%**
Expenditures					
Streets and Drainage Expenditures					
Supplies Expenditures					
37-17-52202 Postage & Shipping	$ 0.00	$ 0.00	$ 1,000.00	$ 0.00	100.00%
Total Supplies Expenditures	**0.00**	**0.00**	**1,000.00**	**0.00**	**100.00%**
Contractual Services Expenditures					
37-17-53304 Legal Services	5,000.00	0.00	5,000.00	0.00	100.00%
37-17-53305 Engineering	140,000.00	0.00	50,000.00	0.00	100.00%
37-17-53309 Consultants & Professionals	20,000.00	0.00	20,000.00	0.00	100.00%
37-17-53318 Billing/Collection Fees	30,700.00	0.00	20,700.00	0.00	100.00%
37-17-53348 MS4	30,700.00	53.75	30,000.00	4,175.00	86.08%
37-17-53351 Vehicle Lease			5,783.00	0.00	100.00%
Total Contractual Services Expenditures	**226,400.00**	**53.75**	**131,483.00**	**4,175.00**	**96.82%**
Maintenance Expenditures					
37-17-54403 Equipment Maintenance			15,000.00	1,209.43	91.94%
37-17-54422 Drainage Maintenance	0.00	974.25	50,000.00	3,423.79	93.15%
Total Maintenance Expenditures	**0.00**	**974.25**	**65,000.00**	**4,633.22**	**92.87%**
Capital Outlay Expenditures					
37-17-55503 Capital Outlay-Vehicles			9,600.00	0.00	100.00%
Total Capital Outlay Expenditures			**9,600.00**	**0.00**	**100.00%**
Total Streets and Drainage Expenditures	**226,400.00**	**1,028.00**	**207,083.00**	**8,808.22**	**95.75%**
Total Stormwater Drainage Fund Expenditures	**$ 226,400.00**	**$ 1,028.00**	**$ 207,083.00**	**$ 8,808.22**	**95.75%**
Stormwater Drainage Fund Excess of Revenues Over E	**$ 141,600.00**	**$ 44,317.43**	**$ 1,917.00**	**$ 63,789.01**	**(3227.54%)**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Halloween Event (38)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
38-00-45464 Fees- Vendors	$ 0.00	$ 300.00	$ 300.00	$ 248.50	17.17%
38-00-45465 Fees - Entry	300.00	10.00	10.00	20.00	(100.00%)
38-00-45467 Sponsorships - Events	3,000.00	3,200.00	3,000.00	2,700.00	10.00%
38-00-48200 Donations	0.00	0.00	0.00	750.00	0.00%
Total Undefined Sub-Type Revenues	**3,300.00**	**3,510.00**	**3,310.00**	**3,718.50**	**(12.34%)**
Total Revenues	**3,300.00**	**3,510.00**	**3,310.00**	**3,718.50**	**(12.34%)**
Total Halloween Event Revenues	**$ 3,300.00**	**$ 3,510.00**	**$ 3,310.00**	**$ 3,718.50**	**(12.34%)**
Expenditures					
Events Expenditures					
Supplies Expenditures					
38-05-52201 Operating Supplies	$ 600.00	$ 229.12	$ 300.00	$ 695.00	(131.67%)
38-05-52203 Printing	250.00	116.98	250.00	781.48	(212.59%)
38-05-52221 Community Events	1,650.00	2,943.91	1,000.00	3,019.69	(201.97%)
Total Supplies Expenditures	**2,500.00**	**3,290.01**	**1,550.00**	**4,496.17**	**(190.08%)**
Contractual Services Expenditures					
38-05-53570 Scholarships	1,000.00	0.00	1,000.00	0.00	100.00%
Total Contractual Services Expenditures	**1,000.00**	**0.00**	**1,000.00**	**0.00**	**100.00%**
Total Events Expenditures	**3,500.00**	**3,290.01**	**2,550.00**	**4,496.17**	**(76.32%)**
Total Halloween Event Expenditures	**$ 3,500.00**	**$ 3,290.01**	**$ 2,550.00**	**$ 4,496.17**	**(76.32%)**
Halloween Event Excess of Revenues Over Expenditure	**$ (200.00)**	**$ 219.99**	**$ 760.00**	**$ (777.67)**	**202.33%**

City of Lake Dallas
Statement of Revenue and Expenditures

Original Budget
For Christmas Events (39)
For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
39-00-45465 Fees - Entry	$ 100.00	$ 0.00	$ 0.00	$ 0.00	0.00%
39-00-45467 Sponsorships - Events	14,000.00	5,500.00	5,500.00	0.00	100.00%
39-00-48200 Donations	800.00	3,765.00	3,000.00	0.00	100.00%
Total Undefined Sub-Type Revenues	**14,900.00**	**9,265.00**	**8,500.00**	**0.00**	**100.00%**
Total Revenues	**14,900.00**	**9,265.00**	**8,500.00**	**0.00**	**100.00%**
Total Christmas Events Revenues	**$ 14,900.00**	**$ 9,265.00**	**$ 8,500.00**	**$ 0.00**	**100.00%**
Expenditures					
Events Expenditures					
Supplies Expenditures					
39-05-52101 Special Events	$ 13,200.00	$ 3,739.11	$ 7,400.00	$ 2,356.60	68.15%
39-05-52201 Operating Supplies	600.00	0.00	600.00	0.00	100.00%
39-05-52203 Printing	500.00	0.00	500.00	0.00	100.00%
39-05-52205 Advertising	500.00	0.00	0.00	0.00	0.00%
Total Supplies Expenditures	**14,800.00**	**3,739.11**	**8,500.00**	**2,356.60**	**72.28%**
Total Events Expenditures	**14,800.00**	**3,739.11**	**8,500.00**	**2,356.60**	**72.28%**
Total Christmas Events Expenditures	**$ 14,800.00**	**$ 3,739.11**	**$ 8,500.00**	**$ 2,356.60**	**72.28%**
Christmas Events Excess of Revenues Over Expenditur	**$ 100.00**	**$ 5,525.89**	**$ 0.00**	**$ (2,356.60)**	**0.00%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Opioid Abatement Fund (40)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
40-00-47470 Interest Income - Special Revenue	$ 0.00	$ 10.59	$ 50.00	$ 117.25	(134.50%)
Total Undefined Sub-Type Revenues	**0.00**	**10.59**	**50.00**	**117.25**	**(134.50%)**
Total Revenues	**0.00**	**10.59**	**50.00**	**117.25**	**(134.50%)**
Total Opioid Abatement Fund Revenues	**$ 0.00**	**$ 10.59**	**$ 50.00**	**$ 117.25**	**(134.50%)**
Opioid Abatement Fund Excess of Revenues Over Expe	**$ 0.00**	**$ 10.59**	**$ 50.00**	**$ 117.25**	**(134.50%)**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Tree Preservation Fund (41)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
41-00-47470 Interest Income - Special Revenue	$ 0.00	$ 12.09	$ 50.00	$ 134.00	(168.00%)
Total Undefined Sub-Type Revenues	**0.00**	**12.09**	**50.00**	**134.00**	**(168.00%)**
Total Revenues	**0.00**	**12.09**	**50.00**	**134.00**	**(168.00%)**
Total Tree Preservation Fund Revenues	**$ 0.00**	**$ 12.09**	**$ 50.00**	**$ 134.00**	**(168.00%)**
Tree Preservation Fund Excess of Revenues Over Expe	**$ 0.00**	**$ 12.09**	**$ 50.00**	**$ 134.00**	**(168.00%)**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For General Capital Projects (60)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
60-00-47470 Interest Income - Special Revenue DF	$ 15,000.00	$ 10,803.38	$ 10,000.00	$ 9,869.39	1.31%
Total Undefined Sub-Type Revenues	**15,000.00**	**10,803.38**	**10,000.00**	**9,869.39**	**1.31%**
Total Revenues	**15,000.00**	**10,803.38**	**10,000.00**	**9,869.39**	**1.31%**
Total General Capital Projects Revenues	**$ 15,000.00**	**$ 10,803.38**	**$ 10,000.00**	**$ 9,869.39**	**1.31%**
Expenditures					
Streets and Drainage Expenditures					
Capital Outlay Expenditures					
60-17-55517 Capital Outlay Construction	$ 502,900.00	$ 0.00	$ 532,626.00	$ 224,743.75	57.80%
Total Capital Outlay Expenditures	**502,900.00**	**0.00**	**532,626.00**	**224,743.75**	**57.80%**
Total Streets and Drainage Expenditures	**502,900.00**	**0.00**	**532,626.00**	**224,743.75**	**57.80%**
Total General Capital Projects Expenditures	**$ 502,900.00**	**$ 0.00**	**$ 532,626.00**	**$ 224,743.75**	**57.80%**
General Capital Projects Excess of Revenues Over Exp	**$ (487,900.00)**	**$ 10,803.38**	**$ (522,626.00)**	**$ (214,874.36)**	**58.89%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For 2023 CO & Revenue Bond (62)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
62-00-47470 Interest Income - Special Revenue	$ 0.00	$ 56,714.00	$ 50,000.00	$ 51,450.09	(2.90%)
Total Undefined Sub-Type Revenues	**0.00**	**56,714.00**	**50,000.00**	**51,450.09**	**(2.90%)**
Total Revenues	**0.00**	**56,714.00**	**50,000.00**	**51,450.09**	**(2.90%)**
Total 2023 CO & Revenue Bond Revenues	**$ 0.00**	**$ 56,714.00**	**$ 50,000.00**	**$ 51,450.09**	**(2.90%)**
Expenditures					
Administration Expenditures					
Capital Outlay Expenditures					
62-11-55515 Capital Outlay-Street Projects	$	$	$ 3,317,979.00	$ 0.00	100.00%
Total Capital Outlay Expenditures			**3,317,979.00**	**0.00**	**100.00%**
Total Administration Expenditures			**3,317,979.00**	**0.00**	**100.00%**
Streets and Drainage Expenditures					
Capital Outlay Expenditures					
62-17-55517 Capital Outlay Construction	0.00	0.00	0.00	151,401.25	0.00%
Total Capital Outlay Expenditures	**0.00**	**0.00**	**0.00**	**151,401.25**	**0.00%**
Total Streets and Drainage Expenditures	**0.00**	**0.00**	**0.00**	**151,401.25**	**0.00%**
Total 2023 CO & Revenue Bond Expenditures	**$ 0.00**	**$ 0.00**	**$ 3,317,979.00**	**$ 151,401.25**	**95.44%**
2023 CO & Revenue Bond Excess of Revenues Over Ex	**$ 0.00**	**$ 56,714.00**	**$ (3,267,979.00)**	**$ (99,951.16)**	**96.94%**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	$ 11,618,887.00	$ 4,869,307.57	$ 8,636,451.00	$ 5,145,815.99	40.42%
Total Expenditures	$ 10,942,941.00	$ 2,245,407.88	$ 14,688,121.00	$ 3,302,697.45	77.51%
Total Excess of Revenues Over Expenditures	$ 675,946.00	$ 2,623,899.69	$ (6,051,670.00)	$ 1,843,118.54	130.46%

Accounts Payable
Check Register
For the month of January 31, 2025

City of Lake Dallas

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Fiscal Periods Range From 2025-4 To 2025-4

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
67357	C	1/7/2025	810	5 Star Rental	$175.00	O

Invoice Nbr - Description	GL Account	Amount
I6765 - Port o Pot rental Jan25	31-16-54405	$175.00

67358	C	1/7/2025	4	A to T Lamps Inc	$8,284.80	O

Invoice Nbr - Description	GL Account	Amount
499450 - New LED lights for Main St.	01-17-54404	$7,675.00
502650 - LED can lights for lobby	01-11-54400	$225.00
499804 - Emergency Lighting	01-18-54400	$384.80

67359	C	1/7/2025	5	Adams Exterminating Company	$129.00	O

Invoice Nbr - Description	GL Account	Amount
116712 - Quarterly Pest Service - Library 12/19/2024	01-18-54400	$129.00

67360	C	1/7/2025	1079	All American Dogs	$6,533.64	O

Invoice Nbr - Description	GL Account	Amount
5943 - Jan24 Animal Control	01-11-53342	$6,533.64

67361	C	1/7/2025	734	Alphagraphics Old Town Lewisville	$458.62	O

Invoice Nbr - Description	GL Account	Amount
1750 - Willow Grove Kiosk - New Wrap	31-16-54405	$458.62

67362	C	1/7/2025	957	AT&T Mobility	$1,186.51	O

Invoice Nbr - Description	GL Account	Amount
287319484814x12232024 - Mobile Phone Dec24	01-11-52216	$254.96
287319484814x12232024 - Mobile Phone Dec24	01-18-52216	$39.35
287319484814x12232024 - Mobile Phone Dec24	01-17-52216	$39.35
287319484814x12232024 - Mobile Phone Dec24	01-08-52216	$69.35
287319484814x12232024 - Mobile Phone Dec24	01-13-52216	$783.50

67363	C	1/7/2025	958	Brightspeed	$31.05	O

Invoice Nbr - Description	GL Account	Amount
Dec24-300006727 - CityHall Landline Phone Dec24	01-11-53301	$31.05

67364	C	1/7/2025	958	Brightspeed	$181.95	O

Invoice Nbr - Description	GL Account	Amount
300006729..Dec24 - Dec24 - PD 300006729 Landlines	01-13-53301	$181.95

67365	C	1/7/2025	97	Bureau Veritas North America	$2,426.84	O

Invoice Nbr - Description	GL Account	Amount
24-Dec - Dec24 Inspections	01-08-53317	$2,426.84

67366	C	1/7/2025	37	Centerline Supply	$620.81	O

Invoice Nbr - Description	GL Account	Amount
ORD0126321 - Median Alert - Lakeview	01-17-54404	$620.81

67367	C	1/7/2025	32	City of Carrollton	$376.00	O

Invoice Nbr - Description	GL Account	Amount
TRA-25-769 - School zone signs - 3	01-17-54417	$180.00

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Fiscal Periods Range From 2025-4 To 2025-4

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name		Amount	Status
	TRA-25-772 - Dead End and No Lake Access Signs 4 each 8 total			01-17-54417	$196.00		
67368	C	1/7/2025	910	Civic Plus LLC		$52,189.02	O
	Invoice Nbr - Description			GL Account	Amount		
	325508 - CivicPlus Media Streaming Annual streaming fees & implementation			36-11-55504	$23,810.34		
	325507 - CLFRF - AMM Select: Pro Annual Fee x5 plus implementation & configuration			36-11-55504	$28,378.68		
67369	C	1/7/2025	1022	Column Software PBC		$52.08	O
	Invoice Nbr - Description			GL Account	Amount		
	6116E09F-0029 - Legal Notices Fee Dec24 - Tiny Home			01-11-52205	$52.08		
67370	C	1/7/2025	418	Denton Electric, Inc.		$857.90	O
	Invoice Nbr - Description			GL Account	Amount		
	S39614 - New Quad Outlet for PD evidence locker			01-13-54400	$857.90		
67371	C	1/7/2025	544	ESI Networks		$464.73	O
	Invoice Nbr - Description			GL Account	Amount		
	23560 - WGP Turnkey Solution, cloud software license & lease Jan24			31-16-54405	$464.73		
67372	C	1/7/2025	91	First Check		$48.00	O
	Invoice Nbr - Description			GL Account	Amount		
	25291 - Applicant Screenings, Background Checks			01-17-51111	$24.00		
	25291 - Applicant Screenings, Background Checks			01-18-51111	$12.00		
	25291 - Applicant Screenings, Background Checks			01-18-51111	$12.00		
67373	C	1/7/2025	1099	Fossil Pointe Sporting Grounds		$2,163.00	O
	Invoice Nbr - Description			GL Account	Amount		
	100790 - Yearly membership for PD training 2025 - 18 officers, 8 trahing/qual days per year. New hire quals.			01-13-52206	$2,163.00		
67374	C	1/7/2025	1031	Grande Communications Networks LLC		$675.00	O
	Invoice Nbr - Description			GL Account	Amount		
	133368501-0012364 - Library Fiber - Dec24			01-18-53301	$675.00		
67376	C	1/7/2025	137	Lake Cities Municipal Utility Authority		$1,452.56	O
	Invoice Nbr - Description			GL Account	Amount		
	Dec24 - Dec24 Water and Sewer LCMUA			01-18-53301	$502.17		
	Dec24 - Dec24 Water and Sewer LCMUA			01-17-53301	$83.86		
	Dec24 - Dec24 Water and Sewer LCMUA			01-11-53301	$446.05		
	Dec24 - Dec24 Water and Sewer LCMUA			31-16-54405	$85.43		
	Dec24 - Dec24 Water and Sewer LCMUA			31-16-54405	$335.05		
67377	C	1/7/2025	141	Leisure Interactive, LLC		$588.74	O
	Invoice Nbr - Description			GL Account	Amount		
	36129 - WGP online booking reservation fees - Dec24			31-16-54405	$588.74		
67378	C	1/7/2025	64	Local Circuit		$7,482.58	O
	Invoice Nbr - Description			GL Account	Amount		

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Fiscal Periods Range From 2025-4 To 2025-4

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name			Amount	Status
	5462.5461.5460.5459 - IT Managed Svs Jan25				01-11-54406	$3,277.28		
	5462.5461.5460.5459 - IT Managed Svs Jan25				01-13-54406	$3,242.52		
	5462.5461.5460.5459 - IT Managed Svs Jan25				01-18-54406	$744.11		
	5462.5461.5460.5459 - IT Managed Svs Jan25				01-17-54406	$218.67		
67379	C	1/7/2025	930	The John R McAdams Company, Inc			$53,967.50	O
	Invoice Nbr - Description				GL Account	Amount		
	159125 - Shady Shores Dr Reconstuction				62-17-55517	$53,967.50		
67380	C	1/7/2025	940	North Central Texas Janitorial			$2,084.00	O
	Invoice Nbr - Description				GL Account	Amount		
	4217 - 25 Jan Janitorial Srvcs				01-11-53325	$2,084.00		
67381	C	1/7/2025	507	Staples Advantage			$48.88	O
	Invoice Nbr - Description				GL Account	Amount		
	6019922874 - Admin office supplies				01-11-52000	$29.49		
	6019922874 - Admin office supplies				01-11-52000	$19.39		
67382	C	1/7/2025	1065	Texas First Rentals LLC			$2,174.03	O
	Invoice Nbr - Description				GL Account	Amount		
	1026752 - Lakeland - mini-excavator and excav bucket				37-17-54422	$2,174.03		
67383	C	1/7/2025	499	TML Intergovernmental Risk Pool			$35,255.75	O
	Invoice Nbr - Description				GL Account	Amount		
	3919-1Q25 - Prop, Liability and WC premiums 1Q2025				01-00-21170	$16,423.00		
	3919-1Q25 - Prop, Liability and WC premiums 1Q2025				01-11-53313	$18,832.75		
67384	C	1/7/2025	1030	TransUnion Risk and Alternative			$160.00	O
	Invoice Nbr - Description				GL Account	Amount		
	761895-202412-1 - December 2024 search activity				01-13-52213	$160.00		
67385	C	1/7/2025	527	TXU Energy			$7,228.02	O
	Invoice Nbr - Description				GL Account	Amount		
	052003751383 - DEC24 Electricity				01-11-53301	$947.24		
	052003751383 - DEC24 Electricity				01-17-53302	$4,913.35		
	052003751383 - DEC24 Electricity				01-18-53301	$534.86		
	052003751383 - DEC24 Electricity				31-16-54405	$720.79		
	052003751383 - DEC24 Electricity				01-17-53301	$111.78		
67386	C	1/7/2025	289	Tyler Technologies			$392,844.40	O
	Invoice Nbr - Description				GL Account	Amount		
	025-490660 - ERP Pro Annual Saas Fees Years 2-5				36-11-55504	$228,595.40		
	025-490661 - ERP Pro Prepaid Services - training and implementation				36-11-55504	$108,370.00		
	025-485018 - ERP Pro Saas Fees & Tyler U- Year 1 (11/01/2024-10/31/2025				36-11-55504	$55,879.00		
67387	C	1/8/2025	6	ADT Security Services			$97.49	O
	Invoice Nbr - Description				GL Account	Amount		
	1112432606 - Security System Jan 25-Library				01-18-53323	$97.49		

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Fiscal Periods Range From 2025-4 To 2025-4

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
67388	C	1/8/2025	40	Lake Cities Chamber	$225.00	O
	Invoice Nbr - Description			GL Account	Amount	
	5051 - 2025 Annual Membership Dues			01-07-52207	$225.00	
67389	C	1/8/2025	561	UBEO	$1,568.00	O
	Invoice Nbr - Description			GL Account	Amount	
	38109594 - Printer Lease Fees Jan25			01-18-53352	$133.50	
	38109594 - Printer Lease Fees Jan25			01-13-53352	$221.35	
	38109594 - Printer Lease Fees Jan25			01-09-53352	$93.15	
	38109594 - Printer Lease Fees Jan25			01-11-53352	$1,120.00	
67390	C	1/15/2025	55	City of Corinth	$120,763.33	O
	Invoice Nbr - Description			GL Account	Amount	
	INV10394 - Fire/EMS svs Jan25			01-11-53314	$120,763.33	
67391	C	1/15/2025	97	Bureau Veritas North America	$6,101.37	O
	Invoice Nbr - Description			GL Account	Amount	
	24-Jun charges - June 24 Charges			01-08-53317	$6,101.37	
67392	C	1/15/2025	111	Nichols, Jackson, Dillard, Hager & Smith L.L.P.	$2,903.84	O
	Invoice Nbr - Description			GL Account	Amount	
	56943, 56944 - Legal Services - Dec24			01-11-53304	$2,064.31	
	56943, 56944 - Legal Services - Dec24			01-09-53320	$839.53	
67393	C	1/15/2025	191	SPAN	$1,668.96	O
	Invoice Nbr - Description			GL Account	Amount	
	INV002643 - Dec24 - Transit Trips			01-11-53329	$1,668.96	
67394	C	1/15/2025	418	Denton Electric, Inc.	$450.00	O
	Invoice Nbr - Description			GL Account	Amount	
	S39595 - Light repairs - Library			01-18-54400	$450.00	
67396	C	1/15/2025	1031	Grande Communications Networks LLC	$1,130.00	O
	Invoice Nbr - Description			GL Account	Amount	
	133368601-0012372 - Fiber - Jan25			01-13-53301	$565.00	
	133368601-0012372 - Fiber - Jan25			01-11-53301	$565.00	
67397	C	1/23/2025	41	Charter Communications	$193.10	O
	Invoice Nbr - Description			GL Account	Amount	
	171820701010125 - Internet PD			01-13-53301	$193.10	
67398	C	1/23/2025	41	Charter Communications	$903.74	O
	Invoice Nbr - Description			GL Account	Amount	
	Jan24-17180701120125 - Jan25 Internet Fiber			01-13-53301	$451.87	
	Jan24-17180701120125 - Jan25 Internet Fiber			01-11-53301	$451.87	
67399	C	1/23/2025	41	Charter Communications	$55.27	O
	Invoice Nbr - Description			GL Account	Amount	
	Jan24-218229401010125 - Dec24 Internet Fiber-CS			01-18-53301	$55.27	

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Fiscal Periods Range From 2025-4 To 2025-4

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
67400	C	1/23/2025	41	Charter Communications	$241.24	O

Invoice Nbr - Description	GL Account	Amount
Jan25-171820601010125 - Jan25 Internet Fiber-PW	01-17-53301	$241.24

67401	C	1/23/2025	555	Clean & Green Car Wash	$120.00	O

Invoice Nbr - Description	GL Account	Amount
721 - Dec24 car wash activity	01-13-54402	$120.00

67402	C	1/23/2025	324	Codi Delcambre	$461.80	O

Invoice Nbr - Description	GL Account	Amount
Election Law Conference - Election Law Conference 1/22-25/2025	01-11-52206	$165.00
Election Law Conference - Election Law Conference 1/22-25/2025	01-11-52206	$296.80

67403	C	1/23/2025	90	Ferguson Enterprises, Inc #61	$92.64	O

Invoice Nbr - Description	GL Account	Amount
1401493 - Toilet parts	01-18-54400	$92.64

67404	C	1/23/2025	525	Ingram Library Services	$2,488.52	O

Invoice Nbr - Description	GL Account	Amount
20G5770- Sep24-Jan25 - Library materials Sept 24-Jan25	01-18-52215	$2,488.52

67405	C	1/23/2025	766	Keep Texas Beautiful	$200.00	O

Invoice Nbr - Description	GL Account	Amount
23637 - Keep Texas Beautiful Affiliate dues	01-08-52223	$200.00

67406	C	1/23/2025	1013	Kiki's Konsulting LLC	$6,162.60	O

Invoice Nbr - Description	GL Account	Amount
1030, 1031 - Finance - Consulting - 12.03-19.2024	36-11-53309	$850.00
1030, 1031 - Finance - Consulting - 12.03-19.2024	01-11-53309	$5,312.60

67407	C	1/23/2025	1009	Knee Deep Plumbing	$338.10	O

Invoice Nbr - Description	GL Account	Amount
26986387 - 4501 Statte School Rd.	01-17-54400	$338.10

67408	C	1/23/2025	40	Lake Cities Chamber	$2,390.00	O

Invoice Nbr - Description	GL Account	Amount
2074 - Gala, awards table, luncheons, entertainment sponsor, gift card sponsor	01-07-52207	$150.00
2074 - Gala, awards table, luncheons, entertainment sponsor, gift card sponsor	01-07-52207	$250.00
2074 - Gala, awards table, luncheons, entertainment sponsor, gift card sponsor	01-07-52207	$1,000.00
2074 - Gala, awards table, luncheons, entertainment sponsor, gift card sponsor	01-07-52207	$550.00
2074 - Gala, awards table, luncheons, entertainment sponsor, gift card sponsor	01-07-52207	$440.00

67409	C	1/23/2025	1100	LSC Vending	$35.00	O

Invoice Nbr - Description	GL Account	Amount
126202 - Coin machine repair - library	01-18-54400	$35.00

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Fiscal Periods Range From 2025-4 To 2025-4

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
67410	C	1/23/2025	930	The John R McAdams Company, Inc	$75,128.75	O

Invoice Nbr - Description	GL Account	Amount
163209 - Hundley Dr Restoration - Dec24	60-17-55517	$48,917.50
163212 - Shady Shores Dr Reconstuction- Dec24	62-17-55517	$26,211.25

67411	C	1/23/2025	935	Motorola Solutions Inc	$3,740.22	O

Invoice Nbr - Description	GL Account	Amount
1411133901 - Annual Cloud Storage	01-13-55504	$7,200.00
1411133901 - Annual Cloud Storage	01-13-55504	($3,459.78)

67412	C	1/23/2025	245	North Central Texas Council of Governments	$2,000.00	O

Invoice Nbr - Description	GL Account	Amount
INV-0000069545 - NCTCOG - Emergency Preparedness Memb. Dues FY25	01-13-52207	$2,000.00

67413	C	1/23/2025	131	Omnibase Services of Texas, LP	$126.00	O

Invoice Nbr - Description	GL Account	Amount
424-102061 - 4th Quarter FTA Program-DPS	01-00-21121	$126.00

67414	C	1/23/2025	771	Quadient Inc.	$285.09	O

Invoice Nbr - Description	GL Account	Amount
Q1665024 - Nov24 - Jan25 - Monthly Lease	01-11-52202	$285.09

67415	C	1/23/2025	1101	Rinker Materials	$9,028.00	O

Invoice Nbr - Description	GL Account	Amount
30489540, 30489541 - RCP amd Emd treatment for Lakeland Drainange Project	37-17-54422	$2,796.00
30489540, 30489541 - RCP amd Emd treatment for Lakeland Drainange Project	37-17-54422	$6,232.00

67416	C	1/23/2025	195	State Comptroller	$20,966.25	O

Invoice Nbr - Description	GL Account	Amount
17512514146-Dec24 - Oct-Dec 2024 State Report 17512514146	01-00-21133	$7,633.29
17512514146-Dec24 - Oct-Dec 2024 State Report 17512514146	01-00-21120	$13,332.96

67417	C	1/23/2025	196	Stephanie Berry	$1,200.00	O

Invoice Nbr - Description	GL Account	Amount
24-Dec - Municipal Judge Jan25	01-09-53319	$1,200.00

67418	C	1/23/2025	1059	TG Whitton Co	$4,650.00	O

Invoice Nbr - Description	GL Account	Amount
133094 - Snow Plow and Installation	01-17-54403	$4,650.00

67419	C	1/23/2025	561	UBEO	$67.33	O

Invoice Nbr - Description	GL Account	Amount
INV2380304 - Printer Quarterly Use Fees Oct-Dec24	01-11-53352	$67.33

67420	C	1/23/2025	178	Utility Data Systems, Inc	$1,444.00	O

Invoice Nbr - Description	GL Account	Amount
26246, 282282 - MCRS Court Software - Annual Support License 3354	01-09-54406	$823.00
26246, 282282 - MCRS Court Software - Annual Support License 3354	01-09-54406	$621.00

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Fiscal Periods Range From 2025-4 To 2025-4

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
67421	C	1/23/2025	929	NextCare, Inc.	$357.00	O

Invoice Nbr - Description	GL Account	Amount
Dec24 Screens - Dec24 Employment drug screens	01-17-51111	$209.00
Dec24 Screens - Dec24 Employment drug screens	01-09-51111	$49.00
Dec24 Screens - Dec24 Employment drug screens	01-18-51111	$99.00

Aetna	E	1/3/2025	1008	Aetna	$33,449.24	O

Invoice Nbr - Description	GL Account	Amount
25-JAN - Aetna Group Health - 01/01/2025 - 01/31/2025	01-17-51108	$4,931.19
25-JAN - Aetna Group Health - 01/01/2025 - 01/31/2025	01-08-51108	$2,567.18
25-JAN - Aetna Group Health - 01/01/2025 - 01/31/2025	01-00-21159	$3,060.84
25-JAN - Aetna Group Health - 01/01/2025 - 01/31/2025	01-13-51108	$16,626.46
25-JAN - Aetna Group Health - 01/01/2025 - 01/31/2025	01-11-51108	$4,954.47
25-JAN - Aetna Group Health - 01/01/2025 - 01/31/2025	01-09-51108	$1,309.10

Aflac	E	1/6/2025	8	Aflac	$296.52	O

Invoice Nbr - Description	GL Account	Amount
344137 - Supplemental Insurance payment - Dec coverage	01-00-21167	$296.52

Atmos Energy	E	1/13/2025	21	Atmos Energy	$193.57	O

Invoice Nbr - Description	GL Account	Amount
Jan25-3037801378 - Jan25 Gas bill - City Hall	01-11-53301	$193.57

Child Support Texas SDU	E	1/10/2025	1076	Child Support Texas SDU	$1,632.99	O

Invoice Nbr - Description	GL Account	Amount
Jan 10 2025 - JAN 10, 2025 - ACH Debit CHILDSUPP Texas SDU	01-00-21156	$595.85
Jan 10 2025 - JAN 10, 2025 - ACH Debit CHILDSUPP Texas SDU	01-00-21156	$187.91
Jan 10 2025 - JAN 10, 2025 - ACH Debit CHILDSUPP Texas SDU	01-00-21156	$849.23

Child Support Texas SDU	E	1/24/2025	1076	Child Support Texas SDU	$1,632.99	O

Invoice Nbr - Description	GL Account	Amount
JAN 24 - ACH Debit CHILDSUPP Texas SDU 25/01/24	01-00-21156	$187.91
JAN 24 - ACH Debit CHILDSUPP Texas SDU 25/01/24	01-00-21156	$849.23
JAN 24 - ACH Debit CHILDSUPP Texas SDU 25/01/24	01-00-21156	$595.85

Citibank, N.A.	E	1/6/2025	937	Citibank, N.A.	$11,951.65	O

Invoice Nbr - Description	GL Account	Amount
Citi-Jan 25 - CitiBank Jan 25	01-17-52206	$10.21
Citi-Jan 25 - CitiBank Jan 25	01-11-52201	$23.88
Citi-Jan 25 - CitiBank Jan 25	21-05-52221	$247.01
Citi-Jan 25 - CitiBank Jan 25	01-17-52208	$256.80

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Fiscal Periods Range From 2025-4 To 2025-4

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name		Amount	Status
	Citi-Jan 25 - CitiBank Jan 25			01-13-54402	$10.25		
	Citi-Jan 25 - CitiBank Jan 25			01-13-52206	$1,407.00		
	Citi-Jan 25 - CitiBank Jan 25			01-13-52204	$350.00		
	Citi-Jan 25 - CitiBank Jan 25			01-13-54402	$40.78		
	Citi-Jan 25 - CitiBank Jan 25			01-13-52201	$36.49		
	Citi-Jan 25 - CitiBank Jan 25			01-16-52201	$99.34		
	Citi-Jan 25 - CitiBank Jan 25			01-13-54402	$25.75		
	Citi-Jan 25 - CitiBank Jan 25			01-18-54400	$1,143.00		
	Citi-Jan 25 - CitiBank Jan 25			28-13-53395	$2,052.32		
	Citi-Jan 25 - CitiBank Jan 25			01-13-54402	$98.53		
	Citi-Jan 25 - CitiBank Jan 25			37-17-54422	$419.50		
	Citi-Jan 25 - CitiBank Jan 25			01-11-54400	$45.38		
	Citi-Jan 25 - CitiBank Jan 25			01-13-52202	$45.69		
	Citi-Jan 25 - CitiBank Jan 25			37-17-54422	$600.00		
	Citi-Jan 25 - CitiBank Jan 25			01-13-54400	$6.12		
	Citi-Jan 25 - CitiBank Jan 25			01-16-52201	$72.84		
	Citi-Jan 25 - CitiBank Jan 25			01-18-54400	$361.27		
	Citi-Jan 25 - CitiBank Jan 25			31-16-52201	$81.90		
	Citi-Jan 25 - CitiBank Jan 25			01-17-52206	$20.42		
	Citi-Jan 25 - CitiBank Jan 25			01-16-52000	$55.26		
	Citi-Jan 25 - CitiBank Jan 25			37-17-54422	$176.98		
	Citi-Jan 25 - CitiBank Jan 25			01-17-54402	$103.35		
	Citi-Jan 25 - CitiBank Jan 25			01-17-52000	$29.41		
	Citi-Jan 25 - CitiBank Jan 25			01-17-52208	$53.37		
	Citi-Jan 25 - CitiBank Jan 25			01-17-54403	$620.00		
	Citi-Jan 25 - CitiBank Jan 25			01-17-54417	$36.35		
	Citi-Jan 25 - CitiBank Jan 25			01-17-52206	$10.21		
	Citi-Jan 25 - CitiBank Jan 25			01-17-54400	$28.62		
	Citi-Jan 25 - CitiBank Jan 25			01-17-52211	$89.98		
	Citi-Jan 25 - CitiBank Jan 25			01-11-53301	$1,094.35		
	Citi-Jan 25 - CitiBank Jan 25			01-13-52201	$123.10		
	Citi-Jan 25 - CitiBank Jan 25			01-08-52207	$18.94		
	Citi-Jan 25 - CitiBank Jan 25			01-18-54400	$272.31		
	Citi-Jan 25 - CitiBank Jan 25			01-11-52207	$10.21		
	Citi-Jan 25 - CitiBank Jan 25			01-07-52212	$129.88		
	Citi-Jan 25 - CitiBank Jan 25			01-11-52213	$6.76		
	Citi-Jan 25 - CitiBank Jan 25			01-11-52207	$100.00		
	Citi-Jan 25 - CitiBank Jan 25			01-08-54406	$0.99		
	Citi-Jan 25 - CitiBank Jan 25			01-13-52000	$42.10		
	Citi-Jan 25 - CitiBank Jan 25			39-05-52101	$1,495.00		
Dearborn National Life Insurance Company	E	1/2/2025	248	Dearborn National Life Insurance Company		$1,604.93	O

Invoice Nbr - Description	GL Account	Amount

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Fiscal Periods Range From 2025-4 To 2025-4

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name		Amount	Status
	1 - JAN - JAN 2025 Group Life Insurance			01-11-51108	$223.92		
	1 - JAN - JAN 2025 Group Life Insurance			01-00-21167	$216.58		
	1 - JAN - JAN 2025 Group Life Insurance			01-17-51108	$177.56		
	1 - JAN - JAN 2025 Group Life Insurance			01-08-51108	$78.90		
	1 - JAN - JAN 2025 Group Life Insurance			01-13-51108	$907.97		
EFTPS	E	1/31/2025	454	EFTPS		$24,477.25	O
	Invoice Nbr - Description			GL Account	Amount		
	Jan25 - Q1/2025 Jan Federal Taxes			01-00-21152	$2,207.98		
	Jan25 - Q1/2025 Jan Federal Taxes			01-00-21151	$10,453.27		
	Jan25 - Q1/2025 Jan Federal Taxes			01-00-21151	$9,516.42		
	Jan25 - Q1/2025 Jan Federal Taxes			01-00-21152	$2,299.58		
Enterprise Fleet Management	E	1/15/2025	837	Enterprise Fleet Management		$12,832.82	O
	Invoice Nbr - Description			GL Account	Amount		
	574933A-010525 - Jan25 Lease and maintenance			01-08-54402	$107.30		
	574933A-010525 - Jan25 Lease and maintenance			01-08-53351	$540.12		
	574933A-010525 - Jan25 Lease and maintenance			01-13-53351	$6,887.36		
	574933A-010525 - Jan25 Lease and maintenance			01-13-54402	$3,925.41		
	574933A-010525 - Jan25 Lease and maintenance			01-17-54402	$73.47		
	574933A-010525 - Jan25 Lease and maintenance			01-17-53351	$1,299.16		
New Benefits, Ltd	E	1/30/2025	94	New Benefits, Ltd		$237.50	O
	Invoice Nbr - Description			GL Account	Amount		
	NB4400BS-1265739 - Membership Fees (25) Nov 2024			01-11-51108	$28.50		
	NB4400BS-1265739 - Membership Fees (25) Nov 2024			01-08-51108	$19.00		
	NB4400BS-1265739 - Membership Fees (25) Nov 2024			01-17-51108	$28.50		
	NB4400BS-1265739 - Membership Fees (25) Nov 2024			01-13-51108	$161.50		
New Benefits, Ltd	E	1/30/2025	94	New Benefits, Ltd		$237.50	O
	Invoice Nbr - Description			GL Account	Amount		
	NB4400BS-1272293 - New Benefits Ins Payment - Dec24			01-08-51108	$19.00		
	NB4400BS-1272293 - New Benefits Ins Payment - Dec24			01-11-51108	$28.50		
	NB4400BS-1272293 - New Benefits Ins Payment - Dec24			01-17-51108	$28.50		
	NB4400BS-1272293 - New Benefits Ins Payment - Dec24			01-13-51108	$161.50		
PaySimple	E	1/31/2025	913	PaySimple		$116.56	O
	Invoice Nbr - Description			GL Account	Amount		
	25-JAN - ACH Charges for PaySimple Jan25			01-11-52207	$95.89		
	25-JAN - ACH Charges for PaySimple Jan25			01-11-52207	$20.67		
Texas Workforce Commission	E	1/3/2025	494	Texas Workforce Commission		$31.95	O
	Invoice Nbr - Description			GL Account	Amount		
	25-JAN - TWC Monthly autopayment fee Jan 25			01-00-23195	$31.95		

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Fiscal Periods Range From 2025-4 To 2025-4

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
Texas Workforce Commission	E	1/30/2025	494	Texas Workforce Commission	$202.91	O

Invoice Nbr - Description	GL Account	Amount
Q4 2024 - Q4 2024 Unemployment Taxes	01-11-51106	$202.91

TMRS	E	1/14/2025	160	TMRS	$36,886.45	O

Invoice Nbr - Description	GL Account	Amount
JAN25 - TMRS Funding Jan 2025	01-00-21155	$36,886.45

WEX HEALTH - DBI	E	1/31/2025	1048	WEX HEALTH - DBI	$1,488.83	O

Invoice Nbr - Description	GL Account	Amount
WEXDBI-Jan25 - FSA Claims - Jan25	01-00-21164	$68.91
WEXDBI-Jan25 - FSA Claims - Jan25	01-00-21164	$150.00
WEXDBI-Jan25 - FSA Claims - Jan25	01-00-21164	$253.69
WEXDBI-Jan25 - FSA Claims - Jan25	01-00-21164	$1,016.23

Wex Health, Inc.	E	1/24/2025	1047	Wex Health, Inc.	$195.20	O

Invoice Nbr - Description	GL Account	Amount
25-Jan - Jan25 - Benefits Admin Fees	01-11-53333	$70.00
25-Jan - Jan25 - Benefits Admin Fees	01-11-53333	$25.20
25-Jan - Jan25 - Benefits Admin Fees	01-11-53333	$100.00

Cleared	$0.00
Outstanding	$975,191.91
Void	$0.00

Lake Dallas Community Development Corporation

Monthly Financial Reports

January 2025

Lake Dallas Community Development Corporation
Monthly Financial Summary
January 2025

This table represents the first month of the second quarter of operations for Fiscal Year 2025.

CDC Fund	Original Budget	Current Month	Year to Date	YTD %
Revenues	504,000	70,599	228,301	45.30%
Expenditures	433,414	(0)	1,770	0.41%
Net	70,586	70,599	226,531	

The year-to-date total revenues and expenditures for Lake Dallas Community Development Corporation are $228,301 and $1,770, respectively. They represent 45.30% and 0.41% of the budget.

Sales Tax Revenue for January 2025 was $66,303. As of January 31, 2025, 44.14% of the budgeted sales tax was collected.

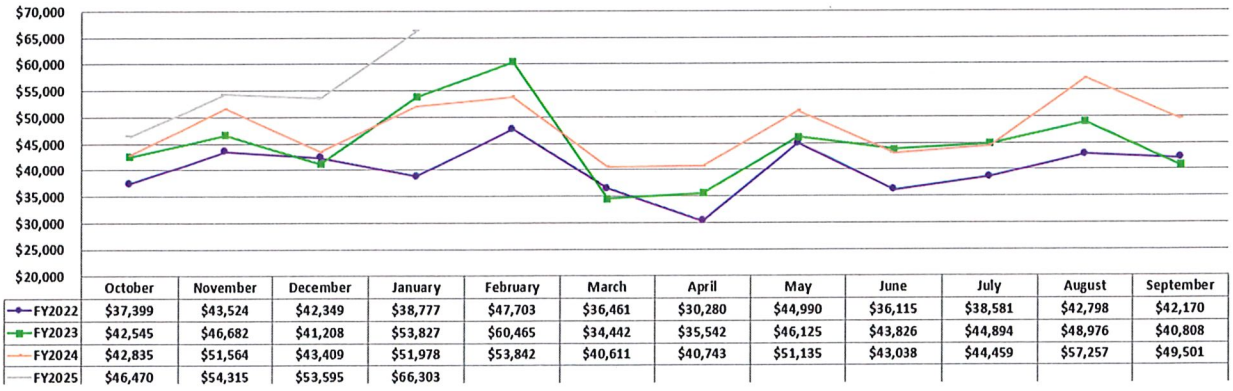
Community Development Corporation has the following cash and investments available as of January 31, 2025.

CDC Investments	$597,974
CDC Cash at Bank	$ 78,258
Total Cash and Investments	**$676,232**

City of Lake Dallas
Community Development Corporation
Sales Tax Revenue

	FY2022	FY2023	FY2024	FY2025
October	$ 37,399	$ 42,545	$ 42,835	$ 46,470
November	$ 43,524	$ 46,682	$ 51,564	$ 54,315
December	$ 42,349	$ 41,208	$ 43,409	$ 53,595
January	$ 38,777	$ 53,827	$ 51,978	$ 66,303
February	$ 47,703	$ 60,465	$ 53,842	
March	$ 36,461	$ 34,442	$ 40,611	
April	$ 30,280	$ 35,542	$ 40,743	
May	$ 44,990	$ 46,125	$ 51,135	
June	$ 36,115	$ 43,826	$ 43,038	
July	$ 38,581	$ 44,894	$ 44,459	
August	$ 42,798	$ 48,976	$ 57,257	
September	$ 42,170	$ 40,808	$ 49,501	
Total	$ 481,147	$ 539,340	$ 570,372	$ 220,683

Community Development Corporation - Monthly Sales Tax



	October	November	December	January	February	March	April	May	June	July	August	September
FY2022	$37,399	$43,524	$42,349	$38,777	$47,703	$36,461	$30,280	$44,990	$36,115	$38,581	$42,798	$42,170
FY2023	$42,545	$46,682	$41,208	$53,827	$60,465	$34,442	$35,542	$46,125	$43,826	$44,894	$48,976	$40,808
FY2024	$42,835	$51,564	$43,409	$51,978	$53,842	$40,611	$40,743	$51,135	$43,038	$44,459	$57,257	$49,501
FY2025	$46,470	$54,315	$53,595	$66,303								

Budget Details

Revenues and Expenditures

by Month and Year-To-Date Compared to Budget

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

For Community Development Corporation (11)

For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
11-00-42112 4B Sales Tax	$ 500,000.00	$ 189,785.21	$ 500,000.00	$ 220,682.93	55.86%
11-00-47482 Interest Income - 4B	4,000.00	2,953.68	4,000.00	5,617.63	(40.44%)
11-00-48475 Other Revenue	0.00	1.01	0.00	0.00	0.00%
Total Undefined Sub-Type Revenues	**504,000.00**	**192,739.90**	**504,000.00**	**226,300.56**	**55.10%**
Total Revenues	**504,000.00**	**192,739.90**	**504,000.00**	**226,300.56**	**55.10%**
Total Community Development Corporation Revenues	**$ 504,000.00**	**$ 192,739.90**	**$ 504,000.00**	**$ 226,300.56**	**55.10%**
Expenditures					
Administration Expenditures					
Supplies Expenditures					
11-11-52205 Advertising	$ 1,000.00	$ 0.00	$ 1,500.00	$ 0.00	100.00%
11-11-52206 Travel & Training	1,500.00	0.00	2,000.00	0.00	100.00%
Total Supplies Expenditures	**2,500.00**	**0.00**	**3,500.00**	**0.00**	**100.00%**
Contractual Services Expenditures					
11-11-53301 Utilities	6,000.00	1,349.18	6,000.00	1,769.55	70.51%
11-11-53303 Accounting & Auditor	3,200.00	599.93	4,000.00	0.00	100.00%
11-11-53304 Legal Services	20,000.00	1,905.02	10,000.00	0.00	100.00%
11-11-53309 Consultants & Professionals	0.00	0.00	5,000.00	0.00	100.00%
11-11-53381 CDC Downtown BIG Grants	0.00	0.00	10,000.00	0.00	100.00%
11-11-53382 City Park Grant			50,000.00	0.00	100.00%
Total Contractual Services Expenditures	**29,200.00**	**3,854.13**	**85,000.00**	**1,769.55**	**97.92%**
Maintenance Expenditures					
11-11-54480 Rental Property Maintenance	4,000.00	0.00	0.00	0.00	0.00%
Total Maintenance Expenditures	**4,000.00**	**0.00**	**0.00**	**0.00**	**0.00%**
Capital Outlay Expenditures					
11-11-55520 Capital Outlay-CDC Projects	30,000.00	0.00	30,000.00	0.00	100.00%
Total Capital Outlay Expenditures	**30,000.00**	**0.00**	**30,000.00**	**0.00**	**100.00%**
Transfers Expenditures					
11-11-59111 Transfer to General Fund Parks & Ad	80,000.00	40,000.00	80,000.00	20,000.00	75.00%
11-11-59119 Transfer to Debt Service Fund	233,597.00	20,142.26	234,914.00	0.00	100.00%
Total Transfers Expenditures	**313,597.00**	**60,142.26**	**314,914.00**	**20,000.00**	**93.65%**
Total Administration Expenditures	**379,297.00**	**63,996.39**	**433,414.00**	**21,769.55**	**94.98%**
Total Community Development Corporation Expendit	**$ 379,297.00**	**$ 63,996.39**	**$ 433,414.00**	**$ 21,769.55**	**94.98%**
Community Development Corporation Excess of Reven	**$ 124,703.00**	**$ 128,743.51**	**$ 70,586.00**	**$ 204,531.01**	**(189.76%)**

City of Lake Dallas

Statement of Revenue and Expenditures

Original Budget

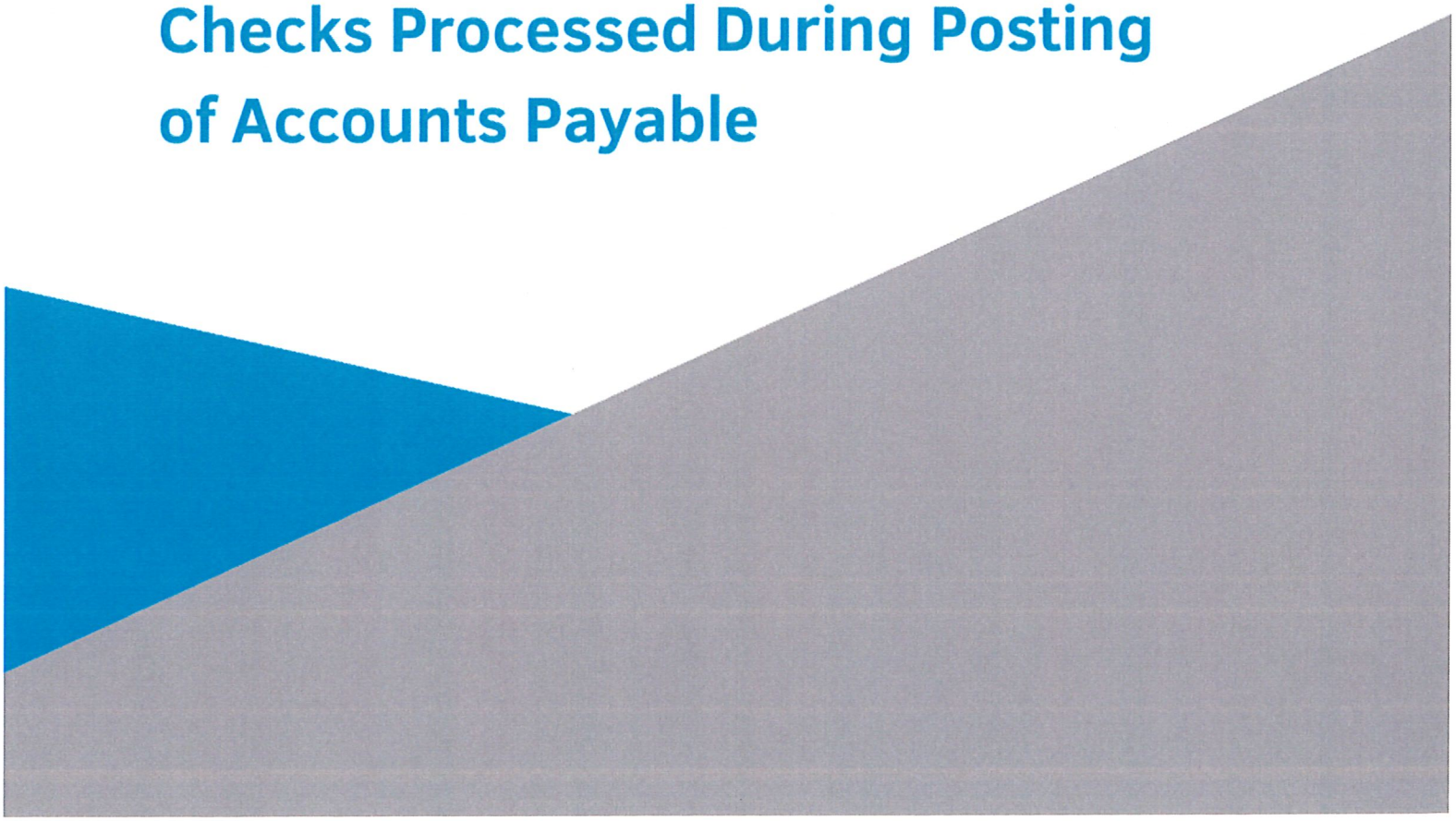
For the Fiscal Period 2025-4 Ending January 31, 2025

Account Number	Previous YTD Budget	Previous YTD Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	$ 504,000.00	$ 192,739.90	$ 504,000.00	$ 226,300.56	55.10%
Total Expenditures	$ 379,297.00	$ 63,996.39	$ 433,414.00	$ 21,769.55	94.98%
Total Excess of Revenues Over Expenditures	$ 124,703.00	$ 128,743.51	$ 70,586.00	$ 204,531.01	(189.76%)

Accounts Payable

Check Register

Checks Processed During Posting of Accounts Payable



Accounts Payable Check Register Report - IB-Community Development Corporation-1061976

For The Fiscal Periods Range From 2025-4 To 2025-4

For All Vendors And For Outstanding, Cleared Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
3802	C	1/7/2025	137	Lake Cities Municipal Utility Authority	$289.26	O

Invoice Nbr - Description	GL Account	Amount
Dec24 - 30-2020-00 - Dec24 Electricity CDC	11-11-53301	$98.99
Dec24 - 30-2020-00 - Dec24 Electricity CDC	11-11-53301	$156.10
Dec24 - 30-2020-00 - Dec24 Electricity CDC	11-11-53301	$34.17

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
3803	C	1/7/2025	527	TXU Energy	$378.95	O

Invoice Nbr - Description	GL Account	Amount
100059479722-052003751383 - CDC Electricity Dec24	11-11-53301	$378.95

Cleared	$0.00
Outstanding	$668.21
Void	$0.00

AGENDA ITEM 14G

CITY COUNCIL
AGENDA MEMO

Prepared By: Luke Olson **May 22, 2025**

Interlocal Agreement for Property Tax Assessment and Collection

DESCRIPTION:

Consider approval of an Interlocal Agreement with Denton County for the collection of property taxes for the City of Lake Dallas

BACKGROUND INFORMATION:

Property tax collection services are currently provided to the City of Lake Dallas by Denton County through an Interlocal Agreement. The agreement includes, but is not limited to, the calculation of the effective and rollback tax rates, preparation of all truth-in-taxation notices, and the mailing of current and delinquent tax statements itemizing all taxes due per property account.

FINANCIAL CONSIDERATION:

The proposed agreement is for the period from October 1, 2025 through September 30, 2026 and will renew automatically unless terminated by either party. The cost per statement cost will increase to $1.41.

RECOMMENDED MOTIONS:

Staff recommends approval of the Interlocal Agreement with Denton County.

ATTACHMENT(S):

Interlocal agreement

CITY OF LAKE DALLAS, TEXAS
RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS APPROVING AN INTERLOCAL COOPERATION AGREEMENT FOR TAX COLLECTION WITH DENTON COUNTY AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID CONTRACT ON BEHALF OF THE CITY OF LAKE DALLAS, TEXAS.

WHEREAS, the City of Lake Dallas desires the Denton County provide tax collection services for the City and after due consideration and review, the City Staff has determined it to be in the best interest of the citizens of the City of Lake Dallas that said Agreement be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS:

SECTION 1

THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

SECTION 2

THAT, the City Council of the City of Lake Dallas, Texas hereby approves the Interlocal Cooperation Agreement for Tax Collections, attached hereto as Exhibit "A", with Denton County for the period October 1, 2025 through September 30, 2026, and further authorizes the City Manager to execute said contract on behalf of the City of Lake Dallas, Texas.

SECTION 3

This Resolution shall be effective immediately upon approval.

PASSED AND APPROVED this the 22nd day of May 2025.

City of Lake Dallas, Texas

_____
Kristy Bleau, Mayor

ATTEST:

_____
Codi Delcambre, TRMC,
City Secretary

APPROVED AS TO FORM:

_____
Courtney Morris
City Attorney

Office of Dawn Waye
Denton County Tax Assessor – Collector

May 2, 2025

Subject: Updated Contract and Parcel Fee Adjustments

Dear CITY OF LAKE DALLAS

I hope this message finds you well. Enclosed is the updated contract for services provided by the Denton County Tax Assessor-Collector's Office. We value our partnership and appreciate the opportunity to continue serving your entity.

Following our annual review, we revisited the cost basis and breakeven analysis and will be implementing a modest per-parcel fee of $1.41, effective October 1, 2025. This breakeven adjustment helps offset increased expenses related to staffing, technology, postage, and materials broken down below.

The last adjustment to the parcel fee was implemented in 2018. In 2021, our printing-mailing partner notified us that uncontrollable costs had escalated by 51% since the original contract had been signed. Although the Commissioners Court authorized an 18% increase at that time, the parcel fee charged to taxing entities remained unchanged.

By statute, parcel fees must achieve a zero net result, meaning the Tax Office is not allowed to profit from these charges but allowed to break even. However, over the past seven to eight years, we have consistently operated at a deficit, unable to recover the actual cost of providing services.

Key cost increases since 2018 include:

- **Paper costs**: Increased by 51%
- **Postage rates**: Increased by 46%, with seven individual rate hikes during this period
- **Cost of living (based on the PCE Index)**: Increased by 22.88% from 2018 to 2025
- **Cost of living (based on CPI)** Increased 27.29% over the same period

1505 E. McKinney Street
Denton, TX 75209
940-340-3506

Office of Dawn Waye
Denton County Tax Assessor – Collector

Given these significant cost escalations, the current parcel fee is no longer sufficient to meet statutory requirements for cost recovery.

For entities that do not meet the established parcel benchmark, a minimum annual fee of $200 will apply to cover the baseline costs of service. Entities that exceed the benchmark and generate fees above this threshold will not be subject to the minimum.

Key updates include:

• A new per-parcel fee of $1.41
• A $200 minimum annual fee for entities below the parcel benchmark

Please review the attached contract and return the signed copy by July 1, 2025 to ensure timely continuation of services. We remain committed to sustainability, transparency, efficiency, and maintaining the high standard of service you expect.

If you have questions or need further clarification, feel free to contact me directly.

Thank you for your continued partnership.

Sincerely,

Dawn M. Waye
Denton County Tax Assessor-Collector
940-949-3506 Direct
214-223-6090 Cell

THE STATE OF TEXAS §

COUNTY OF DENTON §

INTERLOCAL COOPERATION AGREEMENT FOR PROPERTY TAX ASSESSMENT AND COLLECTION BETWEEN DENTON COUNTY, TEXAS AND CITY/TOWN OF CITY OF LAKE DALLAS, TEXAS

INTERLOCAL COOPERATION AGREEMENT –TAX COLLECTION

THIS AGREEMENT is made and entered into by and between **DENTON COUNTY**, a political subdivision of the State of Texas, hereinafter referred to as "**COUNTY**," and CITY OF LAKE DALLAS, Denton County, Texas**,** also a political subdivision of the State of Texas, hereinafter referred to as "**MUNICIPALITY.**"

WHEREAS, COUNTY and **MUNICIPALITY** mutually desire to be subject to the provisions of Texas Government Code, Chapter 791 (the Interlocal Cooperation Act), and Section 6.24 of the Texas Tax Code; and;

WHEREAS, MUNICIPALITY has the authority to contract with the **COUNTY** for the **COUNTY** to act as tax assessor and collector for **MUNICIPALITY** and **COUNTY** has the authority to so act.

NOW THEREFORE, COUNTY and **MUNICIPALITY,** for and in consideration of the mutual promises, covenants, and agreements herein contained, do agree as follows:

Throughout this Agreement, the term "Property Tax Code" means Title 1 of the Texas Tax Code. Throughout this Agreement, the term "tax year" means the calendar year in which the applicable tax lien attaches to the taxable property. The term "collection year" refers to the period commencing on October 1st of the applicable tax year and continuing through the end of the applicable term (September 30th of the following year), in which collection and billing services are to be performed under this Agreement.

I.

The effective date of this Agreement shall be October 1, 2025. The initial term of this Agreement shall be for a period of one year beginning on the effective date and ending on, September 30, 2026. The initial term of the Agreement is for tax year 2025 property tax rate calculation, billing and collection services. Following the initial term, this Agreement shall automatically renew for subsequent one-year terms, unless written notice of termination is provided by **COUNTY** or **MUNICIPALITY** no later than one hundred-eighty (180) days prior to the expiration date of the then- current term of the Agreement. If said notice is provided, this Agreement shall terminate at the end of the then-current term. Each renewal term shall be for property tax rate calculation, billing and collection services for the applicable tax year (the first renewal term will be for tax year 2026, the second renewal terms for tax year 2027, etc.).

II.

For the purposes and consideration herein stated and contemplated, **COUNTY** shall provide the following necessary and appropriate services for **MUNICIPALITY** to

the maximum extent authorized by this Agreement, without regard to race, sex, religion, color, age, disability, or national origin:

1. **COUNTY**, by and through its duly qualified tax assessor/collector, shall serve as tax assessor/collector for **MUNICIPALITY** for ad valorem tax collection for the tax year. **COUNTY** agrees to perform all necessary ad valorem assessing and collecting duties for **MUNICIPALITY** and **MUNICIPALITY** does hereby expressly authorize **COUNTY** to do and perform all acts necessary and proper to assess and collect taxes for **MUNICIPALITY. COUNTY** agrees to collect base taxes, penalties, interest, and attorney's fees.

2. **COUNTY** agrees to prepare and mail all current and delinquent tax statements required by statute, supplemental changes for applicable property accounts, as well as prepare and mail any other mailing as deemed necessary and appropriate by **COUNTY;** provide daily, monthly and annual collection reports to **MUNICIPALITY;** prepare tax certificates; develop and maintain both current and delinquent tax rolls, disburse tax monies to **MUNICIPALITY** daily (business day) based on prior day tax postings, approve and refund overpayment or erroneous payment of taxes for **MUNICIPALITY** pursuant to Property Tax Code Chapter 31 from available current tax collections of **MUNICIPALITY;** and to meet the requirements of Section 26.04 and Chapter 42, Subchapter C and develop and maintain such other records and forms as are necessary or required by State law, rules, or regulations. If daily disbursal is to be delayed, **COUNTY** will notify **MUNICIPALITY** in the secured web entity folder the reason for the delay.

3. **COUNTY** further agrees that it will make for **MUNICIPALITY** the property tax rate calculations required by Property Code Section 26.04 (currently identified in the Section by the terms "no new revenue tax rate" and "voter-approval tax rate"), and will do so in accordance with all requirements therein. All such rate calculations will be performed using only the Texas State Comptroller's "Truth In Taxation" formulas, and at no additional cost to **MUNICIPALITY**. The information concerning the rate calculations described in this Article II.3 and publications will be provided to **MUNICIPALITY** in the form prescribed by the Comptroller of Public Accounts of the State of Texas, and as required by Property Tax Code Chapter 26. **MUNICIPALITY** shall be responsible for all publications as required by Chapter 26. In the event **MUNICIPALITY** requires early calculation based on certified estimate values, **COUNTY** will perform the tax rate calculations described in this Article II.3. and provide the required publications to **MUNICIPALITY** in the same manner as performing the tax rate calculations pursuant to the annual appraisal district reports required to be Certified on July 25 of each tax year.

4. **COUNTY** agrees, upon request, to offer guidance and the necessary forms for posting notices as required by Chapter 26 of the Property Tax Code if **MUNICIPALITY** requests such no less than 7 days in advance of the intended publication date. **MUNICIPALITY** must approve all calculations and notices, in the format required by **COUNTY** and Property Tax Code Chapter 26**.** The accuracy and timeliness of all required notices are the responsibility of **MUNICIPALITY. COUNTY** will update tax transparency databases, as required in Property Tax Code Sections 26.17(b),(5A,B),(7),(12),(13) and 26.17(e)(2) with applicable Truth In Taxation

worksheets and Notices**.** **MUNICIPALITY** is responsible for any other required information posted on a tax transparency database. This Agreement is subject to and the parties herein shall comply with all applicable provisions of the Property Tax Code and all other applicable Texas statutes. **COUNTY** will submit to **MUNICIPALITY** approval forms of the tax rate calculation and required notices. **MUNICIPALITY** must return executed approval forms to tax assessor/collector as required by law and this agreement.

5. Should **MUNICIPALITY** vote to increase its tax rate above the statutory voter approval limit (also known as the "rollback" or the "voter approval" rate), the required publication of notices shall be the responsibility of the **MUNICIPALITY**. Should **MUNICIPALITY** roll back the tax rate as a result of Tax Rate Election, the required publication of notices shall be the responsibility of **MUNICIPALITY.**

6. **COUNTY** agrees to develop and maintain written policies and procedures of its operation. **COUNTY** further agrees to make available full information about the operation of the County Tax Office to **MUNICIPALITY**, and to promptly furnish written reports to keep **MUNICIPALITY** informed of all financial information affecting it.

7. **MUNICIPALITY** agrees to promptly deliver to **COUNTY** all records that it has accumulated and developed in the assessment and collection of taxes, and to cooperate in furnishing or locating any other information and records needed by **COUNTY** to perform its duties under the terms and conditions of this Agreement.

8. **COUNTY** agrees to allow an audit of the tax records of **MUNICIPALITY** in **COUNTY'S** possession during normal working hours with at least 72 hours advance, written notice to **COUNTY**. The expense of any and all such audits shall be paid by **MUNICIPALITY**. A copy of any and all such audits shall be furnished to **COUNTY.**

9. If required by **MUNICIPALITY, COUNTY** agrees to obtain a surety bond for the County Tax Assessor/Collector. Such bond will be conditioned upon the faithful performance of the tax assessor/collector's lawful duties, will be made payable to **MUNICIPALITY** and in an amount determined by the governing body of **MUNICIPALITY**. The premium for any such bond shall be borne solely by **MUNICIPALITY.**

10. **COUNTY** agrees that it will post a notice on its website, as a reminder that delinquent tax penalties will apply to all assessed taxes that are not paid by January 31st of the collection year.

11. **COUNTY** agrees that it will post to a secure website collection reports for **MUNICIPALITY** listing current taxes, delinquent taxes, penalties and interest on a daily basis through September 30th of the collection year. CO**UNTY** will provide monthly Maintenance and Operation (hereinafter referred to as "MO"), and Interest and Sinking (hereinafter referred to as "IS") collection reports; provide monthly recap reports; and provide monthly attorney fee collection reports.

12. **MUNICIPALITY** retains its right to select its own delinquent tax collection attorney and **COUNTY** agrees to reasonably cooperate with the attorney selected by **MUNICIPALITY** in the collection of delinquent taxes and related activities.

13. **MUNICIPALITY** will provide **COUNTY** with notice of any change in collection attorney at least 7 days before the effective date of the new collection attorney contract.

III.

COUNTY hereby designates the Denton County Tax Assessor/ Collector to act on behalf of the County Tax Office and to serve as Liaison for **COUNTY** with **MUNICIPALITY.** The County Tax Assessor/Collector, and/or his/her designated substitute, shall ensure the performance of all duties and obligations of **COUNTY**; shall devote sufficient time and attention to the execution of said duties on behalf of **COUNTY** in full compliance with the terms and conditions of this Agreement; and shall provide immediate and direct supervision of the County Tax Office employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **COUNTY** and **MUNICIPALITY.**

IV.

COUNTY accepts responsibility for the acts, negligence, and/or omissions related to property tax service of all **COUNTY** employees and agents, sub-contractors and/or contract laborers, and for those actions of other persons doing work under a contract or agreement with **COUNTY** to the extent allowed by law.

V.

MUNICIPALITY accepts responsibility for the acts, negligence, and/or omissions of all **MUNICIPALITY** employees and agents, sub-contractors and/or contract laborers, and for those of all other persons doing work under a contract or agreement with **MUNICIPALITY** to the extent allowed by law**.**

VI.

MUNICIPALITY understands and agrees that **MUNICIPALITY,** its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **COUNTY. COUNTY** understands and agrees that **COUNTY**, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of **MUNICIPALITY.**

VII.

In this Article VII, the term "Prior TY Parcel Count" means the total number of parcels listed on **MUNICIPALITY's** preceding tax year Tax Roll on September 30th of the tax year. For the services rendered during the tax year, **MUNICIPALITY** agrees to pay **COUNTY** for the receipting, bookkeeping, issuing, and mailing of tax statements as follows:

1. The County Budget Office establishes collection rates annually based on a survey of actual annual costs incurred by the County in performing tax collection services. The collection rate for each tax year, referred to in this Article VII as the "Per Parcel Rate," is approved by County Commissioners' Court, and all entities are assessed the same Per Parcel Rate, except that, if that Per Parcel Rate multiplied by the entity's Prior TY Parcel Count equals less than $200, the entity will be assessed a flat fee of $200. Following approval of the Per Parcel Rate for each tax year, **COUNTY** will, at least sixty (60) days prior to the expiration date of the then-current term of this Agreement, provide **MUNICIPALITY** with written notice of that rate.

2. The current tax statements will be mailed by October 10th of the tax year or as soon thereafter as practical. The **MUNICIPALITY** must adopt its tax year tax rate on

or before September 30th of the applicable tax year, if that rate does not exceed the voter-approval tax rate. **MUNICIPALITY** must adopt a tax rate that exceeds the voter-approval tax rate not later than the deadline set forth in Property Tax Code Section 26.05(a) and Election Code 3.005 and 41.001. In order to expedite mailing of tax statements, **MUNICIPALITY** shall adopt and then deliver its adopted tax rate to **COUNTY** no later than the applicable adoption deadline described herein. Failure by **MUNICIPALITY** to adopt and then deliver the adopted tax rate to **COUNTY** by said applicable adoption deadline may result in delay of processing and mailing **MUNICIPALITY** tax statements. **MUNICIPALITY** agrees to assume the costs for additional delayed tax statements, processing and mailing as determined by **COUNTY**. An additional notice will be sent during the month of March following the initial mailing provided that **MUNICIPALITY** has requested such a notice on or before February 28th of the collection year.

3. At least 30 days, but no more than 60 days prior to April 1st of the collection year and following the initial mailing, a delinquent tax statement meeting the requirements of Section 33.11 of the Property Tax Code will be mailed to the owner of each parcel having delinquent taxes.

4. At least 30 days, but no more than 60 days prior to July 1st of the collection year and following the initial mailing, a delinquent tax statement meeting the requirements of Section 33.07 of the Property Tax Code will be mailed to the owner of each parcel having delinquent taxes.

5. For accounts that become delinquent on or after June 1st of the collection year, **COUNTY** shall mail a delinquent tax statement meeting the requirements of Section 33.08 of the Property Tax Code to the owner of each parcel having delinquent taxes.

6. For accounts that become delinquent on February 1st of the tax year,

COUNTY, in its sole discretion, may mail a reminder notice to the owner of each parcel having delinquent taxes not including February 33.11 notices.

7. In event of a tax rate change resulting from a rollback or tax approval election that takes place after tax bills for **MUNICIPALITY** have been mailed, **MUNICIPALITY** agrees to pay **COUNTY** a programming charge of $5,000.00. **COUNTY**, pursuant to Property Tax Code Section 26.07(f) or 26.075(j) will mail corrected statements to the owner of each property. The fee for this service will be the same Per Parcel Rate described in paragraphs 1, 9 and 10 of this Article VII. When a refund is required per Property Tax Code Section 26.07(g) or 26.075(k) **COUNTY** will charge a $1.00 processing fee per check, in addition to the corrected statement mailing costs. Issuance of refunds, in the event of a successful rollback election, will be the responsibility of the **COUNTY. MUNICIPALITY** will be billed for the refunds, postage and processing fees.

8. **MUNICIPALITY** understands and agrees that **COUNTY** will, no later than January 31st of the tax year, deduct from current collections of **MUNICIPALITY** the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII. This "Total Cost" includes any such services that have not yet been performed at the time of deduction.

9. During the initial term of this Agreement, the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: **$1.41** (the "TY 2025 Per Parcel Rate") multiplied by **MUNICIPALITY's** Prior TY Parcel Count, provided that, if the TY 2025 Per Parcel Rate of $1.41 multiplied by the Prior TY Parcel Count equals less than $200.00 (if the total number of parcels listed on **MUNICIPALITY's** preceding tax year Tax Roll on September 30th of the tax year is 141 or less), then the "Total Cost" of

providing all services described in paragraphs 2-6 shall be a flat amount of $200.00.

10. During the first and second renewal terms of this agreement, and provided that **COUNTY** has provided **MUNICIPALITY** with notice of the Per Parcel Rate as described in paragraph 1 of this Article VII, the "Total Cost" of providing all services described in paragraphs 2-6 of this Article VII shall be the total of: The Per Parcel Rate approved by Commissioners Court for the applicable tax year (the TY 2026 Per Parcel Rate and the TY 2027 Per Parcel Collection Rate, respectively) multiplied by the **MUNICIPALITY's** then Prior TY Parcel Count, provided that, if the applicable Per Parcel Rate multiplied by the applicable Prior TY Parcel Count equals less than $200.00, then the Total Cost of providing all services described in paragraphs 2-6 shall be a flat fee of $200. In the event **COUNTY** does not provide **MUNICIPALITY** with notice of the per parcel rate as described in paragraph 1 of this Article VII, the per parcel rate charged during the preceding term will apply.

11. In the event that a rollback or tax rate approval election as described in paragraph 7 of this Article VII takes place, **COUNTY** shall bill **MUNICIPALITY** for the applicable programming charge, check processing fees, refunds paid, and refund postage costs. **MUNICIPALITY** shall pay **COUNTY** all billed amounts within 30 days of its receipt of said bill. In the event costs for additional delayed tax statements, processing and mailing are incurred as described in paragraph 2 of this Article VII, **COUNTY** shall bill **MUNICIPALITY** for such amounts. **MUNICIPALITY** shall pay **COUNTY** all such billed amounts within 30 days of its receipt of said bill.

VIII.

COUNTY agrees to remit all taxes, penalties, and interest collected on **MUNICIPALITY's** behalf and to deposit such funds into the **MUNICIPALITY's** depositories, as designated:

1. For deposits of tax, penalties, and interest, payment shall be by wire transfer or ACH to **MUNICIPALITY's** depository accounts only, and segregated into the appropriate MO and IS accounts, as applicable, specified on the Direct Deposit Authorization executed between the **MUNICIPALITY** and **COUNTY**. Only in the event of failure of electronic transfer protocol will a check for deposits of tax, penalty and interest be sent by mail to **MUNICIPALITY**.

2. In anticipation of renewal of this Agreement, **COUNTY** further agrees that deposits will be made daily through September 30th of the collection year. It is expressly understood, however, that this obligation of **COUNTY** shall not survive termination of this Agreement, whether by termination by either party or by failure of the parties to renew this Agreement.

3. In event that **COUNTY** experiences shortage in collections as a result of an outstanding tax debt of **MUNICIPALITY**, the **MUNICIPALITY** agrees a payment in the amount of shortage shall be made by check or ACH to **COUNTY** within 15 days after notification of such shortage. Failure to remit payment of shortage restricts release of collected taxes until such time as payment is remitted.

IX.

In the event of termination, the terminating party shall be obligated to make such payments as are required by this Agreement through the balance of the tax year in which notice is given. **COUNTY** shall be obligated to provide services pursuant to this

Agreement during such period.

X.

This Agreement represents the entire agreement between **MUNICIPALITY** and **COUNTY** and supersedes all prior negotiations, representations, and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by the governing bodies of both **MUNICIPALITY** and **COUNTY** or those authorized to sign on behalf of those governing bodies.

XI.

Any and all written notices required to be given under this Agreement shall be delivered or mailed to the listed addresses:

COUNTY:

County Judge of Denton County
1 Courthouse Dr Ste 3100
Denton, Texas 76209
Telephone: 940-349-2820

MUNICIPALITY:

XII.

MUNICIPALITY hereby designates _____ to act on behalf of **MUNICIPALITY**, and to serve as Liaison for **MUNICIPALITY** to ensure the performance of all duties and obligations of **MUNICIPALITY** as stated in this Agreement. **MUNICIPALITY**'s designee shall devote sufficient time and attention to the execution of said duties on behalf of **MUNICIPALITY** in full compliance with the terms and conditions of this Agreement; shall provide immediate and direct supervision of the **MUNICIPALITY** employees, agents, contractors, subcontractors, and/or laborers, if any, in the furtherance of the purposes, terms and conditions of this Agreement for the mutual benefit of **MUNICIPALITY** and **COUNTY.**

XIII.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties that the remaining portions shall remain valid and in full force and effect to the extent possible.

XIV.

The undersigned officers and/or agents of the parties are the properly authorized officials and have the necessary authority to execute this agreement on behalf of the parties. Each party hereby certifies to the other that any resolutions necessary for this Agreement have been duly passed and are now in full force and effect.

Executed in triplicate originals this, _____ day of May 20 25.

COUNTY

Denton County Texas
1 Courthouse Dr Ste 3100
Denton, Texas 76208

BY:_____
Honorable Andy Eads
County Judge

ATTEST:

BY:_____
Juli Luke
Denton County Clerk

APPROVED FORM AND CONTENT:

_____
Dawn Waye
Denton County
Tax Assessor/Collector

MUNICIPALITY

City/Town: CITY OF LAKE DALLAS
Streetaddress:
City, state,zip:
Email:
Phone:

BY:_____
Name: Codi Delcambre, Director of Adm. Services/City Secretary
Title: City Secretary

ATTEST:

BY:_____
Name Sarah Cochran
Title City Manager

DENTON COUNTY
Office of
Dawn Waye
Tax Assessor/Collector
1505 E. McKinney St.
Denton, TX 76209

DENTON COUNTY TAX OFFICE
AUTHORIZATION AGREEMENT FOR DIRECT DEPOSIT

TAXING ENTITY INFORMATION

DISTRICT NAME:	
ADDRESS:	

BANKING INFORMATION

EFFECTIVE DATE: _____

I/We authorize **DENTON COUNTY TAX OFFICE, DAWN WAYE, TAX ASSESSOR/COLLECTOR,** to initiate credit entries and, if errors occur, correct entries to the account(s) indicated below:

*NOTE: If using LoneStar or Texpool account(s), please indicate which vendor below under Financial Institution and add the account number

FUND TYPE	*FINANCIAL INSTITUTION	ROUTING NUMBER	*ACCOUNT NUMBER
COMBINED			
M&O ONLY			
I&S ONLY			
SPECIAL/PID			

This agreement is to remain in full force until a representative of the above entity terminates this authorization.

Printed Name	Signature	Date

Printed Name	Signature	Date

For Tax Office Use Only

Processed By: _____ Date:_____

Verified By: _____ Date: _____