



City of Lake Dallas

City Council

Regular Meeting

City Hall

212 Main Street, Lake Dallas, TX 75065

Thursday, May 9, 2019 at 7:00 p.m.

Agenda

Section I – Presentations

- 1. Call to Order & Determination of Quorum**
- 2. Invocation & Pledges of Allegiance**
- 3. Oath of Office for Mayor, Councilmember Place 2, and Councilmember Place 4.**
- 4. Announcements & Special Recognitions**

A. City Manager's Report

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.

5. 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 or another City Board or Commission at a later date. In order to address the Council, please complete a Public Meeting Appearance Card and present it 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 presentation will be limited to five (5) minutes per person.

Section II – Consent Agenda

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, in which event the item will be removed from the consent agenda and considered in its normal sequence.

6. Consider and Act on the Consent Agenda

- A.** Receive Monthly Budget & Financial Report for February.
- B.** Approval of Minutes of the Meeting held April 25, 2019.
- C.** Approval of Resolution authorizing the City Manager to negotiate and sign an Interlocal Cooperation Agreement with SPAN, Inc. to provide demand response transit services.

Section III – Planning & Development:

- 7.** Conduct a public hearing and consider a resolution approving a site plan for 6.683± acres out of the J.W. Simmons Survey Abstract No. 1163, commonly known as 400 North Stemmons Freeway and located in an M-1 Light Industrial Zoning District (SP 04-19).
- 8.** Conduct a public hearing and consider an Ordinance amending Ordinance No. 2014-14 establishing a Planned Development (PD) With Base Zoning of R-1-6000 Single-Family Dwelling District with the Inclusion of a Single-Family Dwelling District for Miniature, Transportable Housing (Tiny House Park) relating to the use and development of Block 1, Lot7R, Gotcher Addition, generally located at 206 Gotcher Avenue by amending the development plan, approving the development plan as the approved site plan, and amending the regulations relating to storage buildings. (SP 02-19).
- 9.** Receive a report and hold a discussion regarding the updated zoning map of the City of Lake Dallas.

Section IV- General Items

- 10.** Consider and act on the election of a Mayor Pro-Tem.
- 11.** Receive a report and hold a discussion regarding the Youth Advisory Council year in review.
- 12.** Receive a report and hold a discussion regarding the Lake Dallas Public Works Department's accomplishments for the current fiscal year and goals for the upcoming fiscal year.

Section V – Elected Official Requested Items

13. Mayor & Council Member Announcements.

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 a proposal to place the subject on an agenda for a subsequent meeting.

Section VI – 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 item listed above or herein.

Section VII – Return to Open Session

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

Section VIII – 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 6, 2019 before 5:00 p.m.



Codi Delcambre, TRMC
City Secretary

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 item listed above or herein.

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 118 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



Financial Reports

February 2019

City of Lake Dallas
Monthly Financial Summary
February 2019

	Current Month	Year to Date	Budget
Revenues	\$665,770.78	\$3,739,080.47	\$4,843,937.69
Expenses	\$547,426.22	\$2,167,265.43	\$4,881,379.29
Net	\$265,537.45	\$1,571,815.04	\$37,441.60

Sales Tax Revenue for the month of February was \$126,838.06 with \$63,419.03 going to the General Fund. This is approximately a 9% increase from February 2018. As of this month, 47.90% of the sales tax budgeted has been collected. The portion going to the Road Maintenance & Repair Fund is \$15,854.51.

The General Fund has the following cash available as of February 28, 2019:

Texpool Investment Account	\$2,493,447.01
Independent Bank Checking Account	\$238,511.05
Total funds available	\$2,731,958.06

Property Tax Revenue received in February was \$298,448.34 which is an increase of approx. 89% from February 2018.

Lake Dallas Community Development Corporation
Monthly Financial Summary
February 2019

	Current Month	Year to Date	Budget
Revenues	\$700,821.90	\$822,247.82	\$332,500.00
Expenses	\$636,546.68	\$663,227.10	\$322,582.00
Net	\$64,275.22	\$159,020.72	\$37,441.60

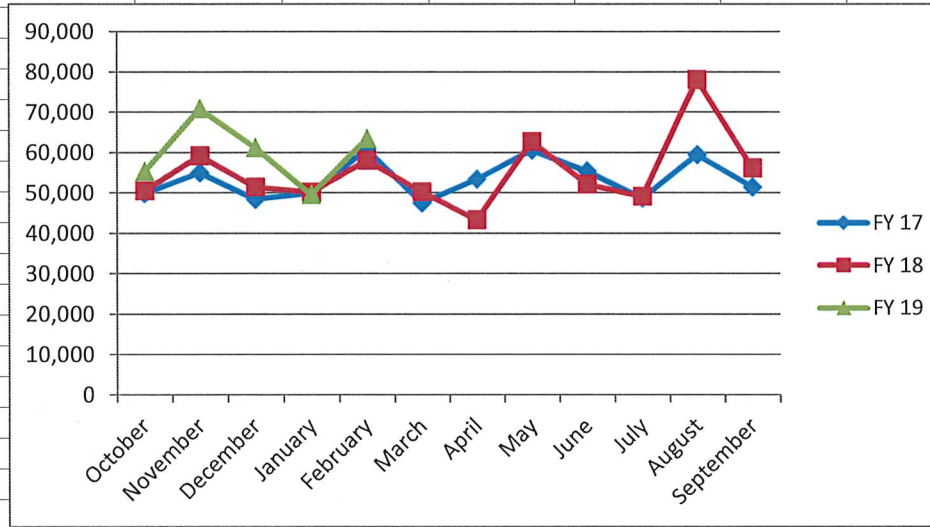
Sales Tax Revenue for the month of February was \$31,709.02. This is approx. a 9% increase from February 2018. As of this month, 54.12% of the sales tax budget has been collected.

CDC has the following cash available as of February 28, 2019:

CDC Investment Account	\$411,495.42
CDC Checking Account	\$131,195.62
Net Funds	\$542,655.04

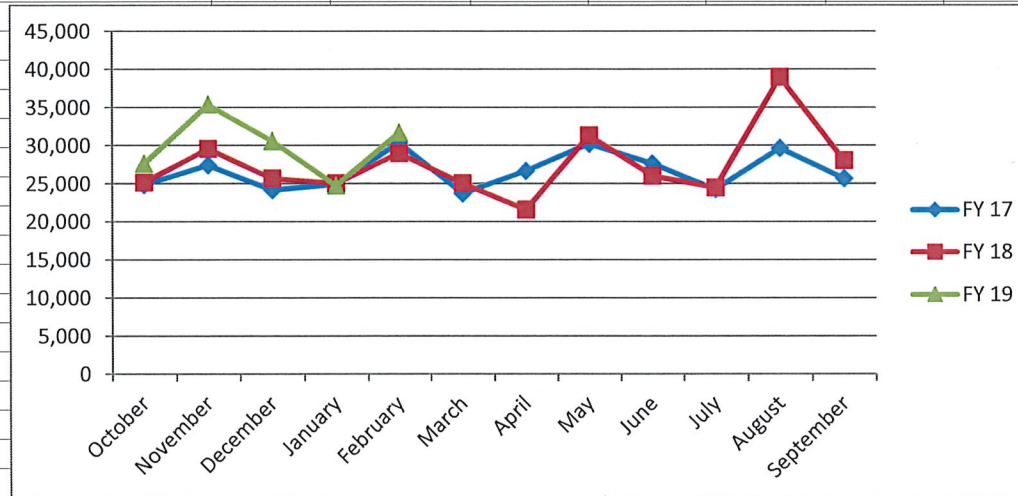
City of Lake Dallas
General Fund
Sales Tax Receipts
2011-2019

	FY 11	FY 12	FY 13	FY14	FY 15	FY 16	FY 17	FY 18	FY 19
October	38,283	41,157	45,460	55,628	56,149	47,379	49,777	50,436	55,286
November	58,801	62,465	56,033	73,019	70,441	71,533	54,937	59,208	70,810
December	34,991	40,404	52,254	55,242	50,061	47,251	48,394	51,432	61,192
January	35,554	37,690	57,786	51,333	49,207	37,737	49,924	50,167	49,558
February	51,454	56,784	70,254	71,087	69,095	52,453	60,766	58,032	63,419
March	36,251	43,391	45,641	48,738	56,219	48,138	47,525	50,273	
April	35,380	40,338	49,569	50,774	45,453	42,501	53,438	43,283	
May	47,890	56,161	65,314	66,407	68,453	63,202	60,564	62,738	
June	42,608	41,516	49,867	55,722	46,817	45,574	55,437	52,167	
July	38,386	48,200	53,715	57,866	47,871	44,088	48,659	49,098	
August	53,624	55,137	68,962	62,936	53,926	53,208	59,434	78,057	
September	40,330	49,402	53,034	54,545	54,292	48,323	51,505	56,146	
St Comp Audit Adj			29,841				134,801		
Annual Auditor accrual	2,874	90,179	(2,689)	(2,057)	(7,678)	(14,199)	4,930		
Total	516,425	662,825	695,043	701,241	660,306	587,188	780,090	661,035	300,265



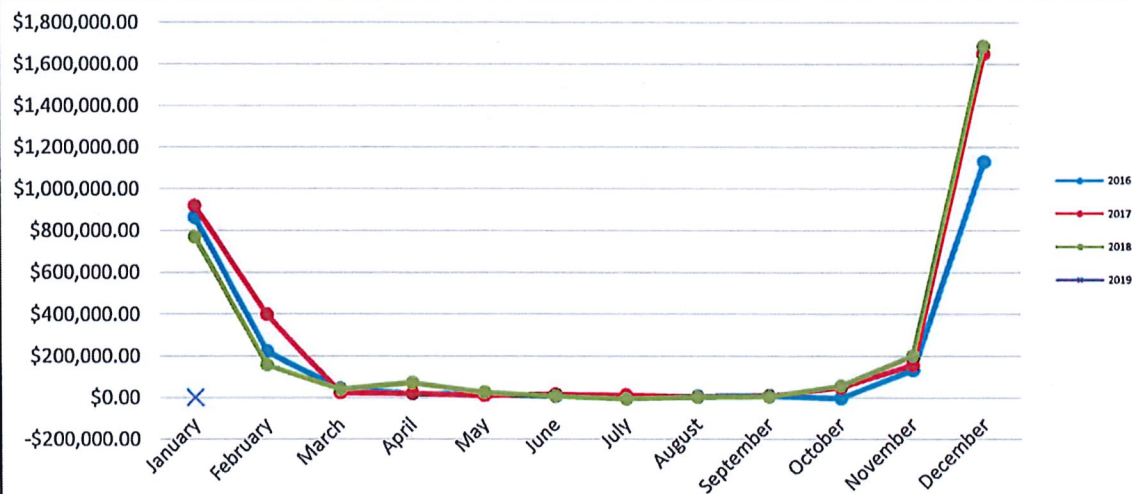
City of Lake Dallas
Community Development Corp
Sales Tax Receipts
2016-2019

	FY 16	FY 17	FY 18	FY 19			
October	23,689	24,888	25,218	27,643			
November	35,767	27,468	29,604	35,405			
December	23,625	24,197	25,716	30,596			
January	18,869	24,962	25,083	24,779			
February	26,226	30,383	29,016	31,709			
March	24,069	23,762	25,136				
April	21,251	26,732	21,641				
May	31,601	30,282	31,369				
June	22,787	27,718	26,084				
July	22,044	24,330	24,549				
August	26,604	29,717	39,028				
September	24,161	25,753	28,073				
St Comptroller Audit Adj		67,401					
Annual Auditor accrual	(7,099)	2,465					
Total	293,594	390,059	330,518	150,132			



City of Lake Dallas
General Fund
Denton County Property Taxes
2016-2019

	2016	2017	2018	2019
January	\$862,830.10	\$921,346.02	\$770,458.20	\$711,630.69
February	\$222,027.34	\$401,696.22	\$157,323.96	\$298,448.34
March	\$41,688.76	\$24,671.02	\$39,328.36	\$0.00
April	\$18,377.60	\$21,845.80	\$70,990.69	\$0.00
May	\$16,644.91	\$10,783.62	\$25,226.91	\$0.00
June	\$5,991.68	\$16,023.77	\$7,241.76	\$0.00
July	\$8,523.23	\$13,039.81	(\$5,846.68)	\$0.00
August	\$6,471.16	\$3,704.53	\$1,818.85	\$0.00
September	\$8,481.13	\$8,157.69	\$4,650.34	\$0.00
October	(\$2,466.14)	\$49,994.96	\$56,445.58	\$0.00
November	\$132,417.65	\$156,509.64	\$202,865.78	\$0.00
December	\$1,131,966.84	\$1,648,287.26	\$1,688,447.56	\$0.00



City of Lake Dallas
Designated Funds
as of
2/28/2019

Account	Balance
Kids and Cops	\$12,840.69
LEOSE	\$3,593.43
Seizure Fund	\$17,329.41
Court Security	\$45,626.20
Child Safety	\$38,055.19
Court Technology	\$19,888.62
Juvenile Case Management	\$153,172.64
Library	\$8,598.60
Animal Rescue	\$7,759.47
Willow Grove Park	\$66,930.08
Park Improvements	\$4,646.65
Hotel Occupancy Tax	\$48,524.92

Texpool Investment Accounts

Road Maint & Repair Fund	\$224,541.82
GF Capital Imp-Dedicated	\$46,621.39
GF Capital Imp-Unrestricted	\$92,073.43

** Please note previous reports only reflected
investment accounts, this report reflects the
combination of cash accounts and investment
balances

5/3/2019

Budget Summary

**Revenue and Expenditures
by Month and Year to Date
Compared to Budget**

BUDGET FY 2019

- 01 General Fund
- 05 Tourism
- 07 City Council
- 08 Development Services
- 09 Municipal Court
- 11 Administration
- 13 Police
- 14 Library
- 15 Animal Services
- 16 Parks and Facilities
- 17 Street and Drainage

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
01-00-41006 Property Taxes-Current	\$ 0.00	\$ 289,870.55	\$ 2,669,582.00	\$ 2,582,610.53	3.26%
01-00-41007 Property Taxes-Delinquent	0.00	7,763.25	20,000.00	17,932.84	10.34%
01-00-41009 Property Taxes-P & I	0.00	814.54	20,000.00	11,735.96	41.32%
01-00-42108 Sales Tax-General	0.00	95,127.06	693,000.00	331,972.75	52.10%
01-00-42110 Sales Tax-Mixed Beverage	0.00	0.00	20,000.00	5,251.41	73.74%
01-00-42116 Sales Tax - Property Tax Reduction	0.00	15,854.51	163,750.00	75,065.92	54.16%
01-00-44214 Franchise Fees - ATMOS	0.00	0.00	50,000.00	0.00	100.00%
01-00-44215 Franchise Fees - Century Tel	0.00	1,079.62	5,000.00	2,193.08	56.14%
01-00-44216 Franchise Fees - TXU Electric	0.00	0.00	215,000.00	0.00	100.00%
01-00-44217 Franchise Fees - Charter Communicati	0.00	15,979.82	60,000.00	29,911.03	50.15%
01-00-44218 Franchise Fees - Waste Management	0.00	0.00	75,000.00	7,310.67	90.25%
01-00-44219 Franchise Fees - Miscellaneous	0.00	0.00	2,000.00	3.02	99.85%
01-00-45235 Shady Shores Funding	0.00	29,046.00	29,046.00	29,046.00	0.00%
01-00-45318 Animal Services-Corinth	0.00	485.00	3,500.00	640.00	81.71%
01-00-45320 Animal Services	0.00	1,380.00	25,000.00	9,142.00	63.43%
01-00-45321 Application Fees - Admin/PZ/BOA	0.00	0.00	4,000.00	1,904.50	52.39%
01-00-45322 Permits - Mobile Home	0.00	0.00	400.00	0.00	100.00%
01-00-45323 Fees - Health Department	0.00	1,330.00	9,000.00	11,435.00	(27.06%)
01-00-45324 Permits - Building	0.00	0.00	30,000.00	10,242.01	65.86%
01-00-45325 Licenses - Beer/Wine/Liquor	0.00	0.00	2,000.00	0.00	100.00%
01-00-45326 Permits - Alarms	0.00	395.84	6,600.00	5,788.40	12.30%
01-00-45327 Permits-Farmers Market	0.00	0.00	200.00	0.00	100.00%
01-00-45328 Permits - Other	0.00	455.00	11,000.00	2,466.87	77.57%
01-00-45349 Permits - Subcontractors	0.00	2,987.50	12,000.00	19,590.16	(63.25%)
01-00-45350 Permits - Business	0.00	0.00	5,000.00	375.00	92.50%
01-00-45351 Registration - Contractor	0.00	700.00	10,000.00	3,800.00	62.00%
01-00-45353 Plan Review	0.00	0.00	5,000.00	3,621.55	27.57%
01-00-45463 Rentals - Parks	0.00	0.00	1,000.00	397.25	60.28%
01-00-45464 Fees- Vendors	0.00	0.00	4,135.00	495.00	88.03%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
01-00-45465 Fees - Entry	0.00	665.00	300.00	1,750.00	(483.33%)
01-00-45467 Sponsorships - Events	0.00	0.00	18,000.00	3,500.00	80.56%
01-00-45468 Mighty Thomas Carnival	0.00	0.00	7,400.00	0.00	100.00%
01-00-45472 SANE Reimbursements	0.00	0.00	0.00	483.00	0.00%
01-00-45473 Police Reports	0.00	18.00	900.00	362.63	59.71%
01-00-45474 Rental Fees - Community Room	0.00	0.00	3,275.00	155.00	95.27%
01-00-45802 Rental Income	0.00	0.00	45,042.46	45,042.46	0.00%
01-00-46233 Library Fines	0.00	137.18	3,000.00	1,366.00	54.47%
01-00-46329 DOJ Bullet Vest Grant	0.00	429.88	0.00	429.88	0.00%
01-00-46330 Court Fines/Bonds	0.00	25,053.58	220,000.00	135,860.94	38.25%
01-00-46331 Adminstractive Fees	0.00	3,072.50	25,000.00	12,414.20	50.34%
01-00-46332 Arrest/Warrant/Fees	0.00	1,476.00	20,000.00	6,355.63	68.22%
01-00-46337 MVBA Collections	0.00	1,668.31	25,000.00	6,664.16	73.34%
01-00-46339 Omni/City	0.00	160.39	2,200.00	633.86	71.19%
01-00-47476 Interest Income - General FD	0.00	4,693.96	23,000.00	14,063.18	38.86%
01-00-48229 ILL Reimbursement-Library	0.00	0.00	450.00	3,507.35	(679.41%)
01-00-48234 Library Memberships	0.00	100.00	2,500.00	375.00	85.00%
01-00-48236 Library-Corinth Memberships	0.00	550.00	1,000.00	1,575.00	(57.50%)
01-00-48461 SRO Reimbursement	0.00	0.00	63,285.00	63,285.00	0.00%
01-00-48468 Fireworks	0.00	6.00	18,000.00	6.00	99.97%
01-00-48474 Waste Management Annual Contributi	0.00	0.00	1,500.00	0.00	100.00%
01-00-48475 Other Revenue	0.00	(14,841.81)	10,000.00	11,774.85	(17.75%)
01-00-48476 Insurance Proceeds	0.00	95,248.42	30,871.23	158,480.70	(413.36%)
01-00-48480 Sale of Assets	0.00	0.00	10,000.00	0.00	100.00%
01-00-48497 Boys and Girls Club	0.00	1.00	1.00	1.00	0.00%
01-00-48598 Loan Proceeds	0.00	84,063.68	75,000.00	84,063.68	(12.08%)
01-00-49403 Trf from CDC - Parks	0.00	0.00	72,000.00	24,000.00	66.67%
01-00-49404 Admin Fees - Willow Grove Park	0.00	0.00	15,000.00	0.00	100.00%
Total Undefined Sub-Type Revenues	0.00	665,770.78	4,843,937.69	3,739,080.47	22.81%
Total Revenues	0.00	665,770.78	4,843,937.69	3,739,080.47	22.81%
Total General Fund Revenues	\$ 0.00	\$ 665,770.78	\$ 4,843,937.69	\$ 3,739,080.47	22.81%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
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Expenditures**Tourism Expenditures****Supplies Expenditures**

01-05-52221 Community Events	\$ 0.00	\$ 0.00	\$ 1,200.00	\$ 5,291.19	(340.93%)
Total Supplies Expenditures	0.00	0.00	1,200.00	5,291.19	(340.93%)

Contractual Services Expenditures

01-05-53350 Fireworks	0.00	25,000.00	25,000.00	25,000.00	0.00%
Total Contractual Services Expenditures	0.00	25,000.00	25,000.00	25,000.00	0.00%

Total Tourism Expenditures	0.00	25,000.00	26,200.00	30,291.19	(15.62%)
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City Council Expenditures**Supplies Expenditures**

01-07-52204 Uniforms	0.00	0.00	600.00	0.00	100.00%
01-07-52206 Travel & Training	0.00	0.00	6,000.00	3,557.49	40.71%
01-07-52207 Dues & Memberships	0.00	0.00	1,700.00	0.00	100.00%
01-07-52212 Flowers/Gifts/Plaques	0.00	0.00	650.00	97.54	84.99%
01-07-52214 Legislative	0.00	1,266.00	5,000.00	1,266.00	74.68%
Total Supplies Expenditures	0.00	1,266.00	13,950.00	4,921.03	64.72%

Total City Council Expenditures	0.00	1,266.00	13,950.00	4,921.03	64.72%
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Development Services Expenditures**Personnel & Benefits Expenditures**

01-08-51000 Salaries-Full Time	0.00	11,375.51	145,273.91	61,924.94	57.37%
01-08-51101 Overtime	0.00	72.89	1,500.00	526.72	64.89%
01-08-51104 Longevity	0.00	0.00	108.00	108.00	0.00%
01-08-51105 FICA/Medicare Tax	0.00	147.94	2,106.47	806.26	61.72%
01-08-51106 Unemployment Tax	0.00	170.34	494.93	377.04	23.82%
01-08-51107 Worker's Compensation	0.00	53.01	418.39	290.37	30.60%
01-08-51108 Group Health Insurance	0.00	4,902.67	28,062.46	11,845.08	57.79%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
01-08-51109 Retirement/TMRS	0.00	1,453.95	18,788.39	8,305.93	55.79%
01-08-51111 Physicals & Evaluations	0.00	0.00	100.00	0.00	100.00%
Total Personnel & Benefits Expenditures	0.00	18,176.31	196,852.55	84,184.34	57.23%
Supplies Expenditures					
01-08-52000 Office Supplies	0.00	179.48	700.00	768.42	(9.77%)
01-08-52201 Operating Supplies	0.00	15.00	300.00	111.85	62.72%
01-08-52202 Postage & Shipping	0.00	166.66	800.00	571.92	28.51%
01-08-52203 Printing	0.00	0.00	1,500.00	54.50	96.37%
01-08-52204 Uniforms	0.00	0.00	500.00	0.00	100.00%
01-08-52205 Advertising	0.00	75.00	1,000.00	300.90	69.91%
01-08-52206 Travel & Training	0.00	0.00	2,000.00	134.59	93.27%
01-08-52207 Dues & Memberships	0.00	0.00	950.00	95.00	90.00%
01-08-52208 Vehicle Fuel	0.00	166.46	1,200.00	400.14	66.66%
01-08-52209 Office Equipment	0.00	0.00	200.00	0.00	100.00%
01-08-52211 Safety Equipment & Supplies	0.00	0.00	100.00	0.00	100.00%
01-08-52212 Flowers/Gifts/Plaques	0.00	0.00	100.00	0.00	100.00%
01-08-52216 Telephone-Mobile	0.00	85.58	1,100.00	342.05	68.90%
01-08-52220 Gov't & Misc Operating	0.00	101.00	0.00	101.00	0.00%
01-08-52223 Keep Lake Dallas Beautiful	0.00	0.00	500.00	188.00	62.40%
Total Supplies Expenditures	0.00	789.18	10,950.00	3,068.37	71.98%
Contractual Services Expenditures					
01-08-53305 Engineering	0.00	0.00	6,000.00	15,303.58	(155.06%)
01-08-53309 Consultants & Professionals	0.00	0.00	0.00	18,827.19	0.00%
01-08-53317 Inspection Services	0.00	0.00	28,000.00	3,195.93	88.59%
01-08-53326 Health Inspections	0.00	0.00	3,500.00	1,100.00	68.57%
01-08-53339 Comprehensive Zoning Ordinance	0.00	0.00	40,000.00	0.00	100.00%
01-08-53507 Property Abatements	0.00	210.00	0.00	210.00	0.00%
Total Contractual Services Expenditures	0.00	210.00	77,500.00	38,636.70	50.15%
Maintenance Expenditures					
01-08-54402 Vehicle Maintenance	0.00	0.00	1,000.00	201.23	79.88%
01-08-54406 Software Maintenance	0.00	0.00	3,200.00	0.00	100.00%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Maintenance Expenditures	0.00	0.00	4,200.00	201.23	95.21%
Capital Outlay Expenditures					
01-08-55504 Capital Outlay-Information Technology	0.00	0.00	2,000.00	986.00	50.70%
01-08-55507 Capital Outlay Property Abatements	0.00	725.00	5,000.00	1,985.00	60.30%
Total Capital Outlay Expenditures	0.00	725.00	7,000.00	2,971.00	57.56%
Total Development Services Expenditures	0.00	19,900.49	296,502.55	129,061.64	56.47%
Municipal Court Expenditures					
Personnel & Benefits Expenditures					
01-09-51000 Salaries-Full Time	0.00	3,843.20	49,963.68	21,137.61	57.69%
01-09-51101 Overtime	0.00	0.00	500.00	0.00	100.00%
01-09-51102 Certification Pay	0.00	92.32	900.12	484.68	46.15%
01-09-51104 Longevity	0.00	0.00	372.00	372.00	0.00%
01-09-51105 FICA/Medicare Tax	0.00	55.58	737.53	310.76	57.86%
01-09-51106 Unemployment Tax	0.00	70.84	164.71	141.68	13.98%
01-09-51107 Worker's Compensation	0.00	11.34	146.49	63.36	56.75%
01-09-51108 Group Health Insurance	0.00	1,098.23	7,564.92	3,535.67	53.26%
01-09-51109 Retirement/TMRS	0.00	499.82	6,578.25	2,955.81	55.07%
Total Personnel & Benefits Expenditures	0.00	5,671.33	66,927.70	29,001.57	56.67%
Supplies Expenditures					
01-09-52000 Office Supplies	0.00	118.29	800.00	457.92	42.76%
01-09-52202 Postage & Shipping	0.00	166.66	800.00	556.66	30.42%
01-09-52203 Printing	0.00	0.00	700.00	893.25	(27.61%)
01-09-52204 Uniforms	0.00	0.00	100.00	0.00	100.00%
01-09-52206 Travel & Training	0.00	0.00	750.00	192.00	74.40%
01-09-52207 Dues & Memberships	0.00	0.00	115.00	115.00	0.00%
Total Supplies Expenditures	0.00	284.95	3,265.00	2,214.83	32.16%
Contractual Services Expenditures					
01-09-53318 MVBA fees	0.00	1,987.36	25,000.00	4,995.85	80.02%
01-09-53319 Municipal Judge/Magistrate	0.00	1,200.00	14,400.00	7,200.00	50.00%

City of Lake Dallas
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Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
01-09-53320 Prosecutor	0.00	0.00	12,000.00	1,934.32	83.88%
01-09-53321 Jury Fee	0.00	(342.00)	500.00	108.00	78.40%
01-09-53322 Warrant Roundup	0.00	0.00	1,500.00	0.00	100.00%
Total Contractual Services Expenditures	0.00	2,845.36	53,400.00	14,238.17	73.34%
Total Municipal Court Expenditures	0.00	8,801.64	123,592.70	45,454.57	63.22%
Administration Expenditures					
Personnel & Benefits Expenditures					
01-11-51000 Salaries-Full Time	0.00	16,480.75	306,029.77	133,684.48	56.32%
01-11-51102 Certification Pay	0.00	92.32	3,000.40	807.80	73.08%
01-11-51103 Stipend/Auto Allowance	0.00	276.92	3,600.00	1,523.06	57.69%
01-11-51104 Longevity	0.00	0.00	996.00	312.00	68.67%
01-11-51105 FICA/Medicare Tax	0.00	238.48	4,548.79	1,941.41	57.32%
01-11-51106 Unemployment Tax	0.00	53.25	663.01	486.01	26.70%
01-11-51107 Worker's Compensation	0.00	48.69	903.48	393.83	56.41%
01-11-51108 Group Health Insurance	0.00	(4,530.91)	35,145.12	8,364.97	76.20%
01-11-51109 Retirement/TMRS	0.00	2,146.99	40,572.31	18,417.94	54.60%
Total Personnel & Benefits Expenditures	0.00	14,806.49	395,458.88	165,931.50	58.04%
Supplies Expenditures					
01-11-52000 Office Supplies	0.00	103.30	4,000.00	892.99	77.68%
01-11-52201 Operating Supplies	0.00	398.04	5,000.00	3,041.15	39.18%
01-11-52202 Postage & Shipping	0.00	265.08	3,000.00	1,049.68	65.01%
01-11-52203 Printing	0.00	572.42	7,000.00	3,512.35	49.82%
01-11-52204 Uniforms	0.00	0.00	400.00	0.00	100.00%
01-11-52205 Advertising	0.00	0.00	2,000.00	127.10	93.65%
01-11-52206 Travel & Training	0.00	360.00	11,225.00	4,317.12	61.54%
01-11-52207 Dues & Memberships	0.00	1,983.00	5,500.00	4,454.00	19.02%
01-11-52212 Flowers/Gifts/Plaques	0.00	0.00	400.00	0.00	100.00%
01-11-52213 Subscriptions & Publications	0.00	0.00	500.00	112.50	77.50%
01-11-52216 Telephone-Mobile	0.00	93.35	1,600.00	581.00	63.69%
Total Supplies Expenditures	0.00	3,775.19	40,625.00	18,087.89	55.48%

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Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Contractual Services Expenditures					
01-11-53301 Utilities	0.00	5,529.35	36,400.00	13,882.32	61.86%
01-11-53303 Accounting & Auditor	0.00	0.00	17,000.00	0.00	100.00%
01-11-53304 Legal Services	0.00	0.00	45,000.00	11,469.00	74.51%
01-11-53309 Consultants & Professionals	0.00	2,585.00	15,000.00	6,517.50	56.55%
01-11-53311 Elections	0.00	0.00	8,500.00	0.00	100.00%
01-11-53312 Denton County Tax	0.00	0.00	21,000.00	4,640.12	77.90%
01-11-53313 Property & Liability Insurance	0.00	(11,679.25)	50,000.00	23,358.50	53.28%
01-11-53314 Fire Contract	0.00	163,101.16	978,607.00	489,303.48	50.00%
01-11-53325 Janitorial Services	0.00	942.00	11,500.00	4,710.00	59.04%
01-11-53327 Franklin Legal Services	0.00	0.00	2,000.00	375.00	81.25%
01-11-53328 Shredder Services	0.00	0.00	1,000.00	0.00	100.00%
01-11-53329 SPAN	0.00	0.00	1,300.00	0.00	100.00%
01-11-53330 Email Hosting Services	0.00	252.00	6,400.00	1,984.31	69.00%
01-11-53331 Civic Plus	0.00	0.00	4,745.00	4,744.61	0.01%
01-11-53332 Financial Advisory Services	0.00	0.00	3,500.00	0.00	100.00%
01-11-53333 Higginbotham	0.00	50.00	600.00	300.00	50.00%
01-11-53335 Bank Fees	0.00	84.28	4,000.00	84.28	97.89%
01-11-53338 YAC	0.00	1,105.85	1,500.00	1,516.83	(1.12%)
Total Contractual Services Expenditures	0.00	161,970.39	1,208,052.00	562,885.95	53.41%
Maintenance Expenditures					
01-11-54400 Facilities Maintenance	0.00	1,041.92	10,000.00	2,264.40	77.36%
01-11-54402 Vehicle Maintenance	0.00	25.50	100.00	45.66	54.34%
01-11-54406 Software Maintenance	0.00	1,257.50	28,000.00	6,517.50	76.72%
Total Maintenance Expenditures	0.00	2,324.92	38,100.00	8,827.56	76.83%
Capital Outlay Expenditures					
01-11-55504 Capital Outlay-Information Technology	0.00	0.00	6,000.00	4,491.56	25.14%
01-11-55506 Capital Outlay-Buildings/Facilities	0.00	89,312.97	93,000.00	192,356.24	(106.83%)
Total Capital Outlay Expenditures	0.00	89,312.97	99,000.00	196,847.80	(98.84%)
Total Administration Expenditures	0.00	272,189.96	1,781,235.88	952,580.70	46.52%

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Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Police Expenditures					
Personnel & Benefits Expenditures					
01-13-51000 Salaries-Full Time	0.00	69,113.49	931,425.42	382,856.12	58.90%
01-13-51101 Overtime	0.00	1,777.77	30,000.00	7,282.84	75.72%
01-13-51102 Certification Pay	0.00	438.52	9,601.27	2,873.40	70.07%
01-13-51104 Longevity	0.00	0.00	5,544.00	6,234.00	(12.45%)
01-13-51105 FICA/Medicare Tax	0.00	1,010.18	13,655.32	5,625.59	58.80%
01-13-51106 Unemployment Tax	0.00	1,028.16	2,700.24	2,213.34	18.03%
01-13-51107 Worker's Compensation	0.00	1,910.66	25,219.62	10,699.24	57.58%
01-13-51108 Group Health Insurance	0.00	22,708.44	140,830.08	74,842.40	46.86%
01-13-51109 Retirement/TMRS	0.00	8,945.42	121,796.78	53,246.00	56.28%
01-13-51111 Physicals & Evaluations	0.00	310.00	2,200.00	1,220.00	44.55%
01-13-51117 Bailiff Fees	0.00	150.00	0.00	150.00	0.00%
Total Personnel & Benefits Expenditures	0.00	107,392.64	1,282,972.73	547,242.93	57.35%
Supplies Expenditures					
01-13-52000 Office Supplies	0.00	708.13	4,000.00	1,860.36	53.49%
01-13-52201 Operating Supplies	0.00	934.40	5,000.00	2,676.95	46.46%
01-13-52202 Postage & Shipping	0.00	0.00	120.00	17.26	85.62%
01-13-52203 Printing	0.00	109.84	3,000.00	618.50	79.38%
01-13-52204 Uniforms	0.00	1,744.29	9,805.00	4,089.94	58.29%
01-13-52205 Advertising	0.00	0.00	800.00	0.00	100.00%
01-13-52206 Travel & Training	0.00	1,216.46	6,450.00	2,249.46	65.12%
01-13-52207 Dues & Memberships	0.00	0.00	13,550.00	2,075.00	84.69%
01-13-52208 Vehicle Fuel	0.00	1,397.57	21,000.00	6,293.10	70.03%
01-13-52209 Office Equipment	0.00	0.00	600.00	649.63	(8.27%)
01-13-52211 Safety Equipment & Supplies	0.00	2,872.00	14,225.00	3,687.06	74.08%
01-13-52212 Flowers/Gifts/Plaques	0.00	0.00	1,000.00	366.70	63.33%
01-13-52213 Subscriptions & Publications	0.00	210.00	4,738.00	2,488.00	47.49%
01-13-52216 Telephone-Mobile	0.00	1,211.93	8,900.00	3,579.98	59.78%
01-13-52219 Emergency Response Supplies	0.00	1,022.38	2,000.00	1,022.38	48.88%
Total Supplies Expenditures	0.00	11,427.00	95,188.00	31,674.32	66.72%

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Contractual Services Expenditures					
01-13-53301 Utilities	0.00	415.00	9,900.00	2,075.00	79.04%
01-13-53304 Legal Services	0.00	0.00	5,000.00	1,419.66	71.61%
01-13-53306 Communications	0.00	0.00	31,771.00	0.00	100.00%
01-13-53309 Consultants & Professionals	0.00	0.00	6,850.00	2,791.15	59.25%
01-13-53315 Jail Services	0.00	0.00	5,000.00	50.00	99.00%
01-13-53316 SANE Exams	0.00	0.00	0.00	933.24	0.00%
Total Contractual Services Expenditures	0.00	415.00	58,521.00	7,269.05	87.58%
Maintenance Expenditures					
01-13-54400 Facilities Maintenance	0.00	0.00	1,600.00	31.43	98.04%
01-13-54402 Vehicle Maintenance	0.00	21,654.42	14,100.00	22,701.10	(61.00%)
01-13-54403 Equipment Maintenance	0.00	5,631.10	6,775.00	6,774.40	0.01%
01-13-54406 Software Maintenance	0.00	3,391.44	37,600.00	23,066.16	38.65%
01-13-54410 Property Loss	0.00	0.00	500.00	0.00	100.00%
Total Maintenance Expenditures	0.00	30,676.96	60,575.00	52,573.09	13.21%
Capital Outlay Expenditures					
01-13-55503 Capital Outlay-Vehicles	0.00	0.00	40,000.00	0.00	100.00%
01-13-55511 Capital Outlay-CRIMES	0.00	0.00	8,150.00	0.00	100.00%
01-13-55513 Capital Outlay-Body Cams	0.00	0.00	5,851.00	0.00	100.00%
Total Capital Outlay Expenditures	0.00	0.00	54,001.00	0.00	100.00%
Debt Service Expenditures					
01-13-56531 Capital Lease Principal	0.00	5,638.04	89,584.43	14,097.12	84.26%
01-13-56532 Capital Lease Interest	0.00	411.10	13,121.30	1,025.73	92.18%
Total Debt Service Expenditures	0.00	6,049.14	102,705.73	15,122.85	85.28%
Total Police Expenditures	0.00	155,960.74	1,653,963.46	653,882.24	60.47%
Library Expenditures					
Personnel & Benefits Expenditures					
01-14-51000 Salaries-Full Time	0.00	7,660.05	98,879.02	39,593.06	59.96%

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Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
01-14-51104 Longevity	0.00	0.00	72.00	72.00	0.00%
01-14-51105 FICA/Medicare Tax	0.00	306.58	2,805.32	1,542.67	45.01%
01-14-51106 Unemployment Tax	0.00	138.35	836.99	420.29	49.79%
01-14-51107 Worker's Compensation	0.00	25.59	330.27	132.51	59.88%
01-14-51108 Group Health Insurance	0.00	917.24	7,570.08	3,161.65	58.23%
01-14-51109 Retirement/TMRS	0.00	576.62	7,297.36	3,255.04	55.39%
01-14-51111 Physicals & Evaluations	0.00	0.00	150.00	61.00	59.33%
Total Personnel & Benefits Expenditures	0.00	9,624.43	117,941.04	48,238.22	59.10%
Supplies Expenditures					
01-14-52000 Office Supplies	0.00	474.37	1,000.00	607.72	39.23%
01-14-52201 Operating Supplies	0.00	0.00	1,000.00	103.77	89.62%
01-14-52202 Postage & Shipping	0.00	0.00	1,000.00	153.38	84.66%
01-14-52203 Printing	0.00	0.00	3,000.00	843.90	71.87%
01-14-52204 Uniforms	0.00	0.00	250.00	0.00	100.00%
01-14-52205 Advertising	0.00	0.00	1,000.00	872.18	12.78%
01-14-52206 Travel & Training	0.00	1,899.73	2,000.00	2,075.40	(3.77%)
01-14-52207 Dues & Memberships	0.00	495.00	5,000.00	2,518.30	49.63%
01-14-52212 Flowers/Gifts/Plaques	0.00	0.00	100.00	0.00	100.00%
01-14-52215 Library Books/Materials	0.00	753.24	15,000.00	6,307.77	57.95%
01-14-52216 Telephone-Mobile	0.00	27.68	360.00	152.24	57.71%
Total Supplies Expenditures	0.00	3,650.02	29,710.00	13,634.66	54.11%
Contractual Services Expenditures					
01-14-53301 Utilities	0.00	694.48	12,750.00	4,330.06	66.04%
01-14-53323 Security System	0.00	68.14	800.00	265.53	66.81%
01-14-53337 Platting Services	0.00	0.00	2,500.00	2,500.00	0.00%
Total Contractual Services Expenditures	0.00	762.62	16,050.00	7,095.59	55.79%
Maintenance Expenditures					
01-14-54400 Facilities Maintenance	0.00	15.40	2,500.00	338.59	86.46%
01-14-54406 IT Maintenance	0.00	1,775.00	16,500.00	5,415.00	67.18%
Total Maintenance Expenditures	0.00	1,790.40	19,000.00	5,753.59	69.72%

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Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Capital Outlay Expenditures					
01-14-55504 Capital Outlay-Information Technology	0.00	0.00	8,500.00	7,988.44	6.02%
01-14-55506 Capital Outlay-Buildings/Facilities	0.00	0.00	7,200.00	0.00	100.00%
Total Capital Outlay Expenditures	0.00	0.00	15,700.00	7,988.44	49.12%
Total Library Expenditures	0.00	15,827.47	198,401.04	82,710.50	58.31%
Animal Services Expenditures					
Personnel & Benefits Expenditures					
01-15-51000 Salaries-Full Time	0.00	5,126.82	104,706.76	50,963.26	51.33%
01-15-51101 Overtime	0.00	288.45	5,000.00	1,507.20	69.86%
01-15-51104 Longevity	0.00	0.00	282.00	282.00	0.00%
01-15-51105 FICA/Medicare Tax	0.00	194.09	1,446.93	1,392.04	3.79%
01-15-51106 Unemployment Tax	0.00	97.48	652.98	460.70	29.45%
01-15-51107 Worker's Compensation	0.00	159.53	3,806.30	1,697.30	55.41%
01-15-51108 Group Health Insurance	0.00	1,871.39	19,201.32	8,299.91	56.77%
01-15-51109 Retirement/TMRS	0.00	446.93	10,523.54	5,678.62	46.04%
01-15-51111 Physicals & Evaluations	0.00	0.00	100.00	0.00	100.00%
Total Personnel & Benefits Expenditures	0.00	8,184.69	145,719.83	70,281.03	51.77%
Supplies Expenditures					
01-15-52000 Office Supplies	0.00	0.00	200.00	0.00	100.00%
01-15-52201 Operating Supplies	0.00	307.97	4,500.00	2,414.31	46.35%
01-15-52202 Postage & Shipping	0.00	0.00	50.00	0.00	100.00%
01-15-52203 Printing	0.00	0.00	200.00	0.00	100.00%
01-15-52204 Uniforms	0.00	74.99	1,200.00	74.99	93.75%
01-15-52205 Advertising	0.00	0.00	200.00	0.00	100.00%
01-15-52206 Travel & Training	0.00	0.00	2,000.00	447.18	77.64%
01-15-52208 Vehicle Fuel	0.00	48.61	700.00	180.23	74.25%
01-15-52210 Equipment-Field	0.00	0.00	250.00	0.00	100.00%
01-15-52211 Safety Equipment & Supplies	0.00	0.00	100.00	0.00	100.00%
01-15-52212 Flowers/Gifts/Plaques	0.00	0.00	250.00	0.00	100.00%
01-15-52216 Telephone-Mobile	0.00	87.55	1,200.00	350.02	70.83%

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Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
01-15-52218 Land Lease	0.00	0.00	1,300.00	1,284.61	1.18%
Total Supplies Expenditures	0.00	519.12	12,150.00	4,751.34	60.89%
Contractual Services Expenditures					
01-15-53301 Utilities	0.00	1,556.92	9,500.00	6,190.98	34.83%
01-15-53309 Consultants & Professionals	0.00	0.00	6,000.00	4,189.60	30.17%
Total Contractual Services Expenditures	0.00	1,556.92	15,500.00	10,380.58	33.03%
Maintenance Expenditures					
01-15-54400 Facilities Maintenance	0.00	0.00	2,000.00	739.61	63.02%
01-15-54402 Vehicle Maintenance	0.00	0.00	500.00	0.00	100.00%
01-15-54406 Software Maintenance	0.00	0.00	4,300.00	1,575.00	63.37%
Total Maintenance Expenditures	0.00	0.00	6,800.00	2,314.61	65.96%
Capital Outlay Expenditures					
01-15-55504 Capital Outlay-Information Technology	0.00	0.00	2,000.00	0.00	100.00%
01-15-55506 Capital Outlay-Buildings/Facilities	0.00	0.00	18,000.00	4,794.00	73.37%
Total Capital Outlay Expenditures	0.00	0.00	20,000.00	4,794.00	76.03%
Total Animal Services Expenditures	0.00	10,260.73	200,169.83	92,521.56	53.78%
Park and Facilities Expenditures					
Personnel & Benefits Expenditures					
01-16-51000 Salaries-Full Time	0.00	2,694.40	42,705.74	16,648.24	61.02%
01-16-51101 Overtime	0.00	50.52	2,500.00	669.39	73.22%
01-16-51102 Certification Pay	0.00	23.08	0.00	126.94	0.00%
01-16-51104 Longevity	0.00	0.00	126.00	258.00	(104.76%)
01-16-51105 FICA/Medicare Tax	0.00	39.11	758.90	358.20	52.80%
01-16-51106 Unemployment Tax	0.00	50.09	404.30	131.58	67.45%
01-16-51107 Worker's Compensation	0.00	187.71	2,880.76	1,199.62	58.36%
01-16-51108 Group Health Insurance	0.00	1,125.47	7,379.16	3,599.23	51.22%
01-16-51109 Retirement/TMRS	0.00	353.42	3,940.11	2,159.36	45.20%
01-16-51111 Physicals & Evaluations	0.00	0.00	100.00	0.00	100.00%

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Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Personnel & Benefits Expenditures	0.00	4,523.80	60,794.97	25,150.56	58.63%
Supplies Expenditures					
01-16-52000 Office Supplies	0.00	0.00	70.00	15.96	77.20%
01-16-52201 Operating Supplies	0.00	31.57	800.00	200.06	74.99%
01-16-52204 Uniforms	0.00	0.00	600.00	451.18	24.80%
01-16-52206 Travel & Training	0.00	0.00	200.00	0.00	100.00%
01-16-52208 Vehicle Fuel	0.00	131.93	3,000.00	510.67	82.98%
01-16-52210 Equipment-Field	0.00	148.20	1,000.00	148.20	85.18%
01-16-52211 Safety Equipment & Supplies	0.00	0.00	250.00	57.94	76.82%
01-16-52212 Flowers/Gifts/Plaques	0.00	81.30	50.00	81.30	(62.60%)
01-16-52216 Telephone-Mobile	0.00	14.80	200.00	81.40	59.30%
Total Supplies Expenditures	0.00	407.80	6,170.00	1,546.71	74.93%
Contractual Services Expenditures					
01-16-53337 Platting Services	0.00	2,500.00	5,000.00	5,000.00	0.00%
Total Contractual Services Expenditures	0.00	2,500.00	5,000.00	5,000.00	0.00%
Maintenance Expenditures					
01-16-54402 Vehicle Maintenance	0.00	215.23	1,500.00	294.91	80.34%
01-16-54403 Equipment Maintenance	0.00	1.28	2,000.00	390.51	80.47%
Total Maintenance Expenditures	0.00	216.51	3,500.00	685.42	80.42%
Transfers Expenditures					
01-16-59100 Transfer to Special Revenue Fund	0.00	0.00	0.00	9.36	0.00%
Total Transfers Expenditures	0.00	0.00	0.00	9.36	0.00%
Total Park and Facilities Expenditures	0.00	7,648.11	75,464.97	32,392.05	57.08%
Streets and Drainage Expenditures					
Personnel & Benefits Expenditures					
01-17-51000 Salaries-Full Time	0.00	12,734.09	183,175.48	70,590.94	61.46%
01-17-51101 Overtime	0.00	179.01	3,500.00	1,328.95	62.03%
01-17-51104 Longevity	0.00	0.00	1,038.00	906.00	12.72%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
01-17-51105 FICA/Medicare Tax	0.00	183.65	758.90	1,084.35	(42.88%)
01-17-51106 Unemployment Tax	0.00	230.83	907.13	457.48	49.57%
01-17-51107 Worker's Compensation	0.00	873.94	12,336.05	4,923.72	60.09%
01-17-51108 Group Health Insurance	0.00	6,026.17	35,452.20	19,347.35	45.43%
01-17-51109 Retirement/TMRS	0.00	1,645.35	22,068.36	9,617.74	56.42%
Total Personnel & Benefits Expenditures	0.00	21,873.04	259,236.12	108,256.53	58.24%
Supplies Expenditures					
01-17-52000 Office Supplies	0.00	0.00	200.00	168.70	15.65%
01-17-52201 Operating Supplies	0.00	67.42	1,000.00	401.98	59.80%
01-17-52203 Printing	0.00	0.00	50.00	0.00	100.00%
01-17-52204 Uniforms	0.00	0.00	1,500.00	560.53	62.63%
01-17-52206 Travel & Training	0.00	0.00	2,000.00	298.68	85.07%
01-17-52208 Vehicle Fuel	0.00	434.70	6,500.00	2,475.90	61.91%
01-17-52210 Equipment-Field	0.00	126.00	1,500.00	295.84	80.28%
01-17-52211 Safety Equipment & Supplies	0.00	0.00	500.00	164.50	67.10%
01-17-52216 Telephone-Mobile	0.00	119.59	1,900.00	622.34	67.25%
Total Supplies Expenditures	0.00	747.71	15,150.00	4,988.47	67.07%
Contractual Services Expenditures					
01-17-53301 Utilities	0.00	233.99	3,500.00	948.83	72.89%
01-17-53302 Street Lighting	0.00	4,615.38	51,000.00	17,092.25	66.49%
01-17-53305 Engineering	0.00	0.00	10,000.00	3,126.17	68.74%
01-17-53307 Rentals	0.00	0.00	6,350.00	1,133.87	82.14%
01-17-53347 Stormwater Utility Fee Study	0.00	0.00	25,000.00	0.00	100.00%
01-17-53348 MS4	0.00	0.00	25,000.00	0.00	100.00%
01-17-53349 Traffic Signal Maintenance	0.00	0.00	2,000.00	0.00	100.00%
Total Contractual Services Expenditures	0.00	4,849.37	122,850.00	22,301.12	81.85%
Maintenance Expenditures					
01-17-54400 Facilities Maintenance	0.00	0.00	800.00	0.00	100.00%
01-17-54402 Vehicle Maintenance	0.00	44.88	2,500.00	922.86	63.09%
01-17-54403 Equipment Maintenance	0.00	231.61	7,000.00	251.57	96.41%
01-17-54406 IT Maintenance	0.00	428.00	2,000.00	928.00	53.60%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
01-17-54408 Tree Maintenance	0.00	0.00	5,000.00	0.00	100.00%
01-17-54417 Sign Maintenance	0.00	904.00	6,000.00	928.94	84.52%
01-17-54422 Drainage Maintenance	0.00	37.52	15,000.00	3,417.51	77.22%
Total Maintenance Expenditures	0.00	1,646.01	38,300.00	6,448.88	83.16%
Capital Outlay Expenditures					
01-17-55503 Capital Outlay-Vehicles	0.00	0.00	35,000.00	0.00	100.00%
01-17-55504 Capital Outlay-Information Technology	0.00	1,454.95	1,500.00	1,454.95	3.00%
01-17-55506 Capital Outlay-Buildings/Facilities	0.00	0.00	23,000.00	0.00	100.00%
Total Capital Outlay Expenditures	0.00	1,454.95	59,500.00	1,454.95	97.55%
Debt Service Expenditures					
01-17-56531 Capital Lease Principal	0.00	0.00	14,459.97	0.00	100.00%
01-17-56532 Capital Lease Interest	0.00	0.00	2,402.77	0.00	100.00%
Total Debt Service Expenditures	0.00	0.00	16,862.74	0.00	100.00%
Total Streets and Drainage Expenditures	0.00	30,571.08	511,898.86	143,449.95	71.98%
Total General Fund Expenditures	\$ 0.00	\$ 547,426.22	\$ 4,881,379.29	\$ 2,167,265.43	55.60%
General Fund Excess of Revenues Over Expenditures	\$ 0.00	\$ 118,344.56	\$ (37,441.60)	\$ 1,571,815.04	4298.04%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Debt Service Fund (04)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
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Revenues**Revenues****Undefined Sub-Type Revenues**

04-00-41006 Property Taxes-Current	\$ 0.00	\$ 62,523.30	\$ 424,890.00	\$ 420,216.49	1.10%
04-00-41007 Property Taxes-Delinquent	0.00	1,189.56	6,000.00	4,305.00	28.25%
04-00-41009 Property Taxes-P & I	0.00	158.49	3,500.00	1,371.16	60.82%
04-00-47701 Interest Income - I&S	0.00	1,015.24	2,500.00	3,165.51	(26.62%)
04-00-49617 CDC Debt Payment Reimbursement	0.00	0.00	201,131.00	0.00	100.00%
Total Undefined Sub-Type Revenues	0.00	64,886.59	638,021.00	429,058.16	32.75%

Total Revenues**Total Debt Service Fund Revenues**

0.00	64,886.59	638,021.00	429,058.16	32.75%
\$ 0.00	\$ 64,886.59	\$ 638,021.00	\$ 429,058.16	32.75%

Expenditures**Administration Expenditures****Debt Service Expenditures**

04-11-56515 Paying Agent Fees	\$ 0.00	\$ 0.00	\$ 400.00	\$ 0.00	100.00%
04-11-56957 2009 CO Bond Principal	0.00	0.00	55,000.00	0.00	100.00%
04-11-56958 2009 CO Bond Interest	0.00	0.00	31,738.00	15,842.46	50.08%
04-11-56965 2008 Street GO Bonds Principal	0.00	0.00	50,000.00	0.00	100.00%
04-11-56966 2008 Street Bonds Interest	0.00	0.00	25,892.00	12,922.36	50.09%
04-11-56974 2012 Refunding Bonds Principal	0.00	0.00	145,000.00	0.00	100.00%
04-11-56975 2012 Refunding Bonds Interest	0.00	0.00	8,022.00	4,010.64	50.00%
04-11-56976 2018 Refunding Bond Principal	0.00	0.00	280,831.00	0.00	100.00%
04-11-56977 2018 Refunding Bond Interest	0.00	0.00	38,638.00	19,318.76	50.00%
Total Debt Service Expenditures	0.00	0.00	635,521.00	52,094.22	91.80%

Total Administration Expenditures**Total Debt Service Fund Expenditures**

0.00	0.00	635,521.00	52,094.22	91.80%
\$ 0.00	\$ 0.00	\$ 635,521.00	\$ 52,094.22	91.80%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Debt Service Fund (04)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Debt Service Fund Excess of Revenues Over Expenditu \$	0.00 \$	64,886.59 \$	2,500.00 \$	376,963.94	(14978.56%)

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
 For Community Development Corporation (11)
 For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
11-00-42112 4B Sales Tax	\$ 0.00	\$ 0.00	\$ 327,500.00	\$ 118,422.82	63.84%
11-00-47482 Interest Income - 4B	0.00	821.90	5,000.00	3,825.00	23.50%
11-00-49347 Debt Proceeds	0.00	700,000.00	0.00	700,000.00	0.00%
Total Undefined Sub-Type Revenues	0.00	700,821.90	332,500.00	822,247.82	(147.29%)
Total Revenues	0.00	700,821.90	332,500.00	822,247.82	(147.29%)
Total Community Development Corporation Revenues	\$ 0.00	\$ 700,821.90	\$ 332,500.00	\$ 822,247.82	(147.29%)

Expenditures**Administration Expenditures****Supplies Expenditures**

11-11-52205 Advertising	\$ 0.00	\$ 0.00	\$ 0.00	\$ 43.70	0.00%
11-11-52206 Travel & Training	0.00	0.00	2,000.00	175.00	91.25%
11-11-52207 Dues & Memberships	0.00	0.00	150.00	0.00	100.00%
Total Supplies Expenditures	0.00	0.00	2,150.00	218.70	89.83%

Contractual Services Expenditures

11-11-53301 Utilities	0.00	844.72	10,000.00	3,356.44	66.44%
11-11-53303 Accounting & Auditor	0.00	0.00	3,000.00	0.00	100.00%
11-11-53304 Legal Services	0.00	0.00	3,000.00	0.00	100.00%
11-11-53335 Bank Fees	0.00	0.00	2,000.00	0.00	100.00%
11-11-53381 CDC Downtown BIG Grants	0.00	0.00	15,000.00	0.00	100.00%
Total Contractual Services Expenditures	0.00	844.72	33,000.00	3,356.44	89.83%

Capital Outlay Expenditures

11-11-55520 Capital Outlay-CDC Projects	0.00	600,701.96	14,300.00	600,701.96	(4100.71%)
Total Capital Outlay Expenditures	0.00	600,701.96	14,300.00	600,701.96	(4100.71%)

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Community Development Corporation (11)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Debt Service Expenditures					
11-11-53124 Debt Issue Costs	0.00	35,000.00	0.00	35,000.00	0.00%
Total Debt Service Expenditures	0.00	35,000.00	0.00	35,000.00	0.00%
Transfers Expenditures					
11-11-59111 Transfer to General Fund Parks & Ad	0.00	0.00	72,000.00	24,000.00	66.67%
11-11-59119 Transfer to Debt Service Fund	0.00	0.00	201,132.00	0.00	100.00%
Total Transfers Expenditures	0.00	0.00	273,132.00	24,000.00	91.21%
Total Administration Expenditures	0.00	636,546.68	322,582.00	663,277.10	(105.62%)
Total Community Development Corporation Expendit	\$ 0.00	\$ 636,546.68	\$ 322,582.00	\$ 663,277.10	(105.62%)
Community Development Corporation Excess of Reven	\$ 0.00	\$ 64,275.22	\$ 9,918.00	\$ 158,970.72	(1502.85%)

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Street Maintenance Sales Tax (20)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
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Revenues**Revenues****Undefined Sub-Type Revenues**

20-00-42115 Sales Tax - Road Maintenance	\$	0.00	\$	15,854.51	\$	163,750.00	\$	75,065.92	54.16%
20-00-47470 Interest Income - Special Revenue DF		0.00		318.58		3,300.00		1,586.64	51.92%
Total Undefined Sub-Type Revenues		0.00		16,173.09		167,050.00		76,652.56	54.11%

Total Revenues

Total Revenues		0.00		16,173.09		167,050.00		76,652.56	54.11%
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Total Street Maintenance Sales Tax Revenues

	\$	0.00	\$	16,173.09	\$	167,050.00	\$	76,652.56	54.11%
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Expenditures**Streets and Drainage Expenditures****Maintenance Expenditures**

20-17-54403 Equipment Maintenance	\$	0.00	\$	0.00	\$	5,000.00	\$	0.00	100.00%
20-17-54407 Sidewalk Maintenance		0.00		24.98		6,000.00		322.72	94.62%
20-17-54409 Streets Repair Maintenance		0.00		5,526.56		200,000.00		25,334.03	87.33%
Total Maintenance Expenditures		0.00		5,551.54		211,000.00		25,656.75	87.84%

Capital Outlay Expenditures

20-17-55505 Capital Outlay-Heavy Equipment		0.00		0.00		20,000.00		0.00	100.00%
Total Capital Outlay Expenditures		0.00		0.00		20,000.00		0.00	100.00%

Total Streets and Drainage Expenditures

Total Streets and Drainage Expenditures		0.00		5,551.54		231,000.00		25,656.75	88.89%
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Total Street Maintenance Sales Tax Expenditures

	\$	0.00	\$	5,551.54	\$	231,000.00	\$	25,656.75	88.89%
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Street Maintenance Sales Tax Excess of Revenues Over \$		0.00		\$ 10,621.55		\$ (63,950.00)		\$ 50,995.81	179.74%
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City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Hotel Occupancy Tax (21)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
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Revenues**Revenues****Undefined Sub-Type Revenues**

21-00-43114 Hotel Occupancy Tax	\$ 0.00	\$ 0.00	\$ 70,000.00	\$ 17,218.43	75.40%
21-00-47470 Interest Income - Special Revenue DF	0.00	60.46	0.00	319.86	0.00%
Total Undefined Sub-Type Revenues	0.00	60.46	70,000.00	17,538.29	74.95%

Total Revenues

Total Hotel Occupancy Tax Revenues	\$ 0.00	\$ 60.46	\$ 70,000.00	\$ 17,538.29	74.95%
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Expenditures**Tourism Expenditures****Personnel & Benefits Expenditures**

21-05-51115 Contract Labor	\$ 0.00	\$ 0.00	\$ 42,000.00	\$ 0.00	100.00%
Total Personnel & Benefits Expenditures	0.00	0.00	42,000.00	0.00	100.00%

Supplies Expenditures

21-05-52000 Office Supplies	0.00	0.00	100.00	0.00	100.00%
21-05-52203 Printing	0.00	0.00	500.00	0.00	100.00%
21-05-52205 Advertising	0.00	0.00	2,000.00	0.00	100.00%
21-05-52207 Dues & Memberships	0.00	0.00	700.00	349.00	50.14%
21-05-52221 Community Events	0.00	0.00	30,000.00	1,501.00	95.00%
Total Supplies Expenditures	0.00	0.00	33,300.00	1,850.00	94.44%

Total Tourism Expenditures

Total Hotel Occupancy Tax Expenditures	\$ 0.00	\$ 0.00	\$ 75,300.00	\$ 1,850.00	97.54%
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Hotel Occupancy Tax Excess of Revenues Over Expend \$	0.00	\$ 60.46	\$ (5,300.00)	\$ 15,688.29	396.01%
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City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Court Technology (22)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
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Revenues**Revenues****Undefined Sub-Type Revenues**

22-00-46322 Municipal Court Technology Fees	\$	0.00	\$	693.84	\$	6,000.00	\$	3,708.24		38.20%
22-00-47470 Interest Income - Special Revenue DF		0.00		43.88		0.00		214.43		0.00%
Total Undefined Sub-Type Revenues		0.00		737.72		6,000.00		3,922.67		34.62%

Total Revenues

		0.00		737.72		6,000.00		3,922.67		34.62%
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Total Court Technology Revenues

\$		0.00	\$	737.72	\$	6,000.00	\$	3,922.67		34.62%
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Expenditures**Municipal Court Expenditures****Contractual Services Expenditures**

22-09-53308 Information Technology	\$	0.00	\$	1,166.09	\$	11,000.00	\$	5,999.02		45.46%
Total Contractual Services Expenditures		0.00		1,166.09		11,000.00		5,999.02		45.46%

Total Municipal Court Expenditures

		0.00		1,166.09		11,000.00		5,999.02		45.46%
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Total Court Technology Expenditures

\$		0.00	\$	1,166.09	\$	11,000.00	\$	5,999.02		45.46%
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Court Technology Excess of Revenues Over Expenditur

\$		0.00	\$	(428.37)	\$	(5,000.00)	\$	(2,076.35)		58.47%
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City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Court Security (23)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
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Revenues**Revenues****Undefined Sub-Type Revenues**

23-00-46323 Municipal Court Security Fees	\$ 0.00	\$ 520.38	\$ 4,600.00	\$ 2,796.93	39.20%
23-00-47470 Interest Income - Special Revenue DF	0.00	89.94	0.00	449.53	0.00%
Total Undefined Sub-Type Revenues	0.00	610.32	4,600.00	3,246.46	29.42%

Total Revenues**Total Court Security Revenues**

0.00	610.32	4,600.00	3,246.46	29.42%
\$ 0.00	\$ 610.32	\$ 4,600.00	\$ 3,246.46	29.42%

Expenditures**Municipal Court Expenditures****Personnel & Benefits Expenditures**

23-09-51117 Bailiff Fees	\$ 0.00	\$ 0.00	\$ 4,000.00	\$ 600.00	85.00%
Total Personnel & Benefits Expenditures	0.00	0.00	4,000.00	600.00	85.00%

Supplies Expenditures

23-09-52015 Office Expenses	0.00	0.00	20,000.00	0.00	100.00%
Total Supplies Expenditures	0.00	0.00	20,000.00	0.00	100.00%

Total Municipal Court Expenditures**Total Court Security Expenditures**

0.00	0.00	24,000.00	600.00	97.50%
\$ 0.00	\$ 0.00	\$ 24,000.00	\$ 600.00	97.50%

Court Security Excess of Revenues Over Expenditures	\$ 0.00	\$ 610.32	\$ (19,400.00)	\$ 2,646.46	113.64%
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City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget

For LEOSE (24)

For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
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Revenues**Revenues****Undefined Sub-Type Revenues**

24-00-46324 LEOSE Revenue	\$	0.00	\$	1,481.48	\$	1,500.00	\$	1,481.48	1.23%
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24-00-47470 Interest Income - Special Revenue DF		0.00		6.72		0.00		39.60	0.00%
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Total Undefined Sub-Type Revenues		0.00		1,488.20		1,500.00		1,521.08	(1.41%)
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Total Revenues

		0.00		1,488.20		1,500.00		1,521.08	(1.41%)
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Total LEOSE Revenues

	\$	0.00	\$	1,488.20	\$	1,500.00	\$	1,521.08	(1.41%)
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Expenditures**Police Expenditures****Supplies Expenditures**

24-13-52206 Travel & Training	\$	0.00	\$	1,380.00	\$	5,000.00	\$	1,285.00	74.30%
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Total Supplies Expenditures		0.00		1,380.00		5,000.00		1,285.00	74.30%
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Total Police Expenditures

		0.00		1,380.00		5,000.00		1,285.00	74.30%
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Total LEOSE Expenditures

	\$	0.00	\$	1,380.00	\$	5,000.00	\$	1,285.00	74.30%
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LEOSE Excess of Revenues Over Expenditures

	\$	0.00	\$	108.20	\$	(3,500.00)	\$	236.08	106.75%
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City of Lake Dallas
Statement of Revenue and Expenditures

*Revised Budget
For Child Safety (25)
For the Fiscal Period 2019-5 Ending February 28, 2019*

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
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Revenues**Revenues****Undefined Sub-Type Revenues**

25-00-46325 Municipal Court Child Safety Fees	\$ 0.00	\$ 332.39	\$ 8,000.00	\$ 12,064.80	(50.81%)
25-00-47470 Interest Income - Special Revenue DF	0.00	51.54	0.00	181.54	0.00%
Total Undefined Sub-Type Revenues	0.00	383.93	8,000.00	12,246.34	(53.08%)

Total Revenues

	0.00	383.93	8,000.00	12,246.34	(53.08%)
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Total Child Safety Revenues

\$ 0.00	\$ 383.93	\$ 8,000.00	\$ 12,246.34	(53.08%)
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Expenditures**Municipal Court Expenditures****Contractual Services Expenditures**

25-09-53390 Mun Ct Child Safety Program	\$ 0.00	\$ 0.00	\$ 12,500.00	\$ 0.00	100.00%
Total Contractual Services Expenditures	0.00	0.00	12,500.00	0.00	100.00%

Total Municipal Court Expenditures

	0.00	0.00	12,500.00	0.00	100.00%
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Total Child Safety Expenditures

\$ 0.00	\$ 0.00	\$ 12,500.00	\$ 0.00	100.00%
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Child Safety Excess of Revenues Over Expenditures

\$ 0.00	\$ 383.93	\$ (4,500.00)	\$ 12,246.34	372.14%
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City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Juvenile Case Management (26)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
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Revenues**Revenues****Undefined Sub-Type Revenues**

26-00-46340 Juvenile Case Mgt Fees	\$ 0.00	\$ 28.79	\$ 400.00	\$ 127.81	68.05%
26-00-47470 Interest Income - Special Revenue DF	0.00	302.91	0.00	1,547.63	0.00%
Total Undefined Sub-Type Revenues	0.00	331.70	400.00	1,675.44	(318.86%)

Total Revenues

	0.00	331.70	400.00	1,675.44	(318.86%)
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Total Juvenile Case Management Revenues

\$ 0.00	\$ 331.70	\$ 400.00	\$ 1,675.44	(318.86%)
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Expenditures**Municipal Court Expenditures****Contractual Services Expenditures**

26-09-53396 Mun Ct JCM Program	\$ 0.00	\$ 149.00	\$ 4,000.00	\$ 149.00	96.28%
Total Contractual Services Expenditures	0.00	149.00	4,000.00	149.00	96.28%

Total Municipal Court Expenditures

0.00	149.00	4,000.00	149.00	96.28%
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Total Juvenile Case Management Expenditures

\$ 0.00	\$ 149.00	\$ 4,000.00	\$ 149.00	96.28%
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Juvenile Case Management Excess of Revenues Over E	\$ 0.00	\$ 182.70	\$ (3,600.00)	\$ 1,526.44	142.40%
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City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Drug Seizure (27)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
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Revenues**Revenues****Undefined Sub-Type Revenues**

27-00-46327 Seizure Revenue	\$ 0.00	\$ 0.00	\$ 0.00	\$ 8,010.00	0.00%
27-00-47470 Interest Income - Special Revenue DF	0.00	25.91	0.00	76.26	0.00%
Total Undefined Sub-Type Revenues	0.00	25.91	0.00	8,086.26	0.00%

Total Revenues

	0.00	25.91	0.00	8,086.26	0.00%
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Total Drug Seizure Revenues

\$ 0.00	\$ 25.91	\$ 0.00	\$ 8,086.26	0.00%
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Expenditures**Police Expenditures****Contractual Services Expenditures**

27-13-53397 Pub Saf Seizure Program	\$ 0.00	\$ 994.00	\$ 3,000.00	\$ 3,729.75	(24.33%)
Total Contractual Services Expenditures	0.00	994.00	3,000.00	3,729.75	(24.33%)

Total Police Expenditures

0.00	994.00	3,000.00	3,729.75	(24.33%)
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Total Drug Seizure Expenditures

\$ 0.00	\$ 994.00	\$ 3,000.00	\$ 3,729.75	(24.33%)
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Drug Seizure Excess of Revenues Over Expenditures

\$ 0.00	\$ (968.09)	\$ (3,000.00)	\$ 4,356.51	245.22%
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City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
 For Kids N Cops (28)
 For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
28-00-47470 Interest Income - Special Revenue DF	\$ 0.00	\$ 20.47	\$ 0.00	\$ 104.90	0.00%
28-00-48200 Donations	0.00	5,030.00	5,000.00	5,030.00	(0.60%)
Total Undefined Sub-Type Revenues	0.00	5,050.47	5,000.00	5,134.90	(2.70%)
Total Revenues	0.00	5,050.47	5,000.00	5,134.90	(2.70%)
Total Kids N Cops Revenues	\$ 0.00	\$ 5,050.47	\$ 5,000.00	\$ 5,134.90	(2.70%)
Expenditures					
Police Expenditures					
Contractual Services Expenditures					
28-13-53398 Kids N Cops Program	\$ 0.00	\$ 2,553.00	\$ 10,000.00	\$ 2,553.00	74.47%
Total Contractual Services Expenditures	0.00	2,553.00	10,000.00	2,553.00	74.47%
Total Police Expenditures	0.00	2,553.00	10,000.00	2,553.00	74.47%
Total Kids N Cops Expenditures	\$ 0.00	\$ 2,553.00	\$ 10,000.00	\$ 2,553.00	74.47%
Kids N Cops Excess of Revenues Over Expenditures	\$ 0.00	\$ 2,497.47	\$ (5,000.00)	\$ 2,581.90	151.64%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Willow Grove Park (31)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
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Revenues**Revenues****Undefined Sub-Type Revenues**

31-00-45331 Fees - Willow Grove Park	\$ 0.00	\$ 140.00	\$ 110,000.00	\$ 31,286.86	71.56%
31-00-47470 Interest Income - Special Revenue DF	0.00	119.81	0.00	438.08	0.00%
Total Undefined Sub-Type Revenues	0.00	259.81	110,000.00	31,724.94	71.16%

Total Revenues

	0.00	259.81	110,000.00	31,724.94	71.16%
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Total Willow Grove Park Revenues

\$ 0.00	\$ 259.81	\$ 110,000.00	\$ 31,724.94	71.16%
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Expenditures**Park and Facilities Expenditures****Personnel & Benefits Expenditures**

31-16-51000 Salaries-Full Time	\$ 0.00	\$ 0.00	\$ 13,000.00	\$ 0.00	100.00%
31-16-51101 Overtime	0.00	0.00	500.00	0.00	100.00%
31-16-51105 FICA/Medicare Tax	0.00	0.00	995.00	0.00	100.00%
31-16-51106 Unemployment Tax	0.00	0.00	162.00	0.00	100.00%
31-16-51107 Worker's Compensation	0.00	0.00	877.00	0.00	100.00%
31-16-51111 Physicals & Evaluations	0.00	0.00	100.00	0.00	100.00%
Total Personnel & Benefits Expenditures	0.00	0.00	15,634.00	0.00	100.00%

Contractual Services Expenditures

31-16-53304 Legal Services	0.00	0.00	4,000.00	0.00	100.00%
31-16-53324 Security	0.00	0.00	8,400.00	49.91	99.41%
Total Contractual Services Expenditures	0.00	0.00	12,400.00	49.91	99.60%

Maintenance Expenditures

31-16-54405 Park Maintenance	0.00	5,859.79	35,000.00	14,025.04	59.93%
Total Maintenance Expenditures	0.00	5,859.79	35,000.00	14,025.04	59.93%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Willow Grove Park (31)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Capital Outlay Expenditures					
31-16-55503 Capital Outlay-Vehicles	0.00	10,500.00	10,300.00	10,500.00	(1.94%)
31-16-55531 Capital Outlay-Park Improvements	0.00	0.00	49,600.00	204.46	99.59%
Total Capital Outlay Expenditures	0.00	10,500.00	59,900.00	10,704.46	82.13%
Transfers Expenditures					
31-16-59001 Transfer to General Fund	0.00	0.00	15,000.00	0.00	100.00%
Total Transfers Expenditures	0.00	0.00	15,000.00	0.00	100.00%
Total Park and Facilities Expenditures	0.00	16,359.79	137,934.00	24,779.41	82.04%
Total Willow Grove Park Expenditures	\$ 0.00	\$ 16,359.79	\$ 137,934.00	\$ 24,779.41	82.04%
 Willow Grove Park Excess of Revenues Over Expenditu	 0.00	 \$ (16,099.98)	 \$ (27,934.00)	 \$ 6,945.53	 124.86%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Animal Rescue (32)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
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Revenues**Revenues****Undefined Sub-Type Revenues**

32-00-47470 Interest Income - Special Revenue DF	\$ 0.00	\$ 11.72	\$ 0.00	\$ 60.50	0.00%
32-00-48235 Donations Animal Rescue	0.00	804.09	20,000.00	8,999.87	55.00%
Total Undefined Sub-Type Revenues	0.00	815.81	20,000.00	9,060.37	54.70%

Total Revenues**Total Animal Rescue Revenues**

0.00	815.81	20,000.00	9,060.37	54.70%
\$ 0.00	\$ 815.81	\$ 20,000.00	\$ 9,060.37	54.70%

Expenditures**Animal Services Expenditures****Contractual Services Expenditures**

32-15-53342 Animal Rescue Expenses	\$ 0.00	\$ 963.00	\$ 20,000.00	\$ 7,151.39	64.24%
Total Contractual Services Expenditures	0.00	963.00	20,000.00	7,151.39	64.24%

Total Animal Services Expenditures**Total Animal Rescue Expenditures**

0.00	963.00	20,000.00	7,151.39	64.24%
\$ 0.00	\$ 963.00	\$ 20,000.00	\$ 7,151.39	64.24%

Animal Rescue Excess of Revenues Over Expenditures	\$ 0.00	\$ (147.19)	\$ 0.00	\$ 1,908.98	0.00%
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City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Library Donations (33)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
33-00-47470 Interest Income - Special Revenue DF	\$ 0.00	\$ 16.06	\$ 0.00	\$ 83.62	0.00%
33-00-48230 Library Contributions	0.00	21.18	2,000.00	455.53	77.22%
Total Undefined Sub-Type Revenues	0.00	37.24	2,000.00	539.15	73.04%
Total Revenues	0.00	37.24	2,000.00	539.15	73.04%
Total Library Donations Revenues	\$ 0.00	\$ 37.24	\$ 2,000.00	\$ 539.15	73.04%
Expenditures					
Library Expenditures					
Contractual Services Expenditures					
33-14-53344 Library Donations Expenses	\$ 0.00	\$ 100.00	\$ 1,000.00	\$ 694.29	30.57%
Total Contractual Services Expenditures	0.00	100.00	1,000.00	694.29	30.57%
Total Library Expenditures	0.00	100.00	1,000.00	694.29	30.57%
Total Library Donations Expenditures	\$ 0.00	\$ 100.00	\$ 1,000.00	\$ 694.29	30.57%
Library Donations Excess of Revenues Over Expenditur	\$ 0.00	\$ (62.76)	\$ 1,000.00	\$ (155.14)	115.51%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Park Improvements (34)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
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Revenues**Revenues****Undefined Sub-Type Revenues**

34-00-45329 Fees - Park Improvement	\$ 0.00	\$ 0.00	\$ 1,500.00	\$ 639.97	57.34%
34-00-47470 Interest Income - Special Revenue DF	0.00	8.97	0.00	52.17	0.00%
34-00-49600 Transfer In	0.00	0.00	0.00	9.36	0.00%
Total Undefined Sub-Type Revenues	0.00	8.97	1,500.00	701.50	53.23%

Total Revenues**Total Park Improvements Revenues**

0.00	8.97	1,500.00	701.50	53.23%
\$ 0.00	\$ 8.97	\$ 1,500.00	\$ 701.50	53.23%

Expenditures**Park and Facilities Expenditures****Capital Outlay Expenditures**

34-16-55531 Capital Outlay-Park Improvements	\$ 0.00	\$ 0.00	\$ 7,000.00	\$ 3,530.14	49.57%
Total Capital Outlay Expenditures	0.00	0.00	7,000.00	3,530.14	49.57%

Total Park and Facilities Expenditures**Total Park Improvements Expenditures**

0.00	0.00	7,000.00	3,530.14	49.57%
\$ 0.00	\$ 0.00	\$ 7,000.00	\$ 3,530.14	49.57%

Park Improvements Excess of Revenues Over Expendit	\$ 0.00	\$ 8.97	\$ (5,500.00)	\$ (2,828.64)	48.57%
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City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Violence Against Women Grant (35)
For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
35-00-46326 Violence Against Women Grant	\$ 0.00	\$ 8,277.60	\$ 0.00	\$ 8,277.60	0.00%
Total Undefined Sub-Type Revenues	0.00	8,277.60	0.00	8,277.60	0.00%
Total Revenues	0.00	8,277.60	0.00	8,277.60	0.00%
Total Violence Against Women Grant Revenues	\$ 0.00	\$ 8,277.60	\$ 0.00	\$ 8,277.60	0.00%
Expenditures					
Expenditures					
Personnel & Benefits Expenditures					
35-00-51000 Salaries-Full Time	\$ 0.00	\$ 4,080.00	\$ 0.00	\$ 8,160.00	0.00%
35-00-51102 Certification Pay	0.00	92.32	0.00	184.64	0.00%
35-00-51105 FICA/Medicare Tax	0.00	58.12	0.00	116.24	0.00%
35-00-51106 Unemployment Tax	0.00	75.60	0.00	151.20	0.00%
35-00-51107 Worker's Compensation	0.00	117.20	0.00	234.40	0.00%
35-00-51109 Retirement/TMRS	0.00	533.40	0.00	1,088.01	0.00%
Total Personnel & Benefits Expenditures	0.00	4,956.64	0.00	9,934.49	0.00%
Supplies Expenditures					
35-00-52216 Telephone-Mobile	0.00	27.68	0.00	55.36	0.00%
Total Supplies Expenditures	0.00	27.68	0.00	55.36	0.00%
Total Expenditures	0.00	4,984.32	0.00	9,989.85	0.00%
Total Violence Against Women Grant Expenditures	\$ 0.00	\$ 4,984.32	\$ 0.00	\$ 9,989.85	0.00%
Violence Against Women Grant Excess of Revenues Ov	\$ 0.00	\$ 3,293.28	\$ 0.00	\$ (1,712.25)	0.00%

City of Lake Dallas
Statement of Revenue and Expenditures
Revised Budget

For the Fiscal Period 2019-5 Ending February 28, 2019

Account Number		Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	\$	0.00	\$ 1,465,740.50	\$ 6,210,508.69	\$ 5,170,714.01	16.74%
Total Expenditures	\$	0.00	\$ 1,218,173.64	\$ 6,381,216.29	\$ 2,970,604.35	53.45%
Total Excess of Revenues Over Expenditures	\$	0.00	\$ 247,566.86	\$ (170,707.60)	\$ 2,200,109.66	1388.82%

Accounts Payable Check Register

**Checks Processed During
Posting
Of
Accounts Payable**

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Date Range From 2/1/2019 To 2/28/2019

For All Vendors And For Outstanding Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
62119	C	2/5/2019	21	Atmos Energy	\$268.08	O
Invoice Nbr - Description					GL Account	Amount
3037801378 - gas city hall					01-11-53301	\$268.08
62120	C	2/5/2019	32	City of Carrollton Public Works Department	\$904.00	O
Invoice Nbr - Description					GL Account	Amount
TRA-19-562 - Signs					01-17-54417	\$904.00
62121	C	2/5/2019	39	Centurylink	\$1,103.07	O
Invoice Nbr - Description					GL Account	Amount
300006729 - phones					01-11-53301	\$546.22
300006727 - phones					01-11-53301	\$556.85
62122	C	2/5/2019	41	Charter Communications	\$750.00	O
Invoice Nbr - Description					GL Account	Amount
0098463012519 - Fiber line					01-11-53301	\$335.00
0098463012519 - Fiber line					01-13-53301	\$415.00
62123	C	2/5/2019	55	City of Corinth	\$81,550.58	O
Invoice Nbr - Description					GL Account	Amount
FDLDO1012019 - Fire Contract					01-11-53314	\$81,550.58
62124	C	2/5/2019	64	Local Circuit	\$3,920.25	O
Invoice Nbr - Description					GL Account	Amount
1104 - Inv. 1104, 1097, 1086,1112- computer maint.					01-14-54406	\$887.50
1104 - Inv. 1104, 1097, 1086,1112- computer maint.					01-11-54406	\$1,257.50
1104 - Inv. 1104, 1097, 1086,1112- computer maint.					01-13-54406	\$1,398.25
1104 - Inv. 1104, 1097, 1086,1112- computer maint.					01-17-54406	\$125.00
1104 - Inv. 1104, 1097, 1086,1112- computer maint.					01-11-53330	\$252.00
62125	C	2/5/2019	78	MailFinance	\$98.40	O
Invoice Nbr - Description					GL Account	Amount
00233612 - Postage Lease					01-11-52202	\$98.40

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Date Range From 2/1/2019 To 2/28/2019

For All Vendors And For Outstanding Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status																																																
62126	C	2/5/2019	81	Card Service Center	\$6,409.38	O																																																
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>03052019 - YAC, training, animal shelter supplies</td><td>01-15-52201</td><td>\$307.97</td></tr><tr><td>03052019 - YAC, training, animal shelter supplies</td><td>01-11-53338</td><td>\$605.85</td></tr><tr><td>02052019--01 - public data</td><td>01-11-53330</td><td>\$0.00</td></tr><tr><td>02052019--01 - public data</td><td>22-09-53308</td><td>\$16.09</td></tr><tr><td>0205209 - Denton Co Days, phones</td><td>01-11-53301</td><td>\$1,657.37</td></tr><tr><td>0205209 - Denton Co Days, phones</td><td>01-07-52214</td><td>\$750.00</td></tr><tr><td>03052019 - YAC, training, animal shelter supplies</td><td>01-08-52205</td><td>\$75.00</td></tr><tr><td>242019--01 - Aerial Maps</td><td>01-11-52207</td><td>\$119.00</td></tr><tr><td>242019--01 - Aerial Maps</td><td>01-17-54406</td><td>\$303.00</td></tr><tr><td>242019 - DVD dis cleaner, Texas Library Association, ADT security , books movies for library</td><td>01-14-52215</td><td>\$609.32</td></tr><tr><td>242019 - DVD dis cleaner, Texas Library Association, ADT security , books movies for library</td><td>01-14-53323</td><td>\$68.14</td></tr><tr><td>242019 - DVD dis cleaner, Texas Library Association, ADT security , books movies for library</td><td>01-14-52206</td><td>\$1,134.04</td></tr><tr><td>242019 - DVD dis cleaner, Texas Library Association, ADT security , books movies for library</td><td>01-14-52000</td><td>\$376.09</td></tr><tr><td>03052019 - YAC, training, animal shelter supplies</td><td>01-11-52206</td><td>\$360.00</td></tr><tr><td>0205209 - Denton Co Days, phones</td><td>01-11-52201</td><td>\$27.51</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	03052019 - YAC, training, animal shelter supplies	01-15-52201	\$307.97	03052019 - YAC, training, animal shelter supplies	01-11-53338	\$605.85	02052019--01 - public data	01-11-53330	\$0.00	02052019--01 - public data	22-09-53308	\$16.09	0205209 - Denton Co Days, phones	01-11-53301	\$1,657.37	0205209 - Denton Co Days, phones	01-07-52214	\$750.00	03052019 - YAC, training, animal shelter supplies	01-08-52205	\$75.00	242019--01 - Aerial Maps	01-11-52207	\$119.00	242019--01 - Aerial Maps	01-17-54406	\$303.00	242019 - DVD dis cleaner, Texas Library Association, ADT security , books movies for library	01-14-52215	\$609.32	242019 - DVD dis cleaner, Texas Library Association, ADT security , books movies for library	01-14-53323	\$68.14	242019 - DVD dis cleaner, Texas Library Association, ADT security , books movies for library	01-14-52206	\$1,134.04	242019 - DVD dis cleaner, Texas Library Association, ADT security , books movies for library	01-14-52000	\$376.09	03052019 - YAC, training, animal shelter supplies	01-11-52206	\$360.00	0205209 - Denton Co Days, phones	01-11-52201	\$27.51
Invoice Nbr - Description	GL Account	Amount																																																				
03052019 - YAC, training, animal shelter supplies	01-15-52201	\$307.97																																																				
03052019 - YAC, training, animal shelter supplies	01-11-53338	\$605.85																																																				
02052019--01 - public data	01-11-53330	\$0.00																																																				
02052019--01 - public data	22-09-53308	\$16.09																																																				
0205209 - Denton Co Days, phones	01-11-53301	\$1,657.37																																																				
0205209 - Denton Co Days, phones	01-07-52214	\$750.00																																																				
03052019 - YAC, training, animal shelter supplies	01-08-52205	\$75.00																																																				
242019--01 - Aerial Maps	01-11-52207	\$119.00																																																				
242019--01 - Aerial Maps	01-17-54406	\$303.00																																																				
242019 - DVD dis cleaner, Texas Library Association, ADT security , books movies for library	01-14-52215	\$609.32																																																				
242019 - DVD dis cleaner, Texas Library Association, ADT security , books movies for library	01-14-53323	\$68.14																																																				
242019 - DVD dis cleaner, Texas Library Association, ADT security , books movies for library	01-14-52206	\$1,134.04																																																				
242019 - DVD dis cleaner, Texas Library Association, ADT security , books movies for library	01-14-52000	\$376.09																																																				
03052019 - YAC, training, animal shelter supplies	01-11-52206	\$360.00																																																				
0205209 - Denton Co Days, phones	01-11-52201	\$27.51																																																				
62127	C	2/5/2019	84	McCreary, Veselka, Bragg & Allen	\$1,987.36	O																																																
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>02052019 - Jan Collection Fee- Inv. 182585, 183350, 183787, 184883</td><td>01-09-53318</td><td>\$1,987.36</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	02052019 - Jan Collection Fee- Inv. 182585, 183350, 183787, 184883	01-09-53318	\$1,987.36																																										
Invoice Nbr - Description	GL Account	Amount																																																				
02052019 - Jan Collection Fee- Inv. 182585, 183350, 183787, 184883	01-09-53318	\$1,987.36																																																				
62128	C	2/5/2019	90	Ferguson Enterprises, Inc	\$34.43	O																																																
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>6610630 - seal kit</td><td>31-16-54405</td><td>\$34.43</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	6610630 - seal kit	31-16-54405	\$34.43																																										
Invoice Nbr - Description	GL Account	Amount																																																				
6610630 - seal kit	31-16-54405	\$34.43																																																				
62129	C	2/5/2019	94	New Benefits, Ltd	\$333.50	O																																																
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>BENIES1081-655268 - January Bill- Freshbeanies</td><td>01-11-51108</td><td>\$34.50</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	BENIES1081-655268 - January Bill- Freshbeanies	01-11-51108	\$34.50																																										
Invoice Nbr - Description	GL Account	Amount																																																				
BENIES1081-655268 - January Bill- Freshbeanies	01-11-51108	\$34.50																																																				

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Date Range From 2/1/2019 To 2/28/2019

For All Vendors And For Outstanding Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
				BENIES1081-655268 - January Bill- Freshbeanies	01-17-51108	\$46.00
				BENIES1081-655268 - January Bill- Freshbeanies	01-16-51108	\$11.50
				BENIES1081-655268 - January Bill- Freshbeanies	01-15-51108	\$11.50
				BENIES1081-655268 - January Bill- Freshbeanies	01-13-51108	\$172.50
				BENIES1081-655268 - January Bill- Freshbeanies	01-09-51108	\$11.50
				BENIES1081-655268 - January Bill- Freshbeanies	01-08-51108	\$34.50
				BENIES1081-655268 - January Bill- Freshbeanies	01-14-51108	\$11.50
62130	C	2/5/2019	96	L-3 Communications		\$4,645.00 O
				Invoice Nbr - Description	GL Account	Amount
				0340073-IN - L3 back office and in car support	01-13-54403	\$3,150.00
				0340073-IN - L3 back office and in car support	01-13-54403	\$1,495.00
62131	C	2/5/2019	112	Higginbotham & Associates, Inc.		\$50.00 O
				Invoice Nbr - Description	GL Account	Amount
				787339 - HSA Adm fees	01-11-53333	\$50.00
62132	C	2/5/2019	127	O'Reilly Auto Parts		\$81.24 O
				Invoice Nbr - Description	GL Account	Amount
				368448 - Def fluid, engine treatment, wiper blades	01-17-54403	\$38.97
				368448 - Def fluid, engine treatment, wiper blades	01-13-54402	\$42.27
62133	C	2/5/2019	133	A One of a Kind Pony Party		\$267.00 O
				Invoice Nbr - Description	GL Account	Amount
				02052019 - deposit for petting zoo	28-13-53398	\$267.00
62134	C	2/5/2019	135	Lawn Land		\$220.50 O
				Invoice Nbr - Description	GL Account	Amount
				40450 - Chains for chainsaws	31-16-54405	\$220.50
62135	C	2/5/2019	141	Leisure Interactive, LLC		\$436.83 O
				Invoice Nbr - Description	GL Account	Amount
				22782 - Reservation fees for willow grove park	31-16-54405	\$436.83
62136	C	2/5/2019	159	Texas Municipal League		\$500.00 O
				Invoice Nbr - Description	GL Account	Amount

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Date Range From 2/1/2019 To 2/28/2019

For All Vendors And For Outstanding Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
				81876 - YAC summit	01-11-53338	\$500.00
62137	C	2/5/2019	170	Ricoh USA Prog.		\$286.21 O
				Invoice Nbr - Description	GL Account	Amount
				1016602230 - Feb. Lease	01-11-52203	\$286.21
62138	C	2/5/2019	178	Utility Data Systems, Inc		\$816.00 O
				Invoice Nbr - Description	GL Account	Amount
				17767 - remote back up 3/25/19-03/24/20 court	22-09-53308	\$816.00
62139	C	2/5/2019	183	Verizon Wireless		\$1,389.44 O
				Invoice Nbr - Description	GL Account	Amount
				9822861559 - Cell phones	01-08-52216	\$85.58
				9822861559 - Cell phones	01-11-52216	\$37.99
				9822861559 - Cell phones	01-13-52216	\$1,101.21
				9822861559 - Cell phones	01-15-52216	\$87.55
				9822861559 - Cell phones	01-17-52216	\$77.11
62140	C	2/5/2019	186	WIFIAA		\$356.73 O
				Invoice Nbr - Description	GL Account	Amount
				22596 - WGP Internet	31-16-54405	\$356.73
62141	C	2/5/2019	192	Staples Business Advantage		\$76.18 O
				Invoice Nbr - Description	GL Account	Amount
				DAL 10123674 - folders	01-08-52000	\$76.18
62142	C	2/5/2019	193	Staples		\$137.57 O
				Invoice Nbr - Description	GL Account	Amount
				8053015443 - ink cart., labels	01-08-52208	\$128.79
				8053015443 - ink cart., labels	01-11-52201	\$8.78
62143	C	2/5/2019	207	Fidelity Security Life Insurance Co.		\$216.87 O
				Invoice Nbr - Description	GL Account	Amount
				163778174 - Vision	01-00-21166	\$216.87
62144	C	2/5/2019	248	Dearborn National Life Insurance Company		\$1,225.73 O
				Invoice Nbr - Description	GL Account	Amount

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Date Range From 2/1/2019 To 2/28/2019

For All Vendors And For Outstanding Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
				F021733 - Feb. Life Insurance	01-14-51108	\$32.80
				F021733 - Feb. Life Insurance	01-17-51108	\$105.69
				F021733 - Feb. Life Insurance	01-16-51108	\$16.97
				F021733 - Feb. Life Insurance	01-00-21153	\$4.10
				F021733 - Feb. Life Insurance	01-15-51108	\$50.29
				F021733 - Feb. Life Insurance	01-13-51108	\$624.72
				F021733 - Feb. Life Insurance	01-11-51108	\$48.41
				F021733 - Feb. Life Insurance	01-09-51108	\$32.45
				F021733 - Feb. Life Insurance	01-00-21167	\$219.61
				F021733 - Feb. Life Insurance	01-08-51108	\$90.69
62145	C	2/5/2019	264	Lifeworks US, Inc.		\$148.80 O
		Invoice Nbr - Description		GL Account	Amount	
		70793 - Feb. Bill		01-09-51108	\$4.80	
		70793 - Feb. Bill		01-16-51108	\$4.80	
		70793 - Feb. Bill		01-17-51108	\$19.20	
		70793 - Feb. Bill		01-15-51108	\$9.60	
		70793 - Feb. Bill		01-11-51108	\$9.60	
		70793 - Feb. Bill		01-08-51108	\$14.40	
		70793 - Feb. Bill		01-13-51108	\$81.60	
		70793 - Feb. Bill		01-14-51108	\$4.80	
62146	C	2/5/2019	287	Texas Entertainment Group		\$1,875.00 O
		Invoice Nbr - Description		GL Account	Amount	
		10320 - Kids n cops- rock climbing and bungee		28-13-53398	\$1,875.00	
62147	C	2/5/2019	295	Sage Cognitive Solutions		\$175.00 O
		Invoice Nbr - Description		GL Account	Amount	
		3025 - Brook Taylor		01-13-51111	\$175.00	
62148	C	2/5/2019	329	Creative Products Source, Inc		\$50.00 O
		Invoice Nbr - Description		GL Account	Amount	
		CPI076987 - program supplies		01-14-52000	\$50.00	

For All Vendors And For Outstanding Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
62149	C	2/5/2019	485	RPM Construction	\$89,312.97	O
				Invoice Nbr - Description	GL Account	Amount
				6686 - City Hall Roof	01-11-55506	\$89,312.97
62150	C	2/5/2019	504	Uline	\$97.13	O
				Invoice Nbr - Description	GL Account	Amount
				105322031 - laptop boxes	01-13-52219	\$97.13
62151	C	2/5/2019	505	Evident	\$372.29	O
				Invoice Nbr - Description	GL Account	Amount
				141008A-B - Evidence Kit & Supplies	01-13-52219	\$372.29
62152	C	2/7/2019	414	Larry's Paint and Body	\$14,426.98	O
				Invoice Nbr - Description	GL Account	Amount
				1496 - Unit 374- Work from wreck	01-13-54402	\$14,426.98
62153	C	2/13/2019	4	A To T Lamps	\$225.00	O
				Invoice Nbr - Description	GL Account	Amount
				369314 - lights and ballasts for city hall	01-11-54400	\$225.00
62154	C	2/13/2019	18	Anderson's Auto Repair	\$215.43	O
				Invoice Nbr - Description	GL Account	Amount
				2012019 - oil change	01-13-54402	\$44.95
				21119 - inspection for durango	01-11-54402	\$25.50
				2619 - Oil Change, belt replacement and air filter change for Park F205	01-16-54402	\$144.98
62155	C	2/13/2019	509	Animal Hospital of Teasley Lane	\$200.00	O
				Invoice Nbr - Description	GL Account	Amount
				R25072 - vet bill- neuter and medication	32-15-53342	\$200.00
62156	C	2/13/2019	255	Axon Enterprise, Inc.	\$3,665.10	O
				Invoice Nbr - Description	GL Account	Amount
				SI-1571854 - taser plan , equipment	01-13-52211	\$2,679.00
				SI-1571854 - taser plan , equipment	01-13-54403	\$986.10
62157	C	2/13/2019	263	Brenda Hall	\$226.46	O
				Invoice Nbr - Description	GL Account	Amount

For All Vendors And For Outstanding Checks - Computer Generated, Hand Written, eCheck

[illegible]

For All Vendors And For Outstanding Checks - Computer Generated, Hand Written, eCheck

[illegible]

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Date Range From 2/1/2019 To 2/28/2019

For All Vendors And For Outstanding Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
62171	C	2/13/2019	135	Lawn Land	\$10,500.00	O
				Invoice Nbr - Description	GL Account	Amount
				404882 - zero turn mower	31-16-55503	\$10,500.00
62172	C	2/13/2019	64	Local Circuit	\$2,285.75	O
				Invoice Nbr - Description	GL Account	Amount
				02142019 - monthly coverage	01-13-54406	\$1,398.25
				02132019 - IT support	01-14-54406	\$887.50
62173	C	2/13/2019	508	Mountain Cascade	\$5,000.00	O
				Invoice Nbr - Description	GL Account	Amount
				001 - Flume @ 720 Lake Dr	20-17-54409	\$5,000.00
62174	C	2/13/2019	291	Natalie McAdams	\$765.69	O
				Invoice Nbr - Description	GL Account	Amount
				02142019 - travel to American Library Association	01-14-52206	\$765.69
62175	C	2/13/2019	142	Nationwide Retirement Solution	\$25.00	O
				Invoice Nbr - Description	GL Account	Amount
				02142019 - def comp	01-00-21154	\$25.00
62176	C	2/13/2019	109	Neofunds by Neopost	\$500.00	O
				Invoice Nbr - Description	GL Account	Amount
				02142019 - postage	01-08-52202	\$166.66
				02142019 - postage	01-11-52202	\$166.68
				02142019 - postage	01-09-52202	\$166.66
62177	C	2/13/2019	122	Northwest Propane Gas Company	\$739.54	O
				Invoice Nbr - Description	GL Account	Amount
				02142019 - propane	01-15-53301	\$739.54
62178	C	2/13/2019	510	Oba William King	\$100.00	O
				Invoice Nbr - Description	GL Account	Amount
				02142019 - programming	33-14-53344	\$100.00
62179	C	2/13/2019	405	OSS Academy	\$270.00	O
				Invoice Nbr - Description	GL Account	Amount

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Date Range From 2/1/2019 To 2/28/2019

For All Vendors And For Outstanding Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name		Amount	Status
		02142019 -	civilian interaction training		24-13-52206	\$270.00	
62180	C	2/13/2019	154	Precepts Janitorial Service		\$942.00	O
		Invoice Nbr - Description		GL Account		Amount	
		4312 - Janitorial service for Feb/		01-11-53325		\$942.00	
62181	C	2/13/2019	475	Recorded Books, Inc.		\$143.92	O
		Invoice Nbr - Description		GL Account		Amount	
		02142019 - audio books		01-14-52215		\$143.92	
62182	C	2/13/2019	168	Rellant		\$6,164.54	O
		Invoice Nbr - Description		GL Account		Amount	
		02142019 - electric and street lights		31-16-54405		\$457.91	
		02142019 - electric and street lights		01-14-53301		\$14.08	
		02142019 - electric and street lights		01-15-53301		\$347.74	
		02142019 - electric and street lights		01-11-53301		\$660.15	
		02142019 - electric and street lights		01-17-53301		\$69.28	
		02142019 - electric and street lights		01-17-53302		\$4,615.38	
62183	C	2/13/2019	170	Ricoh USA Prog.		\$396.05	O
		Invoice Nbr - Description		GL Account		Amount	
		02142019 - printer		01-11-52203		\$286.21	
		02142019 - printer		01-13-52203		\$109.84	
62184	C	2/13/2019	185	Sarah Farrell		\$588.46	O
		Invoice Nbr - Description		GL Account		Amount	
		02132019 - 00124341983225097611		01-00-21156		\$588.46	
62185	C	2/13/2019	411	Sarah LaBeau		\$120.00	O
		Invoice Nbr - Description		GL Account		Amount	
		02142019 - 00136841531608341211		01-00-21156		\$120.00	
62186	C	2/13/2019	507	Staples Advantage		\$485.89	O
		Invoice Nbr - Description		GL Account		Amount	
		8053109667 - paper, cleaning supplies, office supplies		01-13-52000		\$60.99	

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Date Range From 2/1/2019 To 2/28/2019

For All Vendors And For Outstanding Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
				8053109667 - paper, cleaning supplies, office supplies	01-11-52201 \$31.52	
				8053109667 - paper, cleaning supplies, office supplies	01-08-52000 \$103.30	
				8053109667 - paper, cleaning supplies, office supplies	01-11-52201 \$83.48	
				8053109667 - paper, cleaning supplies, office supplies	01-11-52000 \$103.30	
				8053109667 - paper, cleaning supplies, office supplies	01-09-52000 \$103.30	
62187	C	2/13/2019	511	Texas Coalitlon Animal Protection	\$30.00	O
				Invoice Nbr - Description	GL Account	Amount
				02142019 - Rabies, Rabies test	32-15-53342	\$30.00
62188	C	2/13/2019	150	Thomson Reuter - West	\$120.00	O
				Invoice Nbr - Description	GL Account	Amount
				02142019 - Jan. 2019 Skip Tracing- #1003924752	22-09-53308	\$120.00
62189	C	2/13/2019	187	Wex Bank	\$2,050.48	O
				Invoice Nbr - Description	GL Account	Amount
				02142019 - Gas	01-15-52208	\$48.61
				02142019 - Gas	01-08-52208	\$37.67
				02142019 - Gas	01-13-52208	\$1,397.57
				02142019 - Gas	01-16-52208	\$131.93
				02142019 - Gas	01-17-52208	\$434.70
62191	C	2/15/2019	35	Cash	\$645.00	O
				Invoice Nbr - Description	GL Account	Amount
				02152019 - per diem for denton county days	01-07-52214	\$645.00
62192	C	2/22/2019	83	Eddie Peacock, PLLC	\$2,585.00	O
				Invoice Nbr - Description	GL Account	Amount
				947--01 - invoice 947,0222219	01-11-53309	\$2,585.00
				947--01 - invoice 947,0222219	01-11-53309	\$0.00
62262	C	2/22/2019	353	Big Boom Pyro, Inc.	\$25,000.00	O
				Invoice Nbr - Description	GL Account	Amount

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Date Range From 2/1/2019 To 2/28/2019

For All Vendors And For Outstanding Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
			1043 - July 4th fireworkd	01-05-53350	\$25,000.00	
97	E	2/28/2019	429	TML Multistate Intergovernmental Emp Benefits Pool	\$38,550.16	O
		Invoice Nbr - Description		GL Account	Amount	
		March Billing - March Billing		01-11-51108	(\$353.90)	
		Feb Billing - Feb TML		01-00-21159	\$688.72	
		Feb Billing - Feb TML		01-17-51108	\$2,927.64	
		Feb Billing - Feb TML		01-16-51108	\$546.10	
		Feb Billing - Feb TML		01-15-51108	\$1,446.10	
		Feb Billing - Feb TML		01-14-51108	\$434.07	
		Feb Billing - Feb TML		01-13-51108	\$9,414.90	
		Feb Billing - Feb TML		01-11-51108	\$1,446.10	
		Feb Billing - Feb TML		01-09-51108	\$481.54	
		March Billing - March Billing		01-09-51108	\$481.54	
		March Billing - March Billing		01-13-51108	\$12,414.72	
		March Billing - March Billing		01-14-51108	\$434.07	
		March Billing - March Billing		01-15-51108	\$353.90	
		March Billing - March Billing		01-00-21159	\$1,597.84	
		March Billing - March Billing		01-16-51108	\$546.10	
		March Billing - March Billing		01-17-51108	\$2,927.64	
		March Billing - March Billing		01-08-51108	\$1,381.54	
		Feb Billing - Feb TML		01-08-51108	\$1,381.54	
EFT	E	2/13/2019	454	EFTPS	\$8,303.40	O
		Invoice Nbr - Description		GL Account	Amount	
		2132019 - tax payment		01-00-21149	\$320.50	
		2132019 - tax payment		01-00-21152	\$1,866.66	
		2132019 - tax payment		01-00-21151	\$6,116.24	
EFT	E	2/28/2019	454	EFTPS	\$8,638.56	O
		Invoice Nbr - Description		GL Account	Amount	
		02282019 - tax report		01-00-21149	\$304.98	
		02282019 - tax report		01-00-21152	\$1,950.28	

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Date Range From 2/1/2019 To 2/28/2019

For All Vendors And For Outstanding Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
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02282019 - tax report	01-00-21151	\$6,383.30
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62190	H	2/20/2019	512	Denton County Clerk	\$311.00	O
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Invoice Nbr - Description	GL Account	Amount
2/20/2019 - Liens on Property, filing of plats	01-08-53507	\$210.00
2/20/2019 - Liens on Property, filing of plats	01-08-52220	\$101.00

Cleared	\$0.00
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Outstanding	\$428,763.33
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Void	\$0.00
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**State of Texas
County of Denton
City of Lake Dallas**

The Lake Dallas City Council met in a regular meeting on April 28, 2019 in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Mayor Barnhart called the meeting to order at 7:01 p.m.

1. Roll Call

Michael Barnhart	Mayor
Kathy Brownlee	Councilmember 2
Megan Ray	Councilmember 1
Cheryl McClain	Councilmember 3
Charlie Price	Councilmember 4
Andi Nolan	Councilmember 5

Absent: None

Staff Present: City Manager John Cabrales, City Secretary Codi Delcambre, Police Chief Carolla, Public Works Manager Devin Shields, Director of Development Services Jeremy Tennant, Director of Library Services Natalie McAdams, Michele Sanchez, Finance Director, Daniel Rusnak, Code Enforcement Officer and City Attorney Julie Doshier.

2. Invocation and Pledges of Allegiance

Assistant Fire Chief Chad Thiessen led the invocation and Mayor Barnhart pledges.

3. Announcements & Special Recognitions.

A. City Manager's Report

- Kids-N-Cops will be Saturday April 28, 2019 from 11:00 a.m.- 3:00 p.m.

B. Proclamation for Motorcycle Safety and Awareness Month.

Mayor Barnhart presented the Proclamation for Motorcycle Safety and Awareness Month.

4. Citizen Agenda & Public Comments

Mayor Barnhart opened the Visitors/Citizens Agenda.

No one spoke.

5. Consider and Act on the Consent Agenda

A. Approval of Minutes of the Meeting held April 11, 2019.

B. Approval of Resolution authorizing a reduction in certain Development Fees due relating to an application for final plat of 6.75± acres out of the Thomas White, Jr. Survey, Abstract No. 1376 generally located at the southwest corner of Dobbs Road and River Oak Way.

- C. **Approval of Resolution authorizing a reduction in certain Development Fees due relating to development of 0.94± acres out the Thomas White, Jr. Survey Abstract No. 1355 generally located West of Alamo Avenue in the 100 Block of Market Street.**
- D. **Approval of Resolution ratifying the agreement with Pool Butler Partnership d/b/a Lawn Butler for mowing and property remediation and authorizing expenditures pursuant to said agreement.**

Councilmember Price pulled items 5A.

Motion: to approve the consent agenda item 5B, 5C, and 5D was made by Councilmember Ray and second by Councilmember McClain.

Ayes: Councilmembers Ray, McClain, Price, and Nolan

Noes: Brownlee

Motion Passed 4-1.

Motion: to approve the consent agenda item 5A with corrections was made by Councilmember Price and second by Councilmember Nolan.

Ayes: Councilmembers Ray, Brownlee, McClain, Price and Nolan

Noes: None

Motion Passed 5-0.

- 6. **Receive a report and hold a discussion regarding amendments to the Lake Dallas Code of Ordinances amending Chapter 22, “Buildings and Regulations,” to update the International Building Code, International Residential Code, International Energy Conservation Code, International Plumbing Code, the International Mechanical Code and the International Fuel Code to the 2018 edition with local amendments.**

Council received a presentation from Development Services Director Jeremy Tennant regarding amendments to the Lake Dallas Code of Ordinances amending Chapter 22, “Buildings and Regulations,” to update the International Building Code, International Residential Code, International Energy Conservation Code, International Plumbing Code, the International Mechanical Code and the International Fuel Code to the 2018 edition with local amendments.

Linda Barnard of 5315 King Manor Dr, asked about the Residential Code CO process.

Council directed staff to proceed with preparing the amendments to Chapter 22, “Buildings and Regulations,” to update the International Building Code, International Residential Code, International Energy Conservation Code, International Plumbing Code, the International Mechanical Code and the International Fuel Code to the 2018 edition with local amendments.

- 7. Receive a report and hold a discussion regarding amending, in its entirety, Chapter 46 “Fire Prevention and Protection,” Article II “Fire Code” of the Code of Ordinances, by adopting the 2018 edition of the International Fire Code with local amendments.**

Council received a presentation from Development Services Director Jeremy Tennant and Asst. Fire Chief Chad Thiessen regarding amending, in its entirety, Chapter 46 “Fire Prevention and Protection,” Article II “Fire Code” of the Code of Ordinances, by adopting the 2018 edition of the International Fire Code with local amendments.

Council directed staff to proceed with preparing the amendments to Chapter 46 “Fire Prevention and Protection,” Article II “Fire Code” of the Code of Ordinances, by adopting the 2018 edition of the International Fire Code with local amendments.

- 8. Receive a report and hold a discussion regarding the Children’s Advocacy Center for Denton County.**

Council received a presentation from Kristen Howell regarding the Children’s Advocacy Center for Denton County.

- 9. Consider and Act on a Resolution authorizing negotiation and execution of Children’s Services Funding Agreement with Children’s Advocacy Center for Denton County for the FY 2018-19.**

Motion: to approve a Resolution authorizing negotiation and execution of Children’s Services Funding Agreement with Children’s Advocacy Center for Denton County for the FY 2018-19 for the amount of \$18,000.00 was made by Councilmember Ray and second by Councilmember McClain.

Ayes: Councilmembers Ray, McClain, Brownlee, and Nolan

Noes: Price

Motion Passed 4-1.

- 10. Receive a report and hold a discussion regarding the Lake Dallas Library Department’s accomplishments for the current fiscal year and goals for the upcoming fiscal year.**

Council received a presentation from Natalie McAdams, Director of Library Services regarding the Lake Dallas Library Department’s accomplishments for the current fiscal year and goals for the upcoming fiscal year.

- 11. Receive a report and hold a discussion regarding the formation of a Rental Registration Program Committee of stakeholders to help staff in the determination of language for a Property Maintenance Code, and the development of a Rental Registration Program.**

Council received a presentation from Development Services Director Jeremy Tennant regarding the formation of a Rental Registration Program Committee of stakeholders to help staff in the determination of language for a Property Maintenance Code, and the development of a Rental Registration Program.

Councilmember McClain stated that she would like the committee to meet at least once a month, add 2-4 homeowners, 1 realtor and 1 Council liaison.

Councilmember Price stated that he would like the committee to consist of all Lake Dallas residents.

Councilmember Nolan stated that a landlord and tenant for the same property shouldn't serve on the committee together.

Cody Jackson of 419 Shady Shore Road, stated that Texas has rental code for the landlord and tenants. Why does the City need to establish rules and regulations?

Linda Barnard of 5315 King Manor Dr, stated it was agreed to talk about committee but it's wasn't to talk about the property maintenance code. She stated that was slip in on then. She stated that the purpose of the committee was to work with the landlords. Ms. Barnard stated she was unclear of what the purpose of the committee was.

Gene Tisdale of 524 Howard stated that he mowed three neighbors' yards today so the city can't collect the \$6000 in fines. He stated that a lot of tenants attended the first Town Hall meeting to protest the program. He stated that he was against the rental registration program.

Ken Stapleton of 138 Cliffview Drive, Nocona, stated that he has hadn't rental property in Lake Dallas for 20 years. He stated that he supports forming a committee. He stated that he would like the Council to consider Laird Lind to the committee.

12. Mayor & Council Member Announcements:

Councilmember McClain – update on tennis court screen.

Councilmember Ray- update on crosswalk at City Park.

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 item listed above or herein

Council did not convene into executive session.

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

None.

14. Adjournment

Mayor Barnhart adjourned the meeting at 9:15 p.m.

Approved:

Michael Barnhart, Mayor

Attest:

Codi Delcambre, City Secretary



**CITY COUNCIL
AGENDA MEMO**

Prepared By: John Cabrales Jr, City Manager

May 9, 2019

SPAN, Inc. of Denton County

DESCRIPTION:

Consider and Act on a resolution of the City Council of the City of Lake Dallas, Texas authorizing the City Manager to negotiate and sign an Interlocal Cooperation Agreement with SPAN, Inc. to provide demand response transit services; and providing an effective date.

BACKGROUND INFORMATION:

Since 1974, nonprofit Span, Inc. has enabled people in Denton County to live as fully and independently as possible by providing nutrition, transportation and social services to older persons, those with disabilities, veterans, and the general public. Span's main areas of programming include senior nutrition and public transportation (see www.spandentoncounty.org).

The City has contracted with Span, Inc. of Denton County for several years for the Meals on Wheels Program. This program provides nutritionally balanced, home-delivered meals to homebound elderly and disabled citizens. Meals are delivered Monday through Friday from 10:30 a.m. to 12:00 noon, by trained volunteers.

On December 14, 2017, the City Council passed a resolution (12142017-164) authorizing the Interim City Manager to negotiate and sign an interlocal cooperation agreement with SPAN, Inc. to provide demand response transit services to residents of the City who are (a) sixty years of age or older and/or (b) determined to have an eligible disability in accordance with SPAN, Inc.'s policies and state and federal regulations, with the maximum City expenditures not to exceed \$2,100.00. That agreement expired on September 30, 2018.

SPAN, Inc. has contacted the City with an interest to enter into a new interlocal cooperation agreement to provide demand response transit services. The changes to the new agreement are that SPAN shall provide up to one hundred and fifty (150) one-way trips per month to the Town riders of Shady Shores, Hickory Creek, Lake Dallas and Corinth using 5310 grant funds. If fewer than one hundred and fifty (150) trips are used in any given month the unused one-way trips from that month will accrue and be available for use during subsequent months of this Agreement.

Also, SPAN has raised the senior age for eligibility for this service to 65 and older in order to comply with federal law. The service locations have also been expanded to include medical treatments, doctor's and dentist's appointments, trips to get prescriptions filled, shopping for necessities, travel to and from the Lake Dallas Public Library, and participation in the Lake Cities Seniors Program at Lake Dallas City Hall.

FINANCIAL CONSIDERATION:

There is no cost to the City because SPAN, Inc will be using 5310 grant funds to pay for this service.

RECOMMENDED MOTIONS:

I move to approve/deny the approval of a resolution of the City Council of the City of Lake Dallas, Texas authorizing the City Manager to negotiate and sign an Interlocal Cooperation Agreement with SPAN, Inc. to provide demand transit services.

ATTACHMENT(S):

1. Interlocal Cooperation Agreement
2. Resolution

**CITY OF LAKE DALLAS, TEXAS
RESOLUTION NO. 05092019-_____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND SIGN AN INTERLOCAL
COOPERATION AGREEMENT WITH SPAN, INC. TO PROVIDE DEMAND RESPONSE
TRANSIT SERVICES; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, SPAN, Inc. is a designated rural transportation provider operating in Denton County that provides door-to-door demand response transportation services ("Transit Services") to certain eligible residents in Denton County who live outside of areas serviced by the Denton County Transportation Authority; and

WHEREAS, SPAN, Inc. has offered to provide the Transit Services to residents of the City of Lake Dallas under an interlocal cooperation agreement with the City; and

WHEREAS, the City Council of the City of Lake Dallas finds it to be in the public interest to enter into an agreement with SPAN, Inc. to provide the Transit Services;

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

SECTION 1. The City Manager is authorized to negotiate and sign on behalf of the City an interlocal cooperation agreement with SPAN, Inc. to allow SPAN, Inc. to provide to eligible City residents, at no cost to the City, demand response transit services that include providing up to 150 one-way rides per month collectively to residents of Lake Dallas, Corinth, Hickory Creek and Shady Shores who are (a) sixty-five (65) years of age or older and/or (b) determined to have an eligible disability in accordance with SPAN, Inc.'s policies and state and federal regulations.

SECTION 2. This Resolution shall be effective immediately upon approval.

PASSED AND APPROVED this the 9th day of May 2019.

ATTEST:

APPROVED:

Codi Delcambre, TRMC, City Secretary

Michael Barnhart, Mayor

APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney

STATE OF TEXAS §
 §
COUNTY OF DENTON §

INTERLOCAL AGREEMENT FOR SERVICES

THIS INTERLOCAL AGREEMENT FOR SERVICES ("Agreement") is entered into as of the effective date by and between the City of Lake Dallas (hereinafter referred to as "CITY"), a Texas home rule municipality, acting by and through its duly authorized Interim City Manager and SPAN, Inc., (hereinafter referred to as "SPAN"), a Texas non-profit corporation operating in Denton County, Texas as an organization described in Section 501(c)(3) of the Internal Revenue Code, acting by and through its duly authorized Executive Director. CITY and SPAN are collectively referred to hereafter as "Parties" or separately as "Party."

RECITALS

WHEREAS, SPAN enables people to live as fully and independently as possible by providing nutrition, transportation and social services to older persons, persons with disabilities, veterans, and the general public; and

WHEREAS, the success or failure of SPAN's purposes and objectives has a direct impact on the health and welfare of City's residents; and

WHEREAS, City is charged with the responsibility of promoting and preserving the health, safety, peace, good government, and welfare of its residents; and

WHEREAS, SPAN transportation services were developed to provide safe and efficient transportation to seniors, persons with special needs, veterans and as otherwise defined by agreements into which SPAN may enter from time to time; and

WHEREAS, CITY and SPAN desire to enter into this Agreement whereby SPAN will provide demand response transit service for CITY residents that are seniors (age 65 and older), and people with documented disabilities (hereafter referred to collectively as "Riders"); and

WHEREAS, Riders may be taken anywhere in SPAN's demand response transit service area in Denton County at a cost to the Riders of \$3.00 for seniors (age 65 and older) and people with documented disabilities for the limited purposes of medical treatments, doctor's and dentist's appointments, trips to get prescriptions filled, shopping for necessities, travel to and from the Lake Dallas Public Library, and participation in the Lake Cities Seniors Program at Lake Dallas City Hall; and

WHEREAS, Riders may call in at least one (1) day in advance, but no more than two (2) weeks in advance, to set up appointments for pick-up and drop off by calling SPAN'S Transportation Office at 940-382-1900 weekdays between the hours of 8:00 a.m. and 2:00 p.m.; and

WHEREAS, Demand response transit service is available between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday excluding major holidays and subject to capacity constraints.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE PROMISES AND COVENANTS SET FORTH IN THIS AGREEMENT THE PARTIES AGREE AS FOLLOWS:

1. Recitals. The foregoing Recitals are found to be true and correct, are fully incorporated into the body of this Agreement and made a part hereof by reference just as though they are set out in their entirety.

2. Scope of Transportation Services. SPAN shall provide door-to-door demand response transit services to CITY citizens residing in Denton County who are Riders in accordance with this Agreement and SPAN's "The Lake Cities Transportation Policy and Procedures," a true and correct copy of which is attached hereto as Exhibit "A" and incorporated herein by reference as though it were set out in its entirety ("Policy"). In the event of conflict between this Agreement and the Policy, this Agreement shall control. In performing services under this Agreement, the relationship between CITY and SPAN is that of an independent contractor. No term or provision of this Agreement or act of SPAN in the performance of this Agreement shall be construed as making SPAN the agent, servant, or employee of CITY.

3. SPAN Transportation Operations

a. SPAN shall provide Transit Service on Service Days to Riders in accordance with this Agreement and the Policy. In the event of an irreconcilable conflict between this Agreement and the Policy, this Agreement shall control. SPAN shall provide all equipment, facilities, qualified employees, training, and insurance necessary to establish the Transit Service for Riders. SPAN shall further establish, operate, and maintain an accounting system for the Transit Service that will allow for a tracking of services provided to Riders and a review of the financial status of the Transit Service. SPAN shall also track and break down the information regarding the number of one-way trips it provides to Riders.

b. CITY shall have the right to review the activities and financial records kept incident to the Transit Service provided to Riders by SPAN. In addition, SPAN shall provide monthly ridership information to the City Manager or his/her designee specifically identifying the number of Rider trips including rider origination, destination, and purpose.

c. SPAN will be responsible for verifying and documenting the eligibility of Riders. SPAN reserves the right to determine on an individual basis whether SPAN has the capability to safely transport a passenger. In the event SPAN determines safety will be compromised, SPAN may decline transportation for the person and must document the reason why service was declined.

d. Span will inform Riders that their trips to the doctor or dentist's office, hospital, drug store or other location may qualify as a Medicaid eligible trip. SPAN will direct potential

Medicaid eligible Riders to call Texas Health and Human Services toll free at 1-877-633-8747 (TTY: 1-800-735-2989) or 1-877-MED-TRIP on Monday through Friday between 8:00 a.m. and 5:00 p.m. at least two days before their appointment or trip to schedule free transportation through Medicaid.

4. Definitions. As used in this Agreement, the following words and phrases shall have the following meanings unless the context clearly indicates as different use:

City Manager means the person serving as CITY's City Manager or the CITY employee designated by the City Manager to serve as CITY's liaison with SPAN under this Agreement.

Demand Response Transit Service or *Transit Service* means the Demand Response Service (as defined in the Policy) provided to Riders as described in the Policy.

Demand Response Transit Service Area or *Service Area* shall have the meaning set forth in the Policy.

Rider means a person residing within CITY's incorporated limits who is (a) sixty-five (65) years of age or older and/or (b) has a documented disability that complies with SPAN's eligibility policies as set forth in the Policy and applicable state and federal laws and regulations.

Service Days means every weekday (Monday through Friday) during the Term, excluding those weekdays on which New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the Friday after Thanksgiving Day, Christmas Eve, and Christmas Day occur.

5. Payment SPAN shall provide up to one hundred fifty (150) one-way trips per month collectively to the Riders under this Agreement and under similar agreements between SPAN and the Town of Shady Shores, Town of Hickory Creek, and City of Corinth, respectively, the cost of which will be paid by SPAN using Section 5310 grant funds. If fewer than one hundred fifty (150) trips are used in any given month, the unused one-way trips from that month will accrue and be available for use during subsequent months during the term of this Agreement. The Parties acknowledge and agree that CITY shall not be responsible for any payments related to the provision of Transit Services pursuant to this Agreement and that CITY's sole consideration for this Agreement is to authorize SPAN to make the Transit Services available to Riders.

6. Indemnification. SPAN assumes all liability and responsibility for and agrees to fully indemnify, hold harmless and defend CITY, and its officials, officers, agents, servants and employees from and against any and all claims, damages, losses and expenses, including but not limited to attorney's fees, for injury to or death of a person or damage to property, arising out of or in connection with, directly or indirectly, intentional or negligent acts or omissions occurring during the performance, attempted performance or nonperformance of the Transit Service described hereunder or in any way resulting from or arising out of the management, supervision, and operation of the Transit Service and activities of SPAN, its

officers, employees, agents, and contractors (collectively “SPAN” for purposes of this Section 6). In the event of joint and concurring responsibility of SPAN and CITY, responsibility and indemnity, if any, shall be apportioned comparatively in accordance with Texas Law, without waiving any defense of either party under Texas Law including sovereign immunity. The provisions of this Section 6 are solely for the benefit of the Parties and are not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

7. Insurance. SPAN shall obtain insurance of the types and in the amounts set forth below from an insurance carrier or underwriter licensed to do business in the State of Texas and acceptable to CITY. SPAN shall furnish CITY with certificates of insurance or copies of the policies, evidencing the required insurance on or before the beginning date of this Agreement. SPAN agrees to submit new certificates or policies to CITY on before the expiration date of the previous certificates or policies. The insurance shall be the following types in amounts not less than indicated:

a. Comprehensive General (Public) Liability Insurance or its equivalent including minimum coverage limits of \$1,000,000 per occurrence combined single limit for bodily injury and property damage.

b. Automobile Liability Insurance including minimum coverage limits of \$1,000,000 per combined single limit for bodily injury and property damage.

On all insurance required, SPAN shall require insurance providers to name CITY, and its officials, officers and employees, as additional insureds, waive subrogation against CITY, and provide thirty (30) days written notice to CITY of any material change to or cancellation of the insurance.

8. Assignment and Delegation. Neither Party shall assign or delegate the rights or obligations under this Agreement without the prior written consent of the other Party.

9. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in full force and effect as to the balance of its provisions and shall be construed as if such invalid provision were not a part hereof.

10. Mediation. In the event of any dispute regarding this Agreement or the terms contained herein, the Parties hereto agree that they shall submit such dispute to non-binding mediation prior to filing suit.

11. Term of Agreement

a. Notwithstanding the date this Agreement is signed by the Parties, the term of this Agreement shall be deemed to have commenced on October 1, 2018 and end September 30, 2019 subject to earlier termination as provided herein.

b. This Agreement may be terminated with or without cause by either Party by giving thirty (30) days written notice to the other Party of their intent to terminate the Agreement. In the

event CITY terminates without cause, SPAN shall be entitled to receive just and equitable compensation for any satisfactory work completed in accordance with this Agreement and prior to the termination; provided, however, the total compensation shall not exceed the maximum amount of City Supplement Fee to be paid pursuant to Section 5, above.

12. Applicable Law; Venue. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Texas, and venue for any claim or cause of action shall lie exclusively in Denton County, Texas or the Federal courts having jurisdiction over claims arising in Denton County, Texas.

13. Notice. All notices, authorizations and requests in connection with this Agreement shall be deemed provided on the day they are (i) deposited in the mail, postage prepaid, certified or registered, return receipt requested; (ii) delivered by courier; or (iii) sent by facsimile as indicated by a fax confirmation sheet; and sent to the address or facsimile number of each party's agent as follows:

If to City:

City of Lake Dallas
Attn: City Manager
212 Main Street
Lake Dallas, Texas 75065

With copy to:

Kevin B. Laughlin
Nichols, Jackson, Dillard, Hager & Smith, LLP
500 N Akard, Suite 1800
Dallas, Texas 75201

If to SPAN:

SPAN, Inc.
Attn: Executive Director
1800 Malone Street
Denton, Texas 76201

With copy to:

14. Entire Agreement. This Agreement contains all representations, understandings, contracts and agreements between the Parties regarding the subject matter of this Agreement. This Agreement supersedes all oral or written previous and contemporaneous agreements, writings, understandings, representations, or contracts between the Parties regarding the subject matter of this Agreement. This Agreement in no way modifies or supersedes any document executed by the Parties prior to this Agreement which does not regard the subject matter of this Agreement.

15. Parties Bound. This Agreement shall be binding upon, and inure to the benefit of, the Parties to this Agreement and their respective successors and assigns.

16. Relationship. It is understood and agreed that the relationship between the Parties described in this Agreement is contractual in nature between independent Parties and does not constitute, and shall not be construed, as creating a partnership or joint venture relationship between or among the Parties. By entering into this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in any individual or entity that is not a signatory hereto.

17. **Amendment.** The Parties may revise, amend or modify this Agreement only by written agreement signed by both Parties.

18. **Special and Consequential Damages.** In no event, whether as a result of breach of contract, warranty, tort (including negligence or infringement), strict liability or otherwise, shall either Party be liable to the other Party for any special, consequential, incidental, indirect or exemplary damages including, but not limited to, loss of profits or revenues, cost of capital, cost of substitute goods, facilities, services or downtime costs.

19. **Counterparts.** This Agreement may be signed in counterparts, and each executed copy shall be deemed a counterpart original, with full force and effect and enforceable against the Parties executing same.

20. **Authority:** Each Party represents and warrants to the other that it has the full power and authority to enter into and fulfill the obligations of this Agreement. The respective signatories to this Agreement, by affixing their signatures hereto, warrant and represent that they have the authority to bind their respective Party as duly authorized representatives thereof.

21. **Current Revenues.** The Parties acknowledge and agree that their respective obligations shall be paid from funds constituting current revenues.

22. **Prohibition of Boycott Israel.** SPAN verifies that it does not Boycott Israel and agrees that during the term of this Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.

(Signatures on Following Page)

SIGNED AND AGREED this _____ day of May, 2019.

SPAN, INC:

By: _____
Michelle McMahon, Executive Director

SIGNED AND AGREED this _____ day of May, 2019.

City of Lake Dallas

By: _____
John Cabrales, Jr., City Manager

ATTEST:

Codi Delcambre, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney

EXHIBIT “A”

THE LAKE CITIES TRANSPORTATION POLICY AND PROCEDURES

SPAN Transit is the contracted service provider for the Lake Cities. The service is reserved for **individuals 60 years or older and/or with a professionally verified disability, for the limited purpose of trips to medical and dental appointments and pharmacy visits to fill a prescription.** It is the policy of SPAN that no person shall on the grounds of race, color, national origin, sex, age, disability, or income status be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination or retaliation under any program or activity administered by SPAN.

Information in these policies and procedures includes the following:

- I. Description of SPAN Transit Services
- II. Application Process
- III. Disability Certification
- IV. How to Schedule a Trip
- V. SPAN Transit Fares
- VI. Aides, Companions and Animals
- VII. Wait Time, No Shows and Trip Cancellations
- VIII. Mobility Devices
- IX. Seatbelts and Restraints
- X. Passenger Behavior
- XI. Termination of Services
- XII. Grievance and Appeal Procedures
- XIII. Title VI Complaints
- XIV. Definitions
- XV. Frequently Asked Questions

For additional information, please call 940-382-1900.

I. Description of SPAN Transit Services in The Lake Cities

Service is provided **to seniors (aged 60 and older) and people with disabilities residing in the Lake Cities** to locations in the Lake Cities and throughout Denton County.

SPAN transportation service is provided by lift equipped vehicles. Operators are available to provide some assistance **upon request**. Operators are not trained to provide medical assistance.

Assistance includes:

- The operator will assist passenger from the door of a residence or pick-up location to the vehicle if needed.
- The operator will attempt to notify passengers of arrival.
- The operator will assist passengers in boarding and exiting the vehicle.
- The operator will deliver the passenger to the door of his/her destination.

Assistance DOES NOT include:

- Assistance getting in or out of a wheelchair.
- Assistance in getting ready for the trip.
- Administering medication or oxygen.
- Assisting passengers in wheelchairs up or down stairs.
- Assisting passengers on ramps deemed unsafe.
- Assisting in carrying personal belongings or purchases.

SPAN IS NOT AN EMERGENCY MEDICAL TRANSPORTATION SERVICE.

PLEASE NOTE THAT SPAN INC. POLICY DOES NOT ALLOW AN OPERATOR TO LOSE VISUAL CONTACT WITH THE AGENCY VEHICLE AT ANY TIME, FOR ANY REASON.

Service Hours

Trips can be scheduled for pick-up as early as 6:00 a.m. and drop off as late as 6:00 p.m., Monday through Friday. Currently, there is no weekend service. Service is provided throughout the year, except for the following observed holidays:

- | | |
|--------------------------|--------------------------|
| • New Year's Day | • Labor Day |
| • Martin Luther King Day | • Thanksgiving Day |
| • Memorial Day | • Day after Thanksgiving |
| • Independence Day | • Christmas Eve |
| | • Christmas Day |

II. APPLICATION

In order to use SPAN Transit, passengers must complete and submit an application. Applications can be obtained by calling the SPAN Dispatch Office at (940) 382-1900. Upon receipt of completed applications, please allow a maximum of 21 days to process applications. SPAN will begin processing properly completed applications immediately upon receipt. Only completed, signed applications will be considered for review. Once the application is fully completed, the signed original should be dropped off, mailed or faxed to:

SPAN
1800 Malone
Denton, TX 76201 940-383-8433 (fax)

Upon completion of review, Applicants will receive written notice via U.S. mail and may begin scheduling trips.

Reapplication Process

Passengers will need to reapply every three years from the date they are initially approved. Reapplication ensures that SPAN's files are accurate and contain up-to-date information. SPAN will notify passengers when they are due for reapplication.

III. DISABILITY CERTIFICATION

People with disabilities that meet regulatory criteria are entitled to reduced fares. In addition to the regular application, applicants must submit a properly completed Certification Form. Both documents must be received and reviewed to begin the application process to qualify for reduced-fare trips due to disability.

A licensed physician or certified human services professional familiar with the applicant's condition must sign the Certification Form verifying the disability and the applicant's functional limitations if applying for reduced-fare based upon disability. It is recommended that the Certification Form and Application be submitted at the same time in order to prevent delay of the application review. Examples of licensed or certified human service professionals include: Medical Doctor, Psychiatrist, Psychologist, Social Worker, Rehabilitation Professional, Physical/Occupational Therapist, Physician's Assistant, Nurse Practitioner, Registered Nurse.

Once all documentation is received, SPAN personnel will evaluate it and request, if necessary, any additional relevant information about the applicant's functional limitations related to transportation. The applicant will be notified in writing of eligibility upon determination.

Notice of Eligibility Determination

An applicant that is determined to be eligible for reduced-fare service due to disability will be mailed (to the address printed on the application) documentation of eligibility. The document will include the name of the eligible individual, the phone number of the SPAN dispatch office, an expiration date for eligibility, and any conditions or limitation on the individual's eligibility including the use of a personal care attendant. If the determination is that the person is not eligible, the written notification will state the specific reason(s) for the finding. All applicants have the right to appeal the initial determination of eligibility (see *Grievance and Appeal Procedures*). SPAN employees and SPAN Board of Directors will strive to maintain an accommodation process that is cooperative rather than adversarial in nature, attempt to fulfill disability eligibility requests when possible and will document any and all attempts at reasonable accommodations.

Recertification Process

Passengers with disabilities will need to recertify their eligibility every three years from the date they are initially approved. Re-certification is done to ensure that circumstances have not changed which would invalidate a passenger's eligibility. Recertification also ensures that SPAN's files are accurate and contain up-to-date information. SPAN reserves the right to re-certify eligibility at any time. SPAN will notify passengers when they are due for recertification.

IV. HOW TO SCHEDULE A TRIP

Trip Requests

1. Requests for service can be made from 8:00 AM until 2:00 PM, Monday through Friday by calling (940)-382-1900.
2. At the time of scheduling your reservation you will need to provide SPAN with your name, addresses of the pick-up/drop off points and the pick-up/drop off times. Please note that all schedule requests can be made as early as 14 days prior or as late as 1 day prior to the day of service.
3. Same day call-ins, including unscheduled requests or will-calls for return trips, will not be accepted. Bus drivers are not able to make unscheduled stops while in-route.

Scheduling

1. SPAN Transit is a shared ride, public transportation service. As such, we will attempt to schedule your pick-up time as close to your requested time as possible. Once our schedule is completed the day before your trip, **you must call us between 5:00 p.m. and 5:30 p.m. the day before your trip to obtain your scheduled pick-up time.** If the scheduled time is not acceptable to you, you may cancel your trip. (The trip must be cancelled by the day before in order to avoid a "late cancellation" or "no show" penalty. See *Failure to Meet the Bus*)
2. Because of traffic and other issues beyond our control, please note the vehicle may arrive **up to 15 minutes before or after** your scheduled pick-up time ("30-minute ready time window"). Once the bus has arrived, the driver **will not wait more than 5 minutes** for the scheduled passenger to board the bus.
3. Whenever possible, SPAN Transit will attempt to notify all passengers that the vehicle will be early or late (beyond the 30-minute window). This will allow the passenger time to make arrangements if the vehicle is unavoidably detained. If SPAN Transit does not have a telephone on record or if the number has been changed, we will not be able to notify the passenger of the change in pick-up time. It is the responsibility of the passenger to provide accurate and up-to-date contact information to SPAN. Please make sure that we have a current telephone number and address on file.
4. Only trips with scheduled pick-up times will be entered on the daily schedules.
5. Subscription service is available to a limited number of passengers that travel to the same place at the same time every week. If a passenger is afforded a subscription slot, the passenger will automatically be placed on the schedule for those trips. The passenger

will not be required to schedule each trip separately; however subscription passengers are still required to call the day before (between 5 p.m. and 5:30 p.m.) to get their scheduled pick-up time for the following day, and must cancel subscription trips to avoid penalties.

V. SPAN TRANSIT FARES

Fare for SPAN Transit is established by the Lake Cities and approved by the SPAN Board of Directors. The current fare for the Lake Cities is as follows:

- The Lake Cities - \$2.50 per one way trip

Without exception, SPAN passengers must pay the bus driver promptly for that leg of the trip PRIOR to the vehicle's departure. Passengers shall pay the fare in exact change or with a pass. Bus drivers will not make change. Drivers may not take payment for a subsequent leg of your trip if that bus will not be providing the trip. A one way trip ("trip leg") is each boarding of the passenger onto the bus.

Passes

Passes may be purchased in books of 10 (for \$25.00) or 20 (for \$50.00) by submitting requests by mail or in person at the following location:

SPAN Administrative Office
1800 Malone
Denton, TX 76201

Requests submitted by mail should include the address to which the passes should be mailed along with appropriate payment in the form of a check or money order. Please do not mail cash.

VI. AIDES, COMPANIONS AND ANIMALS

Aides

An aide is a social services attendant or personal care assistant required to travel with a passenger. Aides ride for free; the aide must be picked up and dropped off at the same address as the passenger. Aides will need to be placed onto the schedule and the need for an aide must be indicated on the certification form in order for the aide to ride for free.

SPAN may require a passenger to supply their own aide. SPAN does not provide aides. Generally the following conditions warrant an aide:

- Incapable of self-mobility
- Unable to communicate
- Unable to handle common activities
- Unable to control his/her own actions

- Unable to remain seated and belted
- Unable to independently transfer from wheelchair
- Children under 15 years of age
- Others as reasonably determined by SPAN's Transportation Manager

Companions

A companion is anyone *other than an aide* who travels with a disability-certified passenger. Companions may accompany such passengers on a trip. A companion will be charged a fare comparable to the passenger. A companion must be picked up and dropped off at the same address as the passenger. An aide does not count as the one companion. Additional companions may accompany a passenger if space on the vehicle permits. Companions must be scheduled at the same time you call in to schedule your trip.

Animals

Guide dogs and other service animals are permitted on SPAN vehicles and allowed to accompany passengers if this need is indicated in the passenger's SPAN file. Other small animals are also allowed, but must be contained in an approved pet travel kennel and must be restrained in the kennel throughout the trip. When scheduling a trip, passengers must indicate that an animal will be accompanying the passenger.

VII. WAIT TIME, NO SHOWS AND TRIP CANCELLATION

Bus drivers will utilize the following guidelines concerning a person's failure to meet the SPAN vehicle.

Wait Time

SPAN bus drivers will not wait longer than five (5) minutes from the arrival time for passengers to board the vehicle. If the vehicle arrives within the 30-minute ready window (15 minutes before to 15 minutes after the scheduled pick-up time), the passenger must board the vehicle within five minutes of arrival time. Passengers or their associates may not ask the bus driver to delay this five-minute interval under any circumstances; this is to assure the timely pick-up and transportation of all SPAN passengers.

No Show

Failure to meet the vehicle within five minutes from the time of arrival will constitute a no-show. Also if a passenger fails to cancel their trip within 3 hours before the pick-up time it will also be considered a no-show. A passenger is allowed 2 no-shows per calendar month without penalty.

Late Cancellation

If a passenger cancels their trip on the day of service but does so **more than 3** hours before the pick-up time it will be considered a late cancellation. A passenger is allowed 4 late cancellations per calendar month without penalty.

Penalties

- Three (3) no-shows in a 30 day period will result in the suspension of services for 1 month. If the problem continues service can be suspended indefinitely.

- Five (5) Late Cancellations in a 30 day period will result in the suspension of services for 1 month. If the problem continues service can be suspended indefinitely.
- In addition, SPAN may impose reasonable penalties for any passenger that develops a pattern or practice of missing scheduled trips.
- Subscription riders that face penalties may lose their subscription slot.

VIII. MOBILITY DEVICES

SPAN vehicles, in compliance with the ADA and the Federal Code of Regulations, are designed to carry passengers utilizing wheelchairs. A wheelchair is defined as a mobility aid belonging to any class of three or more-wheeled devices, usable indoors, designed for and used by individuals with mobility impairments, whether operated manually or powered. SPAN vehicles are not designed to accommodate wheelchairs weighing 600 pounds or more when occupied by the passenger. Mobility devices that do not meet these criteria are unable to be carried on SPAN vehicles.

SPAN reserves the right to deny service if carrying the passenger would be inconsistent with legitimate safety requirements.

IX. SEATBELTS AND RESTRAINTS

SPAN provides seatbelts for all passengers. Agency policy requires that all passengers utilize them at all times for their own safety as well as the safety of other passengers. All carry-on items must be safely restrained during transport. All wheeled mobility devices must be properly secured at all times the SPAN vehicle is in operation.

X. PASSENGER BEHAVIOR

To assure the safety and comfort of all passengers and the driver, the following activities are prohibited on all vehicles and persons who engage in these activities may be refused service:

- Smoking
- Eating or drinking
- Playing personal radios unless headphones are used at a volume unable to be heard by surrounding passengers
- Consuming alcoholic beverages
- Using illegal drugs
- Using obscene or abusive language
- Violent, disruptive or threatening behavior
- Shoving, pushing, or behaving in a disorderly manner
- Causing actual or potential damage to the vehicle

SPAN reserves the right to deny service (including removing the passenger from the bus) if the situation is determined to be unsafe for the passenger, other passengers, the driver or the public.

XI. TERMINATION OF SERVICES

If a passenger does not follow guidelines and procedures involving the use of SPAN Transit, services will be terminated as follows:

- If feasible a verbal warning will be given.
- If compliance is not achieved after the verbal warning, the passenger will receive a written warning in detail concerning the area of non-compliance and possible sanctions.
- If compliance is not achieved after the written warning, the passenger will be notified in writing that his/her use of all or a portion of SPAN services is terminated, with a statement of reasons for termination.

SPAN reserves the right to immediately terminate services without prior warning if a passenger poses a safety risk to himself/herself or any other person.

XII. GRIEVANCE AND APPEAL PROCEDURES

1. Any individual has the option to appeal a suspension, termination or rate eligibility determination. Appeals must be presented in writing within 60 days. SPAN's Executive Director will first hear appeals. If the Executive Director upholds the determination, the individual may request that the matter be reviewed by a panel of SPAN board members designated by the SPAN Board Chair.
2. Once an individual requests an appeal, the SPAN board member panel will review all material submitted. SPAN service will not be suspended while the SPAN board panel is considering an appeal unless suspension or termination resulted from behavior that was determined to pose a risk to the passenger or others.
3. SPAN will notify the individual, in writing, of the Executive Director's or the board panel's ruling on all appeals. This notification will outline the ruling and the reasons for it.
4. Once the individual has been informed of the board's ruling, the determination will either be dismissed or imposed on the next day of service.
5. SPAN requires that all appeals must be made within 60 days of notification of sanctions or eligibility determination.
6. All decisions made by the SPAN board panel are considered final.

SPAN Employees and SPAN Board of Directors will strive to maintain an accommodation process that is cooperative rather than adversarial in nature, attempt to fulfill eligibility requests when possible and will document any and all attempts at reasonable accommodations.

XIII. TITLE VI COMPLAINTS

A Title VI Complaint may be filed by any individual or individuals who allege they have been subjected to discrimination or adverse impact under any SPAN program or activity based on race, religion, color, national origin, sex, age or disability.

SPAN complaint forms and informational flyers are available from SPAN's Title VI Officer (Executive Director) at SPAN's office (940-382-2224) or from Span's website at www.span-transit.org.

XIV. DEFINITIONS

Aide – An aide is a social services attendant or personal care assistant who accompanies a passenger to assist the passenger in utilizing SPAN's transportation service.

Companion – A companion is anyone *other than an aide* who travels with a disability-certified passenger.

Demand Response Service – Non-fixed-route shared transportation service utilizing vans or buses with passengers boarding and alighting at pre-arranged times and locations within the system's service area.

Disability -- The Americans with Disabilities Act utilizes a three-pronged definition of disability. An individual with a disability is any person who:

1. Has a physical or mental impairment that substantially limits one or more major life activities,
2. Has a record of such an impairment; or
3. Is regarded as having such an impairment.

An individual must satisfy at least one of the three prongs of the above definition in order to be considered an individual with a disability.

Mobility Device – A mechanism such as a wheelchair, a walker or a scooter, designed to aid passengers with mobility impairments. They can be either manually operated or powered.

Late Cancellation – If a passenger cancels their trip on the day of service but does so **more than 3** hours before the pick-up time it will be considered a late cancellation.

No Show – A no-show occurs when a passenger fails to cancel their trip at least 3 hours before the scheduled pick-up time or board the SPAN vehicle within 5 minutes after it arrives within the 30-minute ready-time window.

Ready Time Window – A 30 minute window from 15 minutes before to 15 minutes after the scheduled pick-up time, during which a passenger should be ready for pick-up.

Service Animals – Animals that are individually trained to perform tasks for people with disabilities, such as guiding people who are blind or who have low vision, alerting people who are deaf, pulling wheelchairs, alerting a person who is having a seizure or performing other special tasks. Service animals are working animals, not pets.

Service Area – SPAN transports residents of The Lake Cities to any location in Denton County.

Subscription Service – An ongoing standing order is entered in SPAN's schedule for a passenger travelling to the same place at the same time each week.

Wheelchair – A mobility aid belonging to any class of 3 or 4-wheeled devices, usable indoors, designed for and used by passengers with mobility impairments. They may be either operated manually or powered.

XV. FREQUENTLY ASKED QUESTIONS

Question: What if I run late at my appointment?

Answer: It is suggested that riders over-estimate rather than under-estimate the travel and appointment times.

Question: Do I have to call each day to schedule a trip if the times and days that I travel are the same week to week?

Answer: No, subscription service is available when travel is at the same time and day each week. However, the passenger must call the evening before each trip to get the pick-up time, and when necessary, the passenger must remember to cancel a subscription ride to avoid a no-show being recorded. Three (3) cancellations within a 1-month period shall invalidate the subscription.

Question: Will I be taken directly to and from my destination?

Answer: Not necessarily. SPAN is public transportation and usually passengers share rides. Other passengers may be picked up and/or dropped off during your trip.

Question: What is the service area?

Answer: The SPAN Transit transports residents of The Lake Cities to destinations in The Lake Cities and throughout in Denton County.

The SPAN Transit service area is subject to change.

Question: How many grocery bags are allowed on the bus? (Cases of drinks and large bags of pet food are not allowed)

Answer: SPAN allows each passenger to carry a maximum of 2 standard size paper grocery bags (or equivalent volume thereof in plastic bags) while riding the bus. Passengers must be able to carry groceries on and off the bus in one trip.



CITY COUNCIL
AGENDA MEMO

AGENDA ITEM 7

Prepared By: Jeremy Tennant, Director of Development Services

May 9, 2019

Conduct a public hearing and consider a resolution approving a site plan for 6.683± acres in the J.W. Simmons Survey Abstract No. 1163, generally located at 400 North Stemmons Freeway. (SP 04-19)

DESCRIPTION:

Conduct a public hearing and consider a resolution approving a site plan for 6.683± acres in the J.W. Simmons Survey Abstract No. 1163, generally located at 400 North Stemmons Freeway. (SP 04-19)

BACKGROUND INFORMATION:

Ahern Rentals acquired the former Andrew's Distribution building and is in the process of remodeling the structure and amending the site plan. The remodel will consist of internal improvements to the structure. The applicant is not proposing to expand the area of the structure. The applicant proposes to remove trees on the site to expand the impervious area to park rental equipment. In order to contain the additional drainage that will occur due to the large portion of impervious surface that will be placed on the site, the applicant is proposing to provide an approximately 47,000-gallon underground detention system on the northern portion of the facility. The proposed site plan will provide a lot coverage of 78%. Due to the nature of the business and the proposed underground detention system, staff recommends waiving the coverage requirement.

The City of Denton has a water line easement that runs along the western portion of the lot. The City of Denton has not granted the applicant permission to pave over the easement. As a result, the applicant is proposing to install gravel over the dimensions of the easement to comply with the City of Denton's requirement of not paving over the easement.

The applicant is proposing to utilize the existing screening that is currently on the site.

Sec. 122-454. Site plan approval, of the Lake Dallas Zoning Ordinance states:

"No building, structure, land or premises shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered in district M-1 unless and until a site plan has first been approved by the City Council. In reviewing any site plan, the Planning and Zoning Commission and the City Council shall consider the public health, safety and welfare, the resulting effect on traffic flow and patterns and the protection and preservation of places and areas of historical, cultural and architectural importance and significance. The site plan must show compliance with the requirements of this article as

well as other requirements imposed by this chapter.” The level of compliance with M-1 District requirements, as demonstrated by this site plan application, is shown in the chart below.

ORDINANCE PROVISION M-1 Light Industrial District	REQUIRED STANDARD	PROVIDED BY APPLICANT	IN COMPLIANCE
FRONT YARD SETBACK	25 FT	25 FT	YES
SIDE YARD	10 FT	>30 FT	LEGAL NON- CONFORMING CONDITION
REAR YARD SETBACK	25 FT	25 FT	YES
LOT AREA	8,000 SF	6.683 acres	YES
LOT WIDTH	70 FT	226.26 FT	YES
LOT DEPTH	90 FT	600.39 FT	YES
LOT COVERAGE	70%	48%	NO
PARKING 1 SPACE / 200 SF	32 REQ'D.	34 PROVIDED	YES
BLDG. HEIGHT	50 FT	25 Ft	YES
EXTERIOR MASONRY	80 %	0%	YES
LANDSCAPING FOR 10% OF PARKING AREA	325 SF	15% SF	YES

ADJACENT ZONING AND LAND USE:

DIRECTION	ZONING	EXISTING USE
<i>Subject Property</i>	<i>M-1 Light Industrial District</i>	<i>Office and Warehouse</i>
North	<i>C-2 Commercial District</i>	Commercial Building and Vacant property
South	<i>R-1-4000C Commercial Manufactured Home</i>	Manufactured Home Park
West	N/A	DCTA Rail and Trail
East	M-1 Light Industrial District	Office and Warehouse

On April 18, 2019, the Planning and Zoning Commission held a public hearing, considered the site plan application, and voted unanimously to approve the site plan on the petitioned site at 400 North Stemmons Freeway.

VICINITY MAP:



FINANCIAL CONSIDERATION:

N/A

RECOMMENDED MOTION:

I move to **APPROVE/DENY** the resolution as presented approving the site plan for 6.683± acres, in the J.W. Simmons Survey Abstract No. 1163, generally located at 400 North Stemmons Freeway.

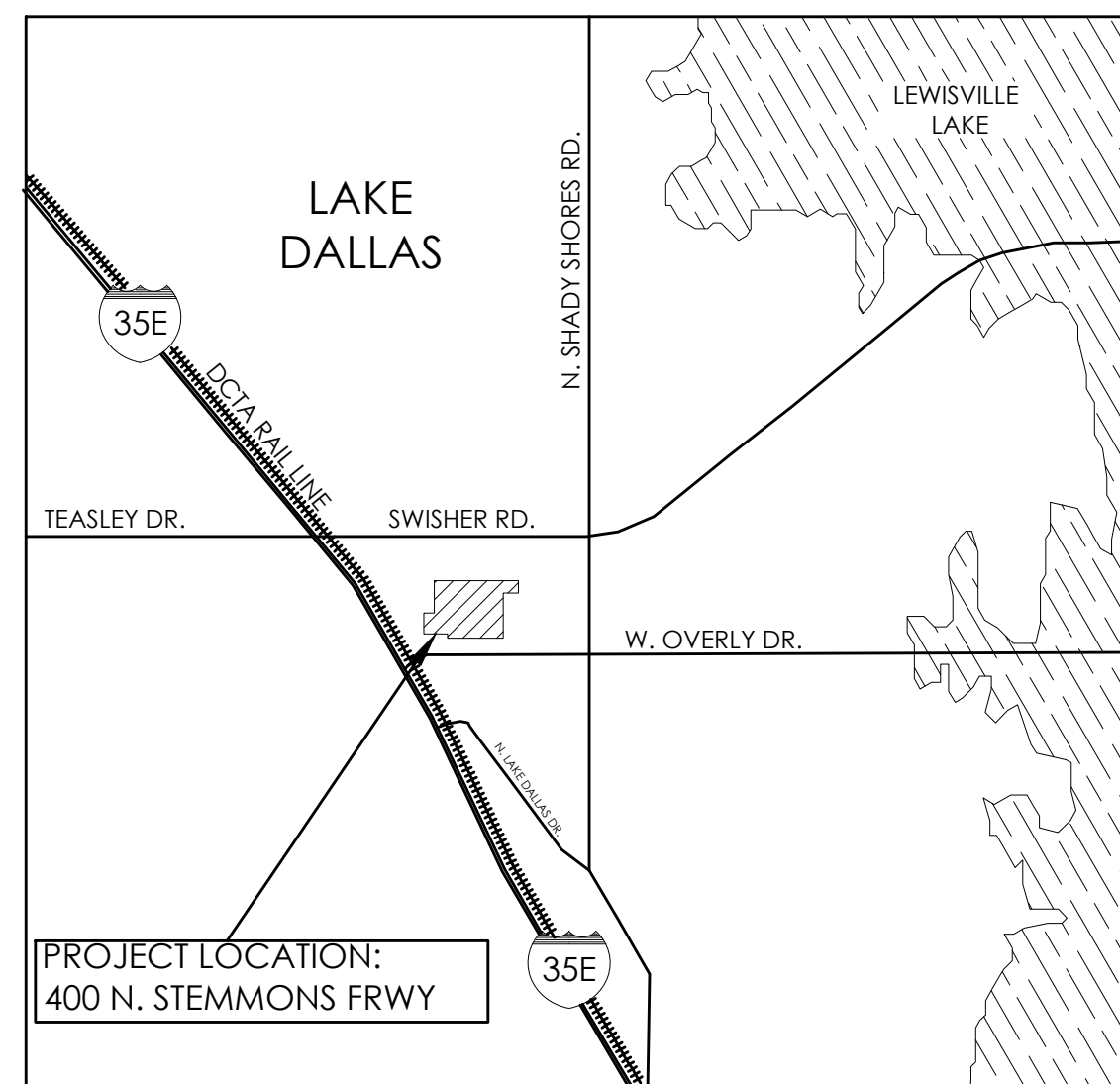
ATTACHMENTS:

- ATTACHMENT 1 – Ahern Site Plan
- ATTACHMENT 2 – Ahern DRC Comments
- ATTACHMENT 3 – Addendum to the Site Plan
- ATTACHMENT 4 – Resolution



AHERN RENTALS BUILDING REMODEL 400 NORTH STEMMONS FWY LAKE DALLAS, TEXAS

MAGEE ARCHITECTS, L. P.
DESIGNERS • PLANNERS • INTERIORS



ABBREVIATIONS

ACOUS	- ACOUSTIC	COL	- COLUMN	FTG	- FOOTING	M O	- MASONRY OPENING	MAX	- MAXIMUM
ALUM	- ALUMINUM	CONC	- CONCRETE	GALV	- GALVANIZED	M T	- METAL THRESHOLD	STL PL	- STEEL PLATE
ALT	- ALTERNATE	CONST	- CONSTRUCTION	G I	- GALVANIZED IRON	MIN	- MINIMUM	TERR	- TERRAZZO
ADJ	- ADJUSTABLE	C T	- CERAMIC TILE	GA	- GAUGE	MISC	- MISCELLANEOUS	THK	- THICK
A D	- AREA DRAIN	CONT	- CONTINUOUS	GL	- GLASS; GLAZED	N I C	- NOT IN CONTRACT	T&G	- TONGUE & GROOVE
AGG	- AGGREGATE	CONTR	- CONTRACTOR	GYP	- GYPSUM	O C	- ON CENTER	TYP	- TYPICAL
ASPH	- ASPHALT	C S	- COUNTERSUNK	HC	- HANDICAPPED	OPG	- OPENING	VCT	- VINYL COMPOSITION
BOT	- BOTTOM	DET	- DETAIL	HT	- HEIGHT	O D	- OUTSIDE DIAMETER		TILE
BASMT	- BASEMENT	DIM	- DIMENSION	H M	- HOLLOW METAL	PLAS	- PLASTER	VERT	- VERTICAL
B M	- BENCH MARK	DN	- DOWN	HMAC	- HOT MIX ASPHALTIC	PL	- PLATE	V W C	- VINYL WALL
BD	- BOARD	D S	- DOWNSPOUT		CONCRETE	PT	- POINT		COVERING
BLDG	- BUILDING	EW	- EACH WAY	HORIZ	- HORIZONTAL	POL	- POLISHED	VEST	- VESTIBULE
CAB	- CABINET	ELEC	- ELECTRIC	I D	- INSIDE DIAMETER	R	- RADIUS	VOL	- VOLUME
C I	- CAST IRON	EWC	- ELECTRIC WATER COOLER	INSUL	- INSULATION	REINF	- REINFORCED	W H	- WATER HEATER
CLG	- CEILING			INT	- INTERIOR	R D	- ROOF DRAIN	W C	- WATER CLOSET
CEM	- CEMENT	ELEV	- ELEVATION	JST	- JOIST	SPEC	- SPECIFICATION	WDW	- WINDOW
CJ	- CONTROL JOINT	E J	- EXPANSION JOINT	JT	- JOINT	SCHED	- SCHEDULE	W P	- WORKING POINT
C	- CENTER LINE	EXT	- EXTERIOR	LAM	- LAMINATED	SECT	- SECTION	WD	- WOOD
CMU	- CONCRETE MASONRY UNIT	FIN	- FINISH(ED)	MULL	- MULLION	STD	- STANDARD	W/	- WITH
		FLR	- FLOOR	M H	- MANHOLE	STRUCT	- STRUCTURAL	YD	- YARD
C O	- CLEAN OUT	F D	- FLOOR DRAIN	MFG	- MANUFACTURER	STL	- STEEL		

SYMBOLS LEGEND

	WALL SECTION LOCATION AND NUMBER		WINDOW DESIGNATION
	DETAIL INDICATION AND NUMBER		FINISHED FLOOR ELEVATION
	ROOM NUMBER		ELEVATION INDICATION
	DOOR NUMBER		WALL TYPE
			REVISION NUMBER

CIVIL SITE & LANDSCAPE CONSTRUCTION PLANS

CIVIL DESIGN PLANS FOR:
SITE, GRADING, UTILITIES, EROSION
CONTROL, AND LANDSCAPING

INDEX OF DRAWINGS

TITLE			
ARCHITECTURAL		MECHANICAL	
AS101	ARCHITECTURAL SITE PLAN	NOT USED - NO MECHANICAL REQUIREMENTS WITHIN SCOPE OF SITE WORK	
AS102	ARCHITECTURAL SITE PLAN DETAILS & ELEVATIONS		
AS103	ARCHITECTURAL SITE PLAN - BUILDABLE AREA		
CIVIL		ELECTRICAL	
C1.01	FINAL PLAT	E000	NOT USED (ISSUED IN BUILDING PACKAGE)
C1.02	GENERAL NOTES	E100	SITE PLAN - ELECTRICAL
C1.03	SITE PLAN	E101 thru E103	NOT USED (ISSUED IN BUILDING PACKAGE)
C1.04	DEMOLITION PLAN	E104	ENLARGED PLAN - FIRST FLOOR OFFICE - POWER
C1.05	OVERALL GRADING PLAN	E105	NOT USED (ISSUED IN BUILDING PACKAGE)
C1.06	GRADING PLAN 1	E106	ENLARGED PLAN - WAREHOUSE - ELECTRICAL
C1.07	GRADING PLAN 2	E2.01	NOT USED (ISSUED IN BUILDING PACKAGE)
C1.08	GRADING PLAN 3	E3.01	ELECTRICAL SCHEDULES
C1.09	EXISTING DRAINAGE AREA MAP		
C1.10	PROPOSED DRAINAGE AREA MAP		
C1.11	UTILITY PLAN		
C1.12	SEDIMENT CONTROL PLAN		
C2.01	SEDIMENT CONTROL NOTES		
C2.02	SIDEWALK DETAILS		
C2.03	PAVING DETAILS		
C2.04	SIGNAGE & STRIPING DETAILS		
C2.05	EMBEDMENT DETAILS		
C2.06	STORM SEWER DETAILS		
C2.06B	STORM SEWER DETAILS		
C2.06C	STORM SEWER DETAILS		
C2.06D	STORM SEWER DETAILS		
C2.07	SEDIMENT CONTROL DETAILS		
C2.08	UTILITY DETAILS		
C2.09	UTILITY DETAILS		
UNDERGROUND DRAINAGE SYSTEM		PLUMBING	
1 of 6	UNDERGROUND DRAINAGE SYSTEM SPECIFICATIONS	P000	NOT USED (ISSUED IN BUILDING PACKAGE)
2 of 6	PROPOSED SYSTEM LAYOUT	P101	NOT USED (ISSUED IN BUILDING PACKAGE)
3 of 6	PROPOSED SYSTEM LAYOUT	P102	ENLARGED PLAN - FIRST FLOOR OFFICE - PLUMBING
4 of 6	ACCEPTABLE FILL MATERIALS	P103	NOT USED (ISSUED IN BUILDING PACKAGE)
5 of 6	INSPECTION & MAINTENANCE DETAILS	P201	PLUMBING DETAILS
6 of 6	DRAINAGE SYSTEM DETAILS & SPECIFICATIONS	P202	NOT USED (ISSUED IN BUILDING PACKAGE)
CALCS	DETENTION POND STORAGE CALCULATIONS	P301	NOT USED (ISSUED IN BUILDING PACKAGE)
BUILDING DATA:		LANDSCAPING	
BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE	L1.00	LANDSCAPE PLAN
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE	L2.00	IRRIGATION PLAN
PLUMBING CODE:	2015 INTERNATIONAL PLUMBING CODE	L2.01	IRRIGATION PUMP PLAN
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE WITH COG AMENDMENTS		
ENERGY CODE:	2015 INTERNATIONAL ENERGY CONSERVATION CODE		
FIRE CODE:	2015 INTERNATIONAL FIRE CODE WITH COG AMENDMENTS		
MUNICIPAL CODE:	LAKE DALLAS MUNICIPAL CODE ADOPTED 11/22/16		
UTILITIES CODE:	LCMUA DEVELOPMENT STANDARDS AND STANDARD DETAILS FOR CONSTRUCTION		

BUILDING AREA: 35,400 SQ. FT.
ALLOWABLE AREA = UNLIMITED IBC 507

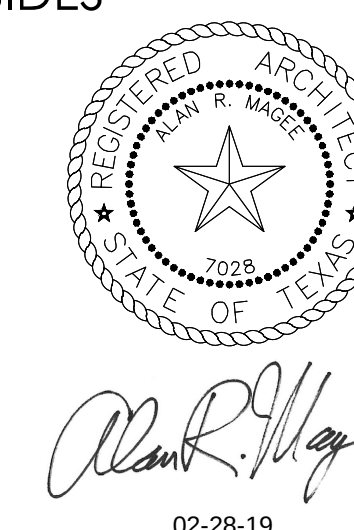
CONSTRUCTION TYPE:
OCCUPANCY: NON-SEPARATED USE IBC 508.3, OCCUPANCY SEPARATION NOT REQUIRED
FIRE SPRINKLER SYSTEM:

V-B
B
YES

FIRE RATING EXTERIOR LOAD BEARING:
FIRE RATING INTERIOR LOAD BEARING:
SITE EXISTING ZONING TYPE

0 HOUR
0 HOUR
C

BUILDING YARDS = 10 FEET ON ALL SIDES
BUILDING HEIGHTS = 2 STORY
ALLOWABLE HEIGHT = 2 STORY



ISSUE FOR PERMIT - ADDENDUM NO. 1 - 02 / 28 / 19

LAKE CITIES MUNICIPAL UTILITIES AUTHORITY (LCMUA)

SET NUMBER _____

ARCHITECTURAL SITE PLAN GENERAL NOTES:

1. NEW SITE PAVING AND/OR SIDEWALK WORK SHOWN IS FOR GENERAL INFORMATION ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SITE REQUIREMENTS. ALL SITE MODIFICATIONS SHALL MEET AS ACCESSIBILITY REQUIREMENTS.
2. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
3. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE A SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.
4. CROSS SLOPE ALONG ENTIRE LENGTH OF ACCESSIBLE ROUTE NOT TO EXCEED 2%.
5. ALL STREET, SANITARY SEWER, STORM SEWER AND WATERLINE CONSTRUCTION SHALL CONFORM TO THE CITY OF LAKE DALLAS STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE SOILS REPORT PREPARED FOR THIS PROJECT BY CMJ ENGINEERING, INC.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY NOTIFICATION CENTER OF TEXAS (CALL BEFORE YOU DIG), 811, CALL TWO BUSINESS DAYS PRIOR (NOT INCLUDING THE DAY OF THE CALL) TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
8. TEMPORARY EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION AS IDENTIFIED ON THE EROSION CONTROL PLAN. MAINTENANCE OF ON-SITE DRAINAGE AND EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION:
a. ALL SIGNS, STRIPING AND TRAFFIC CONTROL DEVICE SHALL CONFORM TO, AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST EDITION AND TDOOT STANDARDS, LATEST EDITION.
b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND CLEANING OF TRAFFIC CONTROL DEVICES.

10. THE CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DOCUMENTS.
11. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASE OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETING OF MARKERS SHALL BE PERFORMED UNDER THE DIRECTION OF A TEXAS LICENSED PROFESSIONAL LAND SURVEYOR.
12. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS AND MUD TRACKED ONTO EXISTING ROADWAYS. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY THE CONSTRUCTION.

13. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
14. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE CONSTRUCTION DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK PRIOR TO COMMENCING ANY NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE OF ANY UNKNOWN UNDERGROUND UTILITIES.
15. THE OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A QUALIFIED TESTING LABORATORY TO PERFORM ALL COMPACTION TESTING, ASPHALT TESTING, CONCRETE TESTING AND ANY OTHER TESTING AS MAY BE REQUIRED TO COMPLETE THE WORK. CONTRACTOR SHALL COORDINATE THE WORK OF THE TESTING LABORATORY.

16. THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT A "TRAFFIC CONTROL PLAN" RELATED TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
17. THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
18. THE CONTRACTOR IS TO ADHERE TO LAKE CITIES MUNICIPAL UTILITIES AUTHORITY (LCMUA) STANDARDS FOR CONSTRUCTION (WATER/SS).

DUMPSTER

EXTEND CHAIN LINK FENCE TO N. PROPERTY LINE

TRUCK WASH

ACCESSORY BUILDINGS BY OWNER - (N.I.C.)

FUEL PUMP

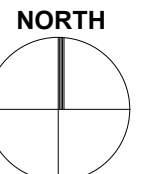
DISPLAY PATIO

EXISTING BUILDING
1-STORY TILT WALL
FF= 597.08 MEV
6.683 acres

THIS SHEET IS FOR ARCHITECTURAL SITE REQUIREMENTS ONLY.
SEE CIVIL DRAWINGS FOR SITE UTILITIES & ADDITIONAL SITE DETAIL.
CONSULT ARCHITECT IF DISCREPANCIES ARE FOUND

Interstate Hwy 35 E

A1

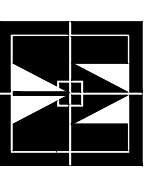


ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

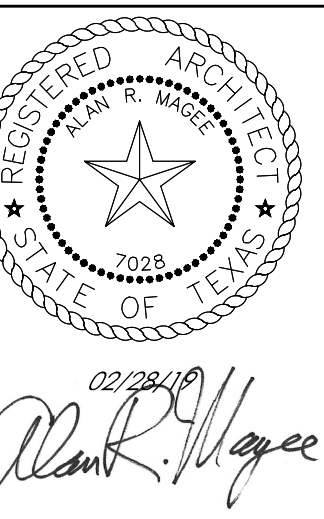
ISSUE FOR PERMIT - ADDENDUM NO. 1 - 02/28/19

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FORT WORTH, TEXAS 8177319392



AHERN RENTALS BUILDING REMODEL
400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

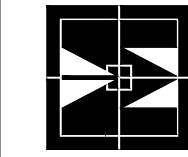
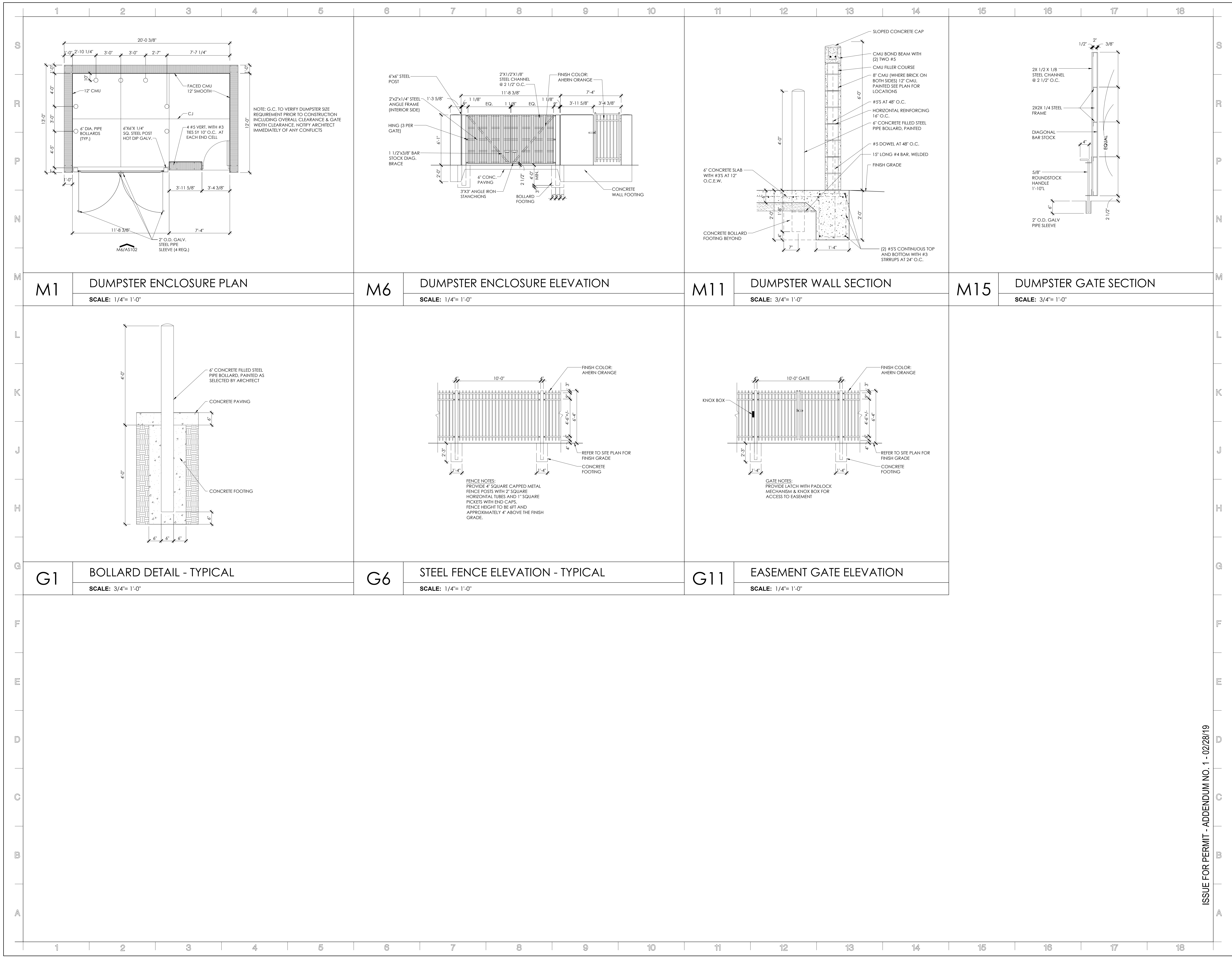
PROJECT NO.: 1677-17
DATE: 01/28/19
DRAWN: GRJ
REVISED: 02/28/19



SHEET CONTENT
ARCHITECTURAL SITE PLAN

SHEET NUMBER

AS101



MAGEE ARCHITECTS, L.P.
DESIGNERS • PLANNERS • INTERIORS
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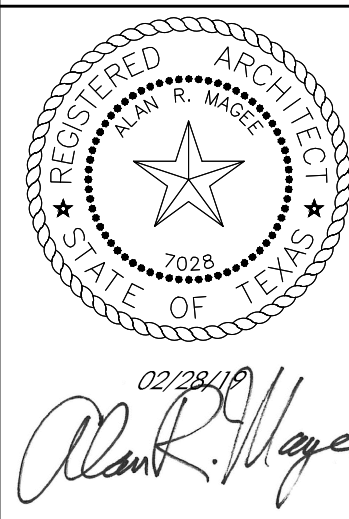
FORT WORTH, TEXAS

817.731.9392

AHERN RENTALS BUILDING REMODEL

400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

PROJECT NO.: 1677-17
DATE: 01/28/19
DRAWN: GRJ
REVISED: 02/28/19

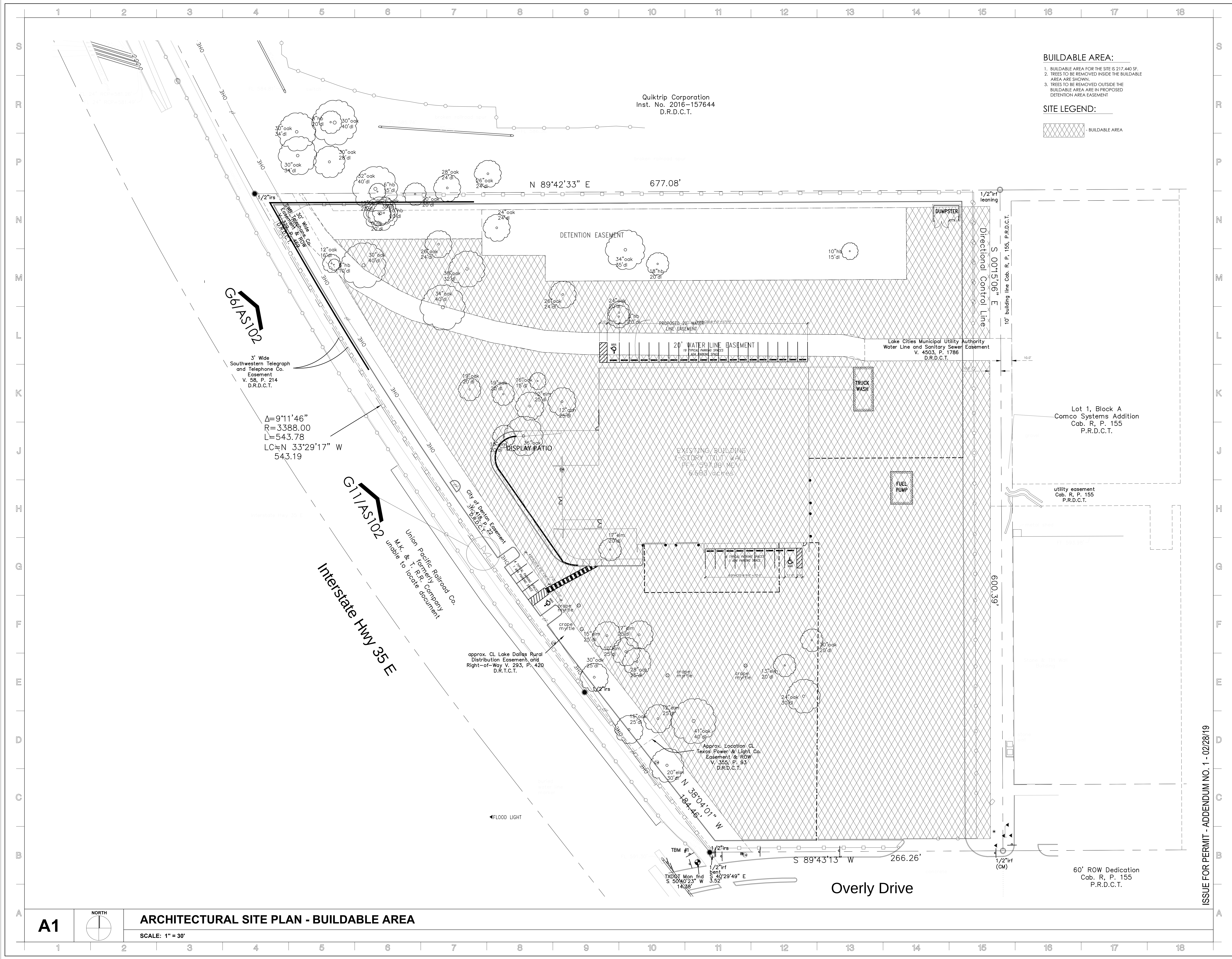


SHEET CONTENT
ARCHITECTURAL SITE PLAN
DETAILS & ELEVATIONS

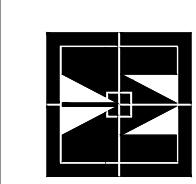
SHEET NUMBER

AS102

ISSUE FOR PERMIT - ADDENDUM NO. 1 - 02/28/19

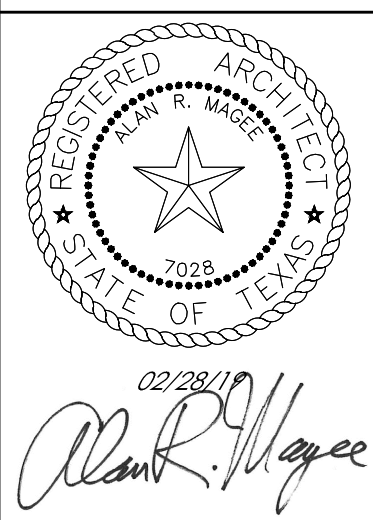


MAGEE ARCHITECTS, L.P.
DESIGNERS • PLANNERS • INTERIORS
HTTP://WWW.MAGEE-ARCHITECTS.COM/
FORT WORTH, TEXAS 8177319392



AHERN RENTALS BUILDING REMODEL
400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

PROJECT NO.: 1677-17
DATE: 01/28/19
DRAWN: GRJ
REVISED: 02/28/19

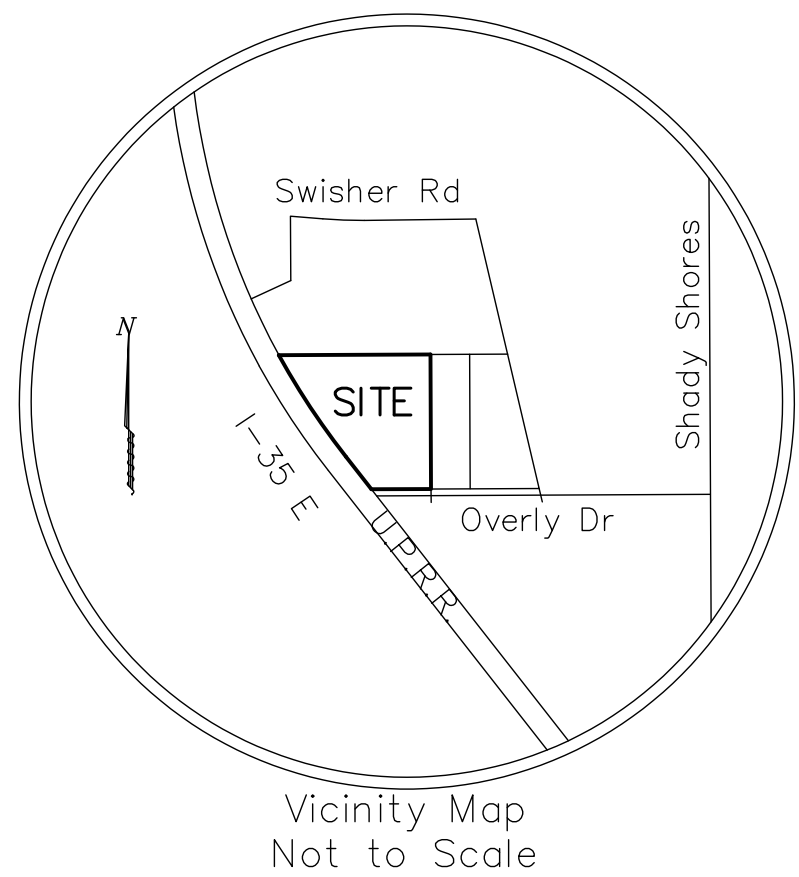


SHEET CONTENT
ARCHITECTURAL SITE PLAN
BUILDABLE AREA

SHEET NUMBER

AS103

ISSUE FOR PERMIT - ADDENDUM NO. 1 - 02/28/19



DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
D1	N89°42'33"E	68.95
D2	N89°42'33"E	25.00
D3	S00°17'27"E	15.87
D4	N89°42'33"E	109.53
D5	N00°17'27"W	5.98
D6	N89°42'33"E	392.63
D7	S00°17'27"E	73.85
D8	S89°42'33"W	392.63
D9	N00°17'27"W	52.87
D10	S89°42'33"W	115.74
D11	N45°17'27"W	27.43
D12	N00°17'27"W	12.08

APPROVED AND ACCEPTED

Signature

Printed
Director of Development Services
City of Lake Dallas, Texas

HEREIN ABOVE SUBSCRIBED

WITNESS my hand this ____ Day of
_____, 2019

Signature

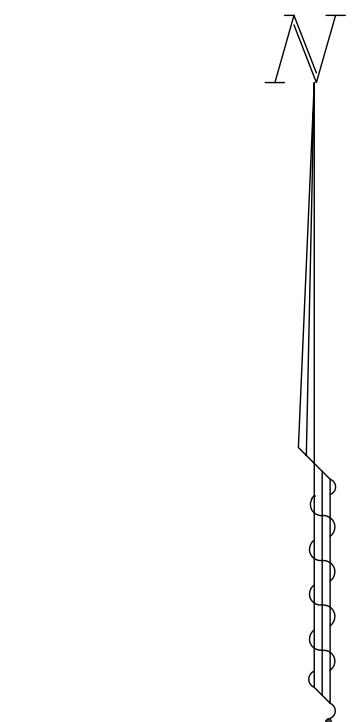
Printed
City Secretary, City of Lake Dallas, Texas

APPROVED AND ACCEPTED

Signature

Mike Fairfield
General Manager
Lake Cities Municipal Utility Authority

LCMUA shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings or other obstructions as may now or hereafter be found upon, under or across said permanent easement. Any and all necessary removal and/or replacement of roads, alleys, parking lots, utility lines and fences within the easement shall be done at no expense or liability to Grantee.



The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Denton County, Texas and incorporated areas, Map No. 4812C0395 G revised April 18, 2015. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to said map.

Basis of Bearings: NAD83 (2011) Epoch:(2010.0) Texas North Central Zone, Grid Scale Factor: 0.99984945638

0 50 100 150

SCALE 1"=50'

CM - Control Monument
IRF - Iron Rod Found
RS - Iron Rod Set

CERTIFICATE:
The plat hereon is a factual representation of the property as determined by survey on the ground under my supervision, the lines and dimensions of the property being as indicated on the survey. The visible improvements are as shown and there are no apparent encroachments or protrusions except as shown.

ENGINEER:
M.J. Thomas Engineering, LLC
3973 W. Vickery Blvd., Ste 103
Fort Worth, Texas 76107
PH: (817) 732-9839
FAX: (817) 732-9841
CONTACT: Mickey Thomas, P.E.
MickeyT@mjthomaseng.com

SURVEYOR:
Herbert S. Beasley Land Surveyors L.P.
P.O.Box 8873
Fort Worth, Texas 76124
PH: 817-429-0194
FAX: (817) 429-0194
CONTACT: Robert Russell
russellconsulting@gmail.com

OWNER & DEVELOPER:
DFA, LLC
8350 Eastgate Road
Henderson, NV 89015
PH: 480-747-5657
FAX: 480-747-5657
CONTACT: Robert Russell
russellconsulting@gmail.com



This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066" unless otherwise noted. Irons that are damaged, disturbed, or not so marked are not original.

Kenneth R. Rogers R.P.L.S.
Texas Registration No. 6066

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, DFA, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the J.W. Simmons Survey, Abstract No. 1163, Denton County, Texas, according to the deed recorded in County Clerk's Instrument No. 2017-125323, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the Southeast corner of said DFA, LLC tract, being the Southwest corner of Lot 1, Block A, Comco Systems Addition, recorded in Cabinet R, Page 347, Plat Records, Denton County, Texas;

THENCE S89°43'13"W, along the South line of said DFA, LLC tract, a distance of 266.26 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the Southwest corner of said DFA, LLC tract, from which a bent 1/2" iron rod found bears S40°29'49"E 3.52 feet, and a TXDOT monument found bears S50°40'23"W 14.38 feet;

THENCE along the West line of said DFA, LLC tract as follows:

1. N38°04'01"W, a distance of 184.46 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the beginning of a non tangent curve to the right, having a radius of 3,388.00 feet, a central angle of 09°11'46" and a chord bearing N33°29'17"W, 543.19 feet;

2. Northwesterly, along said curve, an arc distance of 543.78 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the Northwest corner of said DFA, LLC tract, being the Southwest corner of a tract of land described in the deed to Quiktrip Corporation, recorded in County Clerk's Instrument No. 2016-157644, Deed Records, Denton County, Texas;

THENCE N89°42'33"E, along the North line of said DFA, LLC tract and the South line of said Quiktrip Corporation tract, a distance of 677.08 feet to a leaning 1/2" iron rod found at the Northeast corner of said DFA, LLC tract, being the Northwest corner of said Lot 1R;

THENCE S00°15'06"E, along the East line of said DFA, LLC tract and the West line of said Lot 1R, a distance of 600.39 feet to the point of beginning, containing 6.683 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DFA, LLC, by and through the undersigned, its duly authorized agent, does hereby adopt this plat, designating the hereinabove described real property as Lot 1, Block 1, Ahern Rentals at Stemmons Lake Dallas, an addition to the City of Lake Dallas, Denton County, Texas, and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Lake Dallas, Denton County, Texas, this the ____ day of _____, 2019.

DFA, LLC

Robert Russell
Managing Director
DFA, LLC

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Robert Russell, Managing Director, DFA, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said DFA, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2019.

Notary Public, State of Texas

REGISTERED PROFESSIONAL SURVEYORS

HERBERT S. BEASLEY

LAND SURVEYORS L.P.

• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING

FIRM NO. 10094900
METRO 817-429-0194
FAX 817-446-5488
hsbeasley@msn.com

P. O. BOX 8873
FORT WORTH, TEXAS 76124

WATER LINE EASEMENT TABLE		
LINE	BEARING	LENGTH
W1	N89°42'33"E	19.40
W2	N89°42'33"E	23.67
W3	S32°36'38"E	39.38
W4	S44°34'45"E	50.25
W5	S59°24'05"E	37.87
W6	S64°59'46"E	19.03
W7	S74°19'27"E	71.84
W8	S79°09'54"E	45.83
W9	S86°50'36"E	37.04
W10	S89°34'19"E	242.37
W11	S70°19'22"E	11.81
W12	S00°15'06"E	20.00
W13	N70°42'05"W	12.03
W14	N89°34'19"W	242.85
W15	N86°50'36"W	38.86
W16	N79°09'54"W	48.02
W17	N74°19'27"W	74.32
W18	N64°59'46"W	21.64
W19	N59°24'05"W	41.45
W20	N44°34'45"W	54.95
W21	N32°36'38"W	54.13

24' FIRE LANE LINE TABLE		
LINE	BEARING	LENGTH
F1	N89°43'13"E	187.83
F2	N00°19'54"W	203.39
F3	S89°47'33"W	274.69
F4	N34°38'54"W	176.73
F5	N89°48'03"E	374.14
F6	S00°19'54"E	433.10
F7	S89°43'13"W	24.00
F8	N89°43'13"E	54.43
F9	S89°47'33"W	274.51
F10	N34°38'54"W	176.73
F11	N89°48'03"E	374.14
F12	S00°19'54"E	145.70

24' FIRE LANE CURVE TABLE			
Curve	Delta	Radius	Chord-Dir
FC1	89°52'33"	30.00	N45°16'11"W 42.38
FC2	55°33'33"	54.00	N62°25'41"W 50.34
FC3	124°26'57"	54.00	N27°34'34"E 95.56
FC4	89°52'03"	54.00	S45°15'56"E 76.28
FC5	55°33'33"	30.00	N62°25'41"W 27.96
FC6	124°26'57"	30.00	N27°34'34"E 53.09
FC7	89°52'03"	30.00	S45°15'56"E 42.38
FC8	90°07'27"	30.00	S44°43'49"W 42.47

Minor Plat
of
Lot 1, Block 1
Ahern Rentals at Stemmons Lake Dallas
an addition to the City of Lake Dallas
Denton County, Texas
Being 6.683 Acres of Land
Located in the
J.W. Simmons Survey
Abstract No. 1163
City of Lake Dallas
Denton County, Texas
Prepared June 2018





AHERN RENTALS BUILDING REMODEL

400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

PROJECT NO.:	1677-17
DATE:	11/21/2018
DRAWN:	BAL
REVISED:	BAL
1 CITY COMMENTS	02/28/19

Brad Lehman



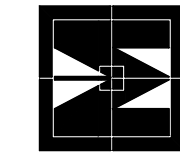
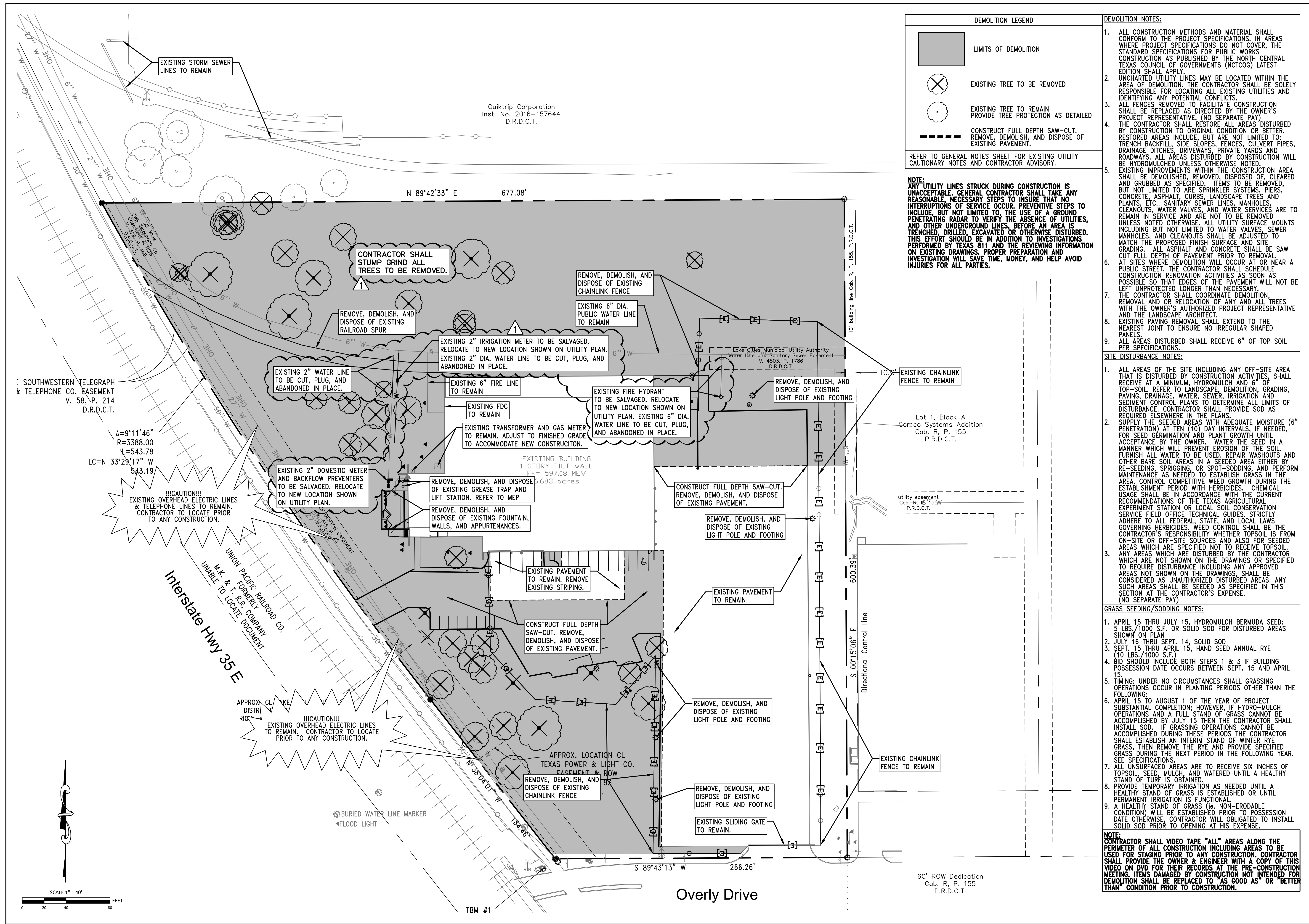
3/7/19

SHEET CONTENT

SITE PLAN

SHEET NUMBER

C1.02



AHERN RENTALS BUILDING REMODEL
400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

PROJECT NO.: 1677-17
DATE: 11/21/2018
DRAWN: BAL
REVISED: BAL
1 CITY COMMENTS 02/28/19

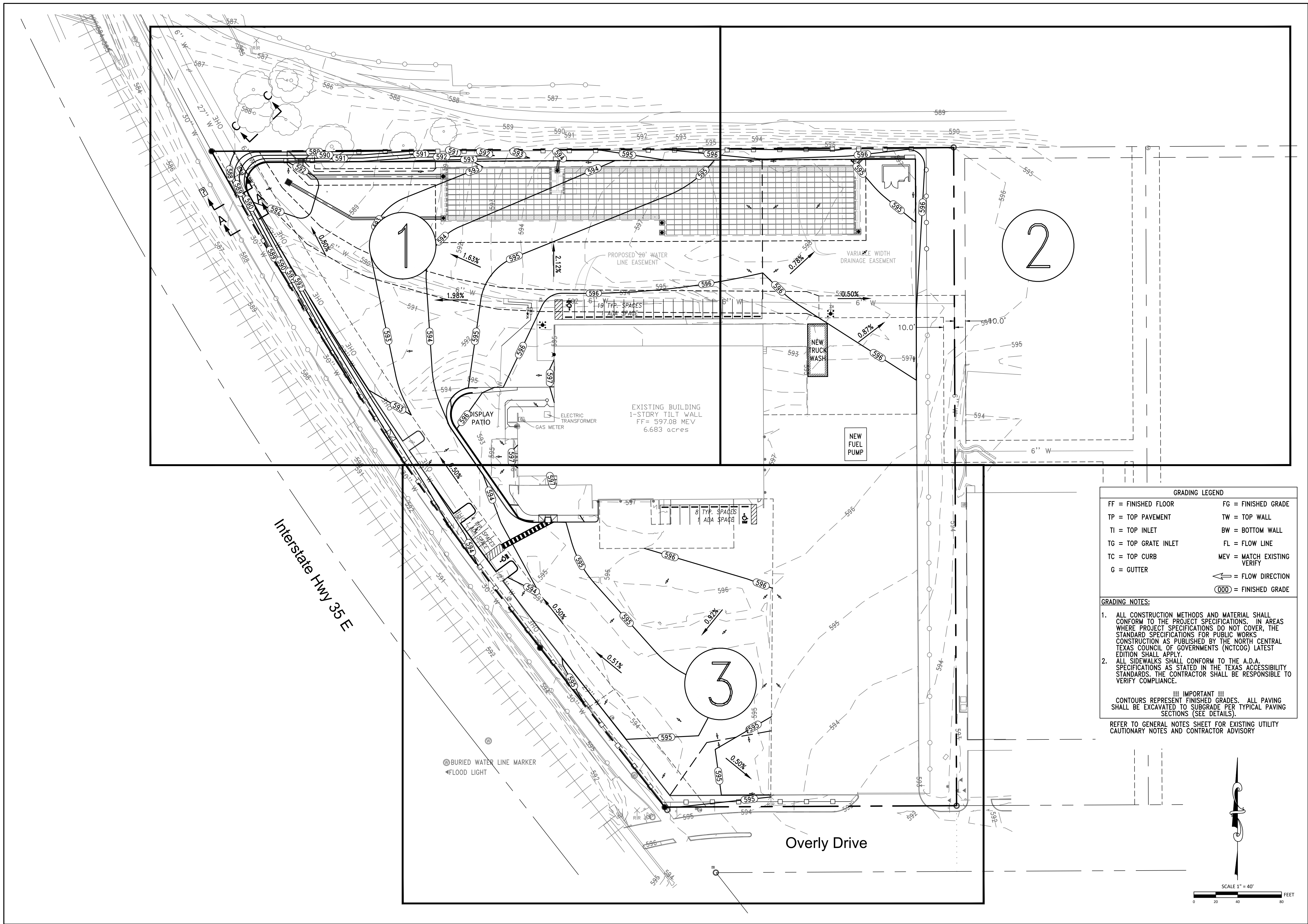
Brad Lehman
STATE OF TEXAS
BRAD A. LEHMAN
124715
LICENSED PROFESSIONAL ENGINEER
3/7/19

SHEET CONTENT
DEMOLITION
PLAN

SHEET NUMBER

C1.0

MJTHOMAS
ENGINEERING, LLC
3012 W. VICKERY BLVD., SUITE 103
FORT WORTH, TX 76107
REGISTRATION NO. F-9435
PHONE: (817) 733-8839
FAX: (817) 733-8841
MJT NO. 779-006

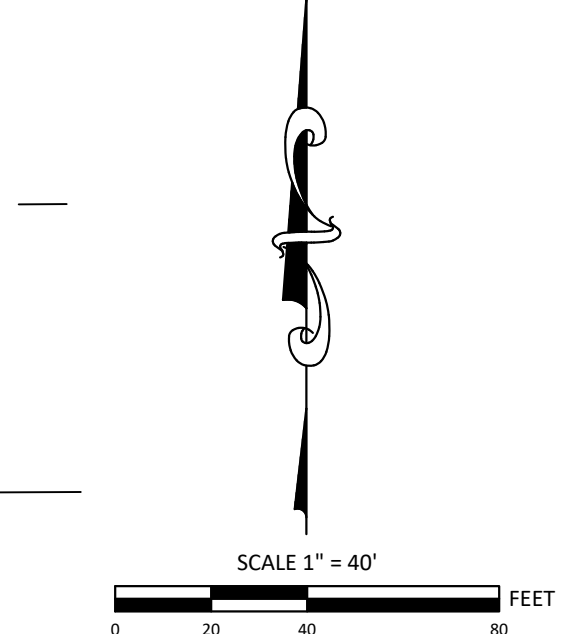


GRADING LEGEND			
FF = FINISHED FLOOR	FG = FINISHED GRADE		
TP = TOP PAVEMENT	TW = TOP WALL		
TI = TOP INLET	BW = BOTTOM WALL		
TG = TOP GRATE INLET	FL = FLOW LINE		
TC = TOP CURB	MEV = MATCH EXISTING VERIFY		
G = GUTTER	← = FLOW DIRECTION		
	○○○ = FINISHED GRADE		

GRADING NOTES:

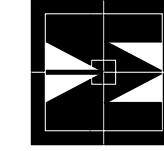
- ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE PROJECT SPECIFICATIONS. IN AREAS WHERE PROJECT SPECIFICATIONS DO NOT COVER, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AS PUBLISHED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) LATEST EDITION SHALL APPLY.
- ALL SIDEWALKS SHALL CONFORM TO THE A.D.A. SPECIFICATIONS AS STATED IN THE TEXAS ACCESSIBILITY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY COMPLIANCE.

!!! IMPORTANT !!!
CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).
REFER TO GENERAL NOTES SHEET FOR EXISTING UTILITY CAUTIONARY NOTES AND CONTRACTOR ADVISORY



MJTHOMAS
ENGINEERING, LLC
3013 W. VICKERY BLVD., SUITE 103
FORT WORTH, TX 76107
REGISTRATION NO. F9435
PHONE: (817) 733-8839
FAX: (817) 733-8841
MJT NO.: 779-006

MAGEE ARCHITECTS, L.P.
DESIGNERS • PLANNERS • INTERIORS
HTTP://WWW.MAGEE-ARCHITECTS.COM/
FORT WORTH, TEXAS 817.733.9392



AHERN RENTALS BUILDING REMODEL

400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

PROJECT NO.: 1677-17
DATE: 11/21/2018
DRAWN: BAL
REVISED: BAL

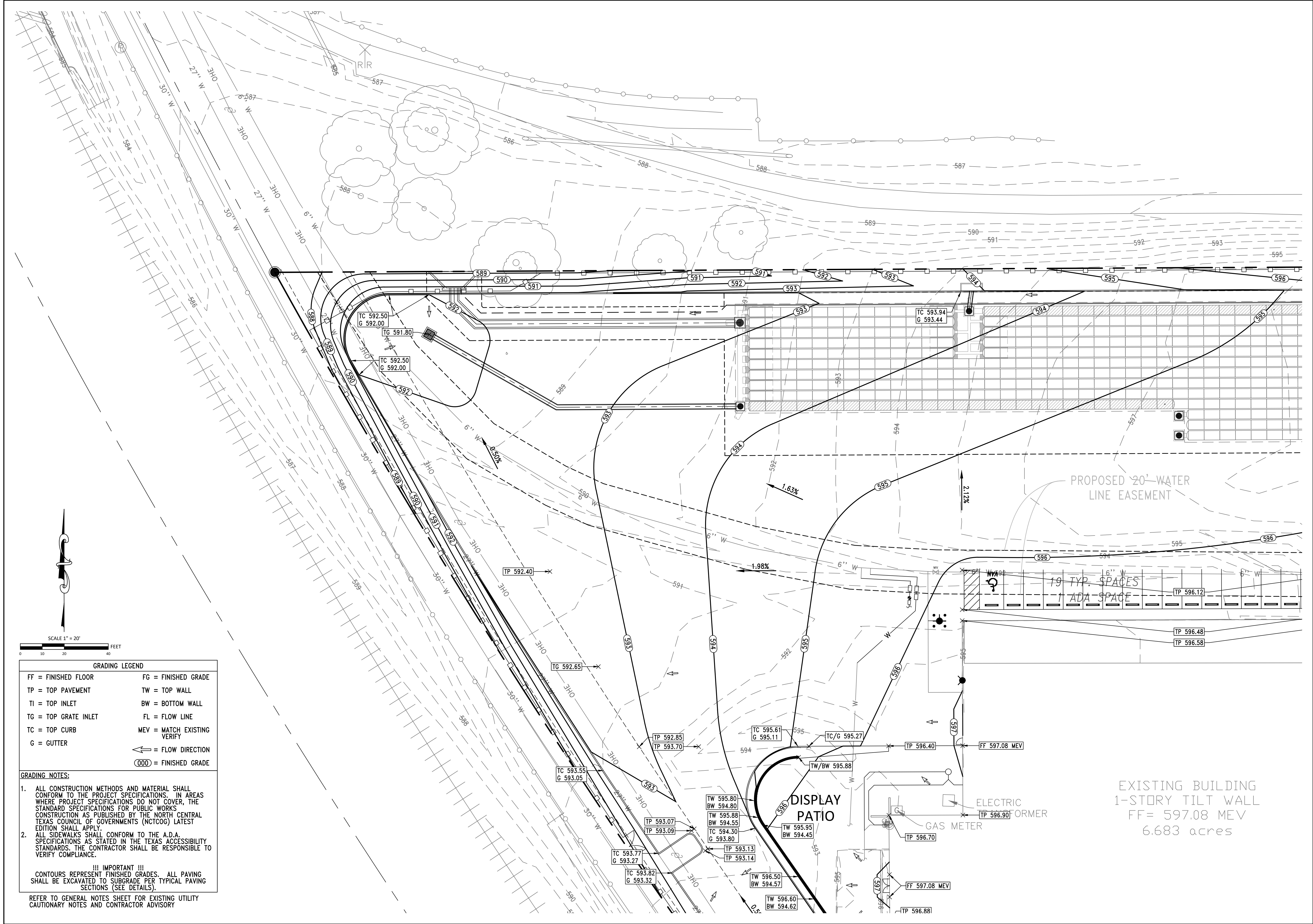
Brad A. Lehman
STATE OF TEXAS
BRAD A. LEHMAN
124715
LICENSED PROFESSIONAL ENGINEER
3/7/19

SHEET CONTENT
**OVERALL
GRADING
PLAN**

SHEET NUMBER

C1.0

ISSUE FOR BID



MJTHOMAS
ENGINEERING, LLC
3013 W. VICKERY BLVD., SUITE 103
FORT WORTH, TX 76107
REGISTRATION NO. F-9435
PHONE: (817) 732-8820
FAX: (817) 732-8841
MJT No. 779-006

MAGEE ARCHITECTS, L.P.
DESIGNERS • PLANNERS • INTERIORS
HTTP://WWW.MAGEE-ARCHITECTS.COM/
FORT WORTH, TEXAS 8177319392

AHERN RENTALS BUILDING REMODEL

400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

PROJECT NO.: 1677-17
DATE: 11/21/2018
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REVISED: BAL

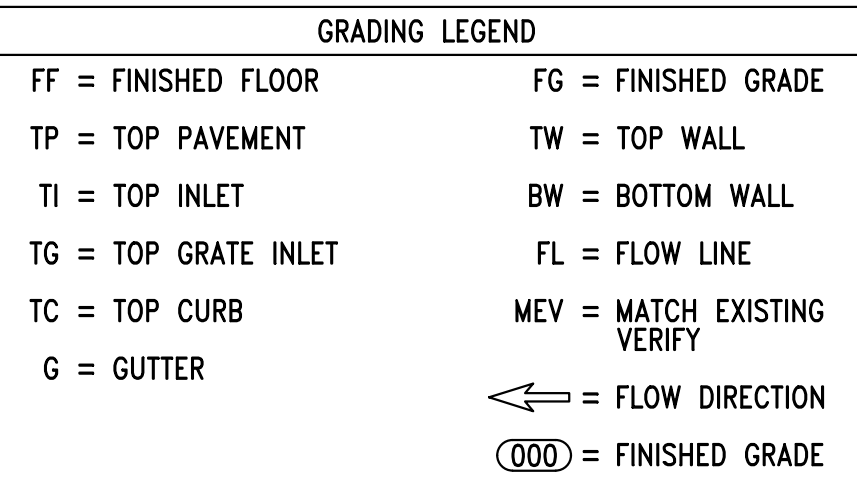
Brad Lehman
STATE OF TEXAS
BRAD A. LEHMAN
124715
LICENSED PROFESSIONAL ENGINEER
3/7/19

SHEET CONTENT

GRADING
PLAN 1

SHEET NUMBER

C1.0



GRADING NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE PROJECT SPECIFICATIONS. IN AREAS WHERE PROJECT SPECIFICATIONS DO NOT COVER, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AS PUBLISHED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) LATEST EDITION SHALL APPLY.

2. ALL SIDEWALKS SHALL CONFORM TO THE A.D.A. SPECIFICATIONS AS STATED IN THE TEXAS ACCESSIBILITY ACT. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY COMPLIANCE.

!!! IMPORTANT !!!

CONTOURS REPRESENT FINISHED GRADES. ALL PAYING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTION (SEE DETAILS).

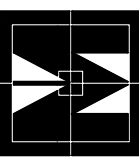
REFER TO GENERAL NOTES SHEET FOR EXISTING UTILITY CAUTIONARY NOTES AND CONTRACTOR ADVISORY

Architectural drawing of a decorative finial, likely a lamp finial, shown in profile. The finial features a central vertical stem with a bulbous, ornate body. The body has a central vertical slot and is flanked by curved, scroll-like elements. Below the finial is a scale bar labeled "SCALE 1" = 20'" and "FEET". The scale bar is marked from 0 to 40 feet.

MJ THOMAS
★ ENGINEERING, LLC ★
 3973 W. VICKERY BLVD., SUITE 103
 FORT WORTH, TX 76107
 REGISTRATION NO. F-9435
 PHONE - (817) 732-8830
 FAX - (817) 732-8841
 MJT NO. - 779-006

ISSUE FOR BID

MAGEE ARCHITECTS, L. P.
DESIGNERS • PLANNERS • INTERIORS
[HTTP://WWW.MAGEE-ARCHITECTS.COM/](http://www.magee-architects.com/)
FORT WORTH, TEXAS 817.7319392



AHERN RENTALS BUILDING REMODEL

400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

PROJECT NO. : 1677-17
DATE : 11/21/2018
DRAWN : BAL
REVISED : BAL

Brad Lehman



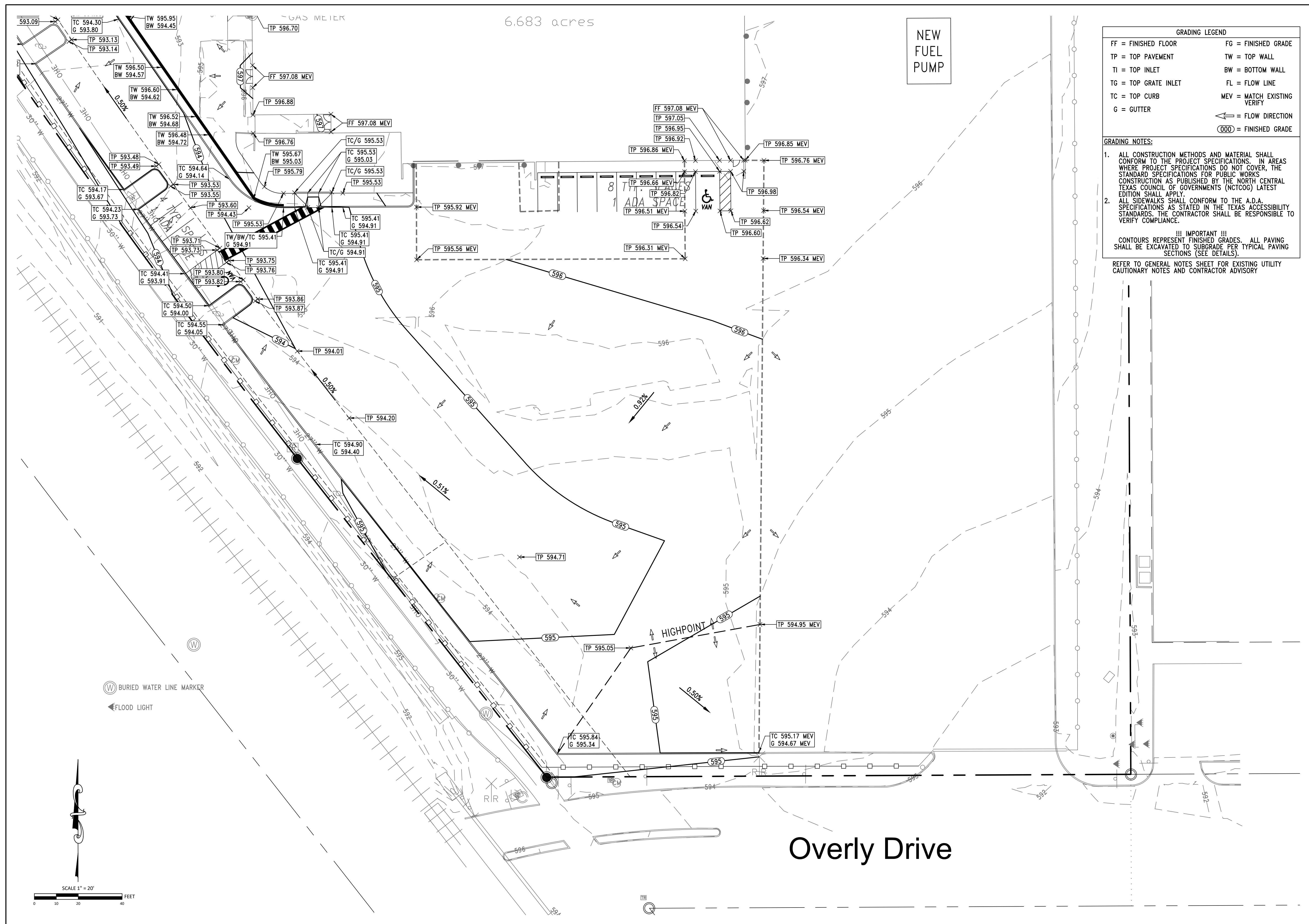
3/7/19

SHEET CONTENT

GRADING PLAN 2

SHEET NUMBER

C1.0 ☐

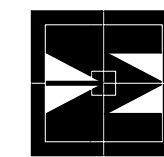


GRADING LEGEND	
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G = GUTTER	◀ = FLOW DIRECTION
	(000) = FINISHED GRADE

GRADING NOTES:

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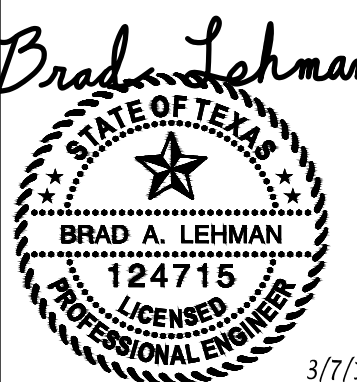
!!! IMPORTANT !!!
CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).
REFER TO GENERAL NOTES SHEET FOR EXISTING UTILITY CAUTIONARY NOTES AND CONTRACTOR ADVISORY



AHERN RENTALS BUILDING REMODEL

400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

PROJECT NO.: 1677-17
DATE: 11/21/2018
DRAWN: BAL
REVISED: BAL

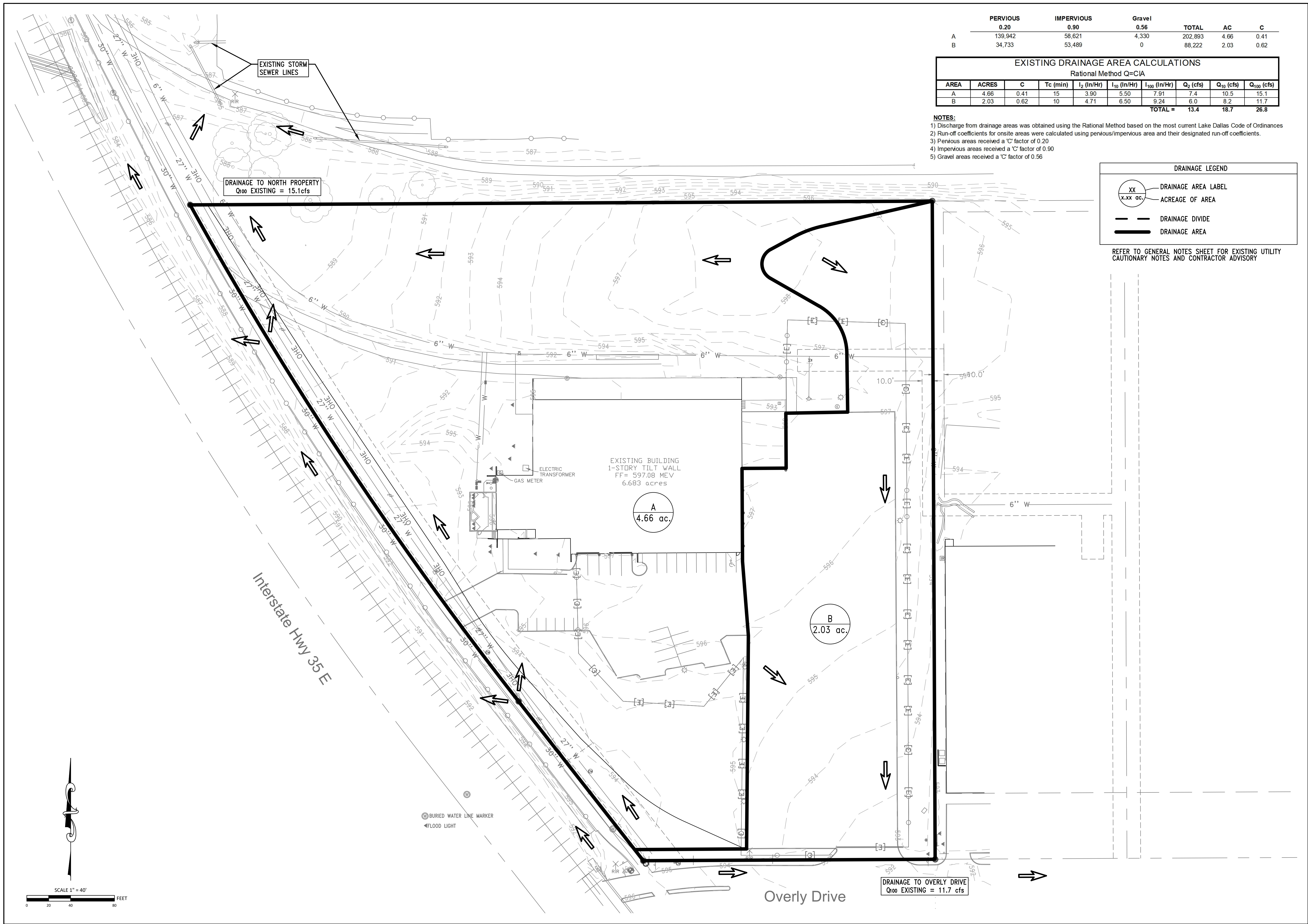


SHEET CONTENT

GRADING
PLAN ☐

SHEET NUMBER

C1.0 ☐



	PERVIOUS	IMPERVIOUS	Gravel	TOTAL	AC	C
A	139,842	58,621	4,330	202,893	4.66	0.41
B	34,733	53,489	0	88,222	2.03	0.62

EXISTING DRAINAGE AREA CALCULATIONS									
Rational Method Q=CIA									
AREA	ACRES	C	Tc (min)	I ₂ (in/Hr)	I ₁₀ (in/Hr)	I ₁₀₀ (in/Hr)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)
A	4.66	0.41	15	3.90	5.50	7.91	7.4	10.5	15.1
B	2.03	0.62	10	4.71	6.50	9.24	6.0	8.2	11.7
TOTAL =							13.4	18.7	26.8

NOTES:
1) Discharge from drainage areas was obtained using the Rational Method based on the most current Lake Dallas Code of Ordinances
2) Run-off coefficients for onsite areas were calculated using pervious/impervious area and their designated run-off coefficients.
3) Pervious areas received a 'C' factor of 0.20
4) Impervious areas received a 'C' factor of 0.90
5) Gravel areas received a 'C' factor of 0.56

DRAINAGE LEGEND

xx

x.xx ac.

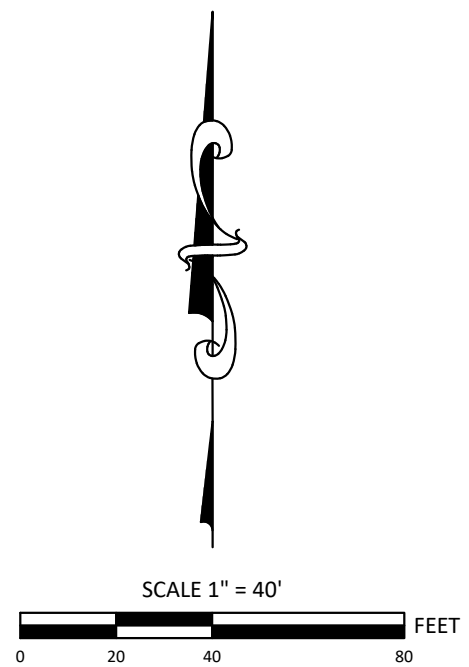
DRAINAGE AREA LABEL

ACREAGE OF AREA

DRAINAGE DIVIDE

DRAINAGE AREA

REFER TO GENERAL NOTES SHEET FOR EXISTING UTILITY
CAUTIONARY NOTES AND CONTRACTOR ADVISORY



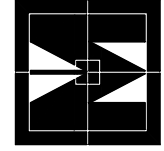
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AHERN RENTALS BUILDING REMODEL
400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

PROJECT NO.: 1677-17
DATE: 11/21/2018
DRAWN: BAL
REVISED: BAL

Brad A. Lehman

STATE OF TEXAS
BRAD A. LEHMAN
124715
LICENSED PROFESSIONAL ENGINEER

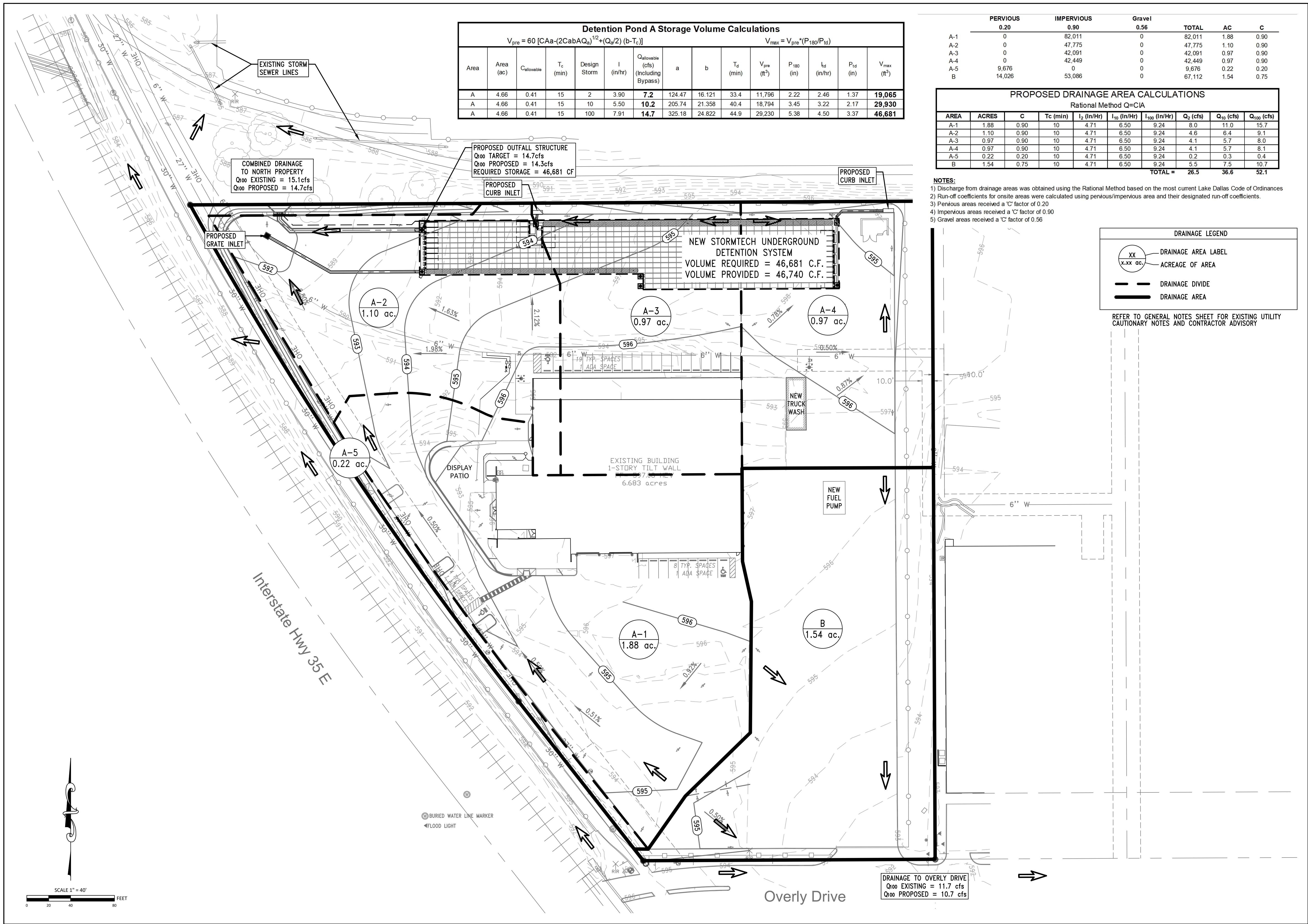
3/7/19

SHEET CONTENT

EXISTING
DRAINAGE
AREA MAP

SHEET NUMBER

C1.0



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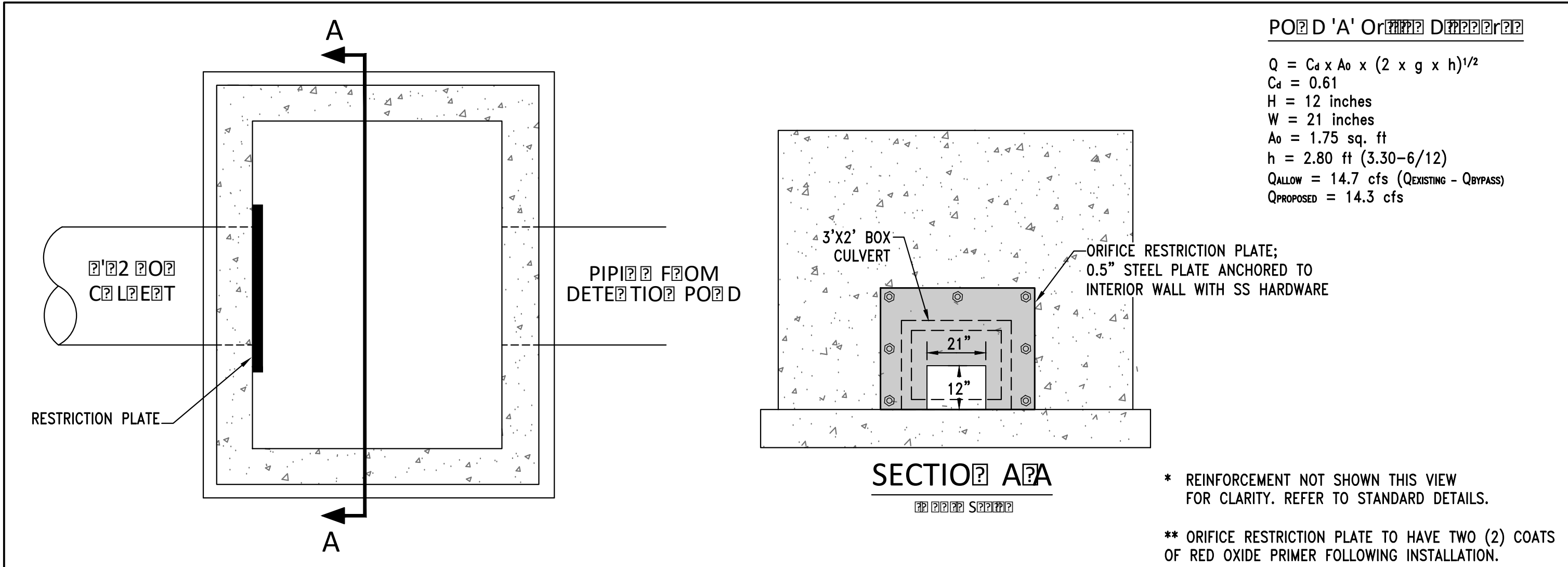
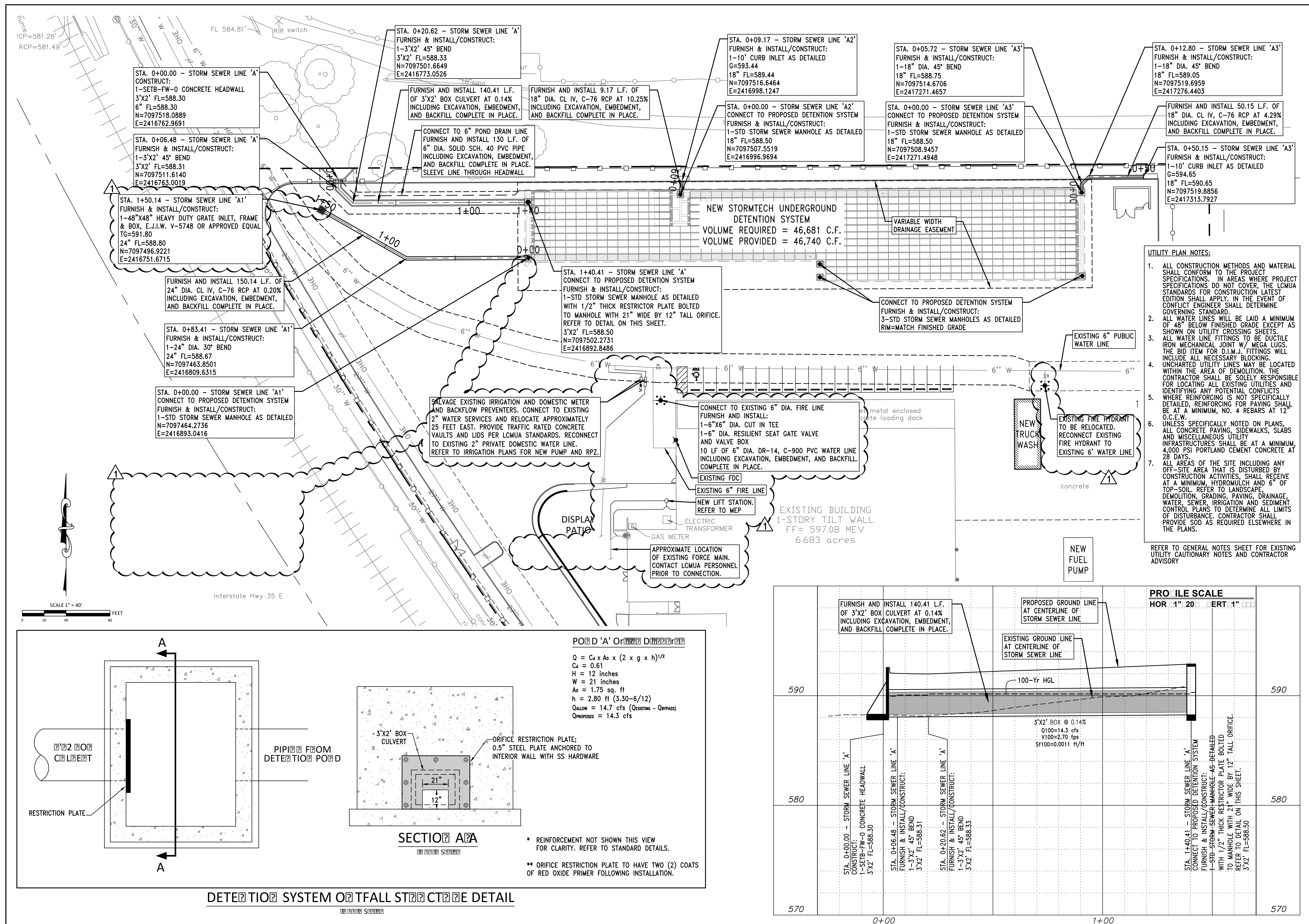
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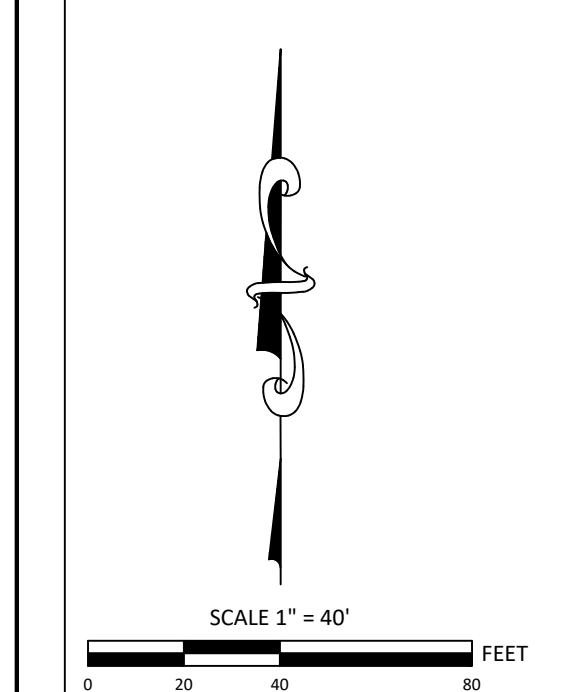
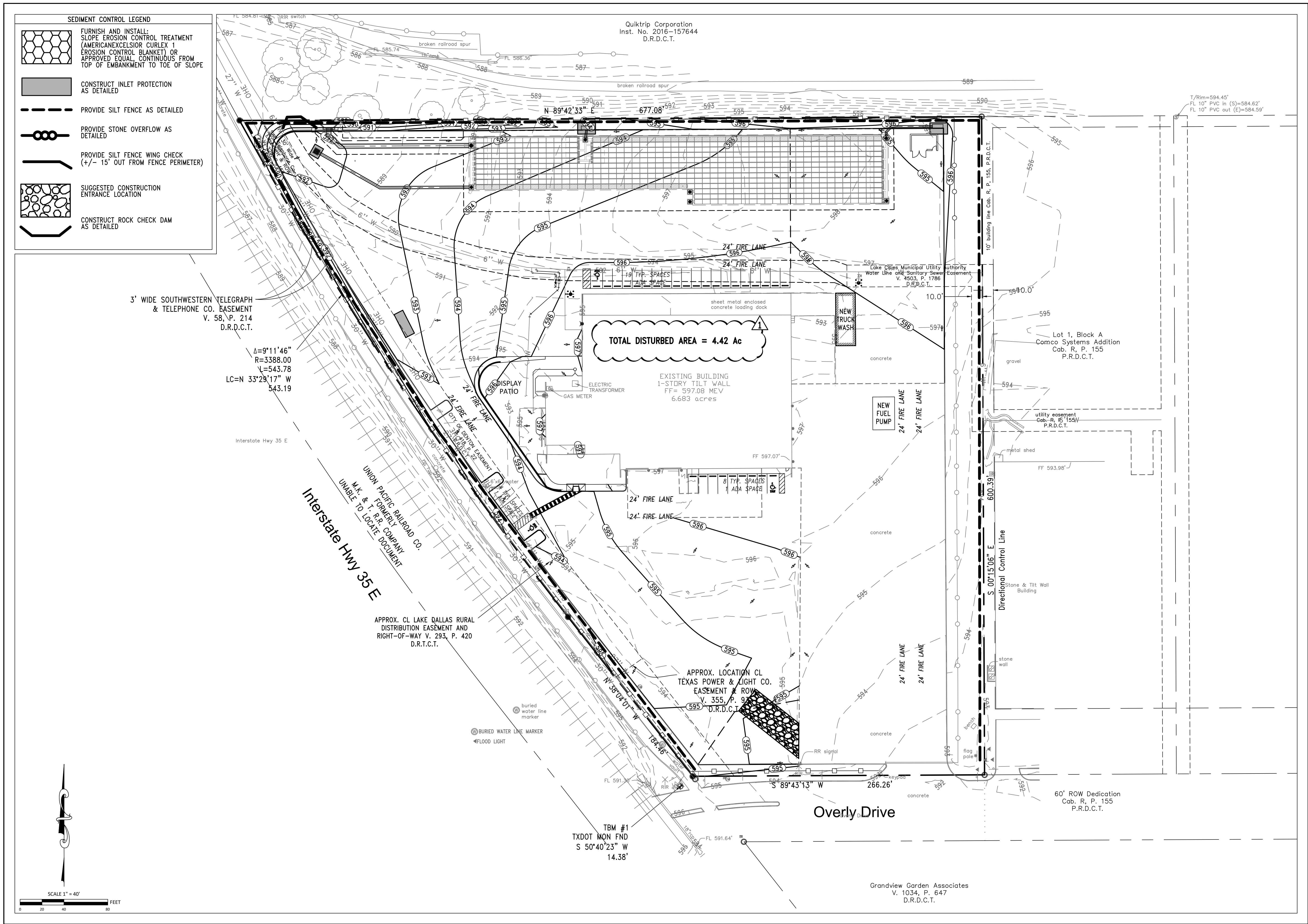
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PROPOSED DRAINAGE AREA MAP

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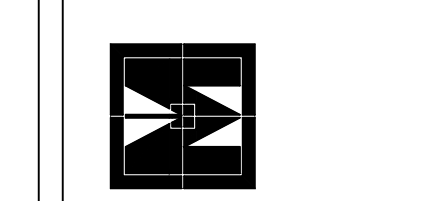
DETENTION SYSTEM OFFFALL STRUCTURE DETAIL

PIPE SECTOR	PIPE SLOPE			PIPE LENGTH feet	DRAINAGE AREA			RUNOFF C	INCR- CA	TOTAL CA	TIME OF CONCENTRATION			100 yr INTEN- SITY	Q ₁₀₀	Inlet Bypass	Q _{RPE}	PIPE SIZE	N	Sf	HGL		HEAD LOSS CALCULATIONS										ELEV. OF INVERT			TIC OR GROUND ELEV.	REMARKS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
		FROM	TO		DRAINAGE AREA LABEL	INCREMENTAL AREA	TOTAL AREA				INLET min	TRAVEL min	TOTAL min								DS elev	US elev	V ₁ FLOW IN	V ₂ FLOW OUT	f _{2g}	f _{2g}	Kj	KV ₁ ^{2/3}	HEAD LOSS H	DESIGN HGL	FROM	TO																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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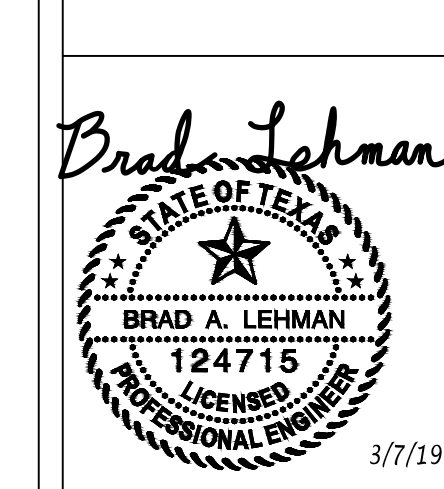
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1 CITY COMMENTS 02/28/19



SHEET CONTENT

**SEDIMENT
CONTROL
PLAN**

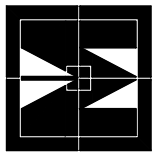
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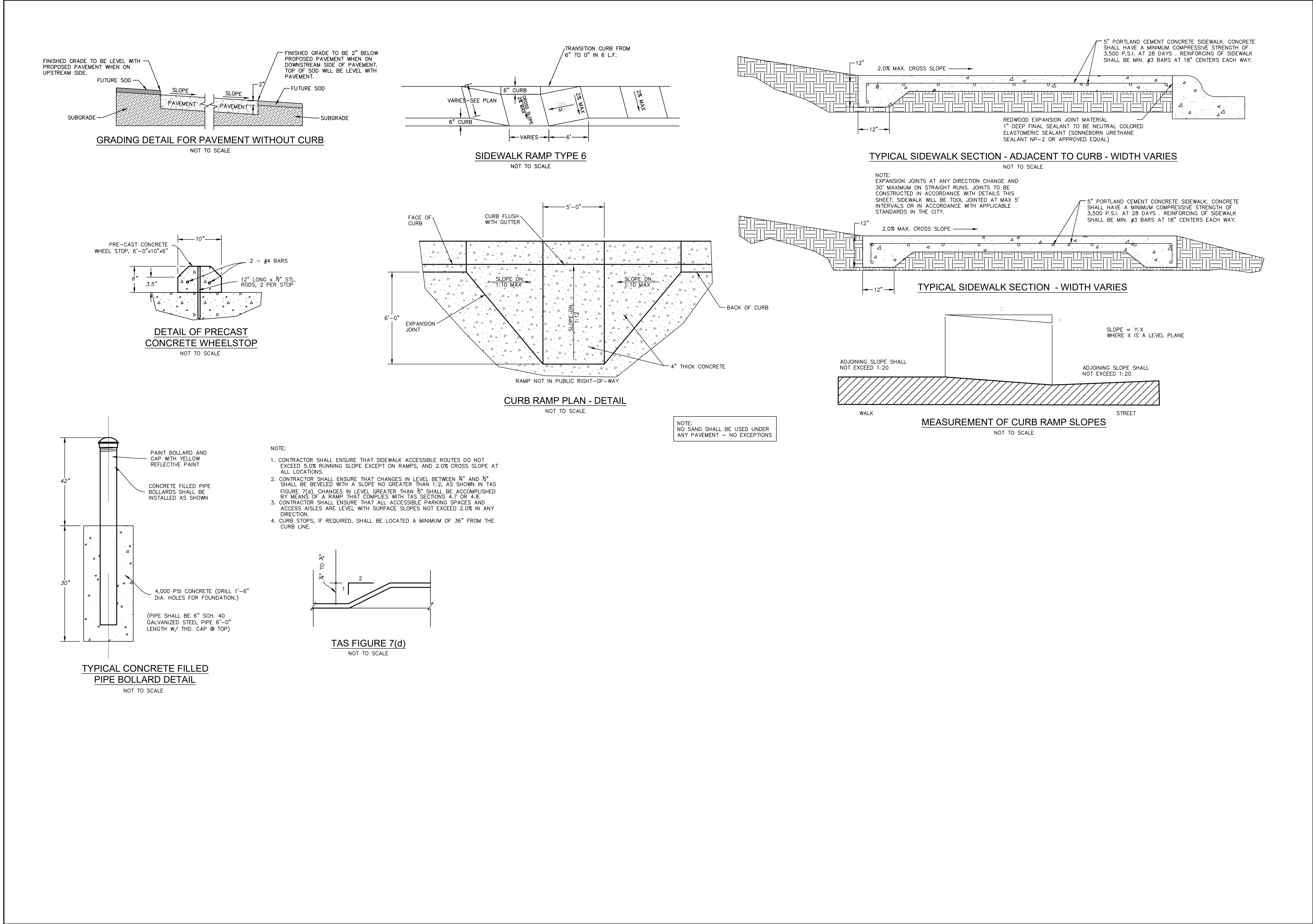
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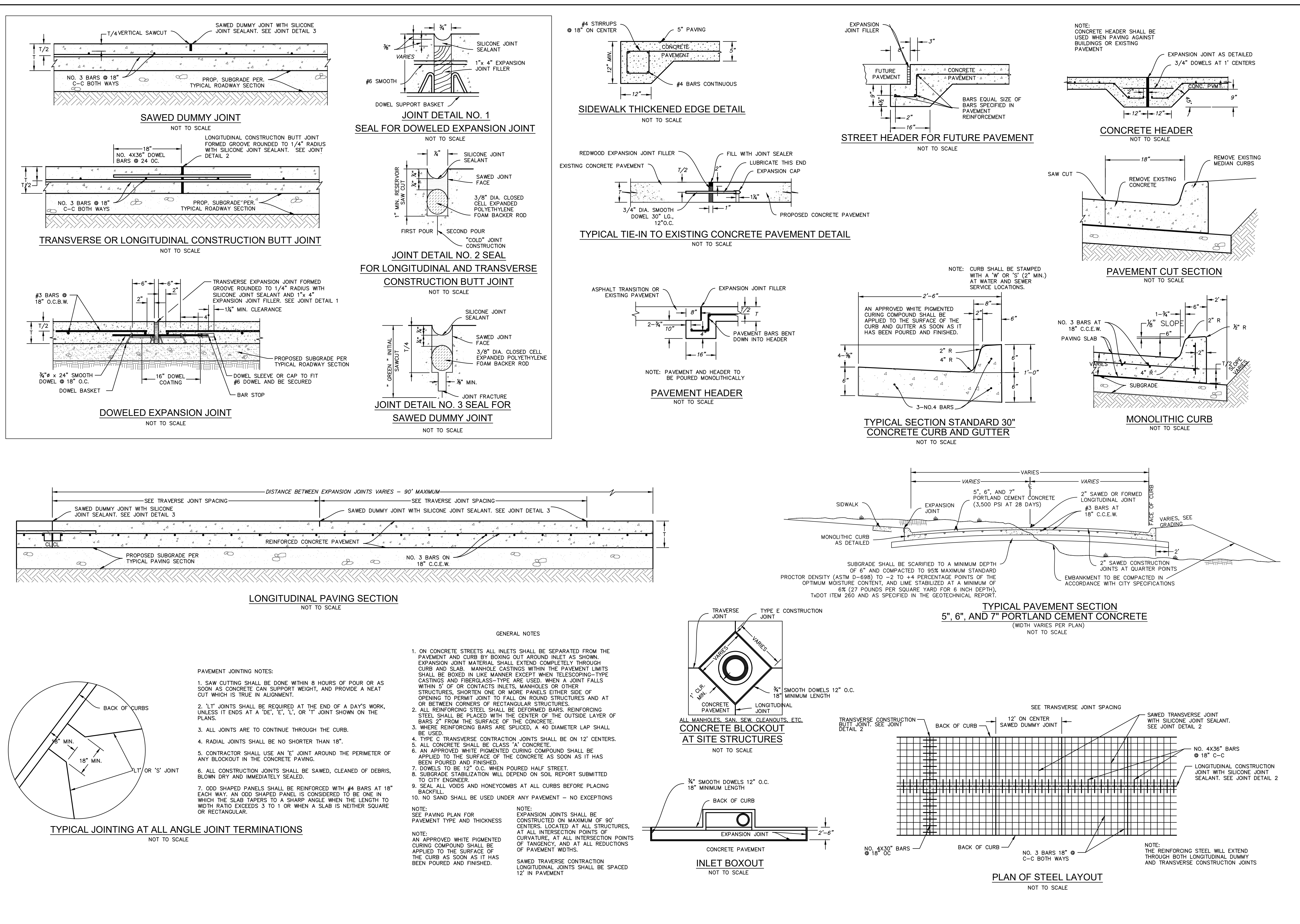
CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
CONSTRUCTION ACCESS--ENTRANCE TO SITE, CONSTRUCTION ROUTES, AREAS DESIGNATED FOR EQUIPMENT PARKING	THIS IS THE FIRST LAND-DISTURBING ACTIVITY. AS SOON AS CONSTRUCTION BEGINS, STABILIZE ANY BARE AREAS WITH GRAVEL AND TEMPORARY VEGETATION.
SEDIMENT TRAPS AND BARRIERS--BASIN TRAPS, SEDIMENT FENCES AND OUTLET PROTECTION	AFTER CONSTRUCTION SITE IS ACCESSED, PRINCIPAL BASIN SHOULD BE INSTALLED, WITH THE ADDITION OF MORE TRAPS AND BARRIERS AS NEEDED DURING GRADING.
RUNOFF CONTROL--DIVERSION, PERIMETER DIKES, WATER BARS, OUTLET PROTECTION	KEY PRACTICES SHOULD BE INSTALLED AFTER THE INSTALLATION OF PRINCIPAL SEDIMENT TRAPS AND BEFORE LAND GRADING. ADDITIONAL RUNOFF CONTROL MEASURES MAY BE INSTALLED DURING GRADING.
RUNOFF CONVEYANCE SYSTEM--STABILIZE STREAM BANKS, STORM DRAINS, CHANNELS, INLET AND OUTLET PROTECTION, SLOPE DRAINS	IF NECESSARY, STABILIZE STREAM BANKS AS SOON AS POSSIBLE, AND INSTALL PRINCIPAL RUNOFF CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. THE REMAINDER OF THE SYSTEMS MAY BE INSTALLED AFTER GRADING.
LAND CLEARING AND GRADING--SITE PREPARATION (CUTTING, FILLING, AND GRADING, SEDIMENT TRAPS, BARRIERS, DIVERSION, DRAINS, SURFACE ROUGHENING)	IMPLEMENT MAJOR CLEARING AND GRADING AFTER INSTALLATION OF PRINCIPAL SEDIMENT AND KEY RUNOFF-CONTROL MEASURES, AND INSTALL ADDITIONAL CONTROL MEASURES AS GRADING CONTINUES. CLEAR BORROW AND DISPOSAL AREAS AS NEEDED, AND MARK TREES AND BUFFER AREAS FOR PRESERVATION.
SURFACE STABILIZATION--TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP RAP	TEMPORARY OR PERMANENT STABILIZING MEASURES SHOULD BE APPLIED IMMEDIATELY TO ANY DISTURBED AREAS WHERE WORK HAS BEEN EITHER COMPLETED OR DELAYED.
BUILDING CONSTRUCTION--BUILDINGS, UTILITIES, PAVING	DURING CONSTRUCTION, INSTALL ANY EROSION AND SEDIMENTATION CONTROL MEASURES THAT ARE NEEDED.
LANDSCAPING AND FINAL STABILIZATION--TOPSOILING, TREES AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP RAP	THIS IS THE LAST CONSTRUCTION PHASE. STABILIZE ALL OPEN AREAS, INCLUDING BORROW AND SPOIL AREAS, AND REMOVE AND STABILIZE ALL TEMPORARY CONTROL MEASURES.
CONTRACTOR ADVISORY:	NOTE: 1. ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE PROJECT SPECIFICATIONS. IN AREAS WHERE PROJECT SPECIFICATIONS DO NOT COVER, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AS PUBLISHED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) LATEST EDITION SHALL APPLY. 2. CONTRACTOR SHALL PROVIDE A CONCRETE WASH OUT PIT PER NCTCOG BEST MANAGEMENT PRACTICES.
THE CONTRACTOR, AND HIS AGENTS, SUB CONTRACTOR/ENGINEER/SURVEYOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, AND HIS AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL OF THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.	
EXISTING IRRIGATION SYSTEM NOTE:	
THE CONTRACTOR SHALL PROTECT ALL EXISTING SPRINKLER HEADS, LINES, ETC. DURING THE DURATION OF CONSTRUCTION. ANY SPRINKLER LINES, HEADS, METERS, VALVES, ETC. THAT ARE DAMAGED OR RELOCATED BY CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO ORIGINAL CONDITION OR BETTER (NO SPECIAL PAY). COORDINATE WITH OWNER AND/OR LANDSCAPE IRRIGATION PLANS.	

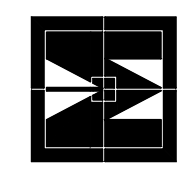
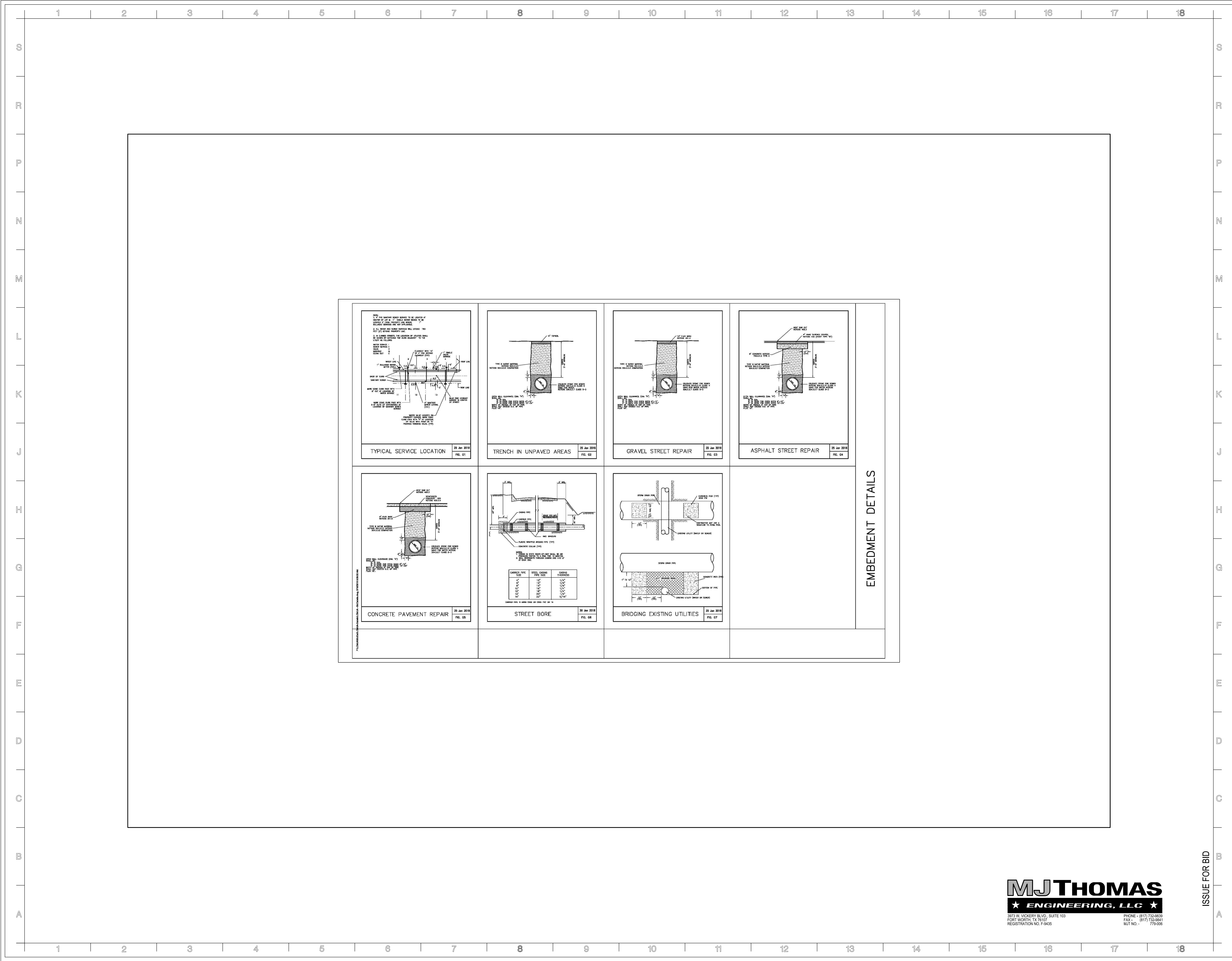
SEDIMENT CONTROL NOTES:	8. THE CONTRACTOR SHALL STABILIZE THE EARTHEN SLOPE AREAS IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 72 HOURS AFTER FINAL GRADE AND TOPSOIL HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PROJECT STEMWORK SPECS.
1. ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE PROJECT SPECIFICATIONS. IN AREAS WHERE PROJECT SPECIFICATIONS DO NOT COVER, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AS PUBLISHED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) LATEST EDITION SHALL APPLY.	9. THE SPECIFIC PLANT MATERIALS PROPOSED TO PROTECT FILL AND EXCAVATED SLOPES SHALL BE AS INDICATED ON THE PLANS. PLANT MATERIALS MUST BE SUITABLE FOR USE UNDER LOCAL CLIMATE AND SOIL CONDITIONS. IN GENERAL, HYDRO SEEDING OR SODDING BERMUDA GRASS IS ACCEPTABLE DURING THE SUMMER MONTHS (MAY 1 TO AUGUST 30). WINTER RYE OR FESCUE GRASS MAY BE PLANTED DURING TIMES OTHER THAN THE SUMMER MONTHS AS A TEMPORARY MEASURE UNTIL SUCH TIME AS THE PERMANENT PLANTING CAN BE MADE.
2. EROSION CONTROL MEASURES SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) THAT IS KEPT ONSITE AT ALL TIMES WITH THESE CONSTRUCTION DOCUMENTS FOR COMPLIANCE WITH THE T.P.D.E.S. GENERAL PERMIT.	10. PRIOR TO COMMENCING ANY CONSTRUCTION, A CONSTRUCTION ENTRANCE AND PERIMETER SILT FENCE SHALL BE INSTALLED AT THE LOCATION(S) SHOWN.
3. IN ORDER TO MINIMIZE EROSION CONTROL PROBLEMS, GENERAL CONTRACTOR SHALL COORDINATE WITH EXCAVATOR, LANDSCAPE, AND IRRIGATION CONTRACTORS TO DETERMINE EARLIEST POSSIBLE DATE TO INSTALL GRASSING AS NOTED ON THE LANDSCAPE PLAN.	11. AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED.
4. THE STABILIZED CONSTRUCTION ENTRANCE HAS BEEN SHOWN ARBITRARILY. IT IS THE GENERAL CONTRACTOR'S CHOICE (IN COMPLIANCE WITH ALL CITY AND STATE REGULATIONS) TO DETERMINE THE LOCATION(S) OF PROJECT INGRESS / EGRESS POINTS. HOWEVER ALL ENTRANCES AT ALL TIMES SHALL BE PREPARED IN ACCORDANCE WITH THE STABILIZED CONSTRUCTION ENTRANCE DETAILS AND CONTINUOUSLY MAINTAINED UNTIL FINAL PAVING IS ESTABLISHED. CHANGES TO THIS EROSION CONTROL PLAN ARE TO BE LOGGED IN THE SWPPP.	12. AT THE COMPLETION OF THE PAVING AND FINAL GRADING, THE DISTURBED AREA(S) SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS.
5. STABILIZED SLOPES (CURLX BLANKET AND 70% COVER OF VEGETATION) ACHIEVING EROSION-FREE CONDITIONS MUST BE IN PLACE AND EFFECTIVE BY THE PROJECT "POSSESSION DATE".	13. SILT FENCE AND INLET SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED.
6. A TEMPORARY ALL-WEATHER SURFACE TO AND COMPLETELY AROUND THE BUILDING PAD SHALL BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH FIRE MARSHALL TO DETERMINE ANY VEHICULAR FIRE ACCESS REQUIRED DURING CONSTRUCTION.	14. DISTURBED AREAS THAT ARE SEED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND RESEEDED OR RESODDED, IF NECESSARY.
7. THE EROSION CONTROL PLAN WILL INCORPORATE EROSION CONTROL MEASURES AND TECHNIQUES TO PREVENT SEDIMENTATION AND ERODED SOIL FROM LEAVING THE SITE EITHER IN EXISTING STORM DRAIN SYSTEM OR ONTO ADJACENT PRIVATE AND PUBLIC PROPERTY. CONSTRUCT TEMPORARY EROSION CONTROL SYSTEMS AS SHOWN ON THE PLANS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM EROSION AND SEDIMENTATION. CONTRACTOR SHALL NOTIFY CONSULTING ENGINEER AT ONCE IF SITE CONDITIONS WARRANT ADDITIONAL EROSION CONTROL MEASURES. CONTRACTOR IS RESPONSIBLE FOR TAKING IMMEDIATE ACTION TO REMEDY EROSION CONTROL WHILE CONSULTING ENGINEER IS PREPARING RESPONSE.	15. ALL EROSION CONTROL MEASURES TO BE PLACED BASED ON CONTRACTOR'S BEST JUDGMENT AND CONSTRUCTION PHASING TO MINIMIZE SILT RUNOFF TO THE MAXIMUM EXTENT PRACTICABLE.
	16. TEMPORARY INLET PROTECTION TO BE REMOVED OR ADDED BASED ON EXISTING STORM SEWER REMOVAL AND/OR PROPOSED STORM SEWER CONSTRUCTION. FUNCTIONING INLETS SHALL BE INLET PROTECTED AT ALL TIMES. (USE PIPE INLET PROTECTION IF NEEDED).
	17. SHOWN CONSTRUCTION ENTRANCES TO BE PLACED, MODIFIED ON THIS PLAN AND LOGGED IN THE SWPPP BASED ON CONSTRUCTION MANAGER'S ON-SITE DECISIONS TO CONTROL EROSION TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION ENTRANCES TO BE PLACED BASED ON CONSTRUCTION PHASING.
	18. CONTRACTOR SHALL DESIGN AND CONSTRUCT THE WASH-OUT PIT AND CONTAINMENT BASIN IN ACCORDANCE WITH THE STORM WATER POLLUTION PLAN FOR THE PROJECT AND SUBMIT PROPOSED LOCATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION.

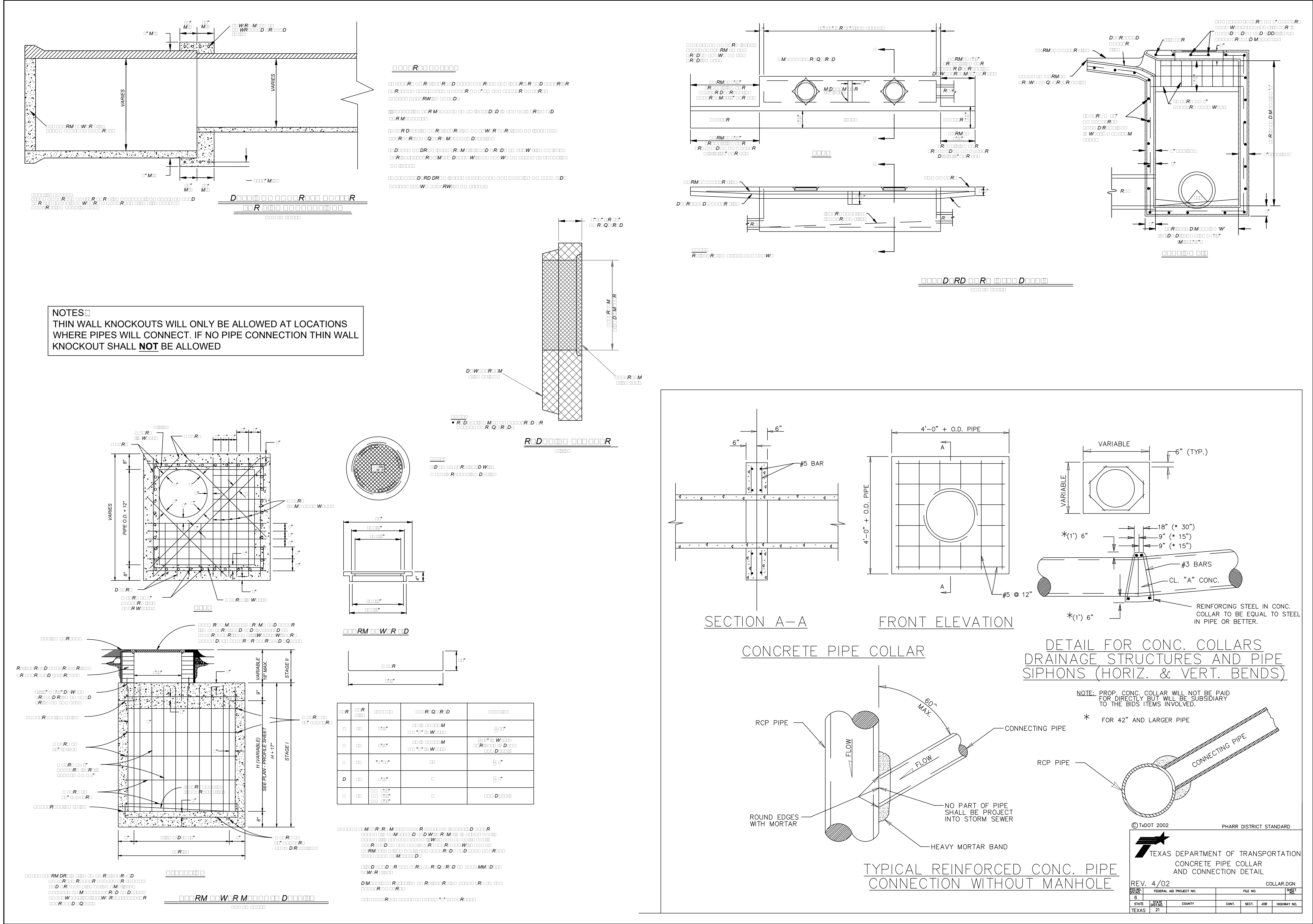
CONCRETE WASH-OUT PIT NOTES:	6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
1. CONTRACTOR SHALL PROVIDE A WASH-OUT AREA, AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) SWM MANUAL FOR CONSTRUCTION LATEST EDITION, WITH A MINIMUM OF 6 CUBIC FEET OF CONTAINMENT AREA VOLUME FOR EVERY 10 CUBIC YARDS OF CONCRETE POURED.	EROSION CONTROL AND SLOPE PROTECTION IMPLEMENTATION:
2. CONTRACTOR SHALL NOT DUMP WASTE CONCRETE ILLICITLY OR WITHOUT PROPERTY OWNER'S KNOWLEDGE AND CONSENT.	1. PLACE EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CONSTRUCTION DRAWINGS AND STORM WATER POLLUTION PREVENTION PLAN OR AS MAY BE DICTATED BY SITE CONDITIONS IN ORDER TO MAINTAIN THE INTENT OF THE SPECIFICATIONS AND PERMITS AT NO ADDITIONAL COST TO OWNER.
3. OVERFLOW OF WASHDOWN WATER SHALL BE DISCHARGED IN AN AREA PROTECTED BY ONE OR MORE SEDIMENT REMOVAL BMPs AND SHALL BE DONE IN MANNER THAT DOES NOT RESULT IN A VIOLATION OF GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.	2. DEFICIENCIES OR CHANGES ON CONSTRUCTION DRAWINGS OR STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AS SITE CONDITIONS CHANGE.
4. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN TPDES GENERAL PERMIT TXR 150000.	3. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, BORROW AND EMBANKMENT OPERATIONS AND TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY POLLUTION CONTROL MEASURES.
MAINTENANCE:	4. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL SILTATION DURING LIFE OF CONTRACT. CONTRACTOR SHALL RESPOND TO MAINTENANCE OR ADDITIONAL WORK ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
ALL MEASURES STATED ON THIS EROSION CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:	5. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.	6. PERMANENTLY SEED AND MULCH CUT SLOPES AS EXCAVATION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.	7. SLOPES THAT ERODE EASILY OR THAT WILL NOT BE GRADED FOR A PERIOD OF 14 DAYS OR MORE SHALL BE TEMPORARILY SEEDED AS WORK PROGRESSES WITH WHEAT, RYE, OR GRASSES APPLICATION IN ACCORDANCE WITH SECTION 02900 UNLESS OTHERWISE SPECIFIED ON THE CONSTRUCTION DRAWINGS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.	EROSION CONTROL BLANKET:
4. A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAYS, THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.	BLANKETS, BIODEGRADABLE, ENCLOSED IN A PHOTODEGRADABLE PLASTIC MESH, INCLUDING STEEL WIRE STAPLES, 6 INCHES LONG, CURLX® I BLANKETS, 8" STITCHING BY AMERICAN EXCELSIOR COMPANY, OR POLYJUTE STYLE 465 GT BY SYNTHETIC INDUSTRIES.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.	SEQUENCE OF CONSTRUCTION:
SITE DISTURBANCE NOTES:	PHASE I:
1. ALL AREAS OF THE SITE INCLUDING ANY OFF-SITE AREA THAT IS DISTURBED BY CONSTRUCTION ACTIVITIES, SHALL RECEIVE AT A MINIMUM, HYDROMULCH AND 6" OF TOP-SOIL. REFER TO LANDSCAPE, DEMOLITION, GRADING, PAVING, DRAINAGE, WATER, SEWER, IRRIGATION AND SEDIMENT CONTROL PLANS TO DETERMINE ALL LIMITS OF DISTURBANCE. CONTRACTOR SHALL PROVIDE SOD AS REQUIRED ELSEWHERE IN THE PLANS.	1. INSTALL STABILIZED CONSTRUCTION ENTRANCES
2. SUPPLY THE SEEDED AREAS WITH ADEQUATE MOISTURE (6" PENETRATION) AT TEN (10) DAY INTERVALS, IF NEEDED, FOR SEED GERMINATION AND PLANT GROWTH UNTIL ACCEPTANCE BY THE OWNER. WATER THE SEED IN A MANNER WHICH WILL PREVENT EROSION OF THE SOIL. FURNISH ALL WATER TO BE USED. REPAIR WASHOUTS AND OTHER BARE SOIL AREAS IN A SEED AREA EITHER BY RE-SEEDING, SPRIGGING, OR SPOT-SODDING, AND PERFORM MAINTENANCE AS NEEDED TO ESTABLISH GRASS IN THE AREA. CONTROL COMPETITIVE WEED GROWTH DURING THE ESTABLISHMENT PERIOD WITH HERBICIDES. CHEMICAL USAGE SHALL BE IN ACCORDANCE WITH THE CURRENT RECOMMENDATIONS OF THE TEXAS AGRICULTURAL EXPERIMENT STATION OR LOCAL SOIL CONSERVATION SERVICE FIELD OFFICE TECHNICAL GUIDES. STRICTLY ADHERE TO ALL FEDERAL, STATE AND LOCAL LAWS GOVERNING HERBICIDES. WEED CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY WHETHER TOPSOIL IS FROM ON-SITE OR OFF-SITE SOURCES AND ALSO FOR SEEDED AREAS WHICH ARE SPECIFIED NOT TO RECEIVE TOPSOIL.	2. PREPARE TEMPORARY PARKING AND STORAGE AREA
3. ANY AREAS WHICH ARE DISTURBED BY THE CONTRACTOR WHICH ARE NOT SHOWN ON THE DRAWINGS OR SPECIFIED TO REQUIRE DISTURBANCE INCLUDING ANY APPROVED AREAS NOT SHOWN ON THE DRAWINGS, SHALL BE CONSIDERED AS UNAUTHORIZED DISTURBED AREAS. ANY SUCH AREAS SHALL BE SEEDDED AS SPECIFIED IN THIS SECTION AT THE CONTRACTOR'S EXPENSE. (NO SEPARATE PAY)	3. CONSTRUCT THE SILT FENCES ONSITE
	4. CONSTRUCT THE SEDIMENTATION BASINS
	5. CLEAR AND GRUB THE SITE
	6. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES
	7. BEGIN GRADING THE SITE
	PHASE II:
	1. TEMPORARILY SEED DENUDED AREAS
	2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURES AND GUTTERS
	3. INSTALL RIP-RAP AROUND OUTLET STRUCTURES
	4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES
	5. PREPARE SITE FOR PAVING
	6. PAVE SITE
	7. INSTALL INLET PROTECTION DEVICES
	8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING
	9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED)
	INLET PROTECTION NOTES:
	1. FOR DROP INLETS, USE TEMPORARY INSERTS AND BLOCK GRAVEL PROTECTION AS DETAILED.
	2. FOR CURB INLETS, USE TEMPORARY INSERTS.
	3. FOR TRENCH AND GRATE INLETS, USE TEMPORARY INSERTS AND BLOCK GRAVEL PROTECTION AS DETAILED.
	-TEMPORARY INSERTS SHALL BE IPC CURB GUARD, FILTERXX SOXX, WEIGHTED WATTLE, ETC.
	-TEMPORARY INSERTS AND OTHER SEDIMENT CONTROL MEASURES SHALL BE CLEANED OUT ON A REGULAR BASIS BY THE CONTRACTOR.











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LICENSED PROFESSIONAL ENGINEER

SHEET CONTENT

STORM SEWER DETAILS

SHEET NUMBER

C2.0

877319392

877319392

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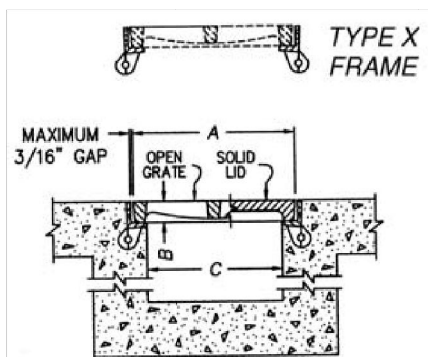
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Suggested Forming Procedures for R-4990 and R-4999 Series With Type X Frame

For those who are not experienced in the installation of Neenah drainage structures (R-4990 or R-4999 Series), the following procedures are one method of achieving desirable results.

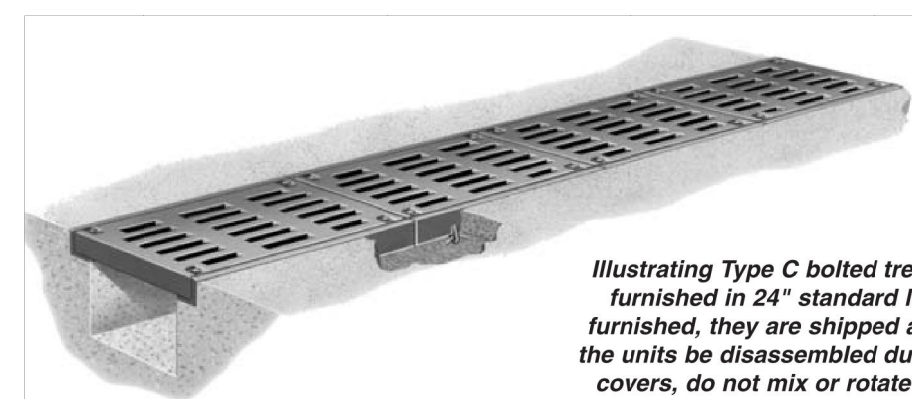
R-4990 and R-4999 Series Heavy Duty Trench

Materials: All frames and grates/lids are furnished standard in Gray Iron, Class 35-B for heavy-duty use. For extra heavy-duty use or superior durability requirements, see our Airport and Port Grating Series on page 198 and our R-4993 & R-4994 Series on page 269. Neenah recommends project designers avoid the use of light duty trench installations because it is likely that applications will be subjected to heavy delivery vehicle traffic at some time. Furthermore, the use of a site could be changed to heavy duty use patterns at some unanticipated future date.



General schematic shown may not apply to all designs. Bar and rib depths, plate thicknesses, and seating widths vary on different sizes and styles. If your project has design restrictions, contact your sales representative or product engineering.

Dimensions in inches										
Un-Bolted Cat#949-A	Bolted Cat#949-A	A	B	C	Type A	Type C	Type D	Type E	Type F	Type G
R-4990-AX	R-4990-AX	8	1 1/2	6	x	x	x	x	x	
R-4990-BX	R-4990-BX	10	1 1/2	8	x	x	x	x	x	
R-4990-CX	R-4990-CX	12	1 1/2	10	x	x	x	x	x	x
R-4990-DX	R-4990-DX	14	1 1/2	12	x	x	x	x	x	x
R-4990-EX	R-4990-EX	17	1 1/2	15	x	x	x	x	x	x
R-4990-FX	R-4990-FX	20	1 1/2	18	x	x	x	x	x	x
R-4990-GX	R-4990-GX	23	1 1/2	21	x	x	x	x	x	x
R-4990-HX	R-4990-HX	26	1 1/2	24	x	x	x	x	x	x
R-4990-JX	R-4990-JX	29	1 1/2	27	x	x	x	x	x	x
R-4990-KX	R-4990-KX	33	2	30	x	x	x	x	x	x
R-4990-LX	R-4990-LX	38	2	33	x	x	x	x	x	x
R-4990-MX	R-4990-MX	43	2	36	x	x	x	x	x	x
R-4990-NX	R-4999-NX	45	2	42						
R-4990-XX	R-4999-XX	51	2	48	x					
x indicates availability										



Pour the trench bottom to the proper depth and slope and allow curing time. Construct the forms. For properly fitting covers, the forms must be PLUMB, STRAIGHT, LEVEL and SOLID. The width of the forms (see Figure 1b) establishes the trench wall. This dimension must correspond with the "C" dimension on Figure 1a. The top of the form (see Figure 1b) corresponds to the final grade elevation when installing non-bolted frame and grates/lids. Spreaders are installed, extending them beyond the edge of the form, to provide a stop for the wood seat forms. (see Figure 2 and 3)

The various standard trench drains are available with a number of alternatives. It is important to examine all of the variables carefully and specify your requirements fully. Your order will be entered correctly and promptly if it includes the following information:

- Complete catalog number
- Frame end pieces, when required
- Type of Lid or Grate: A, C, D, E, P or Q
- Length of trench sections
- Angles and intersections *
- Load requirements

*Trenches with angles, intersections, size changes, or other special requirements require detail drawings prior to ordering. Contact your sales representative or product engineering for assistance.

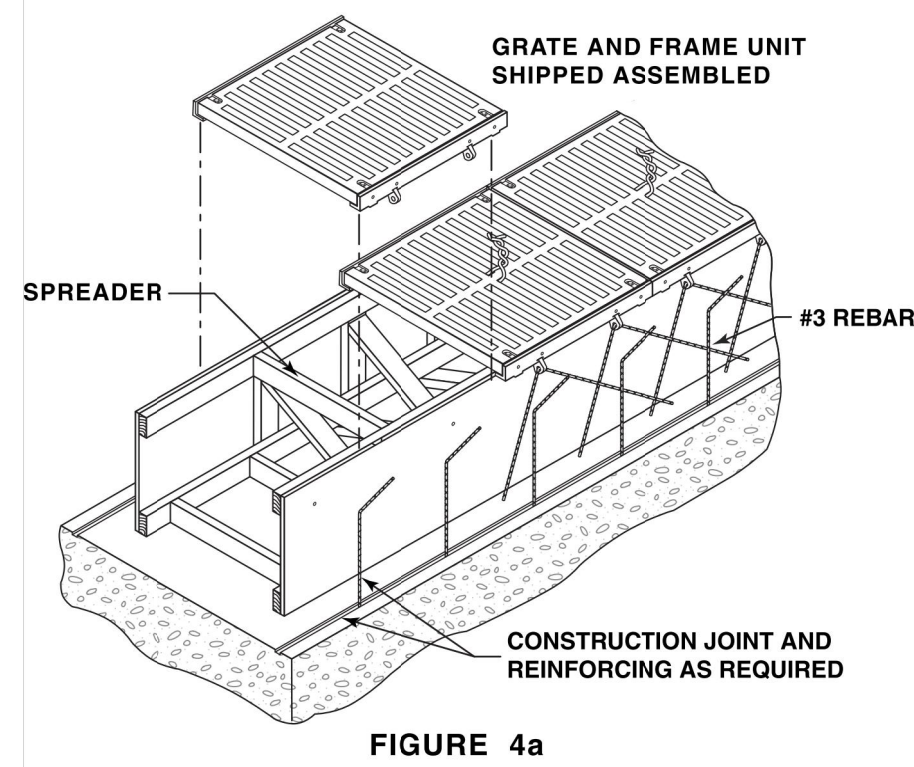
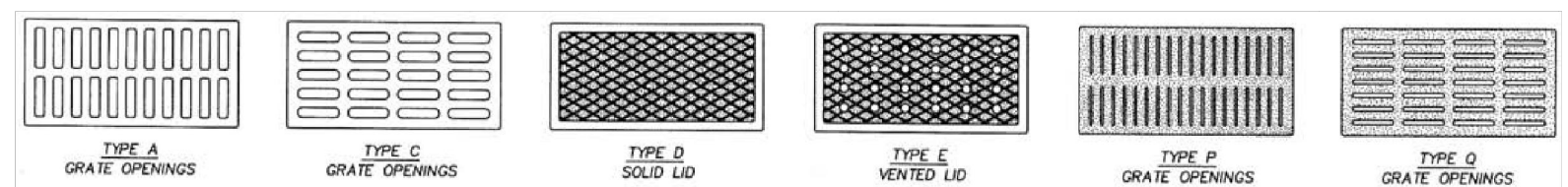


FIGURE 4a

Set frame and grate/lid assembled sections on the forms, taking care to keep the sections tight to one another to eliminate creep. When the sections are in the proper position, wire them to the bracing as show. (See Figure 5) Number 3 rebar can be installed through the anchor holes provided on the iron frames.

Check measurements. The grate/lid opening dimension must correspond to the "A" dimension plus 3/16" maximum per side. (see Figure 1a)

Four concrete using the top edge of the iron frame pieces as a final elevation guide. When concrete is properly cured, unbolt and remove grates/lids, retaining their position and orientation. GRATES/LIDS MUST BE REINSTALLED IN THE EXACT WAY THEY CAME OUT TO ASSURE PROPER BOLT/HOLE ALIGNMENT. DO NOT ALLOW DEBRIS TO FALL INTO THE FRAME BOLT/HOLES AS IT MAY PROHIBIT PROPER TIGHTENING OF BOLTS. Strip forms and replace grates/lids in the same location and orientation as they came out. Reinstall bolts, tightening them to the specifiers desired torque. The completed installation should resemble Figure 1a.

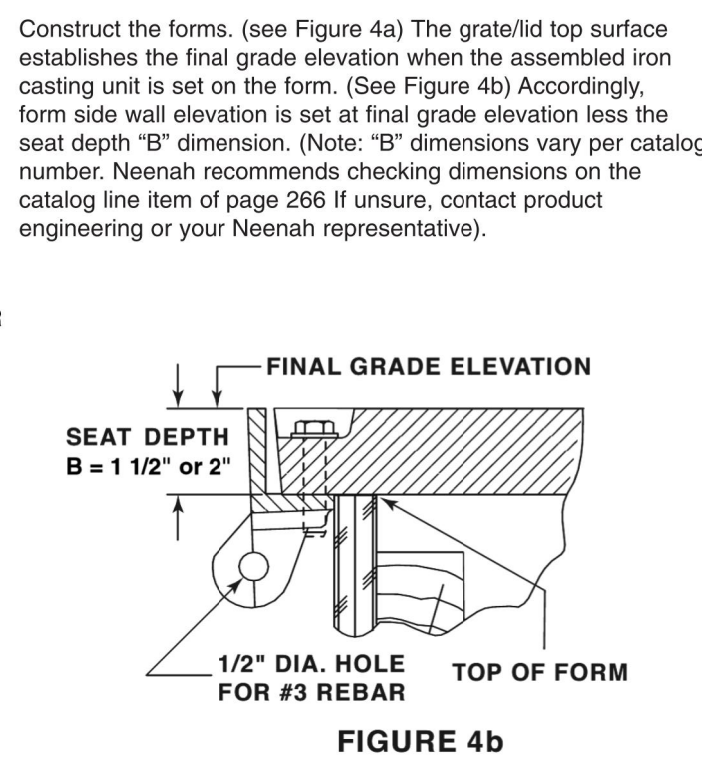


FIGURE 4b

Out the wood seat forms to the exact inside horizontal and vertical dimension of the iron frame seat. (Note: All Neenah frames have a slight radius at the corner of the seat and vertical face of the iron frame sections so the wood seat form pieces should be beveled to accommodate this radius.) The wood seat form is nailed flush to the top of the form walls, and the iron frame pieces are nailed to the wood seat forms through the holes provided in the side wall of the iron frame sections. In proper orientation, the anchor lugs on the iron frame pieces are positioned downward. Iron frame sections should be butted together snugly, leaving as little gap as possible. The iron frame seat and back wood sides of the form are then secured through a drilled hole in the plywood side plate. (See Figure 5 Number 3 detail) can be installed through the anchor holes provided on the iron frames.

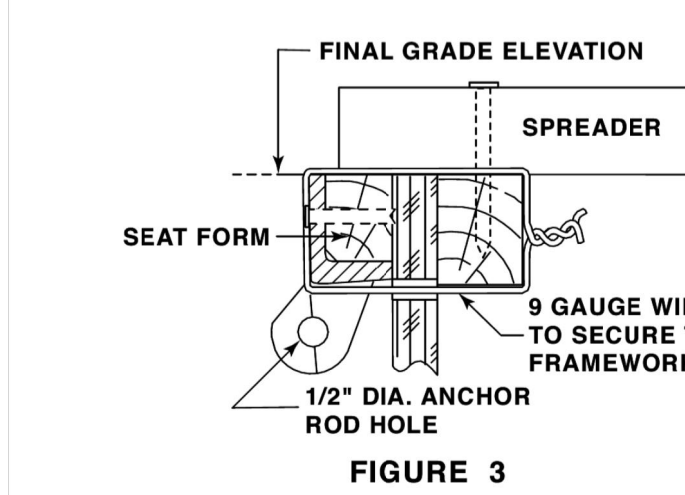
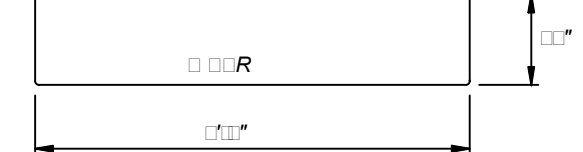
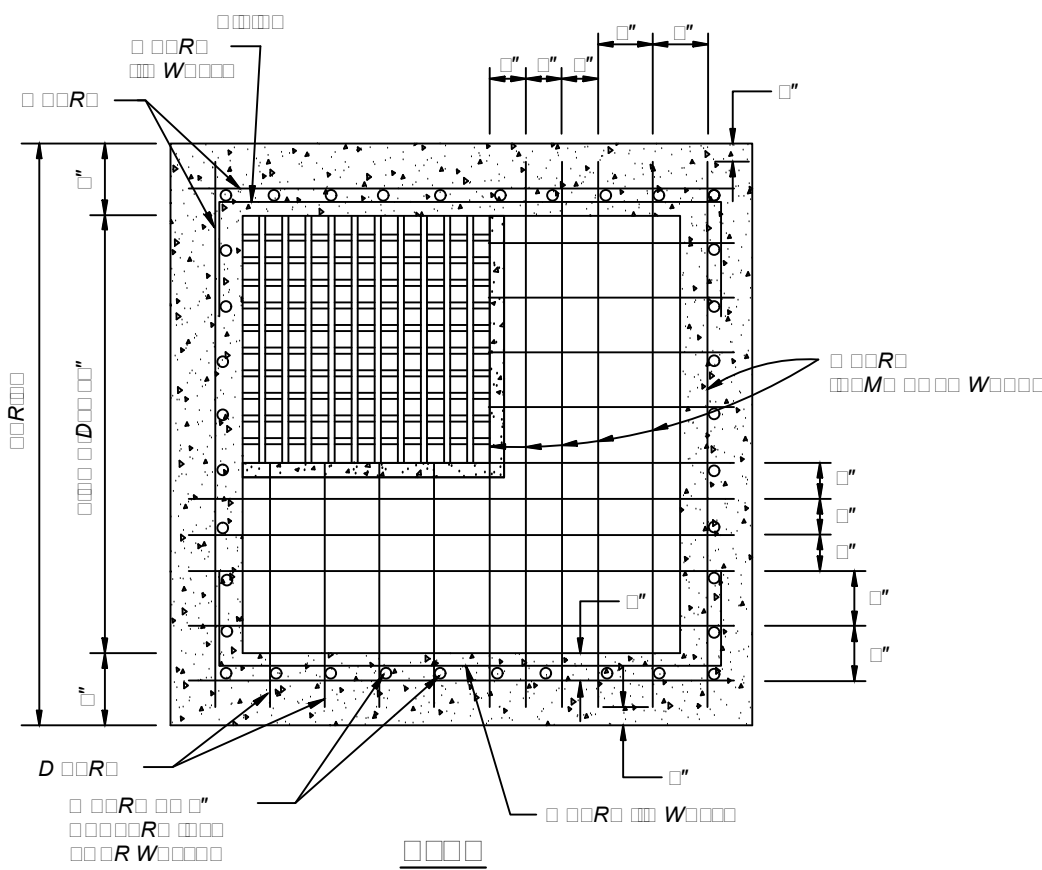
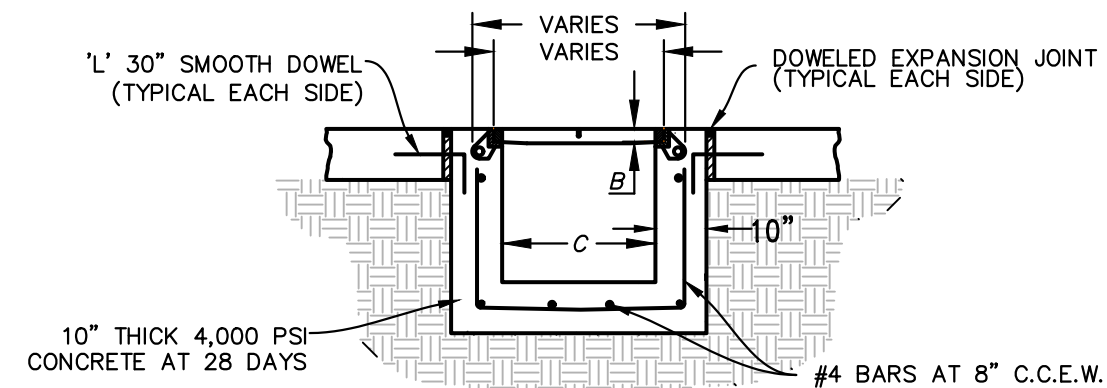
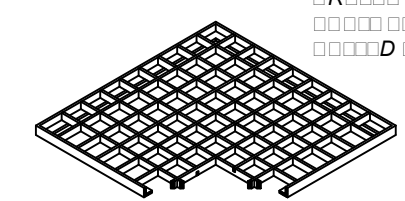
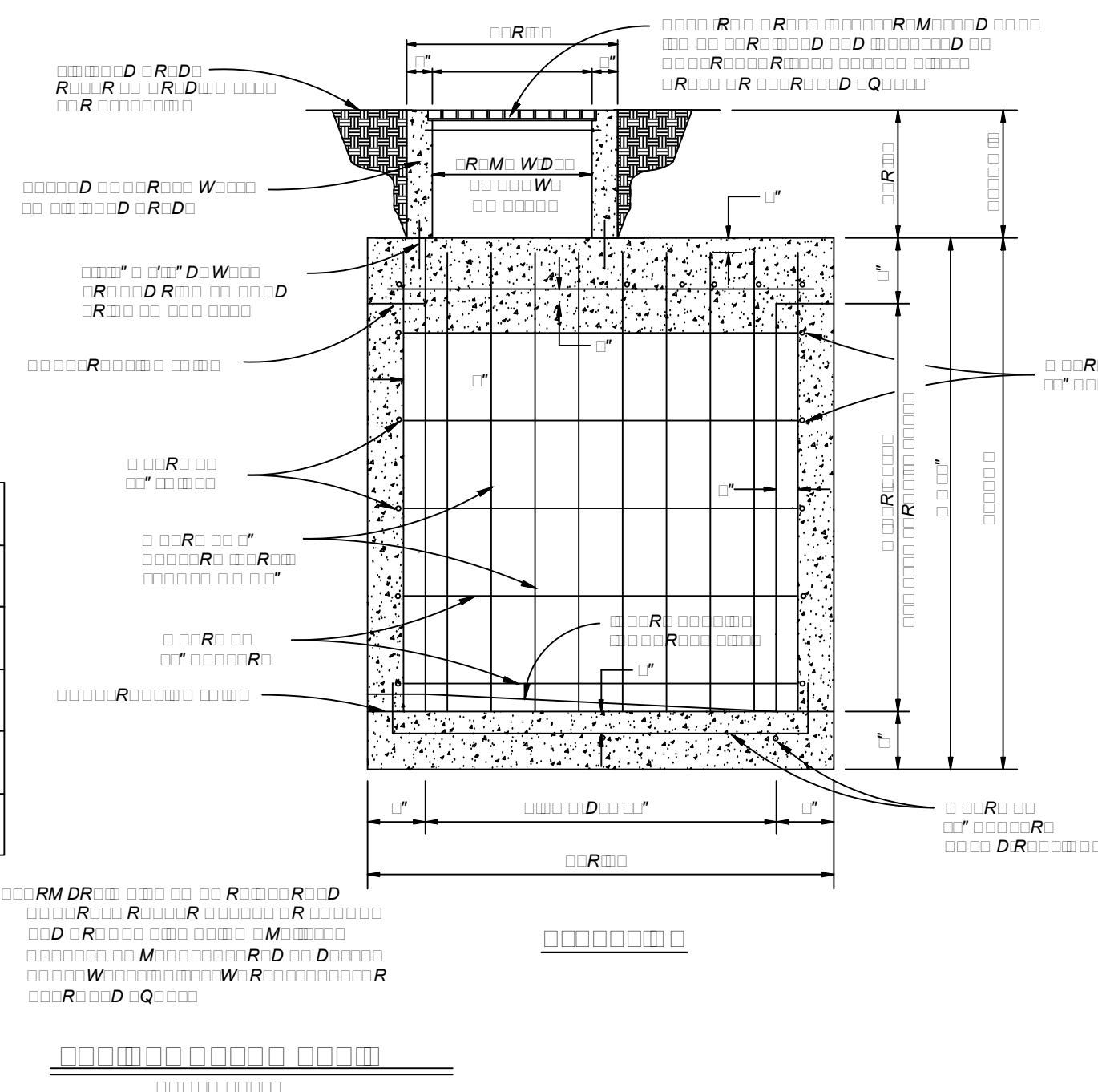


FIGURE 3

Check measurements. The grate/lid opening dimension must correspond to the "A" dimension plus 3/16" maximum per side. (see Figure 1a and 3)

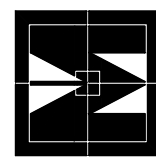
Pour concrete using the top edge of the iron frame pieces as a final elevation guide. Strip forms after concrete is properly cured. Install grates/lids. The completed installation should resemble Figure 1a.

[illegible]

TYPICAL TRENCH INSTALLATION

[illegible]

MAGEE ARCHITECTS, L.P.
DESIGNERS • PLANNERS • INTERIORS
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AHERN RENTALS BUILDING REMODEL

400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

817.731.9392

FORT WORTH, TEXAS

PROJECT NO. : 1677-1
DATE : 11/21/2018
DRAWN : BAI
REVISED : BAI

Brad Lehman



3/7/11

SHEET CONTENT

STORM SEWER DETAILS

SHEET NUMBER

C2.0 ☐

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TABLE OF DIMENSIONS & REINFORCING STEEL (Wings for One Structure End)									
Dimensions					Variable Reinforcing		Estimated Quantities per ft of wing length (2-Wings)		
Maximum Wingwall Height Hw (ft)	W	X	Y	Z	Bars J1 Spa	Bars J2 Spa	Reinf (Lb/Ft)	Conc (CY/Ft)	
2'-0"	2'-0"	1'-0"	0"	0"	#4 1'-0"	#4 1'-0"	33.73	0.248	
3'-0"	2'-0"	1'-0"	0"	0"	#4 1'-0"	#4 1'-0"	37.07	0.261	
3'-6"	2'-0"	1'-0"	0"	0"	#4 1'-0"	#4 1'-0"	37.74	0.273	
4'-0"	2'-0"	1'-0"	0"	0"	#4 1'-0"	#4 1'-0"	38.41	0.285	
4'-6"	3'-0"	2'-0"	1'-0"	0"	#4 1'-0"	#4 1'-0"	41.75	0.330	
5'-0"	3'-0"	2'-0"	1'-0"	0"	#4 1'-0"	#4 1'-0"	45.09	0.343	
5'-6"	3'-0"	2'-0"	1'-0"	0"	#4 1'-0"	#4 1'-0"	45.75	0.355	
6'-0"	3'-0"	2'-0"	1'-0"	0"	#4 1'-0"	#4 1'-0"	46.42	0.367	
7'-0"	3'-0"	2'-0"	1'-0"	0"	#4 1'-0"	#4 1'-0"	52.77	0.414	
8'-0"	4'-0"	2'-0"	1'-0"	0"	#4 1'-0"	#4 1'-0"	60.19	0.486	
9'-0"	4'-0"	2'-0"	1'-0"	0"	#4 1'-0"	#4 1'-0"	67.49	0.535	
10'-0"	5'-0"	2'-0"	1'-0"	0"	#4 1'-0"	#4 1'-0"	74.75	0.584	
11'-0"	5'-0"	2'-0"	1'-0"	0"	#4 1'-0"	#4 1'-0"	81.99	0.634	
12'-0"	6'-0"	2'-0"	1'-0"	0"	#4 1'-0"	#4 1'-0"	89.23	0.684	

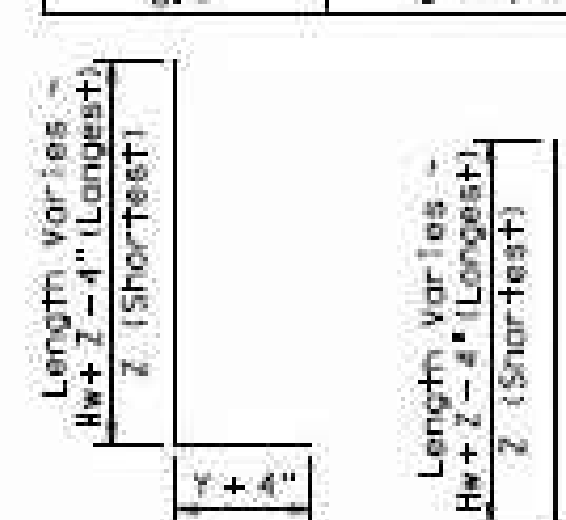
TABLE OF WING WALL REINFORCING (2-Wings)			
Bar	Size	No.	Spa
D	#5	~	1'-0"
E	#4	~	1'-0"
F	#4	~	1'-0"
G	#6	4	~
M	#4	4	~
P	#4	~	1'-0"
R	#5	6	~
V	#4	~	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES			
Bar	Size	No.	Spa
L	#4	~	1'-0"
Q	#4	1	~
Reinf (Lb/Ft)			2.45
Conc (CY/Ft)			0.037

TABLE OF ESTIMATED ANCHOR TOEWALL QUANTITIES			
Bar	Size	No.	Spa
K	#4	~	1'-0"
N	#5	6	~
OL	#4	6	~
Reinf (Lb/Ft)			9.82
Conc (CY/Ft)			0.074

- Extend Bars P 3'-0" minimum into bottom slab of Box Culvert.
- Adjust to fit as necessary to maintain 1/4" clear cover and 4" minimum between bars.
- Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings multiply the tabulated values by Lw.
- Recommended values of Slope are: 3:1, 4:1, & 6:1. Slope shall be 3:1 or flatter.
- When shown elsewhere on the plans, a 5' deep concrete riprap shall be constructed. Payment for riprap shall be as required by Item 432, "Riprap", unless otherwise shown on the plans or directed by the Engineer, construction joints or grooved joints, oriented in the direction of flow, and shall extend across the full distance of the riprap, at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B-B will not be required.
- At Contractor's option, Culvert Toewall may be ended flush with Wingwall Toewall. Adjust reinforcing from that shown as necessary.
- 3" min to 5'-0" max. Estimated curb heights are shown elsewhere in the plans. For structures without rolling and curbs taller than 1'-0", refer to ECD standard.
- For vehicle safety, curbs shall project no more than 3" above finished grade. Curb heights shall be reduced, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
- See 'Table of Maximum Wing Heights' for various slopes. Height is limited based on a 33'-6" maximum safety pipe runner length.

TABLE OF MAXIMUM WING HEIGHTS (Hw max)	
Slope	Hw max
3:1	11'-5"
4:1	8'-10"
6:1	6'-1"

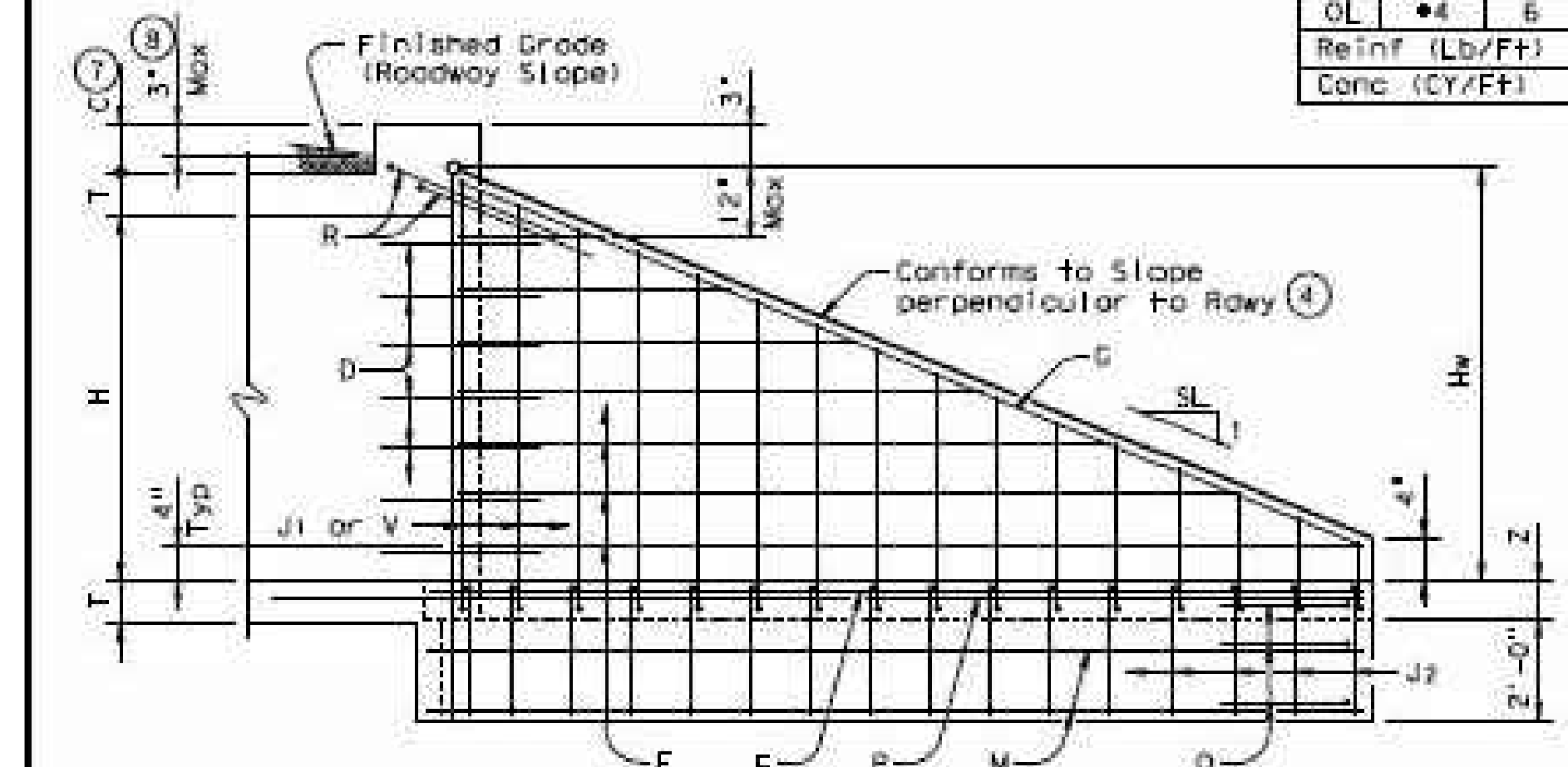


WING DIMENSION CALCULATIONS:

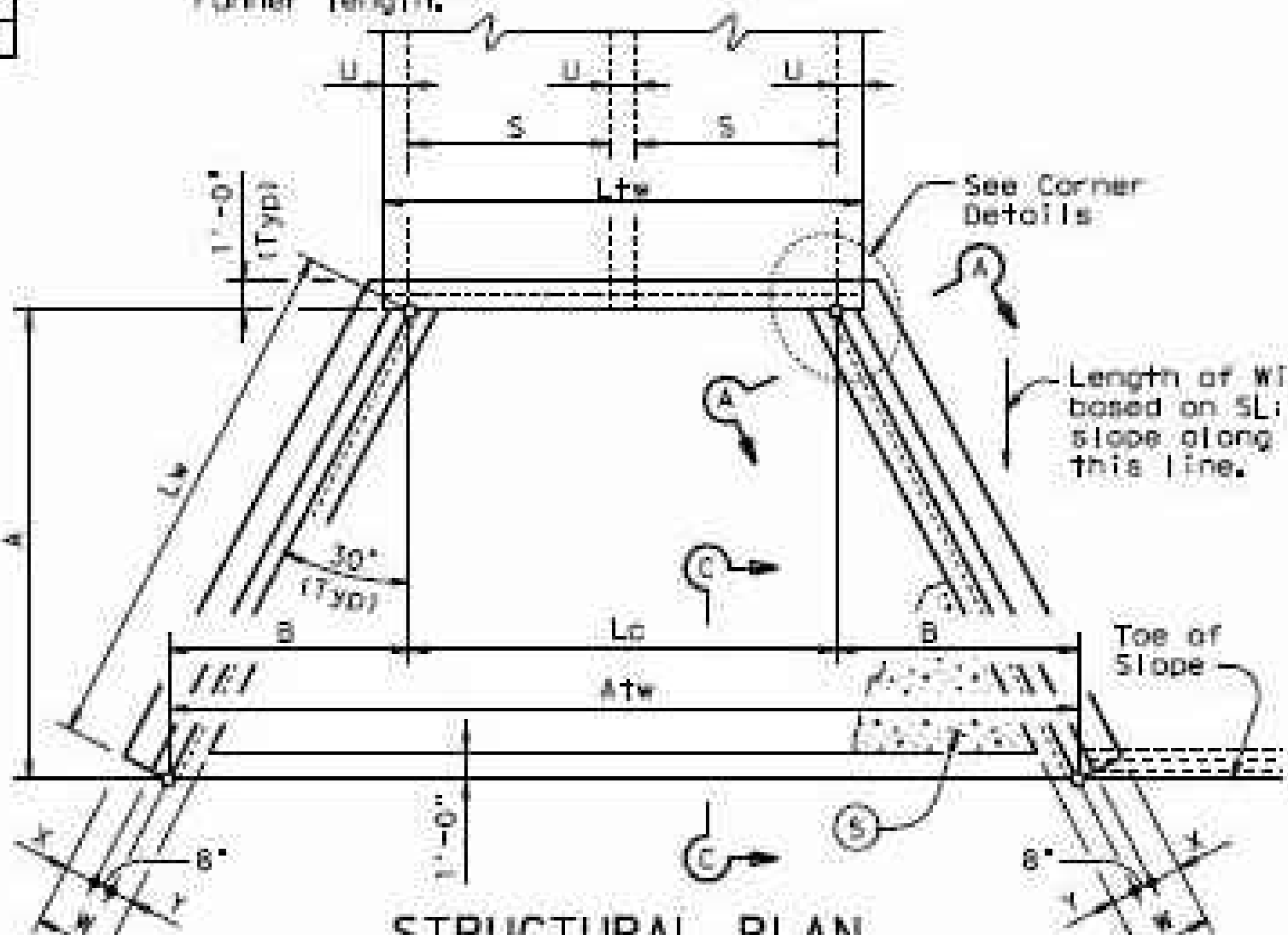
Formulas: (All values are in Feet)
 $Hw = H + T + C - 0.250$
 $A = (Hw - 0.333) (SL)$
 $B = (A) (\text{Tangent } 30^\circ)$
 $Lw = (A) \div (\text{Cosine } 30^\circ)$
 For Cast-in-place culverts:
 $Ltw = (N) (S) + (N+1) (U)$
 For Precast culverts:
 $Ltw = (N) (2U+S) + (N+1) (0.500')$
 $Lc = (Ltw) - (2U)$
 $Atw = (Lc) + (2B)$
 Total Wingwall Area (Two Wings = S.F.)
 $= (Hw + 0.333) (Lw)$

Hw = Height of Wingwall
 SL = Side Slope Ratio (Horizontal : 1 Vertical)
 Lw = Length of Wingwall
 Ltw = Culvert Toewall Length
 U = Culvert Curb between Wings
 Atw = Anchor Toewall Length
 N = Number of Culvert Spans
 See applicable box culvert standard for H, S, T, and U values. See Table of Maximum Wall Heights for limits on Hw.

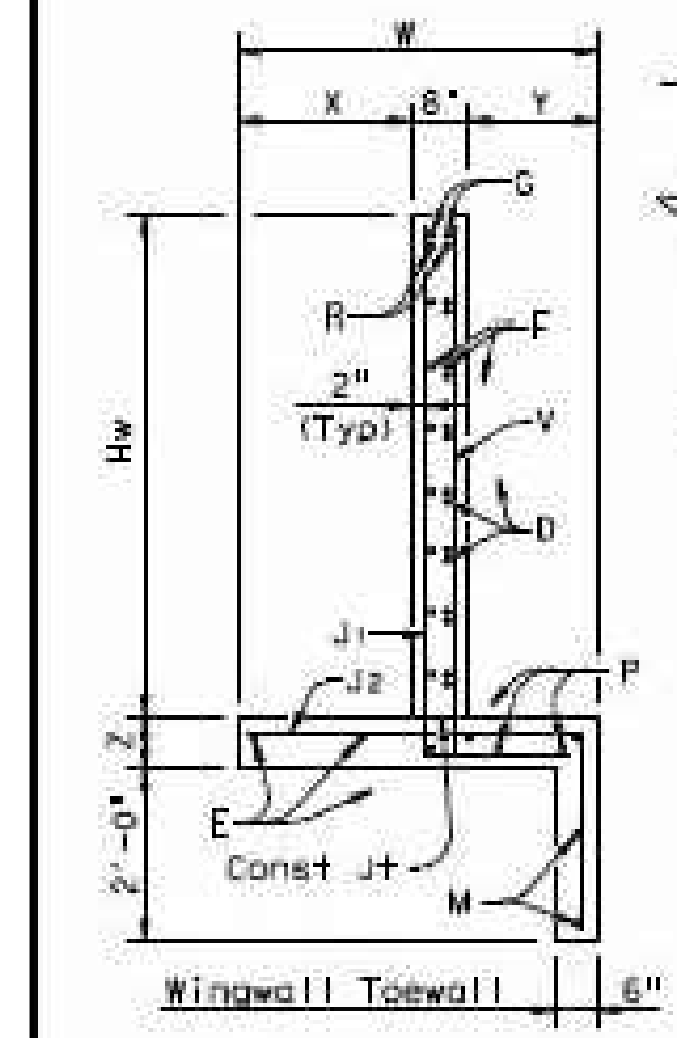
GENERAL NOTES:
 Designed according to AASHTO LRFD Specifications. The Safety End Treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the Pipe Runners. Pipe Runners are designed for a traversing load of 1,800 pounds at yield as recommended by Research Report 280-1, "Safety Treatment of Roadside Cross-Drainage Structures", Texas Transportation Institute, March 1981.
 All reinforcing steel shall be Grade 60. Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.
 All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 psi.
 All reinforcing bars shall be adjusted to provide a minimum of 1/4" clear cover.
 When structure is founded on solid rock, depth of toewalls for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
 See BCS sheet for additional dimensions and information.
 All bolts, nuts, washers, brackets, angles, and pipe runners are considered parts of the Safety End Treatment for payment.
 Pipe Runners shall conform to the requirements of ASTM A53 (Type E or S, Grade B), ASTM A500 (Grade B), or API 5LX52.
 Bolts and nuts shall conform to ASTM A307. Steel plates shall conform to ASTM A36. All steel components, except reinforcing, shall be galvanized. Galvanizing damaged during transport or construction shall be repaired in accordance with the specifications.
 The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.



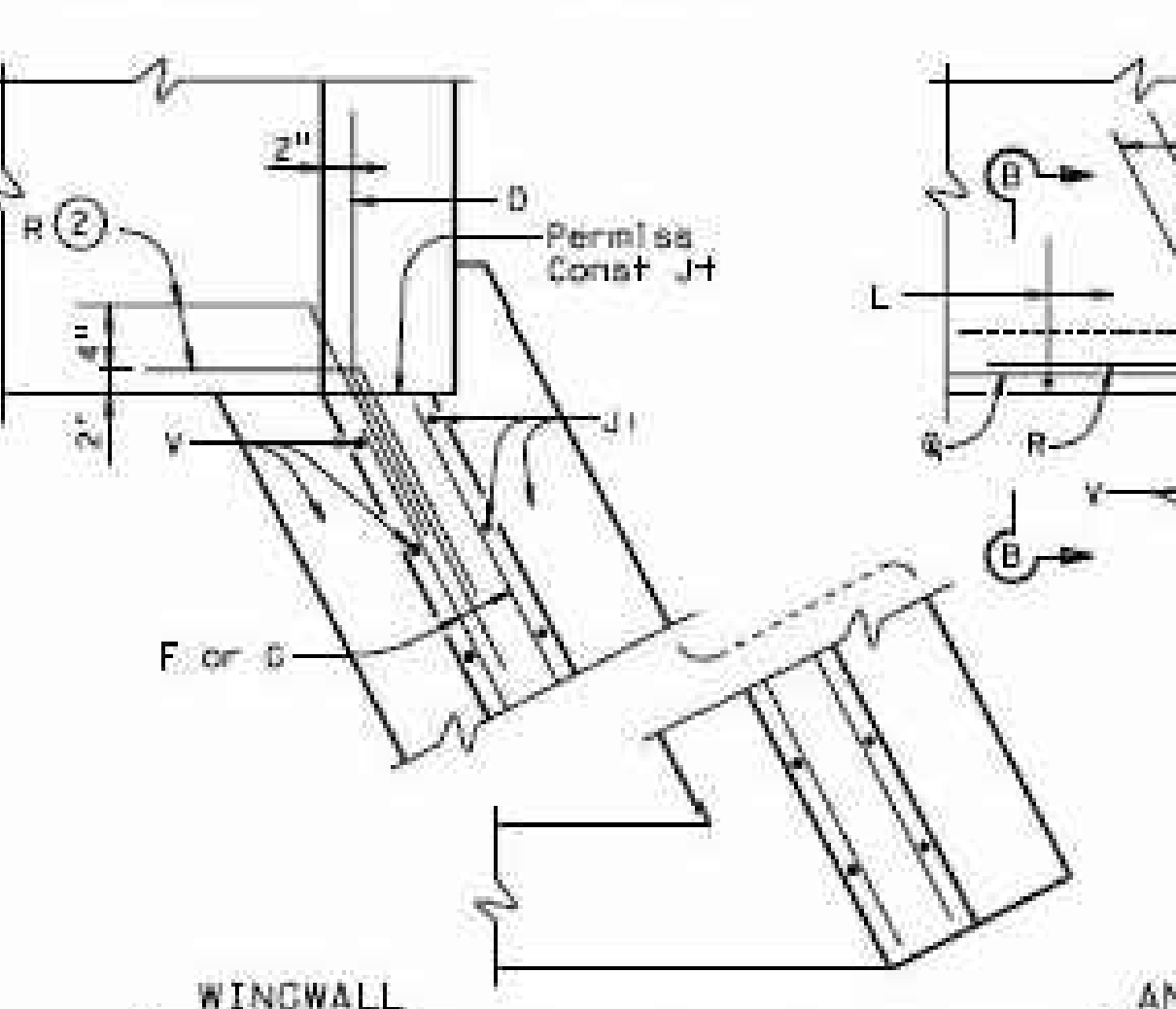
INSIDE ELEVATION OF WINGWALL
 (Showing reinforcing. Culvert and Culvert Toewall reinforcing not shown for clarity.)



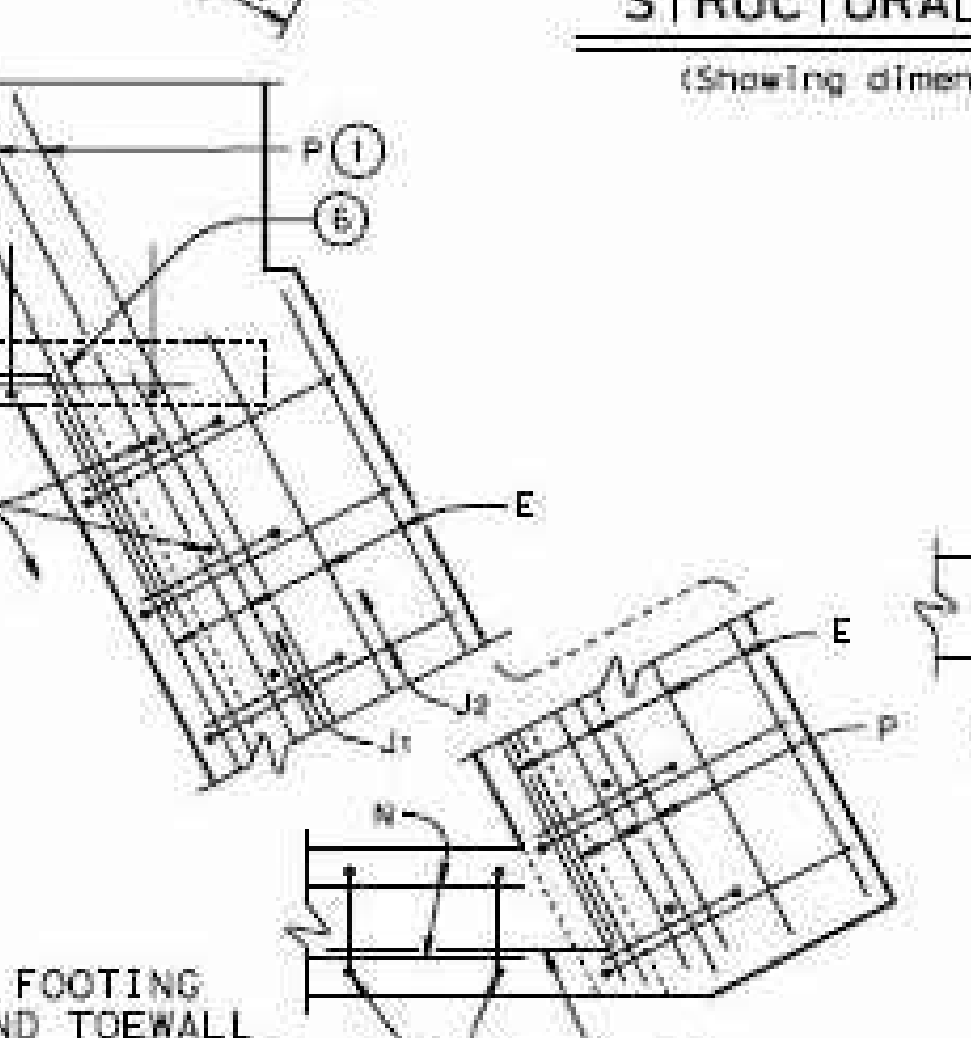
STRUCTURAL PLAN
 (Showing dimensions.)



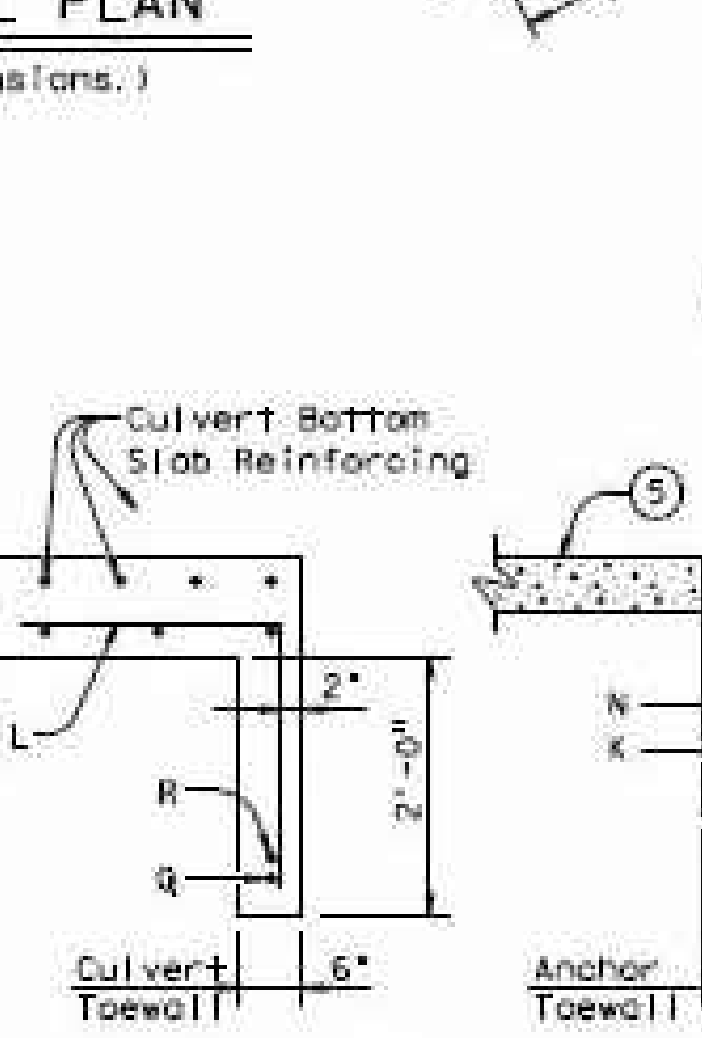
SECTION A-A



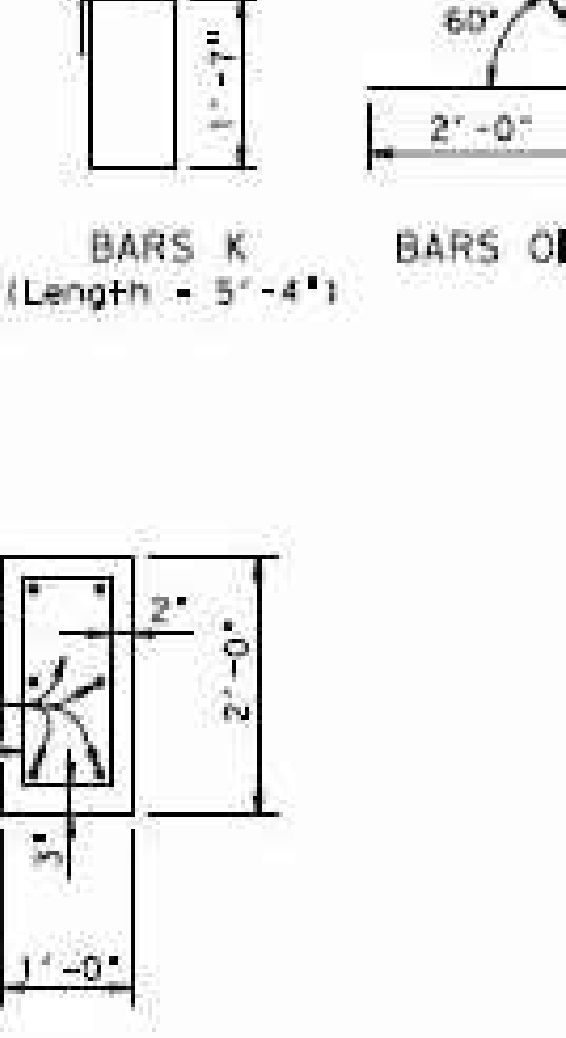
CORNER DETAILS
 (Culvert and Culvert Toewall reinforcing not shown for clarity.)



FOOTING AND TOEWALL



SECTION B-B



SECTION C-C

Bridge Division Standard

SAFETY END TREATMENT WITH FLARED WINGS

FOR 0" SKEW BOX CULVERTS TYPE I ~ CROSS DRAINAGE

SETB-FW-0

PROJECT	0000000000	REV. DATE	REV. DATE	REV. DATE	REV. DATE
DESIGNED	February 2010	CHECKED	REVISED	REVISED	REVISED
1. Add new to existing plans		DATE	REVISION	SHEET NO.	

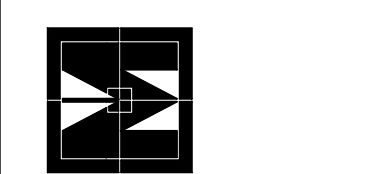
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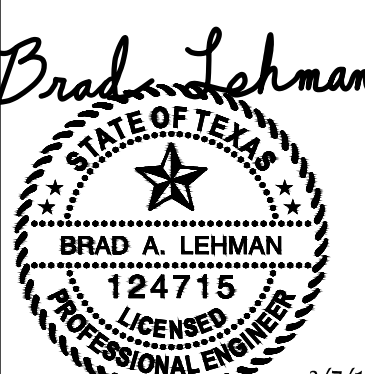
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AHERN RENTALS BUILDING REMODEL
 400 N. STEMMONS FRWY.
 LAKE DALLAS, TEXAS 75065

PROJECT NO.: 1677-17
 DATE: 11/21/2018
 DRAWN: BAL
 REVISED: BAL



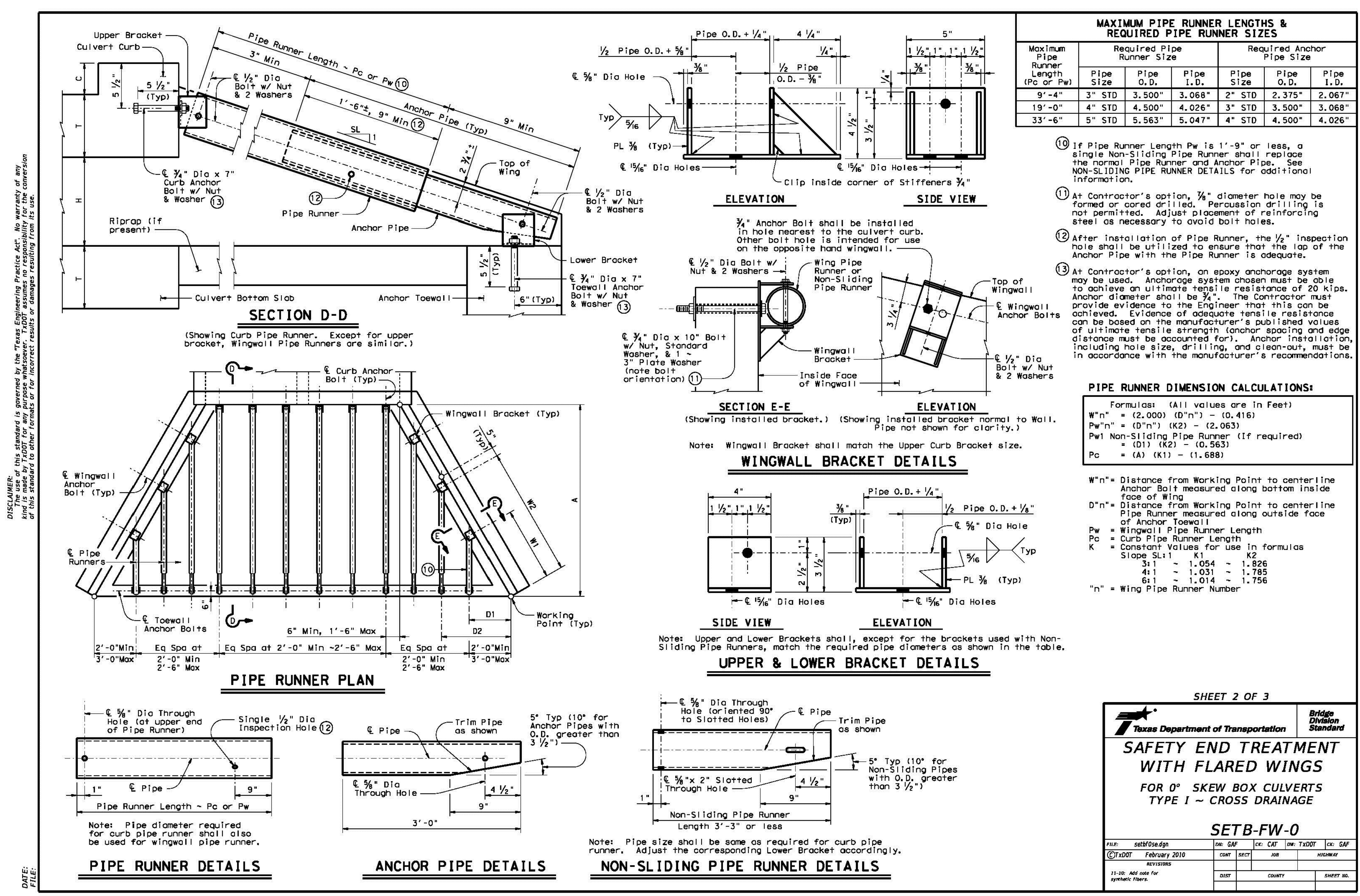
3/7/19

SHEET CONTENT

STORM
SEWER
DETAILS

SHEET NUMBER

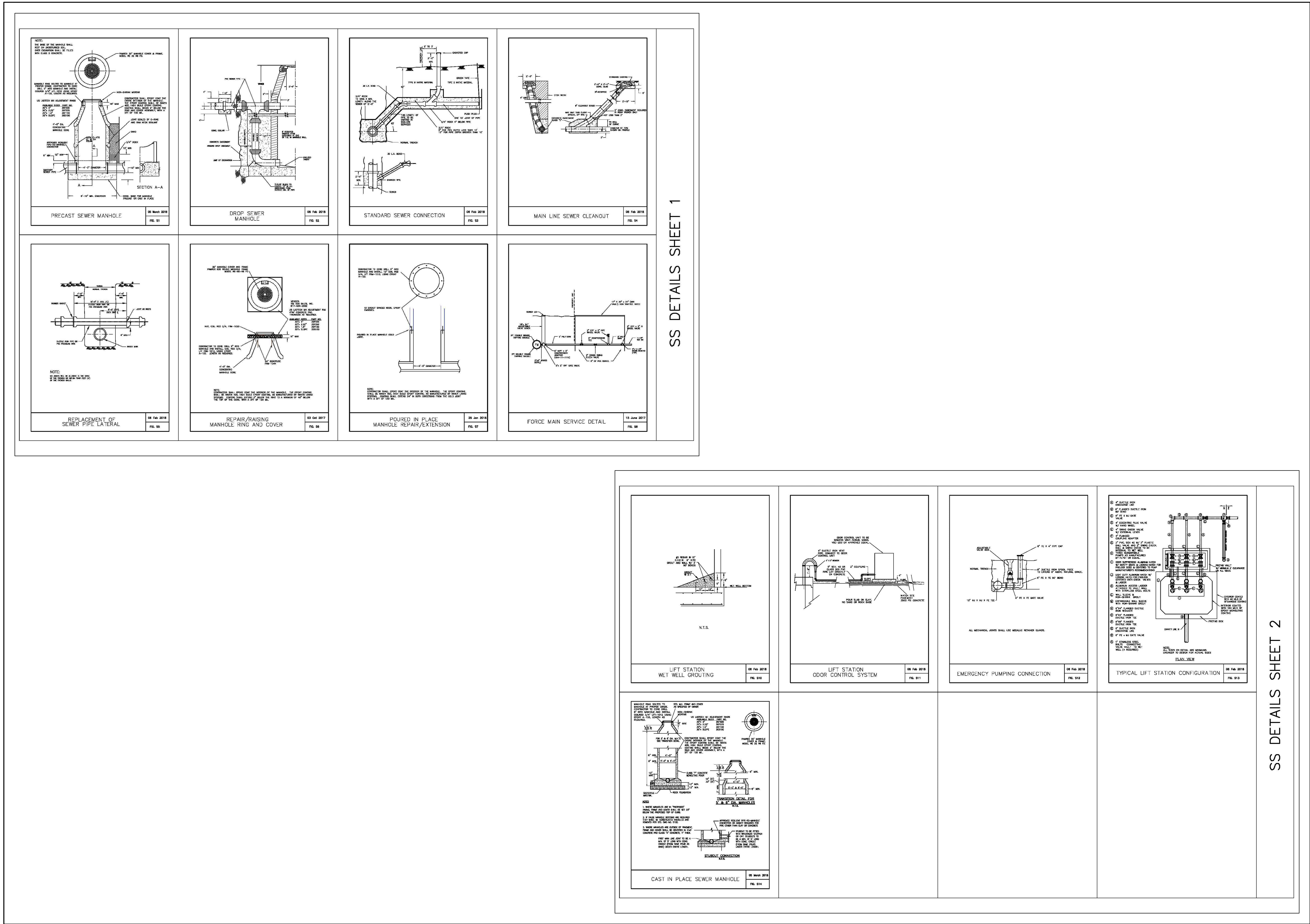
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DATE: FILE:





SS DETAILS SHEET 1

SS DETAILS SHEET 2

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400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

PROJECT NO.: 1677-17
DATE: 11/21/2018
DRAWN: BAL
REVISED: BAL

Brad A. Lehman
STATE OF TEXAS
BRAD A. LEHMAN
124715
LICENSED PROFESSIONAL ENGINEER
3/7/19

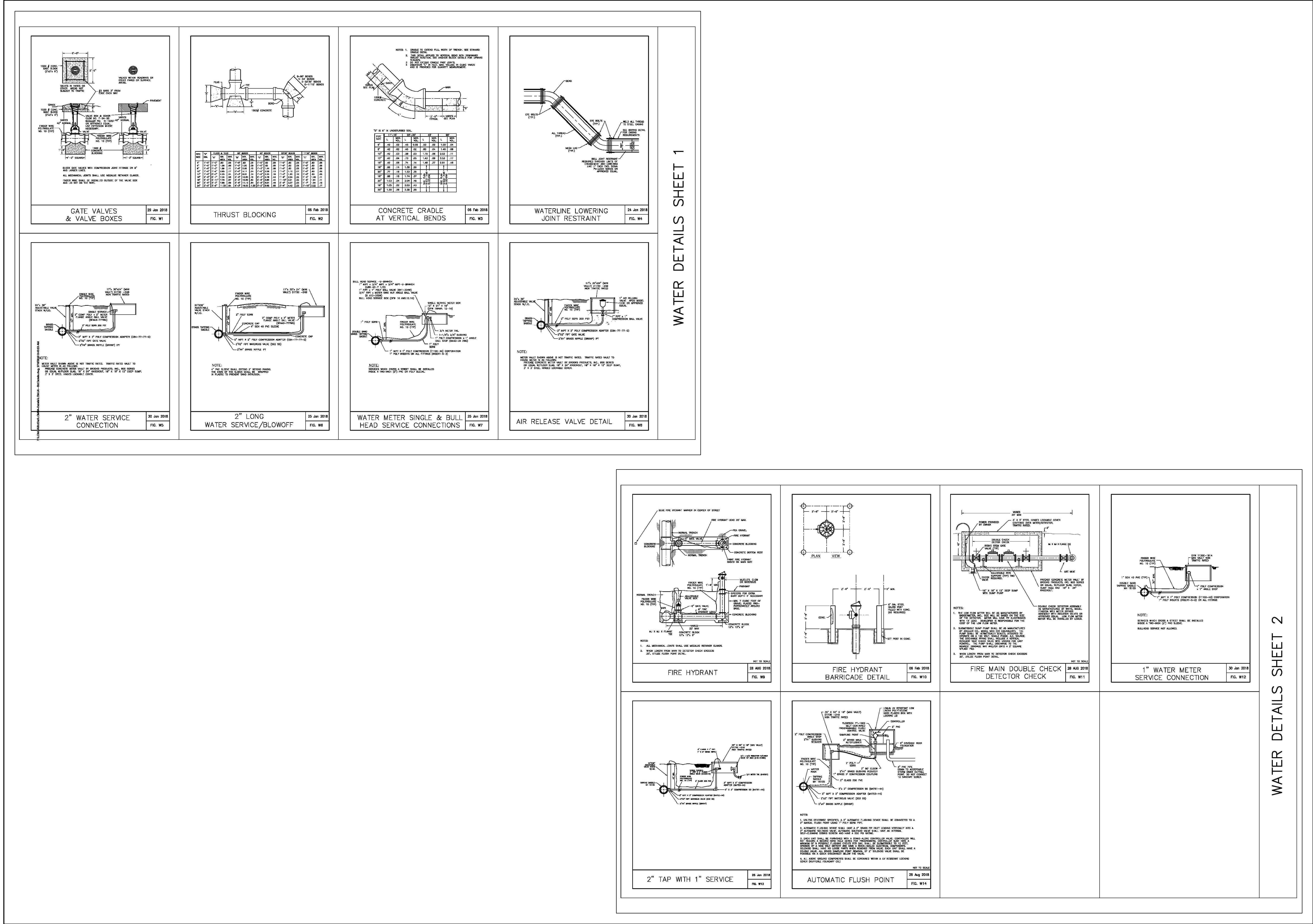
SHEET CONTENT

UTILITY DETAILS

SHEET NUMBER

C2.0

ISSUE FOR BID

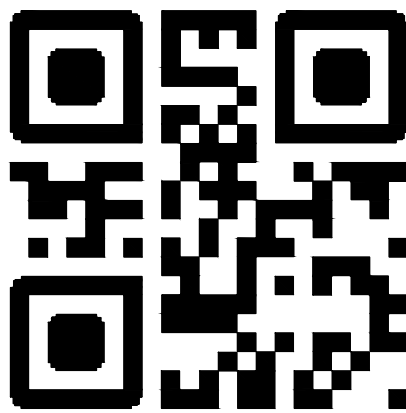


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ADS SALES REP	BRYAN TUCKER 6822160795 BRYAN.TUCKER@ADS-PIPE.COM
PROJECT NO	S089933



ADVANCED DRAINAGE SYSTEMS, INC.

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INSTRUCTIONS,
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INSTALLATION APP



AHERN RENTALS

LAKE DALLAS - TEXAS

DC-780 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH DC-780.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN² IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY

IMPORTANT NOTES FOR THE BIDDING AND INSTALLATION OF THE DC-780 CHAMBER SYSTEM

- STORMTECH DC-780 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH DC-780 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER DC-780 CHAMBERS IS LIMITED
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LA ₁ OUT	
582	STORMTECH DC-780 CHAMBERS
37	STORMTECH DC-780 END CAPS
6	STONE ABOVE (in)
9	STONE BELOW (in)
40	□ STONE VOID
□□2□2	INSTALLED S ₁ STEM □OLUME BET ₁ EEN ELE ₁ ATION □□□.0 AND □□1.0 C ₁ PERIMETER STONE INCLUDED □
21,525	SYSTEM AREA (ft²)
893	SYSTEM PERIMETER (ft)

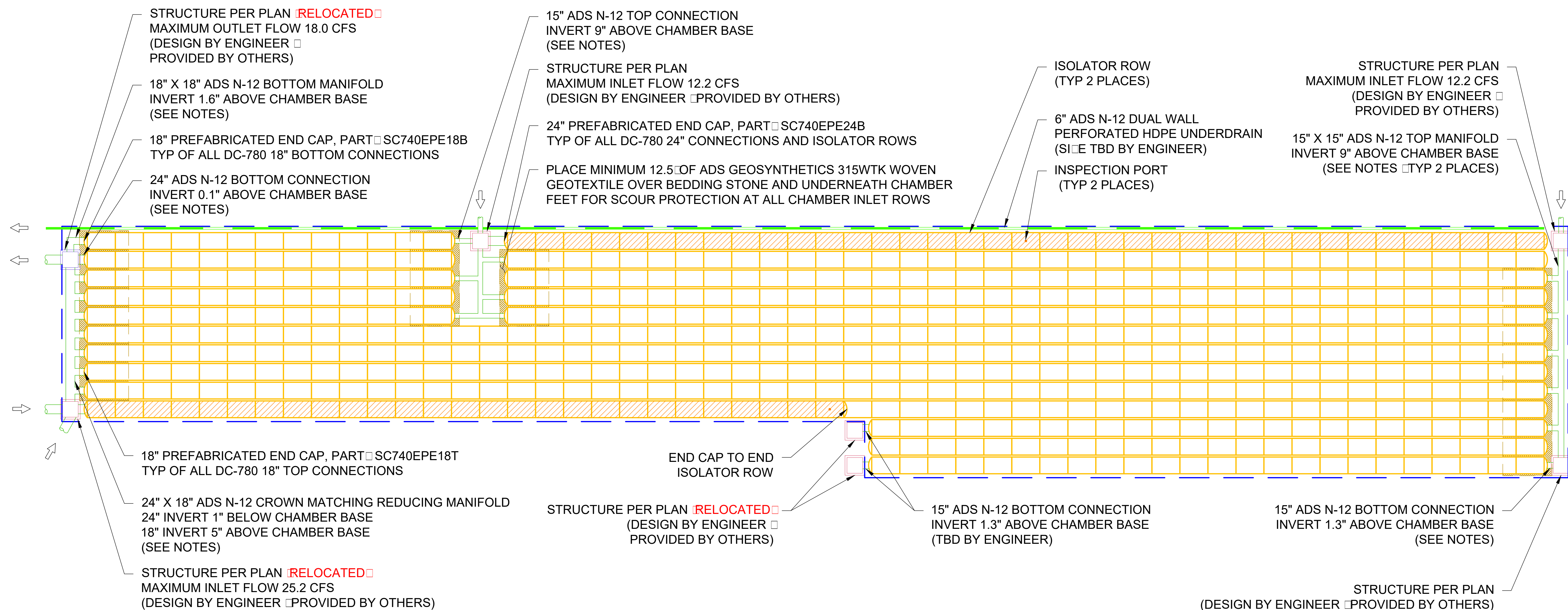
PROPOSED LA ₁ OUT	
582	STORMTECH DC-780 CHAMBERS
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21,525	SYSTEM AREA (ft ²)
893	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS	
603.50	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT UNPAVED)
593.50	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
593.00	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
593.00	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
593.00	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
592.00	TOP OF STONE
591.50	TOP OF DC-780 CHAMBER
589.75	15" TOP MANIFOLD INVERT
589.42	24" X 18" MANIFOLD (18" PIPE)
589.13	18" BOTTOM MANIFOLD INVERT
589.11	15" BOTTOM CONNECTION INVERT
589.01	24" BOTTOM MANIFOLD CONNECTION INVERT
589.01	24" ISOLATOR ROW CONNECTION INVERT
589.00	BOTTOM OF DC-780 CHAMBER
588.92	24" X 18" MANIFOLD (24" PIPE)
588.30	UNDERDRAIN INVERT
588.25	BOTTOM OF STONE

PROPOSED ELEVATIONS	
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593.50	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
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589.11	15" BOTTOM CONNECTION INVERT
589.01	24" BOTTOM MANIFOLD CONNECTION INVERT
589.01	24" ISOLATOR ROW CONNECTION INVERT
589.00	BOTTOM OF DC-780 CHAMBER
588.92	24" X 18" MANIFOLD (24" PIPE)
588.30	UNDERDRAIN INVERT
588.25	BOTTOM OF STONE

NOTES - MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET 07 FOR MANIFOLD SIZING GUIDANCE. - DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD. - THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET. - THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.	RENTALS LLAS - TEXAS DRAWN NAB CHECKED AGC UNDER CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.
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| <p>NOTES</p> <ul style="list-style-type: none"> MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET 07 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET. THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED. | <div> <div>RENTALS</div> <div>LLAS - TEXAS</div> <div> <div>DRAWN NAB</div> <div>CHECKED AGC</div> </div> </div> <div> UNDER CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. </div> |
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AHERN RENTALS LAKE DALLAS - TEXAS	
DATE ☐	06-19-18 DRAWN ☐ NAB
PROJECT ☐	S089933 CHECKED ☐ AGC

DATE	DR	N	CH	D	DESCRIPTION
06-21-18	AGC				A-1 AREA INLET MANIFOLD RESILED
09-14-18	GDL			JPR	REVISED PER ENGINEER
09-21-18	AGC				REV. TO INCL. NEW INLET LOCATIONS
1-14-19	RWD			ALS	REDREW WITH 780S
1-21-19	RWD			KLJ	MOVED CHAMBERS, ADD STONE

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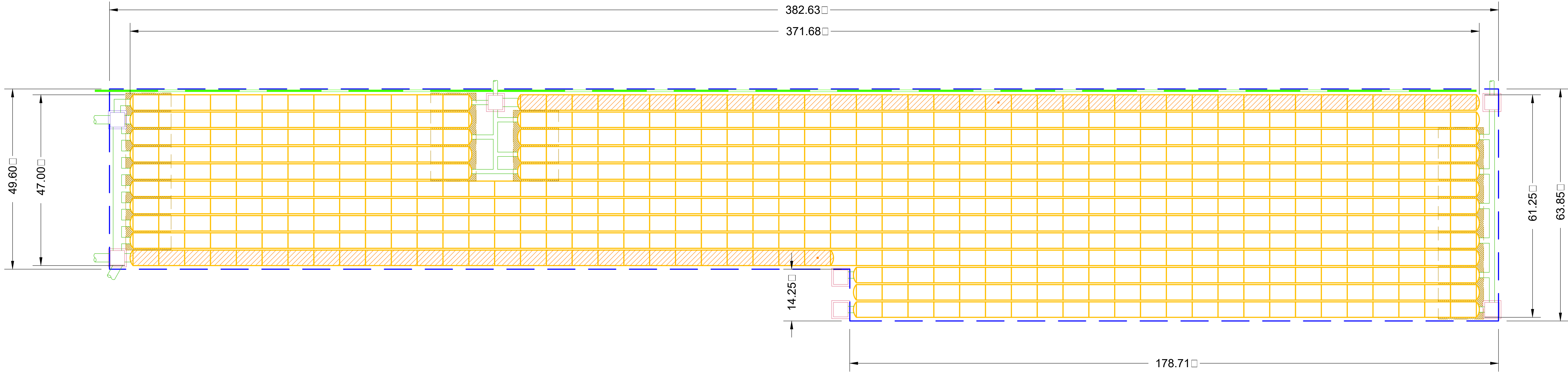
70 INWOOD ROAD, SUITE 3 | ROCKY HILL, CT | 06067
860-529-9188 | 888-892-2694 | WWW.STORMTECH.COM

Grade	Percentage
1	10%
2	10%
3	10%
4	10%
5	60%

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO OBTAIN ALL NECESSARY INFORMATION FROM THE PROJECT REPRESENTATIVE.

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET 7 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.



1-21-19	RWD	KLJ	MOVED CHAMBERS, ADD STONE
1-14-19	RWD	ALS	REDREW WITH 780S
09-21-18	AGC	REV.	TO INCL. NEW INLET LOCATIONS
09-14-18	GDL	JPR	REVISED PER ENGINEER
06-21-18	AGC	A-1	AREA INLET MANIFOLD RESIZED

DATE	DR	IN	CH	ID	DESCRIPTION
06-21-18	AGC	A-1	AREA	INLET	MANIFOLD RESIZED

DATE	06-19-18	DRAWN	NAB
PROJECT	S089933	CHECKED	AGC

LAKE DALLAS - TEXAS	AHERN RENTALS
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3	SHEET	6
OF		

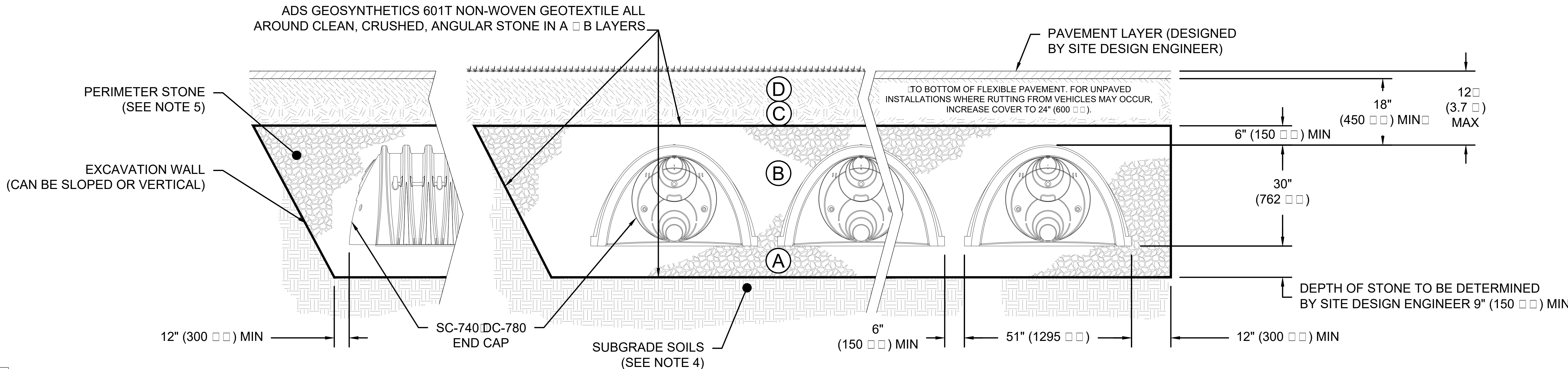
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ACCEPTABLE BILL MATERIALS STORMTECH DC 0000 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION & DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE D LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE C LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, 35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE C LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE ☐

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR ¾" STONE WOULD STATE "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



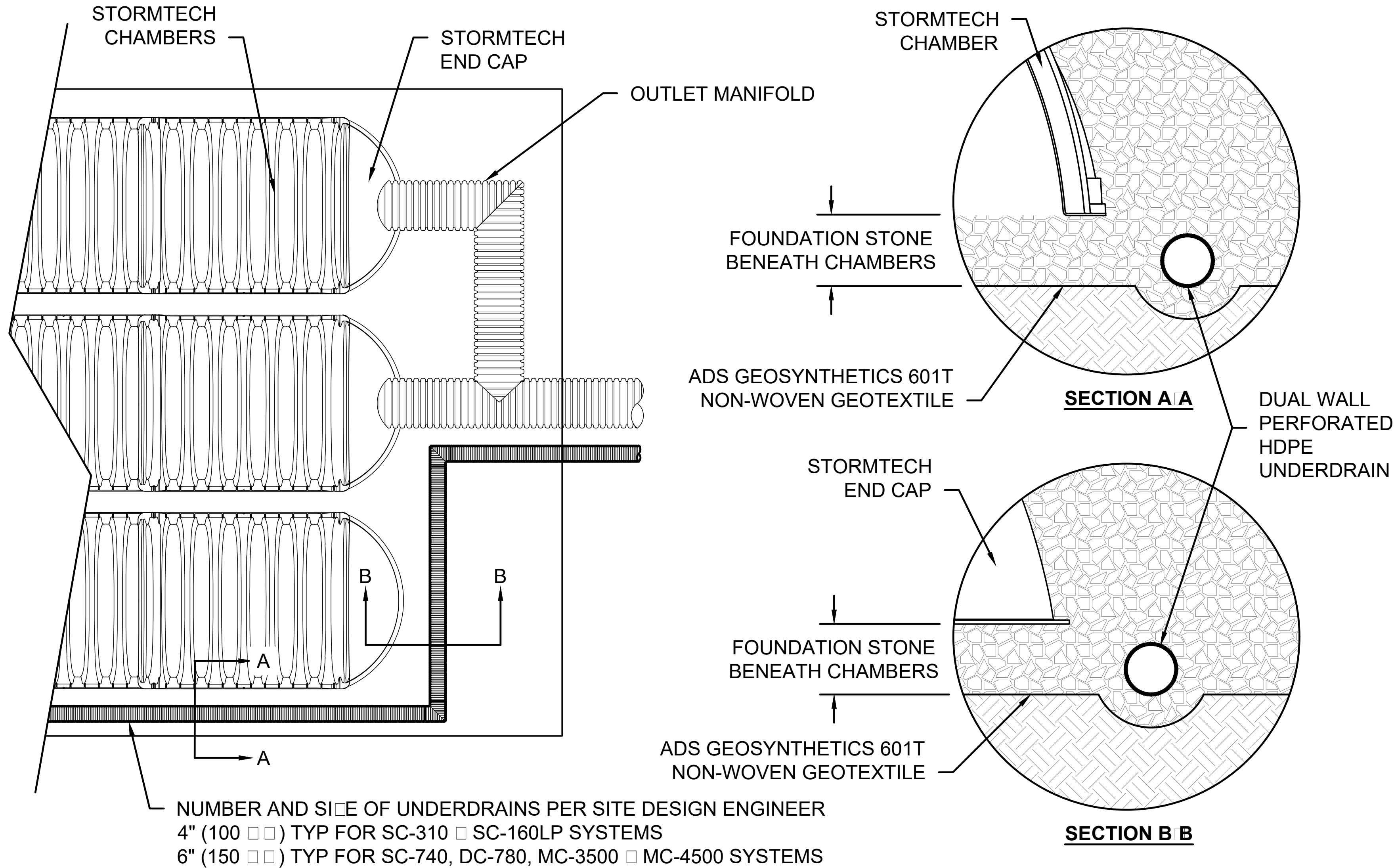
NOTES

1. DC-780 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. DC-780 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER C IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER D UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER C OR D AT THE SITE DESIGN ENGINEER'S DISCRETION.

 ADVANCED DRAINAGE SYSTEMS, INC. 4640 TRUEMAN BLVD HILLIARD, OH 43026		 Detention+Retention+Water Quality 70 INWOOD ROAD, SUITE 3 ROCKY HILL CT 06067 860-529-8188 888-892-2684 WWW.STORMTECH.COM								AHERN RENTALS LAKE DALLAS - TEXAS			
		1-21-19		RWD	KLJ	MOVED CHAMBERS, ADD STONE							
		1-14-19		RWD	ALS	REDREW WITH 780S							
		09-21-18		AGC		REV. TO INCL. NEW INLET LOCATIONS							
		09-14-18		GDL	JPR	REVISED PER ENGINEER		DATE		06-19-18			
		06-21-18		AGC		A-1 AREA INLET MANIFOLD RESILED		PROJECT		☐ S089933			
										DRAWN ☐ NAB			
										CHECKED ☐ AGC			
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4		SHEET				OF		6					

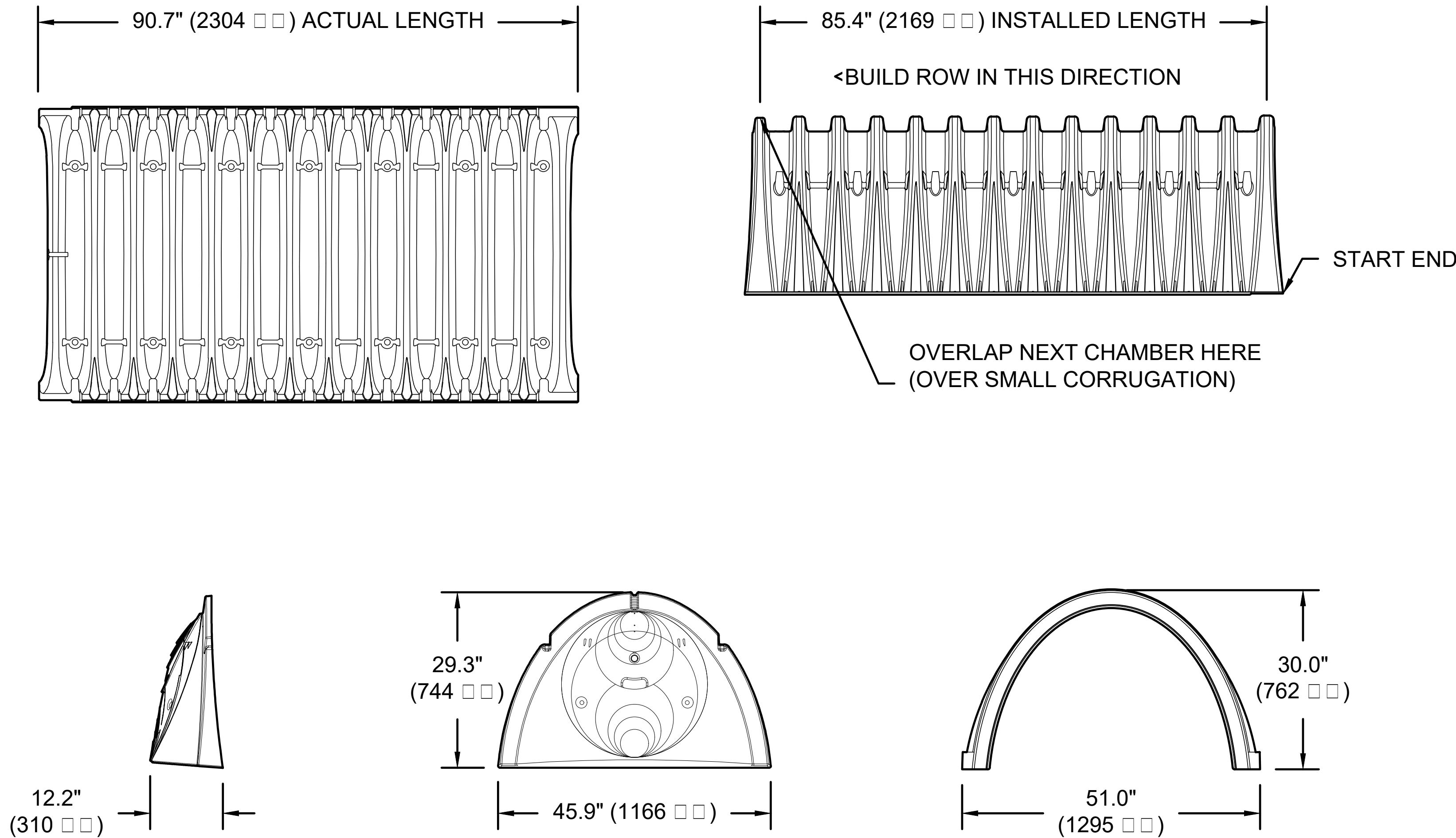
UNDERDRAIN DETAIL

NTS



DC 740 TECHNICAL SPECIFICATION

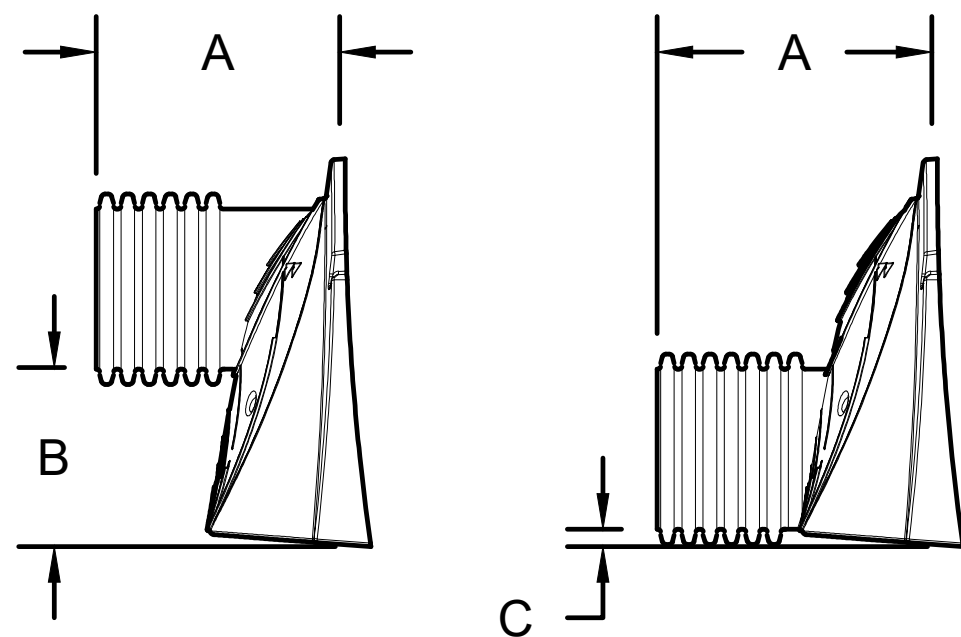
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 sq in X 762 sq in X 2169 sq in)
CHAMBER STORAGE	46.2 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE	78.4 CUBIC FEET	(2.20 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

ASSUMES 6" (152 mm) STONE ABOVE, 9" (229 mm) BELOW, AND 6" (152 mm) BETWEEN CHAMBERS



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART	STUB	A	B	C
SC740EPE06T SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	---
SC740EPE06B SC740EPE06BPC			---	0.5" (13 mm)
SC740EPE08T SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	---
SC740EPE08B SC740EPE08BPC			---	0.6" (15 mm)
SC740EPE10T SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	---
SC740EPE10B SC740EPE10BPC			---	0.7" (18 mm)
SC740EPE12T SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	---
SC740EPE12B SC740EPE12BPC			---	1.2" (30 mm)
SC740EPE15T SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	---
SC740EPE15B SC740EPE15BPC			---	1.3" (33 mm)
SC740EPE18T SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	---
SC740EPE18B SC740EPE18BPC			---	1.6" (41 mm)
SC740EPE24B	24" (600 mm)	18.5" (470 mm)	---	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

AHERN RENTALS
LAKE DALLAS - TEXAS

DATE: 06-19-18
PROJECT: S089933
DRAWN: NAB
CHECKED: AGC

DATE	DR	IN	CH	D	DESCRIPTION
1-21-19	RWD	KLJ	MOVED CHAMBERS, ADD STONE		
1-14-19	RWD	ALS	REDREW WITH 780S		
09-21-18	AGC		REV. TO INCL. NEW INLET LOCATIONS		
09-14-18	GDL	JPR	REVISED PER ENGINEER		
06-21-18	AGC		A-1 AREA INLET MANIFOLD RESIZED		

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4640 TRUEMAN BLVD
HILLIARD, OH 43026
ADS
ADVANCED DRAINAGE SYSTEMS, INC.

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SECTION 26 56 13
LIGHTING POLES (45' AND LESS)

1.00 RELATED DOCUMENTS

- A. RELATED DOCUMENTS WHICH GOVERN THE WORK SPECIFIED IN THIS SECTION
1. THE CONDITIONS OF THE CONTRACT.
 2. OTHER APPLICABLE SECTIONS IN THE SPECIFICATIONS.

1.01 DESCRIPTION OF WORK

- A. THE EXTENT OF LIGHTING POLES WORK IS INDICATED BY DRAWINGS AND BY SCHEDULES, AND THE REQUIREMENTS OF THIS SECTION.

1.02 QUALITY ASSURANCE

- A. COORDINATE THE WORK OF THIS SECTION WITH RELATED WORK SPECIFIED IN OTHER SECTIONS.
- B. REFER TO "ELECTRICAL STANDARDS AND SYMBOLS".
- C. WHERE APPLICATION OF LOCAL CODES, TRADE ASSOCIATION STANDARDS OR REGULATIONS APPEARS TO BE IN CONFLICT WITH THE REQUIREMENTS OF THIS SECTION, THE ARCHITECT/ENGINEER WILL DETERMINE WHICH REQUIREMENT MUST BE COMPLIED WITH.

1.03 SUBMITTALS

- A. SUBMIT MANUFACTURER'S DATA ON LIGHTING POLES INCLUDING CERTIFIED DIMENSION DRAWINGS FOR FABRICATED POLES (INCLUDING BRACKETS, IF ANY, POLE BASE, BASE/NUT COVER, BOLT AND RE-BAR SIZE, BOLT CIRCLE, GROUND CONNECTION).
- B. DRAWINGS SHALL INCLUDE DESIGN PARAMETERS INCLUDING, BUT NOT LIMITED TO:
1. EFFECTIVE PROJECTED AREA OF POLE, BRACKETS AND APPURTENANCES, AND FIXTURES.
 2. WEIGHT OF POLE, BRACKETS AND APPURTENANCES, AND FIXTURES.
 3. WIND LOADING: SUSTAINED AND GUST FACTOR.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. HANDLE METAL LIGHTING POLES CAREFULLY TO PREVENT BREAKAGE, DENTING AND SCORING THE FINISH.

PART 2 – PRODUCTS

- ### ON FABRICATED POLES

- A. METAL, RACEWAY TYPE:
1. PROVIDE METAL, RACEWAY-TYPE, LIGHTING POLES OF THE SIZE AND TYPE INDICATED, COMPRISED OF SHAFT AND BRACKET, EQUIPPED WITH A GROUNDING CONNECTION READILY ACCESSIBLE FROM HANDHOLE AND CONSTRUCTED OF THE FOLLOWING MATERIALS AND ADDITIONAL CONSTRUCTION FEATURES:
 - a. GALVANIZED STEEL.
 - b. ANCHOR BASE TYPE WITH HAND HOLES AND COVERS.
 2. PROVIDE ACCESSORIES FOR METAL LIGHTING POLES INCLUDING BRACKETS, HANDHOLE COVERS, GALVANIZED ANCHOR BOLTS AND LEVELING NUTS, OF SIZE AND MATERIAL NEEDED TO MEET ERECTION AND LOADING APPLICATION REQUIREMENTS. PROVIDE ANCHOR BOLT COVERS.
 3. BASE COVERS SHALL BE 10 GAUGE METAL.
 4. POLES SHALL BE ONE-PIECE CONSTRUCTION.
 5. POLES AND HARDWARE SHALL BE FACTORY PAINTED WITH RUST INHIBITIVE PRIMER AND POWDER COAT ANODIZED DURANOCO FINISH. COLOR SHALL BE AS SELECTED BY OWNER.
 6. ALL PAINTED POLES SHALL BE FURNISHED WITH FACTORY TOUCH-UP PAINT. AFTER TOUCHED UP, COMPLETED, THE REMAINDER OF THE PAINT SHALL BE TURNED OVER TO THE OWNER.
 7. POLE, FOOTING AND ALL APPURTENANCES SHALL BE DESIGNED FOR 100 MPH SUSTAINED WINDS AND A GUST FORCE OF 1.2 (120 MPH).

PART 3 – EXECUTION

- 00 INSPECTION
- A. INSTALLER MUST EXAMINE THE AREAS AND CONDITIONS UNDER WHICH LIGHTING POLES ARE TO BE INSTALLED AND NOTIFY THE CONTRACTOR IN WRITING OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

3.01 INSTALLATION

- A. INSTALL LIGHTING POLES WHERE SHOWN, IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES TO ENSURE THAT THE POLES AND STANDARDS COMPLY WITH THE REQUIREMENTS AND SERVE THE INTENDED PURPOSES. COMPLY WITH REQUIREMENTS OF NECA FOR STANDARDS FOR INSTALLATION.
- B. IN ORDER TO PROTECT FINISHES, USE BELT SLINGS OR ROPE (NOT CHAIN OR CABLE) TO RAISE AND SET FINISHED POLES.
- C. SET POLES AND STANDARDS PLUMB, SUPPORT ADEQUATELY DURING BACKFILLING, ANCHORING TO FOUNDATIONS, USE NON-SHRINK GROUT WITH WEEP HOLES AROUND POLE BASE AFTER PLUMBING POLE.
- D. PROVIDE SUFFICIENT SPACE ENCOMPASSING THE HAND ACCESS AND CABLE ENTRANCE HOLES FOR INSTALLATION OF CABLES FROM UNDERGROUND WHERE INDICATED.

3.02 GROUNDING

- A. PROVIDE POSITIVE EQUIPMENT GROUND FOR EACH POLE

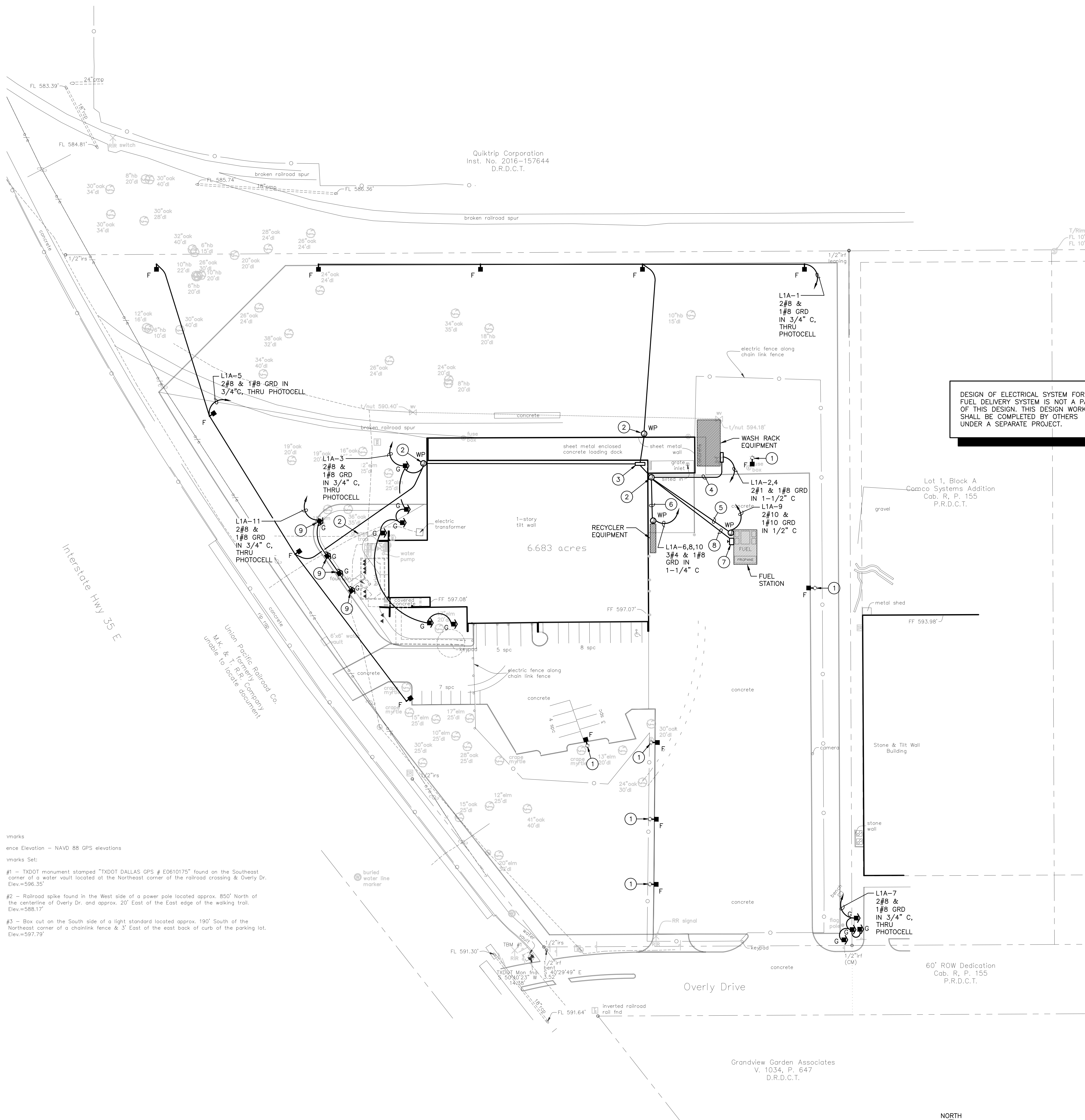
marks
 epc: Elevation = NAVD 88 CRS elevation

marks Set:

#1 - TXDOT monument stamped "TXDOT DALLAS GPS # E0610175" found on the Southeast corner of a water vault located at the Northeast corner of the railroad crossing & Overly Dr. Elev.=596.35'

#2 - Railroad spike found in the West side of a power pole located approx. 850' North of the centerline of Overly Dr. and approx. 20' East of the East edge of the walking trail.
Elev = 588.17'

#3 - Box cut on the South side of a light standard located approx. 190' South of the Northeast corner of a chainlink fence & 3' East of the east back of curb of the parking lot.
Elev = 597.79'

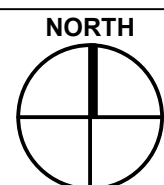


- (1) EXISTING LIGHT POLE TO REMAIN, REPLACE EXISTING POLE FIXTURE WITH NEW TYPE F FIXTURE, UTILIZE EXISTING CIRCUIT TO CONNECT TO FIXTURE, VERIFY THAT CIRCUIT LOADING IS AT OR BELOW LIMITS PER THE NEC.
- (2) WP J-BOX MOUNTED LOW ON SIDE OF BUILDING FOR ROUTING OF VARIOUS CIRCUITS.
- (3) NEW PANEL "11A" 125A, 250/208V, 3#, 4W, REFER TO SHEET E106 FOR EXACT LOCATION.
- (4) PROVIDE 208V, 100A, 1#, CIRCUIT FOR SERVICE TO WASH RACK EQUIPMENT, STAKE LOCATION OF CONDUIT STUB UP FOR OWNER APPROVAL BEFORE EXCAVATION OR INSTALLATION, VERIFY EXACT REQUIREMENTS WITH OWNER AND MANUFACTURER.
- (5) PROVIDE 120V, 20A, 1#, CIRCUIT FOR SERVICE TO FUEL STATION EQUIPMENT, STAKE LOCATION OF CONDUIT STUB UP FOR OWNER APPROVAL BEFORE EXCAVATION OR INSTALLATION, VERIFY EXACT REQUIREMENTS WITH OWNER AND MANUFACTURER.
- (6) PROVIDE 208V, 70A, 3#, CIRCUIT FOR SERVICE TO RECYCLER EQUIPMENT, STAKE LOCATION OF CONDUIT STUB UP FOR OWNER APPROVAL BEFORE EXCAVATION OR INSTALLATION, VERIFY EXACT REQUIREMENTS WITH OWNER AND MANUFACTURER.
- (7) EMERGENCY POWER OFF SWITCH IN EXPLOSION PROOF BOX WITH 1" NEMA ENCLOSURE, FEED THE CIRCUIT, TO POWER OFF FUEL STATION CIRCUIT ON PANEL "11A" VIA SHUNT TRIP CB. LABEL SWITCH BOX ACCORDINGLY, EXACT LOCATION AND METHOD OF MOUNTING TO BE DETERMINED BY OWNER/CONTRACTOR, CONTRACTOR SHALL PROVIDE AND INSTALL CORRECT NEMA ENCLOSURE.
- (8) GFC CONTROL CIRCUIT IN 1" PVC FOR EMERGENCY POWER OFF SWITCH, VERIFY CIRCUIT REQUIREMENTS AND CONNECTION POINT WITH FUEL STATION PROVIDER.
- (9) TYPE "G" FIXTURE MOUNTED ON TOP OF WALL, AIM FIXTURE TOWARDS BUILDING, VERIFY EXACT INSTALLATION REQUIREMENTS WITH OWNER AND MANUFACTURER PRIOR TO ORDER.

1. CONDUIT ROUTING SHOWN IS DIAGRAMMATIC. CONTRACTOR SHALL ADJUST ROUTING AS NECESSARY TO FACILITATE INSTALLATION, MAINTAIN REQUIRED COVER, AND MAINTAIN REQUIRED SEPARATION BETWEEN OBSTRUCTIONS AND OTHER UTILITIES.
2. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALL UTILITIES ARE NOT SHOWN. THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF OR LACK OF THIS DATA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AND VERIFY THE EXACT LOCATION TO DEPTH OF ALL EXISTING UTILITIES PRIOR TO INTERFERING WITH CONSTRUCTION OF ANY EXISTING UTILITIES, UNDERGROUND PIPING, TELEPHONE, GAS, NETWORK, FIBER OPTIC, ETC., PRIOR TO BID. CONTACT GED-TISSER OR TEXAS ONE CALL PRIOR TO EXCAVATION.
3. CONDUITS FOR AREA LIGHT SHALL BE SCHEDULE 40 PVC INSTALLED A MINIMUM OF 30" BELOW FINISHED GRADE.
4. NEW AREA LIGHTING CIRCUIT SHALL BE CONTROLLED VIA LIGHTING CONTACTOR AND ASTRONOMICAL TIME CLOCK.
5. ALL NEW HOME RUNS FOR AREA LIGHTING TO ORIGINATE AT NEW PANEL 11A.
6. SEE POLE BASE 1 DETAIL SHEET E201 FOR ADDITIONAL INFORMATION.
7. MINIMUM DEPTH FOR CONDUITS IS 30". PROVIDE ADDITIONAL DEPTH AS REQUIRED TO MAINTAIN REQUIRED CLEARANCES FROM OTHER UTILITIES AND OBSTRUCTIONS.
8. ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC.
9. ALL CONDUIT ABOVE GRADE SHALL BE RMC.
10. AREAS OF EXISTING PAVEMENT OR CONCRETE SHALL BE BORED.
11. PROVIDE PULL BOXES AS NECESSARY TO EXTEND CIRCUITS TO NEW PANEL.
12. TYPE "T" FIXTURE POLE HEIGHT AT 35'-0".
13. ALL ELECTRICAL INFRASTRUCTURE LOCATED IN FUEL DISPENSING AREA SHALL CONFORM WITH ALL APPLICABLE REQUIREMENTS OF THE NEW ARTICLE 514, "MOTOR FUEL DISPENSING FACILITIES".

DESIGN OF ELECTRICAL SYSTEM FOR FUEL DELIVERY SYSTEM IS NOT A PART OF THIS DESIGN. THIS DESIGN WORK SHALL BE COMPLETED BY OTHERS UNDER A SEPARATE PROJECT.

A1

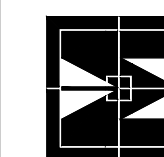


SCALE: 1/8" = 1'-0"



ISSUE FOR PERMIT: JANUARY 28, 2019

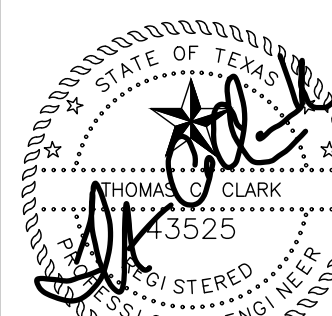
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DESIGNERS • PLANNERS • INTERIORS
[HTTP://WWW.MAGEE-ARCHITECTS.COM/](http://www.magee-architects.com/)



MAHERN RENTALS BUILDING REMODEL

400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

PROJECT NO. :	1677-1
DATE :	
DRAWN :	JRF
REVISED :	



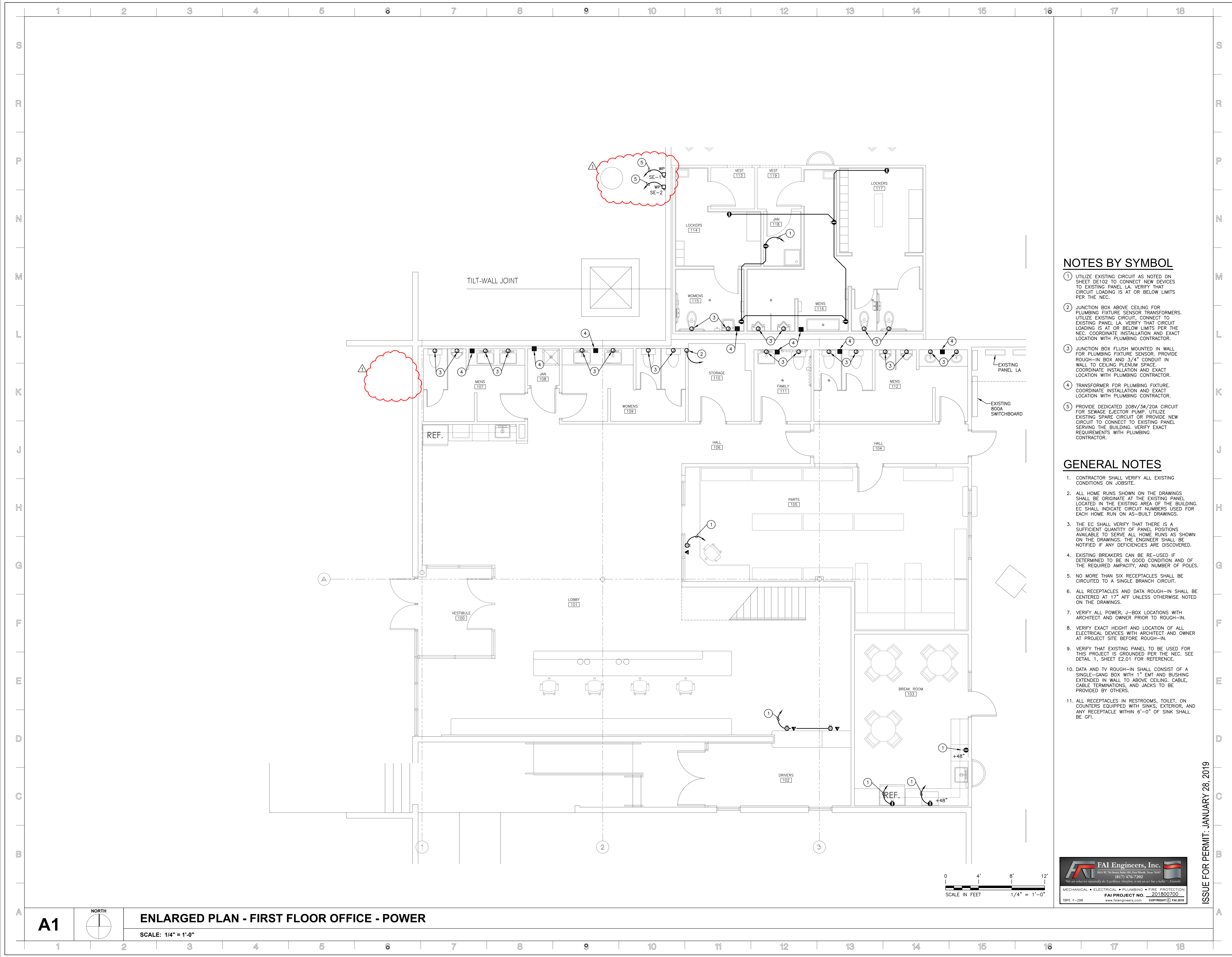
10-4-18

SHEET CONTENT

SITE PLAN - ELECTRICAL

SHEET NUMBER

E100

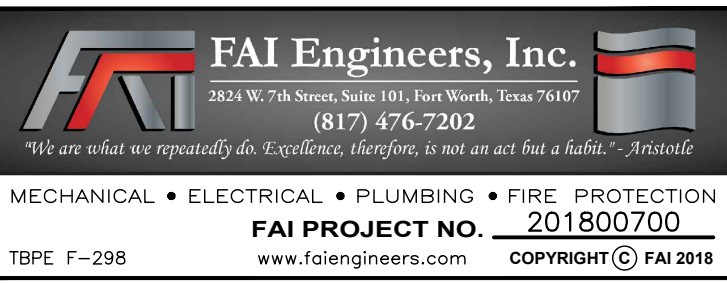


NOTES BY SYMBOL

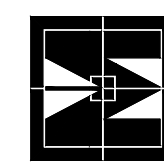
- UTILIZE EXISTING CIRCUIT AS NOTED ON SHEET DE102 TO CONNECT NEW DEVICES TO EXISTING PANEL LA. VERIFY THAT CIRCUIT LOADING IS AT OR BELOW LIMITS PER THE NEC.
- JUNCTION BOX ABOVE CEILING FOR PLUMBING FIXTURE SENSOR TRANSFORMERS. UTILIZE EXISTING CIRCUIT, CONNECT TO EXISTING PANEL LA. VERIFY THAT CIRCUIT LOADING IS AT OR BELOW LIMITS PER THE NEC. COORDINATE INSTALLATION AND EXACT LOCATION WITH PLUMBING CONTRACTOR.
- JUNCTION BOX FLUSH MOUNTED IN WALL FOR PLUMBING FIXTURE SENSOR. PROVIDE ROUGH-IN BOX AND 3/4" CONDUIT IN WALL TO CEILING PLENUM SPACE. COORDINATE INSTALLATION AND EXACT LOCATION WITH PLUMBING CONTRACTOR.
- TRANSFORMER FOR PLUMBING FIXTURE. COORDINATE INSTALLATION AND EXACT LOCATION WITH PLUMBING CONTRACTOR.
- PROVIDE DEDICATED 208V/3ø/20A CIRCUIT FOR SEWAGE EJECTOR PUMP. UTILIZE EXISTING SPARE CIRCUIT OR PROVIDE NEW CIRCUIT TO CONNECT TO EXISTING PANEL SERVING THE BUILDING. VERIFY EXACT REQUIREMENTS WITH PLUMBING CONTRACTOR.

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON JOBSITE.
- ALL HOME RUNS SHOWN ON THE DRAWINGS SHALL BE ORIGINATE AT THE EXISTING PANEL LOCATED IN THE EXISTING AREA OF THE BUILDING. EC SHALL INDICATE CIRCUIT NUMBERS USED FOR EACH HOME RUN ON AS-BUILT DRAWINGS.
- THE EC SHALL VERIFY THAT THERE IS A SUFFICIENT QUANTITY OF PANEL POSITIONS AVAILABLE TO SERVE ALL HOME RUNS AS SHOWN ON THE DRAWINGS. THE ENGINEER SHALL BE NOTIFIED IF ANY DEFICIENCIES ARE DISCOVERED.
- EXISTING BREAKERS CAN BE RE-USED IF DETERMINED TO BE IN GOOD CONDITION AND OF THE REQUIRED AMPACITY, AND NUMBER OF POLES.
- NO MORE THAN SIX RECEPTACLES SHALL BE CIRCUITED TO A SINGLE BRANCH CIRCUIT.
- ALL RECEPTACLES AND DATA ROUGH-IN SHALL BE CENTERED AT 17" AFF UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- VERIFY ALL POWER, J-BOX LOCATIONS WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.
- VERIFY EXACT HEIGHT AND LOCATION OF ALL ELECTRICAL DEVICES WITH ARCHITECT AND OWNER AT PROJECT SITE BEFORE ROUGH-IN.
- VERIFY THAT EXISTING PANEL TO BE USED FOR THIS PROJECT IS GROUNDED PER THE NEC. SEE DETAIL 1, SHEET E2.01 FOR REFERENCE.
- DATA AND TV ROUGH-IN SHALL CONSIST OF A SINGLE-GANG BOX WITH 1" EMT AND BUSHING EXTENDED IN WALL TO ABOVE CEILING. CABLE, CABLE TERMINATIONS, AND JACKS TO BE PROVIDED BY OTHERS.
- ALL RECEPTACLES IN RESTROOMS, TOILET, ON COUNTERS EQUIPPED WITH SINKS, EXTERIOR, AND ANY RECEPTACLE WITHIN 6'-0" OF SINK SHALL BE GFI.



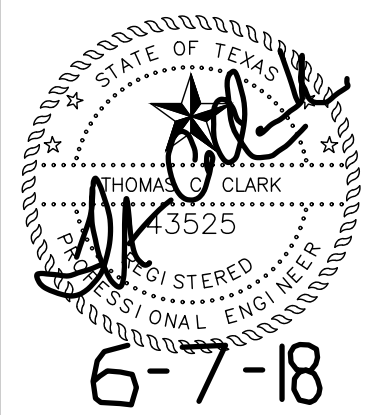
ISSUE FOR PERMIT: JANUARY 28, 2019



AHERN RENTALS BUILDING REMODEL

400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

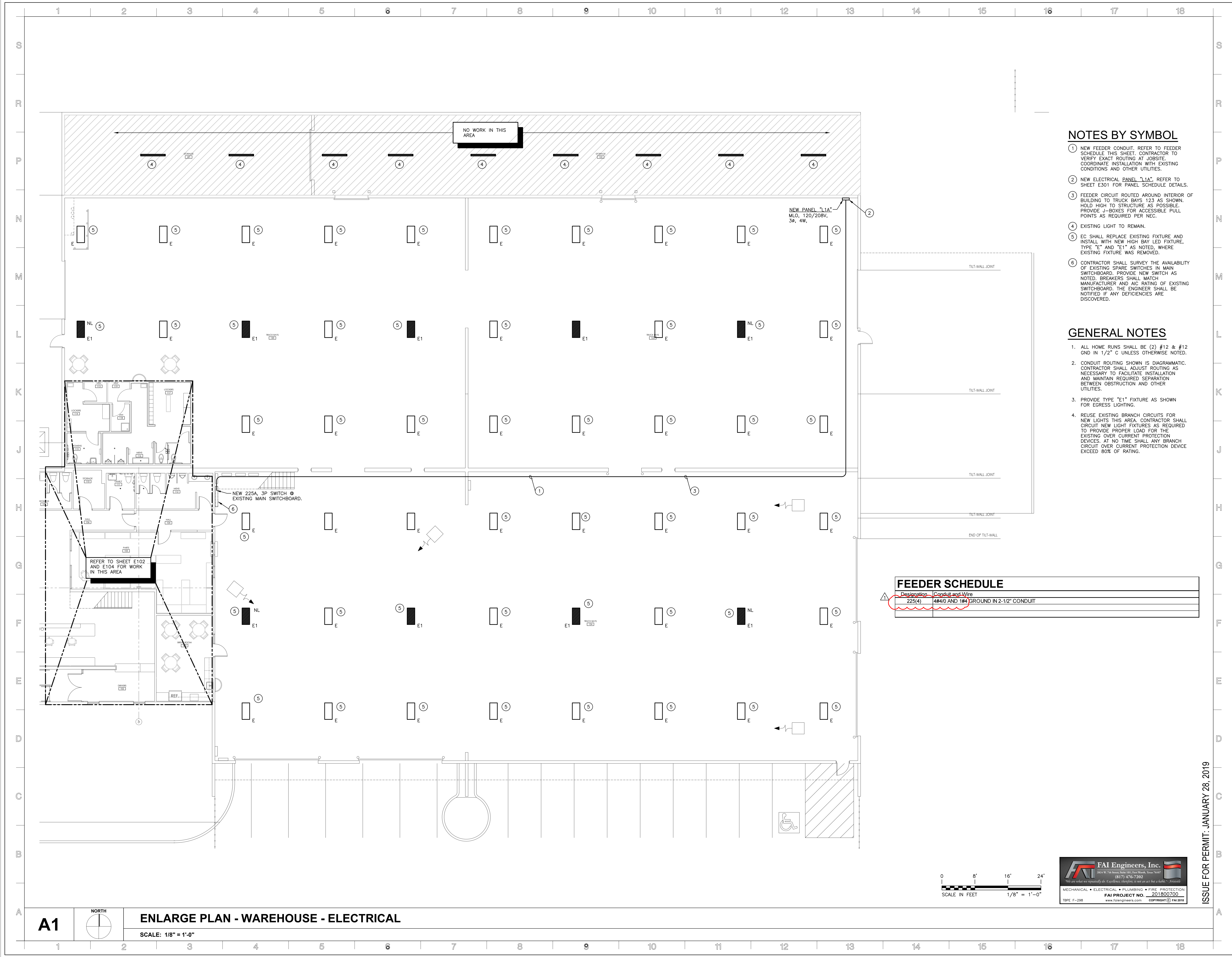
PROJECT NO.: 1677-17
DATE: 06/07/2018
DRAWN: JRR
REVISED:
GEN. REVISIONS: 10/04/2018



SHEET CONTENT
ENLARGED PLAN - FIRST
FLOOR OFFICE - POWER

SHEET NUMBER

SE02
E104



NOTES BY SYMBOL

- 1 NEW FEEDER CONDUIT. REFER TO FEEDER SCHEDULE. THIS SHEET. CONTRACTOR TO VERIFY EXACT ROUTING AT JOBSITE. COORDINATE INSTALLATION WITH EXISTING CONDITIONS AND OTHER UTILITIES.
- 2 NEW ELECTRICAL PANEL "11A". REFER TO SHEET E301 FOR PANEL SCHEDULE DETAILS.
- 3 FEEDER CIRCUIT ROUTED AROUND INTERIOR OF BUILDING TO TRUCK BAYS 123 AS SHOWN. HOLD HIGH TO STRUCTURE AS POSSIBLE. PROVIDE J-BOXES FOR ACCESSIBLE PULL POINTS AS REQUIRED PER NEC.
- 4 EXISTING LIGHT TO REMAIN.
- 5 EC SHALL REPLACE EXISTING FIXTURE AND INSTALL WITH NEW HIGH BAY LED FIXTURE, TYPE "E" AND "E1" AS NOTED, WHERE EXISTING FIXTURE WAS REMOVED.
- 6 CONTRACTOR SHALL SURVEY THE AVAILABILITY OF EXISTING SPARE SWITCHES IN MAIN SWITCHBOARD. PROVIDE NEW SWITCH AS NOTED. BREAKERS SHALL MATCH MANUFACTURER AND AIC RATING OF EXISTING SWITCHBOARD. THE ENGINEER SHALL BE NOTIFIED IF ANY DEFICIENCIES ARE DISCOVERED.

GENERAL NOTES

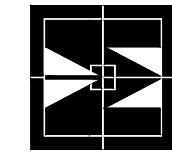
1. ALL HOME RUNS SHALL BE (2) #12 & #12 GND IN 1/2" C UNLESS OTHERWISE NOTED.
2. CONDUIT ROUTING SHOWN IS DIAGRAMMATIC. CONTRACTOR SHALL ADJUST ROUTING AS NECESSARY TO FACILITATE INSTALLATION AND MAINTAIN REQUIRED SEPARATION BETWEEN OBSTRUCTION AND OTHER UTILITIES.
3. PROVIDE TYPE "E1" FIXTURE AS SHOWN FOR EGRESS LIGHTING.
4. REUSE EXISTING BRANCH CIRCUITS FOR NEW LIGHTS THIS AREA. CONTRACTOR SHALL CIRCUIT NEW LIGHT FIXTURES AS REQUIRED TO PROVIDE PROPER LOAD FOR THE EXISTING OVER CURRENT PROTECTION DEVICES. AT NO TIME SHALL ANY BRANCH CIRCUIT OVER CURRENT PROTECTION DEVICE EXCEED 80% OF RATING.

FEEDER SCHEDULE

Designation	Conduit and Wire
225(4)	4#4/0 AND 1#4 GROUND IN 2-1/2" CONDUIT

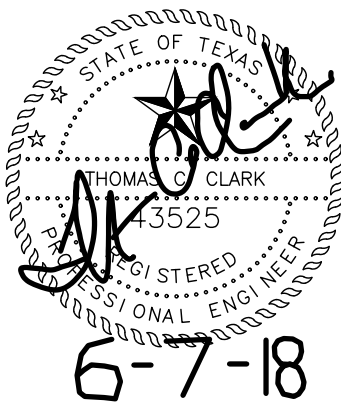
ISSUE FOR PERMIT: JANUARY 28, 2019

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FORT WORTH, TEXAS 817.731.9392



AHERN RENTALS BUILDING REMODEL
400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

PROJECT NO.: 1677-17
DATE: 06/07/2018
DRAWN: JRR
REVISED:
GEN. REVISIONS: 10/04/2018



SHEET CONTENT
ENLARGE PLAN -
WAREHOUSE - ELECTRICAL

SHEET NUMBER

SE03
E106



0 8' 16' 24'
SCALE IN FEET
1/8" = 1'-0"



COMcheck Software Version 4.0.7.0 Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Ahern Rentals Building Remodel
Project Type: New Construction

Construction Site: 400 N. Stemmons Frwy, Lake Dallas, TX 75065
Owner/Agent: Ahern Rentals Building Remodel
Designer/Contractor: Jesus Reyna, PMP, FAI Engineers, Inc., 2824 W. 7th St., Suite 101, Fort Worth, TX 76107, (817) 476-7202, jreyna@faengineers.com

Additional Efficiency Package

Enhanced Interior Lighting Controls

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B X C)
1-1st & 2nd Floor Offices (Office)	8132	0.82	6668
2-Truck Bay Workshop (Workshop)	24039	1.19	28608
Total Allowed Watts = 35275			

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-1st & 2nd Floor Offices (Office)				
LED 1: AA1: 2x4 Troffer Lay-In Other:	1	82	49	4018
LED 2: B/B1: 2x2 Troffer Lay-In Other:	1	6	23	140
LED 3: C/C1: 6 inch Recessed Can Other:	1	28	16	434
LED 4: D: 2" Narrow Strip Light Other:	1	1	22	22
2-Truck Bay Workshop (Workshop)				
LED 5: E/E1: 20x48 High Bay Linear Other:	1	52	228	11846
Total Proposed Watts = 16460				

Interior Lighting PASSES: Design 53% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.0.7.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jesus Reyna, PMP - Electrical Design
Name - Title Signature Date June 7, 2018

Project Title: Ahern Rentals Building Remodel
Data Filename: G:\201800700\COMcheck\COMcheck-Ahern.ck Report date: 06/07/18
Page 1 of 5



COMcheck Software Version 4.0.7.0 Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Ahern Rentals Building Remodel
Project Type: New Construction
Exterior Lighting Zone: 2 (Neighborhood business district)

Construction Site: 400 N. Stemmons Frwy, Lake Dallas, TX 75065
Owner/Agent: Ahern Rentals Building Remodel
Designer/Contractor: Jesus Reyna, PMP, FAI Engineers, Inc., 2824 W. 7th St., Suite 101, Fort Worth, TX 76107, (817) 476-7202, jreyna@faengineers.com

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Parking Lot Area Lighting (Parking area)	257590 ft ²	0.96	Yes	15455
Facade Flood Lighting (Illuminated area of facade wall or surface)	4905 ft ²	0.1	No	490
Total Tradable Watts (a) = 15455				
Total Allowed Watts = 15946				
Total Allowed Supplemental Watts (b) = 600				

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Parking Lot Area Lighting (Parking area 257590 ft ²): Tradable Wattage				
LED 1: F: Pole LED Light Other:	1	14	300	4200
Facade Flood Lighting (Illuminated area of facade wall or surface 4905 ft ²): Non-tradable Wattage				
LED 2: G: Flood Light Other:	1	10	100	1000
Total Tradable Proposed Watts = 4200				

Exterior Lighting PASSES: Design 73% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.0.7.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Jesus Reyna, PMP - Electrical Design
Name - Title Signature Date June 7, 2018

Project Title: Ahern Rentals Building Remodel
Data Filename: G:\201800700\COMcheck\COMcheck-Ahern.ck Report date: 06/07/18
Page 1 of 5

ELECTRIC WATER HEATER CIRCUIT SCHEDULE

W.H. NO.	VOLTS/PHASE	AMPS	KVA	CIRCUIT	NOTES
WH-1	208/1	21.6	4.5	EXISTING CIRCUIT	---

NOTES:

- ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECT SWITCH FOR UNIT.

CIRCULATING PUMP CIRCUIT SCHEDULE

W.H. NO.	VOLTS/PHASE	HP	KVA	CIRCUIT	NOTES
CP-1	120V/1	1/35	.120	EXISTING 1P, 20A CKT	---

NOTES:

- ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECT SWITCH FOR UNIT.

SEWAGE EJECTOR CIRCUIT SCHEDULE

W.H. NO.	VOLTS/PHASE	HP	KVA	CIRCUIT	NOTES
SE-1	208/3	1.5	2.378	EXISTING 3P, 20A CKT	REFER TO SHEET E104 FOR ADDITIONAL DETAILS.
SE-2	208/3	1.5	2.378	EXISTING 3P, 20A CKT	REFER TO SHEET E104 FOR ADDITIONAL DETAILS.

NOTES:

- ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECT SWITCH FOR UNIT. VERIFY REQUIREMENTS WITH PLUMBING CONTRACTOR.

LIGHT FIXTURE SCHEDULE

TYPE		MOUNTING	WATTS
A	2' X 4' LED TROFFER, 4,800 LUMENS, 4000K, 120V, LD1, CURVED REFLECTOR, PEARL TRIM UNIT PACK, 49 WATTS, 0-10V DIMMING, ELECTRONIC DRIVER, EATON METALUX 24SR LED, 24SR-LD1-48-C-UNV-L840-CD1-PL-U	CEILING LAY-IN	LED 49W
A1	SAME AS TYPE "A" EXCEPT EQUIPPED WITH EMERGENCY BATTERY BACKUP, 24SR-LD1-48-C-UNV-EL14W-L840-CD1-PL-U	CEILING LAY-IN	LED 49W
B	2' X 2' LED TROFFER, 3,157 LUMENS, 4000K, 120V, LD2, CURVED REFLECTOR, PEARL TRIM UNIT PACK, 19.5 WATTS, 0-10V DIMMING, ELECTRONIC DRIVER, EATON METALUX 22SR LED OR APPROVED EQUAL.	CEILING LAY-IN	LED 23.4W
B1	SAME AS TYPE "B" EXCEPT EQUIPPED WITH EMERGENCY BATTERY BACKUP, EL14W	CEILING LAY-IN	LED 23.4W
C	6" RECESSED LED FIXTURE, TRIM KIT AS REQUIRED FOR HARD CEILING, TRIM AND COLOR AS SELECTED BY THE ARCHITECT, WIDE BEAM, 1,500 LUMENS, 4000K, 80 CRI, 120V, 15.5 WATTS, 0-10 DIMMING, EATON PORTFOLIO LDB8 SERIES OR APPROVED EQUAL.	RECESSED, HARD CEILING	LED 15.5W
C1	SAME AS TYPE "C" EXCEPT EQUIPPED WITH EMERGENCY BATTERY BACKUP	RECESSED, HARD CEILING	LED 15.5W
D	2" NARROW LED STRIP LIGHT 2441 LUMENS, 4000K, 120V DRIVER, METALUX SNLED BASE SERIES OR APPROVED EQUAL.	SURFACE	LED 22W
E	20" X 48" LED HIGH BAY LINEAR, 4000K, 30,000 LUMENS, WIDE DISTRIBUTION, 120V, 0-10V DIMMING, 3 DRIVERS, HBLED-LD4-30-W-UNV-L840-CD3-U	SUSPENDED	LED 227.8
E1	SAME AS TYPE "E" EXCEPT EQUIPPED WITH EMERGENCY BATTERY BACKUP, HBLED-LD4-30-W-UNV-EL14W-L840-CD3-U	SUSPENDED	LED 227.8
F	POLE LED LIGHT, 120V, 0-10V DIMMING, 5000K, 38,122 LUMENS, BRONZE POWDER COATING, HIGH LUMEN CLEAR LENS BEAM ANGLE @ 30DEG, EXTRUDED ARM MOUNT WITH NUCKLE MOUNT, BROADCAST LED AREA FLOOD LIGHT, STRAITS LIGHTING SL923FLF SERIES OR APPROVED EQUAL.	35' POLE, VERIFY HEIGHT WITH OWNER	LED 300W, SINGLE HEAD
G	FLOOD LIGHT, 120V, NO DIMMING, 5000K, 12,353 LUMENS, POWDER COATING, HIGH LUMEN CLEAR LENS BEAM ANGLE: 120DEG X 90DEG, PIVOT MOUNTED ON BACK, BROADCAST LED FLOOD LIGHT, STRAITS LIGHTING SL923FLF SERIES OR APPROVED EQUAL.	FLOOD LIGHT, MTD ON FINISHED GRADE	LED 100W
X	EXIT LIGHT, WHITE WITH RED LETTERS, BATTERY PACK, 120V, SURE LITES LPX SERIES OR APPROVED EQUAL.	UNIVERSAL	LED 3W

NOTES:

- VERIFY EXACT LOCATION, MOUNTING, AND METHOD OF INSTALLATION FOR ALL LIGHTING FIXTURES PRIOR TO ROUGH-IN.
- FIXTURE COLORS AND FINISHES SHALL BE SELECTED BY ARCHITECT. FIXTURE COLORS AND FINISHES SHALL BE CLEARLY MARKED IN SUBMITTALS.

PANEL L1A

V (L-L) 208 V (L-N) 120		PHASE 3 WIRE 4		BUS 225 A MLO		SECTION 1 SURFACE MOUNTED 22,000 A.I.C. NEMA 1	
DESCRIPTION	LOAD (KVA)	BKR AMPS	BKR POLES	CKT #	BKR AMPS	LOAD (KVA)	DESCRIPTION
AREA LIGHTING	1.2	20	1	1	2	100	WASH RACK EQUIPMENT
FLOOD LIGHT	1.8	20	1	3	4		
AREA LIGHTING	1.2	20	1	5	6	3	70
FLOOD LIGHT	1.2	20	1	7	8		
* FUEL STATION	1.0	20	1	9	10		
FLOOD LIGHT	0.4	20	1	11	12	1	20
SPARE	0.5	20	1	13	14	1	20
SPARE	0.5	20	1	15	16	1	20
SPARE	0.5	20	1	17	18	1	20
SPARE	0.5	20	1	19	20	1	20
SPARE	0.5	20	1	21	22	1	20
SPARE	0.5	20	1	23	24	1	20
SPARE	0.5	20	1	25	26	1	20
SPARE	0.5	20	1	27	28	1	20
SPARE	0.5	20	1	29	30	1	20
SPARE	0.5	20	1	31	32	1	20
SPARE	0.5	20	1	33	34	1	20
SPARE	0.5	20	1	35	36	1	20
SPARE	0.5	20	1	37	38	1	20
SPARE	0.5	20	1	39	40	1	20
SPARE	0.5	20	1	41	42	1	20

LOAD TYPE	CONN (KVA)	NEC MULT (KVA)
LIGHTING	6	7
MOTOR		
HEATING		
KITCHEN		
RECYCLABLE		
MISCELLANEOUS	34	34
SPARE	16	16
TOTAL	55	57

NOTES
1. CB WITH SHUNT TRIP
2.
3.

CONN. LOAD (AMPS)	153
NEC MULT. (AMPS)	158
PERCENT SPARE	27
KITCHEN MULTIPLIER	1.00
MISC. MULTIPLIER	1.00

BRANCH CIRCUIT WIRE SIZE SCHEDULE

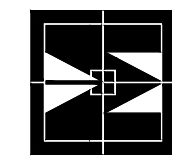
DEVICE SERVED BY	CONDUIT/CONDUCTORS
1P-15A	2#12 & 1#12 GRD IN 1/2" C
1P-20A	2#12 & 1#12 GRD IN 1/2" C
2P-20A	2#12 & 1#12 GRD IN 1/2" C
3P-20A	3#12 & 1#12 GRD IN 1/2" C
3P-25A	3#10 & 1#10 GRD IN 3/4" C
1P-30A	2#10 & 1#10 GRD IN 3/4" C
2P-30A	2#10 & 1#10 GRD IN 3/4" C
3P-30A	3#10 & 1#10 GRD IN 3/4" C
3P-35A	3#8 & 1#10 GRD IN 3/4" C
2P-40A	2#8 & 1#10 GRD IN 3/4" C
3P-40A	3#8 & 1#10 GRD IN 3/4" C
3P-45A	3#6 & 1#10 GRD IN 1" C
1P-50A	2#6 & 1#10 GRD IN 1" C
2P-50A	2#6 & 1#10 GRD IN 1" C
3P-50A	3#6 & 1#10 GRD IN 1" C
2P-60A	2#4 & 1#10 GRD IN 1-1/4" C
3P-60A	3#4 & 1#10 GRD IN 1-1/4" C
2P-70A	2#4 & 1#8 GRD IN 1-1/4" C
3P-70A	3#4 & 1#8 GRD IN 1-1/4" C
2P-80A	2#3 & 1#8 GRD IN 1-1/4" C
3P-80A	3#3 & 1#8 GRD IN 1-1/4" C
2P-90A	2#2 & 1#8 GRD IN 1-1/2" C
3P-90A	3#2 & 1#8 GRD IN 1-1/2" C
2P-100A	2#1 & 1#8 GRD IN 1-1/2" C
3P-100A	3#1 & 1#8 GRD IN 2" C
2P-110A	2#1/0 & 1#6 GRD IN 1-1/2" C
2P-125A	2#1/0 & 1#6 GRD IN 1-1/2" C
2P-150A	2#1/0 & 1#6 GRD IN 1-1/2" C

NOTE: WIRE/CONDUIT SIZE SHOWN IS MINIMUM AND SHALL BE INCREASED IF SHOWN OTHERWISE ON DRAWINGS AND AS REQUIRED BY SPECIFICATIONS.



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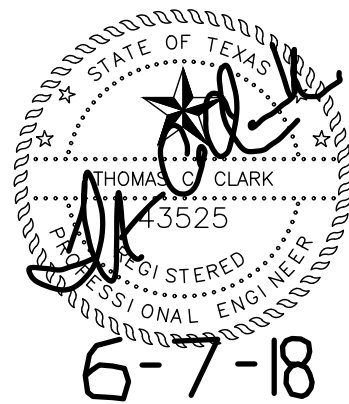
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AHERN RENTALS BUILDING REMODEL

400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

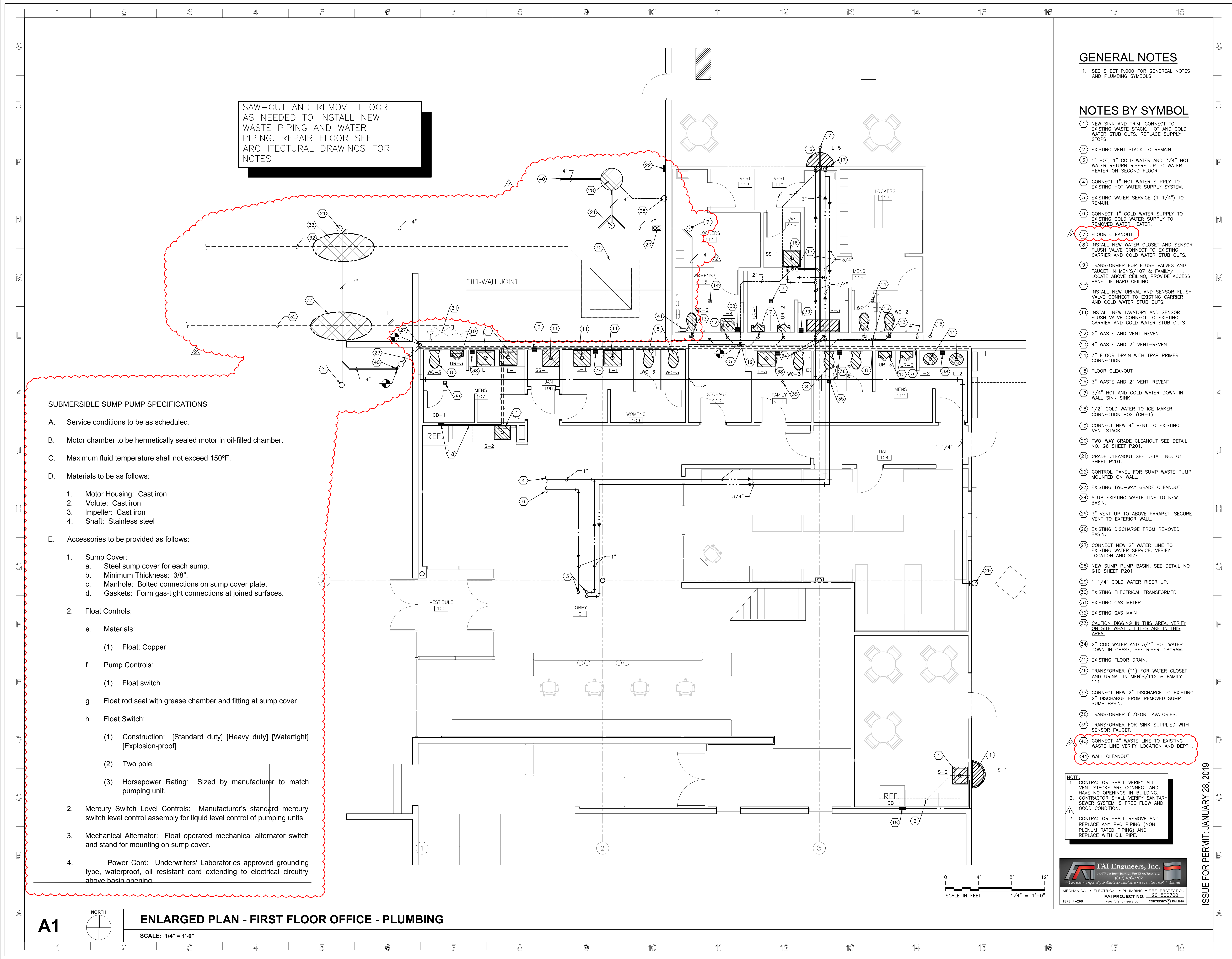
PROJECT NO.: 1677-17
DATE: 06/07/2018
DRAWN: JRR
REVISED:
ADDENDUM #1: 06/27/2018
GEN. REVISIONS: 10/04/2018



SHEET CONTENT
ELECTRICAL SCHEDULES

SHEET NUMBER

SE04
E3.01



SAW-CUT AND REMOVE FLOOR AS NEEDED TO INSTALL NEW WASTE PIPING AND WATER PIPING. REPAIR FLOOR SEE ARCHITECTURAL DRAWINGS FOR NOTES

SUBMERSIBLE SUMP PUMP SPECIFICATIONS

- A. Service conditions to be as scheduled.
- B. Motor chamber to be hermetically sealed motor in oil-filled chamber.
- C. Maximum fluid temperature shall not exceed 150°F.
- D. Materials to be as follows:
- Motor Housing: Cast iron
 - Volute: Cast iron
 - Impeller: Cast iron
 - Shaft: Stainless steel
- E. Accessories to be provided as follows:
- Sump Cover:
 - Steel sump cover for each sump.
 - Minimum Thickness: 3/8".
 - Manhole: Bolted connections on sump cover plate.
 - Gaskets: Form gas-tight connections at joined surfaces.
 - Float Controls:
 - Materials:
 - Float: Copper
 - Pump Controls:
 - Float switch
 - Float rod seal with grease chamber and fitting at sump cover.
 - Float Switch:
 - Construction: [Standard duty] [Heavy duty] [Watertight] [Explosion-proof].
 - Two pole.
 - Horsepower Rating: Sized by manufacturer to match pumping unit.
 - Mercury Switch Level Controls: Manufacturer's standard mercury switch level control assembly for liquid level control of pumping units.
 - Mechanical Alternator: Float operated mechanical alternator switch and stand for mounting on sump cover.
 - Power Cord: Underwriters' Laboratories approved grounding type, waterproof, oil resistant cord extending to electrical circuitry above basin opening.

GENERAL NOTES

- SEE SHEET P.000 FOR GENERAL NOTES AND PLUMBING SYMBOLS.

NOTES BY SYMBOL

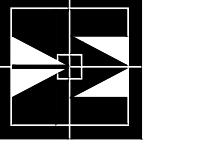
- NEW SINK AND TRIM. CONNECT TO EXISTING WASTE STACK, HOT AND COLD WATER STUB OUTS. REPLACE SUPPLY STOPS.
- EXISTING VENT STACK TO REMAIN.
- 1" HOT, 1" COLD WATER AND 3/4" HOT WATER RETURN RISERS UP TO WATER HEATER ON SECOND FLOOR.
- CONNECT 1" HOT WATER SUPPLY TO EXISTING HOT WATER SUPPLY SYSTEM.
- EXISTING WATER SERVICE (1 1/4") TO REMAIN.
- CONNECT 1" COLD WATER SUPPLY TO EXISTING COLD WATER SUPPLY TO REMOVE WATER HEATER.
- FLOOR CLEANOUT
- INSTALL NEW WATER CLOSET AND SENSOR FLUSH VALVE CONNECT TO EXISTING CARRIER AND COLD WATER STUB OUTS.
- TRANSFORMER FOR FLUSH VALVES AND FAUCET IN MEN'S/107 & FAMILY/111. LOCATE ABOVE CEILING. PROVIDE ACCESS PANEL IF HARD CEILING.
- INSTALL NEW URINAL AND SENSOR FLUSH VALVE CONNECT TO EXISTING CARRIER AND COLD WATER STUB OUTS.
- INSTALL NEW LAVATORY AND SENSOR FLUSH VALVE CONNECT TO EXISTING CARRIER AND COLD WATER STUB OUTS.
- 2" WASTE AND VENT-REVENT.
- 4" WASTE AND 2" VENT-REVENT.
- 3" FLOOR DRAIN WITH TRAP PRIMER CONNECTION.
- FLOOR CLEANOUT
- 3" WASTE AND 2" VENT-REVENT.
- 3/4" HOT AND COLD WATER DOWN IN WALL SINK SINK.
- 1/2" COLD WATER TO ICE MAKER CONNECTION BOX (CB-1).
- CONNECT NEW 4" VENT TO EXISTING VENT STACK.
- TWO-WAY GRADE CLEANOUT SEE DETAIL NO. G6 SHEET P201.
- GRADE CLEANOUT SEE DETAIL NO. G1 SHEET P201.
- CONTROL PANEL FOR SUMP WASTE PUMP MOUNTED ON WALL.
- EXISTING TWO-WAY GRADE CLEANOUT.
- STUB EXISTING WASTE LINE TO NEW BASIN.
- 3" VENT UP TO ABOVE PARAPET. SECURE VENT TO EXTERIOR WALL.
- EXISTING DISCHARGE FROM REMOVED BASIN.
- CONNECT NEW 2" WATER LINE TO EXISTING WATER SERVICE. VERIFY LOCATION AND SIZE.
- NEW SUMP PUMP BASIN, SEE DETAIL NO. G10 SHEET P201
- 1 1/4" COLD WATER RISER UP.
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING GAS METER
- EXISTING GAS MAIN
- CAUTION DIGGING IN THIS AREA. VERIFY ON SITE WHAT UTILITIES ARE IN THIS AREA.
- 2" COLD WATER AND 3/4" HOT WATER DOWN IN CHASE, SEE RISER DIAGRAM.
- EXISTING FLOOR DRAIN.
- TRANSFORMER (T1) FOR WATER CLOSET AND URINAL IN MEN'S/112 & FAMILY 111.
- CONNECT NEW 2" DISCHARGE TO EXISTING 2" DISCHARGE FROM REMOVED SUMP BASIN.
- TRANSFORMER (T2) FOR LAVATORIES.
- TRANSFORMER FOR SINK SUPPLIED WITH SENSOR FAUCET.
- CONNECT 4" WASTE LINE TO EXISTING WASTE LINE VERIFY LOCATION AND DEPTH.
- WALL CLEANOUT

- NOTE:
- CONTRACTOR SHALL VERIFY ALL VENT STACKS ARE CONNECT AND HAVE NO OPENINGS IN BUILDING.
 - CONTRACTOR SHALL VERIFY SANITARY SEWER SYSTEM IS FREE FLOW AND GOOD CONDITION.
 - CONTRACTOR SHALL REMOVE AND REPLACE ANY PVC PIPING (NON PLENUM RATED PIPING) AND REPLACE WITH C.I. PIPE.



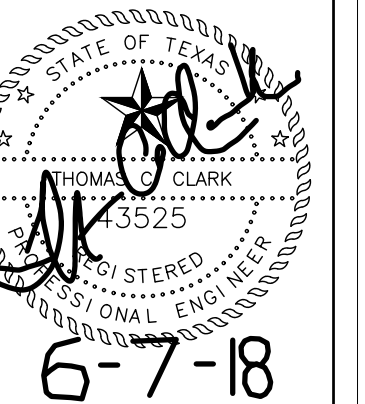
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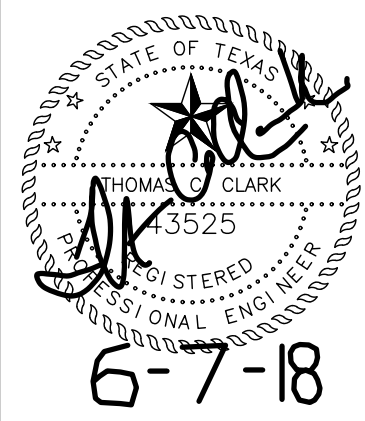
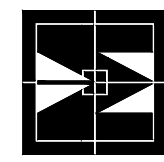
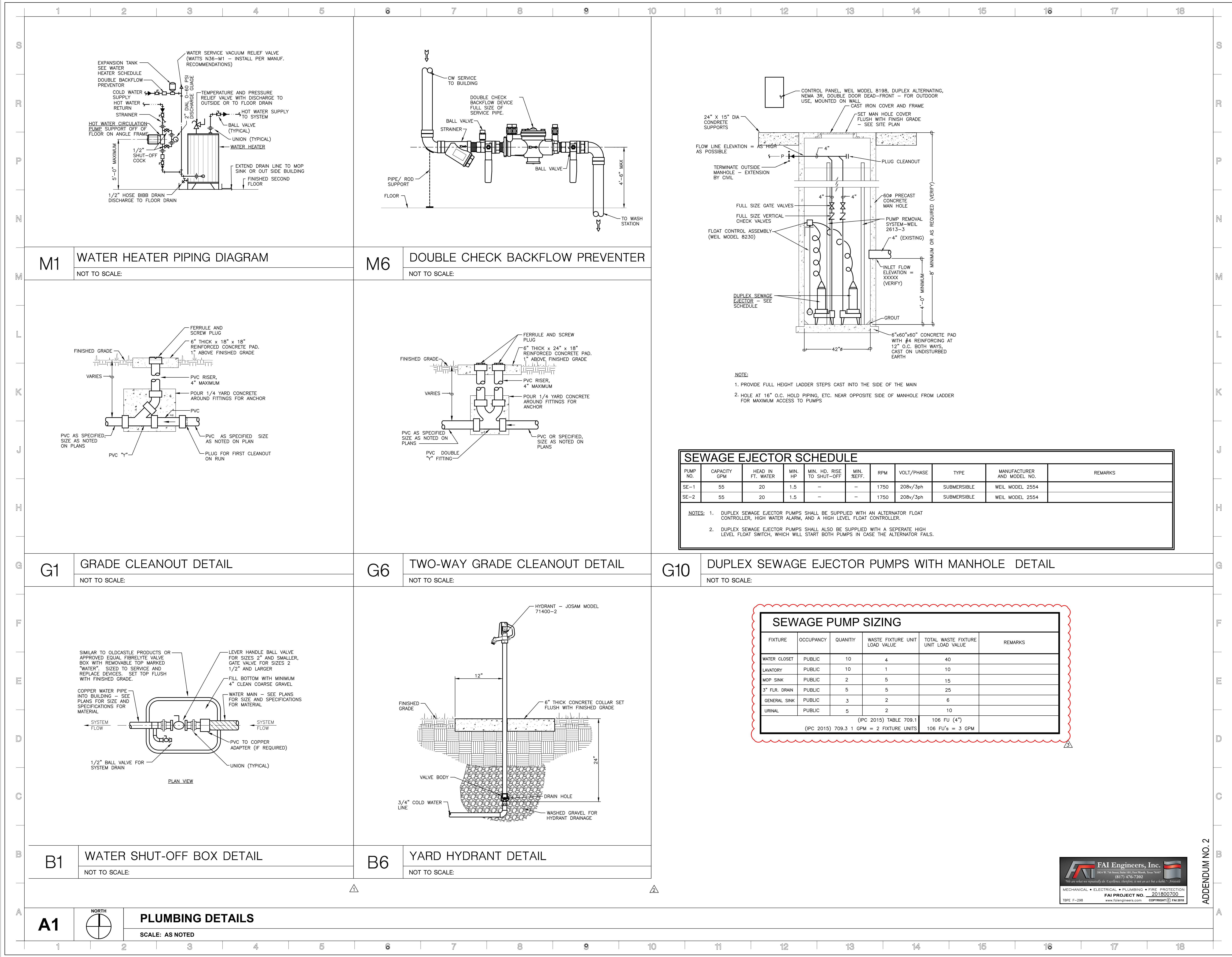
PROJECT NO.: 1677-17
DATE: 06/07/2018
DRAWN: WDM
REVISED:
ADDENDUM #1: 06/27/2018
GEN. REVISIONS: 10/04/2018

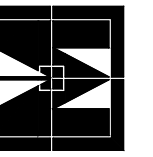
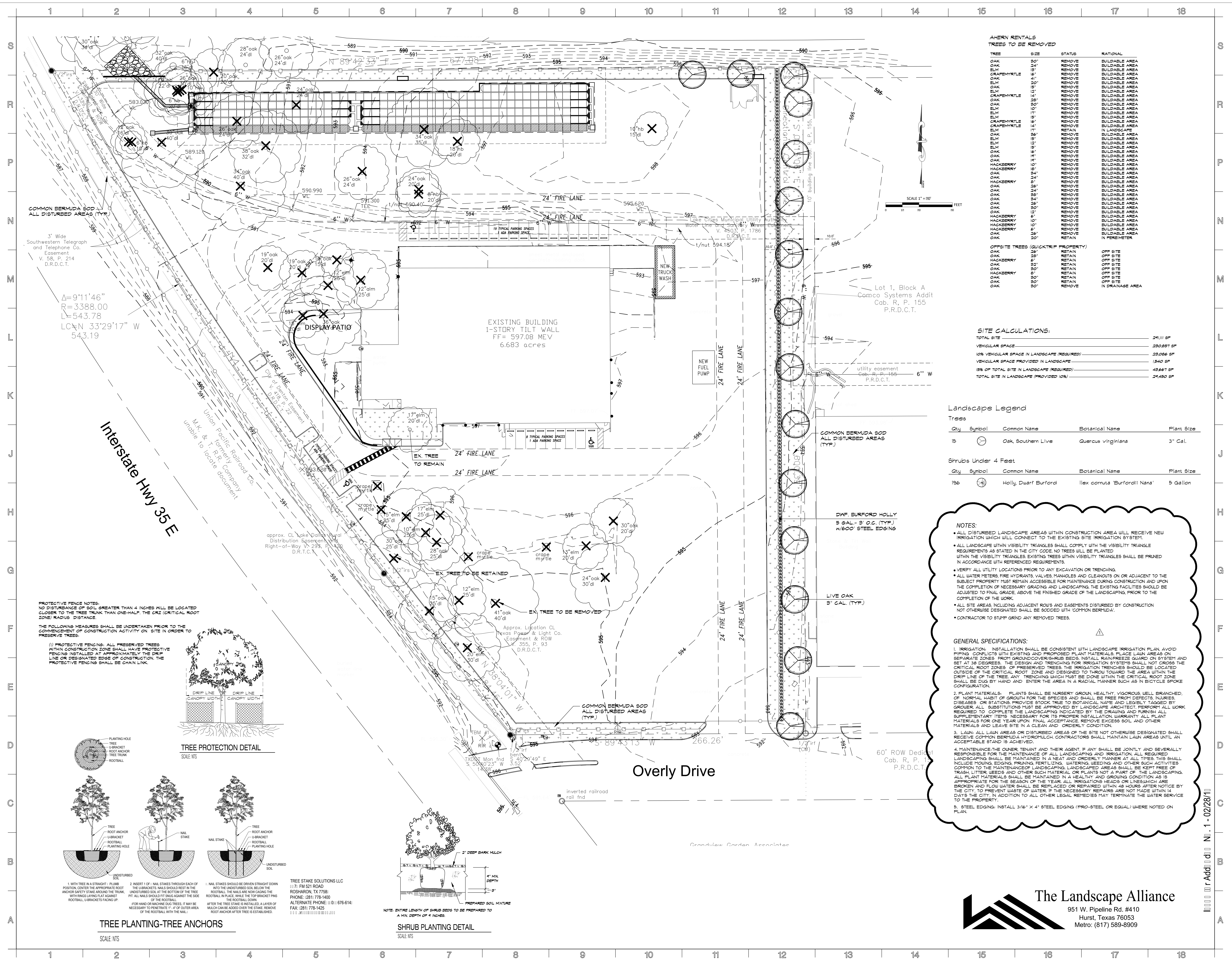


SHEET CONTENT
ENLARGED PLAN - FIRST FLOOR OFFICE - PLUMBING

SHEET NUMBER

SP03
P102





TAHERN RENTALS BUILDING REMODEL

400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

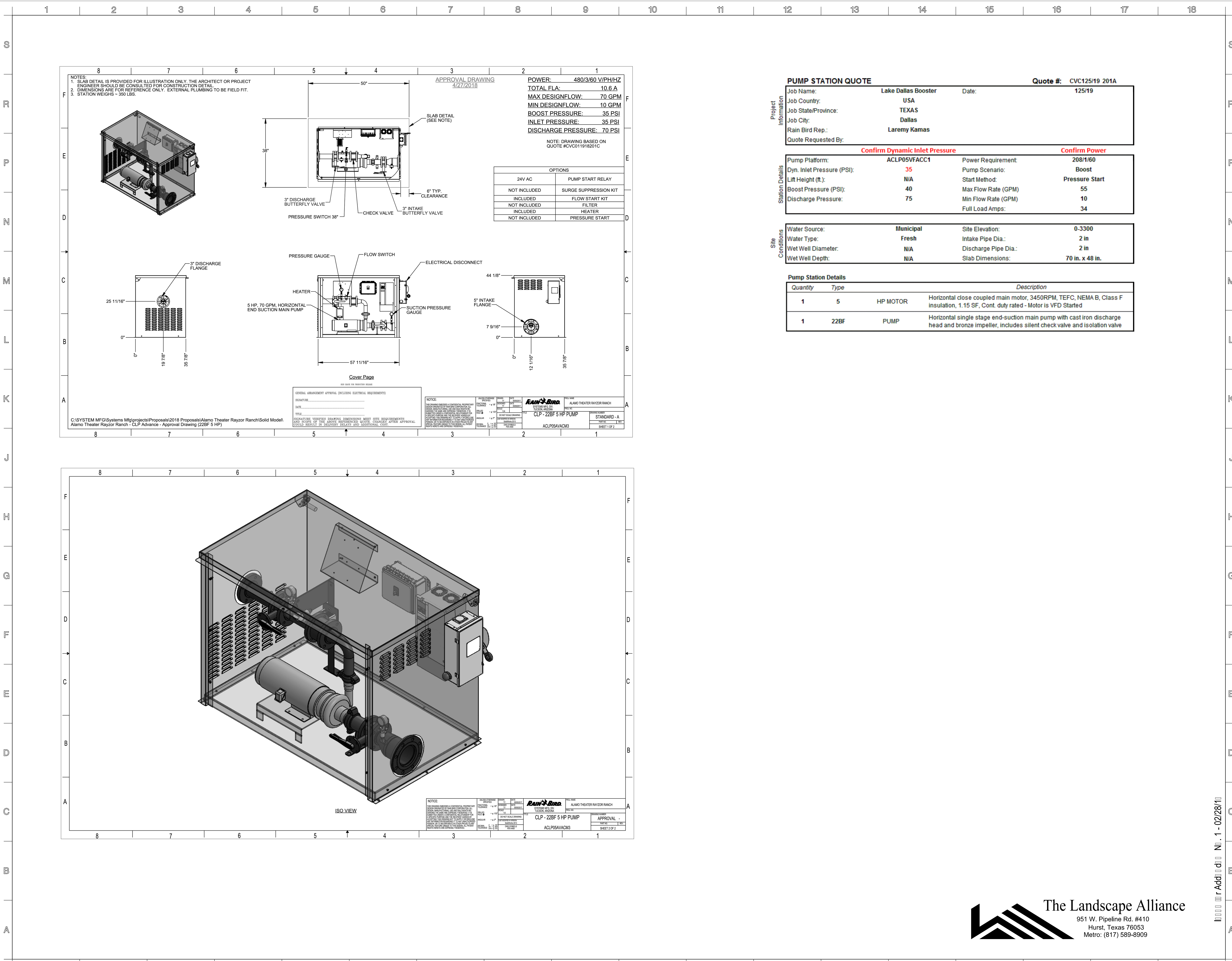
PROJECT NO.: 1677-17
DATE: 01/28/10
DRAWN: LDL
REVISED:  2/28/10



LANDSCAPE PLAN

SHEET NUMBER

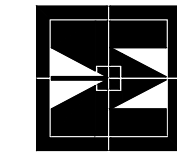
L1.00



PUMP STATION QUOTE			Quote #:	CVC125/19 201A
Project Information	Job Name:	Lake Dallas Booster	Date:	125/19
	Job Country:	USA		
	Job State/Province:	TEXAS		
	Job City:	Dallas		
	Rain Bird Rep.:	Laremy Kamas		
Quote Requested By:				
Station Details	Confirm Dynamic Inlet Pressure		Confirm Power	
	Pump Platform:	ACLP05VFACC1	Power Requirement:	208/1/60
	Dyn. Inlet Pressure (PSI):	35	Pump Scenario:	Boost
	Lift Height (ft.):	N/A	Start Method:	Pressure Start
	Boost Pressure (PSI):	40	Max Flow Rate (GPM)	55
Site Conditions	Discharge Pressure:	75	Min Flow Rate (GPM)	10
			Full Load Amps:	34
Water Source:	Municipal		Site Elevation:	0-3300
	Fresh		Intake Pipe Dia.:	2 in
	N/A		Discharge Pipe Dia.:	2 in
	N/A		Slab Dimensions:	70 in. x 48 in.

Pump Station Details				Description
Quantity	Type			
1	5	HP MOTOR		Horizontal close coupled main motor, 3450RPM, TEFC, NEMA B, Class F insulation, 1.15 SF, Cont. duty rated - Motor is VFD Started
1	22BF	PUMP		Horizontal single stage end-suction main pump with cast iron discharge head and bronze impeller, includes silent check valve and isolation valve

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AHERN RENTALS BILDING REMODEL

400 N. STEMMONS FRWY.
 LAKE DALLAS, TEXAS 75065

PROJECT NO.: 1677-17
 DATE: 1/28/19
 DRAWN: LDL
 REVISED: 2/28/19



SHEET CONTENT
 IRRIGATION PUMP PLAN

SHEET NUMBER

L2.01

The Landscape Alliance
 951 W. Pipeline Rd. #410
 Hurst, Texas 76053
 Metro: (817) 589-8909

Project No. 1677-17

April 11, 2019

NARRATIVE OF CHANGES for ADDENDUM No. 2
to the DRAWINGS & SPECIFICATIONS
for

Civil Site & Landscape Building Permit for:
AHERN RENTALS BUILDING REMODEL
400 NORTH STEMMONS FWY
LAKE DALLAS, TEXAS 75065

MAGEE ARCHITECTS, L.P.
DESIGNERS • PLANNERS • INTERIORS
2824 West 7TH Street, Suite 100
Fort Worth, TX 76107
817.731.9392 voice
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magee-architects.com



The following Narrative is provided to describe revisions to **AHERN RENTALS CIVIL SITE & LANDSCAPE CONSTRUCTION** drawings & specifications dated February 28, 2019.

1.01 GENERAL

- A. This addendum modifies the Permit Set of drawings and project manuals, dated February 28, 2019 as noted within and shall become part of the contract documents.
- B. Bidders shall acknowledge receipt of this addendum as part of the written bid submitted. Failure to do so may subject bidder to disqualification.
- C. Each registered holder of bid documents will receive a copy of the addendum. Each prime bidder is responsible for distribution of information conveyed by this addendum to its sub-bidders and suppliers.

1.02 REVISIONS TO DRAWINGS

CIVIL DRAWINGS

- A. Sheet C1.02 – SITE PLAN –is revised to modify the following notations:

1. On the PAVING LEGEND – The Base Bid notation has been revised to show at the west side easement of the property shall be provided with the following:

- 12" Thick Flex Base TXDOT Item 247, Grade 'A', Type 1, over 8" thick compacted subgrade to a minimum 95% ASTM D-698 Std Proctor Density.

1.03 REVISIONS TO SPECIFICATIONS

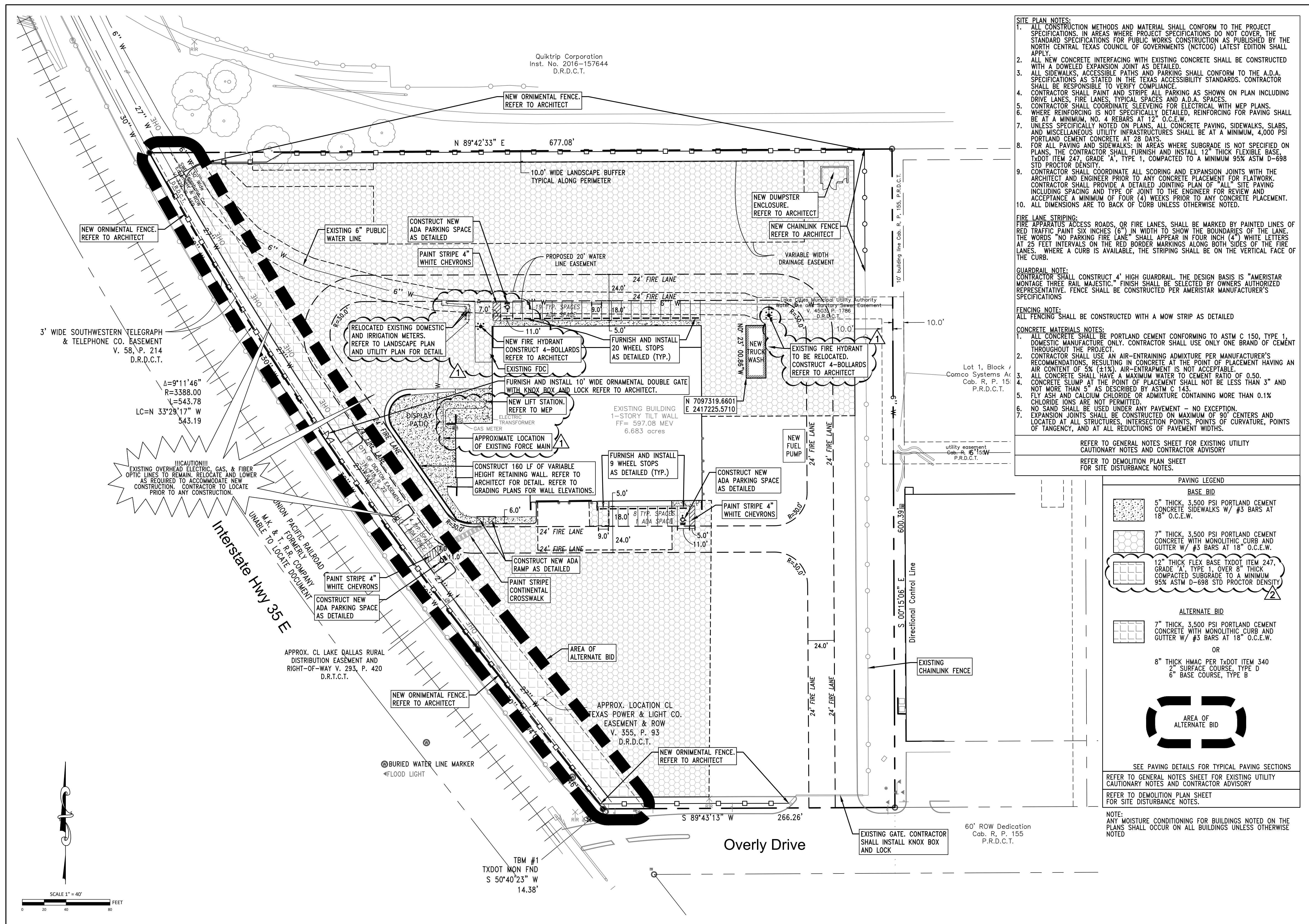
- A. 10 9900 MISCELLANEOUS SPECIALTIES,

SECTION 10 9900 Miscellaneous Specialties, is ADDED as attached hereto and is hereby made part of this addendum.

1.04 ATTACHMENTS

- 1. Sheet C1.02 – SITE PLAN
- 2. 10 9900 MISCELLANEOUS SPECIALTIES

END OF ADDENDUM No. 2



- SITE PLAN NOTES:**
1. ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE PROJECT SPECIFICATIONS. IN AREAS WHERE PROJECT SPECIFICATIONS DO NOT COVER, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AS PUBLISHED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) LATEST EDITION SHALL APPLY.
 2. ALL NEW CONCRETE INTERFACING WITH EXISTING CONCRETE SHALL BE CONSTRUCTED WITH A DOWLED EXPANSION JOINT AS DETAILED.
 3. ALL SIDEWALKS, ACCESSIBLE PATHS AND PARKING SHALL CONFORM TO THE A.D.A. SPECIFICATIONS AS STATED IN THE TEXAS ACCESSIBILITY STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY COMPLIANCE.
 4. CONTRACTOR SHALL PAINT AND STRIPE ALL PARKING AS SHOWN ON PLAN INCLUDING DRIVE LANES, FIRE LANES, TYPICAL SPACES AND A.D.A. SPACES.
 5. CONTRACTOR SHALL COORDINATE SLEEVING FOR ELECTRICAL WITH MEP PLANS.
 6. WHERE REINFORCING IS NOT SPECIFICALLY DETAILED, REINFORCING FOR PAVING SHALL BE AT A MINIMUM, NO. 4 REBARS AT 12" O.C.E.W.
 7. UNLESS SPECIFICALLY NOTED ON PLANS, ALL CONCRETE PAVING, SIDEWALKS, SLABS, AND MISCELLANEOUS UTILITY INFRASTRUCTURES SHALL BE AT A MINIMUM, 4,000 PSI PORTLAND CEMENT CONCRETE AT 28 DAYS.
 8. FOR ALL PAVING AND SIDEWALKS, IN AREAS WHERE SUBGRADE IS NOT SPECIFIED ON PLANS, THE CONTRACTOR SHALL FURNISH AND INSTALL 12" THICK FLEXIBLE BASE TXDOT ITEM 247, GRADE "A", TYPE 1, COMPACTED TO A MINIMUM 95% ASTM D-698 STD PROCTOR DENSITY.
 9. CONTRACTOR SHALL COORDINATE ALL SCORING AND EXPANSION JOINTS WITH THE ARCHITECT AND ENGINEER PRIOR TO ANY CONCRETE PLACEMENT FOR FLATWORK. CONTRACTOR SHALL PROVIDE A DETAILED JOINTING PLAN OF ALL SITE PAVING INCLUDING SPACING AND TYPE OF JOINT TO THE ENGINEER FOR REVIEW AND ACCEPTANCE A MINIMUM OF FOUR (4) WEEKS PRIOR TO ANY CONCRETE PLACEMENT.
 10. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

FIRE LANE STRIPING:
FIRE APPARATUS ACCESS ROADS, OR FIRE LANES, SHALL BE MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25 FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

GUARDRAIL NOTE:
CONTRACTOR SHALL CONSTRUCT 4' HIGH GUARDRAIL. THE DESIGN BASIS IS "AMERISTAR MONTAGE THREE RAIL MAJESTIC." FINISH SHALL BE SELECTED BY OWNERS AUTHORIZED REPRESENTATIVE. FENCE SHALL BE CONSTRUCTED PER AMERISTAR MANUFACTURER'S SPECIFICATIONS.

FENCING NOTE:
ALL FENCING SHALL BE CONSTRUCTED WITH A MOW STRIP AS DETAILED.

- CONCRETE MATERIALS NOTES:**
1. ALL CONCRETE SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C 150, TYPE 1, DOMESTIC MANUFACTURE ONLY. CONTRACTOR SHALL USE ONLY ONE BRAND OF CEMENT THROUGHOUT THE PROJECT.
 2. CONTRACTOR SHALL USE AN AIR-ENTRAINING ADMIXTURE PER MANUFACTURER'S RECOMMENDATIONS, RESULTING IN CONCRETE AT THE POINT OF PLACEMENT HAVING AN AIR CONTENT OF 5% ($\pm 1\%$). AIR-ENTRAPMENT IS NOT ACCEPTABLE.
 3. ALL CONCRETE SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.50.
 4. CONCRETE SLUMP AT THE POINT OF PLACEMENT SHALL NOT BE LESS THAN 3" AND NOT MORE THAN 5" AS DESCRIBED BY ASTM C 143.
 5. FLY ASH AND CALCIUM CHLORIDE OR ADMIXTURE CONTAINING MORE THAN 0.1% CHLORIDE IONS ARE NOT PERMITTED.
 6. NO SAND SHALL BE USED UNDER ANY PAVEMENT - NO EXCEPTION.
 7. EXPANSION JOINTS SHALL BE CONSTRUCTED ON MAXIMUM OF 90' CENTERS AND LOCATED AT ALL STRUCTURES, INTERSECTION POINTS, POINTS OF CURVATURE, POINTS OF TANGENCY, AND AT ALL REDUCTIONS OF PAVEMENT WIDTHS.

REFER TO GENERAL NOTES SHEET FOR EXISTING UTILITY CAUTIONARY NOTES AND CONTRACTOR ADVISORY

REFER TO DEMOLITION PLAN SHEET FOR SITE DISTURBANCE NOTES.

PAVING LEGEND

BASE BID
5" THICK, 3,500 PSI PORTLAND CEMENT CONCRETE SIDEWALKS W/ #3 BARS AT 18" O.C.E.W.

7" THICK, 3,500 PSI PORTLAND CEMENT CONCRETE WITH MONOLITHIC CURB AND GUTTER W/ #3 BARS AT 18" O.C.E.W.

12" THICK FLEX BASE TXDOT ITEM 247, GRADE "A", TYPE 1, OVER 8" THICK COMPACTED SUBGRADE TO A MINIMUM 95% ASTM D-698 STD PROCTOR DENSITY

ALTERNATE BID
7" THICK, 3,500 PSI PORTLAND CEMENT CONCRETE WITH MONOLITHIC CURB AND GUTTER W/ #3 BARS AT 18" O.C.E.W.

OR
8" THICK HMAc PER TXDOT ITEM 340 2" SURFACE COURSE, TYPE D 6" BASE COURSE, TYPE B

SEE PAVING DETAILS FOR TYPICAL PAVING SECTIONS

REFER TO GENERAL NOTES SHEET FOR EXISTING UTILITY CAUTIONARY NOTES AND CONTRACTOR ADVISORY

REFER TO DEMOLITION PLAN SHEET FOR SITE DISTURBANCE NOTES.

NOTE:
ANY MOISTURE CONDITIONING FOR BUILDINGS NOTED ON THE PLANS SHALL OCCUR ON ALL BUILDINGS UNLESS OTHERWISE NOTED

**SECTION 10 9900
MISCELLANEOUS SPECIALTIES**

PART 1 – GENERAL

1.01 SUMMARY

- A. Related Sections: Provisions established in General and Supplementary Conditions of the Contract, Division 1 - General Requirements, and the Drawings are collectively applicable to this Section.
- B. Section Includes:
 - 1. Miscellaneous specialty items as listed herein.

1.01 SUBMITTALS

- A. General: Submit following items in accordance with Submittal Procedures.
- B. Product Data: Including all pertinent performance characteristics and criteria.
- C. Shop Drawings: Indicate materials, construction, sizes, quantities, finishes, and installation details.
- D. Manufacturer's Instructions: For installation, maintenance, and repair.

1.03 DELIVERY, STORAGE AND HANDLING

- A. Deliver, store, handle, and protect products in accordance with Section 01 6000.

PART 2 PRODUCTS

2.01 PRODUCTS

- A. Fire Control Key Box: Provide fire department key control box, equal to model 3200 by Knox Box, one at main building entrance & one at easement Entry Gate.
 - 1. Fire Control Key Box may be revised per requirements from local jurisdictions.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces and conditions are ready to receive work of this Section.
- B. Notify Architect of any existing conditions which will adversely affect execution.
- C. Beginning of execution will constitute acceptance of existing conditions.

3.02 PREPARATION

- A. Prepare substrate surfaces as recommended by manufacturer.

3.03 INSTALLATION

- A. Install using skilled workmen in accordance with manufacturer's printed instructions and recommendations.

3.04 ADJUSTING

- A. Adjust and fit items to be flush with adjacent construction.
- B. Fasten or adhere for tight connections and joints.

3.05 CLEANING

- A. Perform final cleaning in accordance with Closeout Procedures.

3.06 PROTECTION

- A. Protect finished installation in accordance with Section 01 6000.

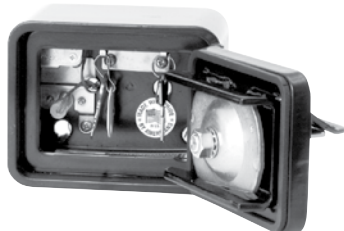
END OF SECTION

High Security Industrial/Government Key Box

Recessed Mount
with Face Flange



Surface Mount



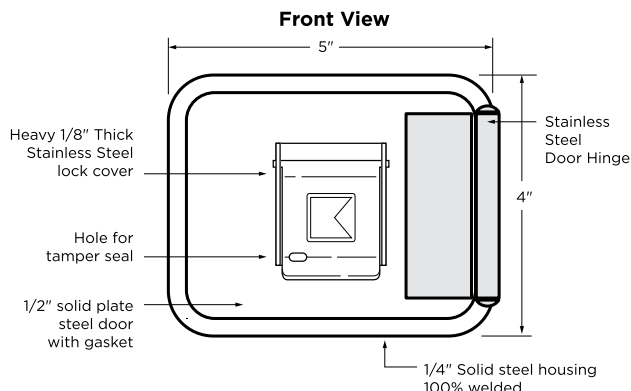
The number one high-security KnoxBox 3200 is used for most commercial applications including businesses, schools, government and public buildings, community associations and apartment complexes. The KnoxBox 3200 holds keys, access cards and other small items necessary for emergency access.

Features and Benefits

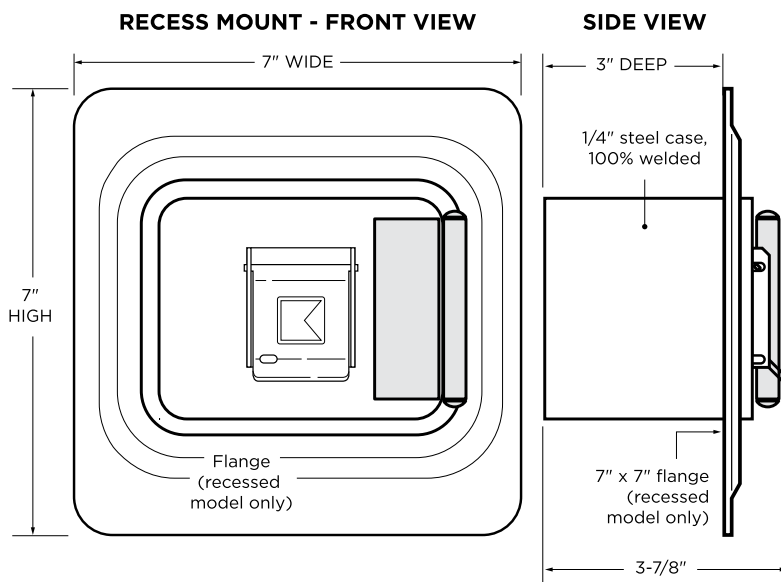
- Holds up to 10 keys and access cards in interior compartment
- Ensures high security. Box and lock are UL® Listed
- Includes a Knox-Coat® proprietary finishing process that protects Knox products up to four times better than standard powder coat
- Resists moist conditions with a weather resistant door gasket
- Hinged door allows single-handed operation
- Colors: Black, Dark Bronze or Aluminum
- Weight: Surface mount - 8 lbs.
Recessed mount - 9 lbs.

Options

- Tamper Alert (UL Listed)
- Recess Mounting Kit (RMK) for recessed models only
- Inside switch for use on electrical doors, gates and other electrical equipment



KnoxBox 3200 Surface Mount



KnoxBox 3200 Recessed Mount

Ordering Specifications

To insure procurement and delivery of the KnoxBox 3200, it is suggested that the following specification paragraph be used:

KnoxBox surface/recessed mount with hinged door, with/without UL Listed tamper alerts. 1/4" plate steel housing, 1/2" thick steel door with interior gasket seal and stainless steel door hinge. Box and lock UL Listed. Lock has 1/8" thick stainless steel dust cover with tamper seal mounting capability.

Exterior Dimensions: Surface mount body- 4"H x 5"W x 3-3/4"D

Recessed mount flange- 7"H x 7"W

Lock: UL Listed. Double-action rotating tumblers and hardened steel

pins accessed by a biased cut key.

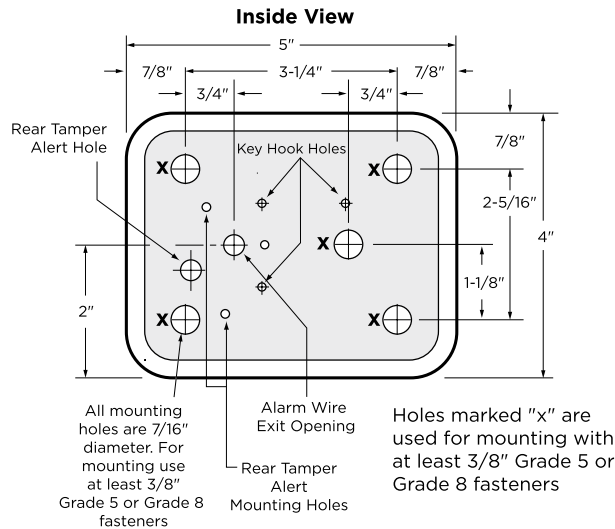
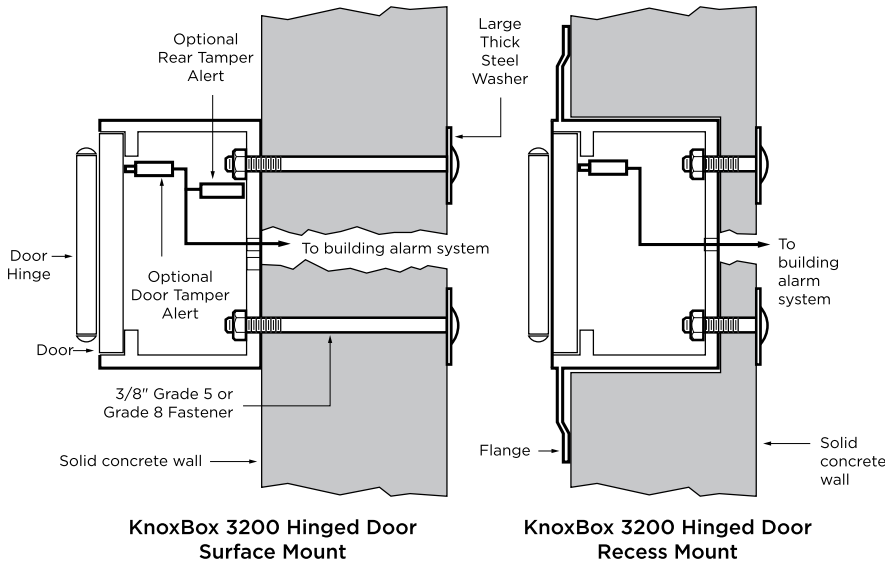
Finish: Knox-Coat® proprietary finishing process

Colors: Black, Dark Bronze or Aluminum

P/N: 3200 Series KnoxBox (mfr's cat. ID)

Mfr's Name: **KNOX COMPANY**

**Suggested minimum mounting height
6 feet above ground**



Attention: KnoxBox 3200 is a very strong device that MUST be mounted properly to ensure maximum security and resist physical attack.

Knox® Rapid Entry System

The Knox Company manufactures a complete line of high security products including KnoxBox key boxes, key vaults, cabinets, key switches, padlocks, locking FDC plugs and caps and electronic master key security systems. For more information or technical assistance, please call Customer Service at 1-800-552-5669.

Recess Mounting Kit

The KnoxBox 3200 Recess Mounting Kit (RMK) is used for recessed models only. It contains a shell housing and mounting hardware to be cast-in-place in new concrete or masonry construction. After construction is completed, the KnoxBox 3200 mounts inside the RMK. The RMK may only be used in new concrete or masonry construction.

Installation In Cast Concrete

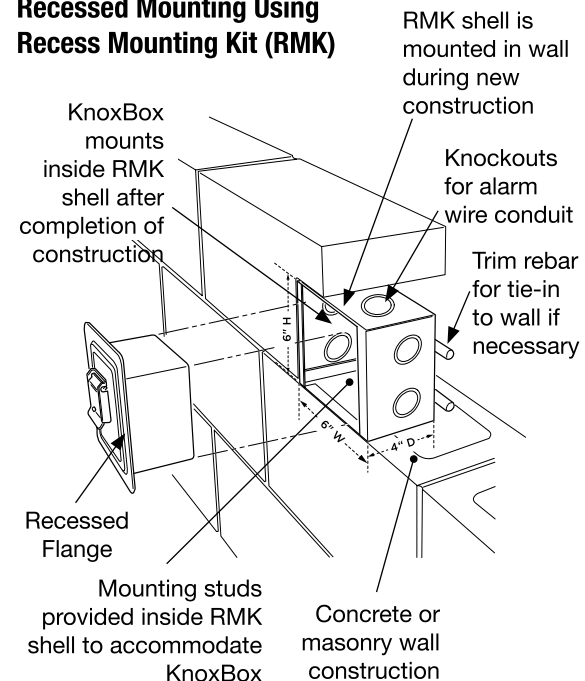
The optional Recess Mounting Kit is for use in new concrete or masonry construction only. The kit includes a shell housing and mounting hardware to be cast-in-place. The KnoxBox 3200 is mounted into the shell housing after construction is completed.

Dimensions

Rough-in Dimensions: 6-1/2"H x 6-1/2"W x 5"D

IMPORTANT: Care should be taken to insure that the front of the RMK shell housing, including the cover plate and screw heads, is flush with the finish wall. The RMK must be plumbed to insure vertical alignment of the vault.

Recessed Mounting Using Recess Mounting Kit (RMK)



City of Lake Dallas – Site & Landscape Permit 2nd Review Comments - RESPONSE

Response to Permit 2nd Review Comments from the City of Lake Dallas are Shown in **RED** below. Please see **Issue for Permit – Addendum No. 1 - Dated 02-28-19** for Revised Drawings & Narrative (under separate cover) for Full Response to Permit 2nd Review Comments.

Planning and Zoning

PZ.1 Per Article 122, Sec. 122-1166, a permit is required for the removal or replacement each tree.

- a. If it is necessary to remove trees outside the buildable area, the developer, as a condition to issuance of a tree removal permit, is required to replace the trees being removed with comparable trees of the same caliper elsewhere within the site or lot.

- *Total Site Area of the Ahern Rentals Facility is 291,111 SF.*
- *Buildable Area for the Site is 217,440 SF, as indicated on Sheet AS103 of Issue for Permit dated 01-28-19.*
- *Business Owner requests to be able to use every available space of the property to market & store their inventory of construction rental machinery and equipment.*
- *Large Portion of the Existing Trees are within the Buildable Area, which are requested to be removed. A minor portion of trees outside of the Buildable Area are requested to be removed.*
- *Tree Removal Permit Application is attached for trees to be removed outside the Buildable Area.*

I. Item Addressed (Per City of Lake Dallas)

- **No Changes in Addendum No. 1 – Dated 02-28-19**

PZ2. Nine (9) off-site trees on QuikTrip's (QT) property have been identified to be removed. A memorandum of understanding or similar agreement between both entities is necessary to allow the removal of trees on another's property. These trees will have to be replaced as per ordinance.

NO off-site trees on QuikTrip's (QT) property are scheduled for removal. Sheet L100 Landscape Plan indicates an 'X' over trees to be removed. Trees scheduled to be removed are only on the Ahern Rentals property.

I. Item addressed (Per City of Lake Dallas)

- **No Changes in Addendum No. 1 – Dated 02-28-19**

PZ3. Clearly illustrate where the driveway/paving will be on the site to determine which trees are located within the buildable area. This will determine which trees must be relocated on the site.

Landscape Alliance Response:

See Sheet L101 Landscape Plan of Issue for Permit dated 01-28-19 for Driveway/Paving layout.

I. Item addressed. (Per City of Lake Dallas)

- **No Changes in Addendum No. 1 – Dated 02-28-19**

PZ4. Without a clear illustration of where the driveway/paving is located, the Landscape Plan (L1.00) shows only forty-two (41) trees on-site to be removed. The nine (9) trees identified as off-site must be identified. Why is the 20' Oak that will remain identified on the plan and listed in the group on onsite trees to be removed? Please explain or delete.

Landscape Alliance Response: NO off-site trees on QuikTrip's (QT) property are scheduled for removal. Sheet L100 Landscape Plan indicates an 'X' over trees to be removed. Trees scheduled to be removed are only on the Ahern Rentals property. Large Portion of the Existing Trees are within the Buildable Area, which are requested to be removed. A minor portion of trees outside of the



Buildable Area are requested to be removed. Tree Removal Permit Application is attached for trees to be removed outside the Buildable Area.

I. Item addressed (Per City of Lake Dallas)

- No Changes in Addendum No. 1 – Dated 02-28-19

- PZ5.** Along the north property line between both properties there is enough capacity to replace trees that are being removed. Identify the type of trees and proposed locations to determine the number of trees that may be replanted on the site.

Landscape Alliance Response: See Sheet L101 Landscape Plan of Issue for Permit dated 01-28-19 for trees & shrubs being installed on the site.

I. Item addressed (Per City of Lake Dallas)

- No Changes in Addendum No. 1 – Dated 02-28-19

- PZ6.** Per Article 122, Sec. 122-1168(a), a tree that is considered hazardous or dangerous then it can be removed without replacement. Have any trees on the property been identified as hazardous or dangerous?

- A. Diseased
- B. Injured
- C. Danger of falling
- D. Creates unsafe vision clearance

Landscape Alliance Response: No

I. Item addressed (Per City of Lake Dallas)

- No Changes in Addendum No. 1 – Dated 02-28-19

- PZ7.** The ordinance (Sec. 122-1161) allows for the removal of trees within a drainage easement. The location of the underground detention system sited along the northern portion of the property will result in the removal of a number of oak trees within the area. Provide a scale of the underground detention system to illustrate and determine the number of affected trees.

Easements for the property are indicated on Final Plat & C1.02 Site Plan of Issue for Permit dated 01-28-19.

I. Item addressed – Proviso: the applicant must stump grind removed the trees.

- Note to Stump Grind removed trees is Added to Sheet C1.03 & L1.00 on Addendum No. 1 – Dated 02-28-19

- PZ8.** Drainage will be discharged from the petitioned property onto the property adjacent to the north (QT's). Is there an agreement in place to show an agreement between both property owners?

- A. What will be the volume of drainage flow as now your discharge will be now added to QT's onto the City's ROW?

No drainage discharge will be onto adjacent QT property. Ahern property is regraded, so flow of water is no more than currently being emitted on neighboring properties. Civil Response: Volume Discharge is 17.0 CFS as indicated on Sheet C1.10 Utility Plan on Issue for Permit dated 01-28-19.

I. Item addressed (per City of Lake Dallas)

- No Changes in Addendum No. 1 – Dated 02-28-19



Engineering

General

- E1.** Need to provide the plat. Show all existing and proposed easements on plat.
Plat Submitted to the City of Lake Dallas on 12/06/18 and included on Issue for Permit dated 01-28-19.
I. Item addressed (per City of Lake Dallas)
• No Changes in Addendum No. 1 – Dated 02-28-19
- E2.** Provide additional detention pond and storm drain calculations.
Civil Response: See Sheet C1.09 Proposed Drainage Area Map for Detention Pond calculations & Sheet C1.10 Utility Plan for Storm Drain calculations on Issue for Permit dated 01-28-19.
I. Item addressed (per City of Lake Dallas)
• No Changes in Addendum No. 1 – Dated 02-28-19
- E3.** Need drainage easement for detention pond.
Civil Response: See Plat Submitted to the City of Lake Dallas on 12/06/18 and Civil Drawings included on Issue for Permit dated 01-28-19.
I. Item addressed (per City of Lake Dallas)
• No Changes in Addendum No. 1 – Dated 02-28-19
- E4.** Need maintenance agreement for detention pond.
Ahern Responsibility: Ahern Rentals to provide standard Letter of Responsibility for annual maintenance agreement for the Underground Detention Pond.
• Ahern submitted the Letter of Responsibility to the City of Lake Dallas on 02/13/19. No Changes in Addendum No. 1 – Dated 02-28-19
- E5.** Need to have easements\agreements with property owner to the north (QuikTrip).
Easements are no longer needed on the adjacent QT Property. No drainage discharge will be onto adjacent QT property. Ahern property is regraded, so flow of water is no more than currently being emitted on neighboring properties.
I. Item addressed (per City of Lake Dallas)
• No Changes in Addendum No. 1 – Dated 02-28-19
- E6.** QuikTrip has some planned upcoming improvements on their site. Contact John Pimentel with QuikTrip at (817) 786-3192 or jpimente@quiktrip.com.
I. N/A (per City of Lake Dallas)
• No Changes in Addendum No. 1 – Dated 02-28-19

General Notes

- E9.** Must conform with Lake Cities Municipal Utility Authority (LCMUA) for water and sewer improvements in the public right-of-way. Metes and bounds not shown on the site plan.
Need to include survey name and abstract number.
Civil Response: See Plat Submitted to the City of Lake Dallas on 12/06/18 and Sheet C1.01 General Notes under Sanitary Sewer Notes & Water Notes included on Issue for Permit dated 01-28-19.
I. Item addressed (per City of Lake Dallas)
• No Changes in Addendum No. 1 – Dated 02-28-19
- E10.** Show the location of the marked features in the legend on the plans. If they do not exist, remove from the legend. (new comment)
• The legend has been modified to only show blocks that relate to the current project.



Site Plan (Paving Plan)

- E11.** Is this the paving plan or site plan? The architectural site plan is earlier in the plan set.
Sheet AS101 Architectural Site Plan is shown for Parking & Building Access Only as per Texas Accessibility (TAS) requirements. Refer to Sheet C1.02 Site Plan for Paving requirements.
- I.** LCMUA Water/SS easement maintenance responsibilities – pavement replacement/repair, etc. should be noted on face of the plat.
- Note for LCMUA Water/SS easement maintenance responsibilities – pavement replacement/repair, etc. is Added to the Plat on Addendum No. 1 – Dated 02-28-19
- E12.** Check the restrictions, allowances, and requirements of the City of Denton Easement along the site's western property line.
Ahern Rentals, Magee Architects & MJ Thomas Engineering met with City of Denton Officials on November 9, 2018. All parties agreed that removal & replacement of the proposed paving for utility repairs will be the responsibility of Ahern Rentals. Ahern Rentals agrees to loan any equipment needed for repairs to the City at no additional costs. Gates with Knox Box to allow access to the City of Denton Easement have been provided on Site Plans included on Issue for Permit dated 01-28-19 as requested by the City of Denton.
- I.** Item addressed (per City of Lake Dallas)
- No Changes in Addendum No. 1 – Dated 02-28-19
- E13.** Need to provide access easement for the driveway connection to QuikTrip.
Driveway connection to QuikTrip has been eliminated from all Site Plans. The proposed driveway connection is no longer in this Scope of Work.
- I.** Item addressed (per City of Lake Dallas)
- No Changes in Addendum No. 1 – Dated 02-28-19
- E14.** Where is fire lane? Show striping for fire lane.
Civil Response: See Sheet C1.02 Site Plan included on Issue for Permit dated 01-28-19.
- I.** Item addressed (per City of Lake Dallas)
- No Changes in Addendum No. 1 – Dated 02-28-19

Demolition Plan

- E15.** Demolition is shown on adjacent property owner to the north (QuikTrip Property). Need to have permission and easements from property owner.
Demolition is no longer needed on the adjacent QT Property & has been revised on the Demolition Plan on Sheet C1.03 included on Issue for Permit dated 01-28-19. No drainage discharge will be onto adjacent QT property. Ahern property is regraded, so flow of water is no more than currently being emitted on neighboring properties.
- I.** Irrigation plan shows a proposed 2" irrigation meter - location should be referenced on sheet C1.03
- Location of the Proposed 2" Irrigation Meter is Added to Sheet C1.03 on Addendum No. 1 – Dated 02-28-19

Grading Plans

- E16.** Need to have drainage easement for channel that will be graded north of property.
Easements are no longer needed on the adjacent QT Property. No drainage discharge will be onto adjacent QT property. Ahern property is regraded, so flow of water is no more than currently being emitted on neighboring properties.
- I.** Item addressed (per City of Lake Dallas)
- No Changes in Addendum No. 1 – Dated 02-28-19



Existing Drainage Area Map

- E17.** Need to show drainage flow arrows.

Civil Response: See Sheet C1.08 Existing Drainage Area Map included on Issue for Permit dated 01-28-19.

- I. Item addressed (per City of Lake Dallas)
• No Changes in Addendum No. 1 – Dated 02-28-19

- E18.** Is there any off-site drainage runoff coming through this site?

Civil Response: No...Site is at Top of Hill.

- I. Item addressed (per City of Lake Dallas)
• No Changes in Addendum No. 1 – Dated 02-28-19

- E19.** Provide time of concentration calculations.

Civil Response: See Sheet C1.08 Existing Drainage Area Map included on Issue for Permit dated 01-28-19.

- I. Item addressed (per City of Lake Dallas)
• No Changes in Addendum No. 1 – Dated 02-28-19

Proposed Drainage Area Map

- E20.** Need to show drainage flow arrows.

Civil Response: See Sheet C1.09 Proposed Drainage Area Map included on Issue for Permit dated 01-28-19.

- I. Item addressed (per City of Lake Dallas)
• No Changes in Addendum No. 1 – Dated 02-28-19

- E21.** Need a drainage easement for detention pond. Need to have maintenance plan\agreement with the city.

Civil Response: See Plat Submitted to the City of Lake Dallas on 12/06/18 and Civil Drawings included on Issue for Permit dated 01-28-19. Ahern Rentals to provide standard Letter of Responsibility for annual maintenance agreement for the Underground Detention Pond.

- I. Item addressed (per City of Lake Dallas)
• No Changes in Addendum No. 1 – Dated 02-28-19

- E22.** Need additional detention pond calculations including weir\orifice calculations, HGL, etc.

Civil Response: See Sheet C1.10 Utility Plan included on Issue for Permit dated 01-28-19.

- I. Item addressed (per City of Lake Dallas)
• No Changes in Addendum No. 1 – Dated 02-28-19

- E23.** Need storm drain calculations (HGL) for outlet pipe and any pipes in the drainage easement.

Civil Response: See Sheet C1.10 Utility Plan included on Issue for Permit dated 01-28-19.

- I. Item addressed (per City of Lake Dallas)
• No Changes in Addendum No. 1 – Dated 02-28-19



Utility Plan

- E24.** Storm drain is located in easement. Check restrictions, allowances, and requirements of the City of Denton Easement.

Civil Response: All proposed utilities were removed outside of easements as required. See Civil Drawings included on Issue for Permit dated 01-28-19.

- I. Item addressed (per City of Lake Dallas)
- No Changes in Addendum No. 1 – Dated 02-28-19

- E25.** Need a drainage easement for detention pond. Need to have maintenance plan\agreement with the city.

Civil Response: See Plat Submitted to the City of Lake Dallas on 12/06/18 and Civil Drawings included on Issue for Permit dated 01-28-19. Ahern Rentals to provide standard Letter of Responsibility for annual maintenance agreement for the Underground Detention Pond.

- I. Item addressed (per City of Lake Dallas)
- No Changes in Addendum No. 1 – Dated 02-28-19

- E26.** Need to provide specific detail for the proposed headwall along the northern edge of the property.

Civil Response: See Sheet C2.06 Storm Sewer Details included on Issue for Permit dated 01-28-19.

- I. Item addressed (per City of Lake Dallas)
- No Changes in Addendum No. 1 – Dated 02-28-19

Sediment Control Plan

- E27.** Show the location of the construction entrance on the plans.

Civil Response: See Sheet C1.11 Sediment Control Plan included on Issue for Permit dated 01-28-19.

- I. Item addressed (per City of Lake Dallas)
- No Changes in Addendum No. 1 – Dated 02-28-19

- E28.** Show how many acres of disturbed area.

Civil Response: See Sheet C1.11 Sediment Control Plan included on Issue for Permit dated 01-28-19.

- I. Still need to show acreage of disturbed area.
- Disturbed acreage has been provided.

Landscape Plan

- E29.** Is there an irrigation plan?

Landscape Alliance Response: See Sheet L2.00 Irrigation Plan included on Issue for Permit dated 01-28-19.

- I. Item addressed (per City of Lake Dallas)
- No Changes in Addendum No. 1 – Dated 02-28-19



E30. Only 10% landscaping is provided for the total site area. A minimum of 15% landscaping for total site area is required. Please provide 15% landscaping or mitigation.

- *Total Site Area of the Ahern Rentals Facility is 291,111 SF.*
- *Buildable Area for the Site is 217,440 SF, as indicated on Sheet AS103 of Issue for Permit dated 01-28-19.*
- *Business Owner requests to be able to use every available space of the property to market & store their inventory of construction rental machinery and equipment.*
- *Large Portion of the Existing Trees are within the Buildable Area, which are requested to be removed. A minor portion of trees outside of the Buildable Area are requested to be removed.*
- *Tree Removal Permit Application is attached for trees to be removed outside the Buildable Area.*
- *With Reduction of Trees within the Buildable Area, the Landscaping requirement of 15% is being met with 29,450 SF of Landscape Area.*

I. Item addressed (per City of Lake Dallas)

- No Changes in Addendum No. 1 – Dated 02-28-19

Plat

E31. Plat was not provided in this submittal and it is assumed the plat will be provided in a separate submittal. Existing plat provided for reference.

Plat Submitted to the City of Lake Dallas on 12/06/18 and included on Issue for Permit dated 01-28-19.

I. LCMUA Water/SS easement maintenance responsibilities – pavement replacement/repair, etc. should be noted on face of the plat.

- Easement maintenance responsibility note has been provided on Final Plat.

E32. Plat will need to show the new fire lane, property lines (post FM 2181 construction), building lines and existing\proposed easements.

Plat Submitted to the City of Lake Dallas on 12/06/18 and included on Issue for Permit dated 01-28-19.

I. Item addressed (per City of Lake Dallas)

- No Changes in Addendum No. 1 – Dated 02-28-19

Lake Cities Municipal Utilities Authority

LCMUA 1. Potential conflict with existing 6" WL. Please show in detail/profile for proposed storm drain improvements.

Civil Response: All proposed utilities were removed outside of easements as required. See Civil Drawings included on Issue for Permit dated 01-28-19.

I. Conflict between proposed storm drain line and existing 6" WL on sheet C1.05 Grading Plan and C1.10 Utility Plan. Please resolve.

- The conflict between the existing 6" public main and the proposed storm sewer line has been resolved.

LCMUA 2. Ex. 6" public waterline, location unknown, plans not available

Civil Response: LCMUA Crew Pot-Holed the existing 6" Public Water Line. Ahern surveyor tied in the Water Line and the Proposed 20 Ft. Water Line Easement as shown on the Final Plat submitted to the City of Lake Dallas on 12/06/18 and included on Issue for Permit dated 01-28-19.

I. Conflict between proposed storm drain line and existing 6" WL. Please resolve.



- The conflict between the existing 6" public main and the proposed storm sewer line has been resolved.

LCMUA 3. Ex, 6" WL to be pot hole located by LCMUA personnel. Contact Jeff Knight, LCMUA Project Manager to coordinate.

Civil Response: LCMUA Crew Pot-Holed the existing 6" Public Water Line. Ahern surveyor tied in the Water Line and the Proposed 20 Ft. Water Line Easement as shown on the Final Plat submitted to the City of Lake Dallas on 12/06/18 and included on Issue for Permit dated 01-28-19.

- I. Item addressed (per City of Lake Dallas)
- No Changes in Addendum No. 1 – Dated 02-28-19

LCMUA 4. Show existing fire line lead proposed vault location (w/ bypass meter and automatic flush valve) in accordance with LCMUA Standard Details for Construction.

Ahern Rentals updated the Fire Protection to the facility under separate contract. Ahern Rentals Fire Protection Contractor to provide requested data under separate cover.

- I. Show Automatic Flush Valve location (fire lines that exceed 25' from public main) and proposed drain line connection to storm drainage system.
- Per conversation with Lake Cities Fire Department, and note LCFD 4 below, this flushing device shall be a fire hydrant.

LCMUA 5. Once 6" public waterline is field located and surveyed, provide metes/bounds legal description and exhibit for dedication of 20' public water facilities easement to LCMUA from property owner (to cover existing and proposed public facilities).

Civil Response: LCMUA Crew Pot-Holed the existing 6" Public Water Line. Ahern surveyor tied in the Water Line and the Proposed 20 Ft. Water Line Easement as shown on the Final Plat submitted to the City of Lake Dallas on 12/06/18 and included on Issue for Permit dated 01-28-19.

- I. Item addressed (per City of Lake Dallas)
- No Changes in Addendum No. 1 – Dated 02-28-19

LCMUA 6. Show location, proposing sizing calculations, and grinder lift station system specifications, along with proposed location of connection to common 2" force main.

Data provided on MEP Drawings and included on Issue for Permit dated 01-28-19.

- I. Proposed Lift Station Location? Where is existing public force main and proposed connection?
- MEP Response: Specifications provided on Sheet SP03-P1.02. Sizing Calculations added to Sheet P1.02. See Civil Sheets for connection to common 2" force main.

LCMUA 7. Reference LCMUA Standard Details for automatic flush valve.

Ahern Rentals updated the Fire Protection to the facility under separate contract. Ahern Rentals Fire Protection Contractor to provide requested data under separate cover.

- I. Show location of automatic flush valve and drain line on fire line.

Cover Sheet:

LCMUA.8. On the cover sheet the LCMUA Signature Block Required.

- LCMUA Signature Block Added to Cover Sheet on Addendum No. 1 – Dated 02-28-19



LCMUA.9. On the cover sheet reference LCMUA Development Standards and Standard Details for Construction.

- Reference of LCMUA Development Standards and Standard Details for Construction Added to Cover Sheet on Addendum No. 1 – Dated 02-28-19

LCMUA.10. On the cover sheet add LCMUA Standard Details for Construction and include in resubmittal for review.

- Reference of LCMUA Standard Details for Construction Added to Cover Sheet on Addendum No. 1 – Dated 02-28-19 (Note: LCMUA Standard Details for Construction is proprietary data for reference on these Contract Documents & is under separate cover).

Sheet AS101

LCMUA.11. Modify notes to reflect LCMUA Standards for Construction (Water/SS)

- Added Note #18 on the Architectural Site Plan General Notes for LCMUA Standards for Construction.

LCMUA.12. Show ex. Public force main – size, material type and connection detail.

- Water Line utilities removed from Sheet AS101. This Sheet is for Architectural Reference Only. Note Added to Refer to Civil Site Plans for Utilities & Site Details.

LCMUA.13. Label ex. water size and material type. Appears to be a service line.

- Water Line utilities removed from Sheet AS101. This Sheet is for Architectural Reference Only. Note Added to Refer to Civil Site Plans for Utilities & Site Details.

LCMUA.14. Existing FH on east side of property appears to conflict with Truck wash area. May require relocation. Is there a proposed connection to this facility?

- Water Line utilities removed from Sheet AS101. This Sheet is for Architectural Reference Only. Note Added to Refer to Civil Site Plans for Utilities & Site Details.

Minor Plat Comments

LCMUA.15. LCMUA easement acceptance required – provide acceptance block.

- LCMUA acceptance block has been provided on the Plat.

LCMUA.16. Show location of existing public force main easement. Or show proposed for existing public SS facilities located on-site.

- The existing force main is for private use only. There is no public easement. The approximate location of the force main has been shown in the plans.

LCMUA.17. Ensure that all public water facilities are fully contained within a LCMUA Water Facilities easement – i.e. fire hydrants.

- Proposed onsite fire hydrant is for private use only and not intended for public use.

Sheet C1.01 – General Notes

LCMUA.18. Revise SS Note 8 – LCMUA Standards for Construction.

- This note has been revised to reference LCMUA Standards for Construction.



- LCMUA.19.** Revise SS Note 13 – LCMUA Standards for Construction.
- This note has been revised to reference LCMUA Standards for Construction
- LCMUA.20.** Revise Water Note 5 – Contact LCMUA prior to construction.
- This note has been revised to reference LCMUA Standards for Construction
- LCMUA.21.** Revise Water Note 21 – LCMUA Standards for Construction.
- This note has been revised to reference LCMUA Standards for Construction
- LCMUA.22.** Revise Water Note 27 – LCMUA Standards for Construction.
- This note has been revised to reference LCMUA Standards for Construction

Sheet C1.02 – Site Plan

- LCMUA.23.** Irrigation plan shows a proposed 2" irrigation meter - location should be referenced on this sheet.
- The proposed 2" irrigation meter location is shown on this sheet as well as the utility plan. Please refer to landscape plans for detail.
- LCMUA.24.** Location of proposed 2" irrigation meter referenced on landscape plans?
- The proposed 2" irrigation meter location is shown on this sheet as well as the utility plan. Please refer to landscape plans for detail.
- LCMUA.25.** Irrigation pump location?
- The proposed pump is shown on this sheet as well as the utility plan. Please refer to landscape plans for detail.
- LCMUA.26.** RPZ location?
- The proposed RPZ for irrigation is shown on this sheet as well as the utility plan. Please refer to landscape plans for detail.
- LCMUA.27.** Proposed Lift Station Location? Where is existing public force main and proposed Connection?
- The existing force main is for private use only. This is not a public main. The approximate location of the existing and proposed force main has been shown in the plans.
- LCMUA.28.** Is there a connection to public system proposed to service "New Truck Wash"?
- The new truck wash will not have a new water or sewer service.

Sheet C1.10 – Utility Plan

- LCMUA.29.** Conflict between proposed storm drain line and existing 6" WL. Please resolve.
- The conflict between the existing 6" public main and the proposed storm sewer line has been resolved
- LCMUA.30.** Show proposed lift station, existing force main and connection from private to public.
- The proposed lift station and force main have been shown in the plans. Refer to MEP for details.
- LCMUA.31.** Three meters show near end of existing service line – please clarify.



- This is the existing domestic meter with backflow preventers to the building and existing fountain that is being removed.
- LCMUA.32.** Show Automatic Flush Valve location (fire lines that exceed 25' from public main) and proposed drain line connection to storm drainage system.
 - Per conversation with Lake Cities Fire Department, and note LCFD 4 below, this flushing device shall be a fire hydrant.
- LCMUA.33.** Show location of irrigation system pump, connection to ex/prop service line?
 - The proposed 2" irrigation meter, pump, and RPZ location is shown on this sheet as well as the site plan. Please refer to landscape plans for detail.
- LCMUA.34.** Revise notes to reference LCMUA Standards for Construction. In the event of a conflict,
 - LCMUA Standards for Construction have been referenced on this plan sheet.
- LCMUA.35.** Engineer shall determine governing standard.
 - This language has been added to the plan sheet.

Sheet C2.04 – Embedment Details

- LCMUA.36.** Utilize LCMUA Standard Details for Construction of Water and Sanitary Sewer Facilities (including embedment)
 - LCMUA Standards for Construction have been referenced.

Sheet E100 – Electrical Site Plan

- LCMUA.37.** Crossing with existing 6" WL - specify above or below on plans.
 - MEP Response: Refer to General Note #7 for coordination with existing utilities and obstructions.
- LCMUA.38.** Water Pump? Is this the location for the proposed irrigation pump?
 - MEP Response: No Water Pump shown on this sheet. Reference WP stands for weather proof.

Sheet SP03 – Plumbing Plan

- LCMUA.39.** Provide private lift station specifications
 - MEP Response: Specifications provided on Sheet SP03-P1.02
- LCMUA.40.** Show location for connection to existing force main – including supporting calculations.
 - MEP Response: See Civil Sheets for connections to the Existing Force Main.

Sheet L2.0/.1 – Landscape Plan

- LCMUA.41.** Indicates that there is a proposed 2" irrigation meter – location should be shown on appropriate sheets.
 - Revised Sheets to indicate proposed location of the 2" irrigation meter
- LCMUA.42.** RPZ required due to pump discharge head exceeding system pressure. Show location of proposed pump/RPZ.
 - Revised Sheets to indicate location of proposed pump/RPZ.



Lake Cities Fire Department

- LCFD 1.** Will need the fire lane easement on the plat

Plat Submitted to the City of Lake Dallas on 12/06/18 and included on Issue for Permit dated 01-28-19.
- I. Item addressed (per City of Lake Dallas)
 - No Changes in Addendum No. 1 – Dated 02-28-19
- LCFD 2.** Fire lane will need to be 24ft wide with 26ft min internal radii.
- I. Item addressed (per City of Lake Dallas)
 - No Changes in Addendum No. 1 – Dated 02-28-19
- LCFD 3.** Fire lane will need to be indicated on site plan

Civil Response: See updated Sheet C1.02 Site Plan included on Issue for Permit dated 01-28-19.
- I. Item addressed (per City of Lake Dallas)
 - No Changes in Addendum No. 1 – Dated 02-28-19
- LCFD 4.** Utility plan shows an automatic flushing device. This needs to be a hydrant per last conversation.

Civil Response: See updated Sheet C1.10 Utility Plan included on Issue for Permit dated 01-28-19.
- I. Item addressed (per City of Lake Dallas)
 - No Changes in Addendum No. 1 – Dated 02-28-19
- LCFD 5.** Please label existing hydrant on Utility Plan and Site Plan

Civil Response: See updated Sheet C1.10 Utility Plan included on Issue for Permit dated 01-28-19.
- I. Item addressed (per City of Lake Dallas)
 - No Changes in Addendum No. 1 – Dated 02-28-19
- LCFD 6.** Label access control gates, if any, on Site Plan

Civil Response: See updated Sheet C1.02 Site Plan & AS101 Architectural Site Plan included on Issue for Permit dated 01-28-19.
- I. Item addressed (per City of Lake Dallas)
 - No Changes in Addendum No. 1 – Dated 02-28-19

Lake Dallas Police Department

PD.1 No comments

Lake Dallas Public Works

- LDPW.1** Initially no comments; now new comments
- LDPW.2.** A person shall submit with their application a stormwater pollution prevention plan (SWPPP) for the property for which the land-disturbing activity is proposed. Additionally, if applicable, off-site borrow areas, spoil areas and construction staging areas be considered as part of the development site and shall be included in the SWPPP.
- Civil Response: SWPPP Application will be submitted under separate cover.



LDPW.3. Each application shall include a signed statement by the applicant affirming movement of earth shall be conducted in accordance with the SWPPP approved with the site development permit.

- **Civil Response: SWPPP Application will be submitted under separate cover.**

Century Link

CL.1. CenturyLink has existing buried cable feeding from the Overly Dr. right of way north into the west side of the building to terminal located in the second floor TELCO room.

CL.2. Existing facilities should be located (Texas 811) and verified prior to excavation to identify any conflicts with proposed improvements. Conflicts that require relocation of CenturyLink facilities will be at owner's expense. Future communication/date needs should be considered when planning conduit placement prior to paving and landscape activities.

Atmos Energy

AE.1. Atmos Energy has an existing buried gas main feeding from Swisher Road south between DCTA Rail and the existing building. There is also an existing gas service line to the building from above gas main.

AE.2. Existing gas facilities should be located prior to any proposed excavations by calling Texas 811. Any conflicts that would require relocation of Atmos Energy facilities will be at owner's expense.

Republic Services

RS.1. No Comments

**END OF REPONSE TO
SITE & LANDSCAPE PERMIT 2ND REVIEW COMMENTS**

**CITY OF LAKE DALLAS, TEXAS
RESOLUTION NO. 05022019-_____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS,
APPROVING A SITE PLAN FOR 6.683± ACRES OUT OF THE J.W. SIMMONS
SURVEY, ABSTRACT NO. 1163, COMMONLY KNOWN AS 400 NORTH
STEMMONS FREEWAY AND LOCATED IN AN M-1 LIGHT INDUSTRIAL ZONING
DISTRICT; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, an application has been made for approval of a site plan for a 6.683± acre tract out of the J.W. Simmons Survey Abstract No. 1163, Lake Dallas, Denton County, Texas, more particularly described in Exhibit "A," attached hereto and incorporated herein by reference (commonly known as 400 North Stemmons Freeway)("the Property"), which is located in an M-1 Light Industrial Zoning District; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Lake Dallas, Texas, in compliance the ordinances of the City of Lake Dallas, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the proposed site plan should be adopted.

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

SECTION 1. The Property shall be developed substantially in accordance with the Site Plan as shown in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 2. This Resolution shall be effective immediately upon approval.

PASSED AND APPROVED this the 9th day of May 2019.

APPROVED:

Michael Barnhart, Mayor

ATTEST:

Codi Delcambre, TRMC, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney

(kbl:5/2/19:107735)

Resolution No. 05022019-_____
Exhibit "A" – Boundary Description of Property

SITUATED in the City of Lake Dallas, County of Denton, State of Texas, being a part of the J.W. Simmons Survey, Abstract No. 1163, being a part of the 7.01 acre tract of land conveyed by Warranty Deed from Donald D. Ault and Lease Back Corporation to Denison Poultry & Egg Co. on August 30, 1973, recorded in Volume 684, Page 411, Deed Records, Denton County, Texas, (D.R.D.C.T.) being all of the 6.676 acre tract of land described in the Affidavit in favor of Golden Distributing Enterprises, LP., dated May 18, 2001, recorded in Volume 4883, Page 1172, said Deed Records, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2-inch rebar found in the South line of the Unified Aircraft Services, Inc. 13.305 ac. in Volume 5204, Page 01894, D.R.D.C.T., at the Northeast corner of said Golden Distributing 6.676 ac. and the Northwest corner of the Greene Carder Properties 6.377 ac. in Volume 4410, Page 02396, D.R.D.C.T.;

THENCE South 00 degrees 01 minute 50 seconds West, with the West line of said Greene Carder 6.377 ac. a distance of 600.55 feet to a 1/2 inch rebar found in the North right-of-way line of Overly Drive, an "East-West" public road, at the Southeast corner of said Golden Distributing 6.676 ac. and the Northeast corner of the Inland Development Corporation 0.334 ac. in Volume 1398, Page 156, D.R.D.C.T. (the Inland Development 0.334 ac. is out of the South portion of the Denison Poultry & Egg Co. 7.01 ac);

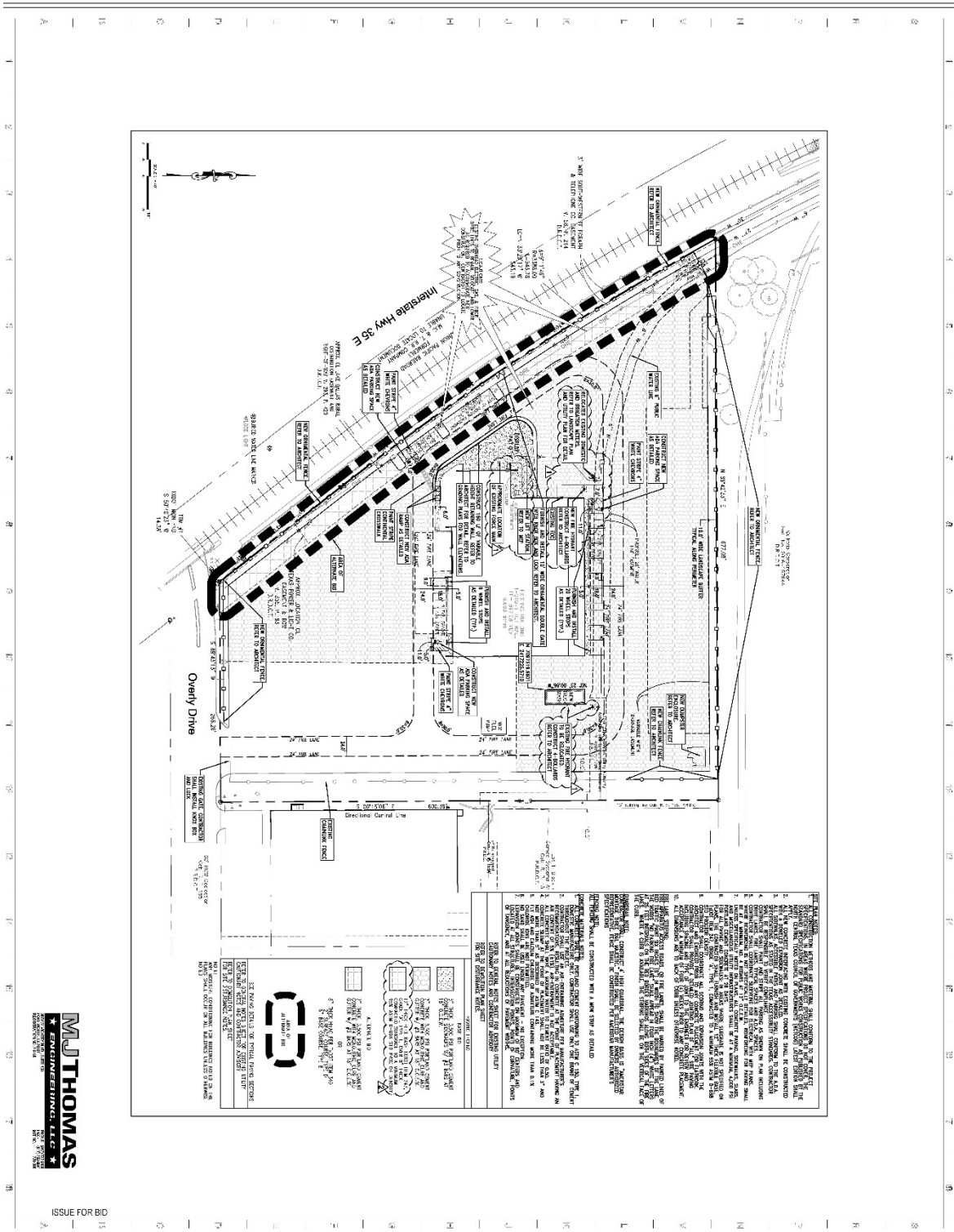
THENCE North 89 degrees 59 minutes 38 seconds West, with the North right-of-way line of Overly Drive, a distance of 266.26 ft. to a 1/2-inch rebar found in the East line of the Union Pacific Railroad right-of-way (formerly the M.K.&T. Railway), at the Southwest corner of said Golden Distributing 6.676 ac. and the Northwest corner of said Inland Development 0.334 ac.;

THENCE Northerly, with the East line of said Union Pacific Railroad right-of-way, the following calls and distances:

1. North 37 degrees 46 minutes 52 seconds West, a distance of 184.46 feet to a 1/2-inch rebar found at the beginning of a curve;
2. Northerly, with a curve to the right, having a central angle (delta) of 09 degrees 11 minutes 56 seconds and a radius of 3388.00 feet (chord bears North 33 degrees 10 minutes 54 seconds West, 543.37 feet), an arc distance of 543.95 feet to a 1/2 inch rebar found at the Southwest corner of said Unified Aircraft 13.305 ac. and the Northwest corner of said Golden Distributing 6.676 ac.; and having passed 0.1 feet West of a 1/2 inch rebar found, at an arc distance of 12.9 feet from the beginning of this call;

THENCE South 89 degrees 59 minutes 50 seconds East, with the South line of said Unified Aircraft 13.305 ac., a distance of 676.97 feet to the PLACE OF BEGINNING and containing 6.685 ACRES of land.

Resolution No. 05022019-
Exhibit "B" -Site Plan



MJ THOMAS
ARCHITECTS, P.C.
1000 W. 10TH ST. SUITE 100
FORT WORTH, TEXAS 76102
817.335.1234

ISSUE FOR BID

C1.02

SITE PLAN

DATE: 04/28/19



AHERN RENTALS BUILDING REMODEL

400 N. STEMMONS FRWY.
LAKE DALLAS, TEXAS 75065

MAGEE ARCHITECTS, L.P.
DESIGNERS • PLANNERS • INTERIORS
HTTP://WWW.MAGEE-ARCHITECTS.COM/

FORT WORTH, TEXAS 817.731.8362



**CITY COUNCIL
AGENDA MEMO**

AGENDA ITEM 8

Prepared By: Jeremy Tennant, Director of Development Services

May 9, 2019

Conduct a public hearing and consider an Ordinance amending Ordinance No. 2017-14 Establishing a Planned Development (PD) District with base zoning of R-1-6000 Single Family Dwelling District with the inclusion of a Single-Family Dwelling District for Miniature, Transportable Housing (Tiny House Park) relating to the use and development of Block 1, Lot 7r, Gotcher Addition by amending the development regulations relating to on-site storage buildings, amending the development plan, and providing for the development plan to constitute the approved site plan, generally located at 206 Gotcher Avenue. (SP 02-19).

DESCRIPTION:

Conduct a public hearing and consider an Ordinance amending Ordinance No. 2014-14 establishing a Planned Development (PD) With Based Zoning of R-1-6000 Single-Family Dwelling District with the Inclusion of a Single-Family Dwelling District for Miniature, Transportable Housing (Tiny House Park) relating to the use and development of Block 1, Lot 7R, Gotcher Addition, generally located at 206 Gotcher Avenue. (SP 02-19)

BACKGROUND INFORMATION:

In October 2017, the City Council approved Ordinance No. 2017-14 rezoning the property from R-1-6000 Single Family Dwelling District to a Planned Development (PD) district to accommodate and new type of land use: Tiny House Park.

The Development Plan approved as part of Ordinance No. 2017-14 provides for a single site for the location of tenant storage buildings. Subsequent to the adoption of Ordinance No. 2017-14, the owner of the Property submitted detailed site plans for the project indicating the placement of individual storage buildings on the pad sites within the Tiny Home development. Unfortunately, with the placement of storage units on individual pad sites would conflict with the adopted Development Plan and literal read of the text of Ordinance No. 2017-14. The applicant wishes to amend the language of Ordinance No. 2017-14 to allow more than one storage building in the Tiny Home Park Planned Development and, more specifically, to allow storage buildings on the individual pad sites.

Staff is amenable to the applicant's request subject to certain limitations and a requirement that the City receive notice of the placement of the storage buildings on the pad site prior to placement to ensure that the placement as well as the construction and design comply with the applicable development regulations. With the assistance of the City Attorney, staff has developed and proposes language amending the storage building regulations that:

1. Allows an individual pad site occupant to place one storage building on a pad site;

2. Limits the size, location, and exterior appearance of the storage buildings;
3. Requires a minimal application be submitted to the City to allow the City to determine compliance of the storage building with applicable development regulations;
4. Allows the applicant to construct a single, standalone storage structure on the site previously indicated with multiple units, but subject to certain exterior materials treatments and screening, which would be available solely for use by occupants of the Tiny Home pad sites as well as allow storage of materials and equipment by the owner to the Tiny Home community property.

In addition to the issues related to number and location of storage buildings on the property, the original site plan failed to locate either the proposed washeteria identified as an amenity in Ordinance No. 2017-14, or the location of an on-site solid waste dumpster location. Staff has worked with the applicant on these issues, who has now presented a revised development plan that locates both the washeteria and dumpster on the Property.

The submitted site plan did not provide the required twenty-six (26) off-street parking spaces as per the Planned Development. The applicant has amended the site plan to provide the required off-street parking spaces, including the two (2) State of Texas required handicap off-street parking spaces.

ADJACENT ZONING AND LAND USE:

DIRECTION	ZONING	EXISTING USE
<i>Subject Property</i>	<i>R-1-6000 Single Family</i>	<i>Predominantly vacant with one (un-occupied) single family dwelling.</i>
North	<i>C-1 Commercial District.</i>	Commercial Buildings.
South	<i>C-1 Commercial District / Downtown Overlay.</i>	Legal Non-Conforming Single-Family Dwellings.
West	R-1-6000 Single Family.	Single-Family Dwellings.
East	R-1-6000 Single Family & C-1 Commercial/Downtown Overlay.	Predominantly vacant w/ scattered single family dwellings and a church.

On April 25, 2019, the Planning and Zoning Commission recommended approval of the amended Development Plan to the Planned Development (PD) for R-1-6000 Single-Family District with the inclusion of a Single-Family Dwelling District for Miniature, Transportable Housing (Tiny House Park) established pursuant to Ordinance No. 2017-14. The Planning and Zoning Commission recommended that the applicant work with staff to develop language regarding storage buildings in the PD language.

As per Texas Local Government Code Section 211.006(d), if a proposed change to a regulation or boundary is protested, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written

and signed by the owners of at least 20% of either the area of the lots or land covered by the proposed change; or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area. In total there the 200 ft. buffer was comprised of 351160 sq. ft., of which there were two property owners that contested the request in the negative. Both lots by the owners were comprised of 53,926 sq. ft., which totals approximately 15% of the adjacent property surrounding the petitioned site within the buffer. As such, the 20% threshold was not met meaning that a super majority is not required to approve the petitioned request.

FINANCIAL CONSIDERATION:

N/A

RECOMMENDED MOTION:

I move to **APPROVE/DENY** the ordinance as presented amending Ordinance No. 2017-14 by amending the development regulations applicable to the location and design of storage buildings and the development site plan.

VICINITY MAP:



ATTACHMENTS:

ATTACHMENT 1 –3rd Round of Review Comments

ATTACHMENT 2 – Civil Plans

ATTACHMENT 3 – October 2017 City Council Staff Memo

ATTACHMENT 4 – Letters of Support/Opposition for Request

ATTACHMENT 5 – Ordinance No. 2017-014

ATTACHMENT 6 – Draft PD Ordinance

ATTACHMENT 7 – Applicant rebuttal of proposed PD Ordinance language



3rd Review of Comments

File #: Site Plan Amendment 02-2018

Date: 3/9/2019

Applicant: Terry Lantrip

Description: Site Plan for Tiny Homes commonly known as 206 Gotcher the Development of lot 7 & 8 Gotcher Addition a Planned Development (PD) District for a Miniature Transportable Housing (Tiny House Park).

COMMENTS RETURNED: Tuesday, April 9, 2019

PZ.1. The dimensions of each tiny home lot need to be noted on the site plan.

Item Addressed

The dimensions have been added to each lot.

PZ.2 The width of Lot 13 is ten feet (10'), which is below the required minimum width of twenty feet (20') as per Section 7(c). Pad Requirements

Item Addressed

The lot area dimension, as illustrated, is within the mean of the other lots making it a suitable lot to develop.

PZ.3 The building line (10' from the common line) must be noted on the site plan

Item Addressed

Item has been addressed as per the submitted site plan.

PZ.4 The site plan does not illustrate in Exhibit "B" (Site Plan) the small storage building location as denoted in Section D.(6) Amenities for Tiny House Park of the Tiny Home Park PD, O-2017-14.

Tenants will be building their own small storage buildings if they wish. They may place them on their lot or in the area marked "storage building"

Item has not been addressed as the proposed site plan still does not illustrate the small storage building location. The Planned Development (PD) ordinance does not allow for small storage building to be placed on the same lot as the Tiny House.



The PD permits small storage buildings only at the location shown in Exhibit “B,” which is located along the eastern portion of Lot 8.

The applicant would like to keep the storage area as listed on the site plan for those within the community can have the option to place a storage building in that area. According to the applicant, the original intent was to have storage buildings allowed at each Tiny House lot. This is not illustrated within the PD. The PD denotes one storage building area that the applicant claims is not be enough for everyone in the community to have storage on the property.

According to City Code 122-609(c) - Storage buildings may be constructed without a permit but must comply with all codes and ordinances in effect and be no greater than 120 square feet.

The applicant is requesting to keep the 48-foot maximum as shown in the PD and remove the wording that a permit is required. The applicant would also like to add wording that will allow for storage buildings on individual lots. This item will have to be considered by the Commission and Council since will be an amendment to the original PD

PZ.5 The Tiny Home Park Ordinance specifies that two (2) parking spaces must be provided for each pad developed on the property. The site plan illustrates 13 lots to be developed, requiring 26 parking spaces to be provided on the site. However, the site plan currently illustrates only 25 parking spaces. This leaves one parking space outstanding.

Item Addressed

This item has been addressed as now twenty-seven (27) off-street parking spaces will be provided on the site due to the removal of the landscape area.

PZ.6 Also, how many handicap parking spaces are required at the site.

Item Addressed

Currently one (1) handicap parking space is being proposed. The Texas Department of Licensing and Regulation Chapter 2, Section 208.2 requires a minimum of two (2) handicap spaces in a parking facility providing a total between twenty-six (26) and fifty (50) parking spaces. This needs to be corrected and resubmitted with the appropriate change.
<https://www.tdlr.texas.gov/ab/abtas.htm>

Item addressed.

PZ.7 Article 42, Section 42-74(b) Trash and rubbish closed containers are required on each lot. The site plan for the Tiny Homes Park does not have an area identified for trash service. If the



intention is to have joint service between both the Tiny Homes Park and bungalow property then a document must be filed with the City and Waste Management illustrating such is the case.

See letter

The letter is not sufficient as it is not notarized nor has it been filed with the County Clerk to remain as a matter of record.

Applicant submitted new/updated plans that include a new location for the trash container that will be located in an area that has been approved as an adequate place for trash pick-up by Republic Services.

Item addressed.

PZ.8 What purpose will the two (2) one-story frame sheds serve on the site?

Item addressed. Sheds have been removed

Item has been addressed as illustrated on the submitted site plan.

According to the applicant, the original plan was to use the existing structure located behind the house for the washeteria. However, the structure burned and in it's place the applicant is proposing to construct a "new, larger and nicer" washeteria that will be built on the property. The applicant has indicated that the washeteria will be built to reflect the Farmhouse theme and to complement the current Farmhouse (single-family structure). This item will have to be considered by the Commission and Council since will be an amendment to the original PD.

PZ.9 What purpose will the one-story frame building serve on the property?

The one-story frame building will remain as a home until further notice.

Item has been addressed the Planned Development Ordinance includes language for the Single-Family Home.

Halff Engineering

General

E.1 Show Owner name on Cover Sheet

E.2 Provide City officials signature approval block on Cover Sheet.

E.3 Show adjacent property owner information on all plan sheets.

Item addressed.



Site Plan (Paving Plan)

- E.4** Show Block number for site and other property owner information.
- E.5** Add "Denton County" after City in Title Block
- E.6** Show any/all existing and/or proposed easements in and around the site.

Item addressed.

Utility Plan

- E.8** Where is the nearest Fire Hydrant? Please show in sheet and label. There must be adequate coverage for all proposed building per City Ordinance.
- E.9** Show any/all utility easements.
- E.10** Update callout pointer locations to match location of SS line.
- E.11** Label minimum slope for all SS lines.
- E.12** Is stub from 1" DW Service line going to existing building? Please verify.
- E.13** Fix/Delete "4" Prop SS" label on 1" DW Service line to be "Prop 1" DW."

Item addressed.

Drainage Area Map

- E.15** Need to show drainage flow arrows for Area A2.
- E.16** Please include flowlines for all culverts on this sheet.
- E.17** North Culvert to existing culvert calculations are shown. Need to show calculations for the Culvert south of that as well.

Item addressed.

Erosion Control Plan

- E.18** The inlet protection shown at the culvert pipe inverts should be either TxDOT rock filter or rock check dams.

Landscape/Irrigation Plan

- E.19** Is there an irrigation plan for the proposed landscaped areas?



I will be watering the plants myself.

Item addressed.

Lake Cities Municipal Utilities Authority (LCMUA)

General Comments

LCMUA.1 Include a listing of permanent benchmarks utilized for this project.

LCMUA.2 A facilities agreement is required for this project.

This item will be taken care of.

Item addressed.

LCMUA.3 A preconstruction meeting will be held with the Applicant and the Applicant's utility contractor after plan approval by the Authority and prior to any field construction of public facilities. The applicant shall provide additional construction drawings for the Authority to utilize during construction.

This item will be taken care of.

Item addressed.

LCMUA.4 A copy of the 2-year maintenance bond (in the Authority's name) shall be provided at the pre-construction meeting.

This item will be taken care of.

Item addressed.

LCUMA.5 It should be noted that approved construction plans are valid 6-months from the date of Authority approval – should construction not have commenced then the approval shall be rescinded.

This Item will be taken care of.

Item addressed.

LCUMA.6 It is recommended that the plans for public water and sanitary sewer be approved for construction, subject to the General Comments listed above. Should you have any



questions or require clarification on any of the items contained in this review, please feel free to contact us.

This item will be taken care of.

Item addressed.

Lake Cities Fire Department

LCFD.1 No Comments

Lake Cities Police Department

LDPD.1 Is there any lighting going to be placed on the property?

As requested by the future residents, minimal lighting will be placed on the property. We will be using quite a bit of solar lighting close to the ground.

Item addressed.

LDPD.2 What type of address markers or location identifiers are these homes going to have?

Each resident will have to have an easy-to-see letter signifying their home. These will be marked "A-M."

Issue addressed

LDPD.3 What is the plan for visitor overflow parking?

This is not applicable.

Lake Dallas Public Works

LDPW.1 No comments

Century Link

Item addressed as the applicant has located a site for the trash receptacle.

CONSTRUCTION PLANS

for

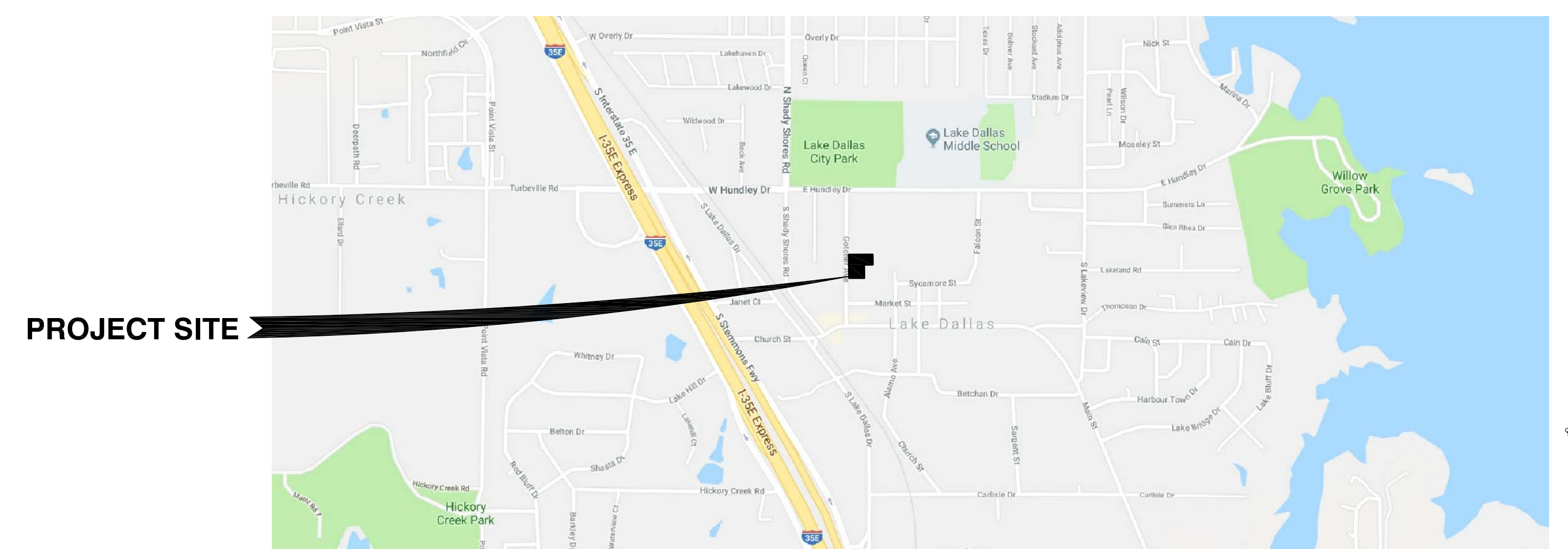
Tiny House Community

Lake Dallas, Texas

LAKE DALLAS DEVELOPMENT SERVICES

REVIEWED & APPROVED ON _____

JEREMY TENNANT
DEVELOPMENT SERVICES



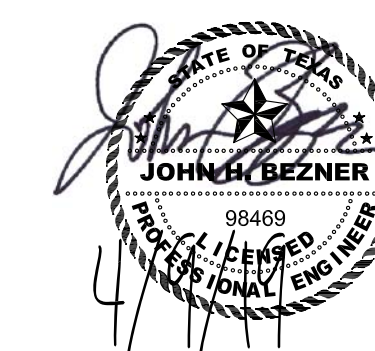
LOCATION MAP
(NOT TO SCALE)

INDEX of SHEETS

Sheet No.	Title
2	GENERAL CONSTRUCTION NOTES
3	SITE PLAN
4	UTILITY PLAN
5	GRADING PLAN
6	DRAINAGE AREA MAP
7	EROSION CONTROL PLAN
8	DETAILS SHEET
9	LCMUA CONSTRUCTION DETAILS
10	TXDOT ROCK FILTER DAMS DETAIL

FINAL FOR CONSTRUCTION

APRIL 2019



OWNER:
Terry Lantrip
Post Office Box 751
Lake Dallas, Texas 75065



3102 MAPLE AVE, STE 400
DALLAS, TX 75201
972-554-1100 (OFFICE)
866-682-8129 (FAX)
TBPE Firm #: 9723

GENERAL CONSTRUCTION NOTES:

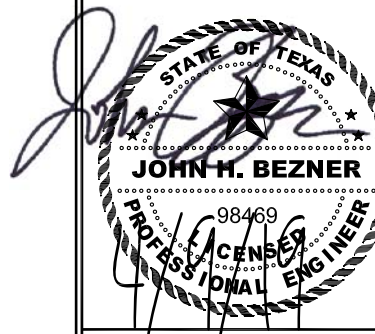
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF LAKE DALLAS AND SHALL BE IN ACCORDANCE WITH THE CITY OF LAKE DALLAS STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND THE CITY OF LAKE DALLAS STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION AND TXDOT 2004 SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS AND BRIDGES.
- THE CONTRACTOR SHALL REMOVE FROM THE PROJECT AREA ALL SURPLUS MATERIAL. THIS WORK SHALL BE INCIDENTAL AND NOT A SEPARATE PAY ITEM. SURPLUS MATERIALS FROM EXCAVATION INCLUDE DIRT, TRASH, ROCK MEASURING GREATER THAN 4 INCHES IN THE LARGEST DIMENSION, ETC. SHALL BE PROPERLY DISPOSED OF AT A SITE ACCEPTABLE TO THE CITY OF LAKE DALLAS IF WITHIN THE CITY LIMITS. IF THE LOCATION IS NOT WITHIN THE CITY LIMITS, THE CONTRACTOR SHALL PROVIDE A LETTER STATING SO. NO EXCESS EXCAVATED MATERIAL SHALL BE DEPOSITED IN LOW AREAS OR ALONG NATURAL DRAINAGE WAYS WITHOUT WRITTEN PERMISSION FROM THE AFFECTED PROPERTY OWNER AND THE CITY OF LAKE DALLAS. IF THE CONTRACTOR PLACES EXCESS MATERIAL IN THESE AREAS WITHOUT WRITTEN PERMISSION, HE WILL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM SUCH FILL AND HE SHALL REMOVE THE MATERIAL AT HIS OWN COST.
- EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATION AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATION OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR.
- BIDDERS SHALL MAKE ANY INVESTIGATION OF EXISTING SUBSURFACE CONDITIONS AS DEEMED NECESSARY AT NO EXPENSE TO THE CITY OF LAKE DALLAS. NEITHER THE CITY OF LAKE DALLAS NOR THE ENGINEER WILL BE RESPONSIBLE IN ANY WAY FOR ADDITIONAL COMPENSATION FOR EXCAVATION WORK PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S ASSUMPTIONS.
- THE CONTRACTOR WILL FURNISH TO THE CITY OF LAKE DALLAS THE NAME OF AN OSHA CERTIFIED COMPETENT PERSON TO BE ON THE PROJECT AT ALL TIMES.
- BASIC HORIZONTAL AND VERTICAL CONTROL POINTS WILL BE ESTABLISHED OR DESIGNATED BY HALFF ASSOCIATES, INC. THESE POINTS SHALL BE USED AS A DATUM FOR THE WORK. ALL ADDITIONAL SURVEY WORK SHALL BE PERFORMED BY A COMPETENT SURVEYOR EMPLOYED BY THE CONTRACTOR. AS PART OF THE WORK, THE CITY WILL PROVIDE INSPECTION OF THE PROPOSED CONSTRUCTION.
- WHERE TREES, PLANTS, SHRUBBERY, ETC., ARE ADJACENT TO THE LINE OF WORK AND ARE NOT TO BE REMOVED OR REMOVED AND REPLACED, THE CONTRACTOR SHALL PROTECT SUCH TREES, PLANTS, SHRUBBERY, ETC. IF SUCH TREES, PLANTS SHRUBBERY, ETC., COULD LIKELY BE DAMAGED BY MACHINERY, ETC., ORANGE SAFETY FENCING WITH STEEL T-POSTS HAVING A MINIMUM HEIGHT OF 3 FEET AND AS APPROVED BY THE CITY SHALL BE UTILIZED FOR PROTECTION. HAND EXCAVATION MAY ALSO BE REQUIRED IN VICINITY OF TREES, PLANTS, SHRUBBERY, ETC., THAT ARE TO REMAIN. THE CONTRACTOR SHALL NOT PERMIT MACHINERY OR EMPLOYEES TO SCRAPE, TEAR THE LIMBS FROM, DAMAGE OR ATTACH GUY CABLES TO EXISTING TREES THAT ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ADJACENT TREES, PLANTS, SHRUBBERY, ETC., THAT ARE TO REMAIN AND ANY SUCH DAMAGE SHALL BE REMEDIED TO THE SATISFACTION OF THE CITY. THE COSTS OF SUCH PROTECTION SHALL NOT BE PAID FOR DIRECTLY BUT SHALL BE CONSIDERED SUBSIDIARY TO ROW PREPARATION.
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTOR'S EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGE TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH TEXAS LAW D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
- CONTRACTOR SHALL COORDINATE WITH THE POSTMASTER AND OCCUPANTS ALONG THE PROPOSED IMPROVEMENTS TO SET UP POST OFFICE BOXES AND STOP MAIL DELIVERY DURING CONSTRUCTION (AS REQUIRED).
- BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A CONSTRUCTION SEQUENCE SCHEDULE. THE SCHEDULE SHALL BE SUCH THAT THERE IS A MINIMUM OF INTERFERENCE WITH TRAFFIC ALONG OR ADJACENT TO PROJECT.
- ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENTS WERE IN PRIOR TO THE DAMAGES. THIS RESTORATION SHALL BE SUBJECT TO THE OWNER'S APPROVAL; MOREOVER, THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. THE CONTRACTOR MUST FURNISH A LETTER TO THE CITY OF LAKE DALLAS, SIGNED BY THE PROPERTY OWNER, WHICH STATES REPAIRS ARE SATISFACTORY.
- CONSTRUCTION MAY NOT BEGIN EARLIER THAN 7:00 AM NOR CONTINUED AFTER 10:00 PM. CONSTRUCTION ON SATURDAY MAY NOT BEGIN BEFORE 8:00 AM AND WORK ON SUNDAY IS PROHIBITED WITHOUT SPECIAL PERMISSION.
- WORK MAY NOT BE BACKFILLED OR COVERED UNTIL INSPECTED BY THE CITY'S INSPECTOR.
- THE CITY SHALL EMPLOY AND PAY FOR THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM ON SITE MATERIAL TESTS, INSPECTIONS, AND APPROVAL REQUIRED BY THE CONTRACT DOCUMENTS, LAWS, OR REGULATIONS OR CITY. HYDROSTATIC TESTS AND STERILIZATION OF WATER MAINS COMPLETED UNDER THIS CONTRACT WILL BE THE RESPONSIBILITY OF AND PAID FOR BY THE CONTRACTOR. AIR TESTS, DEFLECTIONS TESTS, AND VIDEO OF NEWLY CONSTRUCTED WASTEWATER MAINS AND VACUUM TESTS OF MANHOLES CONSTRUCTED UNDER THIS CONTRACT WILL BE THE RESPONSIBILITY OF AND PAID FOR BY THE CONTRACTOR. ALL COSTS ASSOCIATED WITH TESTING REQUIRED BY THE CONTRACTOR SHALL BE CONSIDERED TO BE INCLUDED WITH THE VARIOUS BID ITEMS. FAILED TESTS PERFORMED SHALL BE PAID FOR BY THE CONTRACTOR AS A DEDUCTION ITEM.
- THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEM PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTIONS EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH CITY AND PROPERTY OWNER'S REPRESENTATIVES.
- CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON THE CONTRACT DOCUMENTS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE TO PREPARE AND MAINTAIN THE STORM WATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (TCEQ) AND SHALL KEEP A COPY OF THE PLAN ON-SITE AT ALL TIMES. CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) AND A NOTICE OF TERMINATION (NOT) TO TCEQ. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON EXISTING, DRAINAGE WAYS AND PUBLIC AND PRIVATE PROPERTY. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) DEVICES; CONDUCTION AND DOCUMENTING INSPECTIONS OF BMP DEVICES. TEMPORARY EROSION CONTROLS BMP DEVICES MAY INCLUDE SILT FENCE, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE ENGINEER OR HIS REPRESENTATIVE.
- THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PONDS OF WATER IN STREETS, DRIVES, TRENCHES, ETC. WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN RESIDENTIAL DRIVEWAY ACCESS AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES AND ADJUSTMENT OF EXISTING SANITARY SEWER MANHOLES, CLEANOUTS, WATER METERS, WATER VALVES, FIRE HYDRANTS AND OTHER UTILITY APPURTENANCES TO FINISHED GRADE AS REQUIRED AT NO ADDITIONAL COST TO THE CITY OF LAKE DALLAS.
- FINISHED SLOPES ON PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHALL NOT BE STEEPER THAN 3:1, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL EXCAVATE AND FIELD LOCATE THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING WATER LINES AND SANITARY SEWER LINES AT ALL PROPOSED STORM DRAIN LINE CROSSING LOCATIONS UTILIZING PROVIDED PROJECT CONTROL. IN ADDITION, THE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF EXISTING STORM DRAIN LINES SHALL BE VERIFIED AT THE POINT OF PROPOSED CONNECTION WITH NEW STORM DRAIN FACILITIES. FIELD VERIFICATION SHALL BE PERFORMED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION OF THE PROPOSED STORM DRAIN IMPROVEMENTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IDENTIFIED BETWEEN THE CONTRACTOR'S FIELD VERIFIED OF EXISTING UTILITY LOCATION AND THE EXISTING UTILITY LOCATION REPRESENTED ON THE DRAWINGS. THE CONTRACTOR SHALL GIVE ALL FRANCHISE UTILITIES 48-HOUR ADVANCED NOTICE BEFORE CONSTRUCTION IN AREAS WHERE UTILITIES ARE PRESENT.
- THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL FOR REVIEW AND REFER TO PLANS FOR SUGGESTED TRAFFIC CONTROL AND CONSTRUCTION PHASING.
- THE CONTRACTOR SHALL REMOVE, SALVAGE AND REPLACE ALL STREET AND TRAFFIC CONTROL SIGNS WHICH MAY BE DAMAGED BY CONSTRUCTION OF THE PROJECT. IF SIGNS ARE SHOWN TO BE REMOVED AND RELOCATED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE SIGNS BETWEEN REMOVAL AND REINSTALLATION.
- CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANIES TO REMOVE OR RELOCATE AS REQUIRED, AT THE FRANCHISE UTILITY OWNERS' EXPENSE WHEN APPLICABLE.
- THE CONTRACTOR SHALL SUPPLY WATER FOR CONSTRUCTION.
- AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES AND RECOMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY, AS DETERMINED BY ASTM D698, "STANDARD PROCTOR". THE MOISTURE CONTENT SHALL RANGE FROM -2 TO +2 PERCENTAGE POINTS ABOVE OPTIMUM.
- PEDESTRIAN AND VEHICULAR TRAFFIC FLOW, SAFETY AND ACCESS SHALL BE MAINTAINED DURING HALL PHASES OF CONSTRUCTION. BARRICADING AND TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", PART VI IN PARTICULAR. TRAFFIC FLOW AND ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNLESS OTHERWISE NOTED ON THE TRAFFIC CONTROL PLAN. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC SAFETY MEASURES FOR WORK ON THE PROJECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PUBLIC SAFETY IN THE CONSTRUCTION AREA DURING THE DURATION OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION AND TRENCH SAFETY. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATIONS FOR EXCAVATION AND TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION AND TRENCH SAFETY. THESE PLANS SHALL BE SEALED BY AN ENGINEER REGISTERED IN THE STATE OF TEXAS EXPERIENCED IN THE DESIGN OF EXCAVATION AND TRENCH SAFETY SYSTEMS. THE CONTRACTOR SHALL SUBMIT COMPLETED EXCAVATION AND TRENCH SAFETY PLAN TO THE ENGINEER PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION AND TRENCH SAFETY.

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TBP# Firm #: 9723



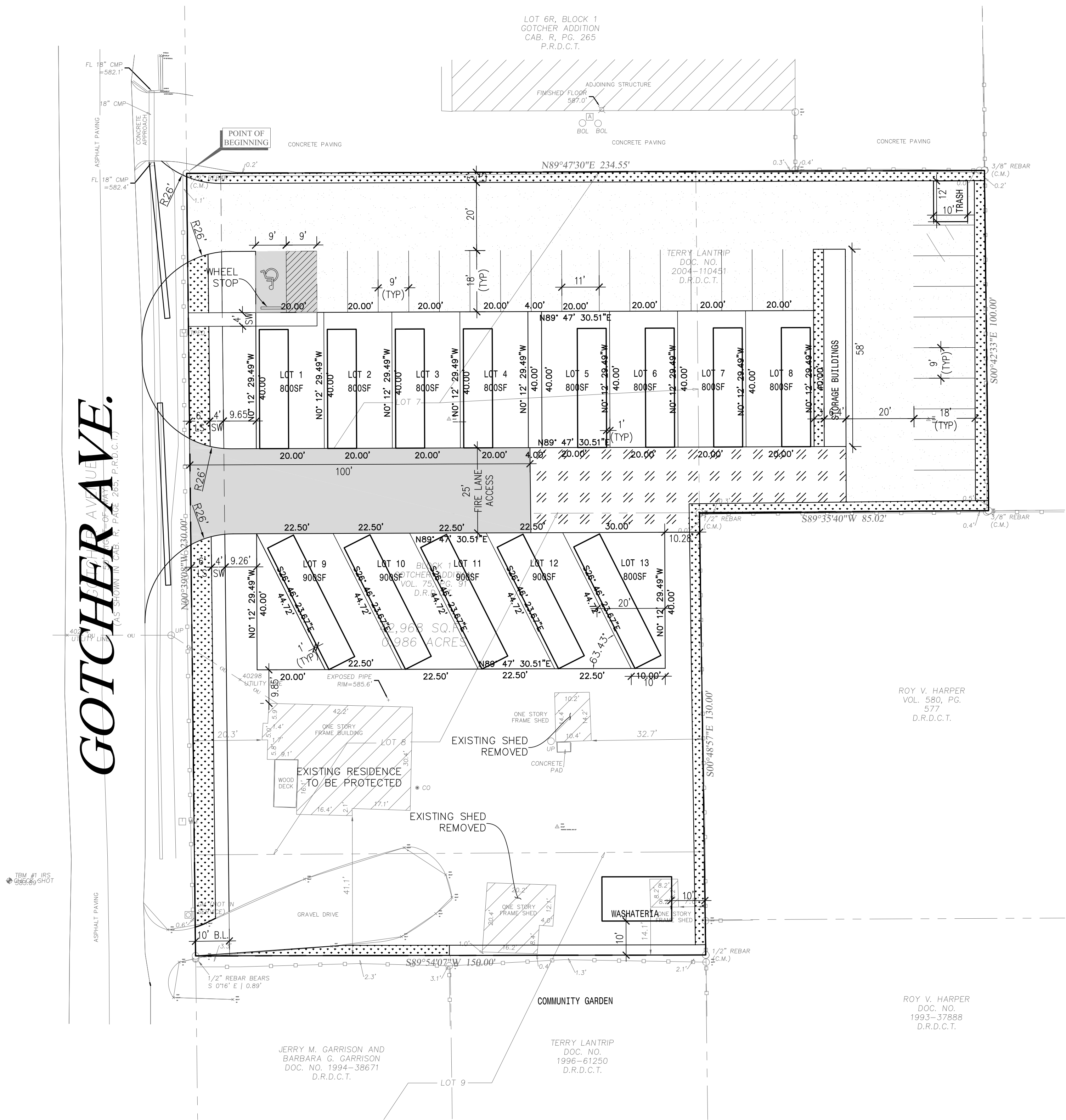
PROJECT NAME:
**TINY HOUSE
COMMUNITY**
LAKE DALLAS, DENTON COUNTY, TX

SHEET TITLE:
**GENERAL CONSTRUCTION
NOTES**



DATE	1-30-19
SCALE	N/A
SHEET	2
OF	9

GOTCHER AVE.



LEGEND

- 6" GRAVEL / ROCK PARKING
- LANDSCAPE AREA
- COMMON COURTYARD
- FIRE LANE

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION.
- CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
- CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
- ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.
- ALL CONCRETE PAVEMENT SHALL MEET CITY OF LAKE DALLAS MINIMUM STANDARDS
- DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED.
- ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
- THE GRAVEL SHALL MEET THE REQUIREMENT OF ASTM D 1241 FOR TYPE I WITH THE GRADATION. THE GRAVEL COARSE MATERIAL SHALL BE COMPACTED AS NECESSARY TO PROVIDE DENSITY OF THE GRAVEL SURFACE COARSE MATRIX NOT LESS THAN 95% MAXIMUM PROCTOR DENSITY.
- EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

SITE BENCHMARKS:

- A 3/4-inch rebar with a cap stamped "Windrose Control" set in natural ground, approximately 55' west and 22' north of the Southwest corner of the subject property. Elevation=583.89'
- A 60D nail set in natural ground, approximately 89' west and 11' north of the Southwest corner of the subject property. Elevation=584.28'

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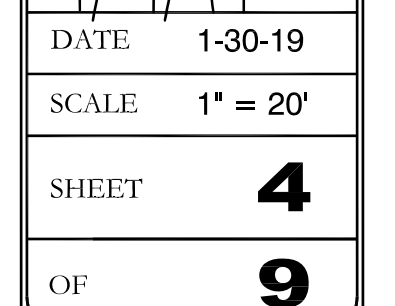
PROJECT NAME:
TINY HOUSE COMMUNITY
LAKE DALLAS, DENTON COUNTY, TX

SHEET TITLE:
SITE PLAN

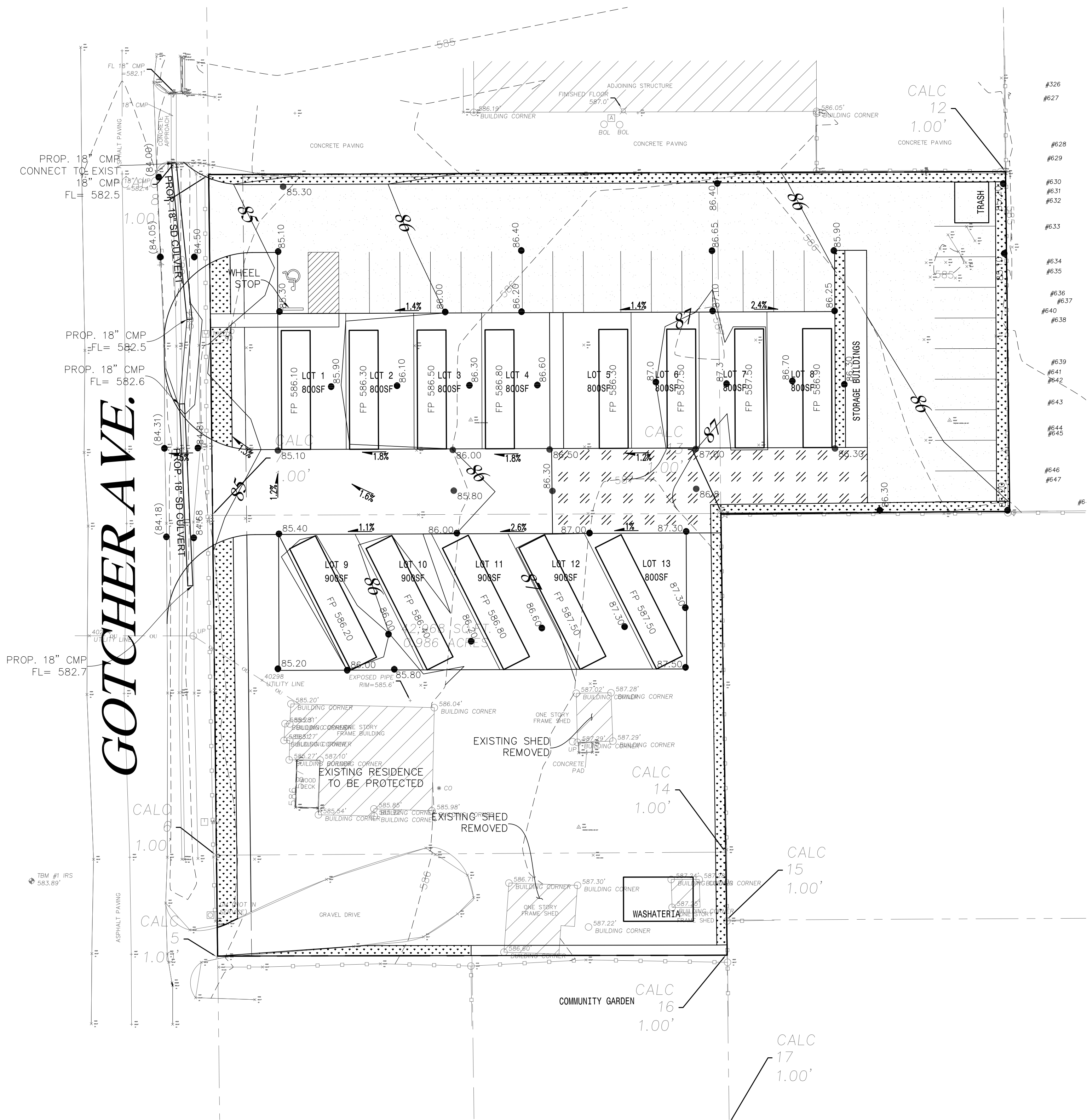
SHEET TITLE:



DATE	1-30-19
SCALE	1" = 20'
SHEET	3
OF	9



CAUTION
CONTRACTOR TO VERIFY LOCATION
OF ALL EXISTING UTILITIES PRIOR
TO CONSTRUCTION.



LEGEND

- 42.75 PROP GROUND ELEV OF 642.75
- (42.50) MATCH EX GROUND ELEV OF 642.50
- 42 — PROP CONTOUR ELEV OF 642
- - - - - EXISTING CONTOUR

GRADING NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
3. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
4. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
5. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.
7. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
8. DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR FACE OF BUILDING.
9. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
10. ADD 600' TO ALL SPOT GRADE ELEVATIONS & CONTOURS. ALL ELEVATIONS SHOWN REPRESENT FINISH GRADE, UNLESS NOTED OTHERWISE.
11. ALL SPOT GRADES ARE TOP OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
12. ALL SIDEWALK SLOPES SHALL CONFORM TO ADA REQUIREMENTS AS SHOWN BELOW:
5% MAX (1:20) LONGITUDINAL SLOPE
2% MAX (1:50) TRANSVERSE OR CROSS SLOPE

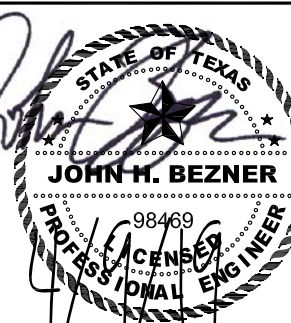
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PROJECT NAME:
**TINY HOUSE
COMMUNITY**
LAKE DALLAS, DENTON COUNTY, TX

SHEET TITLE:
GRADING PLAN

SHEET TITLE:

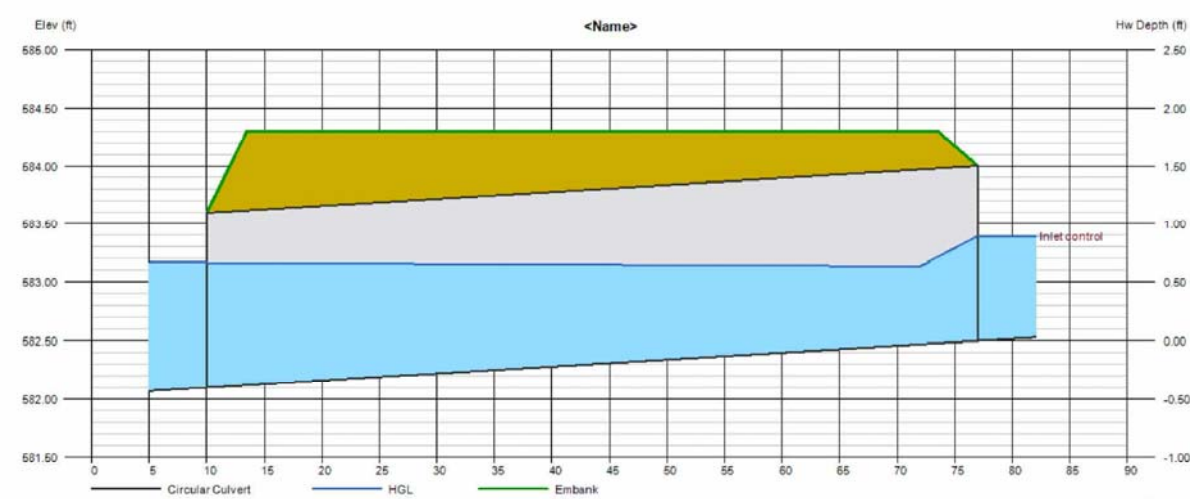


DATE 1-30-19
SCALE 1" = 20'
SHEET 5
OF 9

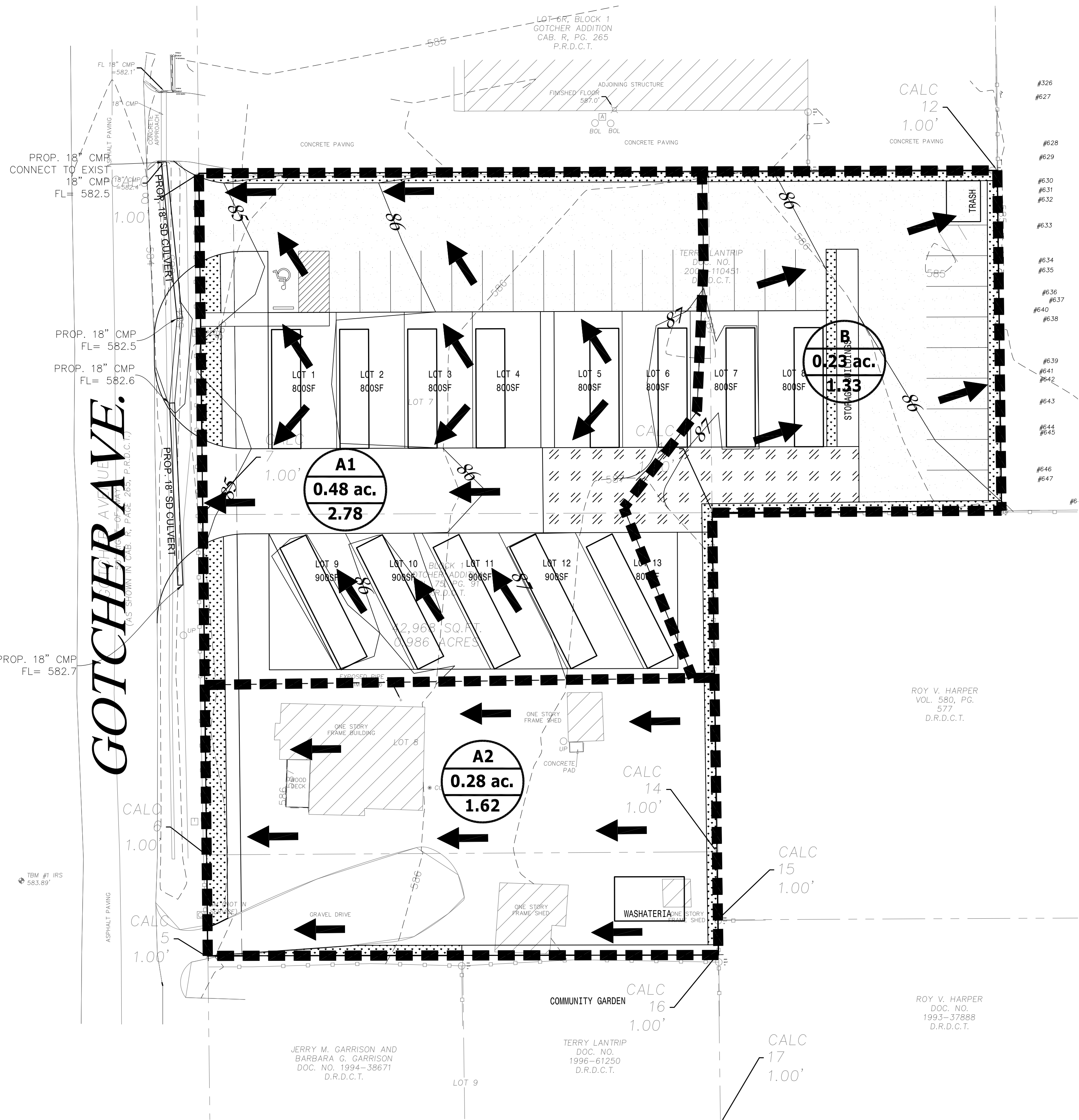
Gotcher Ave 18-inch RCP Culvert

Invert Elev Dn (ft)	=	582.10
Pipe Length (ft)	=	67.00
Slope (%)	=	0.60
Invert Elev Up (ft)	=	582.50
Rise (in)	=	18.0
Shape	=	Circular
Span (in)	=	18.0
No. Barrels	=	1
n-Value	=	0.013
Culvert Type	=	Circular Concrete
Culvert Entrance	=	Square edge w/headwall (C)
Coeff. K,M,c,Y,k	=	0.0098, 2, 0.0398, 0.67, 0.5
Embankment		
Top Elevation (ft)	=	584.30
Top Width (ft)	=	80.00
Crest Width (ft)	=	50.00

Calculations		
Qmin (cfs)	=	2.78
Qmax (cfs)	=	2.78
Tailwater Elev (ft)	=	(dc+D)/2
Highlighted		
Qtotat (cfs)	=	2.78
Qpipe (cfs)	=	2.78
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	2.07
Veloc Up (ft/s)	=	3.93
HGL Dn (ft)	=	583.17
HGL Up (ft)	=	583.13
Hw Elev (ft)	=	583.39
Hw/D (ft)	=	0.59
Flow Regime	=	Inlet Contr



PROP. 18" CMP
FL= 582.7



LEGEND

A1	DRAINAGE AREA NO.
5.71 ac.	DRAINAGE AREA SIZE
17.13	DRAINAGE FLOW 100YR (CFS)

→	DRAINAGE FLOW DIRECTION
---	EXISTING CONTOUR
—42—	PROPOSED CONTOUR

POST DEVELOPMENT
DRAINAGE AREA CALCULATIONS

DRAINAGE	AREA			5 Yr	100 Yr	OUTFALL
AREA #	(acre)	T/C	C	I (in/hr)	Q (cfs)	
A1	0.48	10	0.50	6.70	1.61	GOTCHER AVE
A2	0.28	10	0.50	6.70	0.94	GOTCHER AVE
B	0.23	10	0.50	6.70	0.77	EAST NEIGHBOR

PRE DEVELOPMENT
DRAINAGE AREA CALCULATIONS

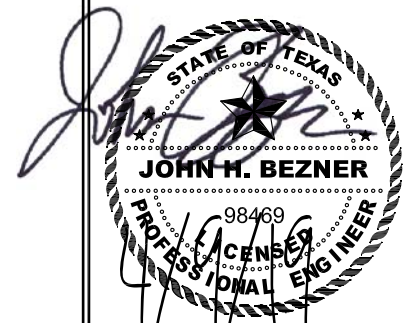
DRAINAGE	AREA			5 Yr	100 Yr	OUTFALL
AREA #	(acre)	T/C	C	I (in/hr)	Q (cfs)	
A1	0.48	10	0.30	6.70	0.96	GOTCHER AVE
A2	0.28	10	0.50	6.70	0.94	GOTCHER AVE
B	0.23	10	0.30	6.70	0.46	EAST NEIGHBOR

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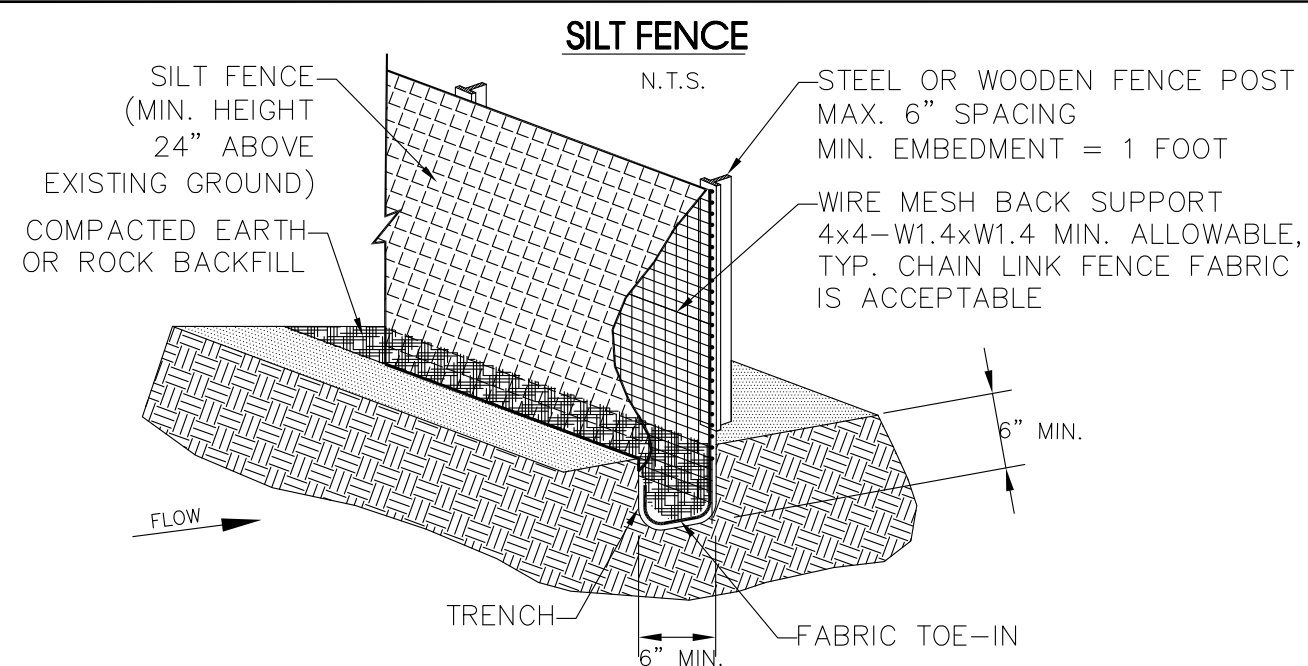


PROJECT NAME:
**TINY HOUSE
COMMUNITY**
LAKE DALLAS, DENTON COUNTY, TX

SHEET TITLE:
DRAINAGE AREA MAP



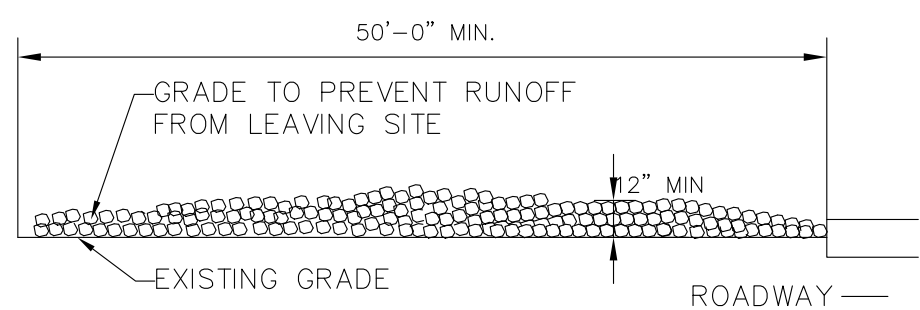
DATE	1-30-19
SCALE	1" = 20'
SHEET	6
OF	9



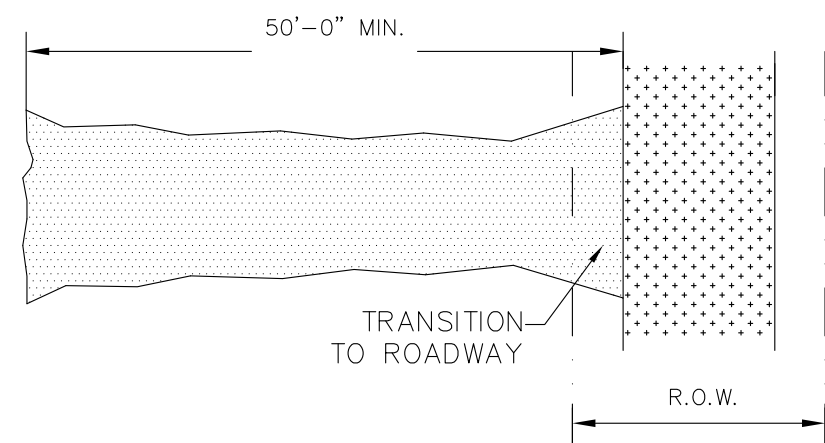
ISOMETRIC PLAN VIEW
N.T.S.

SILT FENCE GENERAL NOTES:

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 CAN NOT BE TREATED IN (e.g. pavement) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW 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 POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.



PROFILE



PLAN VIEW

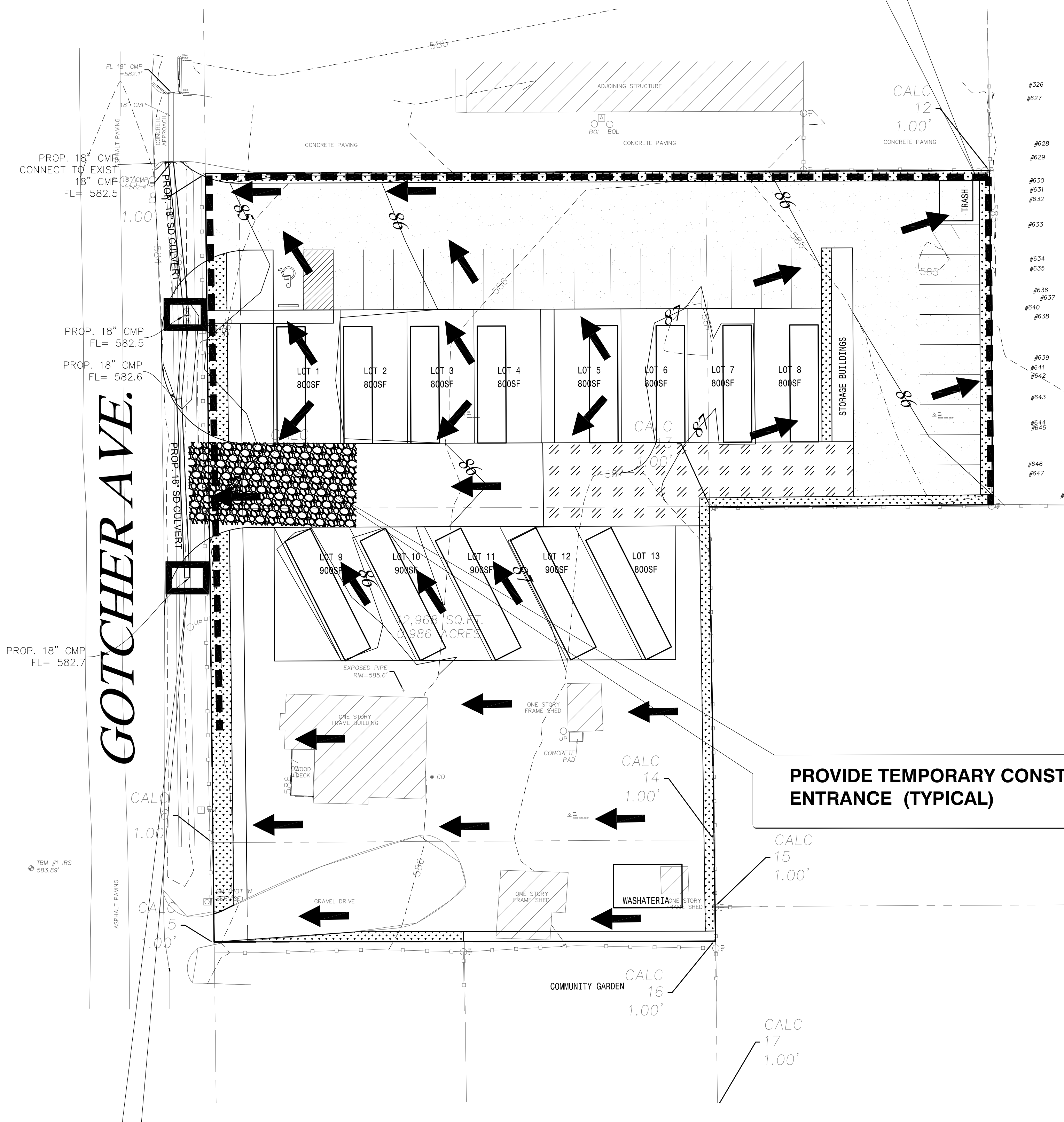
STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.

1. STONE SIZE- 3 TO 5 INCH OPEN GRADED ROCK NO CRUSH ROCK ALLOWED
2. LENGTH- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS- NOT LESS THAN 12 INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRIP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE- ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

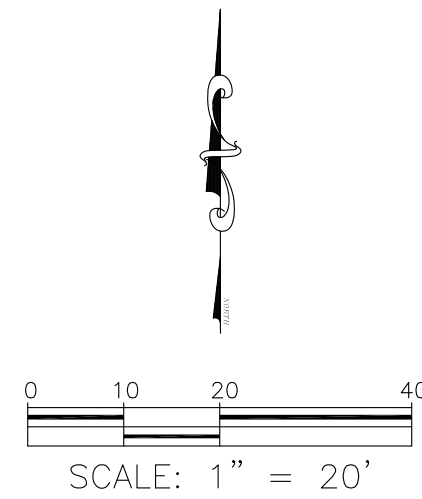
OWNER TO PROVIDE N.O.I. FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND PROVIDE A COPY TO THE CITY.

PROVIDE SILT FENCING ALONG AS SHOWN
(TYPICAL)



PROVIDE TEMPORARY CONSTRUCTION
ENTRANCE (TYPICAL)

PROVIDE TXDOT ROCK FILTER DAMS AS
SHOWN (SEE TXDOT DETAIL) (TYPICAL)



LEGEND

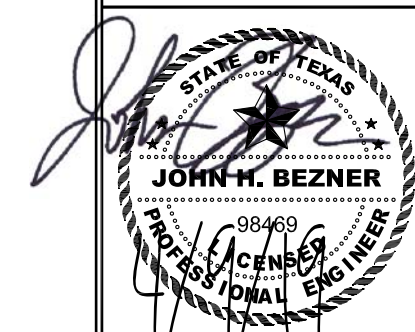
- SILT FENCE
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- DRAINAGE FLOW DIRECTION
- INLET PROTECTION

3102 MAPLE AVE, STE 400
DALLAS, TX 75201
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723

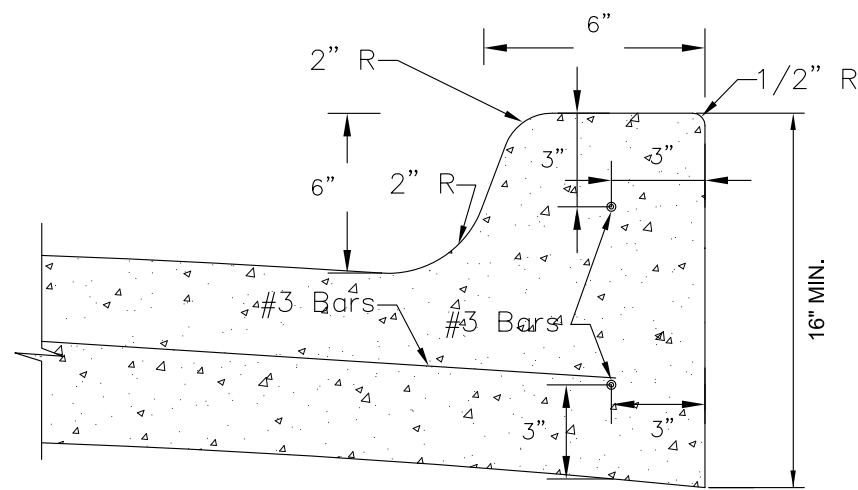


PROJECT NAME:
**TINY HOUSE
COMMUNITY**
LAKE DALLAS, DENTON COUNTY, TX

SHEET TITLE:
EROSION CONTROL PLAN

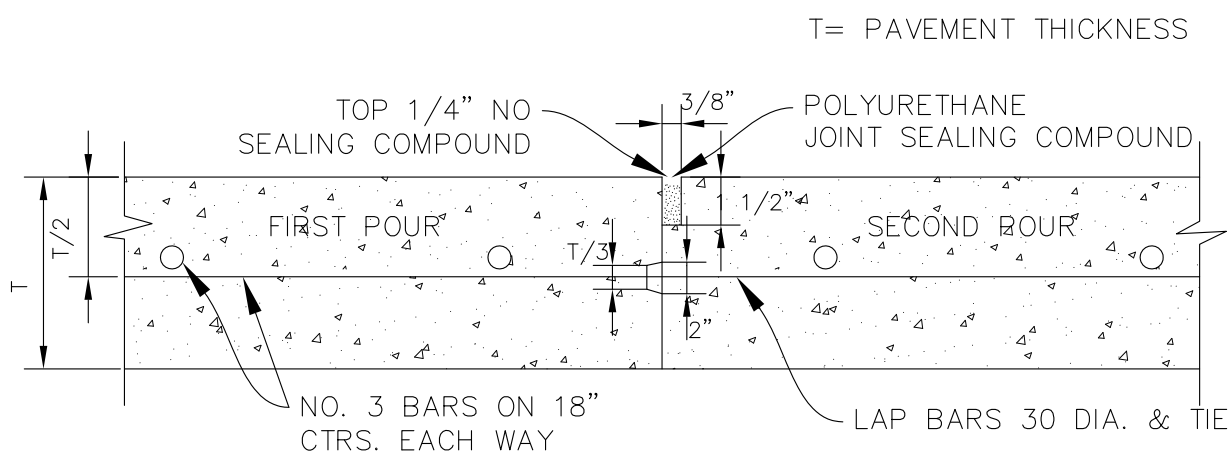


DATE 1-30-19
SCALE 1" = 20'
SHEET 7
OF 9

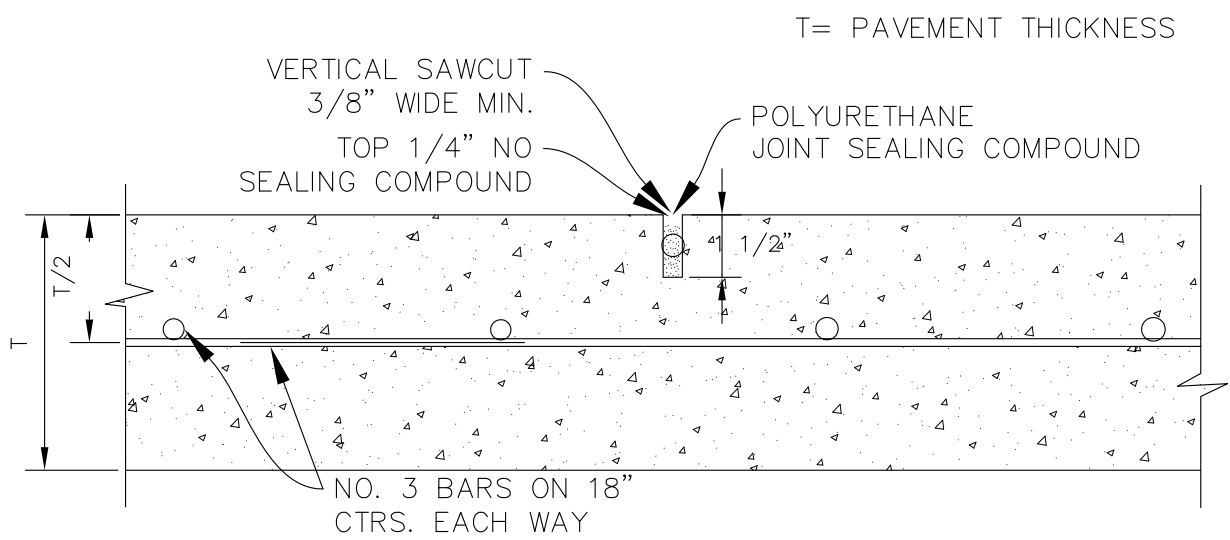


NOTE:
ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT MAXIMUM
100' WITH DOWELS AND CONTROL JOINTS AT MAXIMUM 200'

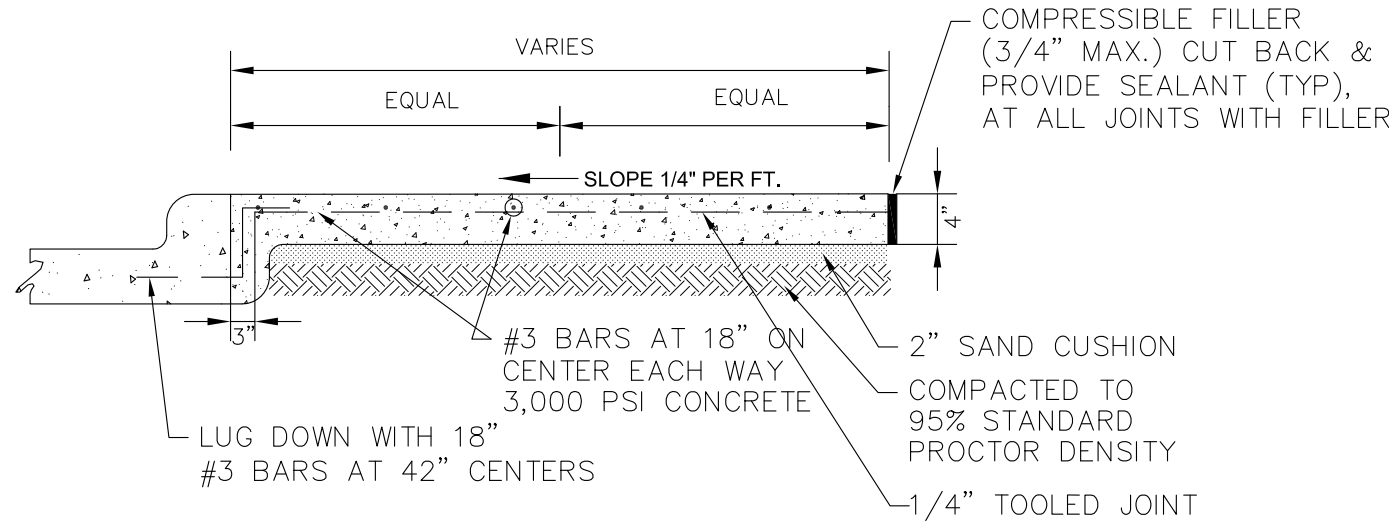
COMBINED CURB & GUTTER
N.T.S.



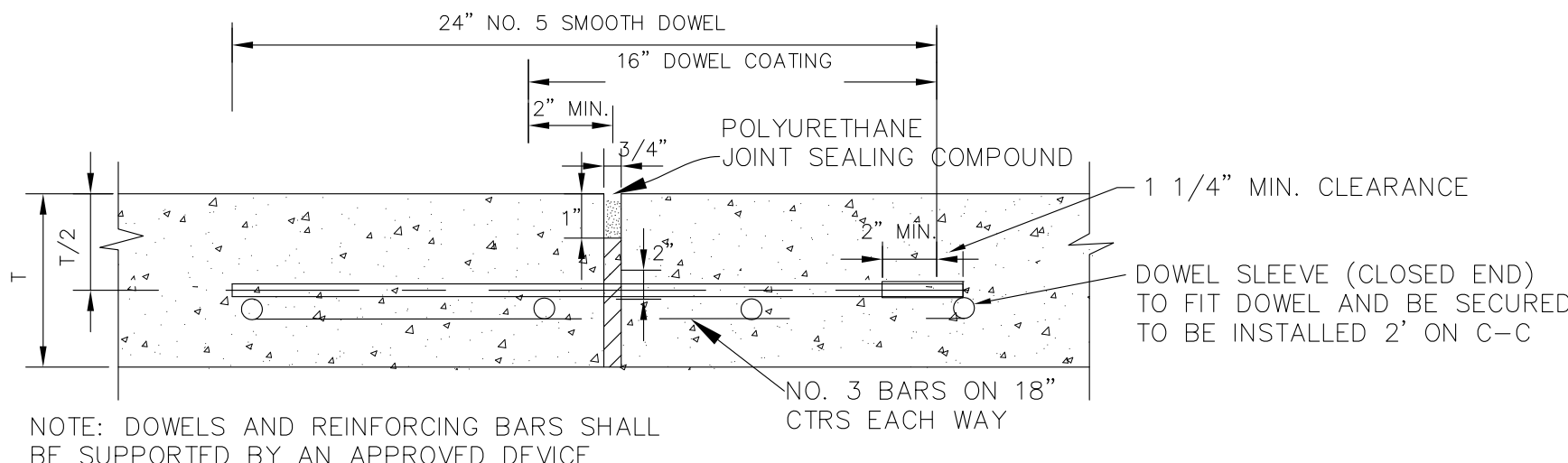
CONSTRUCTION JOINT
N.T.S.



MAXIMUM SPACING IS 15' CENTERS (TYP)
SAWED DUMMY JOINT
N.T.S.



SIDEWALK DETAIL
N.T.S.



NOTE: DOWELS AND REINFORCING BARS SHALL
BE SUPPORTED BY AN APPROVED DEVICE

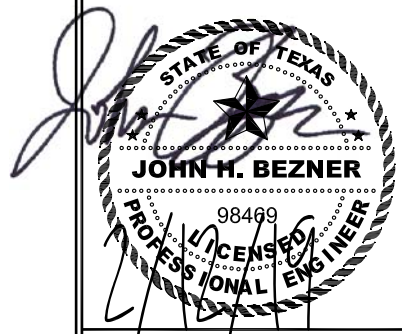
MINIMUM SPACING IS 100'
EXPANSION JOINT
N.T.S.

PROJECT NAME:

**TINY HOUSE
COMMUNITY**
LAKE DALLAS, DENTON COUNTY, TX

SHEET TITLE:

DETAILS SHEET



DATE 1-30-19

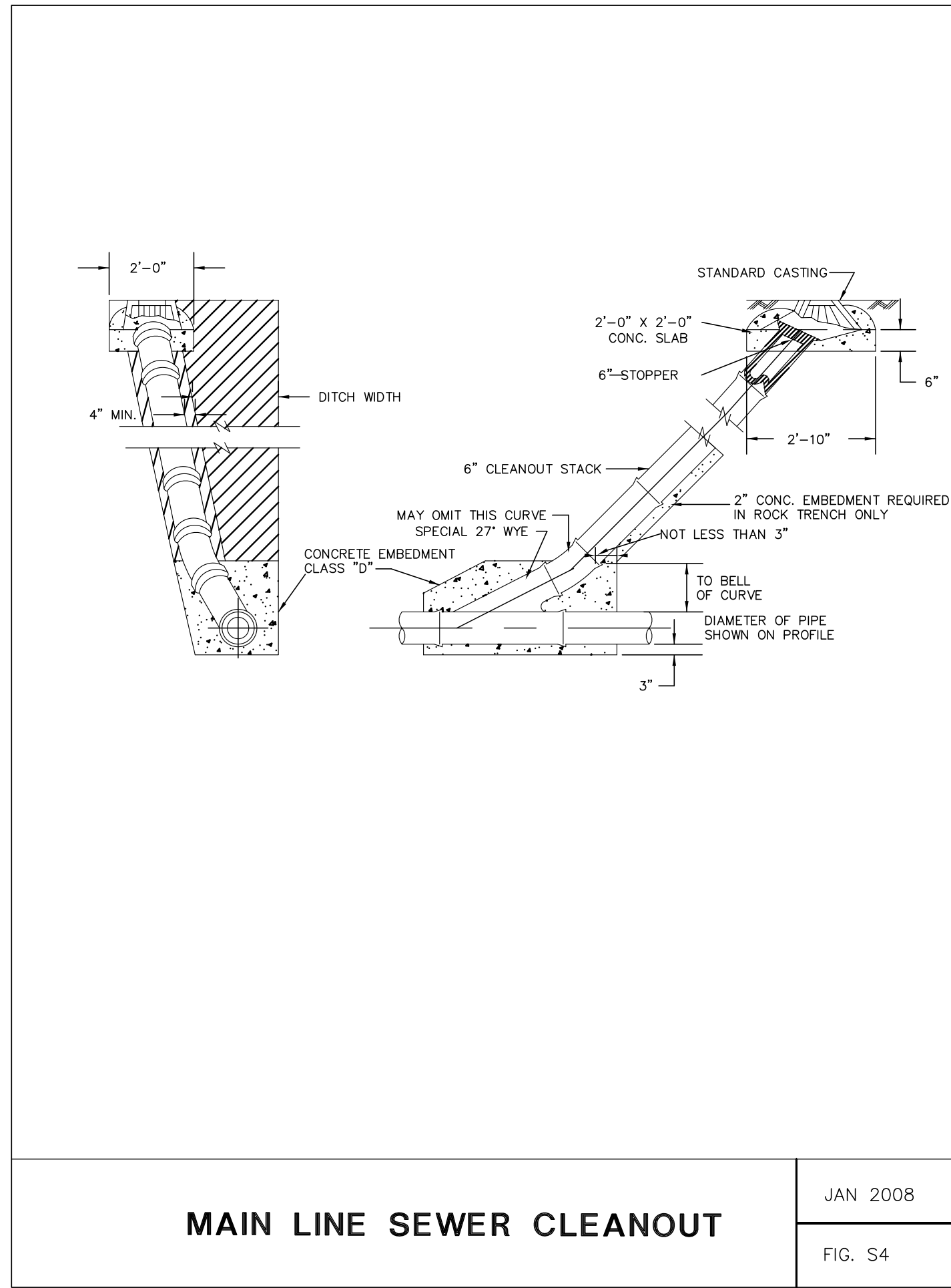
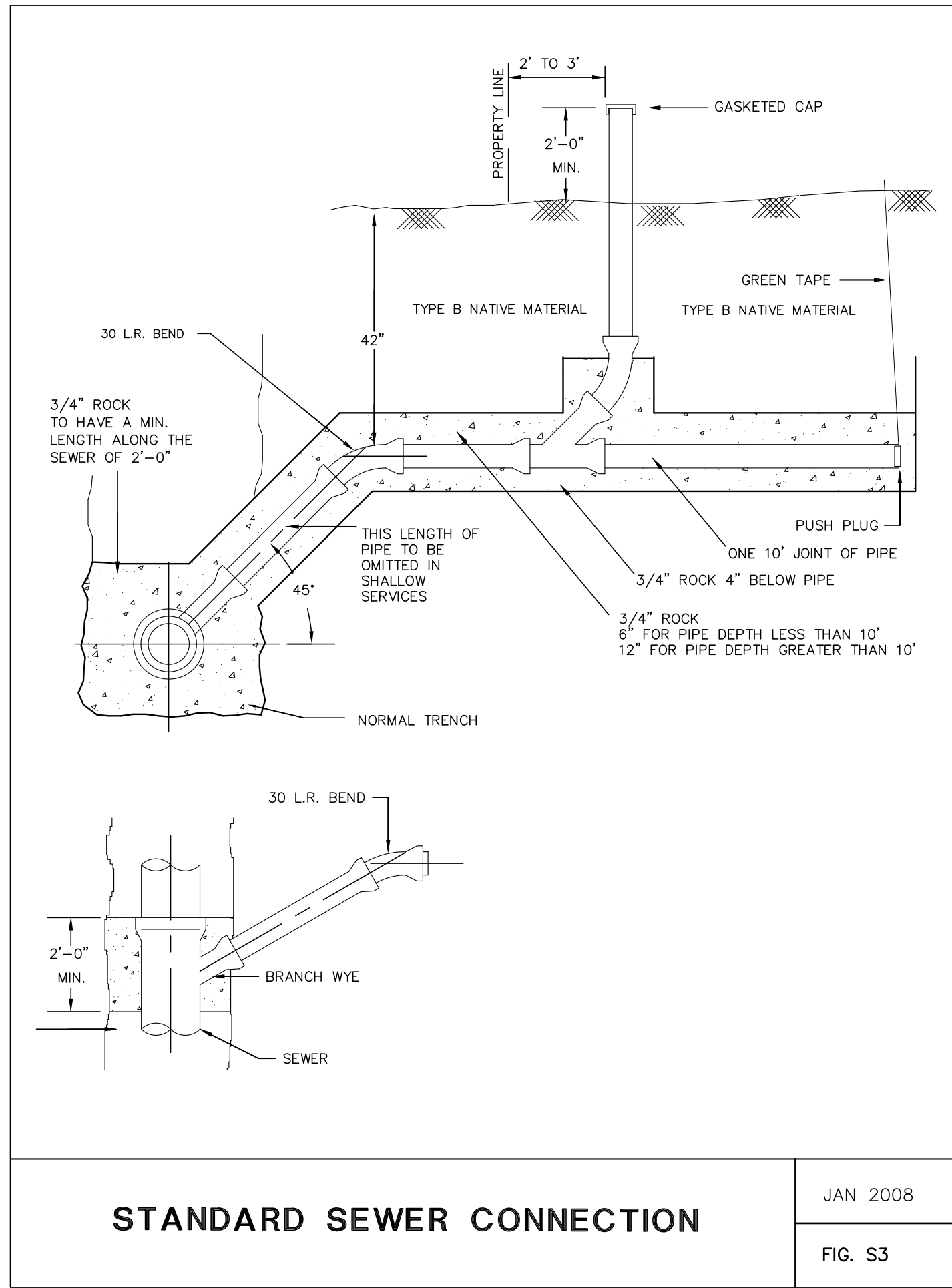
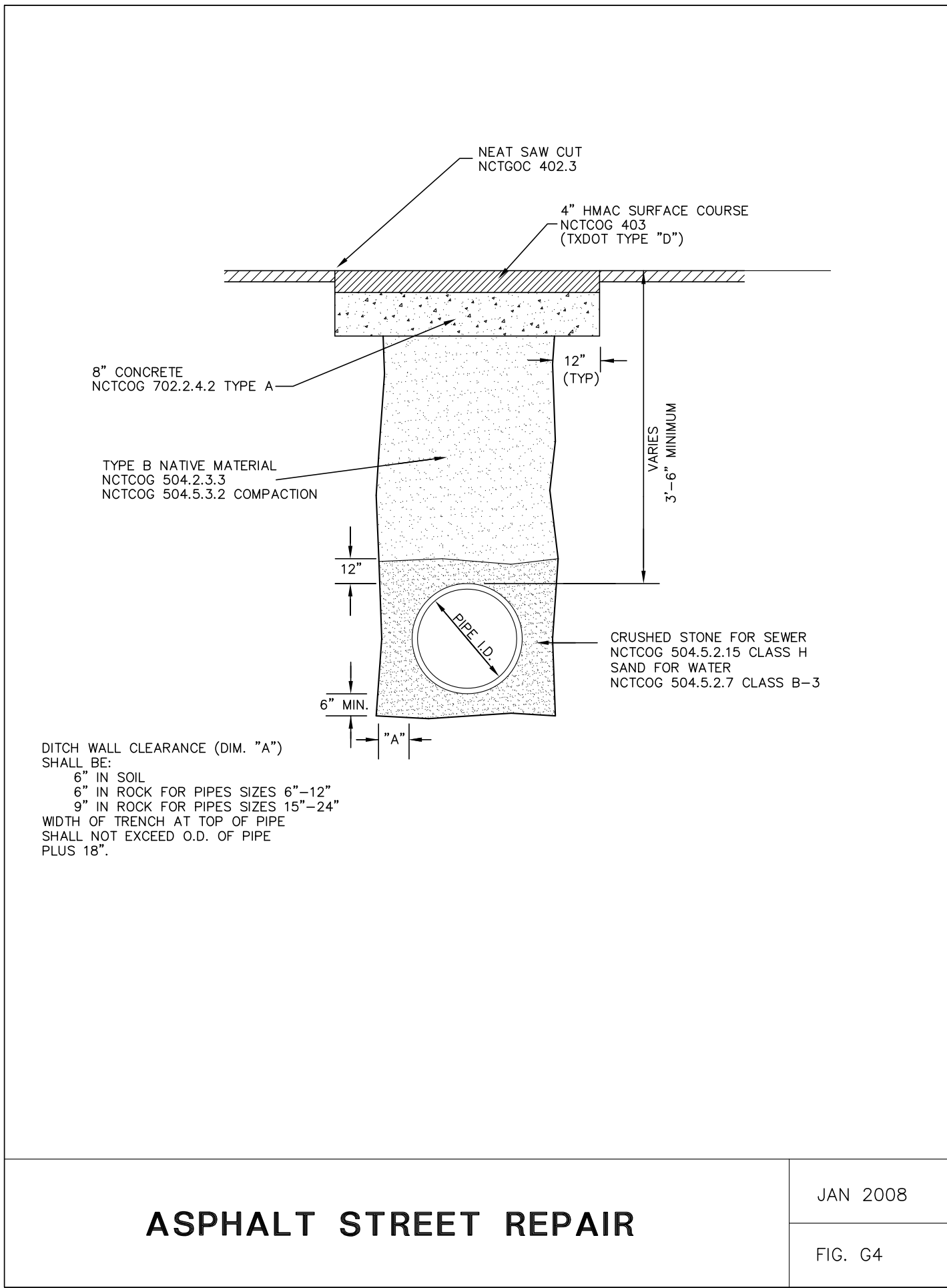
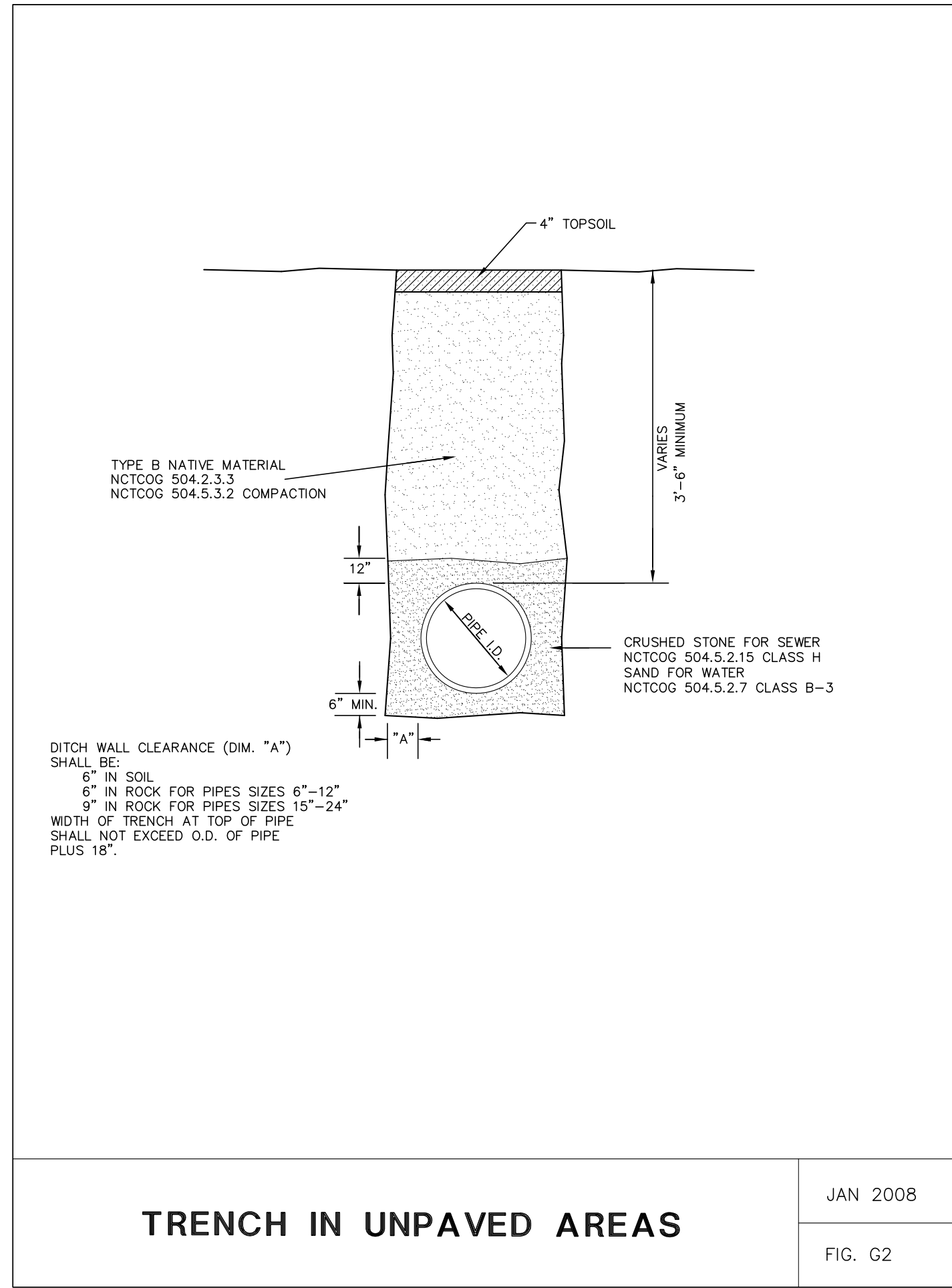
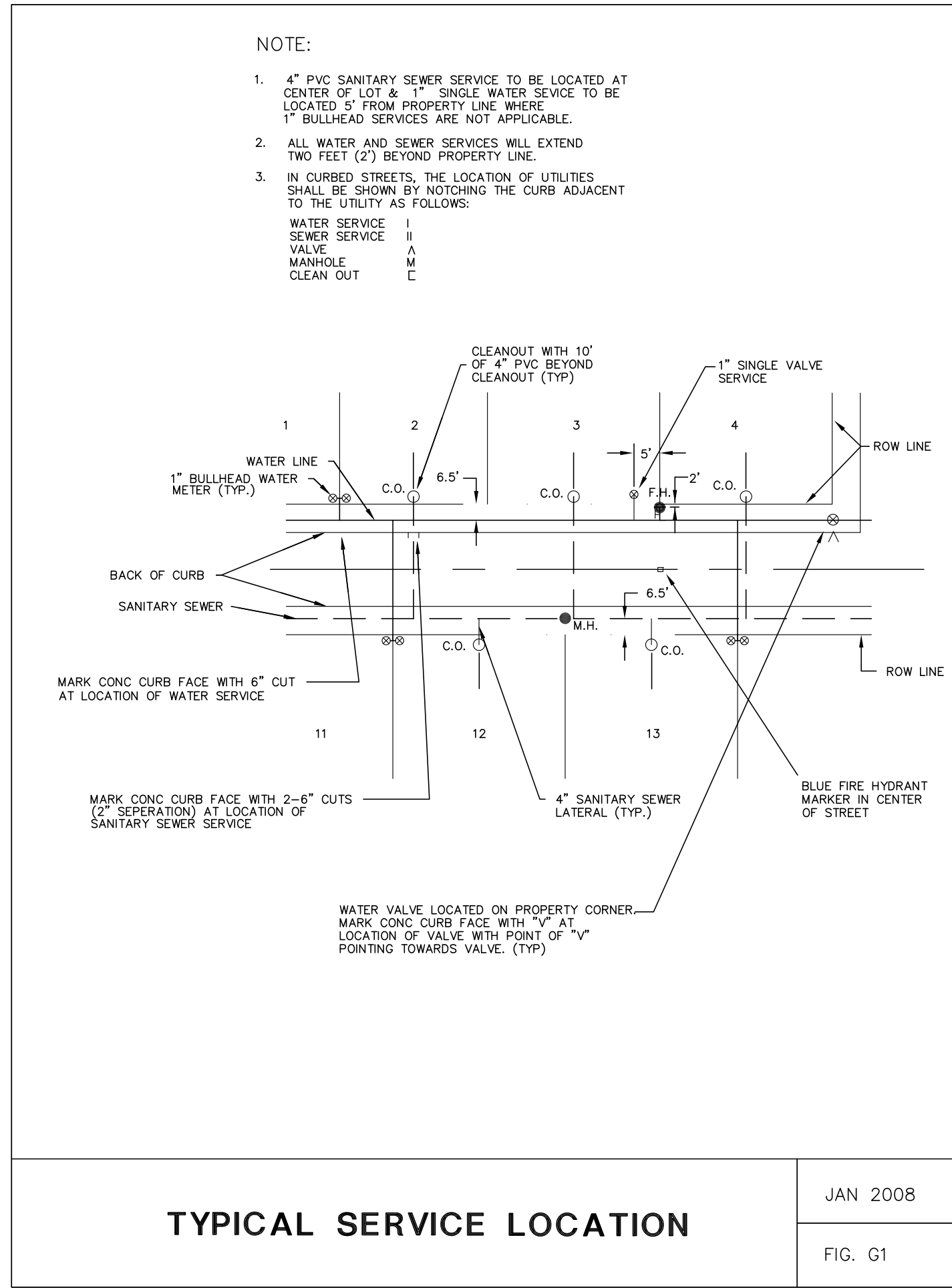
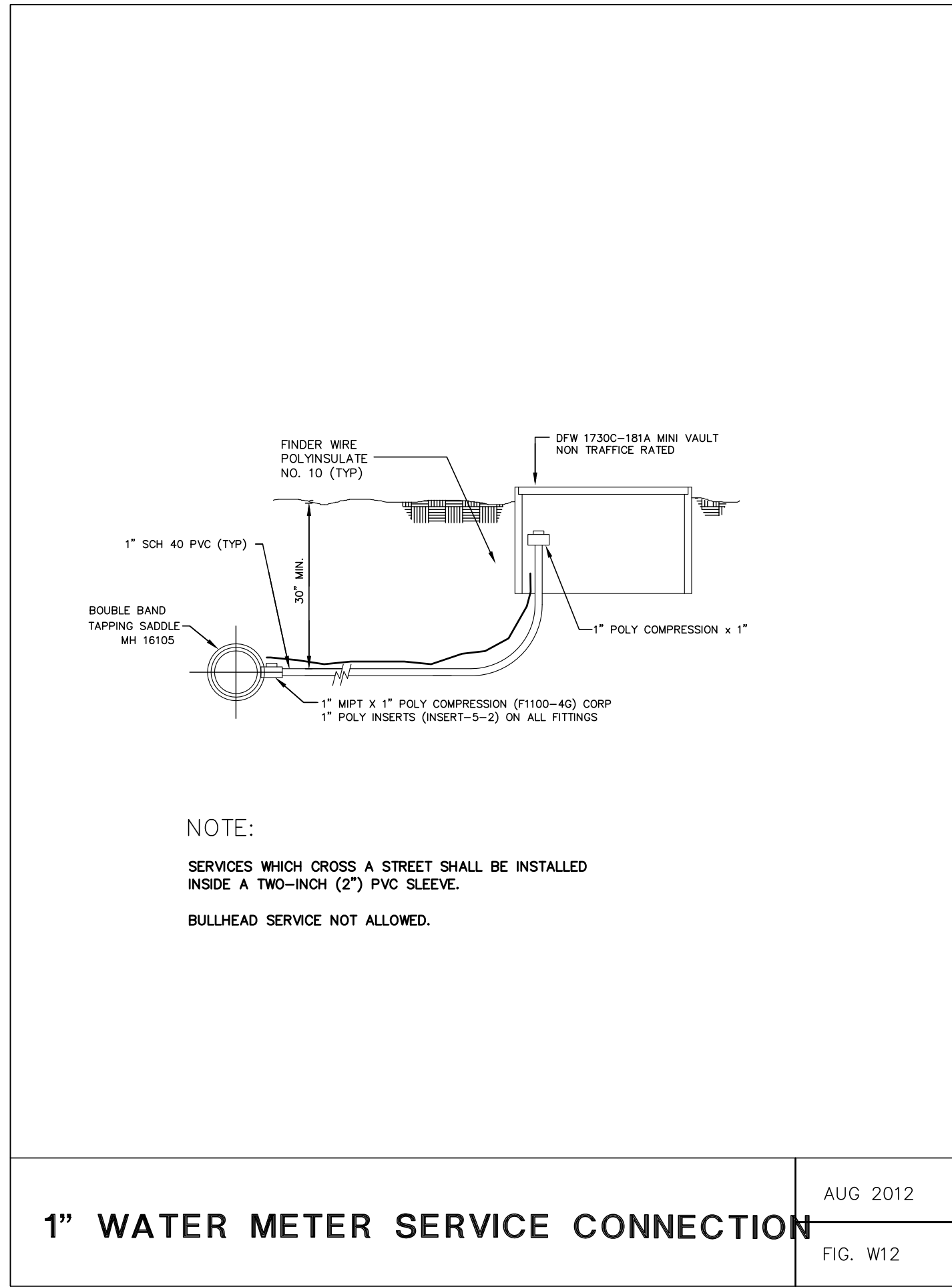
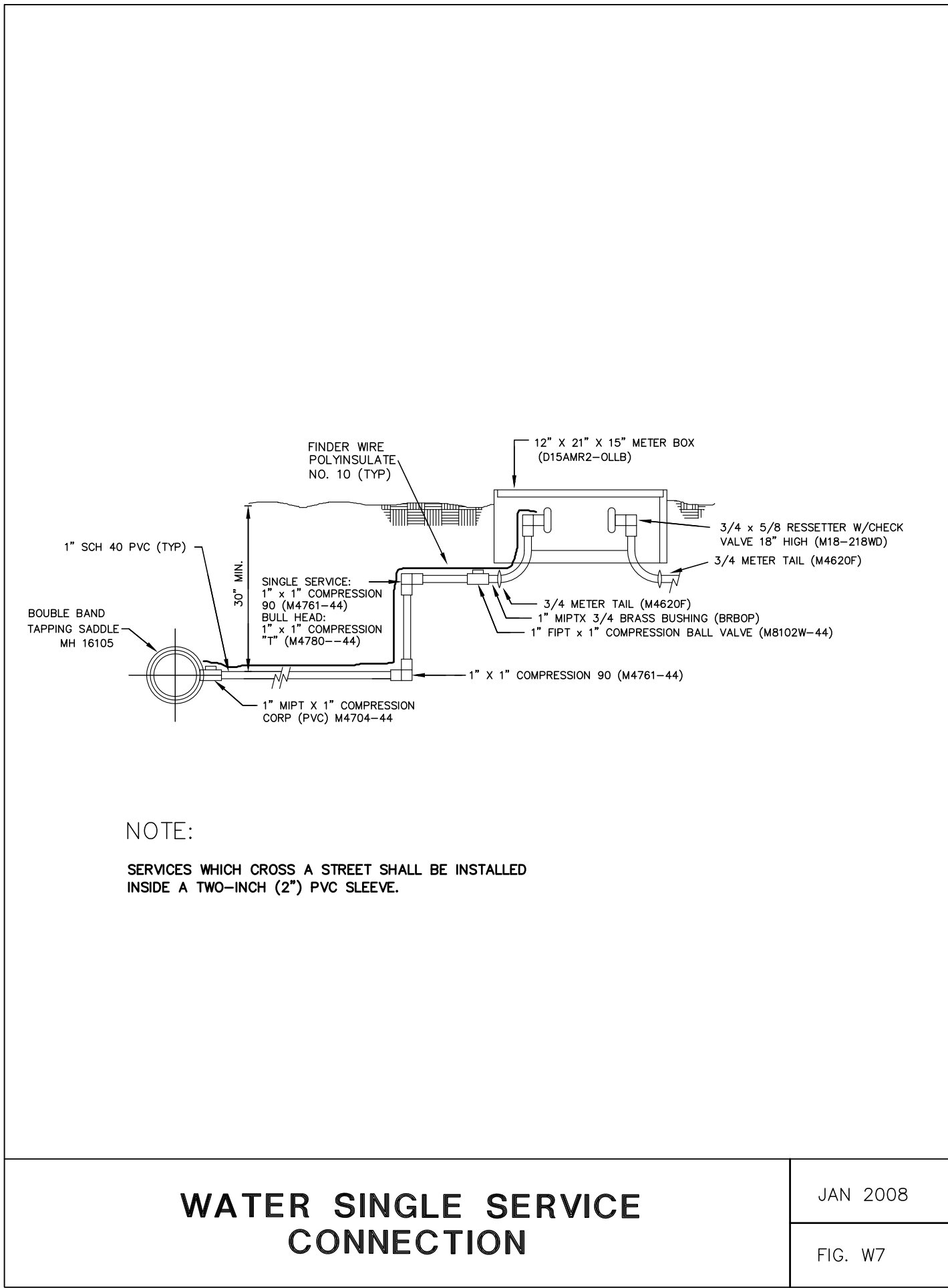
SCALE N/A

SHEET **8**

OF **9**

3102 MAPLE AVE, STE 400
DALLAS, TX 75201
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723





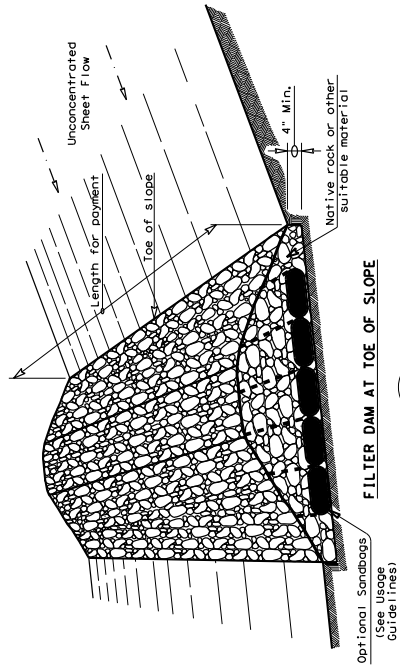
3102 MAPLE AVE, STE 400
DALLAS, TX 75201
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBP Firm #: 9723

CIVIL POINT
ENGINEERS

PROJECT NAME:
**TINY HOUSE
COMMUNITY**
LAKE DALLAS, DENTON COUNTY, TX

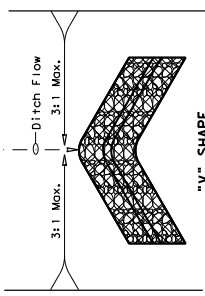
SHEET TITLE:
**LCMUA CONSTRUCTION
DETAILS**

DATE	1-30-19
SCALE	N/A
SHEET	9
OF	9

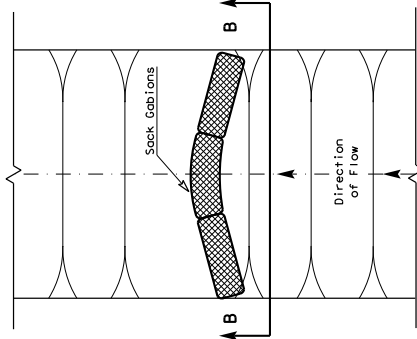


FILTER DAM AT TOE OF SLOPE

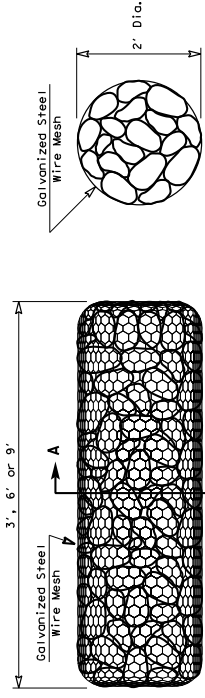
—(RFD)—



V-SHAPE PLAN VIEW

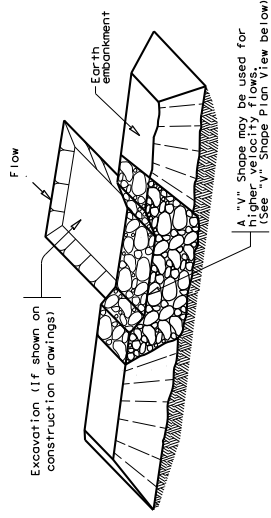


PLAN VIEW



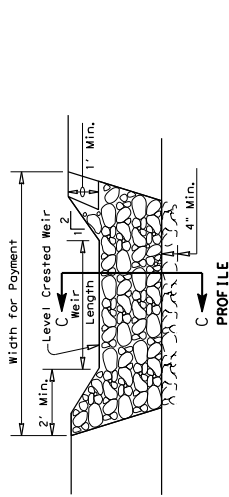
TYPE 4 (SACK GABIONS)

—(RFD4)—

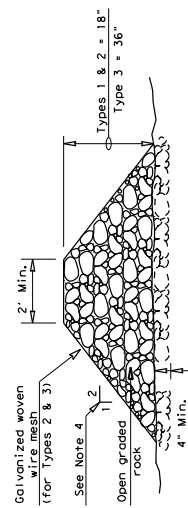


FILTER DAM AT SEDIMENT TRAP

—(RFD)— OR —(RSD)—



PROFILE



SECTION C-C

ROCK FILTER DAM USAGE GUIDELINES

Rock Filter Dams should be constructed downstream from disturbed areas to intercept sediment from overland runoff and/or concentrated flow. The dams should be sized to filter a maximum flow through rate of 60 GPM/FT of cross sectional area. A 2 year storm frequency may be used to calculate the flow rate.

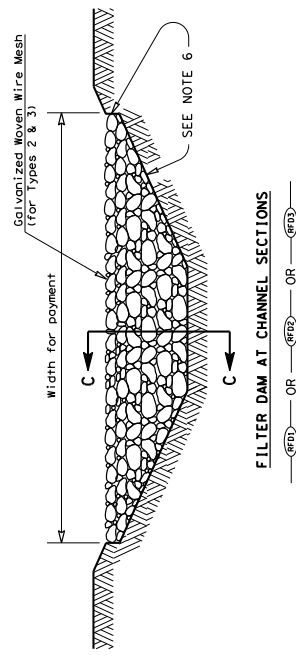
Type 1 (18" high with no wire mesh) (3" to 6" aggregate): Type 1 may be used at the toe of slopes, around inlets, in small ditches, and at dike or swale outlets. This type of dam is recommended to control erosion from a drainage area of 5 acres or less. Type 1 may not be used in concentrated high velocity flows (approximately 8 Ft/Sec or more) in which aggregate wash out may occur. Sandbags may be used at the embedded foundation (4 deep min.) for better filtering efficiency of low flows if called for on the plans or directed by the Engineer.

Type 2 (18" high with wire mesh) (3" to 6" aggregate): Type 2 may be used in ditches and at dike or swale outlets.

Type 3 (36" high with wire mesh) (4" to 8" aggregate): Type 3 may be used in stream flow and should be secured to the stream bed.

Type 4 (Sack gabions) (3" to 6" aggregate): Type 4 may be used in ditches and smaller channels to form an erosion control dam.

Type 5: Provide rock filter dams as shown on plans.



FILTER DAM AT CHANNEL SECTIONS

—(RFD)— OR —(RFB)— OR —(RFB3)—

GENERAL NOTES

- If shown on the plans or directed by the Engineer, filter dams should be placed near the toe of slopes where erosion is anticipated, upstream and/or downstream of drainage structures, and in roadway ditches and channels to collect sediment.
- Materials (aggregate, wire mesh, sandbags, etc.) shall be as indicated by the specification for Rock Filter Dams for Erosion and Sedimentation Control.
- The rock filter dam dimensions shall be as indicated on the SW3P plans.
- Side slopes should be 2:1 or flatter. Dams within the safety zone shall have side slopes of 6:1 or flatter.
- Maintain a minimum of 1' between top of rock filter dam weir and top of embankment for filter dams at sediment traps.
- Filter dams should be embedded a minimum of 4" into existing ground.
- The sediment trap for ponding of sediment laden runoff shall be of the dimensions shown on the plans.
- Rock filter dam types 2 & 3 shall be secured with 20 gauge galvanized woven wire mesh with 1" diameter hexagonal openings. The aggregate shall be placed on the mesh to the height & slopes specified. The mesh shall be folded at the upstream side over the aggregate and tightly secured to itself on the downstream side using wire ties or hog rings. For in stream use, the mesh should be secured or staked to the stream bed prior to aggregate placement.
- Sack gabions should be staked down with 3/4" dia. rebar stakes, and have a double-twisted hexagonal weave with a nominal mesh opening of 2 1/2" x 3 1/4".
- Flow outlet should be onto a stabilized area (vegetation, rock, etc.).
- The guidelines shown herein are suggestions only and may be modified by the Engineer.

PLAN SHEET LEGEND

- Type 1 Rock Filter Dam —(RFD)—
- Type 2 Rock Filter Dam —(RFB)—
- Type 3 Rock Filter Dam —(RFB3)—
- Type 4 Rock Filter Dam —(RFD4)—

		TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES ROCK FILTER DAMS EC (2) - 16		DATE: ec216 REVISED: JULY 2016	DWG NO: TxDOT CH 16 SHEET NO: 16	DWG VP: 16 SHEET VP: 16	COUNTY: _____ DIST: _____	SHEET NO: _____
		REVISIONS: _____		DATE: _____ BY: _____	CHECKED: _____ DATE: _____	DESIGNED: _____ DATE: _____	DRAWN: _____ DATE: _____	SHEET NO: _____



B. Terry also asked we add the word "B.

AGENDA ITEM 6

CITY COUNCIL
AGENDA MEMO

Prepared By: Kevin Lasher, AICP, Director of Development Services

October 26, 2017

Conduct a public hearing, consider and act on an Ordinance to change the zoning designation for 0.989 acres of land described as Lots 7 and 8, Gotcher Addition from R-1-6000 Single Family Dwelling District to a Planned Development (PD) District for all uses permitted in the R-1-6000 Single Family Dwelling District with the inclusion of a single-family dwelling district for miniature, transportable housing defined as a Tiny House Park. (Case ZN170501)

DESCRIPTION:

Conduct a public hearing, consider and act on an Ordinance to change the zoning designation for 0.989 acres of land described as Lots 7 and 8, Gotcher Addition from R-1-6000 Single Family Dwelling District to a Planned Development (PD) District for all uses permitted in the R-1-6000 Single Family Dwelling District with the inclusion of a single-family dwelling district for miniature, transportable housing defined as a Tiny House Park. The Property is more commonly known as 206 Gotcher Avenue. The applicant is Terry Lantrip. (Case ZN170501)

BACKGROUND INFORMATION:

Mr. Terry Lantrip, owner of the subject property, is seeking to rezone the property to a Planned Development district to accommodate and new type of land use: a **"tiny house park"**. Although there exists no uniform definition for a "tiny house", it is generally characterized as a: *"Diminutive or miniature structure designed as a dwelling unit for human occupation that is transportable from one location to another."* The definition of what is diminutive or miniature as related to housing is loosely defined. The Lake Dallas Code of Ordinances specifies unit sizes for various classifications of single family homes that range from 1,200 SF (R-1-6000) to 2,500 SF (R-1-10000). In the Unites States, tiny home units are generally considered to be within a range of 135 SF to 1,080 SF in size. (See <http://tinyhousecommunity.com/faq.htm#what>)

The applicant is proposing a 13-unit tiny home park with unit sizes ranging from 100 SF to 400 SF. Each unit would be stationed on a lease pad (or lot). Lot sizes would range from 800 SF to 1,000 SF. The facility would include a gravel parking area, storage buildings and a community picnic area. Most of the units would have wheels, but will be equipped with skirting to hide the wheels from view. A typical unit would be a minimum of 7-feet wide, with a depth that would range between 12 to 40 feet long.

A lack of recognition of tiny houses in the International Residential Code (IRC) appears to have impacted the speed by which tiny home communities have spread within municipalities. Very few municipal ordinances have been produced addressing this new type of land use. According to the Tiny House Alliance (see <http://www.tinyhousecommunity.com/alliance.htm>), the increase in popularity of tiny houses, and particularly the rapid increase in the number of both

amateur and professional builders, has led to concerns regarding safety among tiny house professionals. In October of 2016, the International Code Council (ICC) addressed this issue by developing and adopting the tiny house appendix (public comment report RB168-16). As a result, a tiny house specific appendix (Appendix V) will be part of the 2018 International Residential Code (IRC), allowing builders and owners to receive a Certificate of Occupancy (CO) for their tiny house when built to meet the provisions of the adopted code appendix. Staff is recommending that Appendix V be adopted as a part of this Planned Development. This appendix is included in **Exhibit “C”** in the attached draft ordinance.

This same zoning proposal was presented by the applicant back in December 2016 as an SUP request. No formal action was taken at that time, but several issues were identified when compared to existing adopted plans for the downtown area:

- The Downtown Overlay District (Division 3 of the City Code), Section 122-679 (19) prohibits any mobile or manufactured homes within this district. *(The applicant feels a “tiny home” community does not fit the definition of a mobile or manufactured home community.)*
- Section 62-2 of the Lake Dallas Municipal Code states: “No manufactured home or house trailer shall be placed, parked or permitted for residential purposes upon any land within the city limits other than an existing manufactured home park.” *(The applicant further feels a “tiny home” community does not fit the definition of a manufactured home community.)*
- Sections 122-602 and 122-603 of the zoning code regulating commercial mobile home parks states, “No person shall operate a commercial manufactured home park within the territorial limits of the city without complying with this entire article. Only those commercial manufactured home parks existing at the time of this passage of the ordinance codified in this section are allowed within the city.” This ordinance was adopted on 3/23/2006. *(As well, the applicant feels a “tiny home” community does not fit the definition of a commercial manufactured home community.)*

Section 2.C.6.c. of the attached draft ordinance would prohibit recreational vehicles, manufactured homes and mobile homes, as defined in Chapter 122 of the Code of Ordinances, as dwelling units within the Tiny House Park.

The applicant has submitted a site-specific plan that shows fire lane access, locations of green space and open space lots, lot dimensions, location of amenities and existing fire hydrants, and a new sanitary sewer extension into the property. This site plan is included as **Exhibit “B”** in the attached draft ordinance.

Site amenities will include the following elements.

- A washateria for tenant occupants only.
- Gravel parking areas with a six-inch deep gravel topping over an engineered and compacted sub-base.
- A 25-foot wide fire lane paved with a cellular concrete, grass-crete paving system engineered to accommodate the weight of a 65,000-pound fire truck and associated apparatus.
- A tenant storage area composed of smaller storage buildings with the maximum size of eight feet (8.0') in depth, six feet (6.0') in width (8.0' X 6.0'), and seven feet (7.0') in height. These would be permitted at the location shown in the Exhibit "B".
- A centralized common open space containing a public lawn, communal vegetable garden, patios, plazas, picnic areas and related furniture and equipment.
- A vegetative screen will be installed along all property lines that are not penetrated by a driveway or access easement. This screen will consist of a hedgerow of evergreen shrubs, of a variety that will normally grow to a height of six feet at maturity. Existing trees located along these property lines would be credited to the Vegetative Screen requirement. Tree protection requirements would be enforced during the construction period.

ADJACENT ZONING AND LAND USE:

DIRECTION	ZONING	EXISTING USE
<i>Subject Property</i>	<i>R-1-6000 Single Family</i>	<i>Predominantly vacant with one (un-occupied) single family dwelling.</i>
North	<i>C-1 Commercial District.</i>	Commercial Buildings.
South	<i>C-1 Commercial District / Downtown Overlay.</i>	Legal Non-Conforming Single-Family Dwellings.
West	R-1-6000 Single Family.	Single-Family Dwellings.
East	R-1-6000 Single Family & C-1 Commercial/Downtown Overlay.	Predominantly vacant w/ scattered single family dwellings and a church.

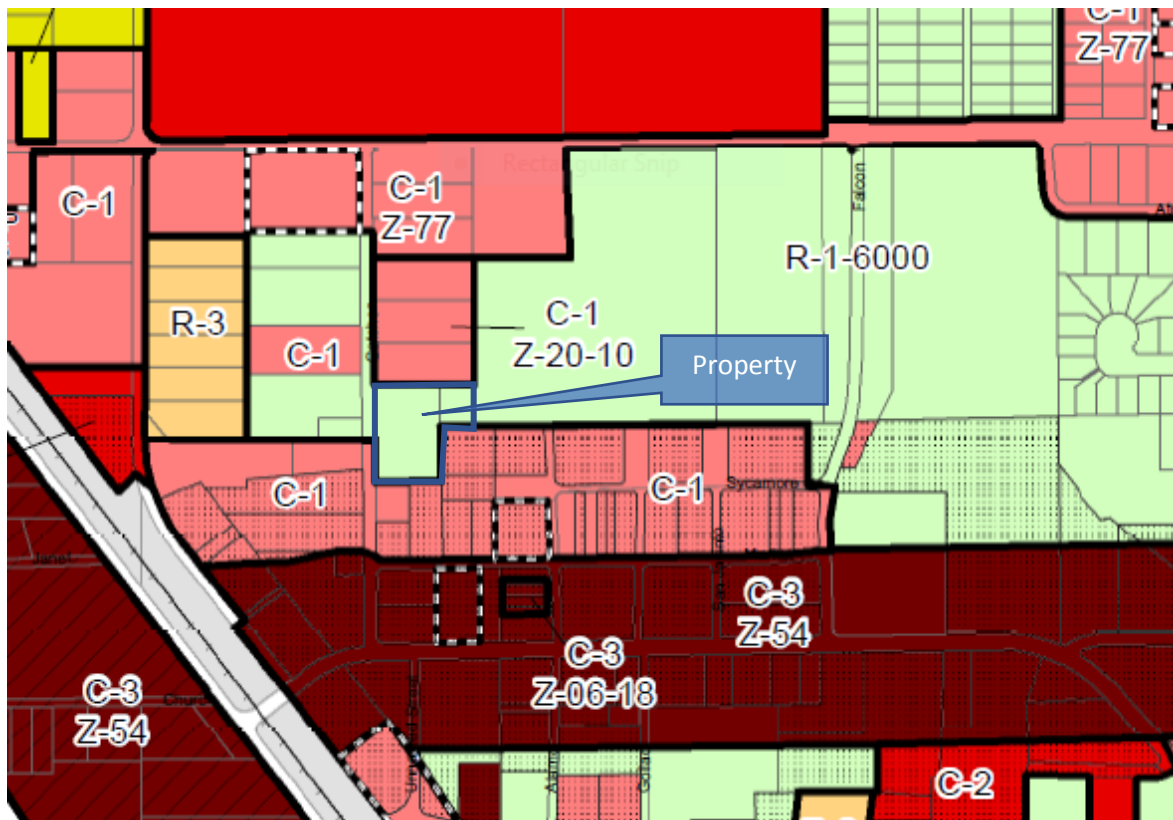
FINANCIAL CONSIDERATION: N/A

ATTACHMENT 2 - Draft Ordinance

ATTACHMENT 1 – Zoning Map

Legend

	R-1-10000 Single Family		C-1 Retail		Lake Dallas City Limits
	R-1-7200 Single Family		C-2 Commercial		35 Development District
	R-1-6000 Single Family		C-3 Commercial		Downtown Overlay
	R-1-4000 Manufactured Home		M-1 Light Industrial		
	R-1-4000C Commercial Manufactured Home		MA Marina		
	R-2 Two Family		PD Planned Development		
	R-3 Multi Family				



City of Lake Dallas, Texas
ORDINANCE NO. 2017-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE CITY OF LAKE DALLAS ZONING MAP RELATING TO THE USE AND DEVELOPMENT OF LOTS 7 AND 8, GOTCHER ADDITION FROM R-1-6000 SINGLE FAMILY DWELLING DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR ALL USES PERMITTED IN THE R-1-6000 SINGLE FAMILY DWELLING DISTRICT WITH THE INCLUSION OF A SINGLE-FAMILY DWELLING DISTRICT FOR MINIATURE, TRANSPORTABLE HOUSING (TINY HOUSE PARK) ADOPTING DEVELOPMENT REGULATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Lake Dallas, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the Zoning Map of the City of Lake Dallas, Texas, as previously amended, should be further amended.

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

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The Zoning Map of the City of Lake Dallas, Texas, as previously amended, be further amended relating to the use and development of Lots 7 and 8, Gotcher Addition (commonly known as 206 Gotcher) with boundaries depicted on **Exhibit "A"** attached hereto and incorporated herein by reference ("the Property") from R-1-6000 Single Family Dwelling District to a Planned Development (PD) District with base zoning of R-1-6000 Single Family Dwelling District including a use for Single-Family Dwelling District for Miniature, Transportable Housing (Tiny House Park) subject to the development and use regulations set forth in Section 2 of this ordinance.

SECTION 2. LAND USE AND DEVELOPMENT STANDARDS. The Property shall be developed and used in accordance with the applicable provisions of the R-1-6000 Single Family Dwelling District as set forth in Code of Ordinances, Chapter 122, as amended, ("Zoning Regulations") except to the extent modified as follows:

- A. "Tiny House Park":** For purposes of this Ordinance, the phrase "Tiny House Park" means a unified development located on the Property configured as a single, undivided lot but on which individual lease pads designated on the Development Plan (hereafter "Pads"),

along with common areas and open spaces area established, on which Pads privately owned Tiny Houses may be placed

- B. Development Plan:** The arrangement of Pads and Tiny Houses on the Property shall be substantially as shown on the Development Plan in **Exhibit “B,”** attached hereto and incorporated herein by reference (“Development Plan”). In no case shall the number of Pads located on the Property exceed thirteen (13).
- C. “Tiny House” Defined; Size and Construction Standards:** For purposes of this Ordinance, a “Tiny House” is defined as a principal residential dwelling that has a square footage of no less than one hundred (100) square feet and no greater than four hundred (400) square feet, with said dwelling being structurally attached to a transportable chassis, with or without a permanent foundation, capable of being connected to available utilities including plumbing (water and sewer service), mechanical, natural gas, communications, and electrical systems. Tiny Houses constructed or otherwise located on the Property shall be subject to the following:
- 1. Minimum Unit Size:** Each Tiny House shall have a minimum gross floor area of not less than one hundred (100) square feet.
 - 2. Minimum Sleeping Room Size:** In every Tiny House of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least thirty-five (35) square feet of floor space.
 - 3. Width:** Each Tiny House must measure not less than seven feet (7.0’) and not greater than eight and one-half feet (8.5’) in width.
 - 4. Depth:** Each Tiny House must measure not less than twelve feet (12’) and not greater than forty feet (40’) in length.
 - 5. Construction Standards:** In addition to the regulations set forth in this Ordinance, every Tiny House located on the Property, whether constructed on the Property on a permanent foundation or constructed off-site and transported to the Property, shall, at the time of application for a building permit or, if not building permit is required, certificate of occupancy, be constructed in accordance with:
 - a. all construction codes relating to residential dwelling units enacted by the City of Lake Dallas that are deemed to be applicable to the structural stability and life safety requirements for a Tiny House as determined by the Building Official or designee; and
 - b. Appendix V, Tiny Houses to the International Residential Code, as approved by the International Code Council (ICC) in response to Public Comment File RB168-16, as may be amended from time to time, a copy of

which is attached hereto as **Exhibit "C"** and incorporated herein by reference.

6. Foundation Platforms: Tiny Houses located on the Property shall be constructed with one of the following foundation platforms:

- a. Mobile, or wheeled, platforms shall be permitted in the form of a trailer vehicle that is registered with the Texas Department of Motor Vehicles (TxDMV). Such dwellings may be towed in-place by means of bumper hitch, frame-towing hitch, fifth-wheel connection, gooseneck type, or other approved towing method.

(1) All Tiny Houses with mobile or wheeled platforms shall be:

- (a) tied down to the ground or pad with an auger/ground anchors when located on a Pad; and
- (b) constructed with fire-resistant skirting, with the necessary vents, screens, and/or openings that is installed within thirty (30) days after placement of the Tiny House on the Pad.

- b. Conventional foundation platforms, such concrete slab on-grade, pier and beam, perimeter grade beam, and similar permanent foundation types shall be permitted, with such foundations being certified by a registered professional structural engineer as a condition of securing building permit approval.
- c. Recreational vehicles, manufactured homes and mobile homes, as defined in the Zoning Regulations shall be prohibited as dwelling units within the Tiny House Park.

7. Pad Requirements:

- a. **Area:** Each Pad shall have an area of not be less than eight hundred (800) square feet and not greater than one thousand (1,000) square feet.
- b. **Coverage:** Maximum coverage of a Tiny House located on a Pad shall not exceed forty-five percent (45%) of the Pad area. Porches and other additions to the Tiny House shall not exceed twenty percent (20%) of the Pad area.
- c. **Width:** Each Pad shall not be less than twenty feet (20') wide and not greater than thirty feet (30') wide.

- d. **Depth:** Each Pad shall be not less than thirty-seven feet (37') in depth and not greater than one hundred feet (100') in depth.

8. Setbacks:

- a. **Common parking areas and adjoining property lines:** When located on a Pad, a Tiny House shall be setback not less than five feet (5.0') from any common area designated and used for parking and the property line of the Property; provided, however, porches, awnings and other additions attached to the Tiny House may project a distance of not greater than an additional three feet (3.0') beyond the foregoing setback.
- b. **Common areas and adjoining Pads:** When located on a Pad, a Tiny House shall be setback not less than ten feet (10.0') from the common line between said Pad and an adjacent Pad.

D. Amenities for Tiny House Park: The Tiny House Park shall contain the following common area amenities and facilities, all of which shall be completed and made operational prior to the issuance of the initial Certificate of Occupancy (CO) for the first Tiny House to be located on the Property:

- 1. A centralized common open space area shall be provided substantially as shown on the Development Plan and shall include a public lawn, communal vegetable garden, patios, plazas, picnic areas and related furniture and equipment, and scenic viewing areas.
- 2. Common open space area shall be provided at a ratio of not less than two hundred (200) square feet of open space per each Pad developed on the Property.
- 3. All Tiny Houses shall be adjoining the perimeter boundary of the designated common open space area.
- 4. The common open space area shall not be located inside a storm water detention/retention area, wetland, stream, floodway, or required landscaped buffer area.
- 5. A self-service laundry facility (washateria) shall be provided within the Property for the exclusive use of the residents of the Tiny House Park.
- 6. Small storage buildings, with the maximum size of eight feet (8.0') in depth, six feet (6.0') in width (8.0' X 6.0'), and seven feet (7.0') in height, shall be permitted at the location shown in **Exhibit "B."**

- a. No more than one such storage building shall be permitted per dwelling.
- b. The storage building shall be constructed of similar exterior building materials as used on the Tiny House.
- c. A building permit shall be required for each storage building constructed.
- d. Each individual storage building shall be painted and finished in a similar color and wall texture to collectively present a unified visual appearance.
- e. A three foot (3.0') wide landscaped buffer shall be provided adjacent to the storage building areas at the located shown in **Exhibit "B."** The landscaped buffer shall be planted with similar shrubs and vegetation as required in Section 2.F.1. of this Ordinance.
- f. A six foot (6.0') high wood or vinyl fence, painted and finished in a similar color and surface texture to collectively present a unified visual appearance, shall be permitted within the landscaped buffer.

E. Access and Parking:

- 1. Parking spaces shall be provided at a ratio of not less than two (2) spaces for each Pad developed on the Property.
- 2. All designated parking areas shall be paved with a decomposed gravel or coarse gravel surface with a minimum depth of six-inches (6") spread across a compacted and stabilized sub base as approved by the City Engineer, or designee, with such approval to be secured in writing prior to the issuance of a building permit or certificate of occupancy for the first Tiny House located on the Property.
- 3. All designated fire lanes shall be paved in either concrete, asphalt, or with a cellular paving grid system with a grass sod cover (grass-crete type) engineered to accommodate the weight of a 65,000-pound fire truck and associated apparatus. Said paving grid system shall be installed upon a compacted and stabilized sub base as approved by the City Engineer, or designee, with such approval to be secured in writing prior to the issuance of a building permit or certificate of occupancy for the first Tiny House located on the Property.

F. Screening and Fencing: Prior to issuance of the first certificate of occupancy for any building constructed on the Property (whether a Tiny House or other building), a hedgerow of evergreen shrubs, of a variety that will normally grow to a height of six feet (6.0') or greater, shall be planted along all property lines of the Property, save-and-except for driveways and access openings subject to the following:

1. All plants shall have a minimum height at the time of planting of one-half of the required screening height, and shall be irrigated by means of a sprinkler system, or other water system adequate to sustain the health of said evergreen shrubs as determined by the Director of Community Development or designee.
 2. Screening requirement. Tree protection requirements shall be enforced during the construction period in accordance with Article XXII, Division 3, of the Lake Dallas Code of Ordinances, as amended.
- G. **Tree Preservation:** No building permit for any building to be constructed on the Property (or any certificate of occupancy, if no building permit is required) shall be issued until a Tree Preservation Permit is obtained by making application in accordance with the requirements established in Article XXII, Division 3, of the Lake Dallas Code of Ordinances, as amended.
- H. **Property Maintenance Required.** A centralized property management entity shall be created to enforce the restrictions contained in this ordinance and to maintain required centralized common open space areas, screening walls and buffers, parking areas, sidewalks, landscaping, signage, common irrigation and other common areas within the Property.
- I. **Tiny House Maintenance.** All Tiny Houses and the Pads shall be maintained in accordance with all applicable property maintenance regulations adopted by the City. Skirting, porches, awnings and other additions, when installed on a Tiny House, shall be maintained in good repair.
- J. **Certificate of Occupancy Required.** No Tiny House constructed or placed on the Property may be occupied as a dwelling unit or for any other purpose until a certificate of occupancy has been granted by the City authorizing commencement of the Tiny House for such use. The foregoing sentence shall apply whether or not a building permit is required to be issued with respect to construction of the Tiny House.

SECTION 3. CONFLICTS. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Lake Dallas governing the use and development of the Property which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 4. SEVERABILITY CLAUSE. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Lake Dallas Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the

remaining portions of said ordinance or the Lake Dallas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 5. SAVINGS CLAUSE. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Lake Dallas Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. PENALTY. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective from and after the date of its passage and final publication in accordance with the Charter of the City of Lake Dallas and/or applicable state law and it is accordingly so ordained.

PASSED AND APPROVED this the ____ day of _____, 2017.

Michael Barnhart, Mayor

ATTEST:

APPROVED AS TO FORM:

Codi Delcambre, City Secretary

Kevin B. Laughlin, City Attorney
(kbl:10/19/17:91775)

Exhibit "A"

The Property

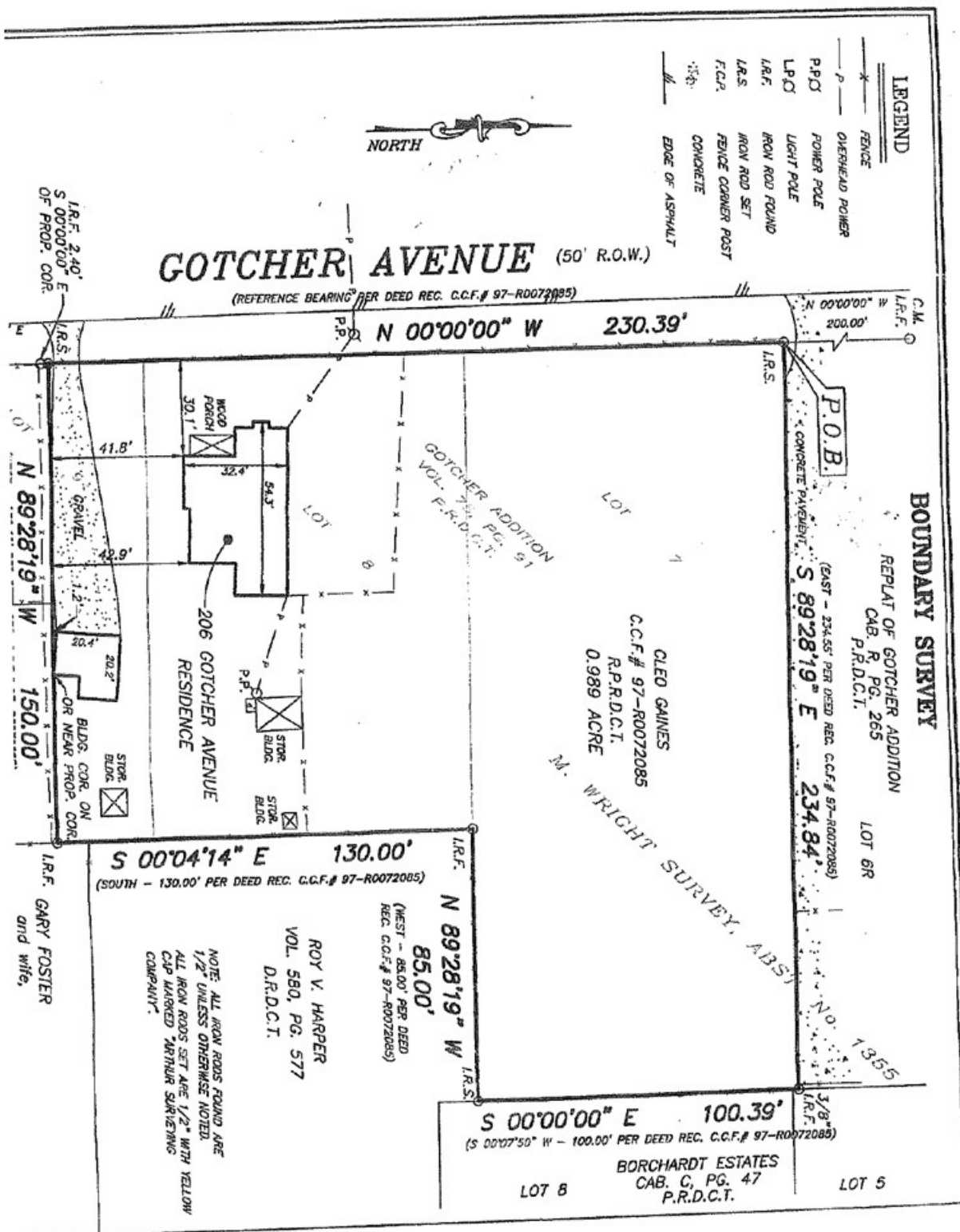


Exhibit "B"

Development Plan

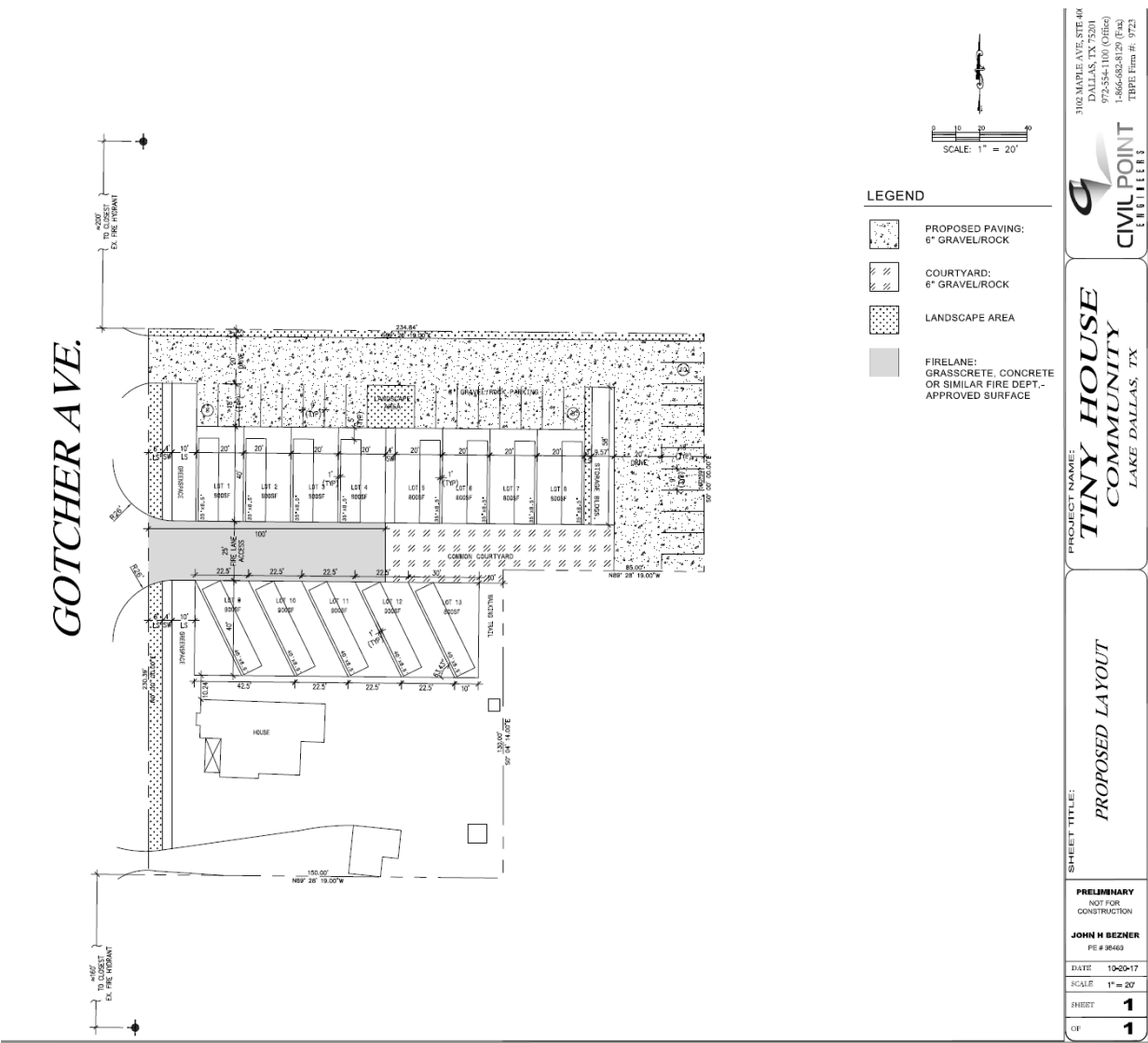


Exhibit “C”
Appendix V, Tiny Houses to the International Residential Code,
as approved by the International Code Council (ICC)

**APPENDIX V TINY
HOUSES**

**SECTION AV101
GENERAL**

AV101.1 Scope. This appendix shall be applicable to *tiny houses* used as single *dwelling units*. *Tiny houses* shall comply with the *International Residential Code* except as otherwise stated in this appendix.

**SECTION AV102
DEFINITIONS**

AV102.1 General. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of the *International Residential Code* for general definitions.

EGRESS ROOF ACCESS WINDOW. A skylight or roof window designed and installed to satisfy the *emergency escape and rescue opening* requirements in Section R310.2.

LANDING PLATFORM. A landing measuring two treads deep and two risers tall, provided as the top step of a stairway accessing a *loft*.

LOFT. Any floor level located above the main floor and open to it on at least one side, with a *ceiling height* less than 6 feet 8 inches (2032 mm), complying with the area, access, and guard requirements of Section AV104, and used as a living or sleeping space.

TINY HOUSE. A *dwelling* which is 400 or less square feet (37 m²) in floor area excluding *lofts*.

**SECTION AV103 CEILING
HEIGHT**

AV103.1 Minimum ceiling height. *Habitable space* and hallways in *tiny houses* shall have a *ceiling height* not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms, and kitchens shall have a *ceiling height* not less than 6 feet 4 inches (1930 mm). No obstructions shall extend below these minimum ceiling heights including beams, girders, ducts, lighting, or other obstructions.

Exception: *Ceiling heights* in *lofts* are permitted to be less than 6 foot 8 inches (2032 mm).

SECTION AV104 LOFTS

AV104.1 Minimum loft areas. *Lofts* used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AV104.1.1 through AV104.1.3.

AV104.1.1 Minimum area. *Lofts* shall have a floor area of not less than 35 square feet (3.25 m²)

AV104.1.2 Minimum dimensions. *Lofts* shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AV104.1.3 Height effect on loft area. Portions of a *loft* with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6:12, portions of a *loft* with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

AV104.2 Loft access. The access to and primary egress from *lofts* shall be of any type described in Sections AV104.2.1 through AV104.2.4

AV104.2.1 Stairways. Stairways accessing *lofts* shall comply with this code or with Sections AV104.2.1.1 through AV104.2.1.5

AV104.2.1.1 Width. Stairways accessing a *loft* shall not be less than 17 inches (432 mm) in clear width at all points at or above the permitted handrail height. The minimum width below the handrail shall not be less than 20 inches (508 mm).

AV104.2.1.2 Headroom. The headroom in stairways accessing a *loft* shall not be less than 6 feet 2 inches (1880 mm) measured vertically from the sloped line connecting the tread nosings in the middle of the tread width.

Exception: The headroom for *landing platforms* shall not be less than 4 feet 6 inches (1372 mm).

AV.104.2.1.3 Treads and Risers. Risers for stairs accessing a *loft* shall be a minimum of 7 inches (178 mm) and a maximum of 12 inches (305 mm). Tread depth and riser height shall be calculated with the following formulas:

$$\begin{aligned} \text{Tread depth} &= 20 \text{ inches (508 mm) minus } \frac{4}{3} \text{ riser height} \\ &\text{OR} \\ \text{Riser height} &= 15 \text{ inches (381 mm) minus } \frac{3}{4} \text{ tread depth} \end{aligned}$$

Exception: *Landing platforms* shall measure two treads deep and two risers tall.

AV104.2.1.4 Handrails. Handrails shall comply with Section R311.7.8.

AV104.2.1.5 Stairway guards. *Guards* at open sides of stairways shall comply with Section R312.1.

AV104.2.2 Ladders. Ladders accessing *lofts* shall comply with Sections AV104.2.2.1 and AV104.2.2.2

AV104.2.2.1 Size and capacity. Ladders accessing *lofts* shall have 12 inches (305 mm) minimum rung width and 10 inches (254 mm) to 14 inch (356 mm) spacing between rungs.

Ladders shall be capable of supporting a 200 pound (75 kg) load on any rung. Rung spacing shall be uniform within 3/8-inch (9.5 mm).

AV104.2.2.2 Incline. Ladders shall be installed at 70 to 80 degrees from horizontal.

AV104.2.3 Alternating tread devices. *Alternating tread devices* accessing *lofts* shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AV104.2.4 Ships ladders. *Ships ladders* accessing *lofts* shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AV104.3 Loft guards. Loft *guards* shall be located along the open side(s) of *lofts* located more than 30 inches (762 mm) above the main floor. Loft *guards* shall be not less than 36 inches (914 mm) in height or one-half the clear height to the ceiling, whichever is less.

SECTION AV105 EMERGENCY ESCAPE AND RESCUE OPENINGS

AV105.1 General. *Tiny houses* shall meet the requirements of Section R310 for *emergency escape and rescue openings*.

Exception: *Egress roof access windows* in *lofts* used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed with the bottom of their opening no more than 44 inches (1118 mm) above the loft floor.



212 Main Street – Lake Dallas, Texas 75065 – (940)-497-2226 – (940) 497-4485 FAX

March 27, 2019

Notice of Public Hearing

Notice is hereby given that the Planning and Zoning Commission of the City of Lake Dallas, Lake Dallas, Texas and the Lake Dallas City Council will conduct public hearings to hear comments on an amended site plan application by Terry Lantrip, at 206 Gotcher the Development of Lots 7 and 8, Block 1 Gotcher Addition a Planned Development (PD) District for a Minature Transportation Housing (Tiny Home Park.) The Public Hearing before the Planning and Zoning Commission will be April 18, 2019 at 7:00 PM and the Lake Dallas City Council meeting will be at 7:00 PM on May 23, 2019. Both meetings will be at the Lake Dallas City Hall, 212 Main Street, Lake Dallas, TX 75065. The Public is invited to attend these hearings and make comments.

The Planning and Zoning Commission must hold a public hearing and then make a recommendation to the City Council concerning the request. The City Council must also hold a public hearing and then decide whether or not to approve the request given public input and the Planning and Zoning Commission recommendation.

You have the right as a City of Lake Dallas resident and property owner within 400 ft. of the area of interest to present your views before the Planning and Zoning Commission and the City Council during the public hearings. At the hearings, you may speak, have someone speak on your behalf or be represented by legal council. You may also present your views in writing or present a petition listing the signatures of people who represent your views. Either way, your input must come before or during the public hearing to be considered.

This letter is sent to all tax payers shown on the approved City of Lake Dallas 2019 tax roll who owns property inside the city limits within 400 ft. of property requesting the rezoning. This is your legal notification that these hearings are being held and your official invitation to attend the public hearings. You may fax, mail, or drop off this form at the address located at the top of the page on or before April 11, 2019 at 5:00 PM.

Please circle one:

In favor of request

Neutral to request

Opposed to request.

Reason: Should be com. business/

Market St, looks like low income housing

Signature: Betty Harper

Printed Name: Betty Harper

Mailing Address: P.O. Box 1268

City, State, Zip: Lake Dallas, TX 75065

Telephone Number: 940-597-2753

Physical Address of Property within 400 feet: Tax ID: 233253 Lots 7 & 8, Block 1

Please return written comments to the City of Lake Dallas by: Thursday April 11, 2019, 5:00 PM.



212 Main Street – Lake Dallas, Texas 75065 – (940)-497-2226 – (940) 497-4485 FAX

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Please circle one:

In favor of request

Neutral to request

Opposed to request.

Reason:

Failure of the city to include
adequate info for an opinion

Signature:

John Thoren

Printed Name:

John Thoren

Mailing Address:

P.O. Box 718

City, State, Zip:

Lake Dallas, TX 75065

Telephone Number:

940-497-0133

Physical Address of Property within 400 feet: Tax ID: 233253 Lots 7 & 8, Block 1

Please return written comments to the City of Lake Dallas by: Thursday April 11, 2019, 5:00 PM.

City of Lake Dallas, Texas
ORDINANCE NO. 2017-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE CITY OF LAKE DALLAS ZONING MAP RELATING TO THE USE AND DEVELOPMENT OF LOTS 7 AND 8, GOTCHER ADDITION FROM R-1-6000 SINGLE FAMILY DWELLING DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR ALL USES PERMITTED IN THE R-1-6000 SINGLE FAMILY DWELLING DISTRICT WITH THE INCLUSION OF A SINGLE-FAMILY DWELLING DISTRICT FOR MINIATURE, TRANSPORTABLE HOUSING (TINY HOUSE PARK) ADOPTING DEVELOPMENT REGULATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Lake Dallas, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the Zoning Map of the City of Lake Dallas, Texas, as previously amended, should be further amended.

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

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The Zoning Map of the City of Lake Dallas, Texas, as previously amended, be further amended relating to the use and development of Lots 7 and 8, Gotcher Addition (commonly known as 206 Gotcher) with boundaries depicted on **Exhibit "A"** attached hereto and incorporated herein by reference ("the Property") from R-1-6000 Single Family Dwelling District to a Planned Development (PD) District with base zoning of R-1-6000 Single Family Dwelling District including a use for Single-Family Dwelling District for Miniature, Transportable Housing (Tiny House Park) subject to the development and use regulations set forth in Section 2 of this ordinance.

SECTION 2. LAND USE AND DEVELOPMENT STANDARDS. The Property shall be developed and used in accordance with the applicable provisions of the R-1-6000 Single Family Dwelling District as set forth in Code of Ordinances, Chapter 122, as amended, ("Zoning Regulations") except to the extent modified as follows:

- A. "Tiny House Park":** For purposes of this Ordinance, the phrase "Tiny House Park" means a unified development located on the Property configured as a single, undivided lot but on which individual lease pads designated on the Development Plan (hereafter "Pads"),

along with common areas and open spaces area established, on which Pads privately owned Tiny Houses may be placed

- B. Development Plan:** The arrangement of Pads and Tiny Houses on the Property shall be substantially as shown on the Development Plan in **Exhibit "B,"** attached hereto and incorporated herein by reference ("Development Plan"). In no case shall the number of Pads located on the Property exceed thirteen (13).
- C. "Tiny House" Defined; Size and Construction Standards:** For purposes of this Ordinance, a "Tiny House" is defined as a principal residential dwelling that has a square footage of no less than one hundred (100) square feet and no greater than four hundred (400) square feet, with said dwelling being structurally attached to a transportable chassis, with or without a permanent foundation, capable of being connected to available utilities including plumbing (water and sewer service), mechanical, natural gas, communications, and electrical systems. Tiny Houses constructed or otherwise located on the Property shall be subject to the following:
1. **Minimum Unit Size:** Each Tiny House shall have a minimum gross floor area of not less than one hundred (100) square feet.
 2. **Minimum Sleeping Room Size:** In every Tiny House of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least thirty-five (35) square feet of floor space.
 3. **Width:** Each Tiny House must measure not less than seven feet (7.0') and not greater than eight and one-half feet (8.5') in width.
 4. **Depth:** Each Tiny House must measure not less than twelve feet (12') and not greater than forty feet (40') in length.
 5. **Construction Standards:** In addition to the regulations set forth in this Ordinance, every Tiny House located on the Property, whether constructed on the Property on a permanent foundation or constructed off-site and transported to the Property, shall, at the time of application for a building permit or, if not building permit is required, certificate of occupancy, be constructed in accordance with:
 - a. all construction codes relating to residential dwelling units enacted by the City of Lake Dallas that are deemed to be applicable to the structural stability and life safety requirements for a Tiny House as determined by the Building Official or designee; and
 - b. Appendix V, Tiny Houses to the International Residential Code, as approved by the International Code Council (ICC) in response to Public Comment File RB168-16, as may be amended from time to time, a copy of

which is attached hereto as **Exhibit "C"** and incorporated herein by reference.

6. Foundation Platforms: Tiny Houses located on the Property shall be constructed with one of the following foundation platforms:

- a. Mobile, or wheeled, platforms shall be permitted in the form of a trailer vehicle that is registered with the Texas Department of Motor Vehicles (TxDMV). Such dwellings may be towed in-place by means of bumper hitch, frame-towing hitch, fifth-wheel connection, gooseneck type, or other approved towing method.

(1) All Tiny Houses with mobile or wheeled platforms shall be:

- (a) tied down to the ground or pad with an auger/ground anchors when located on a Pad; and
- (b) constructed with fire-resistant skirting, with the necessary vents, screens, and/or openings that is installed within thirty (30) days after placement of the Tiny House on the Pad.

- b. Conventional foundation platforms, such concrete slab on-grade, pier and beam, perimeter grade beam, and similar permanent foundation types shall be permitted, with such foundations being certified by a registered professional structural engineer as a condition of securing building permit approval.
- c. Recreational vehicles, manufactured homes and mobile homes, as defined in the Zoning Regulations shall be prohibited as dwelling units within the Tiny House Park.

7. Pad Requirements:

- a. **Area:** Each Pad shall have an area of not be less than eight hundred (800) square feet and not greater than one thousand (1,000) square feet.
- b. **Coverage:** Maximum coverage of a Tiny House located on a Pad shall not exceed forty-five percent (45%) of the Pad area. Porches and other additions to the Tiny House shall not exceed twenty percent (20%) of the Pad area.
- c. **Width:** Each Pad shall not be less than twenty feet (20') wide and not greater than thirty feet (30') wide.

- d. **Depth:** Each Pad shall be not less than thirty-seven feet (37') in depth and not greater than one hundred feet (100') in depth.

8. Setbacks:

- a. **Common parking areas and adjoining property lines:** When located on a Pad, a Tiny House shall be setback not less than five feet (5.0') from any common area designated and used for parking and the property line of the Property; provided, however, porches, awnings and other additions attached to the Tiny House may project a distance of not greater than an additional three feet (3.0') beyond the foregoing setback.
- b. **Common areas and adjoining Pads:** When located on a Pad, a Tiny House shall be setback not less than ten feet (10.0') from the common line between said Pad and an adjacent Pad.

D. Amenities for Tiny House Park: The Tiny House Park shall contain the following common area amenities and facilities, all of which shall be completed and made operational prior to the issuance of the initial Certificate of Occupancy (CO) for the first Tiny House to be located on the Property:

- 1. A centralized common open space area shall be provided substantially as shown on the Development Plan and shall include a public lawn, communal vegetable garden, patios, plazas, picnic areas and related furniture and equipment, and scenic viewing areas.
- 2. Common open space area shall be provided at a ratio of not less than two hundred (200) square feet of open space per each Pad developed on the Property.
- 3. All Tiny Houses shall be adjoining the perimeter boundary of the designated common open space area.
- 4. The common open space area shall not be located inside a storm water detention/retention area, wetland, stream, floodway, or required landscaped buffer area.
- 5. A self-service laundry facility (washateria) shall be provided within the Property for the exclusive use of the residents of the Tiny House Park.
- 6. Small storage buildings, with the maximum size of eight feet (8.0') in depth, six feet (6.0') in width (8.0' X 6.0'), and seven feet (7.0') in height, shall be permitted at the location shown in **Exhibit "B."**

- a. No more than one such storage building shall be permitted per dwelling.
- b. The storage building shall be constructed of similar exterior building materials as used on the Tiny House.
- c. A building permit shall be required for each storage building constructed.
- d. Each individual storage building shall be painted and finished in a similar color and wall texture to collectively present a unified visual appearance.
- e. A three foot (3.0') wide landscaped buffer shall be provided adjacent to the storage building areas at the located shown in **Exhibit "B."** The landscaped buffer shall be planted with similar shrubs and vegetation as required in Section 2.F.1. of this Ordinance.
- f. A six foot (6.0') high wood or vinyl fence, painted and finished in a similar color and surface texture to collectively present a unified visual appearance, shall be permitted within the landscaped buffer.

E. Access and Parking:

- 1. Parking spaces shall be provided at a ratio of not less than two (2) spaces for each Pad developed on the Property.
- 2. All designated parking areas shall be paved with a decomposed gravel or coarse gravel surface with a minimum depth of six-inches (6") spread across a compacted and stabilized sub base as approved by the City Engineer, or designee, with such approval to be secured in writing prior to the issuance of a building permit or certificate of occupancy for the first Tiny House located on the Property.
- 3. All designated fire lanes shall be paved in either concrete, asphalt, or with a cellular paving grid system with a grass sod cover (grass-crete type) engineered to accommodate the weight of a 65,000-pound fire truck and associated apparatus. Said paving grid system shall be installed upon a compacted and stabilized sub base as approved by the City Engineer, or designee, with such approval to be secured in writing prior to the issuance of a building permit or certificate of occupancy for the first Tiny House located on the Property.

F. Screening and Fencing: Prior to issuance of the first certificate of occupancy for any building constructed on the Property (whether a Tiny House or other building), a hedgerow of evergreen shrubs, of a variety that will normally grow to a height of six feet (6.0') or greater, shall be planted along all property lines of the Property, save-and-except for driveways and access openings subject to the following:

1. All plants shall have a minimum height at the time of planting of one-half of the required screening height, and shall be irrigated by means of a sprinkler system, or other water system adequate to sustain the health of said evergreen shrubs as determined by the Director of Community Development or designee.
 2. Screening requirement. Tree protection requirements shall be enforced during the construction period in accordance with Article XXII, Division 3, of the Lake Dallas Code of Ordinances, as amended.
- G. **Tree Preservation**: No building permit for any building to be constructed on the Property (or any certificate of occupancy, if no building permit is required) shall be issued until a Tree Preservation Permit is obtained by making application in accordance with the requirements established in Article XXII, Division 3, of the Lake Dallas Code of Ordinances, as amended.
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SECTION 3. CONFLICTS. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Lake Dallas governing the use and development of the Property which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

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remaining portions of said ordinance or the Lake Dallas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 5. SAVINGS CLAUSE. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Lake Dallas Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. PENALTY. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective from and after the date of its passage and final publication in accordance with the Charter of the City of Lake Dallas and/or applicable state law and it is accordingly so ordained.

PASSED AND APPROVED this the 26th day of October, 2017.


Michael Barnhart, Mayor

ATTEST:


Codi Delcambre, City Secretary

APPROVED AS TO FORM:


Kevin B. Laughlin, City Attorney
(kbl:10/19/17:91775)



Exhibit "A"

The Property

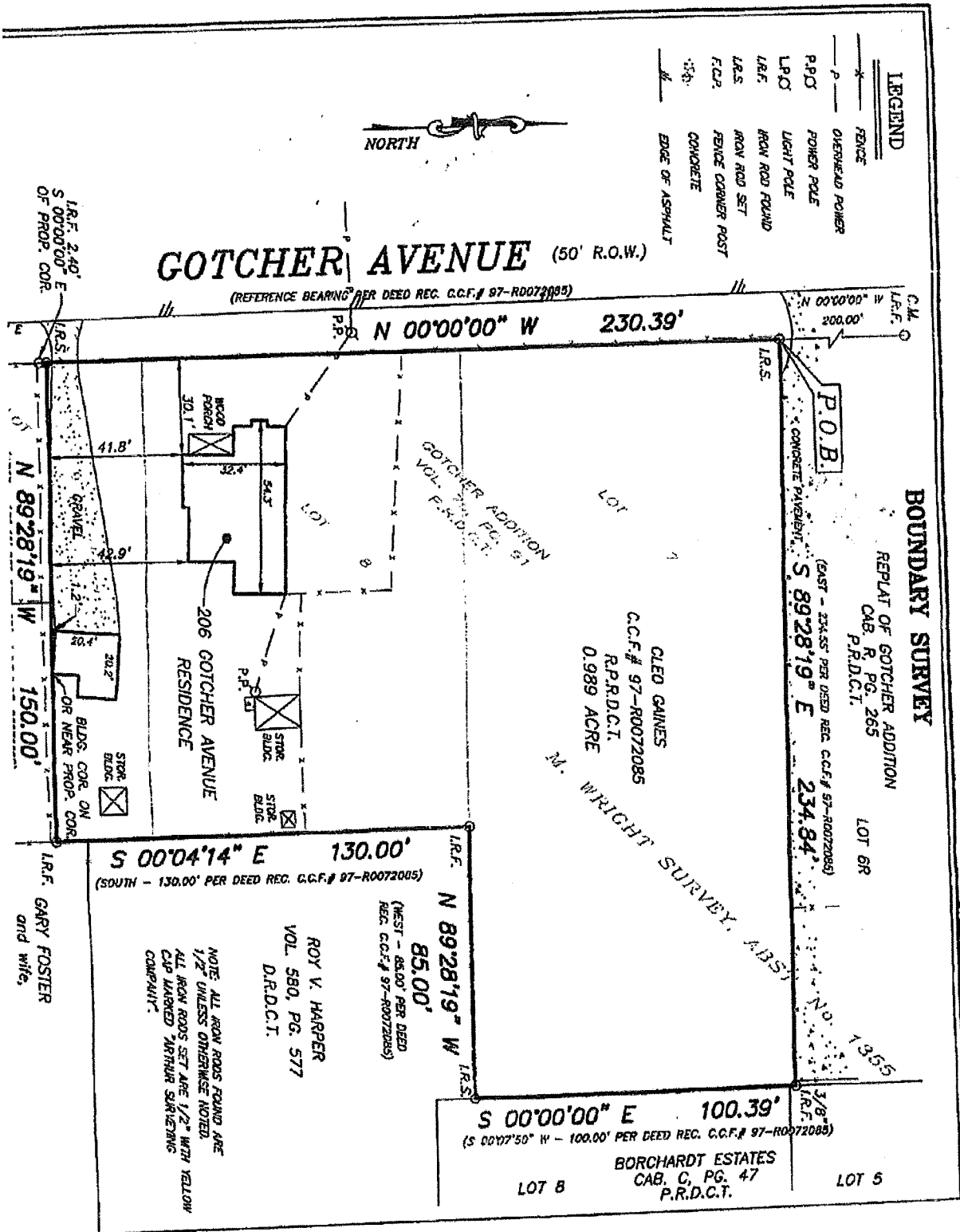


Exhibit "B"

Development Plan

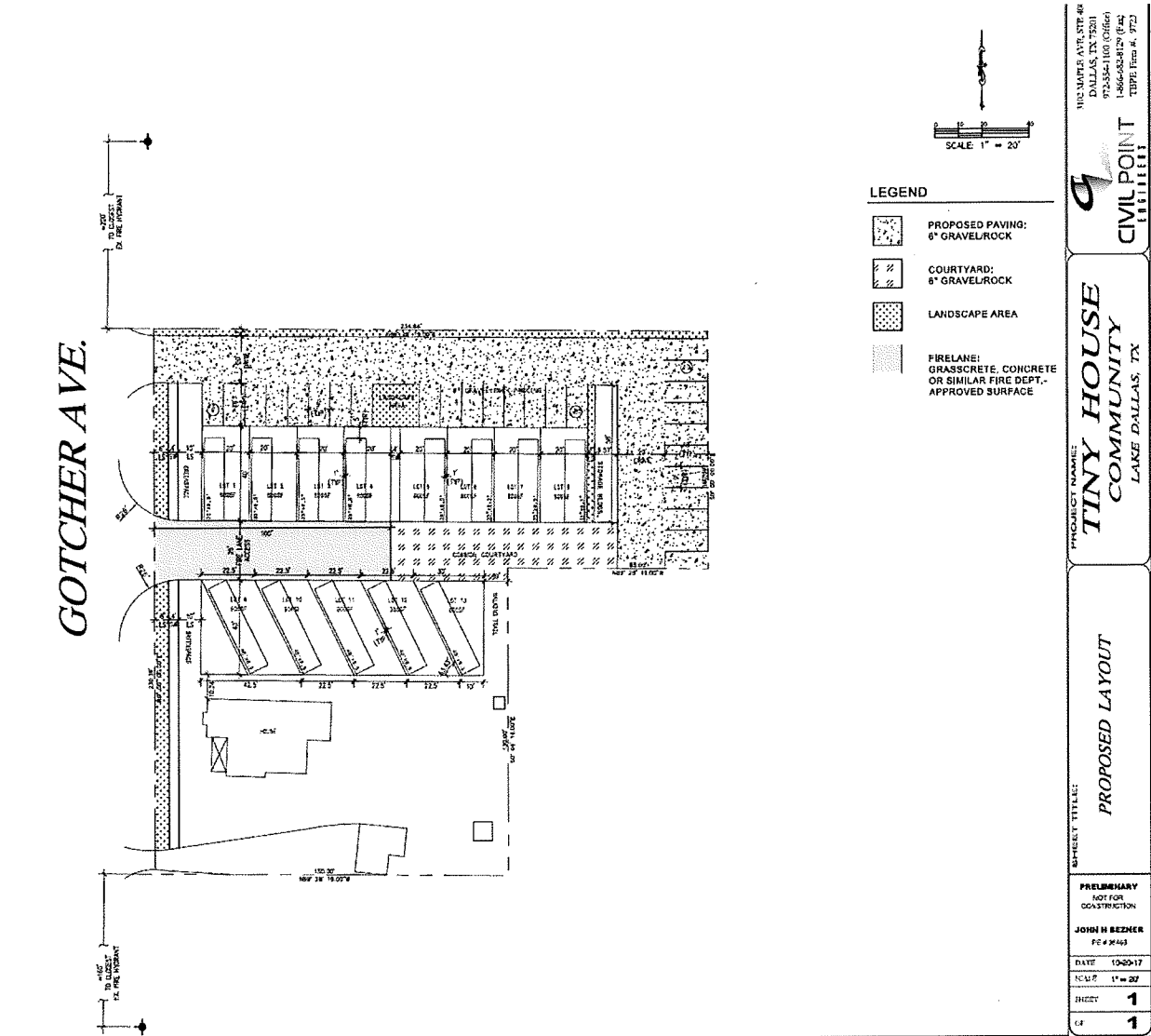


Exhibit "C"

Appendix V, Tiny Houses to the International Residential Code, as approved by the International Code Council (ICC)

APPENDIX V TINY HOUSES

SECTION AV101 GENERAL

AV101.1 Scope. This appendix shall be applicable to *tiny houses* used as single *dwelling units*. *Tiny houses* shall comply with the *International Residential Code* except as otherwise stated in this appendix.

SECTION AV102 DEFINITIONS

AV102.1 General. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of the *International Residential Code* for general definitions.

EGRESS ROOF ACCESS WINDOW. A skylight or roof window designed and installed to satisfy the *emergency escape and rescue opening* requirements in Section R310.2.

LANDING PLATFORM. A landing measuring two treads deep and two risers tall, provided as the top step of a stairway accessing a *loft*.

LOFT. Any floor level located above the main floor and open to it on at least one side, with a *ceiling height* less than 6 feet 8 inches (2032 mm), complying with the area, access, and guard requirements of Section AV104, and used as a living or sleeping space.

TINY HOUSE. A *dwelling* which is 400 or less square feet (37 m²) in floor area excluding *lofts*.

SECTION AV103 CEILING HEIGHT

AV103.1 Minimum ceiling height. *Habitable space* and hallways in *tiny houses* shall have a *ceiling height* not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms, and kitchens shall have a *ceiling height* not less than 6 feet 4 inches (1930 mm). No obstructions shall extend below these minimum ceiling heights including beams, girders, ducts, lighting, or other obstructions.

Exception: *Ceiling heights* in *lofts* are permitted to be less than 6 foot 8 inches (2032 mm).

SECTION AV104 LOFTS

AV104.1 Minimum loft areas. *Lofts* used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AV104.1.1 through AV104.1.3.

AV104.1.1 Minimum area. *Lofts* shall have a floor area of not less than 35 square feet (3.25 m²)

AV104.1.2 Minimum dimensions. *Lofts* shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AV104.1.3 Height effect on loft area. Portions of a *loft* with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6:12, portions of a *loft* with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

AV104.2 Loft access. The access to and primary egress from *lofts* shall be of any type described in Sections AV104.2.1 through AV104.2.4

AV104.2.1 Stairways. Stairways accessing *lofts* shall comply with this code or with Sections AV104.2.1.1 through AV104.2.1.5

AV104.2.1.1 Width. Stairways accessing a *loft* shall not be less than 17 inches (432 mm) in clear width at all points at or above the permitted handrail height. The minimum width below the handrail shall not be less than 20 inches (508 mm).

AV104.2.1.2 Headroom. The headroom in stairways accessing a *loft* shall not be less than 6 feet 2 inches (1880 mm) measured vertically from the sloped line connecting the tread nosings in the middle of the tread width.

Exception: The headroom for *landing platforms* shall not be less than 4 feet 6 inches (1372 mm).

AV.104.2.1.3 Treads and Risers. Risers for stairs accessing a *loft* shall be a minimum of 7 inches (178 mm) and a maximum of 12 inches (305 mm). Tread depth and riser height shall be calculated with the following formulas:

Tread depth = 20 inches (508 mm) minus $\frac{4}{3}$ riser height
OR

Riser height = 15 inches (381 mm) minus $\frac{3}{4}$ tread depth

Exception: *Landing platforms* shall measure two treads deep and two risers tall.

AV104.2.1.4 Handrails. Handrails shall comply with Section R311.7.8.

AV104.2.1.5 Stairway guards. *Guards* at open sides of stairways shall comply with Section R312.1.

AV104.2.2 Ladders. Ladders accessing *lofts* shall comply with Sections AV104.2.2.1 and AV104.2.2.2

AV104.2.2.1 Size and capacity. Ladders accessing *lofts* shall have 12 inches (305 mm) minimum rung width and 10 inches (254 mm) to 14 inch (356 mm) spacing between rungs.

Ladders shall be capable of supporting a 200 pound (75 kg) load on any rung. Rung spacing shall be uniform within 3/8-inch (9.5 mm).

AV104.2.2.2 Incline. Ladders shall be installed at 70 to 80 degrees from horizontal.

AV104.2.3 Alternating tread devices. *Alternating tread devices* accessing *lofts* shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AV104.2.4 Ships ladders. *Ships ladders* accessing *lofts* shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AV104.3 Loft guards. *Loft guards* shall be located along the open side(s) of *lofts* located more than 30 inches (762 mm) above the main floor. *Loft guards* shall be not less than 36 inches (914 mm) in height or one-half the clear height to the ceiling, whichever is less.

SECTION AV105 EMERGENCY ESCAPE AND RESCUE OPENINGS

AV105.1 General. *Tiny houses* shall meet the requirements of Section R310 for *emergency escape and rescue openings*.

Exception: *Egress roof access windows in lofts* used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed with the bottom of their opening no more than 44 inches (1118 mm) above the loft floor.

ORDINANCE NO. 2019-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE CITY OF LAKE DALLAS ZONING MAP BY AMENDING ORDINANCE NO. 2017-14 ESTABLISHING A PLANNED DEVELOPMENT (PD) DISTRICT WITH BASE ZONING OF R-1-6000 SINGLE FAMILY DWELLING DISTRICT WITH THE INCLUSION OF A SINGLE-FAMILY DWELLING DISTRICT FOR MINIATURE, TRANSPORTABLE HOUSING (TINY HOUSE PARK) RELATING TO THE USE AND DEVELOPMENT OF BLOCK 1, LOT 7R, GOTCHER ADDITION BY AMENDING THE DEVELOPMENT REGULATIONS RELATING TO ON-SITE STORAGE BUILDINGS, AMENDING THE DEVELOPMENT PLAN, AND PROVIDING FOR THE DEVELOPMENT PLAN TO CONSTITUTE THE APPROVED SITE PLAN; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Lake Dallas, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the Zoning Map of the City of Lake Dallas, Texas, as previously amended, should be further amended.

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

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The Zoning Map of the City of Lake Dallas, Texas, as previously amended, be further amended relating to the use and development of Lots 7 and 8, Gotcher Addition (commonly known as 206 Gotcher) ("the Property") by amending as follows Ordinance No. 2017-14 establishing a Planned Development (PD) District with base zoning of R-1-6000 Single Family Dwelling District including a use for Single-Family Dwelling District for Miniature, Transportable Housing (Tiny House Park):

A. Section 2.B is amended to read in its entirety as follows:

B. **Development Plan:** The arrangement of Pads and Tiny Houses on the Property shall be substantially as shown on the Development Plan in **Exhibit "B,"** attached hereto and incorporated herein by reference ("Development Plan"). In no case shall the number of Pads located on the Property exceed thirteen (13). For purposes of Lake Dallas Municipal Code

Section 122-639, the Development Plan shall constitute the approved site plan.

B. Section 2.D.6 is amended to read in its entirety as follows:

- 6.** No more than one (1) storage building may be located on each Pad subject to the following:
 - a. The maximum dimensions of said storage building shall be as follows:
 - i. Floor: eight feet (8.0') by six feet (6.0'); and
 - ii Height: seven feet (7.0');
 - b. The exterior of the storage building shall be painted and finished in a similar color, wall texture, and materials as used on the Tiny House located on the Pad where the storage building is located to collectively present a unified visual appearance with the associated Tiny House;
 - c. A storage building may be located on a Pad Site only when there is a Tiny House located on the same Pad Site; and
 - d. The storage building must be located adjacent to the rear line of the Pad Site opposite the parking area within the Property.
 - e. Prior to the placement of a storage building on a Pad Site, an application, along with an application fee established by resolution of the City Council, shall be submitted to the Director of Development Services or designee setting forth, as a minimum:
 - i. The length, width, and height of the storage building; and
 - ii. A description of the materials for the exterior walls and roof of the storage building.

C. Section 2.D. is amended by adding Paragraph 7 to read as follows:

- 7.** One permanent building constructed on a permanent foundation and containing multiple divided units may be located on the area

labeled as “Storage Buildings” as shown on the Development Plan subject to the following:

- a. Such storage building may be used solely for the storage of:
 - i. The personal property of the occupants of the Tiny Houses located on the Property; and
 - ii. Equipment, tools, and supplies of the owner of the Property used in relation to the repairs and maintenance of the Property;
- b. Except as provided in Paragraph f, below, the maximum dimensions of such storage building shall be as follows:
 - i. The length and depth of the storage building shall not exceed the dimensions of the Storage Buildings Area as shown on the Development Plan; and
 - ii. Height: Ten feet (10.0’);
- c. Except as provided in Paragraph f, below, a three foot (3.0’) wide landscaped buffer planted with similar shrubs and vegetation as required in Section 2.F.1. of this Ordinance and irrigated by an automatic irrigation system shall be installed adjacent to the west side of the storage building area as shown on the Development Plan;
- d. A six foot (6.0’) high wood fence, painted and finished in a similar color and surface texture to collectively present a unified visual appearance, may be installed within the landscaped buffer;
- e. The exterior finish of the storage building, if not constructed of 100% masonry materials, must be constructed with a brick or stone wainscot on the south, east, and north façades of the storage building extending to a height of not less than three feet (3.0’) above the top of the storage building slab;
- f. Without requiring an amendment to the Development Plan, the depth of the storage building may be increased to not greater than eight and one-half feet (8.5’) and the

landscape buffer described in Paragraph c, above, shall not be required, but only if:

- i. The screening fence described in Paragraph d is installed prior to commencement of use of the storage building; and
 - ii. The storage building is located no closer than one foot (1.0') from the eastern boundary of Lot 8 as shown on the Development Plan; and
 - g. No temporary storage buildings may be located in the Storage Building Area.
- D. Exhibit "B" – "Development Plan" shall be amended and replaced in its entirety by Exhibit "B-1" – "Development Plan (amended)" attached hereto and incorporated herein by reference.

SECTION 2. CONFLICTS. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Lake Dallas governing the use and development of the Property which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 3. SEVERABILITY CLAUSE. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Lake Dallas Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Lake Dallas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 4. SAVINGS CLAUSE. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Lake Dallas Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. PENALTY. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective from and after the date of its passage and final publication in accordance with the Charter of the City of Lake Dallas and/or applicable state law and it is accordingly so ordained.

PASSED AND APPROVED this the 9th day of May 2019.

Michael Barnhart, Mayor

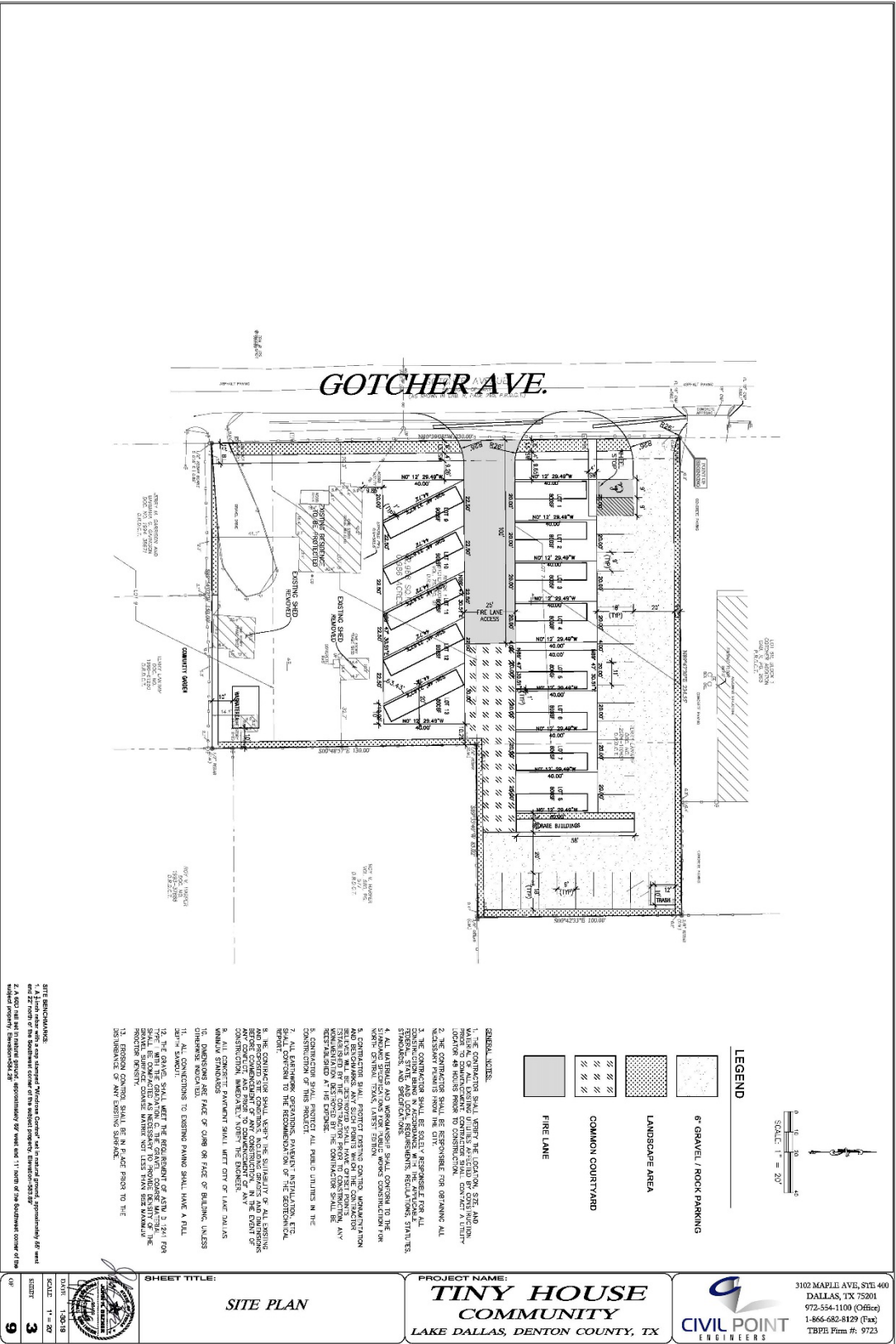
ATTEST:

Codi Delcambre, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney
(kbl:5/6/19:107709)

Exhibit "B-1"
Development Plan (amended)



ORDINANCE NO. 2019-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE CITY OF LAKE DALLAS ZONING MAP BY AMENDING ORDINANCE NO. 2017-14 ESTABLISHING A PLANNED DEVELOPMENT (PD) DISTRICT WITH BASE ZONING OF R-1-6000 SINGLE FAMILY DWELLING DISTRICT WITH THE INCLUSION OF A SINGLE-FAMILY DWELLING DISTRICT FOR MINIATURE, TRANSPORTABLE HOUSING (TINY HOUSE PARK) RELATING TO THE USE AND DEVELOPMENT OF BLOCK 1 LOTS 7R, GOTCHER ADDITION BY AMENDING THE DEVELOPMENT REGULATIONS RELATING TO ON-SITE STORAGE BUILDINGS AND THE DEVELOPMENT PLAN; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Lake Dallas, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the Zoning Map of the City of Lake Dallas, Texas, as previously amended, should be further amended.

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

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The Zoning Map of the City of Lake Dallas, Texas, as previously amended, be further amended relating to the use and development of Block 1, Lots 7R, Gotcher Addition (commonly known as 206 Gotcher) ("the Property") by amending as follows Ordinance No. 2017-14 establishing a Planned Development (PD) District with base zoning of R-1-6000 Single Family Dwelling District including a use for Single-Family Dwelling District for Miniature, Transportable Housing (Tiny House Park):

A. Section 2.D.6 is amended to read in its entirety as follows:

- 6.** No more than one (1) storage building may be located on each ~~Pad~~ **Lot** subject to the following:
 - a.** The maximum dimensions of said storage building shall be as follows:
 - i.** Floor: eight feet (8.0') by six feet (6.0'); and

ii Height: seven feet (7.0');

- b. The exterior of the storage building shall be painted and finished in a similar color, wall texture, and materials as used on the Tiny House located on the ~~Pad~~ Lot where the storage building is located to collectively present a unified visual appearance with the associated Tiny House;
- c. A storage building may be located on a ~~Pad Site~~ Lot only when there is a Tiny House located on the same ~~Pad Site~~ Lot; and
- d. ~~The storage building must be located adjacent to the rear line of the Pad Site opposite the parking area within the Property.~~

Storage buildings will be located behind the tiny homes in most cases. As much out of sight as possible. The exception will be gooseneck and fifth wheel homes. Some of those tiny home owners may wish to build a storage bin under the overhang.

This isn't required for mobile home parks in the city.

- e. ~~Prior to the placement of a storage building on a Pad Site, an application, along with an application fee established by resolution of the City Council, shall be submitted to the Director of Development Services or designee setting forth, as a minimum:~~
 - i. ~~The length, width, and height of the storage building; and~~
 - ii. ~~A description of the materials for the exterior walls and roof of the storage building.~~

These restrictions are not required by anyone else wishing to build a storage building under 120 square feet.

B. ~~Section 2.D. is amended by adding Paragraph 7 to read as follows:~~

- ~~7. One permanent building constructed on a permanent foundation and containing multiple divided units may be located on the area~~

labeled as "Storage Buildings" as shown on the Development Plan subject to the following:

- a. ~~Such storage building may be used solely for the storage of:~~
 - i. ~~The personal property of the occupants of the Tiny Houses located on the Property; and~~
 - ii. ~~Equipment, tools, and supplies of the owner of the Property used in relation to the repairs and maintenance of the Property;~~
- b. ~~Except as provided in Paragraph f, below, the maximum dimensions of such storage building shall be as follows:~~
 - i. ~~The length and depth of the storage building shall not exceed the dimensions of the Storage Buildings Area as shown on the Development Plan; and~~
 - ii. ~~Height: Ten feet (10.0');~~
- c. ~~Except as provided in Paragraph f, below, a three foot (3.0') wide landscaped buffer planted with similar shrubs and vegetation as required in Section 2.F.1. of this Ordinance and irrigated by an automatic irrigation system shall be installed adjacent to the west side of the storage building area as shown on the Development Plan;~~
- d. ~~A six foot (6.0') high wood fence, painted and finished in a similar color and surface texture to collectively present a unified visual appearance, may be installed within the landscaped buffer;~~
- e. ~~The exterior finish of the storage building, if not constructed of 100% masonry materials, must be constructed with a brick or stone wainscot on the south, east, and north façades of the storage building extending to a height of not less than three feet (3.0') above the top of the storage building slab;~~
- f. ~~Without requiring an amendment to the Development Plan, the depth of the storage building may be increased to not greater than eight and one-half feet (8.5') and the~~

~~landscape buffer described in Paragraph c, above, shall not be required, but only if:~~

~~i. The screening fence described in Paragraph d is installed prior to commencement of use of the storage building; and~~

~~ii. The storage building is located no closer than one foot (1.0') from the eastern boundary of Lot 8 as shown on the Development Plan; and~~

~~g. No temporary storage buildings may be located in the Storage Building Area.~~

~~C. Exhibit "B" – "Development Plan" shall be amended and replaced in its entirety by Exhibit "B-1" – "Development Plan (amended)" attached hereto and incorporated herein by reference.~~

Not sure where the idea of my providing a permanent storage building came from. We do not have a budget for such an expenditure and I'm not thinking the city will want to pay for it. The space marked "Storage Buildings" located behind the fencing will be for tiny home residents, especially those with larger homes and no space on their lot for a storage building. This space will be for those residents who have homes on lots that may not be a good location for storage buildings such as Lots 4 and 5 that are the entrance from the parking lot into the village as well as Lot 13 that faces the walking trail.

Where did the idea of my providing an irrigation system come from? Again, there's no budget for additional items.

These restrictions aren't required for mobile home communities.

The following wording from the original Planned Development should be included:

e. A three foot (3.0') wide landscaped buffer shall be provided adjacent to the storage building areas at the located shown in Exhibit "B." The landscaped buffer shall be planted with similar shrubs and vegetation as required in Section 2.F.1. of this Ordinance.

f. A six foot (6.0') high wood or vinyl fence, painted and finished in a similar color and surface texture to collectively present a unified visual appearance, shall be permitted within the landscaped buffer.

SECTION 2. CONFLICTS. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Lake Dallas governing the use and development of the Property which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be

enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 3. SEVERABILITY CLAUSE. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Lake Dallas Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Lake Dallas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 4. SAVINGS CLAUSE. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Lake Dallas Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. PENALTY. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective from and after the date of its passage and final publication in accordance with the Charter of the City of Lake Dallas and/or applicable state law and it is accordingly so ordained.

PASSED AND APPROVED this the 9th day of May 2019.

Michael Barnhart, Mayor

ATTEST:

Codi Delcambre, City Secretary

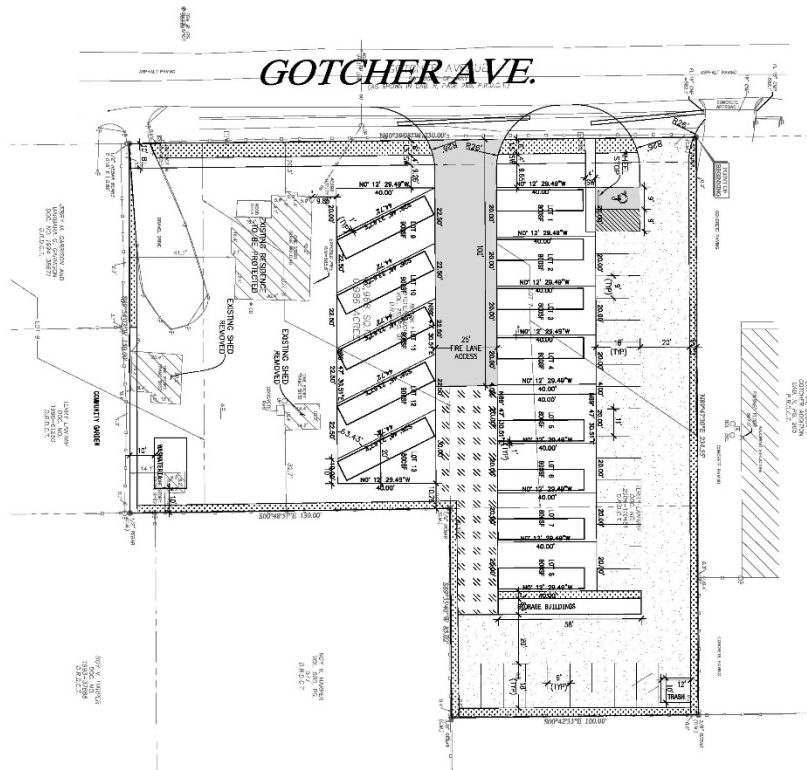
APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney

(kbl:5/2/19:107709)

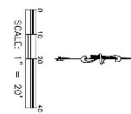
Exhibit "B-1"

Development Plan (amended)



LEGEND

- 6" GRAVEL / ROCK PARKING
- LANDSCAPE AREA
- COMMON COURTYARD
- FIRE LANE



GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. CONSULT A UTILITY LOCATOR PRIOR TO THE SITE INVESTIGATION FOR ALL UTILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENTON, TEXAS, AND THE DENTON COUNTY HEALTH DEPARTMENT, INCLUDING PERMITS FOR ALL CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: CONSTRUCTION, UTILITIES, AND SPECIFICATIONS.
3. ALL UTILITIES AND REMEDIATION SHALL CONFORM TO THE CITY OF DENTON, TEXAS, AND THE DENTON COUNTY HEALTH DEPARTMENT, INCLUDING BUT NOT LIMITED TO: CONSTRUCTION, UTILITIES, AND SPECIFICATIONS.
4. ALL UTILITIES AND REMEDIATION SHALL CONFORM TO THE CITY OF DENTON, TEXAS, AND THE DENTON COUNTY HEALTH DEPARTMENT, INCLUDING BUT NOT LIMITED TO: CONSTRUCTION, UTILITIES, AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. CONSULT A UTILITY LOCATOR PRIOR TO THE SITE INVESTIGATION FOR ALL UTILITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENTON, TEXAS, AND THE DENTON COUNTY HEALTH DEPARTMENT, INCLUDING PERMITS FOR ALL CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: CONSTRUCTION, UTILITIES, AND SPECIFICATIONS.
7. ALL UTILITIES AND REMEDIATION SHALL CONFORM TO THE CITY OF DENTON, TEXAS, AND THE DENTON COUNTY HEALTH DEPARTMENT, INCLUDING BUT NOT LIMITED TO: CONSTRUCTION, UTILITIES, AND SPECIFICATIONS.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. CONSULT A UTILITY LOCATOR PRIOR TO THE SITE INVESTIGATION FOR ALL UTILITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENTON, TEXAS, AND THE DENTON COUNTY HEALTH DEPARTMENT, INCLUDING PERMITS FOR ALL CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: CONSTRUCTION, UTILITIES, AND SPECIFICATIONS.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. CONSULT A UTILITY LOCATOR PRIOR TO THE SITE INVESTIGATION FOR ALL UTILITIES.
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12. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. CONSULT A UTILITY LOCATOR PRIOR TO THE SITE INVESTIGATION FOR ALL UTILITIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENTON, TEXAS, AND THE DENTON COUNTY HEALTH DEPARTMENT, INCLUDING PERMITS FOR ALL CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: CONSTRUCTION, UTILITIES, AND SPECIFICATIONS.

SHEET TITLE:

SITE PLAN

PROJECT NAME:

TINY HOUSE COMMUNITY
LAKE DALLAS, DENTON COUNTY, TX



3102 MAPLE AVE, STE 400
DALLAS, TX 75201
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723

SITE BENCHMARKS
1. 6\"/>

DATE: 1/28/18

SCALE: 1" = 20'

REVISION: 3

OF 9



CITY COUNCIL
AGENDA MEMO

Prepared By: Jeremy Tennant, Director of Development Services

May 9, 2019

Review the updated Zoning Map

DESCRIPTION:

Receive the updated zoning map of the City of Lake Dallas.

BACKGROUND INFORMATION:

In 2018, staff discovered that the City of Lake Dallas' Zoning map was not up-to-date and pulled it from the website due to the existing errors. Staff reviewed the zoning documents, including recorded ordinances to correct the Zoning map. Afterward, the updated changes were delivered to Halff Associates to update the Geographic Information System (GIS) layers.

The updated map includes the Swisher Overlay and the Tiny Homes Planned Development (PD). It also, corrected any zoning changes that have not been begun construction, i.e. the MI Light Industrial District on Carlisle reverting back to C-1 Retail District. The updated map also removes the Special Use Permits (SUPs) from the zoning map.

FINANCIAL CONSIDERATION:

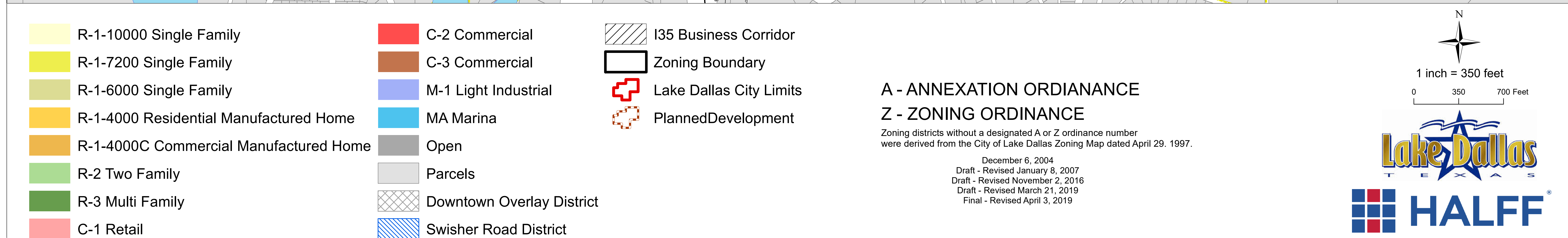
N/A

RECOMMENDED MOTIONS:

Staff has no recommendations, only seeking to inform the City Council on the updated Zoning Map for the City of Lake Dallas

ATTACHMENT(S):

Zoning Map





CITY COUNCIL
AGENDA MEMO

Prepared By: John Cabrales Jr, City Manager

May 9, 2019

Youth Advisory Council Appointments

DESCRIPTION:

Receive a report and hold a discussion regarding the Youth Advisory Council year in review.

BACKGROUND INFORMATION:

A discussion was held at the City Council meeting on February 22, 2018. Councilmember Nolan presented to the City Council the proposal to create a Youth Advisory Council (YAC).

The goal of a YAC is to develop a group of youth leaders who are committed to learning about local government and the roles youth can have in it, while making a difference in the community. They can also empower, enlighten, and inspire young people, and engage them in youth-related issues through research, peer discussion, and community interaction. The benefit of YAC's works both ways. Youth have an outlet to affect change in their community and have a place to interact with their peers and adults on issues of importance to their community. On the flip side, the city creates an outlet to not only engage youth but to harness their energy and ideas.

On August 23, 2018, the City Council passed a resolution establishing a Youth Advisory Council, and appointed Lake Dallas teens to the council. On Sept. 13, 2018, a Welcome Reception was held for YAC members and their families. The YAC met each month beginning in September, participated in a team building exercise in December, attended the Teen Summit in February, and volunteered for the Kids 'N Cops event in April. They were asked to make a presentation to the City Council at the culmination of their school year to discuss what they learned, liked and what could be improved for next year's program.

FINANCIAL CONSIDERATION:

The FY 2018-19 Budget contained \$1,500 that was used by the YAC to purchase shirts and pins, attend the Youth Summit, and to fund teen projects. This year the YAC spent \$1,873.16.

RECOMMENDED MOTIONS:

None, discussion only

ATTACHMENT(S):

1. Presentation



Youth Advisory Council

2018-2019



Council Members

President:	Kyrstin Lake
Vice president:	Carson Perry
Secretary:	Marisol Bareis
Treasurer:	Layla Malone
Council:	Connor Perry
	Ben Price
	Megan Bethea



Marisol Bareis

Some things I remember most about this past year is decorating the tree at the Christmas Party, which happened to be an escape room, and finally when we went to the Summit in Fort Worth, during which we took a considerable amount of photographs with my friends and bonded with the rest of the group a lot more.

Some things that I disliked about it was that we, as a whole, did not have enough time to conduct our meetings in a timely matter and get what we needed to get done well. A solution to this could be to have longer meetings or more of them. Another thing that I have an opposition towards is that we were strictly confined to Lake Dallas both through our work and who we can accept into the council. An example of how we could fix this would be if we widened our parameters and pulled money from all four cities it would create a bigger pool of people to choose from.



Kyrstin Lake

The most memorable part of YAC this year was getting to go to Summit because it was a really great bonding experience and there were some amazing motivational speakers. However, unlike many of the other towns at Summit, we didn't have anything worth presenting about in regards to what we have accomplished with YAC. Should this program be continued in the following years, I think it would be wise to have bi-monthly meetings with a set timeline for whatever project(s) YAC decides to take on. As nice as it is to learn about how the city functions, I don't think that should be the main focus of the YAC. Instead, YAC should be primarily focused on how the city can get more involved with its youth and how it can cater towards the needs of its younger citizens- I believe that this would be the "make a difference" concept that would strike the interest of potential new YAC participants. With that in mind, it's vital that YAC is more properly advertised to students in the coming years. I heard about this program via a single tweet on the Lake Dallas high school Twitter page with 64 followers on it and that was it. The lack of publicity directly correlates with the lack of participants in the first few months of YAC, but that's an easy fix. One way I believe that we could combat this is to attempt at getting the cities of Corinth, Hickory Creek, and Shady Shores involved to create a "Lake Cities Youth Advisory Council", if at all possible. Lake Dallas is relatively limited when it comes to youth, but each of the Lake Cities feed into one public high school, so opening YAC up to the other small towns around us could prove beneficial in the case of publicity, funding, and willing participants.



Carson Perry

The most memorable thing about Youth Advisory Council for me would have to be the escape room. It was fun to see everyone doing their part to find different clues and putting them together like we were working as a team. We even ended up completing the escape room in the hour we had to do it.

A thing i didn't like about Youth Advisory Council was coming up with really good plans for holidays and end of year events and not having enough time or funds to make a reality. 2 hours a month is quite difficult to work with when trying to plan big events.



Layla Malone

What I enjoy about the Lake Dallas Youth Advisory Council (Y.A.C) is being around people my age and being able to make new memories in the process. I enjoy the opportunities we get to go places and hang out with other people, and just hanging out with the everyone in Lake Dallas Y.A.C. Now i can't wait to spend my next 3 years dedicated to the Lake Dallas Youth Advisory Council and be in more trips and more community projects to came in the future.

What I dislike about the Lake Dallas Youth Advisory Council (Y.A.C) is that we did not get that much done at the beginning of the year, and we did not fully talk about what we were going to to do for example; when we would have meetings and we would talk about something very briefly and not talk about it for a while. I also feel like we need more than one meeting a month, i feel like 2 or 3 meetings if we are going to be working on something coming up.



Connor Perry

My most memorable part of this year was probably decorating the Christmas tree. It was nice to be able to do something that was shown off to the entire city that everyone could see.

One thing I didn't like was that we didn't have enough times to come up with our plans for the year. I think we need another meeting per month so we could have more time to prepare and come up for our events



Ben Price

The most memorable thing this year for me had to be the summit. It was a lot of fun and it was really nice to see all of the other communities YAC programs and the motivational speakers.

Something that I didn't like about YAC this year is that we didn't get to go everywhere in the city. And we needed more time to do all of the activities and maybe longer meetings would be good, or an extra meeting a month.

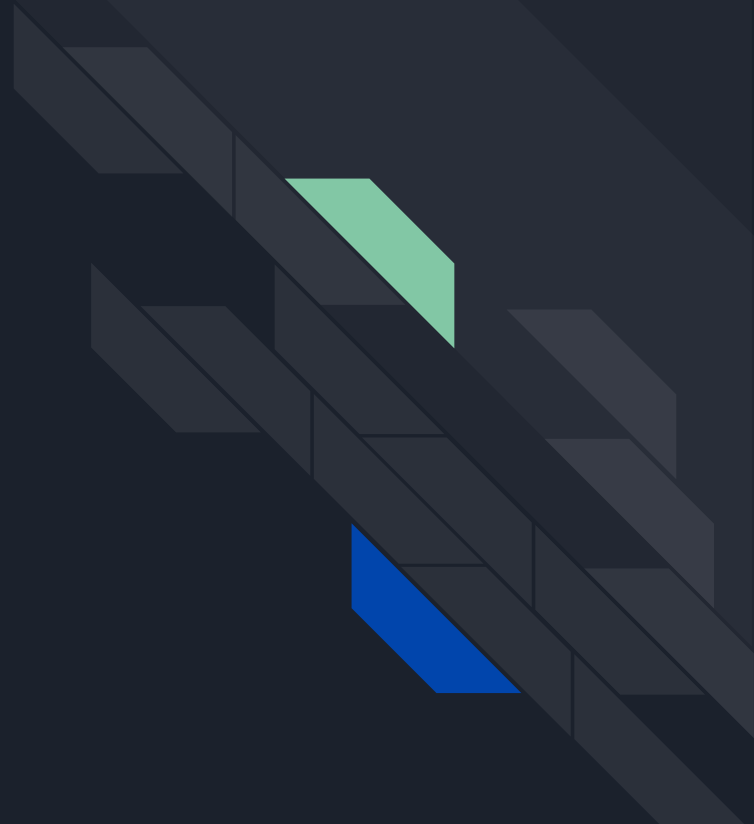


Morgan Bethea

The best thing about YAC was learning about local government and the summit. Through both of these we were able to connect to people and understand how important that is when it comes to daily life. The organization really opens your eyes to how a city is ran and how much work goes in to it.

The things I would try to change is the time that is allocated to the meetings, how we begin our agenda for a year, and advertisement. I feel like we need to begin by getting more people involved, and then give more times to our meetings. We had a difficult time accomplishing anything by meeting once a month. Once that is done, in the future years everyone needs to come together to see what exactly they want to do (service projects, etc.). I think these changes will make a significant difference in how YAC functions, and would be able to accomplish much more.

Timeline



Introduction Ceremony



Tree Decorating

















Christmas Party (Escape Room)



The Summit







Kids and Cops



Annual Lake Dallas Police and Municipal Court

KIDS 'N COPS

Cook-Out

WHERE EVERYTHING IS FREE

**Join the Members of The Lake Dallas Police
Department and Municipal Court for Free Food,
Fun, Music, Gifts, and Entertainment.**

**Lake Dallas Police Department, 212 Main Street, Lake Dallas, TX
(PARENTS ARE INVITED TOO)**

SATURDAY, APRIL 27, 2019

11:00 A.M. TILL 3:00 P.M.





CITY COUNCIL
AGENDA MEMO

Prepared By: Devin Shields, Public Works Manager

May 9, 2019

Public Works/Parks Department Presentation

DESCRIPTION:

Receive a report, hold a discussion, and give staff direction regarding the Lake Dallas Public Works and Parks Department's accomplishments for the current fiscal year and goals for the upcoming fiscal year.

BACKGROUND INFORMATION:

The Lake Dallas Public Works and Parks Department will be giving a presentation about accomplishments for fiscal year 2018-2019. Additionally, there will be a discussion about both current challenges and goals for fiscal year 2019-2020.

FINANCIAL CONSIDERATION:

None, discussion only.

RECOMMENDED MOTIONS:

No action, discussion only.

ATTACHMENT(S):

PowerPoint

**City of Lake Dallas
City Council**

**Public Works/Parks
Accomplishments & Goals**

May 9th, 2019



**Public Works Accomplishments
(Streets and Drainage)**

- To date the Public Works Street crews have used over 40 tons of HMA (Hot Mix Asphalt) and over 10 tons of Cold Mix.



Public Works Accomplishments (Streets and Drainage)

- Replaced a damaged/missing culvert at the intersection of Alamo Ave and Sycamore St.



Public Works Accomplishments (Streets and Drainage)

- Public Works Crews began internal repairs of concrete sidewalks and streets.



Public Works Accomplishments (Streets and Drainage)

- Through the signing of an ILA with the City of Corinth, Staff was able to piggyback off a negotiated contract for mowing that will assist Public Works crews to do more projects in Streets and Drainage, as well as in the Parks.



Public Works Accomplishments (Streets and Drainage)

- Held two successful Citywide Cleanups so far plus another scheduled for June 15th. 153 residents brought 171 loads of trash and debris.



Public Works Accomplishments (Streets and Drainage)

- Assisted with several events including Mardi Gras, Trunk or Treat and Lighting up the Season. Starting to prepare for 4th of July festivities.



Public Works Accomplishments (Streets and Drainage)

- Completed MS4 Year 5 and starting a new MS4 cycle.
- Purchased new F-150 truck to replace older service vehicle.
- Negotiated a new ILA with the City of Lewisville for the operation and maintenance of the traffic light at the intersection of Shady Shores Rd and Swisher.
- Applied for 3 sidewalk projects through the “Safe Routes to School” program that are currently under review.



Public Works Goals (Streets and Drainage)

- Would like to add a .5 FTE to assist with administrative work
- Repair and re-stripe Swisher Rd
- Continue to work on development of Stormwater Utility Fee
- Implement more safety training for Public Works employees
- Continue to implement fleet replacement plan
- Purchase concrete breaker attachment for Skid Steer to assist with more concrete repair work.
- Implement some GIS (Geographical Information Systems) mapping of the City and its critical infrastructure as well as measuring impervious surface to assist with the Stormwater Utility Fee Program.



Public Works Accomplishments (Facilities)

- Replaced roofs at City Hall, Fire Station #1 and the Boys and Girls Club.



Public Works Accomplishments (Facilities)

- Repaired damaged tile flooring in Community Room



Public Works Accomplishments (Facilities)

- Replaced AC Unit on City Hall (2nd of 3 needing to be replaced)
- Due to breakdowns, two new sewer pumps were installed at the Animal Shelter.
- Public works assisted Police with the creation of new evidence room.
- Plats for Public Works Yard and Library
- Site Plan for Public Works Yard



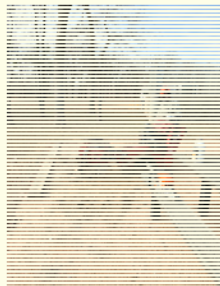
Public Works Goals (Facilities)

- Install two new doors and camera system at Library
- Work towards getting City Hall's foundation repaired
- Continue to work towards the development of the Public Works yard
- New AC Units for City Hall, Library and Animal Shelter
- Update and fulfill the needs listed in the 5 year Facility CIP
- City Hall parking lot sealed and striped



Public Works Accomplishments (Parks)

- Removed over a dozen dead trees and stumps from Willow Grove Park



Public Works Accomplishments (Parks)

- Due to flooding Willow Grove Park was closed for just over one month between October 16th and November 20. It took Public Works crews several weeks of cleanup to restore the park and re-open.



Public Works Accomplishments (Parks)

- Purchased and began installation of new wooden bollards at Willow Grove Park.
- Working to have lights repaired.
- New camera system at Willow Grove Park.
- Platted Community Park and City Park.
- Looking into a new kiosk and gate system.
- Successfully completed Army Corps of Engineer lease compliance inspection for Willow Grove Park.
- Established a mowing contract with D&D Commercial Landscaping.



Public Works Goals (Parks)

- Continue to work with Lake Cities Sporting Associations towards making improvements to City Park fields.
- Expand mowing contract to include all mowing in Lake Dallas.
- Seal and stripe parking lots at Willow Grove Park and City Park.
- Extend concrete walking trail at Willow Grove Park, from Thompson Dr trailhead to Carlisle Dr trailhead.
- Add trees to Willow Grove Park.
- Install concrete pads for picnic tables at Willow Grove Park.



Public Works Accomplishments (Fleet)

- Purchased a new zero turn mower for Willow Grove Park
- Added a new F-150 pickup truck to the fleet.



Public Works Goals (Fleet)

- Purchase two new fleet trucks to replace two 2006 trucks. One compact truck for Code Enforcement and one full sized utility truck for the Parks Department
- Purchase a used bucket truck to assist with banners, tree trimming and removal, and light replacements.



Public Works Challenges

- Due to market conditions it has been difficult to adequately staff the department.
- Still have several fleet vehicles in need of replacement.
- Drainage issues are still occurring throughout the City.
- With the growing amount of internal projects and other departmental needs it has become increasingly difficult to complete tasks in a timely manner



Questions?

