CITY OF LAKE WORTH

CITY COUNCIL REGULAR MEETING AGENDA

3805 ADAM GRUBB
LAKE WORTH, TEXAS 76135
TUESDAY, NOVEMBER 12, 2019

CITY COUNCIL REGULAR MEETING: 6:45 PM
Held in the City Council Chambers

A. CALL TO ORDER

A.1 INVOCATION AND PLEDGE OF ALLEGIANCE

A.2 ROLL CALL

A.3 SPECIAL PRESENTATION(S) AND RECOGNITION(S)

1. Presentation - Alliance for Children.
2. Parks and Open Space Master Plan Evaluation for the City of Lake Worth presented by the University of Texas at Arlington CAPPA Department of Public Affairs - Fall 2019.

A.4 CITIZENS PRESENTATION / VISITOR COMMENTS

The City Council is always pleased to have citizens attend its meetings and welcomes comments during the Citizen/Visitor Comments section of the meeting; however, pursuant to the Texas Open Meetings Act, Council cannot deliberate or vote on issues not posted on the agenda. Therefore, those types of items must be posted 72 hours prior to the City Council meeting. If it is not posted, no deliberation between Council members may occur; Council may only respond with specific factual information or recite existing policy. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Council during the Citizen Comments portion of the meeting or when the item is considered by the City Council. Negative or disparaging remarks about City personnel will not be tolerated. If you wish to address the Council, speakers are requested to fill out a "Public Meeting Appearance Card" and present it to the City Secretary, prior to the presiding officer calling the meeting to order. Comments will be limited to three (3) minutes per speaker and (6) minutes for those with a translator.

A.5 REMOVAL OF ITEM(S) FROM CONSENT AGENDA

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

B.1 Approve the minutes of the October 7, 2019 Regular City Council meeting.

B.2 Approve Resolution No. 2019-22, updating the job description for Professional Standards Officer and changing the title to Training Coordinator.

B.3 Approve the appointment of Mike Shelley, Voting Member and Stacey Almond, Alternate Member to the Wholesale Water and Wastewater Customer Advisory Committee through September 30, 2020.

B.4 Approve finance reports for the month of October 2019.

C. PLANNING AND DEVELOPMENT

C.1 Discuss and consider a waiver from Ordinance No. 826, Design Criteria and Construction Standards, Section XIII - Drainage and Storm Sewer, B. Hydrology, 4. Runoff Calculations.

C.2 Discuss and consider a Utilities and Stormwater Facilities Maintenance Agreement with Correll Development Group for the Lakeview Heights Addition.

D. PUBLIC HEARINGS

D.1 Public Hearing to consider Planning & Zoning Case No. PZ-2019-20, a proposed preliminary plat being all of a 10.58-acre tract of land known as Abstract 188, Tract 2CC, John Breeding Survey, of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 2, Lot 1, Lakeview Heights Subdivision, which will generally be described as 6835 Sunview Drive, Lake Worth, Texas upon platting. **(ITEM WAS TABLED AT THE OCTOBER 7, 2019 CITY COUNCIL MEETING; PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL BY A VOTE OF 7-0)**

D.2 Public Hearing to consider Ordinance No. 1173, Planning & Zoning Case No. PZ-2019-21, regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a site plan for the Age Restricted Senior Living Community an approximately 10.58-acre tract of land, currently legally known as Abstract 188, Tract 2CC, John Breeding Survey, Tarrant County, Texas, being that all of the certain called 10.58-acre parcel of land, which when platted will be Block 2, Lot 1, Lakeview Heights Subdivision recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property to be considered is generally described as a 10.58-acre parcel of land which will be commonly known as 6835 Sunview Drive, Lake Worth, Texas. **(ITEM WAS TABLED AT THE OCTOBER 7, 2019 CITY COUNCIL MEETING; PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL BY A VOTE OF 7-0)**

D.3 Public Hearing to consider Ordinance No. 1174, Planning and Zoning Case No. PZ-2019-24, an Ordinance, amending Ordinance No. 802, so as to consider a site plan amendment of an approximate 1.45-acre parcel of land, legally known as Block 1, Lot 8, Lake Worth Towne Crossing Addition, Lake Worth, Tarrant County, Texas, being that all of the certain called 1.45-acre parcel of land recorded in the deed records of Tarrant County, Texas. The property to be considered is generally described as a 1.45-acre parcel of land located 6632 Lake Worth Blvd., Lake

Worth, Texas. (**PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL BY A VOTE OF 7-0)**

D.4 Public Hearing to consider Ordinance No. 1175, Planning & Zoning Case No. PZ-2019-25, an Ordinance amending Ordinance No. 849, so as to consider a site plan amendment of an approximate 12.33-acre parcel of land, legally known as Lot 1, Home Depot Lake Worth Addition, Lake Worth, Tarrant County, Texas, being that all of the certain called 12.33-acre parcel of land recorded in the deed records of Tarrant County, Texas. The property to be considered is generally described as a 12.33-acre parcel of land located 3950 Jim Wright Freeway, Lake Worth, Texas. **(PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL BY A VOTE OF 7-0)**

D.5 Public Hearing to consider Ordinance No. 1176, Planning & Zoning Case No. PZ-2019-26, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development plan of an approximately 1.26-acre parcel of land, legally known as Block 4, Lot 2-R1, Broadview West Addition, Tarrant County, Texas, being that all of the certain called 1.26-acre parcel of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property to be considered is generally described as a 1.26-acre parcel of land located at 6116 Lake Worth Blvd., Lake Worth, Texas. **(PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL BY A VOTE OF 7-0)**

E. PUBLIC WORKS - no items for this category.

F. GENERAL ITEMS

F.1 Discuss and consider award of contracts for employee group medical and dental insurance with Blue Cross Blue Shield (BCBS), group vision insurance with Superior, basic life/AD&D group insurance with Dearborn, New Benefits, and Employee Assistance Program for calendar year 2020 as presented and authorize the City Manager to execute the contract documents.

F.2 Discuss and consider continued participation in the cost of employee dependent health insurance coverage at the current rate of 30%.

F.3 Discuss and consider the purchase of two (2) medical cardiac monitors from Zoll Medical Corporation and authorize the City Manager to execute the contract.

F.4 Discuss and consider Resolution No. 2019-23, creating job descriptions for the Police Commander - Support Services, Police Commander - Field Operations, and revising the Property and Evidence Technician job description.

F.5 Discuss and consider changes to the City of Lake Worth Organizational Chart for the Police Department and City of Lake Worth Employee Pay Plan D.

F.6 Discuss and consider Resolution No. 2019-24, casting the City of Lake Worth allocated votes for the Tarrant Appraisal District (TAD) Board of Directors.

F.7 Discuss and receive an update on fuel inventory variances.

F.8 Discuss and consider Resolution No. 2019-25, appointing members to the Planning & Zoning Commission.

G. TxDOT UPDATE(S)

G.1 Discuss and receive feedback on the TxDOT - SH 199 Project.

H. MAYOR AND COUNCIL ITEMS(S)

H.1 Update on Tarrant County Mayor's Council by Mayor Walter Bowen

I. EXECUTIVE SESSION

The City Council may enter into closed Executive Session as authorized by Chapter 551, Texas Government Code. Executive Session may be held at the end of the Regular Session or at any time during the meeting that a need arises for the City Council to seek advice from the city attorney (551.071) as to the posted subject matter of this City Council meeting.

The City Council may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

I.1 Pursuant to Section 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employee - Chief of Police

J. EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.

K. ADJOURNMENT

Certification

I do hereby certify that the above notice of the meeting of the Lake Worth City Council was posted on the bulletin board of City Hall, 3805 Adam Grubb, City of Lake Worth Texas in compliance with Chapter 551, Texas Government Code on .

_____

City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (817) 237-1211 ext. 105 for further information.

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. 1.

FROM: J.T. Manoushagian, Interim Chief of Police

ITEM: Presentation - Alliance for Children.

SUMMARY:

The Lake Worth Police Department is pleased to partner with Alliance for Children and provide funding for FY 2020. In partnership with eight (8) other cities in Northwest Tarrant County, this partnership helps support the operational and programmatic expense at the Northwest Alliance for Children Center.

LWPD's support helps ensure that Alliance for Children can provide services at no cost to families. Shellie McMillon, Chief Program Officer and Director of Community Engagement, will be on hand to accept the donation from Interim Chief Manoushagian.

FISCAL IMPACT:

$2,500 - budgeted Child Safety Fund expense

RECOMMENDED MOTION OR ACTION:

No action required.

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. 2.

FROM: Stacey Almond, City Manager

ITEM: Parks and Open Space Master Plan Evaluation for the City of Lake Worth presented by the University of Texas at Arlington CAPPA Department of Public Affairs - Fall 2019.

SUMMARY:

The City of Lake Worth reached out to the University of Texas at Arlington's CAPPA Department of Public Affairs to help determine the feasibility of implementing the master park plan and developing a park and recreation department. For over last three months the Capstone professionals, worked on Phase II of the project, addressing the findings of the spring session and establishing the "cost of doing business" which included the following goals and objectives:

1. Determine the anticipated economic development impact (cost-benefit) of the master park plan.
2. Prepare a survey of area cities and their "cost of use of facilities" (fee structure) to document the anticipated "return on investment" (ROI).
3. Draft recommendations for a regional marketing plan to promote the new park amenities
4. Work with city staff to determine the feasibility of resurveying current users of Lake Worth park facilities.
5. Prepare and present recommendations to the Lake Worth City Council.

FISCAL IMPACT:

N/A

ATTACHMENTS:

LW Parks Project - Capstone Phase II

RECOMMENDED MOTION OR ACTION:

This item is for presentation and feedback only. No formal vote or motion is necessary.

Parks Master Plan Update
for the
City of Lake Worth

UTA PUBLIC ADMINISTRATION CAPSTONE 2019

Xavier Adams

Lance Powers

Kathleen Rojas

Aly Sauceda

Cecilia Ventura

Department of Public Affairs

Presentation Plan

1. Introduction
2. Tasks of this project.
3. Return on Investment (ROI)
4. Economic Impact (CBA)
5. Marketing Plan
6. Conclusion

Introduction

1. Three park concepts - A, B, C
2. What is the ROI of new sports complex and economic impact?
3. How can LW promote new amenities?

Evaluation Goals and Objectives

1. Determine the anticipated economic development impact (cost-benefit) of the renovations to the sports complex.
2. Survey area cities and their fees structures to document the anticipated return on investment (ROI).
3. Draft recommendations for a regional marketing plan to promote the new park amenities.
4. Work with city staff to resurvey current users of Lake Worth park facilities.
5. Prepare and present recommendations to the Lake Worth City Council.

Phase II Goals

ROI Methodology

- Increased property values
- Increased tax revenue
- Decreased medical costs through increased exercise
- Increased tourism revenue
- Improved attractiveness of communities to homebuyers and businesses

Return on Investment on Parks

Comparable Cities

Field usage fee per hour:

1. Azle $20
2. Kennedale $12.50
3. Crowley $25
4. Saginaw $15
5. White Settlement $40
6. Haltom City $25

ROI of Lake Worth

	RATE	Statistics Concept C
FIELD INCOME PAVILLION INCOME	$30 PER HOUR $30 PER HOUR	7 FIELDS USED 2000 HOURS A YEAR = **$60,000** 1 PAVILLION USED 6 HOURS EACH WEEKEND = **$9,360**
SALES TAX REVENUE	1.75%	$37.5 IS SPENT ON LOCAL BUSINESSES EACH VISIT (450) VISITS A WEEK = 23,400 ANNUAL VISITORS (**$877,500** ESTIMATED ECONOMIC ACTIVITY - 1.75% LAKE WORTH TAX RATE) $15,356
PROPERTY TAX REVENUE	0.434806%	5% INCREASE ON THE PROPERTIES SURROUNDING THE PARKS ($5,865,812) NEW VALUE $6,159,102 TAX (26,780) Increase **$1,399**
PROJECTED GRANT ASSISTANCE	MATCHING TPWD	$255,000 CITY WILL NEED TO PREPARE TO MEET THE 13 POINT SCALE FOR THE APPLICATION
HEALTH BENEFITS	$377 UNDER 65 SAVINGS / OVER 65 SAVINGS $755	832 UNDER 65 : $313,644 160 OVER 65 : $120,800 TOTAL SAVINGS DUE TO 20% OF THE POPULATION BEING ACTIVE USERS : $434,464
SPONSORSHIPS/DONATIONS/FUNDRAISERS	ANNUAL GOAL	$50,000
NET OPERATING COST	$878,503	BENEFITS: $1,687,663
ESTIMATED ANNUAL ROI ON PARK	$809,220	92% ROI

ROI Expenses - Lake Worth

OPERATING COSTS	BUDGET
MAINTENANCE	$194,028
SALARIES AND FRINGE BENEFITS	$330,818
MARKETING	$10,000
PARK SUPERINTENDENT	$73,322
GRANT UPFRONT EXPENSE	$255,000
TOTALS:	863,168

Fall 2019 Lake Worth Park User Survey

Key Findings:

- Majority of park users are non-residents
- Soccer or baseball?
  - Even preference, most respondents wanted more playgrounds.
- Most respondents said parking is adequate
- Most Park users do not desire an event space
  - Most reported they do not participate in LW sports programs
- Average spending $25-$50 when visiting

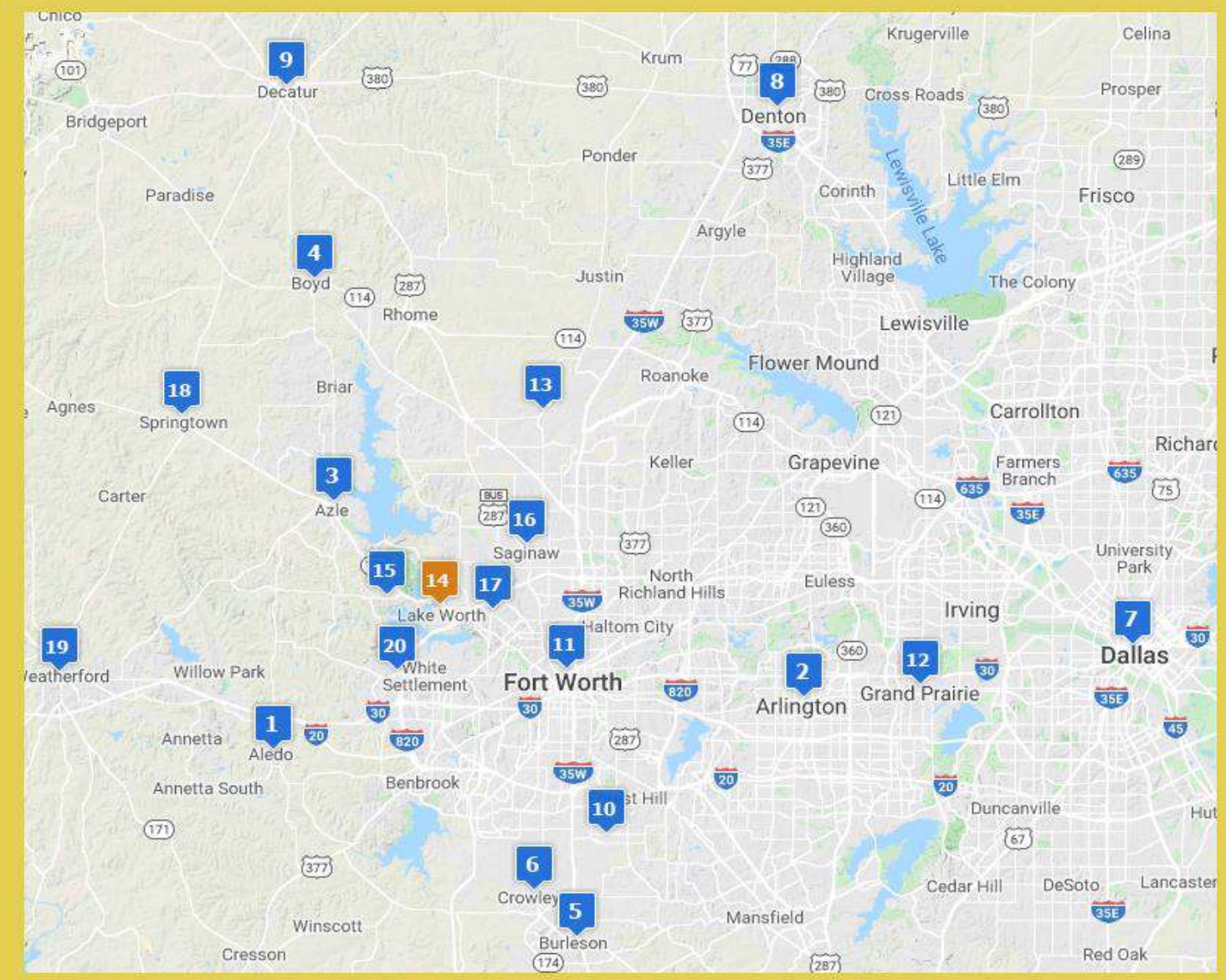
Visitor Cities to Lake Worth

Fall 2019 User Survey

Aledo	Arlington	Azle	Boyd	Burleson
Crowley	Dallas	Denton	Decatur	Everman
Ft. Worth	Grand Prairie	Haslet	Lake Worth	Lakeside
Saginaw	Sansom Park	Springtown	Weatherford	White Settlement

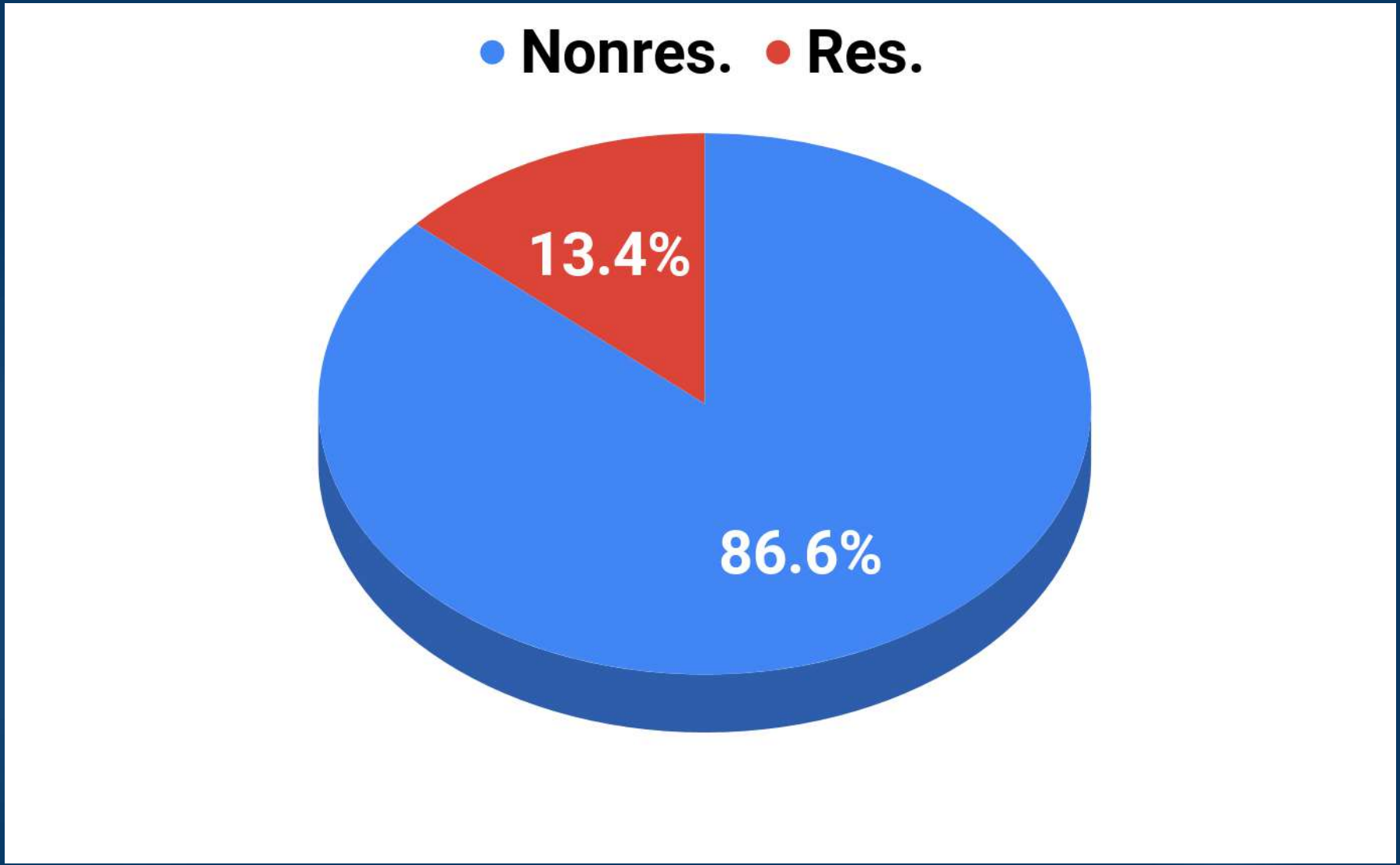
User Survey Respondent Cities

1. Aledo
2. Arlington
3. Azle
4. Boyd
5. Burleson
6. Crowley
7. Dallas
8. Denton
9. Decatur
10. Everman
11. Ft. Worth
12. Grand Prairie
13. Haslet
14. **Lake Worth**
15. Lakeside
16. Saginaw
17. Sansom Park
18. Springtown
19. Weatherford
20. White Settlement



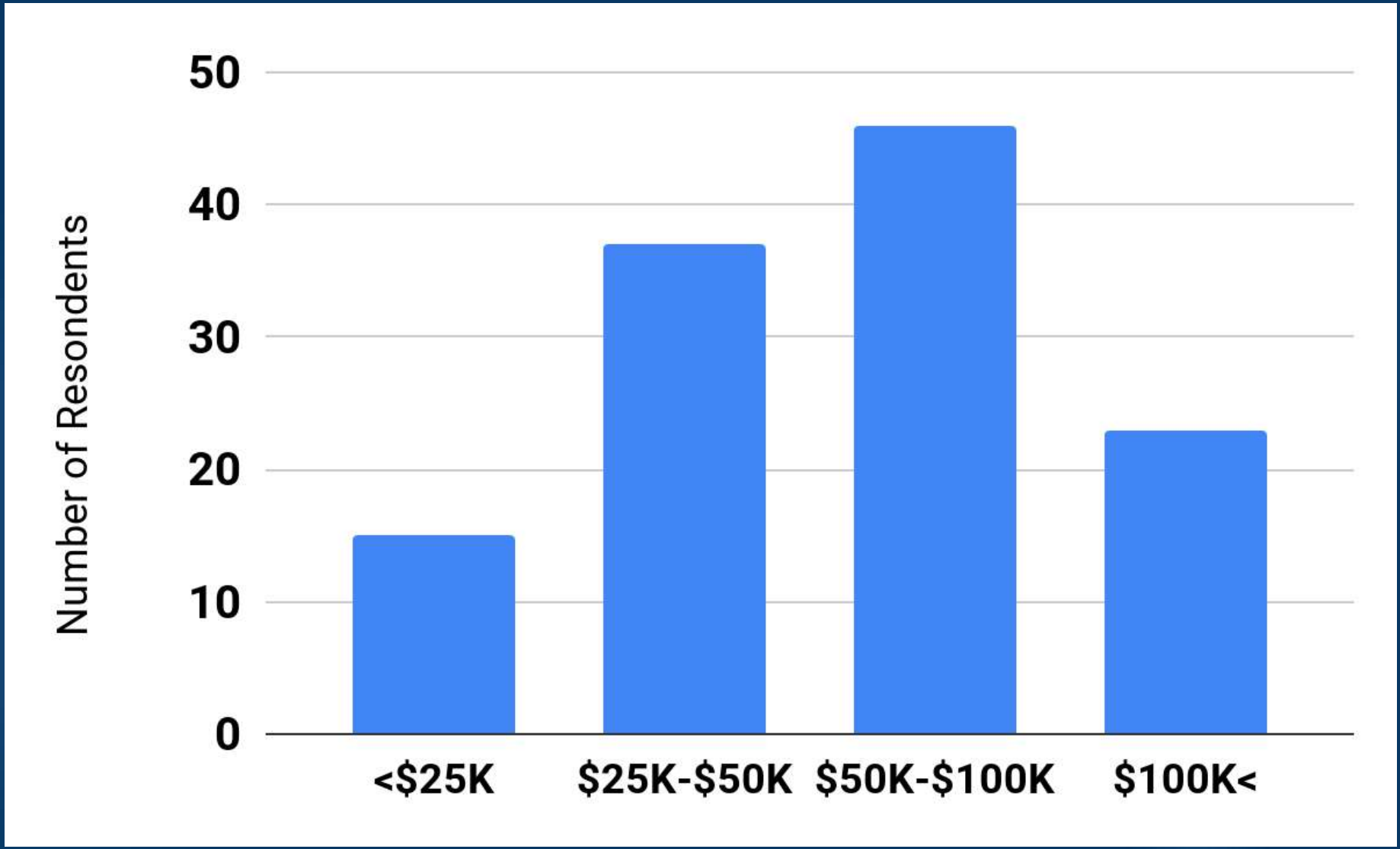
User Survey Breakdown

Resident vs. Non-resident



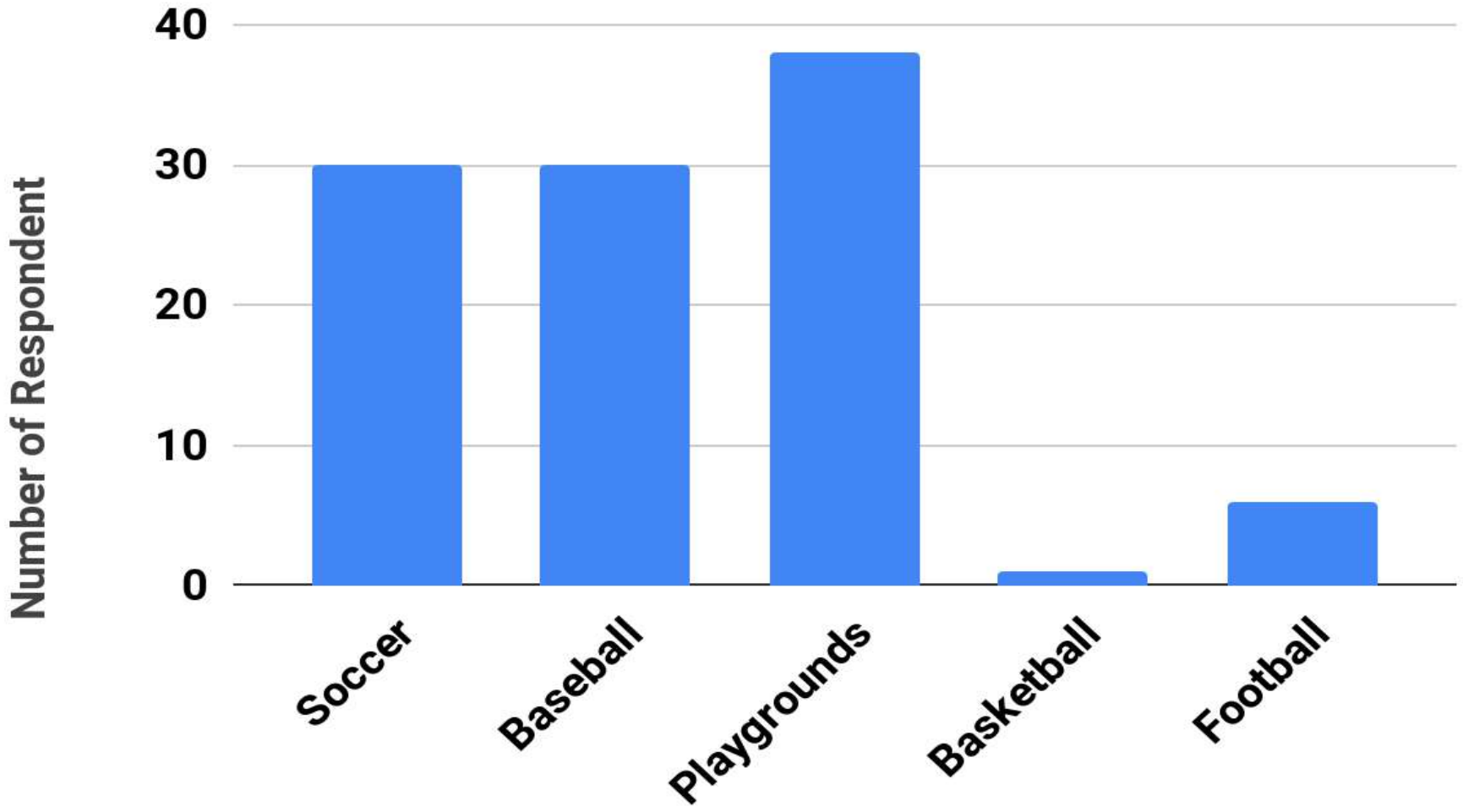
User Survey Breakdown

Income Levels



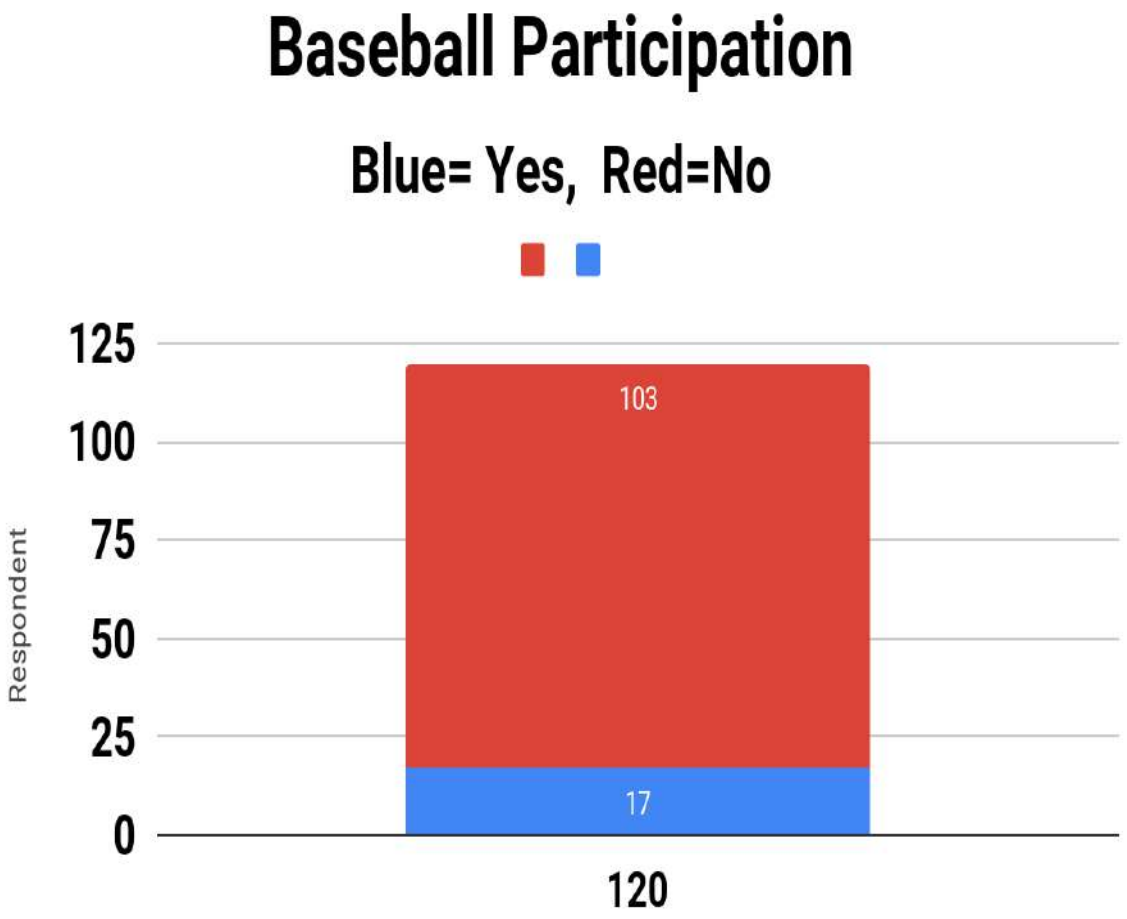
User Survey Breakdown

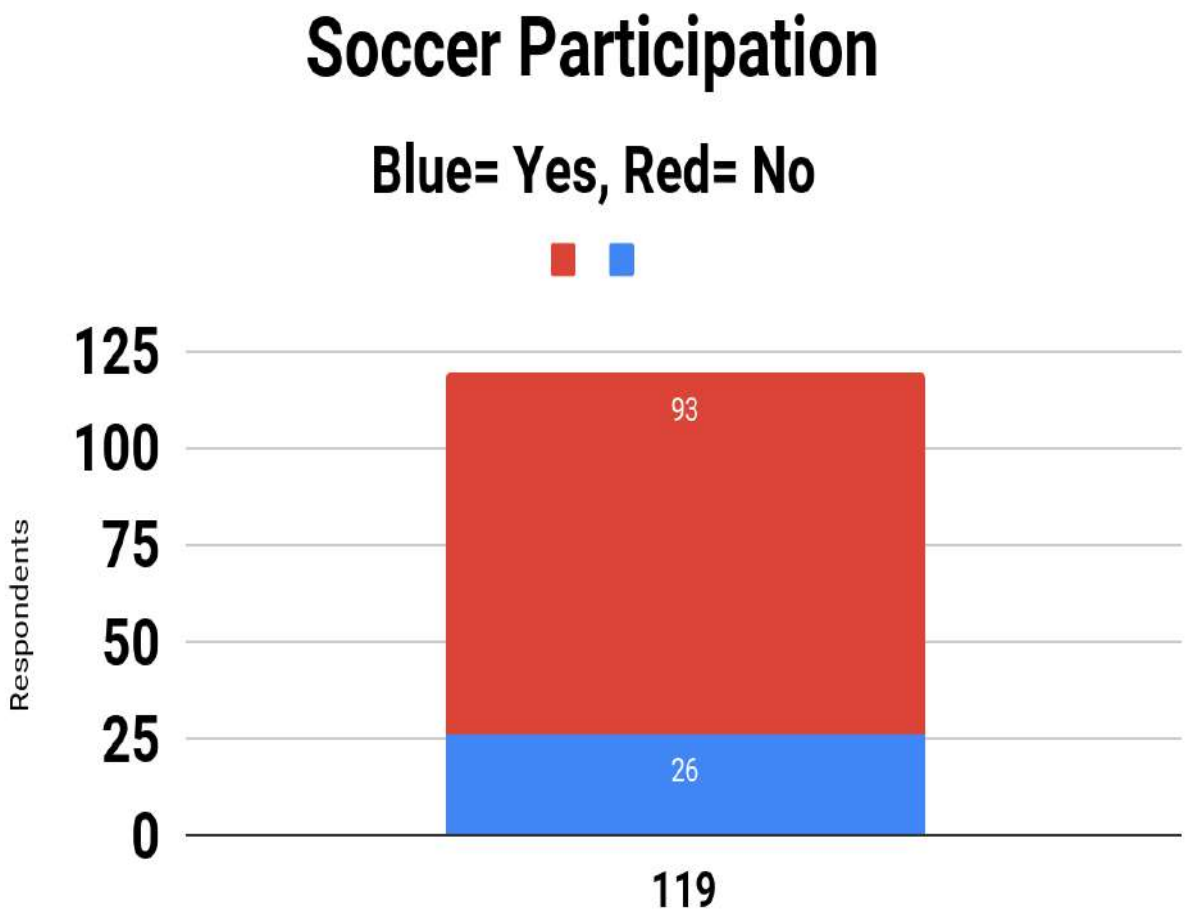
What type of facilities bring you to Lake Worth city parks?



User Survey Breakdown

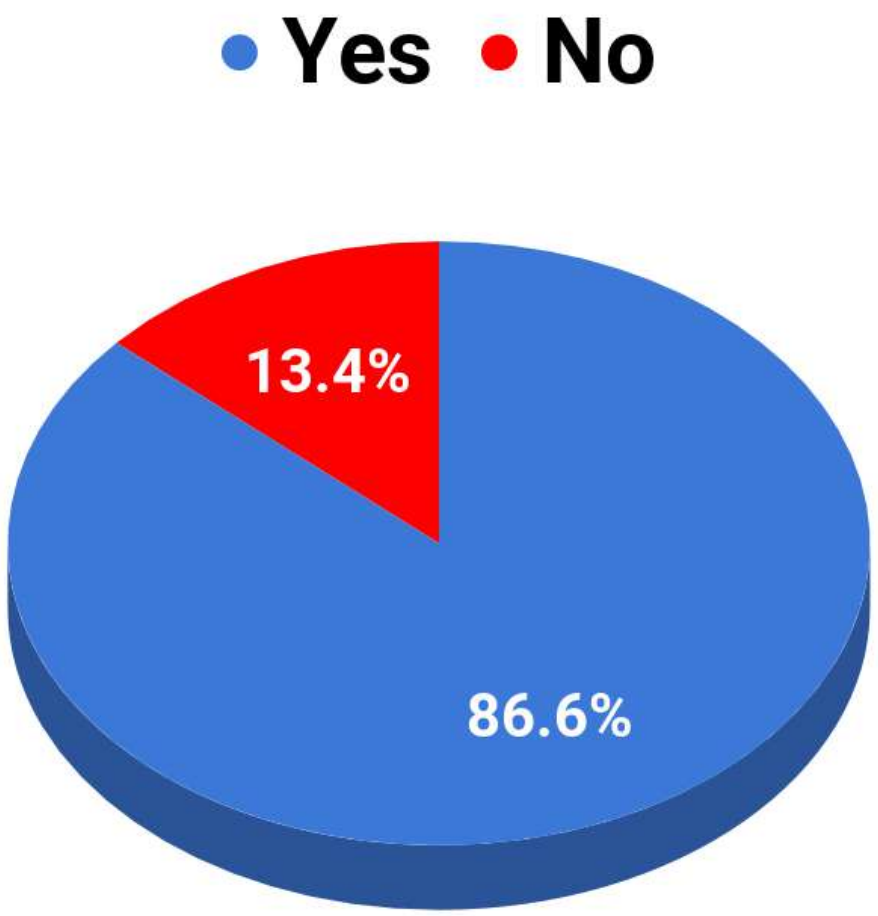
LW Baseball and Soccer Participation





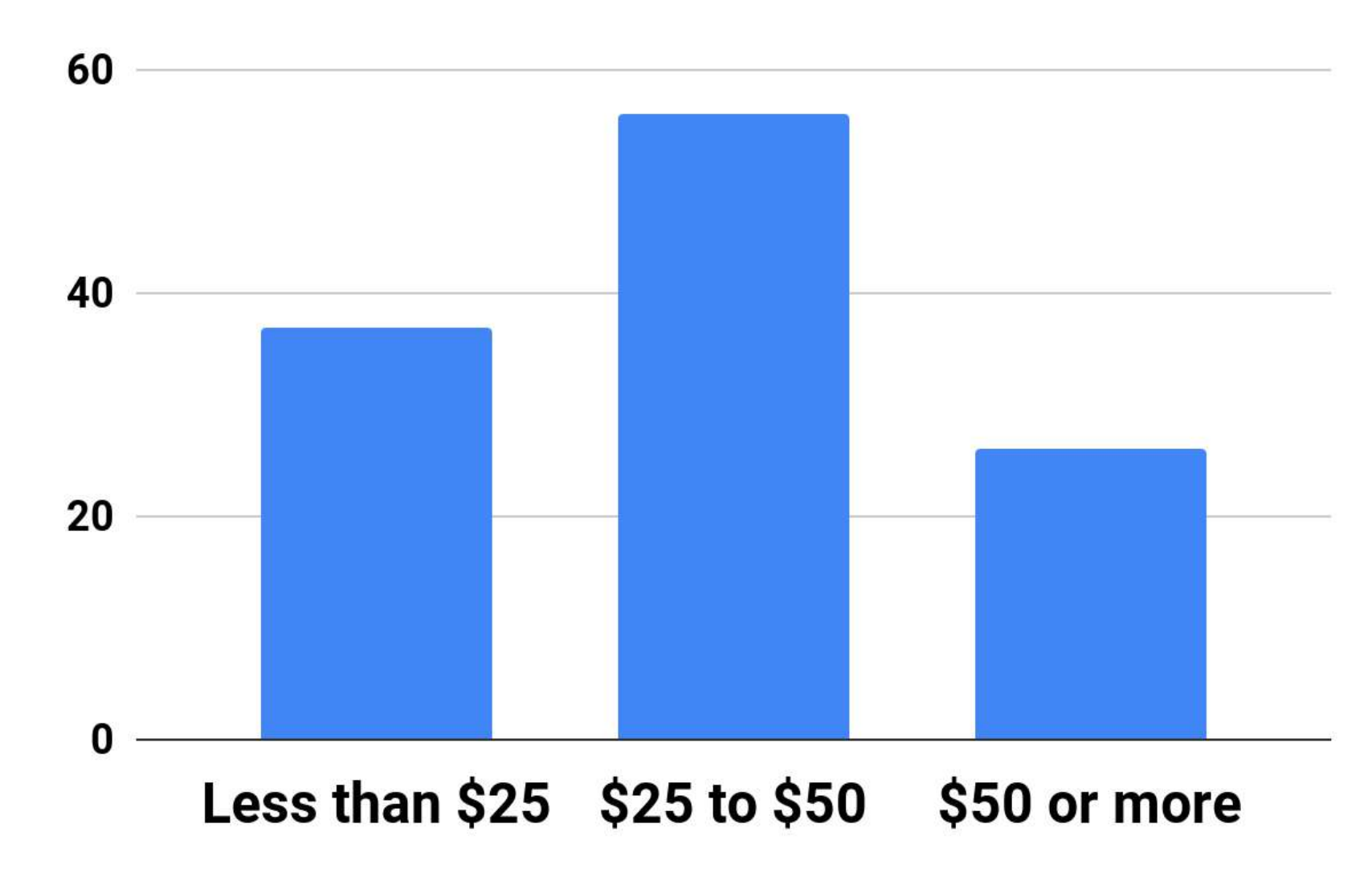
User Survey Breakdown

Willingness to pay for child sports league



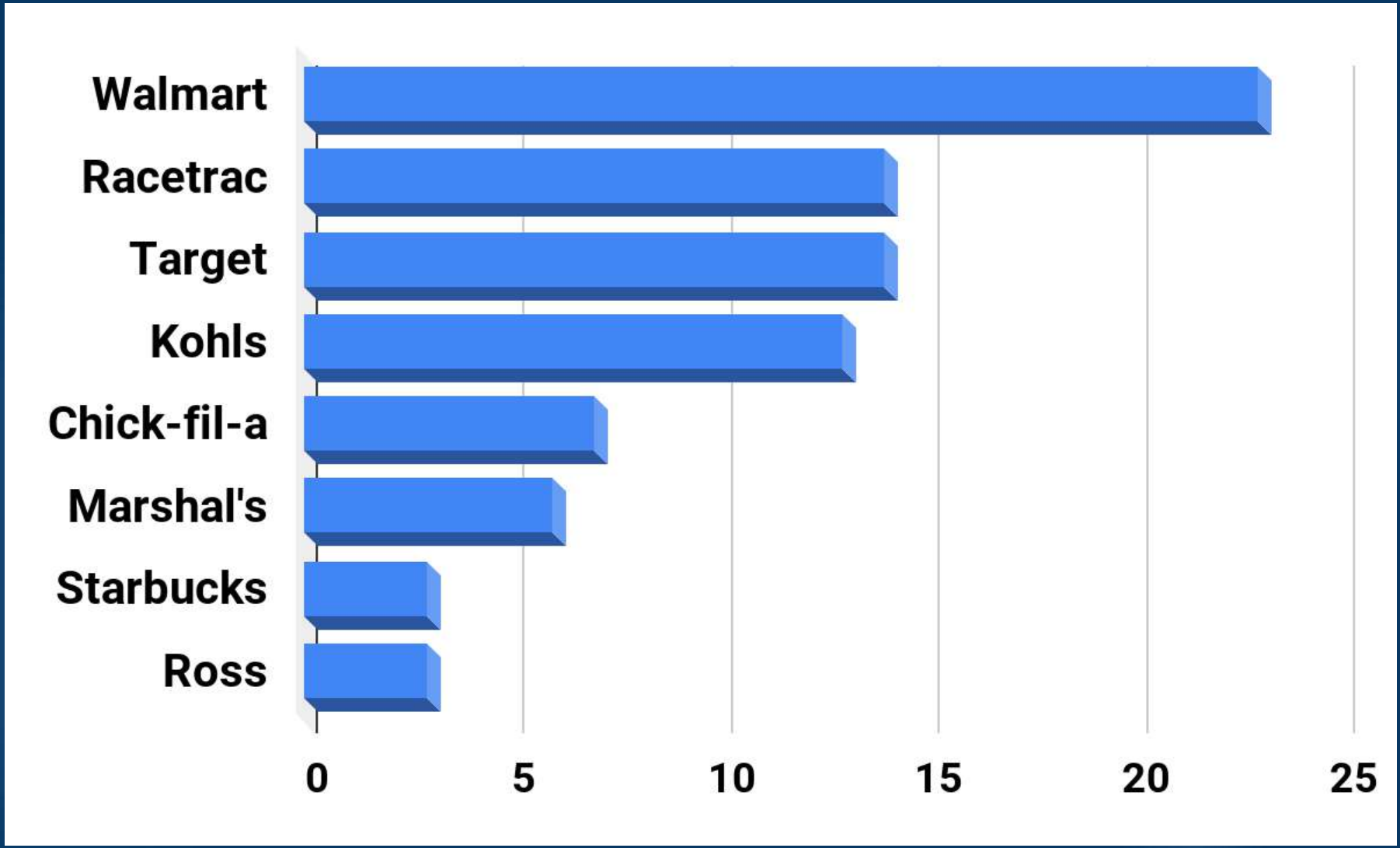
User Survey Breakdown

Typical Spending per Park User Visit



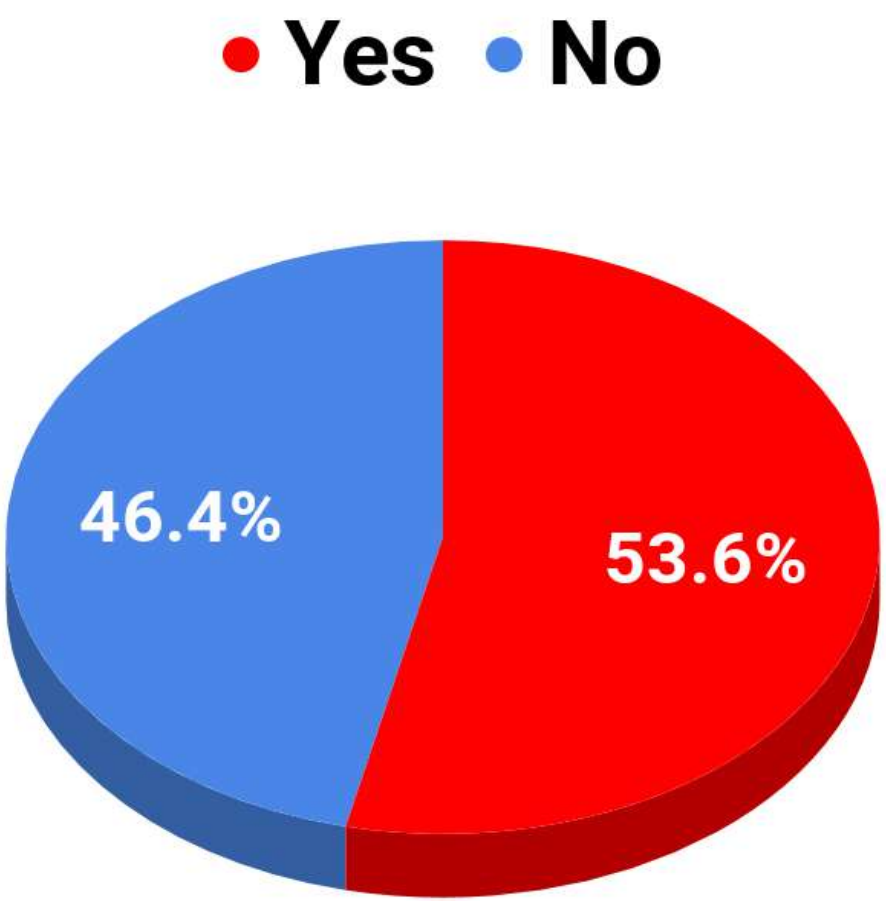
User Survey Breakdown

Location of Spending



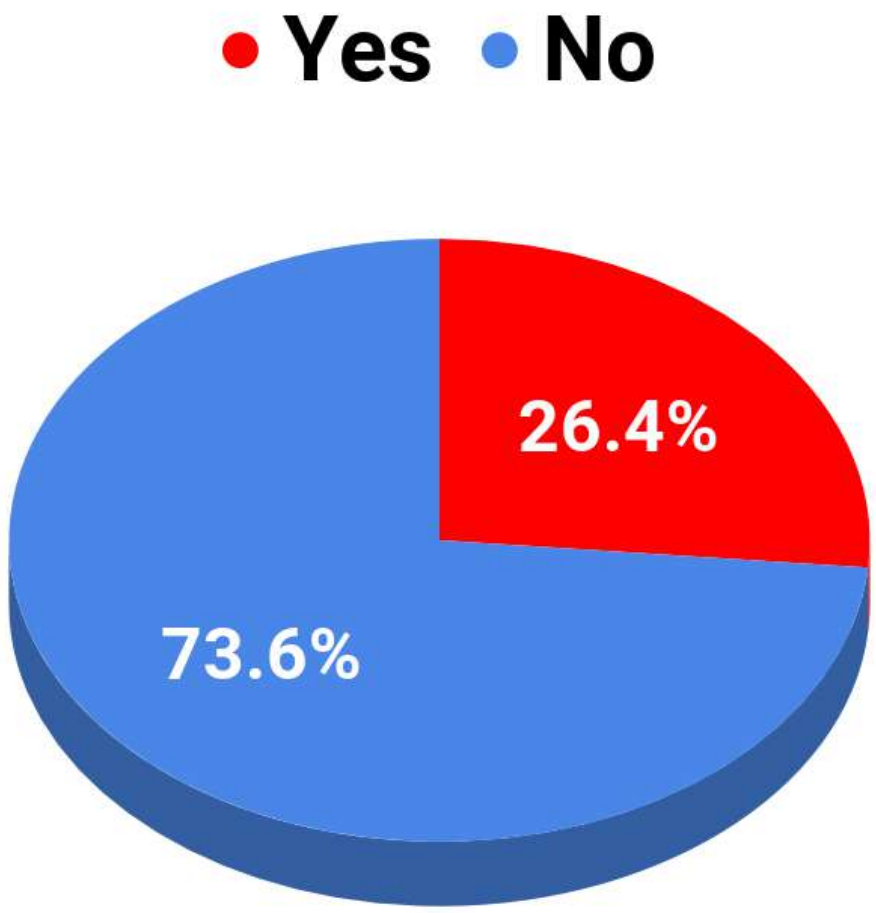
User Survey Breakdown

Is Parking Adequate?



User Survey Breakdown

Event Space Interest

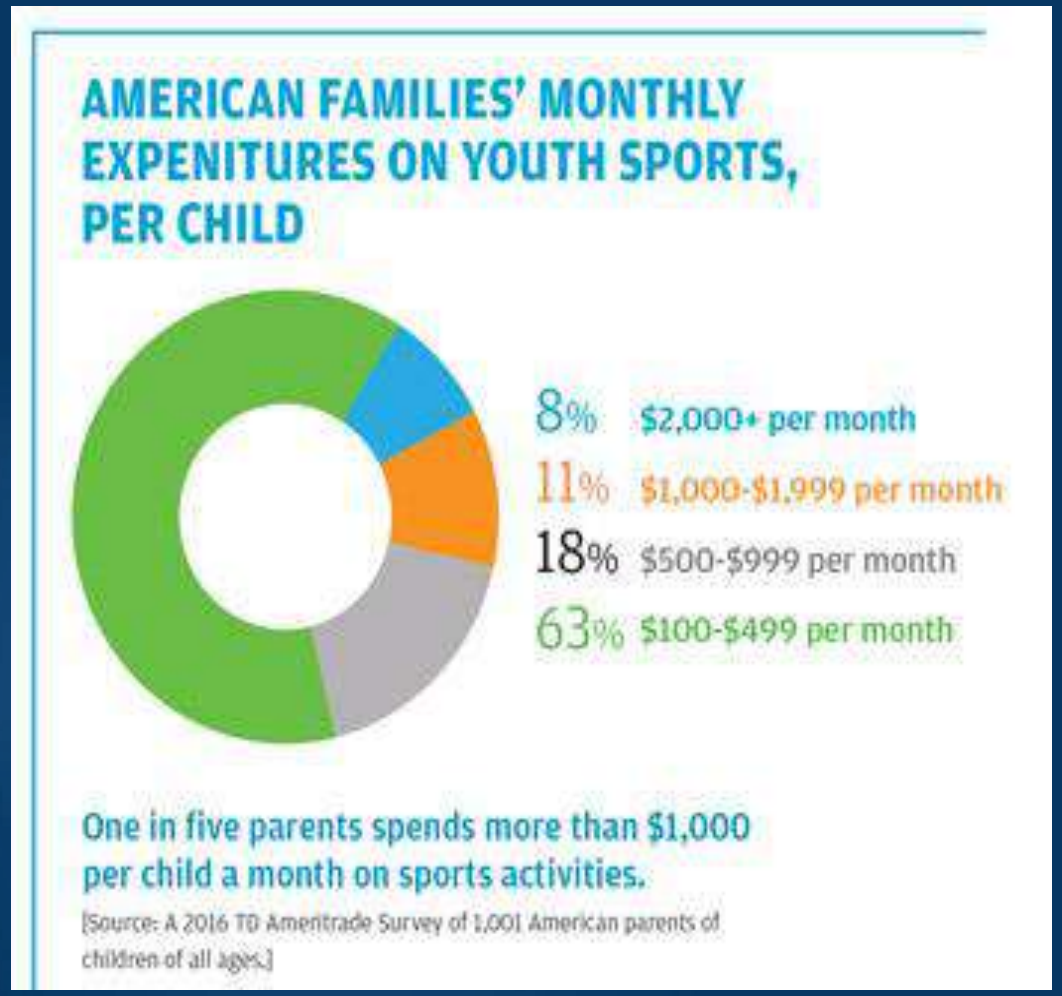


Economic Development Impact

SMART Goal Example: Increase the value of economic activity in Lake Worth by agreeing to update the sports complex to promote community engagement and increase sales and property tax revenue with 5 years of completion.

Costs	Benefits
• Direct costs associated with site redevelopment • Increase in costs for park maintenance, operations, and security • Increase in traffic around park	• Additional revenue from property taxes • Additional revenue from sales taxes • Direct use value • Improved health care costs • Attracts people & businesses

Economic Development Opportunity



Youth Sport Tournament Hosting

- Boosts Economic Dev. & Activity
- Parents willing to pay to join sports league
- Turf is better for weather
  - Good for travelling non-residents
- Cost offsets fees:
  - Tournament hosting
  - Maintenance
  - Preparation fees

Economic Development Impact (CBA)

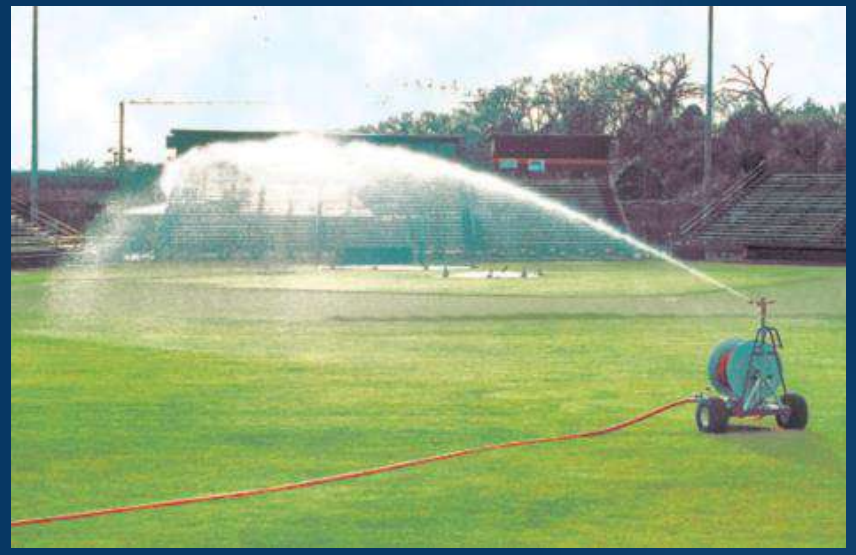
National Parks and Recreation Association (NRPA)

1. Common misconception - public officials see park and rec. as important **BUT** they do not perceive it to help #1 concern, economic development
2. **85% of public** considers park and rec. amenities when moving, businesses too
3. **Key partners:** Municipal departments, private sector developers, neighboring park and rec. agencies and private non-profits

Sustainability (CBA)

SMART Goals Example: Implement solar and water conservation systems for Lake Worth parks to create a sustainable method for reducing maintenance and utilities fees over the long term (5-10 years or more).

Costs	Benefits
• Installation of systems • Maintenance of conservation systems • Some methods could reduce direct use space	• Lower costs on utilities & maintenance • Can help beautify • Minimizes health risks and liabilities associated with reclaimed water



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Texas Parks and Wildlife Grants

Per the Local Park Grant Manager at the TWPD, the city of Lake Worth is eligible to apply for:

1. Small Community program
   - 50% matching grant
   - Up to $150,000
2. Non-Urban Outdoor program
   - 50% matching grant
   - Up to $750,000

TWPD Grant Ceiling total of $900,000

Funding Considerations

1. Texas Recreation and Parks Account (TRPA) Program
2. Land and Water Conservation Fund
3. Texas Department of Transportation (TxDOT)
4. National Tree Trust Partnership
5. Texas Department of Forestry Urban and Community Forest Challenge Grant
6. Community Development o Block Grant (CDBG) Programs
7. Sponsorships and donations through city utility bills, fundraisers, and raffles.
8. Park Donations Fund

City-Generated Funding Sources

1. General fund expenditures
2. Bond funds
3. Electric utility partnerships
4. Water utility bill contributions
5. Park donations funds
6. Park development fee funds

Regional Marketing Plan

<u>Purpose</u>: provide additional funds to the park while promoting Lake Worth's Parks and Recreation

Sponsorships opportunities:

- Special Event Sponsorships
- Park Sponsorships
- Facility Banner Sponsorships
- Adult/Youth Sports Leagues
- Tournament Sponsorships
- Corporate Sponsorships
  - Chick-fil-a, Academy, Raising Cane's
- Local Sponsorships
  - Ritchie Brothers Auction Company, Fuzzy's Tacos

Phase II recommends to focus on building local relationships and on nonresidents for marketing plan.

Sponsorship Layout Example

Sponsorship Park Prices	Sign Layout Example
Cost Per Park **Top Tier:** $400-$500 per year: Lake Worth Sports Complex (Plan C Concept) **Secondary Tier:** $200-$300 per year: Smaller Lake Worth parks **(Tiers and prices are subject to change)**	

Recommendations Overview

- **TWPD Grants**
  - Small Community & Non-Urban Outdoor
  - Master Plan would be beneficial to pursue grants
- **Marketing Plan**
  - Build local relationships
  - Focus on Non-residents
- **The Phase II Capstone Team <u>Recommends Plan C</u>**
  - Balanced in terms of costs and potential benefit
  - More fields = More Econ. activity
  - Turf and natural grass for tournaments
  - Most parking

Conclusion

- Lake Worth's sports complex update has potential to bring economic growth
- Embrace partnering with local public and private org.'s to help growth
- To offset costs:
  - Host tournaments
  - Seek grants
  - Charge advertising/sponsorship fees
  - Invest in sustainable methods like rainwater collection & solar
- The Phase II team recommends Park Option C

Questions?

&

Thank you for your time!

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. B.1

FROM: Monica Solko, City Secretary

ITEM: Approve the minutes of the October 7, 2019 Regular City Council meeting.

SUMMARY:

The minutes are listed on the consent agenda and approved by majority vote of Council at the City Council meetings.

The City Secretary's Office prepares action minutes for each City Council meeting. The minutes for the previous meeting are placed on the consent agenda for review and approval by the City Council, which contributes to a time efficient meeting. Upon approval of the minutes, an electronic copy will be uploaded to the City's website.

FISCAL IMPACT:

N/A

ATTACHMENTS:

October 7, 2019 minutes

RECOMMENDED MOTION OR ACTION:

Approve minutes of the October 7, 2019 Regular City Council meeting.

MINUTES OF THE REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF LAKE WORTH, TEXAS
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB
MONDAY, OCTOBER 7, 2019
REGULAR MEETING: 6:30 PM

A. CALL TO ORDER.

Mayor Walter Bowen called the Council meeting to order at 6:30 p.m.

A.1 INVOCATION AND PLEDGE OF ALLEGIANCE.

Council member Gary Stuard gave the invocation. Attendees recited the pledge of allegiance.

A.2 ROLL CALL.

Present:	Walter Bowen	Mayor
	Jim Smith	Mayor Pro Tem, Place 1
	Geoffrey White	Council, Place 2
	Sue Wenger	Council, Place 3
	Ronny Parsley	Council, Place 4
	Pat O. Hill	Council, Place 5
	Gary Stuard	Council, Place 6
	Clint Narmore	Council, Place 12
Staff:	Stacey Almond	City Manager
	Debbie Whitley	Assistant City Manager/Finance Director
	Monica Solko	City Secretary
	Mike Christenson	Fire Chief
	JT Manoushagian	Interim Police Chief
	Mike Shelley	Public Works Superintendent
	Misty Christian	City Engineer
	Barry Barber	Planning and Development Director
	Suzanne Meason	Planning and Zoning Administrator
	Kelly McDonald	Purchasing Coordinator/Risk Manager
Absent:	Drew Larkin	City Attorney

A.3 CITIZEN PRESENTATION / VISITOR COMMENTS

There were no requests to speak from the public.

A.4 REMOVAL OF CONSENT AGENDA

No items were removed from the consent agenda.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS
APPROVED

B.1 APPROVE THE MINUTES OF THE SEPTEMBER 10, 2019 REGULAR CITY COUNCIL MEETING.

B.2 APPROVE RESOLUTION NO. 2019-18, AUTHORIZING THE CONTINUED RECEIPT OF ITS STATUTORILY ALLOCATED SHARE OF THE AMOUNT COLLECTED AS PRIZE FEES ON BINGO GAMES CONDUCTED WITHIN THE MUNICIPAL BOUNDARIES OF LAKE WORTH, TEXAS AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO PROVIDE NOTICE OF THE CITY COUNCILS DECISION NO LATER THAN NOVEMBER 1, 2019.

B.3 APPROVE RESOLUTION NO. 2019-19, AMENDING THE MINIMUM AND PREFERRED EDUCATIONAL REQUIREMENTS OF THE DIRECTOR OF PUBLIC WORKS JOB DESCRIPTION.

B.4 APPROVE A CONTRACT WITH TARRANT COUNTY EMERGENCY SERVICES DISTRICT NO. ONE FOR FIRE SERVICE PROVIDED BY THE CITY OF LAKE WORTH FIRE DEPARTMENT TO THE DISTRICT BEGINNING OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 2020.

B.5 APPROVE ORDINANCE NO. 1168 AMENDING THE FY 2019/2020 GENERAL FUND OPERATING BUDGET.

B.6 APPROVE AN INTERLOCAL AGREEMENT WITH THE CITY OF FRISCO FOR THE PURCHASE OF VARIOUS GOODS AND SERVICES COMMONLY UTILIZED AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

B.7 APPROVE FINANCE REPORTS FOR THE MONTH OF SEPTEMBER 2019.

B.8 APPROVE A MEMBERSHIP APPLICATION AND AGREEMENT WITH THE ELECTRIC RELIABILITY COUNCIL OF TEXAS, INC. (ERCOT) FOR YEAR 2020, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

A MOTION WAS MADE BY MAYOR PRO TEM SMITH, SECONDED BY COUNCIL MEMBER PARSLEY TO APPROVE THE CONSENT AGENDA.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

Mayor Bowen announced the next two items C.1 and C.2 were being tabled at the request of the applicant. The action required by Council tonight is to table the public hearings to the November 12, 2019 City Council meeting at 6:30 p.m. located at City Hall, Council Chambers, 3805 Adam Grubb, TX 76135

C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-20, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 10.58-ACRE TRACT OF LAND KNOWN AS ABSTRACT 188, TRACT 2CC, JOHN BREEDING SURVEY, OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 2, LOT 1, LAKEVIEW HEIGHTS ESTATES, WHICH IS GENERALLY DESCRIBED AS 4426 HODGKINS ROAD, LAKE WORTH, TEXAS. (TABLED AT THE SEPTEMBER 12, 2019 PLANNING & ZONING COMMISSION MEETING).

SECOND TABLED

Mayor Bowen called for the motion.

A MOTION WAS MADE BY COUNCIL MEMBER WENGER, SECONDED BY COUNCIL MEMBER HILL TO TABLE PZ 2019-20, TO THE NOVEMBER 12, 2019 CITY COUNCIL MEETING AT 6:30 P.M. LOCATED AT CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB, TX 76135.

MOTION TO TABLE CARRIED 7-0.

C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-21, REGARDING AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A SITE PLAN FOR THE AGE RESTRICTED SENIOR LIVING COMMUNITY AN APPROXIMATELY 10.58-ACRE TRACT OF LAND, CURRENTLY LEGALLY KNOWN AS ABSTRACT 188, TRACT 2CC, JOHN BREEDING SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 10.58-ACRE PARCEL OF LAND, WHICH WHEN PLATTED WILL BECOME BLOCK 2, LOT 1, LAKEVIEW ESTATES SUBDIVISION RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 10.58-ACRE PARCEL OF LAND LOCATED AT 4426 HODGKINS ROAD, LAKE WORTH, TEXAS. (TABLED AT THE SEPTEMBER 12, 2019 PLANNING & ZONING COMMISSION MEETING).

SECOND TABLED

Mayor Bowen called for the motion.

A MOTION WAS MADE BY COUNCIL MEMBER WENGER, SECONDED BY COUNCIL MEMBER HILL TO TABLE PZ 2019-21, TO THE NOVEMBER 12, 2019 CITY COUNCIL MEETING AT 6:30 P.M. LOCATED AT CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB, TX 76135.

MOTION TO TABLE CARRIED 7-0.

C.3 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-22, A PROPOSED REPLAT BEING ALL PROPOSED REPLAT BEING ALL OF A .42-ACRE PARCEL OF LAND KNOWN AS BLOCK 13, LOTS 1 AND 2, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 13, LOTS 1R1, 1R2 AND 2R, INDIAN OAKS SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 12513 OSAGE TRAIL (LOT 2R), 125112 OSAGE TRAIL (LOT 1R2), AND 12521 OSAGE TRAIL (LOT 1R1), LAKE WORTH, TEXAS. (PLANNING & ZONING COMMISSION RECOMMENDED APPROVAL BY A VOTE OF 12-0).

APPROVED

Mayor Bowen opened the public hearing at 6:35 p.m. and called on Ms. Meason to present the item.

Planning and Zoning Administrator Suzanne Meason summarized the item. Property owners Gustavo Castaneda and Elizabeth Anderson both own portions of Lot 1 and Lot 2, Block 13, Indian Oaks Subdivision. The properties were sold by metes and bounds description but were never properly subdivided. The owners wish to develop the lots with single family homes and must replat the lots properly in order to do so. Staff has reviewed the document and finds it to comply with state and local requirements. The Planning and Zoning Commission recommended approval by a 7-0 vote.

Mayor Bowen called for anyone wishing to speak for or against the request to come forward.

Christine Martin, 3225 Pueblo Trail, came forward. She was concerned that the development would cause additional drainage issues on her property. She lives at the bottom of the hill and already has drainage issues. Ms. Meason commented that the development would help impede some of the drainage from going onto the property and drainage will be discussed further with developer during the building permitting process.

There being no one else wishing to speak, Mayor Bowen closed the public hearing at 6:40 p.m. and called for the motion.

A MOTION WAS MADE BY COUNCIL MEMBER STUARD, SECONDED BY MAYOR PRO TEM SMITH TO APPROVE PZ 2019-22, AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

C.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-23, A PROPOSED REPLAT BEING ALL OF A .85-ACRE PARCEL OF LAND KNOWN AS BLOCK 36, LOTS 12 AND 8, INDIAN OAKS SUBDIVISION OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED REPLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 36, LOTS 12R-1, 12R-2, AND 8R, INDIAN OAKS SUBDIVISION, WHICH IS GENERALLY DESCRIBED AT 3116 AND 3120 CADDO TRAIL, LAKE WORTH, TEXAS. UPON REPLATTING THE PROPERTIES WILL BE GENERALLY KNOWN AS 3120 CADDO TRAIL (LOT 12R-1), 3116 CADDO TRAIL (LOT 12R-2) AND 3112 CADDO TRAIL (LOT 8R). (PLANNING & ZONING COMMISSION RECOMMENDED APPROVAL BY A VOTE OF 12-0.

APPROVED

Mayor Bowen opened the public hearing at 6:41 p.m. and called on Ms. Meason to present the item.

Planning and Zoning Administrator Suzanne Meason summarized the item. Property owner Elizabeth Anderson owns Lot 12 and Lot 8, Block 36, Indian Oaks Subdivision. She wishes to divide the two lots (200' x 185' total) into three 66.66' x 185' lots and develop them with single family homes. Staff has reviewed the document and finds it to comply with state and local requirements. The Planning and Zoning Commission recommended approval by a 7-0 vote.

Mayor Bowen called for anyone wishing to speak for or against the request to come forward.

There being no one wishing to speak, Mayor Bowen closed the public hearing at 6:42 p.m. and called for the motion.

A MOTION WAS MADE BY COUNCIL MEMBER NARMORE, SECONDED BY COUNCIL MEMBER PARSLEY TO APPROVE PZ 2019-23, ITEM C.4 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

D.1 DISCUSS AND CONSIDER RESOLUTION NO. 2019-16, APPOINTING MEMBERS TO THE BOARD OF ADJUSTMENT PLACES 1, 3, 5, AND ALTERNATE PLACE 12.

APPROVED

Planning and Zoning Administrator Suzanne Meason summarized the item. Each year the Council appoints members of the public, which have resided in the city for the

minimum residency requirement to serve on the Board of Adjustment. Places 1, 3, 5 and alternate Place 12 are up for appointment. The following have requested reappointment with terms expiring October 1, 2021: Wilson Daggs, Jr., Place 1 and Robb Welch, Place 3.

A MOTION WAS MADE BY COUNCIL MEMBER STUARD, SECONDED BY COUNCIL MEMBER HILL TO APPROVE RESOLUTION NO. 2019-16, REAPPOINTING WILSON DAGGS, JR. TO PLACE 1 AND ROBB WELCH TO PLACE 3 WITH TERMS EXPIRING ON OCTOBER 1, 2021.

MOTION TO APPROVE CARRIED 7-0.

D.2 DISCUSS AND CONSIDER RESOLUTION NO. 2019-112, APPOINTING MEMBERS TO THE PLANNING AND ZONING COMMISSION, PLACES 1, 3, 5, AND 12.

APPROVED

Planning and Zoning Administrator Suzanne Meason summarized the item. Each year the Council appoints members of the public, which have resided in the city for the minimum residency requirement to serve on the Planning and Zoning Commission. Places 1, 3, 5 and 12 are up for appointment. The following have requested reappointment with a term that would expire October 1, 2021: Don Riley, Place 1, Jeannie Turley, Place 3, Troy Jones, Place 5 and Coy Pennington, Place 12.

A MOTION WAS MADE BY COUNCIL MEMBER STUARD, SECONDED BY COUNCIL MEMBER HILL TO APPROVE RESOLUTION NO. 2019-112, REAPPOINTMENT OF DON RILEY, PLACE 1, JEANNIE TURLEY, PLACE 3, TROY JONES, PLACE 5 AND COY PENNINGTON, PLACE 12 WITH TERM EXPIRING OCTOBER 1, 2021.

MOTION TO APPROVE CARRIED 7-0.

E. PUBLIC WORKS

No items for this category.

F. GENERAL ITEMS

F.1 DISCUSS AND CONSIDER ORDINANCE NO. 1166, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF LAKE WORTH, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2020 IN A MAXIMUM PRINCIPAL AMOUNT NOT TO EXCEED $5,1250,000.

APPROVED

Assistant City Manager/Finance Director Debbie Whitley presented the item. At the City Council meeting on September 10, 2019, Council directed staff to proceed with the

issuance of Certificates of Obligation to fund capital projects and equipment purchases totaling $5,1250,000. The first step in the process is to pass an ordinance authorizing publication of notice of the City's intent to issue the debt.

A MOTION WAS MADE BY MAYOR PRO TEM SMITH, SECONDED BY COUNCIL MEMBER STUARD TO APPROVE ITEM F.1, ORDINANCE NO. 1166, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF LAKE WORTH, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2020 IN A MAXIMUM PRINCIPAL AMOUNT NOT TO EXCEED $5,1250,000 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

F.2 DISCUSS AND CONSIDER RESOLUTION NO. 2019-21, AUTHORIZING REIMBURSEMENT OF CERTAIN EXPENSES FROM THE PROCEEDS OF TAX EXEMPT OBLIGATIONS.

APPROVED

Assistant City Manager/Finance Director Debbie Whitley presented the item. Council is being asked to approve a resolution that authorizes the City to reimburse the General Fund for expenditures, paid in advance of receipt of debit proceeds, related to the projects to be funded with the 2020 Certificates of Obligation.

A MOTION WAS MADE BY COUNCIL MEMBER STUARD, SECONDED BY COUNCIL MEMBER PARSLEY TO APPROVE ITEM F.2, RESOLUTION NO. 2019-21 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

F.3 DISCUSS AND CONSIDER WITHDRAWING LAKE WORTH'S AGREEMENT FOR AUTOMATIC FIRE PROTECTION SERVICES WITH RIVER OAKS, SANSOM PARK AND WESTWORTH VILLAGE AND AUTHORIZE THE CITY MANAGER TO ISSUE A 60 DAY TERMINATION NOTICE AND NEGOTIATE NEW AGREEMENTS FOR AUTOMATIC FIRE PROTECTION SERVICES WITH RIVER OAKS AND SANSOM PARK.

APPROVED

City Manager Stacey Almond presented the item. Our current agreement with Sansom Park, was approved by all parties in 2004 which also included River Oaks and Westworth Village. There have been a lot of changes in our department and theirs during the last 15 years. Both cities need to look at a mutual agreement that ensures the safety and most efficient use of our shared resources. Until an agreement can be reached that ensures the safety of our personnel, and one in which reciprocal assistance may be provide by Sansom Park, we need to start the process of terminating the current agreement.

A MOTION WAS MADE BY MAYOR PRO TEM SMITH, SECONDED BY COUNCIL MEMBER PARSLEY TO APPROVE ITEM F.3 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

F.4 DISCUSS AND CONSIDER APPROVAL OF INDIVIDUAL PROJECT ORDER NO. 2019-03 WITH KIMLEY-HORN & ASSOCIATES TO PROVIDE PROFESSIONAL SERVICE ASSOCIATED WITH THE BEAUTIFICATION PLAN - GREEN RIBBON FUNDING FY 2020 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT

APPROVED

City Manager Stacey Almond presented the item. At the April 12, 2019 mid-year budget workshop staff presented to Council participation in the Green Ribbon Grant Program through the Texas Department of Transportation (TxDOT). Staff was directed to proceed with the grant application and provide for funding in the FY 2019-2020 budget. Staff received notice of tentative funding on August 14, 2019 for a fixed amount of $400,000. The funding is assigned and currently pending approval of the Advance Funding Agreement and Landscape Maintenance Agreement. Preliminary meetings were held with TxDOT in mid-September 2019 and concerns were raised at that time about the North Azle portion (Richie Brothers side) of the project would need to be held pending approved construction plans for the SH 199/I820 project proposed in Lake Worth. Additional costs would be incurred in order to move the monument and landscape after its original installation. Staff and Kimley-Horn agree that it would be best to delay the north Azle (Richie Brothers side) portion of the project and only receiving funding for the project that was identified on the south Azle (Lake Worth Park side) portion. It was also discussed, and recommended we increase the size of the landscape features to avoid being damaged by the mowing tractors that maintain TxDOT ROW. Staff and Kimley-Horn will modify the drawing and landscape design to accommodate this request. Staff is requesting approval of an agreement with Kimley-Horn to facilitate the south Azle Green Ribbon Program with the one (1) monument sign.

A MOTION WAS MADE BY COUNCIL MEMBER STUARD, SECONDED BY COUNCIL MEMBER WENGER TO APPROVE ITEM F.4 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

F.5 DISCUSS AND CONSIDER APPROVAL OF INDIVIDUAL PROJECT ORDER NO. 2019-02 WITH KIMLEY-HORN & ASSOCIATES TO PROVIDE PROFESSIONAL SERVICE ASSOCIATED WITH DEVELOPING A STORM WATER UTILITY FEE PROGRAM AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

APPROVED

City Manager Stacey Almond presented the item. At the mid-year budget workshop held on April 12, 2019 staff presented the Council with two (2) options for Storm Water Management:

- **Option 1** - Development of a Storm Water Master Plan that would identify all major drainage areas in the city along with necessary improvements to protect them - Cost $200,000 (estimated); and

- **Option 2** - Development of a Storm Water Utility Fee Program that would provide more effective storm water management throughout the city and assist with the funding of the Storm Water Master Plan and various identified projects ($63,500).

After discussion, the Council opted for Option 2 and directed staff to add the development of the Storm Water Utility Fee Program to the FY 2019-2020 budget to start the management process and assess fees to fund the Master Plan and future storm water improvements. The goal of the utility fee is to identify a fee based on each individual property's impact to the storm collection system. This fee is based upon impervious surface, or hard surface, such as rooftops and parking lots, on each parcel.

The project order for the Storm Water Utility Plan will complete the following tasks:

Task 1 - Data Gathering
Task 2 - Development of Impervious Data Set
Task 3 - Account Review
Task 4 - Determine Fee Structures
Task 5 - Evaluate Billing Mechanism
Task 6 - Recommendations for Ordinance
Task 7 - Project Documentation
Task 8 - Public Involvement and Outreach

Council is being asked to approve funding ($63,500) to establish the utility fee that will be added to the water bills after the ordinance has been approved. Then fund the $200,000 through that utility fee collection.

A MOTION WAS MADE BY COUNCIL MEMBER STUARD, SECONDED BY MAYOR PRO TEM SMITH TO APPROVE ITEM F.5 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

F.6 DISCUSS AND CONSIDER A SERVICE CONTRACT FOR GENERAL JANITORIAL SERVICES WITH OPEN WORKS, LOWEST RESPONSIBLE BIDDER, IN AN AMOUNT NOT TO EXCEED $66,690, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

APPROVED

Purchasing Coordinator / Risk Manager Kelly McDonald presented the item. The city solicited proposals for general janitorial services, with an option to provide window and carpet cleaning services on a quarterly basis, for the Municipal Complex and Multi-Purpose Facility. The initial term of the contract is for 22-months with an option to renew for two (2) additional 12-month terms. The procurement office received the following bids from solicitation number 2019-04. After review, the procurement officer recommends the

City Council award this service contract in its entirety to the lowest responsive and responsible bidder, Open Works.

A MOTION WAS MADE BY MAYOR PRO TEM SMITH, SECONDED BY COUNCIL MEMBER WENGER TO APPROVE F.6 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

F.7 DISCUSS AND CONSIDER APPROVAL OF A CONTRACT WITH THE HEALTHY DISPATCHER TO PROVIDE CONSULTING AND ASSESSMENT SERVICES FOR THE POLICE DEPARTMENT COMMUNICATIONS CENTER AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.

APPROVED

Interim Police Chief J.T. Manoushagian presented the item. Council is being asked to approve a contract for consulting and assessment of Police dispatch service with Healthy Dispatcher. This consultation and assessment will provide a powerful insight into LWPD's 911 communications center and provide a detailed, actionable roadmap for the Interim Chief and his staff to follow as they strive for excellence in service and protection. A successful 911 communications center does not merely process calls in a timely manner. True success is building a 911 communications center committed to high-quality customer service and where people want to work. There are centers who have maintained a turnover rate of less than 10% for more than 5 years. There are centers whose trainee success rate is consistently above 90%. In order to facilitate and support the increase in department-wide productivity expectations, it is imperative to examine the innerworkings of LWPD's communication center from both a micro and a macro level. This consultation and examination will, at a minimum, examine and offer recommendations on the following:

- Evaluation of employee recruitment, retention, and development practices.
- Analysis of communications budget in comparison to actual expense.
- Analysis of employee performance evaluations.
- Comprehensive evaluation of 9-1-1 calls and the timeliness in which the calls are answered
- and dispatched.
- Review of substantiated citizen complaints
- Analysis of call dispatch times
- Analysis of dispatch training
- Review of NCIC/ TCIC message volume and message handling

A MOTION WAS MADE BY COUNCIL MEMBER WENGER, SECONDED BY COUNCIL MEMBER STUARD TO APPROVE ITEM F.7 AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

F.8 DISCUSS AND RECEIVE AN UPDATE ON THE TEXAS DEPARTMENT OF PUBLIC SAFETY CRIMINAL JUSTICE INFORMATION SYSTEM (CJIS) AUDIT OF THE POLICE DEPARTMENT'S COMMUNICATIONS DIVISION.

UPDATE

Interim Police Chief J.T. Manoushagian presented the item. On September 25th, the Texas Department of Public Safety conducted a Criminal Justice Information System (CJIS) audit of the police department's communications division. The audit was comprehensive in nature and examined all areas governed by the FBI's CJIS policy. After a thorough audit, LWPD was found to be in complete compliance.

NO ACTION REQUIRED BY CITY COUNCIL.

F.9 DISCUSS AND CONSIDER THE FINDINGS AND RECOMMENDATIONS OF THE PROPERTY/EVIDENCE PRE-AUDIT INSPECTION REPORT CONDUCTED BY EVIDENCE MANAGEMENT INSTITUTE (EMI) AND AUTHORIZE THE CITY MANAGER TO MOVE FORWARD WITH A FULL COMPREHENSIVE AUDIT TO BE CONDUCTED BY EMI.

APPROVED

Interim Police Chief J.T. Manoushagian presented the item. The primary purpose of a pre-audit inspection is to build familiarity with agency facilities, evidence management processes and workflow in preparation for the full audit process, and to collect data to evaluate systems and processes utilized by the department. The secondary purpose of a pre-audit inspection is to review, evaluate and make recommendations for issues observed during the pre-audit inspection process. The rating criteria for each assessment area is as follows: Strong, Average, Susceptible, and Broken.

Pre-audit inspection results:

- Workflow and Workload: Average
- Facilities: Susceptible
- Storage and Organization: Susceptible
- Evidence Packaging: Susceptible
- Automation and Digital Evidence: Broken
- Accountability Processes: Broken

Overall, our process for property/evidence management was given a rating of susceptible. This pre-audit review was a preliminary look into our property and evidence practices and highlighted many areas for improvement.

A MOTION WAS MADE BY MAYOR PRO TEM SMITH, SECONDED BY COUNCIL MEMBER PARSLEY TO APPROVE ITEM F.9, ACCEPTING THE FINDINGS AND RECOMMENDATIONS OF THE PROPERTY/EVIDENCE PRE-AUDIT INSPECTION REPORT CONDUCTED BY EVIDENCE MANAGEMENT INSTITUTE (EMI) AND AUTHORIZE THE CITY MANAGER TO MOVE FORWARD WITH A FULL COMPREHENSIVE AUDIT TO BE CONDUCTED BY EMI.

MOTION TO APPROVE CARRIED 7-0.

F.10 DISCUSS AND CONSIDER APPROVAL OF ORDINANCE NO. 1167 AMENDING THE FY 2018/2019 CHILD SAFETY, COURT TECHNOLOGY, COURT SECURITY AND WATER/SEWER FUND OPERATING BUDGETS.

APPROVED

Assistant City Manager / Finance Director Debbie Whitley presented the item. The most significant amendments to the Child Safety, Court Technology and Court Security Funds are decreases in budgeted revenue, all related to a reduction in the issuance of traffic citations. The Water/Sewer Fund budget amendment decreases budgeted water and sewer revenues with equal decreases in water purchases and sewer charges from the City of Fort Worth.

A MOTION WAS MADE BY COUNCIL MEMBER STUARD, SECONDED BY COUNCIL MEMBER WENGER TO APPROVE ITEM F.10, ORDINANCE NO. 1167 AMENDING THE FY 2018/2019 CHILD SAFETY, COURT TECHNOLOGY, COURT SECURITY AND WATER/SEWER OPERATING BUDGETS AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

F.11 DISCUSS AND RECEIVE AND UPDATE ON LAKE WORTH'S MUNICIPAL SEPARATE STORM WATER SEWER SYSTEM (MS4).

UPDATE

City Engineer Misty Christian presented the item. City Engineer, Misty Christian will provide a overview and presentation of the city's Municipal Separate Storm water Sewer System (MS4).

Overview

In 2003, the Environmental Protection Agency (EPA) mandated all small urbanized areas (based upon the population density of latest census) to implement a storm water management program to manage their storm water and more importantly, to prevent pollutants from entering the storm water system. These smaller areas, less than 50,00 population, are referred to as Phase II cities, while Phase I cities (such as Fort Worth and Dallas) have more stringent requirements. This program is referred to as the Municipal Separate Stormwater Systems (MS4) program. Texas challenged the EPA requirements in Court, and Texas finally was forced to implement the EPA requirements in 2008 through the Texas Commission on Environmental Quality (TCEQ).

The City of Lake Worth started their MS4 Program in 2008. Every year, the City must implement the program and provide an annual report to TCEQ. TCEQ does provide onsite audits to review the City's program and to ensure that proper documentation is occurring. Every five (5) years, the permit must be renewed. There has been a permit renewal in 2013 and in 2018-2019. The City is currently in compliance.

What Does the Program Consists Of?

TCEQ issues a permit to the City every five (5) years, referred to the NPDES permit or General permit, to manage stormwater within the City. The permit has specific requirements which includes implementing a program that has best management practices or minimum control measures (MCMs). The City's current MS4 program includes various activities to satisfy each of the following required six (6) MCMs mentioned in the permit.

- Public education and outreach on storm water impacts
- Public involvement and participation
- Illicit discharge detection and elimination
- Construction site storm water runoff control
- Post construction storm water management in new development and redevelopment
- Pollution prevention/good housekeeping for municipal operations

Funding

This is an unfunded mandate from EPA and administered by TCEQ. The City has been funding this program through the general fund. Several cities in the Metroplex fund this program through a Storm Water Utility Fee Program which collects a fee from existing residents to help fund this program. The Storm Water Utility Fee Program can also help fund storm water capital projects or other storm water projects.

Goal of Program

Reduce pollutants and sediment from entering storm drainage system which conveys pollutants and sediments downstream which impacts aquatic life and habitat. (Picture below of Gulf of Mexico and pollutants from upstream entering).

NO ACTION REQUIRED BY CITY COUNCIL.

G. MAYOR AND COUNCIL ITEM(S)

G.1 UPDATE ON TARRANT COUNTY MAYOR'S COUNCIL BY MAYOR BOWEN

Mayor Bowen stated he had nothing to report regarding the Tarrant County Mayor's Council but wanted to remind everyone that the annual banquet dinner was coming up in December.

Council member Parsley wanted to thank Public Works for the work they did on the valley gutter on Shawnee.

H. EXECUTIVE SESSION

No items for this category.

I EXECUTIVE SESSION ITEMS – CITY COUNCIL MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.

No item for this category.

H. ADJOURNMENT

Mayor Walter Bowen adjourned the meeting at 7:32 p.m.

APPROVED

By:_____
Walter Bowen, Mayor

ATTEST:

_____
Monica Solko, City Secretary

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. B.2

FROM: Danielle Hackbusch, Human Resources Manager

ITEM: Approve Resolution No. 2019-22, updating the job description for Professional Standards Officer and changing the title to Training Coordinator.

SUMMARY:

With a young department, the importance of a training coordinator cannot be overstated. To progress and achieve the level of excellence we expect, it is imperative that a well-organized training program be in place. Such a program requires a full-time, dedicated employee to oversee and administer in addition to ensuring compliance with the TPCA best practices program.

This position is a conversion of the preexisting "Professional Standards Officer" position. Previous duties held by this position will be divided among other employees of the department. Additional responsibilities of this position will include asset control, TPCA best practice coordination, and new employee on-boarding.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Resolution No. 2019-22
Police Training Coordinator

RECOMMENDED MOTION OR ACTION:

Move to approve Resolution No. 2019-22, updating the job description for Professional Standards Officer and changing the title to Training Coordinator.

RESOLUTION NO. 2019-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE WORTH, TEXAS, REVISING THE PROFESSIONAL STANDARDS OFFICER JOB DESCRIPTION AND CHANGING THE TITLE TO TRAINING COORDINATOR.

WHEREAS, the Human Resources Manager has prepared and submitted the job description for Professional Standards Officer; and

WHEREAS, the purpose of the job description revision is to accurately reflect the title, duties, and responsibilities of the position listed; and

WHEREAS, this job description applies to the respective position unless specified otherwise by state law, city charter, departmental policy approved by the City Council or other official Council action.

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

The Professional Standards Officer job title is changed to Training Coordinator and is hereby amended as attached and shall be effective the 12th day of November 2019.

PASSED AND APPROVED this 12th day of November 2019

APPROVED:

_____
Walter Bowen, Mayor

ATTEST:

_____
Monica Solko, TRMC
City Secretary

City of Lake Worth

Job Description

Job Title: Training Coordinator
Department: Police **FLSA Status:** Non-Exempt

Job description statements are intended to describe the general nature and level of work being performed by employees assigned to this job title. They are not intended to be construed as an exhaustive list of all responsibilities, duties and skills required.

GENERAL SUMMARY

This position provides support to the entire department by performing a variety of complex, technical and administrative duties in support of the Police Department training function. The primary duties of this position are; conducting periodic inspection and auditing of facilities, equipment, personnel, and various types of reports and recorded media; coordinate and schedule the hiring process for all new personnel; and complete background investigations on all new personnel.

SUPERVISION RECEIVED AND EXERCISED

This position reports directly to the Commander – Support Services.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Duties include but are not limited to the following:

- Monitor and maintain all training records for each department employee
- Maintain TCOLE (Texas Commission of Law Enforcement) mandates to ensure compliance
- Ensure all employees are informed of potential non-compliance situations
- Coordinate department employee attendance at training courses including but not limited to registration, travel logistics, expense reimbursement, and certifications
- Participate in recruitment, selection and background activities, such as: proctoring examinations, performing background checks, and maintaining required records and files
- Identify training needs and arrange training, including venue, schedule and presenter
- Develop, organize, coordinate, and implement in-house training programs, including interactive media, for all department employees
- Assist department subject matter experts in the development of course outlines and presentation materials
- Identify, research and recommend appropriate training equipment and technology
- Instruct department trainers in adult learning theories and presentation techniques
- Advise command staff on training trends and potential training liabilities
- Establish and maintain liaison with other agencies and private employers to develop training sources
- Coordinate and provide training to employees as needed and or directed by the Chief of Police
- Evaluate officer reports of use of force and pursuits
- Randomly inspect reports and various media insuring policy compliance

- Assist officers when needed, making sure all safety procedures and department policy are followed
- Practically apply Texas state law, federal law, city ordinances, and departmental policy as it pertains to municipal policing
- Perform the essential duties and responsibilities of a Patrol Officer as needed
- Other duties as assigned

MINIMUM JOB REQUIREMENTS

LICENSES AND CERTIFICATES

Valid Class C Texas driver license; Advanced TCOLE certification; Instructors certificate/license

EDUCATION AND EXPERIENCE

- Two (2) years full-time experience as a paid Police Officer
- Two (2) years' experience as a Field Training Officer (preferred)
- Or combination of equivalent education and experience

PHYSICAL ABILITIES

- Must possess the visual acuity to operate a computer terminal and city vehicle
- Walk, stand, sit, or run for prolonged periods of time
- Regularly push, pull, lift, and/or carry up 10 pounds
- Frequently lift and/or move objects up to 50 pounds
- Occasionally lift and/or move objects up to 100 pounds or more
- Occasionally stoop, bend, kneel, crouch, reach, and twist
- Operate office equipment including use of a computer keyboard
- Speak and hear to exchange information in English
- Operate a vehicle to travel to various locations
- Operate and use specialized law enforcement tools and equipment including guns and handcuffs
- Restrain or subdue individuals

The City of Lake Worth is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act (ADA), the City of Lake Worth will provide reasonable accommodations to qualified individuals with disabilities. All applicants must also take a drug test prior to employment with the city.

By my signature, I hereby certify that I have reviewed the description of my position and agree to perform the duties described therein. I understand that City of Lake Worth may make modifications, additions, or deletions to this job description at any time, and will notify me of any changes by sending me a revised copy for my review and signature.

_____ _____

Employee's Signature Date

_____ _____

Supervisor's Signature Date

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. B.3

FROM: Stacey Almond, City Manager

ITEM: Approve the appointment of Mike Shelley, Voting Member and Stacey Almond, Alternate Member to the Wholesale Water and Wastewater Customer Advisory Committee through September 30, 2020.

SUMMARY:

Every year each Wholesale customer appoints a voting member and an alternate member to the Wholesale Water and Wastewater Customer Advisory Committee (WCAC).

ARTICLE 15. Wholesale Customer Advisory Committee
Customer's governing body shall annually appoint a representative to be a voting member of the Wholesale Customer Advisory Committee, whose purpose shall be to consult with and advise Fort Worth, through the Director, on matters pertaining to conservation, wholesale planning, improvements, grants, wholesale rate studies, administration, budgets, and additional wholesale customers, whether same be wholesale customers of Customer or Fort Worth. The Wholesale Customer Advisory Committee may establish bylaws governing the election of officers, meeting dates and other matters pertinent to its functioning.

Staff recommends the appointment of Mike Shelley, Voting Member and Stacey Almond, Alternate Member to the Wholesale Water and Wastewater Customer Advisory Committee through September 30, 2020. Appointments are due to Fort Worth by December 2, 2019.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Official Appointment Form

RECOMMENDED MOTION OR ACTION:

Move to approve the appointment of Mike Shelley, Voting Member and Stacey Almond, Alternate Member to the Wholesale Water and Wastewater Customer Advisory Committee through September 30, 2020.

APPOINTMENT FORM
Wholesale Water and Wastewater Customer Advisory Committee

DATE: _____

WHOLESALE CUSTOMER: _____

Check all that apply: ☐ Water ☐ Wastewater

The following individuals have been officially appointed by the **CUSTOMER's GOVERNING BODY**, under the terms of the Wholesale Contract for Services, Section 15, as the **VOTING MEMBER** and **ALTERNATE** for the Water and/or Wastewater System Advisory Committee. The term is for the Fiscal Year beginning October 1, 2019 through September 30, 2020.

Voting Member:	**Alternate Member**
_____	_____
Name	Name
_____	_____
Title	Title
_____	_____
Office Phone	Office Phone
_____	_____
Cell Phone	Cell Phone
_____	_____
Email Address	Email Address
Mailing Address:	Mailing Address:
_____	_____
_____	_____
_____	_____

_____
Signature of Mayor/Board President

Official Seal

Please complete and return as soon as possible, but no later than December 2, 2019 to:

WaterWholesale@fortworthtexas.gov

or

City of Fort Worth
Water Department
Billing Section/Wholesale
P. O. Box 870
Fort Worth, Texas 76101

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. B.4

FROM: Debbie Whitley, Asst. City Manager/Director of Finance

ITEM: Approve finance reports for the month of October 2019.

SUMMARY:

Finance reports are prepared and presented to Council for approval each month. The purpose of the reports is to keep the Council informed on the status of the City's revenues and expenses as related to the current year budget projections for major funds and on the cash and investment balances for all funds.

FISCAL IMPACT:

N/A

ATTACHMENTS:

October 2019 Finance Reports

RECOMMENDED MOTION OR ACTION:

Approve finance reports for the month of October 2019.

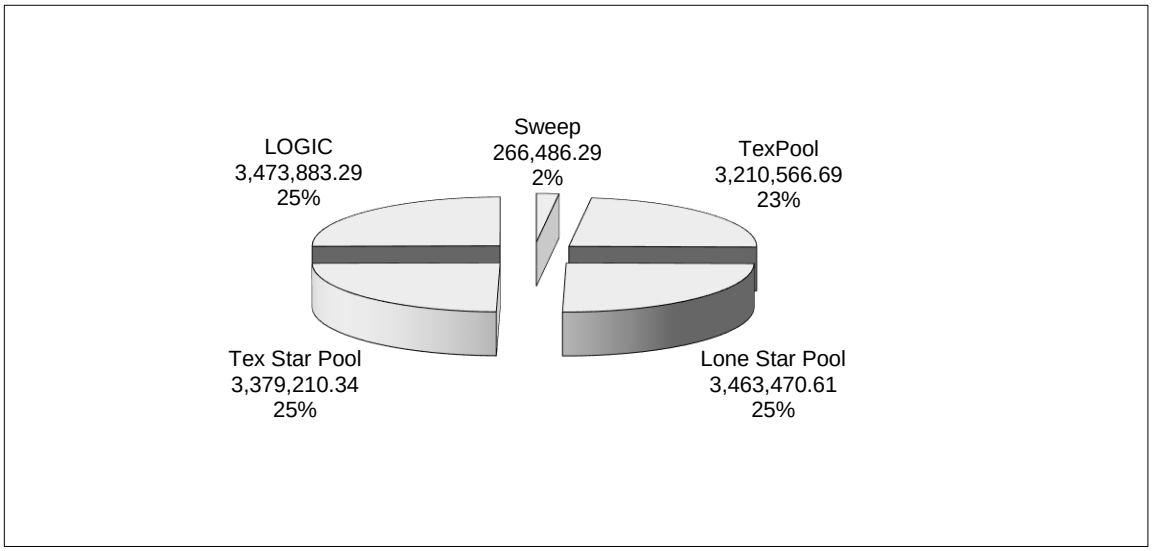
CITY OF LAKE WORTH
CASH POSITION
As of October 31, 2019

	Checking Account	TexPool	Lone Star Pool	TexStar	LOGIC	Total
General Fund	68,822.19	1,920,665.12	1,903,818.10	2,203,370.09	1,909,057.52	8,005,733.02
Park Fund	11,668.41	179,341.97			188,305.80	379,316.18
Child Safety Fund	8,420.16					8,420.16
Court Technology	6,975.58					6,975.58
Court Security Fund	22,120.76				53,098.61	75,219.37
Confiscated Property Fund	1,651.87					1,651.87
Street Maintenance		394,373.03	395,425.75	414,304.80	395,562.81	1,599,666.39
Crime Control	30,234.29	143,042.36	140,964.98	167,497.98		481,739.61
PEG Fund					85,541.19	85,541.19
Water/Sewer Fund	76,693.69	513,577.65	526,818.32		504,864.93	1,621,954.59
Debt Service	9,923.90	59,566.56	59,485.13			128,975.59
Vehicle Replacement Fund			106,802.77	251,184.67		357,987.44
2008 CO Series				4,196.28		4,196.28
Hotel/Motel Tax Fund	29,975.44		330,155.56	338,656.52	337,452.43	1,036,239.95
Total All Cash & Invstments	266,486.29	3,210,566.69	3,463,470.61	3,379,210.34	3,473,883.29	13,793,617.22

CITY OF LAKE WORTH
INVESTMENT ACTIVITY
As of October 31, 2019

The Public Funds Investment Act requires the Finance Officer to submit not less than quarterly a list of investments, their net asset value (NAV) and their weighted average maturity (WAM). Listed below are the City's investments, their respective NAV and WAM or collateral status.

Total Funds Held In Checking Accounts Subject To Overnight Sweep	$266,486.29
(Funds covered by FDIC and Pledged Collateral by Bank of Texas)	
Total Funds Held In TexPool	$3,210,566.69
(NAV $1.00 per share, 3,210,567 shares; WAM 1 day)	
Total Funds Held In Lone Star Pool	$3,463,470.61
(NAV $1.00 per share, 3,463,471 shares; WAM 1 day)	
Total Funds Held In TexStar Pool	$3,379,210.34
(NAV $1.00 per share, 3,379,210 shares; WAM 1 day)	
Total Funds Held In LOGIC	$3,473,883.29
(NAV $1.00 per share, 3,473,883 shares; WAM 1 day)	
Total All Funds	$13,793,617.22



Prepared By: Debbie Whitley

Date: November 5, 2019

CITY OF LAKE WORTH
EXPENDITURE REPORT
October 2019

CATEGORY	BUDGETED	CURRENT MONTH	YEAR TO DATE	UNEXPENDED BALANCE	% EXPENDED
GENERAL FUND					
Mayor/Council	16,777.00	5,284.40	5,284.40	11,492.60	31%
Administration	570,822.00	46,153.13	46,153.13	524,668.87	8%
Admin-Finance	487,986.00	42,028.90	42,028.90	445,957.10	9%
Admin-HR/Risk Mgmt	162,959.00	20,150.36	20,150.36	142,808.64	12%
Admin-Multi-Purpose Center	26,375.00	246.66	246.66	26,128.34	1%
Admin-Multi-LW Area Museum	5,675.00	408.41	408.41	5,266.59	7%
Police	2,707,270.00	198,565.02	198,565.02	2,508,704.98	7%
Fire	2,709,846.00	228,193.73	228,193.73	2,481,652.27	8%
Street	1,289,789.00	54,111.58	54,111.58	1,235,677.42	4%
Library	338,991.00	27,612.37	27,612.37	311,378.63	8%
Parks	936,846.00	34,930.55	34,930.55	901,915.45	4%
Maintenance Dept	76,654.00	6,220.49	6,220.49	70,433.51	8%
Senior Citizens	129,268.00	5,836.05	5,836.05	123,431.95	5%
Municipal Court	253,417.00	19,357.39	19,357.39	234,059.61	8%
Animal Control	132,248.00	12,750.82	12,750.82	119,497.18	10%
Emergency Management	39,900.00	8,151.96	8,151.96	31,748.04	20%
Permits & Inspections	313,108.00	29,616.80	29,616.80	283,491.20	9%
P & I - Planning & Zoning	104,439.00	12,211.66	12,211.66	92,227.34	12%
P & I - Code Compliance	27,650.00			27,650.00	0%
Information Technology	552,888.00	51,281.89	51,281.89	501,606.11	9%
Economic Dev Activities	517,489.00	13,792.51	13,792.51	503,696.49	3%
Total General Fund	11,400,397.00	816,904.68	816,904.68	10,583,492.32	7%

WATER/SEWER FUND					
Administration	298,746.00	8,834.71	8,834.71	289,911.29	3%
Water Supply	888,421.00	17,818.34	17,818.34	870,602.66	2%
Water Distribution	398,195.00	59,301.52	59,301.52	338,893.48	15%
Sewer Department	1,247,894.00	13,228.62	13,228.62	1,234,665.38	1%
Total Water/Sewer	2,833,256.00	99,183.19	99,183.19	2,734,072.81	4%

CITY OF LAKE WORTH
REVENUE REPORT
October 2019

(Numbers in UNRECEIVED BALANCE WITH (-) INDICATES REVENUE RECEIVED OVER BUDGETED AMOUNT

CATEGORY	BUDGETED	CURRENT MONTH	YEAR TO DATE	UNRECEIVED BALANCE	% RECEIVED
GENERAL FUND					
Property Taxes	1,002,444.00	20,553.87	20,553.87	981,890.13	2%
Franchise Fees	450,000.00	151.11	151.11	449,848.89	0%
Sales and Beverage Taxes	7,580,000.00			7,580,000.00	0%
Fines and Warrants	430,035.00	28,328.68	28,328.68	401,706.32	7%
License & Permits	123,875.00	12,397.24	12,397.24	111,477.76	10%
Sanitation	198,335.00	16,975.98	16,975.98	181,359.02	9%
Animal Control	9,300.00	1,195.00	1,155.00	8,145.00	12%
Investment Income & Misc	1,052,874.00	78,642.89	78,642.89	974,231.11	7%
Due From Other Funds	300,316.00			300,316.00	0%
Use of Prior Year Reserves	253,218.00			253,218.00	0%
Transfer In-Other Funds					0%
Total General Fund	11,400,397.00	158,244.77	158,204.77	11,242,192.23	1%
WATER/SEWER FUND					
Water Sales	1,424,845.00	122,847.09	122,847.09	1,301,997.91	9%
Water Tap Fees	1,500.00			1,500.00	0%
Water Service Charge	60,000.00	6,616.52	6,616.52	53,383.48	11%
Sewer Charges	1,260,000.00	93,232.88	93,232.88	1,166,767.12	7%
Sewer Tap Fees	4,000.00			4,000.00	0%
New Service Set Up Fee		400.00	400.00	-400.00	#DIV/0!
Interest Income & Miscellaneous	90,960.00	29,361.56	29,361.56	61,598.44	32%
Transfers In	189,153.00			189,153.00	0%
Use of Prior Year Reserves				0.00	#DIV/0!
Total Water/Sewer Fund	3,030,458.00	252,458.05	252,458.05	2,777,999.95	8%
DEBT SERVICE FUND					
Property Tax Revenue	1,197,356.00	327,919.36	430,557.59	766,798.41	36%
Investment Income & Misc	7,500.00	375.19	593.64	6,906.36	8%
Transfers In	423,943.00	0.00	0.00	423,943.00	0%
Use of Prior Year Reserves	51,000.00			51,000.00	0%
Total Debt Service	1,679,799.00	328,294.55	431,151.23	1,248,647.77	26%

CITY OF LAKE WORTH
GF SALES TAX ANALYSIS
FOR SEPTEMBER 2019 REVENUE

Net Payment		**Current % Incr or Decrease**
October 2019	536,869.74	
October 2018	523,370.53	**2.579%**
October 2017	529,575.79	**1.377%**
YTD Net Payment		
Current YTD Total	7,451,089.60	
YTD, Last Year	7,404,757.80	**0.626%**
YTD, 2 Years Ago	7,442,502.72	**0.115%**

Current Period Collections		
October 2019	528,943.84	
October 2018	512,948.05	**3.118%**
October 2017	532,374.52	**-0.644%**
YTD Current Period Collections		
Current YTD Total	7,382,305.78	
YTD, Last Year	7,555,109.21	**-2.287%**
YTD, 2 Years Ago	7,536,261.67	**-2.043%**

CITY OF LAKE WORTH
PARK FUND
As of October 31, 2019

REVENUE SOURCE:		
	UTILITY DONATIONS	798.00
	DONATIONS - KIDS & TREES	0.00
	DONATIONS - NAVAJO PARK	0.00
	DONATIONS - RAYL PARK	0.00
	DONATIONS - LAKE WORTH PARK	0.00
	INVESTMENT INCOME	0.00
	CONTRIBUTIONS FROM OTHER FUNDS	0.00
	MISCELLANEOUS	0.00
Total Revenue		798.00
EXPENDITURE CATEGORY:		
	MISCELLANEOUS	-5.00
	PARK MAINTENANCE	0.00
	CHARBONNEAU PARK	0.00
	LAKE WORTH PARK	52.86
	NAVAJO PARK	0.00
	GRAND LAKE PARK	0.00
	REYNOLDS PARK	0.00
	RAYL PARK	0.00
	TELEPHONE ROAD PARK	0.00
	DAKOTA PARK	0.00
	EQUIPMENT PURCHASE/IMPROVEMENTS	0.00
Total Expenditure		47.86
REVENUE OVER EXPENDITURES		750.14

CASH POSITION	
CHECKING	11,668.41
INVESTMENTS	367,647.77
TOTAL CASH	379,316.18

CITY OF LAKE WORTH
STREET MAINTENANCE
October 2019

Revenue

(Numbers in UNRECEIVED BALANCE WITH (-) INDICATES REVENUE RECEIVED OVER BUDGETED AMOUNT

CATEGORY	BUDGETED	CURRENT MONTH	YEAR TO DATE	UNRECEIVED BALANCE	% RECEIVED
Interest & Misc Income	27,000.00			27,000.00	0%
Transfers In	200,607.00			200,607.00	0%
Use of Prior Yr Rsrvs	608,568.00			608,568.00	
Total Revenue	836,175.00	0.00	0.00	836,175.00	0%

Expenditures

CATEGORY	BUDGETED	CURRENT MONTH	YEAR TO DATE	UNEXPENDED BALANCE	% EXPENDED
Miscellaneous				0.00	0%
Barricades & Markers	25,000.00			25,000.00	0%
Street Projects	545,055.00	2,039.00	2,039.00	543,016.00	0%
Concrete Replacement	266,120.00			266,120.00	0%
Total Expenditures	836,175.00	2,039.00	2,039.00	834,136.00	0%

CITY OF LAKE WORTH
CCPD
October 2019

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Revenue

(Numbers in UNRECEIVED BALANCE WITH (-) INDICATES REVENUE RECEIVED OVER BUDGETED AMOUNT

CATEGORY	BUDGETED	CURRENT MONTH	YEAR TO DATE	UNRECEIVED BALANCE	% RECEIVED
Sales Tax	1,070,000.00			1,070,000.00	0%
SRO Reimbursement	89,124.00	7,427.00	7,427.00	81,697.00	8%
Interest & Misc Income	14,750.00			14,750.00	0%
Use of Prior Yr Rsrvs				0.00	
Total Revenue	1,173,874.00	7,427.00	7,427.00	1,166,447.00	1%

Expenditures

CATEGORY	BUDGETED	CURRENT MONTH	YEAR TO DATE	UNEXPENDED BALANCE	% EXPENDED
Salaries	929,621.00	83,179.34	83,179.34	846,441.66	9%
Supplies	25,450.00	8,781.02	8,781.02	16,668.98	35%
Maintenance	28,225.00	691.24	691.24	27,533.76	2%
Services	98,136.00	24,471.93	24,471.93	73,664.07	25%
Equipment	7,000.00	2,281.39	2,281.39	4,718.61	33%
Transfers Out	85,080.00			85,080.00	0%
Total Expenditures	1,173,512.00	119,404.92	119,404.92	1,054,107.08	10%

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. C.1

FROM: Suzanne Meason, Planning and Zoning Administrator

ITEM: Discuss and consider a waiver from Ordinance No. 826, Design Criteria and Construction Standards, Section XIII - Drainage and Storm Sewer, B. Hydrology, 4. Runoff Calculations.

SUMMARY:

The applicant for for Planning and Zoning Case No. PZ-2019-21 requested a waiver from the Design Criteria and Construction Standards, Section XIII - Drainage and Storm Sewer, B. Hydrology, 4. Runoff Calculations to grant the following relief:

1) Not account for the fully developed conditions for the offsite area located in the City of Fort Worth. This consideration will require the City of Fort Worth to detain future development of the site located within their jurisdiction; and

2) Allow the developer to take into account existing conditions or the future detained conditions for this area. All onsite drainage will be required to follow the City of Lake Worth's criteria.

City Engineer, Misty Christian, agrees with the proposed request and has determined it would not adversely impact the development.

FISCAL IMPACT:

N/A

RECOMMENDED MOTION OR ACTION:

Move to approve a waiver from Ordinance No. 826, Design Criteria and Construction Standards, Section XIII - Drainage and Storm Sewer, B. Hydrology, 4. Runoff Calculations.

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. C.2

FROM: Suzanne Meason, Planning and Zoning Administrator

ITEM: Discuss and consider a Utilities and Stormwater Facilities Maintenance Agreement with Correll Development Group for the Lakeview Heights Addition.

SUMMARY:

Attached is the maintenance agreement for the onsite utilities and stormwater facilities for the Lakeview Heights 10.58 acre site for the Age Restricted Senior Living Community. This agreement provides for the owner of the development to keep up with the maintenance of these facilities.

The agreement provides for the following:

1. Landowner, and its successors, shall adequately construct and maintain the facility at no expense to the city;

2. The facility includes all pipes, channels or other conveyances built to convey water, wastewater, and stormwater;

3. Inspection and report of the entire facility shall be preformed annually and provided to the city;

4. The landowner grants the city permission to enter the property and preform an inspection as a follow-up to reported deficiencies and response to complaints;

5. In the event the landowner fails to maintain the facility the city has permission to access the property and take whatever steps necessary to correct deficiencies and charge those costs to the landowner; and

6. Reimbursement, for the above repairs will be charged to the landowner and repayment required within 30 days. Failure to do so would result in liens being placed upon the property.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Maintenance Agreement
Maintenance Agreement - Exhibit "B"

RECOMMENDED MOTION OR ACTION:

Move to approve a Utilities and Stormwater Facilities Maintenance Agreement with Correll Development Group for the Lakeview Heights Addition.

UTILITIES AND STORMWATER FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 12th day of November, 2019, by and between Correll Development Group,("**Landowner**") and the City of Lake Worth, Texas ("**City**").

WITNESSETH:

WHEREAS, the Landowner is the owner of certain real property described as an approximately 10.58 acre tract located in the John Breeding Survey, Abstract 188, Tarrant County, Texas according to the deed recorded in Volume 245, Page 202, Deed Records, Tarrant County, Texas, hereinafter called the "**Property**".

WHEREAS, the Landowner is proceeding to build on and develop the Property according to the Site Plan/Subdivision Plan known as Lakeview Heights hereinafter called the "**Plan**", which is expressly made a part hereof, as approved or to be approved by the City and the Landowner provides for management of utilities and stormwater within the confines of the Property; and

WHEREAS, the City and the Landowner, and their successors and assigns, agree that the health, safety and welfare of the residents within the Property require that on-site utilities and stormwater management facilities be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site water and sewer utilities and stormwater management facilities (collectively the "**Facility**") as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, the location and dimensions of which is shown and more particularly described by metes and bounds in the attached Exhibit A ("**Facility Property**"); and

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner, its successors and assigns, shall adequately construct and maintain the Facility at no expense to the City in accordance with the design specifications for the Facility, attached as Exhibit B, and the current standards then in force and effect in the City and with the Operations and Maintenance Plan attached to this Agreement as Exhibit C. The Facility includes all pipes, channels or other conveyances built to convey water, wastewater, and stormwater, as the case may be, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the water, wastewater, and stormwater. Adequate maintenance is herein defined as good working condition so that the Facility is performing its designed functions.

2. The Landowner, its successors and assigns, shall inspect the Facility and submit an inspection report to the City annually. The purpose of the inspection is to assure safe and proper functioning of the Facility. The inspection shall cover the entire Facility, berms, outlet structure, pond areas, access roads, etc. Components of the Facility, which need maintenance or replacement to perform their design function, shall be noted in the inspection report along with the corrective actions to be taken.

3. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property for the purpose of inspecting the Facility as a follow-up on reported deficiencies and/or to respond to complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.

4. In the event the Landowner, its successors and assigns, fails to maintain the Facility in good working condition as specified herein, the City, its authorized agents and employees, may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. **It is expressly understood and agreed that the City is under no obligation to routinely inspect, maintain, or repair said Facility, and in no event shall this Agreement be construed to impose any such obligation on the City.**

5. The Landowner, its successors and assigns, will perform the work necessary to keep the Facility in good working order as appropriate. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder. In the event that Landowner or its successors or assigns fail to pay the City for the costs incurred under this section, the City shall impress a lien for the costs of such work upon other lots owned by the Landowner. Such lien shall be perfected by filing in the office of the County Clerk of Tarrant County, Texas an affidavit identifying the property to be charged with such lien, stating the amount thereof, and making reference to this Agreement.

6. This Agreement imposes no liability of any kind whatsoever on the City. **THE LANDOWNER AGREES TO HOLD THE CITY HARMLESS FROM ANY LIABILITY IN THE EVENT THE FACILITY FAILS TO OPERATE PROPERLY. LANDOWNER COVENANTS AND AGREES AND DOES HEREBY INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF LAKE WORTH, ITS OFFICIALS, AGENTS, SERVANTS AND EMPLOYEES, IN THEIR INDIVIDUAL AND OFFICIAL CAPACITIES, FROM AND AGAINST ALL COSTS, EXPENSES, LOSSES, DAMAGES, CLAIMS OR CAUSES OF ACTION WHATSOEVER ARISING, OR WHICH MIGHT ARISE, FROM THE FAILURE OF LANDOWNER OR ANY FUTURE OWNERS OF THE FACILITY PROPERTY TO PROPERLY CONSTRUCT OR MAINTAIN THE FACILITY.**

7. This Agreement shall be recorded among the land records of Tarrant County, Texas, shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any home or property owners' association.

LANDOWNER

_____

Name:

Title: _____

CITY OF LAKE WORTH, TEXAS

_____

Stacey Almond, City Manager

ATTEST

_____

City Secretary

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on _____ by Stacey Almond, City Manager of the City of Lake Worth, Texas, on behalf of the City of Lake Worth, Texas.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority on this _____ day of _____, 2019, personally appeared _____ _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is the act of _____, and that he executed the same as its _____ and as the act of such _____ and for the purposes and consideration expressed in the foregoing instrument.

_____
Notary Public, State of Texas

EXHIBIT "A"

Facility Property Description

State of Texas
County of Tarrant

Being all that certain tract or parcel of land situated in the JOHN BREEDING SURVEY, ABSTRACT 188, Tarrant County Texas, and being a portion of land conveyed to J. Hodgkins as recorded in Volume 245, Page 202, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows;

Beginning at a steel rod in the East line of said Hodgkins tract, being by deed called 353.8 feet South of the Northeast corner thereof,

Thence South 00 deg. 00 min. 55 sec West with the North boundary of the C.G. Wallis Subdivision, an Addition to the City of Lake Worth Village, as recorded in Volume 388-5, Page 103, Deed Records, Tarrant County, Texas, 1388.25 feet to a found steel rod in the East right-of-way line of Hodgkins Road;

Thence North 89 deg. 56 min. 14 sec West with the East right-of-way line of said Hodgkins Road 131.50 feet to a set steel rod, at the beginning of a curve to the right having a radius of 1037.70 feet and a Chord which bears North 03 deg. 47 min. 34 sec. West and a chord length of 197.23 feet;

Thence Northerly with said curve and East right-of-way line of said Hodgkins Road, through a central angle of 10 deg. 54 min. 23 sec. an arc distance of 197.53 to a found steel rod for corner and being the Southwest corner of Lakeview Heights, an Addition to the City of Fort Worth, as recorded in Volume 388-N, Page 69, Deed Records, Tarrant County, Texas;

Thence North 89 deg. 56 min. 14 sec. East with the South boundary of said Lakeview Heights, a distance of 1422.51 feet to the PLACE OF BEGINNING and containing 10.58 acres of 460888 square feet more or less.

EXHIBIT "B"

Design Specifications for Facility

SEE ATTACHED CIVIL CONSTRUCTION PLANS FOR DESIGN SPECIFICATIONS FOR THE FACILITIES.

Exhibit "C"

OPERATION AND MAINTENANCE PLAN

General Maintenance Procedures

- The structural and functional integrity of the Facility shall be maintained at all times by removing and preventing drainage interference, obstructions, blockages, or other adverse effects into, through, or out of the system.

- Periodic silt removal of detention facilities shall occur when standing water conditions occur or the pond's storage volume is reduced by more than 10%. Silt shall be removed and the pond/basin returned to original lines and grades shown on the approved engineering plans. In addition, corrective measures are required any time a basin does not drain completely within 72 hours of cessation of inflow. NO STANDING WATER IS ALLOWED in basins designed for dry detention purposes.

- Accumulated litter, sediment, and debris shall be removed from detention facilities every 6 months or as necessary to maintain proper operation of the basin. Disposal shall be in accordance with federal, state and local regulations.

- Detention facilities shall be mowed monthly between the months of April and October or anytime vegetation exceeds 12-inches in height.

- To prevent debris from entering and clogging the downstream storm sewer system a wire mesh screen or similar screening device shall be installed over the outlet of detention facilities until final acceptance.

Preventative Maintenance/Inspection Requirements

- Visual inspections of all components of the Facility will be conducted every 6 months.

- A log shall be kept of maintenance actions, and inspections. The log should document the condition of the working order of the Facility, as well as the detention system's primary components, mowing, and silt, litter and debris removal dates. Document aeration of the detention basin bottoms and replanting to prevent the sealing of the basin bottom.

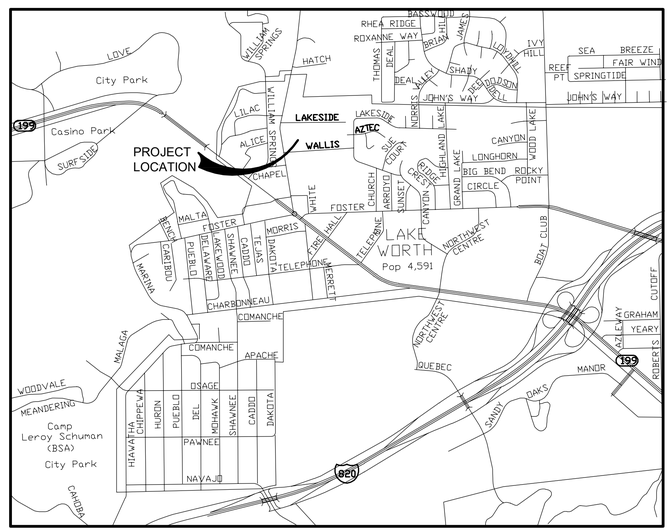
- **Written maintenance and repair records shall be maintained by the party or parties signing the attached Agreement and shall be provided to the City upon request.**

CONSTRUCTION PLANS

TO SERVE

LAKEVIEW HEIGHTS
RESTRICTIVE AGE LIVING CENTER

6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS 76135



SHEET INDEX

SHEET NO.	DESCRIPTION
C0.00	COVER SHEET
	PRELIMINARY PLAT
C0.01	GENERAL NOTES
C0.02	SITE PLAN
C1.00	PAVING / DIMENSIONAL CONTROL PLAN
C1.01	PAVING / DIMENSIONAL CONTROL PLAN
C1.02	PAVING / DIMENSIONAL CONTROL PLAN
C1.03	PAVING / DIMENSIONAL CONTROL PLAN
C2.00	GRADING PLAN
C2.01	GRADING PLAN
C2.02	GRADING PLAN
C2.03	GRADING PLAN
C3.00	EXISTING DRAINAGE AREA MAP
C3.01	DRAINAGE AREA MAP
C3.02	SWALE CROSS SECTIONS
C4.00	DETENTION POND
C4.01	DETENTION CALCULATIONS
C4.02	HYDRAULIC CALCULATIONS
C4.02A	INLET CALCULATIONS
C4.03	STORM DRAIN PLAN & PROFILES
C4.04	STORM DRAIN PLAN & PROFILES
C4.05	STORM DRAIN PROFILES
C5.00	WATER MAIN LAYOUT
C5.01	WATER DOMESTIC LAYOUT
C6.00	SANITARY SEWER LAYOUT
C6.01	SANITARY SEWER PROFILE - LINE SS 1
C6.02	SANITARY SEWER PROFILE - LINE SS 2 & 3
C7.00	EROSION CONTROL PLAN
C7.01	EROSION CONTROL PLAN
C7.02	EROSION CONTROL DETAILS
C7.03	EROSION CONTROL DETAILS
C8.00	CONSTRUCTION DETAILS
C8.01	SITE SPECIFIC DETAILS
C9.00	CITY SANITARY SEWER DETAILS
C9.01	CITY SANITARY SEWER DETAILS
C9.02	CITY WATER DETAILS
C9.03	CITY WATER DETAILS
C9.04	CITY STORM DRAIN DETAILS
C9.05	CITY STORM DRAIN DETAILS

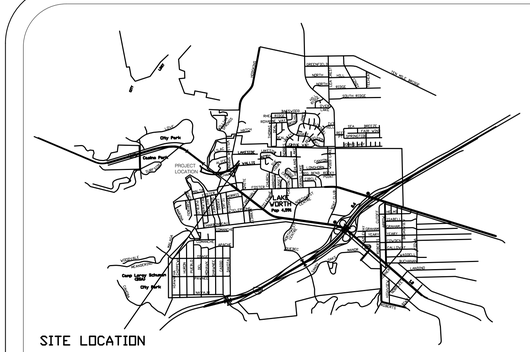
OWNED BY:
MEI INVESTMENTS
7712 ABBOTT
ARLINGTON, TEXAS 76088
PHONE: 817-819-0954

PREPARED BY:

CARRILLO ENGINEERING, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NO. F-15893
301 COMMERCE STREET, SUITE 1410
FORT WORTH, TEXAS 76102
PHONE NO.: 817-697-4996
CONTACT: ANNA C. BLACKWELL, P.E.

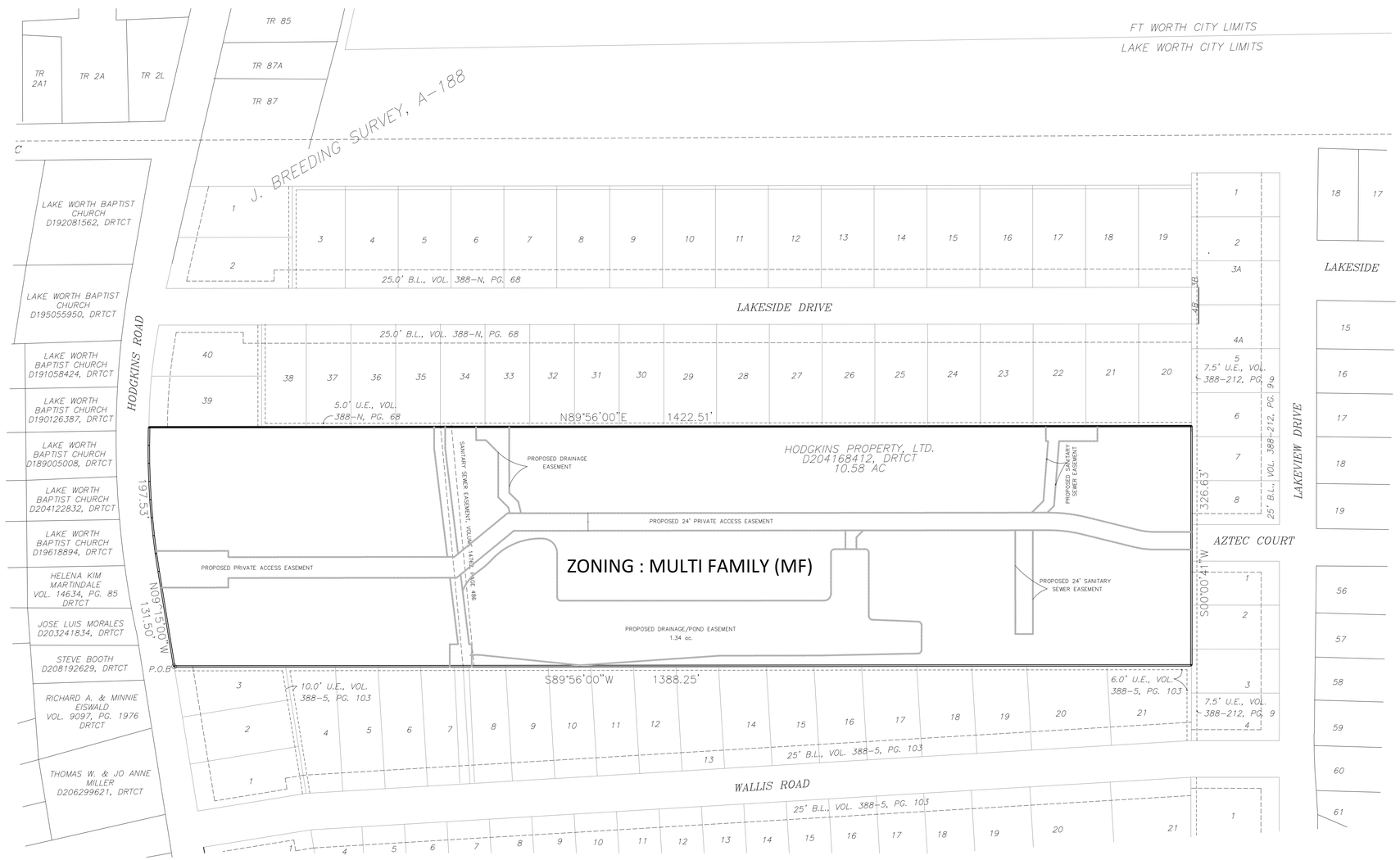
PRELIMINARY
NOT FOR CONSTRUCTION
THIS DRAWING IS SUBMITTED FOR REVIEW PURPOSES ONLY. IT IS NOT INTENDED FOR PERMITTING OR BIDDING
ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

OCTOBER 2019



VICINITY MAP

NTS



LEGEND :

ABST. NO. = SURVEY ABSTRACT NUMBER
AC. = ACRES
B.L. = BUILDING LINE
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TX
INST. NO. = INSTRUMENT NUMBER
IRF = IRON ROD FOUND
IRS = IRON ROD SET
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TX
R.O.W. = RIGHT OF WAY
SQ. FT. = SQUARE FEET
VOL. = VOLUME
U.E. = UTILITY EASEMENT

OWNER: MEI INVESTMENTS
7712 ABBOTT, ARLINGTON, TEXAS 76088
Phone (817) 819 – 0954

DEVELOPER: CORTELL DEVELOPMENT GROUP
2724 TWIN FLOWER DRIVE FORT WORTH, TEXAS 76244
Phone (832) 977-1800

ENGINEER: CARRILLO ENGINEERING
201 COMMERCE STREET, SUITE 1450, FORT WORTH, TEXAS 76134
Phone (817) 422-2290, TX Firm Reg. No. 17517

SURVEYOR: MAKI AND ASSOCIATES, INC.
P.O. BOX 14293 ARLINGTON, TEXAS 76094-1293
Phone (817) 226-2700, Firm Reg. No. 100487-00

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

PRELIMINARY PLAT
LAKEVIEW HEIGHTS

Block 2, Lot 1, Lakeview Heights Subdivision
John Breeding Survey, Abstract No. 188
4426 Hodgkins Road
LAKE WORTH, TARRANT COUNTY, TEXAS

SEPTEMBER 2019

OWNER'S CERTIFICATE

State of Texas $
County of Tarrant $

BEING all that certain tract or parcel of land situated in the JOHN BREEDING SURVEY, A-188, Tarrant County, Texas and being a portion of land conveyed to J. Hodgkins as recorded in Volume 245, Page 202, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a steel rod in the East line of said Hodgkins tract, being by deed call 353.8 feet South of the Northeast corner thereof,

Thence South 00 deg. 00 min. 55 sec West with the North boundary of the C.C. Wallis Subdivision, an Addition to the City of Lake Worth Village, as recorded in Volume 388-5, Page 103, Deed Records, Tarrant County, Texas, 1388.25 feet to a found steel rod in the East right-of-way line of Hodgkins Road;

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Thence Northerly with said curve and East right-of-way line of said Hodgkins Road, through a central angle of 10 deg. 54 min. 23 sec. an arc distance of 197.53 to a found steel rod for corner and being the Southwest corner of Lakeview Heights, an Addition to the City of Fort Worth, as recorded in Volume 388-N, Page 68, Deed Records, Tarrant County, Texas;

Thence North 89 deg. 56 min. 14 sec. East with the South boundary of said Lakeview Heights, a distance of 1422.51 feet to the PLACE OF BEGINNING and containing 10.58 acres of 460888 square feet more or less.

OWNER'S DEDICATION

NOW; THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT MEI Investments, do hereby adopt this plat, designating the herein described property as Block 2, Lot 1 LAKEVIEW HEIGHTS ESTATES, an addition to the City of Lake Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever any easements show thereon.

OWNER: MEI INVESTMENTS

_____ _____
MEI DATE

STATE OF TEXAS §
COUNTY OF TARRANT §
BEFORE ME, the undersigned, a Notary public, in and for the State of Texas, on this day personally appeared MEI INVESTMENTS, known to me be the person whose name is subscribed to the foregoing instrument and acknowledged to that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

_____
Notary Public in and for the State of Texas
My Commission expires:

SURVEYOR'S STATEMENT

NOW; THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I, RICHARD C. MAKI, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision."

_____ _____
Richard C. Maki DATE
Texas Registered Professional
Land Surveyor NO. 4587

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED."

PRIVATE MAINTENANCE
THE CITY OF LAKE WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF LAKE WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

POND MAINTENANCE
THE PROPOSED DETENTION POND WILL BE CONSTRUCTED PER PLANS AND REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE CURRENT/FUTURE PROPERTY OWNER OR IT'S ASSIGN. THE CITY OF LAKE WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID POND. PROPERTY OWNERS SHALL KEEP THE POND CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE POND MAY BE SUBJECT TO CATASTROPHIC STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF LAKE WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE POND OR DRAINAGE-WAYS. THE POND IS CONTAINED WITHIN AN EASEMENT AS SHOWN ON THE PLAT.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF LAKE WORTH.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF LAKE WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/ CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS IN THIS SUBDIVISION, ACTING JOINTLY SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF LAKE WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS, AS SET FORTH HEREIN.

Flood Statement:
No portion of this property is located in Zone 'A' or 'AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as shown on the FEMA, Flood Insurance Administration Rate Map, Community-Panel Number 48439C0155K, Dated 9/25/2009. This statement does not imply the property and/or structures thereon will be free from flooding and/or flood damage. Greater floods can and may occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. If interested parties have concerns regarding the flooding propensities of this property, a qualified Licensed Professional Engineer should be consulted.

PRELIMINARY PLAT
LAKEVIEW HEIGHTS

Block 2, Lot 1, Lakeview Heights Subdivision
John Breeding Survey, Abstract No. 188
4426 Hodgkins Road
LAKE WORTH, TARRANT COUNTY, TEXAS

SEPTEMBER 2019

GENERAL NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF LAKE WORTH'S STANDARDS AND SPECIFICATIONS. IF NO CITY STANDARD IS APPLICABLE, MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE "NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
2. ALL CONSTRUCTION BARRICADING TO BE IN ACCORDANCE WITH CURRENT "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" GUIDELINES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS AND LABOR TO CONSTRUCT THE FACILITIES AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
4. THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS, IF ANY, ARE CONCEPTUAL.
5. THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, SIGNS, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
6. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
7. THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PRIVATE AND PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
8. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
9. THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING SIGNED PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
13. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE ARCHITECT, CIVIL ENGINEER, CONTRACTOR AND OWNER DIRECTLY FROM THE TESTING AGENCY.
14. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
15. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
16. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
17. ALL HORIZONTAL DIMENSIONS GIVEN ARE TO FACE OF CURB AND TO PIPE CENTERLINES UNLESS OTHERWISE NOTED ON PLANS.
18. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION. PAYMENT FOR RELOCATION AND INSTALLATION WILL BE NEGOTIATED ONCE IDENTIFIED.
19. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE SHOWN.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
21. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER A COPY OF RECORD DRAWINGS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
22. CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
23. ALL "RECORD" DIMENSIONS SHALL CONFORM TO THE DESIGN DIMENSIONS PLUS OR MINUS 0.02 FEET, ALL "RECORD" SLOPES SHALL CONFORM TO THE DESIGNED SLOPES PLUS OR MINUS 0.005 FOOT/FOOT.
24. CONTRACTOR SHALL CONTACT CITY BUILDING OFFICIAL TO LEARN OF ANY UNUSUAL CONSTRUCTION SEQUENCING REQUIREMENTS THAT THE CITY MAY REQUIRE. THE CONTRACTOR IS CAUTIONED THAT THIS AND PERHAPS OTHER SUCH REQUIREMENTS MAY EXIST AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND COMPLY WITH THEM.
25. ALL CONSTRUCTION STAKING SHALL BE RESPONSIBILITY OF THE CONTRACTOR.

STORM SEWER NOTES

1. ALL STORM DRAINAGE PIPE SHALL BE HDPE AND SHOULD BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.
2. ROCK RIP RAP RUBBLE SHALL USE 12" (MINIMUM) ROCKS AND BE GROUTED SO THAT 6" OF THE ROCKS ARE EXPOSED.
3. NO PRECAST INLETS ARE PERMITTED FOR PUBLIC DRAINAGE SYSTEMS.
4. CONTRACTOR SHALL FIELD VERIFY THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CONSTRUCTION MANAGER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS, GRATE INLETS, AND ALL UTILITIES CROSSING THE STORM SEWER. FLOW LINES AND RIMS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE PROPOSED GRADE PRIOR TO CONSTRUCTION.
6. THE END OF ALL STORM SEWER LATERALS THAT CONNECT TO WORK BY PLUMBER SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED 5.0 FEET OUTSIDE THE BUILDING UNTIL FINAL CONNECTIONS ARE MADE BY PLUMBING CONTRACTOR.
7. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS.
9. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
10. EXISTING MANHOLE TOPS AND ALL OTHER DRAINAGE FACILITIES SHALL BE ADJUSTED AS REQUIRED TO MATCH FINAL GRADES AS SHOWN ON GRADING PLAN. NO SEPARATE PAY ITEM.

STORM SEWER DISCHARGE AUTHORIZATION

1. IF THE TOTAL DISTURBED AREA EXCEEDS ONE (1) ACRE A NOTICE OF INTENT (N.O.I.) SHALL BE SUBMITTED BY THE CONTRACTOR TO THE TCEQ NO LESS THAN 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN A CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
3. A COPY OF THE SWPPP, INCLUDING CONTRACTOR CERTIFICATIONS AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY AND FILED WITH THE CONSTRUCTION PLANS, AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR FILING A NOTICE OF TERMINATION AS REQUIRED BY TCEQ.

WATER NOTES

1. ALL WATER MAINS SHALL BE PVC AWWA-C900, DR18, CLASS 150. FIRE LINES SHALL BE AWWA C-900, DR18, CLASS 200.
2. GATE VALVES SHALL CONFORM TO ANSI/AWWA C509-87J.
3. CITY ORDINANCE PROHIBITS ANYONE (OTHER THAN CITY EMPLOYEES) FROM OPENING OR CLOSING A WATER VALVE WHICH IS PART OF THE ACTIVE PUBLIC SYSTEM.
4. ALL FITTINGS SHALL BE RESTRICTED WITH ANCHORING COUPLINGS OR RETAINING HARNESSES.
5. ALL FITTINGS SHALL BE WRAPPED WITH 8 MIL POLYVINYL PLASTIC.
6. THE MINIMUM HORIZONTAL SEPARATION BETWEEN ANY WATER MAIN AND A STORM DRAIN FACILITY SHALL BE EQUAL TO 2.5 FEET OR HALF THE DEPTH OF THE WATER LINE, WHICHEVER IS GREATER.
7. ROUTE WATER LINES AROUND STORM DRAIN INLETS WITH A MINIMUM OF 12" CLEARANCE OUT-TO-OUT. MINIMUM DEFLECTION RADII SHALL BE ADHERED TO.
8. MINIMUM DEPTH OF COVER OVER ALL WATER MAINS SMALLER THAN TEN (10") INCHES IN DIAMETER SHALL BE THREE (3') FEET. MINIMUM DEPTH OF COVER FOR WATER MAINS TEN (10") INCHES AND LARGER SHALL BE THREE AND ONE-HALF (3.5') FEET.
9. ALL PORTIONS (EXCLUDING CHAINS) OF FIRE HYDRANT ABOVE GRADE SHALL BE PAINTED WITH TNEMEC SERIES 02H HI-BUILD TNEME-GLOSS. COLOR: CHILEAN RED.
10. BLOW-OFF HYDRANTS ARE TO BE SURROUNDED WITH HIGH VISIBILITY CONSTRUCTION FENCING FOR THE DURATION OF CONSTRUCTION ACTIVITY.
11. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
12. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
13. HORIZONTAL AND VERTICAL BLOCKING FOR WATER LINES HAS BEEN OMITTED FOR CLARITY. HOWEVER, BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
14. CORPORATION STOPS SHALL BE TESTED FOR FULL FLOW WHEN THE SYSTEM IS PRESSURE TESTED.
15. ALL NEW WATER LINES SHALL BE FULLY PURGED.
16. ALL UNDERGROUND FIRE LINES SHALL BE INSPECTED PER CITY STANDARDS AND SPECIFICATIONS.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC (ASTM D-3034), UNLESS THE LINE IS DEEPER THAN 10 FEET, THEN SDR 26 PVC SHALL BE USED.
2. ALL SANITARY SEWER LINES ARE TO HAVE ONE 18 FOOT MINIMUM JOINT CENTERED BELOW WATER MAIN CROSSINGS.
3. THE MINIMUM SEPARATION BETWEEN ANY SANITARY SEWER MAIN AND A STORM DRAIN FACILITY SHALL BE EQUAL TO 2.5 FEET OR HALF THE DEPTH OF THE SANITARY SEWER, WHICHEVER IS GREATER.
4. SERVICES WHICH ARE CONNECTED TO MANHOLES SHALL BE INSTALLED A MINIMUM OF 8 INCHES ABOVE THE MAIN FLOWLINE.
5. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE CITY AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
6. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
7. TYPICAL LOCATION OF SANITARY SEWER PIPE SHALL BE A MINIMUM OF 4'-0" BELOW TOP OF CURB EXCEPT WHERE SHOWN OTHERWISE IN THESE PLANS.
8. ALL FLEXIBLE SANITARY SEWER MAINS SHALL BE TESTED WITH STANDARD 5% DEFLECTION MANDREL.
9. ALL SANITARY SEWER LINES SHALL BE CAPPED WITH AN APPROPRIATE CAP AT THE END OF EACH WORKDAY.
10. WHEN EXISTING GRADES ARE LOWER THAN PROPOSED MAINS, THE FILL AREA OVER THE PIPE SHALL BE FILLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY TO THE PROPOSED FINISHED GRADE PRIOR TO INSTALLING ANY MAIN.
11. ALL PUBLIC SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED PER CITY STANDARDS, SPECIFICATIONS AND REQUIREMENTS.

TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS TO THE OWNER, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION.
3. THE CONTRACTOR SHALL COVER EXISTING SIGNS AND OBLITERATE EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE INTENT OF THESE TRAFFIC CONTROL PLANS TO AVOID CONFUSION TO THE TRAVELING PUBLIC.
4. THE CONTRACTOR SHALL UNCOVER EXISTING SIGNS AND REPLACE PAVEMENT MARKINGS IN-KIND AS ORIGINALLY CONFIGURED AT THE END OF CONSTRUCTION OPERATIONS AND PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
5. ALL TEMPORARY SIGNS, BARRICADES, WARNING LIGHTS AND OTHER MISCELLANEOUS TRAFFIC CONTROL MEASURES SHALL BE REMOVED AND ORIGINAL TRAFFIC CONTROL MEASURES REPLACED AT THE END OF THE CONTRACTOR'S CONSTRUCTION OPERATIONS.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM CLOGGING STORM SEWER PIPES OR PROPOSED OR EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND PERMANENT SOIL STABILIZATION IS ACHIEVED.
2. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH EXISTING TOPSOIL AND VEGETATION.
3. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE.
4. CONSTRUCTION ENTRANCE:
   - MINIMUM SIZE STONE: 5-INCHES DIAMETER
   - THICKNESS: NOT LESS THAN 8-INCHES
   - LENGTH: AS SHOWN ON PLAN
   - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
   - MAINTENANCE REQUIREMENTS: AS NECESSARY TO PREVENT TRACKING OR FLOWING MUD INTO PUBLIC RIGHT-OF-WAY OR PARKING AREAS.
5. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
6. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH IS DISTURBED.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT ADVERSE OFF SITE IMPACTS OR STORM WATER QUALITY FROM SILT AND CONSTRUCTION DEBRIS FLOWING ONTO ADJACENT PROPERTIES AS REQUIRED BY THE CITY.
8. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
9. CONTRACTOR STAGING AREA TO BE AGREED UPON BY OWNER PRIOR TO BEGINNING CONSTRUCTION.
10. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY THE T.C.E.Q. OR THE GOVERNING CITY.

GRADING NOTES

1. ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS OUTSIDE THE CONSTRUCTION BOUNDARY SHALL BE SEEDED AND HYDROMULCHED OR SODDED TO RE-ESTABLISH VEGETATION (AT LEAST 70%) PRIOR TO FINAL ACCEPTANCE. A CUMULATIVE APPROACH WHERE A PORTION OF THE DISTURBED AREA IS 100% VEGETATED AND OTHER AREAS ARE LEFT BARE IS NOT ACCEPTABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF A MAXIMUM NUMBER OF PASSING FIELD DENSITY TESTS ON LIME STABILIZED SUBGRADE EQUAL TO THE RATIO OF 1 PER 100 LINEAR FEET OF STREET AND ALL FAILING DENSITY TESTS AND REQUIRED MOISTURE-DENSITY CURVES.
3. ALL FILL SHALL ADHERE TO GEOTECHNICAL REPORT BY: TRINITY ENGINEERING/KLEINFELDER, JOB # D01-2663 DATED AUGUST 2001. STOCKPILING OF EXCESS FILLS WILL NOT BE ALLOWED WITHIN CITY LIMITS WITHOUT OBTAINING A FILL/EXCAVATION PERMIT.
4. GRADING SHALL NOT RESULT IN SLOPES GREATER THAN 4' HORIZONTAL TO 1' VERTICAL (4:1).
5. GRADING SHALL BE COMPLETE IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE OWNER ACCEPTING THE PROJECT.
6. SLOPES CREATED BY EXCAVATION OR FILL SHALL NOT EXCEED 3' HORIZONTAL TO 1' VERTICAL (3:1) FOR A PERIOD MORE THAN 120 DAYS. IF LONGER THAN 120 DAYS THE SLOPE SHALL NOT EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1).
7. ALL STATE AND LOCAL REQUIREMENTS FOR STORM WATER POLLUTION PREVENTION PLANS (SWPPP) MUST BE MET.
8. IF A GRADING PERMIT IS REQUIRED FROM THE CITY PRIOR TO STARTING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT AND PAYING ALL ASSOCIATED FEES.
9. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
10. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE EXISTING AND PROPOSED FACILITIES AND NO PONDING IN PAVED AREAS. CONTRACTOR ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE IS ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.
11. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
12. ALL EXISTING CONCRETE PAVING, CHANNEL IMPROVEMENTS, SIDEWALK, STRUCTURES AND CURB DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF BY THE CONTRACTOR, OFFSITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER.
13. ALL CLEARING, GRADING, COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE TO THE GEOTECHNICAL REPORT: ECS TEXAS, LLP., ECS JOB # 19:6558 DATED JUNE 2015 AND ALL ADDENDA.
14. GRADING CONTRACTOR TO COORDINATE WITH THE FRANCHISE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.

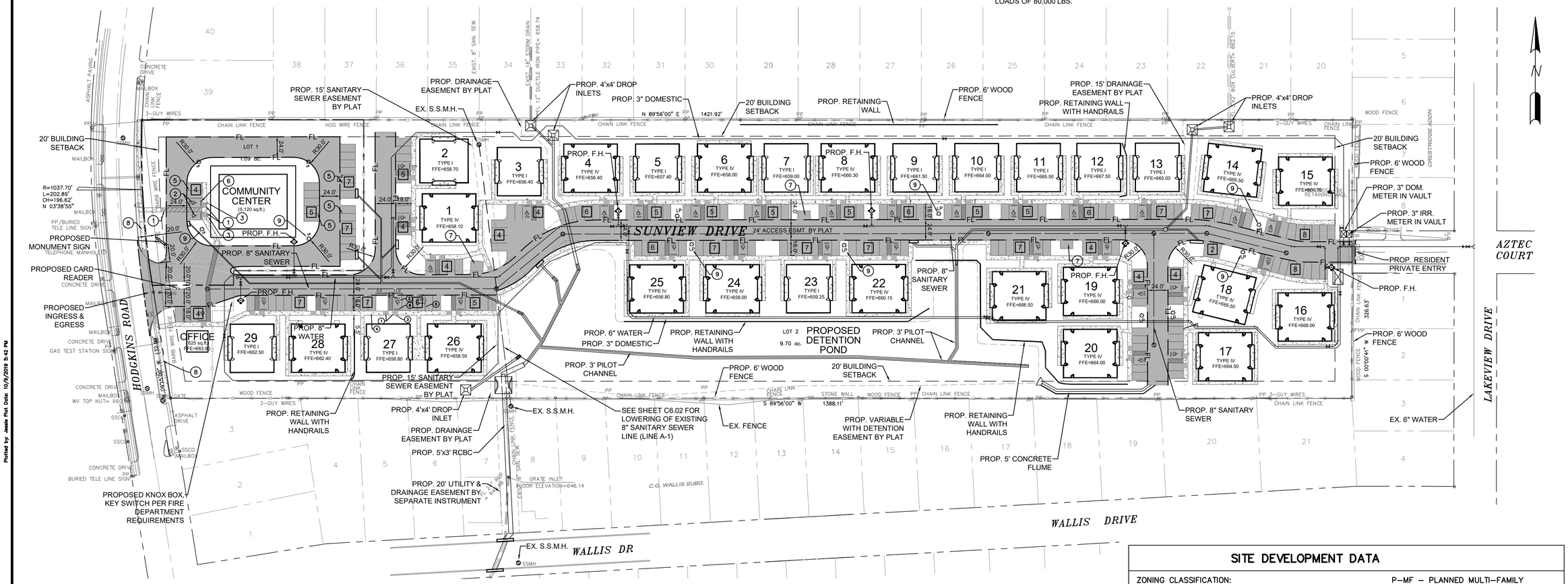
PAVING

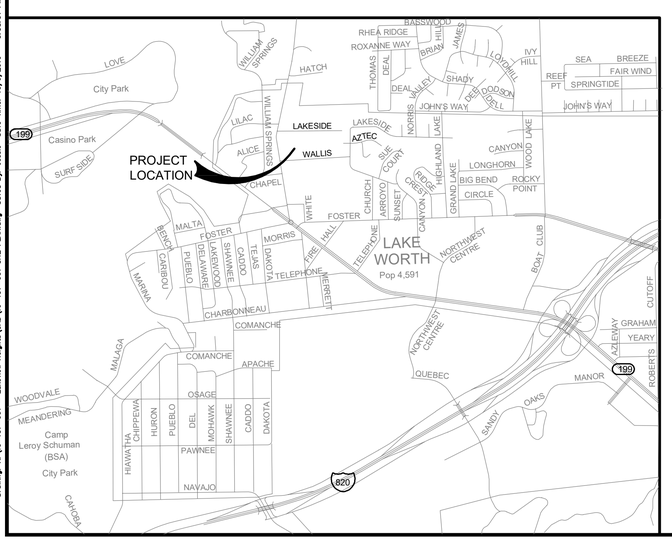
1. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF LAKE WORTH STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
4. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
5. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. THAT ARE TO REMAIN OR BE RELOCATED DURING ALL CONSTRUCTION PHASES.
7. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
8. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAVEMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
9. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
10. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT FOR PAVEMENT MARKINGS SHALL ADHERE TO SECTION 2.9 OF THE N.C.T.C.O.G. STANDARD SPECIFICATIONS UNDER "TRAFFIC PAINT".
11. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990.
12. REFERENCE CITY OF LAKE WORTH STANDARD CONSTRUCTION DETAILS FOR HANDICAP RAMP AND OTHER PAVING DETAILS.
13. REFERENCE LANDSCAPE PLANS BY OTHERS FOR LOCATION AND TYPE OF HANDICAP RAMPS TO BE PROVIDED AND FOR FLATWORK.
14. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND ANY SPECIAL PROVISION AS APPROVED BY THE CITY OF LAKE WORTH.
15. CONTRACTOR RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY CITY OF LAKE WORTH OF TRAFFIC CONTROL PLAN PRIOR TO START OF CONSTRUCTION.
16. SIDEWALKS TO CONFORM TO THE MINIMUM STANDARDS PER CITY OF LAKE WORTH CONSTRUCTION DETAILS.
17. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE LOCATED OUT OF THE PEDESTRIAN AND AUTOMOBILE ROUTES. SIGN HEIGHT, LOCATION, AND STRUCTURE SHALL BE SUCH THAT THE SIGNS POSE NO THREAT TO PUBLIC SAFETY AND CONFORM TO THE STANDARDS ESTABLISHED PER CITY OF LAKE WORTH DESIGN CRITERIA AND CONSTRUCTION STANDARDS DATED OCTOBER 12, 1999, MARCH 12, 2002 AND MAY 16, 2006.
18. CONTRACTOR SHALL VERIFY HANDICAP RAMPS COMPLY WITH A.D.A. AND T.A.S STANDARDS.
19. REFER TO GEOTECHNICAL REPORT FOR SOI

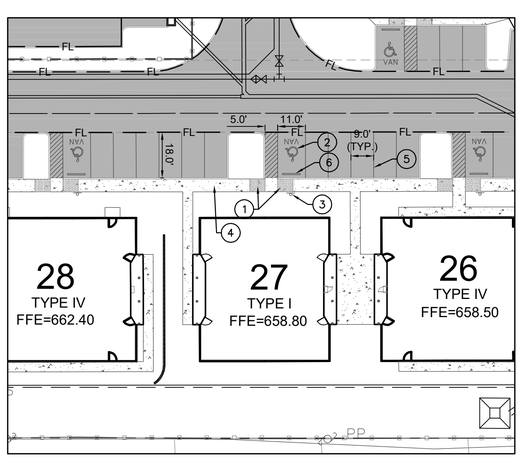
NOTES:

1. ALL STORM DRAIN, SANITARY SEWER & WATER LINES ARE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED.

2. ALL PARKING AND DRIVING SURFACES MUST BE DESIGNED AND MAINTAINED TO SUPPORT LOADS OF 80,000 LBS.







TYPICAL ACCESSIBLE PARKING SCHEMATIC

CONSTRUCTION SCHEDULE	
1	HANDICAP RAMPS
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	SIDEWALK
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP
7	DUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
8	PROPOSED PUBLIC SIDEWALK
9	PROPOSED LIGHT STANDARD, PLEASE SEE LANDSCAPE PLAN FOR DETAIL.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- FL — PROPOSED FIRE LANE MARKING
- 9 — PARKING SPACES IN A ROW
- PROPOSED 6" REINFORCED, 3,600 PSI HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- LP — PROPOSED LIGHTING STANDARD

SITE DEVELOPMENT DATA

ZONING CLASSIFICATION:	P–MF – PLANNED MULTI–FAMILY
LAND USE:	AGE RESTRICTIVE SENIOR LIVING COMMUNITY (55 YEARS OF AGE AND UP)
SITE ACREAGE:	10.58 ACRES (460,888 SQ FT)
TOTAL BUILDING AREA:	102,216 SQUARE FEET
FLOOR AREA RATIO:	102,216 / 460,888 : 22%
OPEN SPACE:	221,096 / 460,888 : 48%
TOTAL IMPERVIOUS AREA:	239,792 / 460,88 : 52%
PARKING CALCULATIONS:	
PARKING SPACES SUGGESTED:	
RESIDENTIAL DWELLING UNIT: (2 PER DWELLING UNIT)	26 x 4 = 116/2 = 58
COMMUNITY CENTER: (5 PER 1,000 SQ. FT. OF FLOOR AREA)	5,120/1,000 = 5.12 x 5 = 26
OFFICE: (5 PER 1,000 SQ. FT. OF FLOOR AREA)	625/1,000 = .63 x 5 = 3
TOTAL SUGGESTED PARKING: 84 SPACES OF WHICH 4 PROVIDED PARKING SPACES MUST BE HANDICAPPED (VAN ACCESSIBLE)	
PARKING SPACES PROVIDED:	207
173 REGULAR PARKING SPACES	
34 HANDICAPPED PARKING SPACES (OF WHICH 5 MUST BE VAN ACCESSIBLE)	
TOTAL PARKING SPACES PROVIDED:	207 TOTAL
BUILDING HEIGHT:	1 STORY (HEIGHT 17'–6" & 18'–0")
BUILDING AREA (SQUARE FOOTAGE):	
TYPE I:	2,822 S.F.
TYPE IV:	3,492 S.F.
DEVELOPMENT/CONSTRUCTION SCHEDULE:	DEC. 1st, 2019 – DEC. 1st, 2020

PREPARED BY:
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ENGINEER OF RECORD:
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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

SITE PLAN

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date

Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C0.02

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

EXISTING & PROPOSED STRUCTURES

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C0.03

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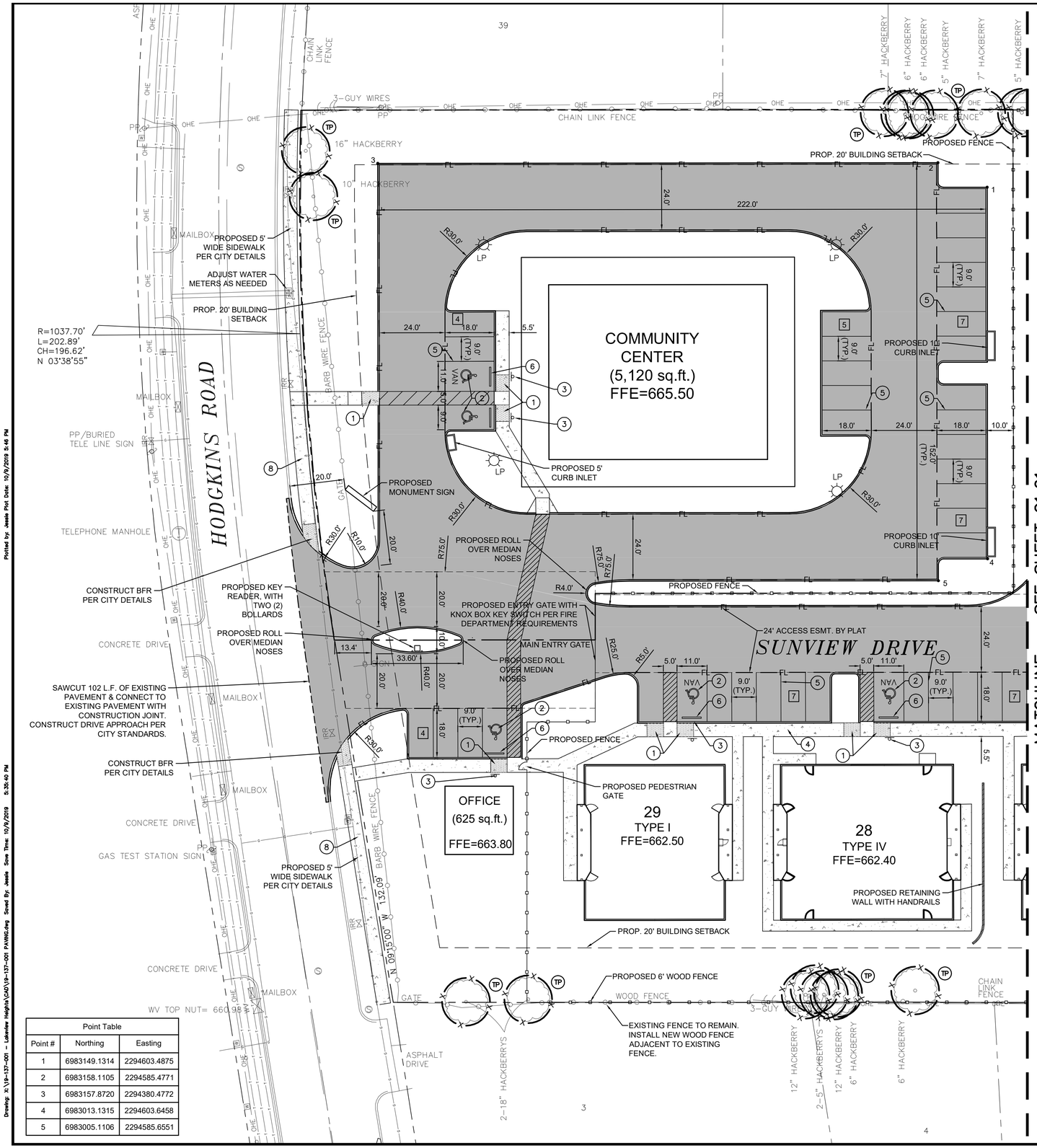

Point Table		
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2	6983158.1105	2294585.4771
3	6983157.8720	2294380.4772
4	6983013.1315	2294603.6458
5	6983005.1106	2294585.6551

KEY NOTES

1. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
2. APPLICATION WILL CONFORM TO THE CITY'S OUTDOOR LIGHTING REQUIREMENTS DURING BUILDING PERMIT PROCESS.
3. ANY PROPOSED GROUND BASE EQUIPMENT SHALL BE SCREENED.
4. BUILDING DETAILS AND DIMENSIONS WILL BE PROVIDED IN ARCHITECTURAL PLANS DURING BUILDING PERMIT PROCESS.
5. FIRE LANE SHALL BE CAPABLE OF SUPPORTING AN 80,000 LB. IMPOSED LOAD.
6. SAWCUT LINES SHOWN ON THE DESIGN PLANS FOR THE REMOVAL AND REPLACEMENT OF CONCRETE PAVEMENT, DRIVES, SLABS, SIDEWALKS, ETC...ARE FOR INFORMATIONAL PURPOSES ONLY. IF PAVEMENT IS MORE THAN 5 YEARS OLD, THE PAVEMENT CUT AND REPAIR STANDARDS MANUAL MUST BE FOLLOWED. IF PAVEMENT IS 5 YEARS OLD OR LESS, THE ENTIRE CONCRETE PANEL MUST BE REPLACE.
7. ALL SIDEWALK IN CITY RIGHT-OF-WAY PER CITY STANDARDS AND SPECIFICATIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
9. ALL RADII AT FACE OF CURB ARE 2' UNLESS OTHERWISE NOTED.
10. ALL EASEMENTS ARE PRIVATE UNLESS NOTED OTHERWISE.

N

0 10 20 40

(IN FEET)
1 INCH = 20 FT

LEGEND

- EXISTING CURB
- PROPOSED CURB
- FL — PROPOSED FIRE LANE MARKING
- 9 — PARKING SPACES IN A ROW
- PROPOSED 6" REINFORCED, 3,600 PSI HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- LP — PROPOSED LIGHT FIXTURE
- TP — TREE TO REMAIN W/ TREE PROTECTION

CONSTRUCTION SCHEDULE

1	HANDICAP RAMPS
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	SIDEWALK
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP
7	DUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
8	PROPOSED PUBLIC SIDEWALK

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(at least 72 hours prior to digging)

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-896-0976 - Firm Registration #F-15893

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

PAVING / DIMENSIONAL CONTROL PLAN

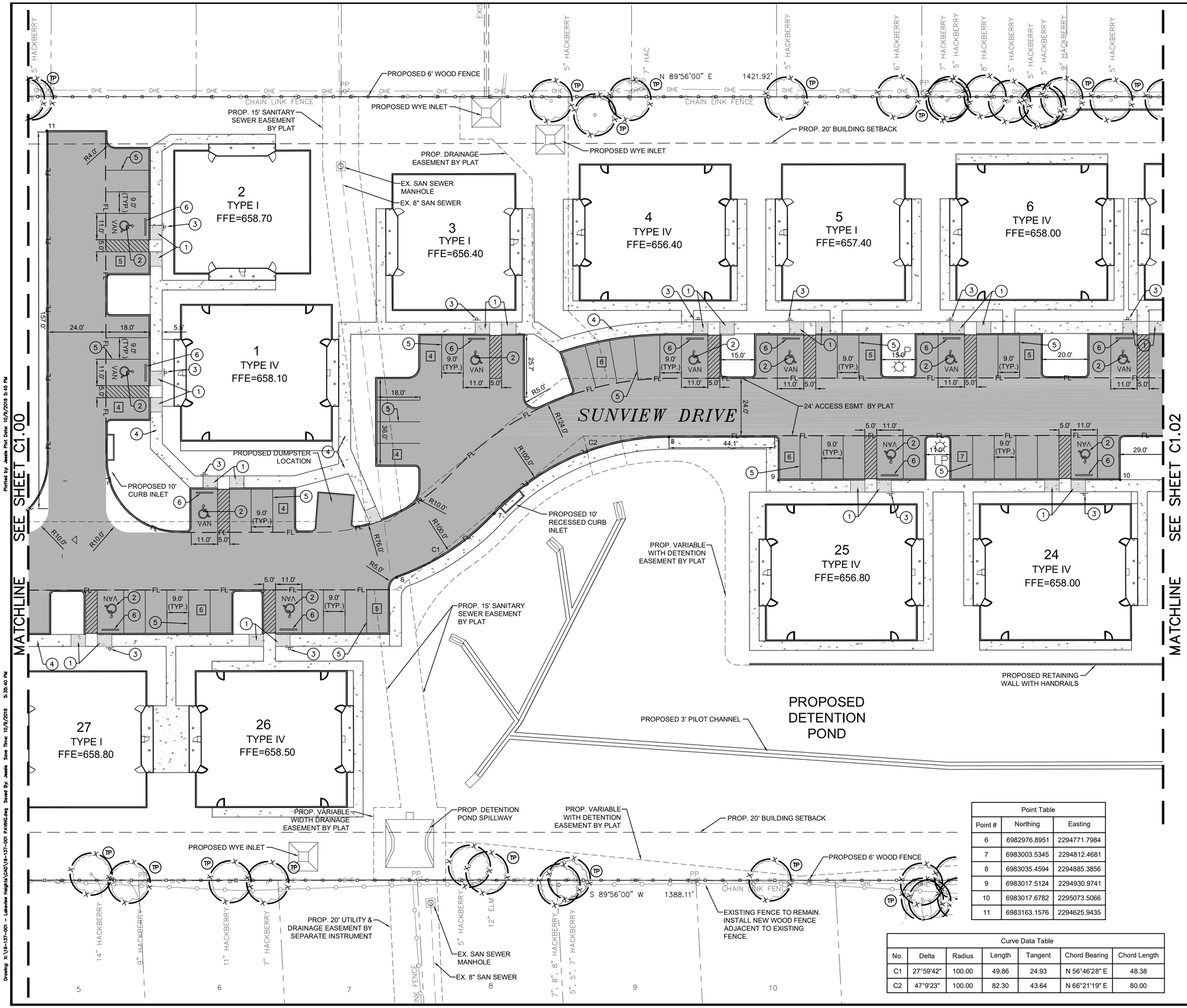
Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C1.00

Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 PAVING.dwg Saved By: Jessie Save Time: 10/9/2019 5:35:40 PM Plotted by: Jessie Plot Date: 10/9/2019 5:46 PM



KEY NOTES

1. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
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LEGEND

- EXISTING CURB
- PROPOSED CURB
- FL — PROPOSED FIRE LANE MARKING
- 9 — PARKING SPACES IN A ROW
- PROPOSED 6" REINFORCED, 3,600 PSI HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- LP — PROPOSED LIGHT FIXTURE
- TP — TREE TO REMAIN W/ TREE PROTECTION

CONSTRUCTION SCHEDULE

1	HANDICAP RAMPS
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	SIDEWALK
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP
7	DUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
8	PROPOSED PUBLIC SIDEWALK

Point Table

Point #	Northing	Easting
6	6982976.8951	2294771.7984
7	6983003.5345	2294812.4681
8	6983035.4594	2294885.3856
9	6983017.5124	2294930.9741
10	6983017.6782	2295073.5066
11	6983163.1576	2294625.9435

Curve Data Table

No.	Delta	Radius	Length	Tangent	Chord Bearing	Chord Length
C1	27°59'42"	100.00	49.86	24.93	N 56°46'28" E	48.38
C2	47°9'23"	100.00	82.30	43.64	N 66°21'19" E	80.00

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N

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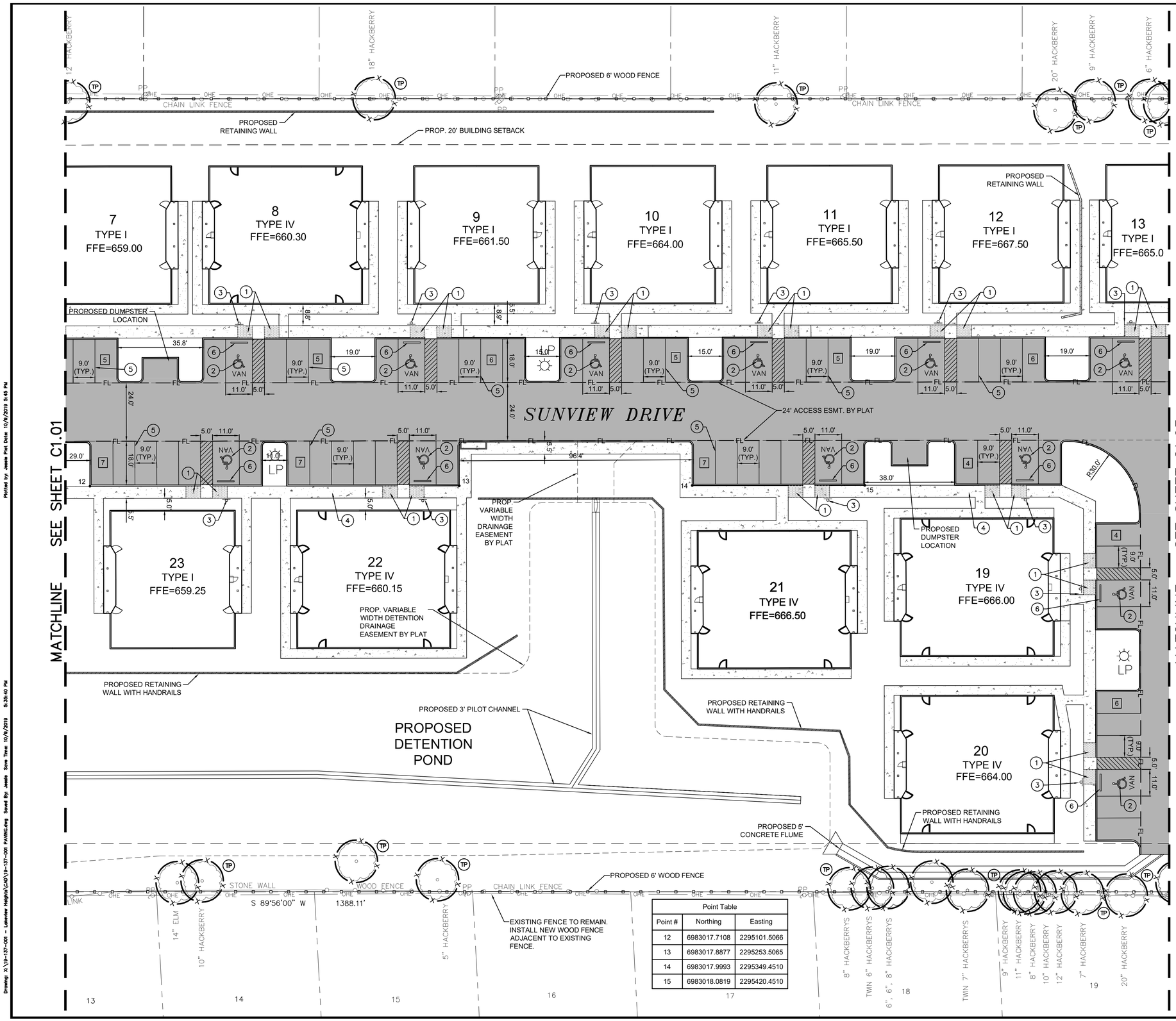

Point Table		
Point #	Northing	Easting
12	6983017.7108	2295101.5066
13	6983017.8877	2295253.5065
14	6983017.9993	2295349.4510
15	6983018.0819	2295420.4510

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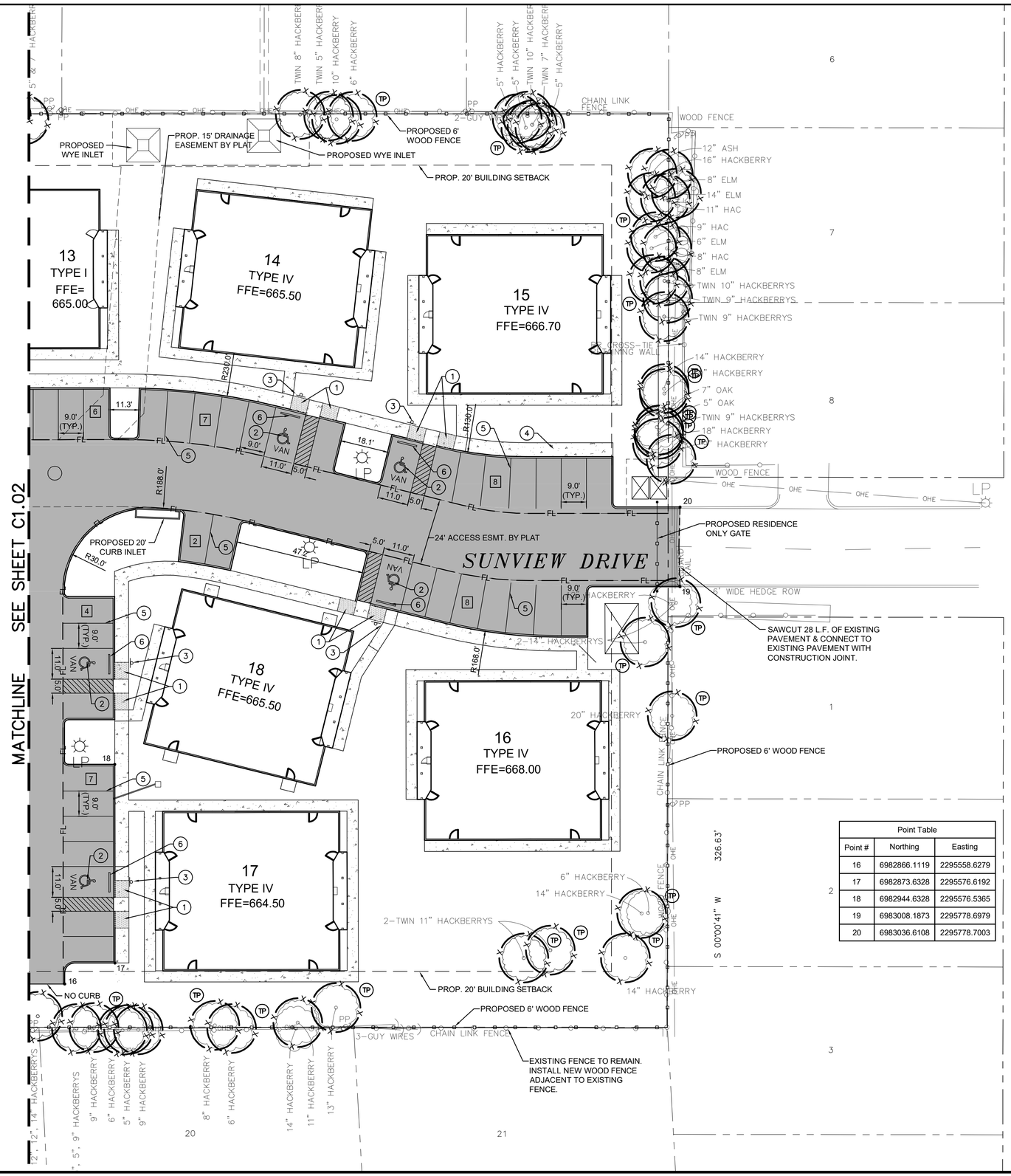

Point Table		
Point #	Northing	Easting
16	6982866.1119	2295558.6279
17	6982873.6328	2295576.6192
18	6982944.6328	2295576.5365
19	6983008.1873	2295778.6979
20	6983036.6108	2295778.7003

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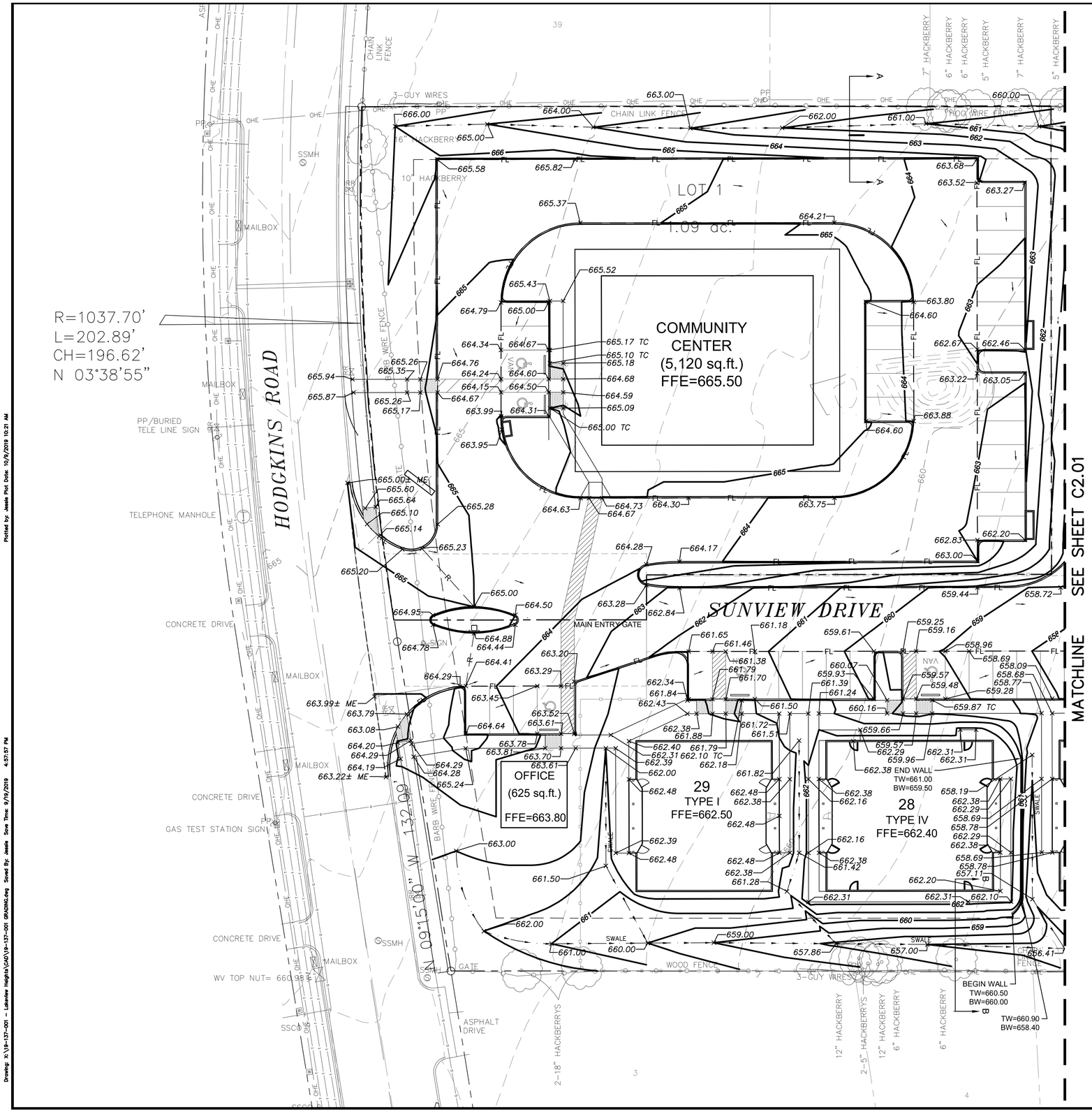

LEGEND

— · — · —	PROPOSED SWALE
←	DIRECTION OF FLOW
665	EXISTING CONTOUR
665	PROPOSED CONTOUR
658.37	TOP OF GROUND OR PROPOSED GRADE
FFE	FINISHED FLOOR
TC	TOP OF CURB
ME	MATCH EXISTING
TW	TOP OF WALL
BW	BOTTOM OF WALL

N

0 10 20 40

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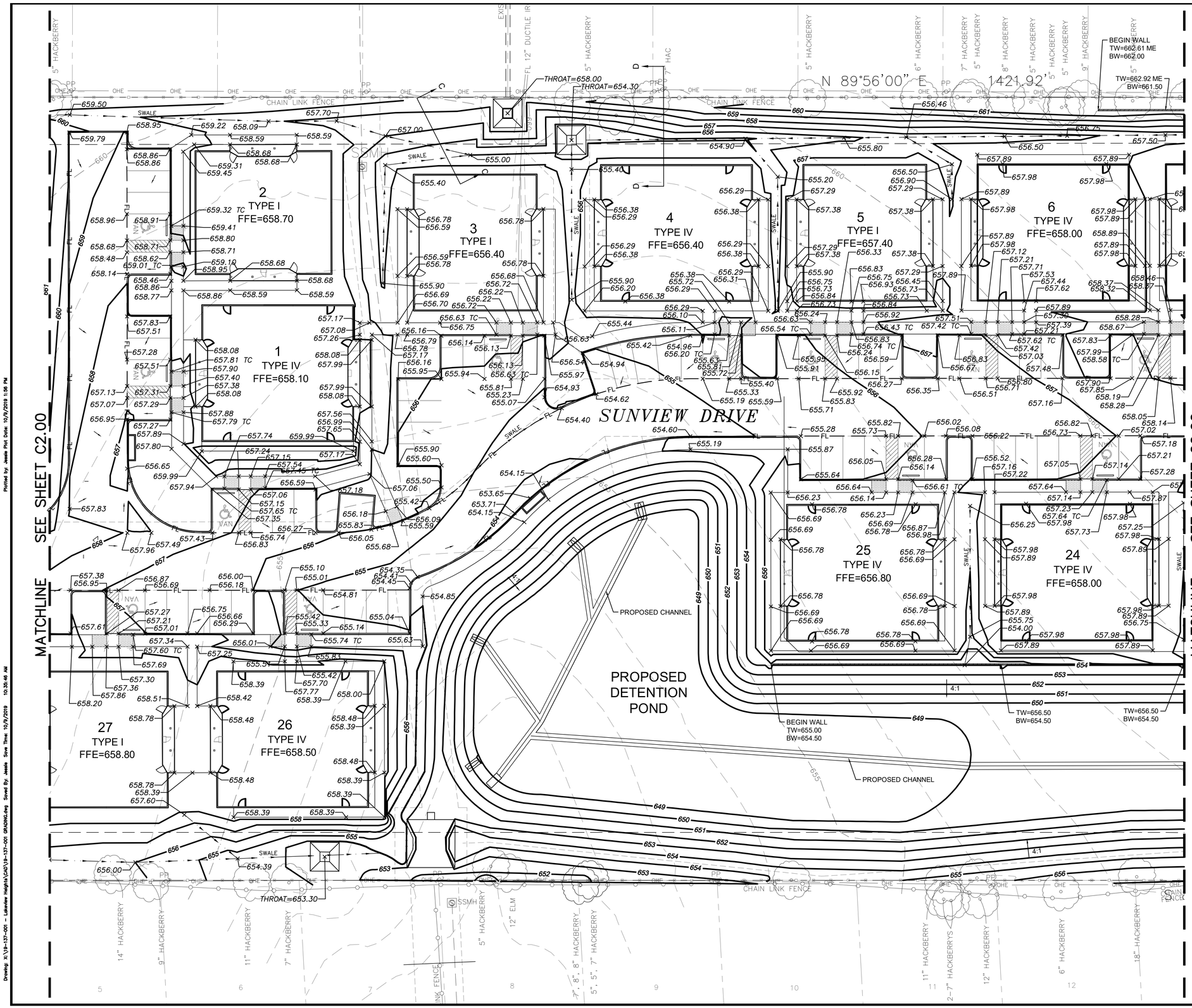

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LEGEND

— · · — · · —	PROPOSED SWALE
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- - - 665 - - -	EXISTING CONTOUR
—— 665 ——	PROPOSED CONTOUR
✱658.37	TOP OF GROUND OR PROPOSED GRADE
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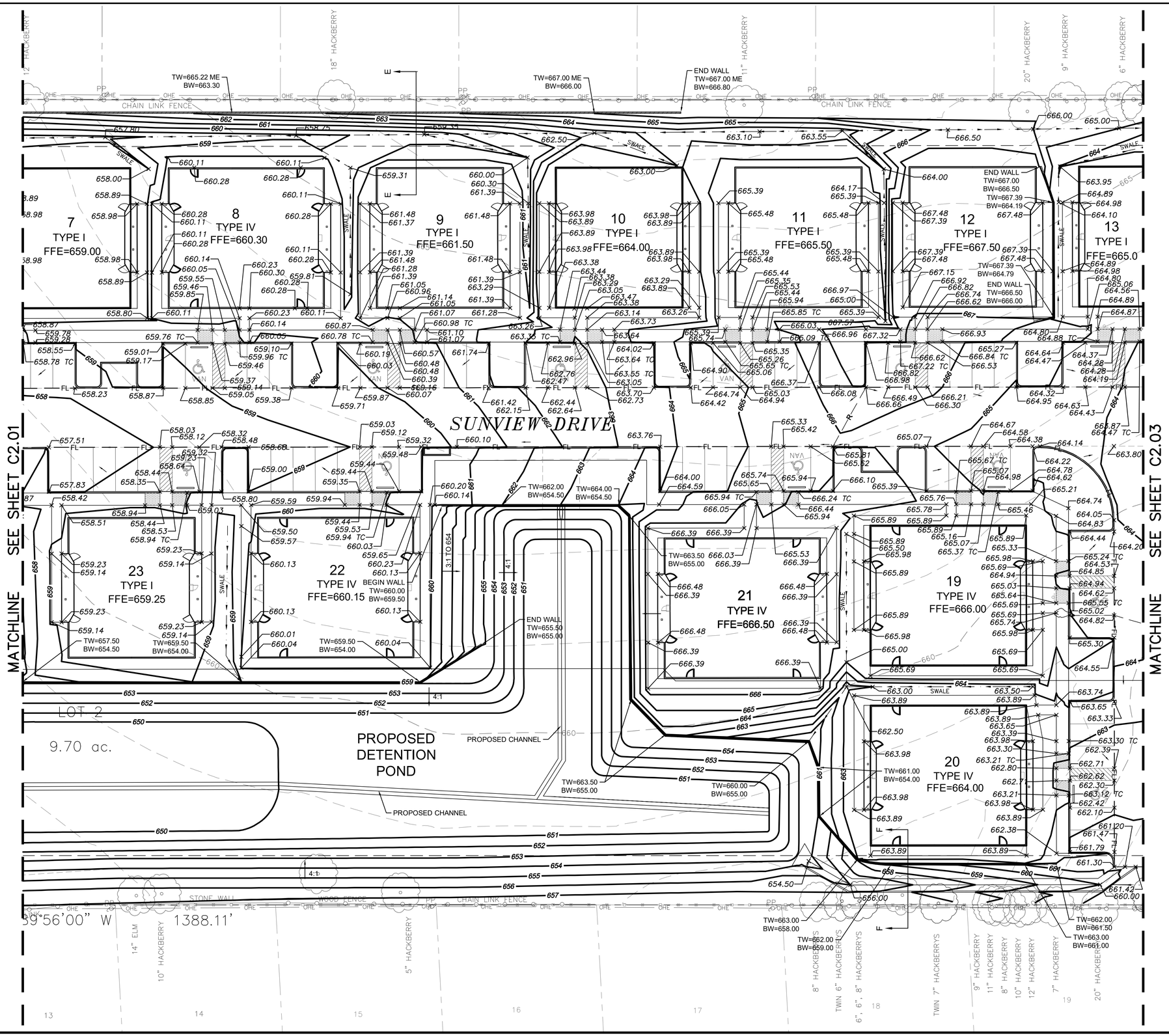

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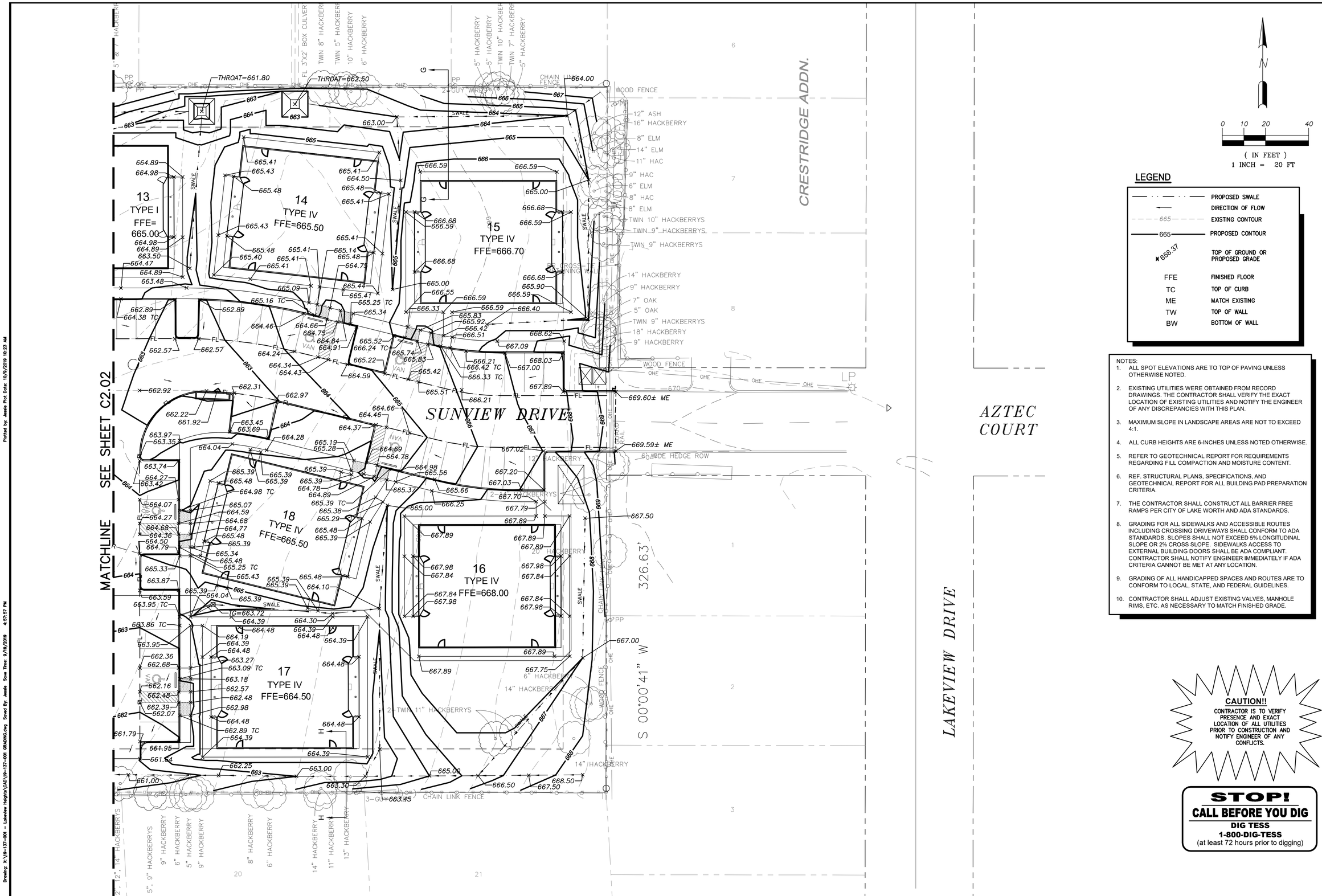

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8. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALKS ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
9. GRADING OF ALL HANDICAPPED SPACES AND ROUTES ARE TO CONFORM TO LOCAL, STATE, AND FEDERAL GUIDELINES.
10. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.

CAUTION!!
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Phone 817-896-0976 - Firm Registration #F-15893

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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

GRADING PLAN

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date

Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C2.03

Plotted by: Jessie Plot Date: 10/8/2019 10:23 AM
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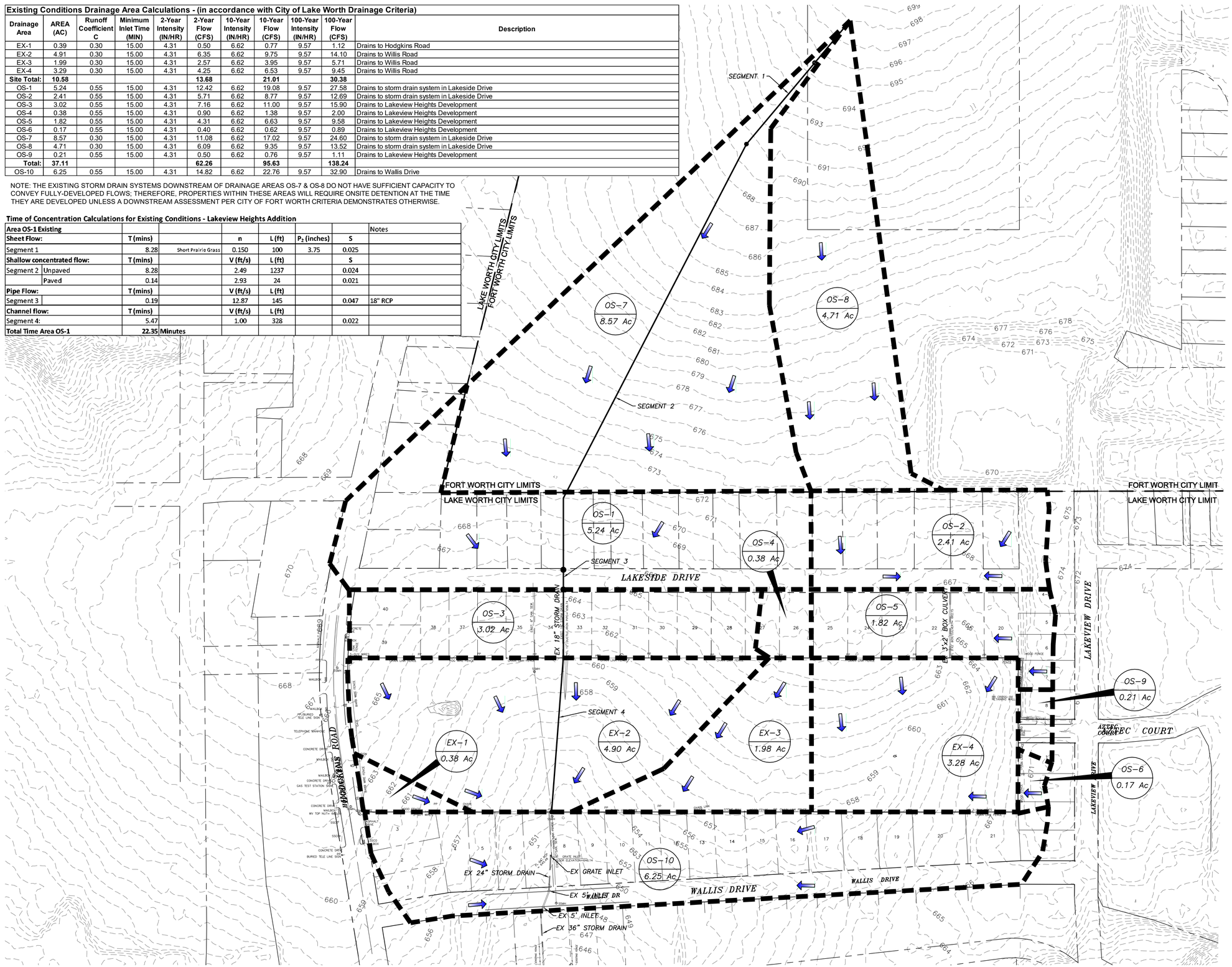
Existing Conditions Drainage Area Calculations - (in accordance with City of Lake Worth Drainage Criteria)

Drainage Area	AREA (AC)	Runoff Coefficient C	Minimum Inlet Time (MIN)	2-Year Intensity (IN/HR)	2-Year Flow (CFS)	10-Year Intensity (IN/HR)	10-Year Flow (CFS)	100-Year Intensity (IN/HR)	100-Year Flow (CFS)	Description
EX-1	0.39	0.30	15.00	4.31	0.50	6.62	0.77	9.57	1.12	Drains to Hodgkins Road
EX-2	4.91	0.30	15.00	4.31	6.35	6.62	9.75	9.57	14.10	Drains to Willis Road
EX-3	1.99	0.30	15.00	4.31	2.57	6.62	3.95	9.57	5.71	Drains to Willis Road
EX-4	3.29	0.30	15.00	4.31	4.25	6.62	6.53	9.57	9.45	Drains to Willis Road
Site Total:	**10.58**				**13.68**		**21.01**		**30.38**	
OS-1	5.24	0.55	15.00	4.31	12.42	6.62	19.08	9.57	27.58	Drains to storm drain system in Lakeside Drive
OS-2	2.41	0.55	15.00	4.31	5.71	6.62	8.77	9.57	12.69	Drains to storm drain system in Lakeside Drive
OS-3	3.02	0.55	15.00	4.31	7.16	6.62	11.00	9.57	15.90	Drains to Lakeview Heights Development
OS-4	0.38	0.55	15.00	4.31	0.90	6.62	1.38	9.57	2.00	Drains to Lakeview Heights Development
OS-5	1.82	0.55	15.00	4.31	4.31	6.62	6.63	9.57	9.58	Drains to Lakeview Heights Development
OS-6	0.17	0.55	15.00	4.31	0.40	6.62	0.62	9.57	0.89	Drains to Lakeview Heights Development
OS-7	8.57	0.30	15.00	4.31	11.08	6.62	17.02	9.57	24.60	Drains to storm drain system in Lakeside Drive
OS-8	4.71	0.30	15.00	4.31	6.09	6.62	9.35	9.57	13.52	Drains to storm drain system in Lakeside Drive
OS-9	0.21	0.55	15.00	4.31	0.50	6.62	0.76	9.57	1.11	Drains to Lakeview Heights Development
Total:	**37.11**				**62.26**		**95.63**		**138.24**	
OS-10	6.25	0.55	15.00	4.31	14.82	6.62	22.76	9.57	32.90	Drains to Wallis Drive

NOTE: THE EXISTING STORM DRAIN SYSTEMS DOWNSTREAM OF DRAINAGE AREAS OS-7 & OS-8 DO NOT HAVE SUFFICIENT CAPACITY TO CONVEY FULLY-DEVELOPED FLOWS; THEREFORE, PROPERTIES WITHIN THESE AREAS WILL REQUIRE ONSITE DETENTION AT THE TIME THEY ARE DEVELOPED UNLESS A DOWNSTREAM ASSESSMENT PER CITY OF FORT WORTH CRITERIA DEMONSTRATES OTHERWISE.

Time of Concentration Calculations for Existing Conditions - Lakeview Heights Addition

Area OS-1 Existing								Notes
Sheet Flow:		**T (mins)**		**n**	**L (ft)**	**P_2 (inches)**	**S**	
Segment 1		8.28	Short Prairie Grass	0.150	100	3.75	0.025	
Shallow concentrated flow:		**T (mins)**		**V (ft/s)**	**L (ft)**		**S**	
Segment 2	Unpaved	8.28		2.49	1237		0.024	
	Paved	0.14		2.93	24		0.021	
Pipe Flow:		**T (mins)**		**V (ft/s)**	**L (ft)**			
Segment 3		0.19		12.87	145		0.047	18" RCP
Channel flow:		**T (mins)**		**V (ft/s)**	**L (ft)**			
Segment 4:		5.47		1.00	328		0.022	
Total Time Area OS-1		**22.35**	**Minutes**					



LEGEND

- A–X / X XX Ac — DRAINAGE AREA LABELS
- DIRECTION OF FLOW
- DRAINAGE AREA BOUNDARY
- 660 — EXISTING CONTOURS
- FLOW PATH

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ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

EXISTING DRAINAGE AREA MAP

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date

Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C3.00

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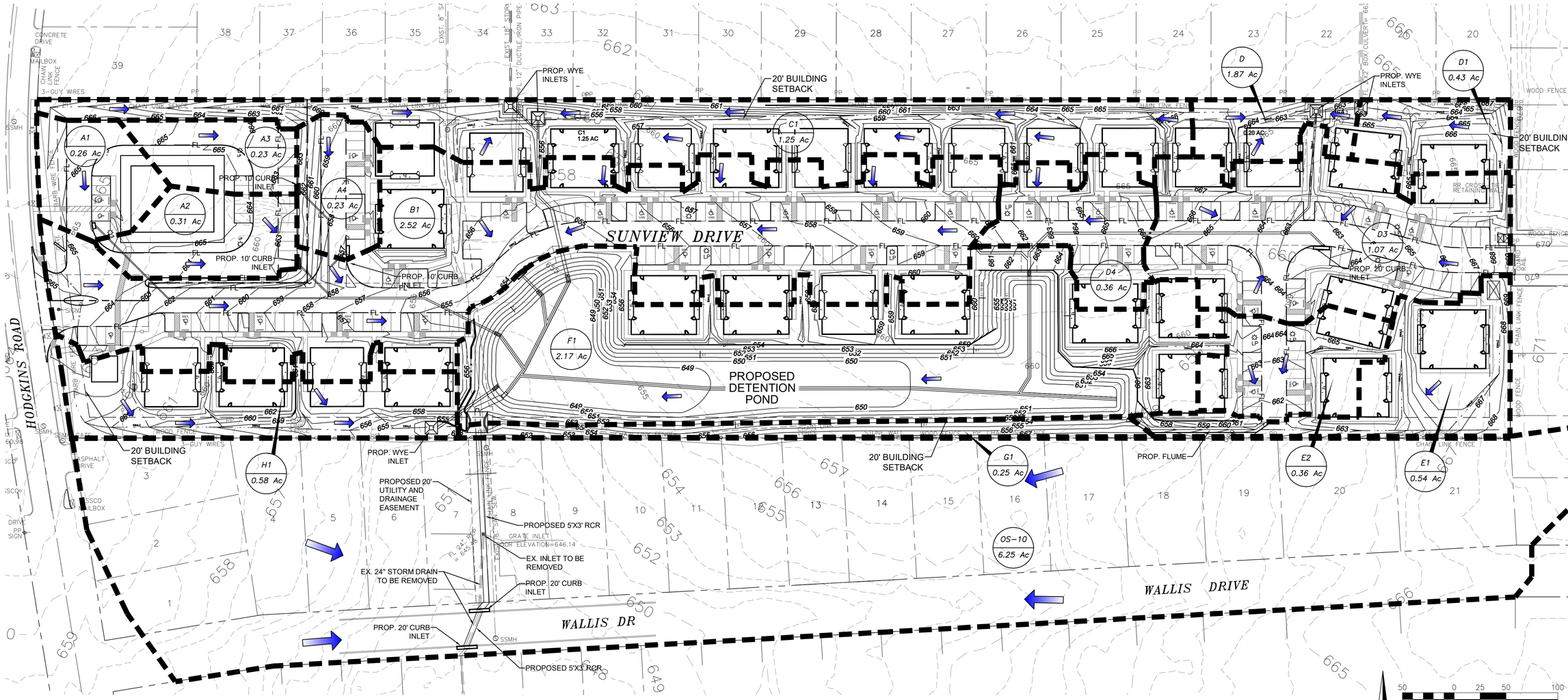
REFER TO C3.00 FOR OFFSITE DRAINAGE AREAS



Proposed Conditions Drainage Area Calculations - (in accordance with City of Lake Worth Drainage Criteria)										
Drainage Area	AREA (AC)	Runoff Coefficient C	Minimum Inlet Time (MIN)	2-Year Intensity (IN/HR)	2-Year Flow (CFS)	10-Year Intensity (IN/HR)	10-Year Flow (CFS)	100-Year Intensity (IN/HR)	100-Year Flow (CFS)	Description
A1	0.26	0.80	10.00	5.31	1.10	7.98	1.66	11.55	2.40	Drains into Lakeview Heights Development detention pond
A2	0.31	0.80	10.00	5.31	1.32	7.98	1.98	11.55	2.86	Drains into Lakeview Heights Development detention pond
A3	0.23	0.80	10.00	5.31	0.98	7.98	1.47	11.55	2.13	Drains into Lakeview Heights Development detention pond
A4	0.23	0.80	10.00	5.31	0.98	7.98	1.47	11.55	2.13	Drains into Lakeview Heights Development detention pond
B1	2.52	0.80	10.00	5.31	10.70	7.98	16.09	11.55	23.28	Drains into Lakeview Heights Development detention pond
C1	1.25	0.80	10.00	5.31	5.31	7.98	7.98	11.55	11.55	Drains into Lakeview Heights Development detention pond
D1	0.43	0.80	10.00	5.31	1.83	7.98	2.75	11.55	3.97	Drains into Lakeview Heights Development detention pond
D2	1.09	0.80	10.00	5.31	4.63	7.98	6.96	11.55	10.07	Drains into Lakeview Heights Development detention pond
D3	0.36	0.80	10.00	5.31	1.53	7.98	2.30	11.55	3.33	Drains into Lakeview Heights Development detention pond
E1	0.54	0.80	10.00	5.31	2.29	7.98	3.45	11.55	4.99	Drains into Lakeview Heights Development detention pond
E2	0.36	0.80	10.00	5.31	1.53	7.98	2.30	11.55	3.33	Drains into Lakeview Heights Development detention pond
F1	2.17	0.80	10.00	5.31	9.22	7.98	13.85	11.55	20.05	Drains into Lakeview Heights Development detention pond
G1	0.25	0.80	10.00	5.31	1.06	7.98	1.60	11.55	2.31	Drains to Wallis Drive
H1	0.58	0.80	10.00	5.31	2.46	7.98	3.70	11.55	5.36	Detention pond
Site Total:	**10.58**				**44.94**		**67.54**		**97.76**	
OS-1	5.24	0.55	15.00	4.31	12.42	6.62	19.08	9.57	27.58	Drains to storm drain system in Lakeside Drive and into Lakeview Heights Development detention pond
OS-2	2.41	0.55	15.00	4.31	5.71	6.62	8.77	9.57	12.69	Drains to storm drain system in Lakeside Drive and into Lakeview Heights Development detention pond
OS-3	3.02	0.55	15.00	4.31	7.16	6.62	11.00	9.57	15.90	Drains to Lakeview Heights Development detention pond
OS-4	0.38	0.55	15.00	4.31	0.90	6.62	1.38	9.57	2.00	Drains to Lakeview Heights Development detention pond
OS-5	1.82	0.55	15.00	4.31	4.31	6.62	6.63	9.57	9.58	Drains to Lakeview Heights Development detention pond
OS-6	0.17	0.55	15.00	4.31	0.40	6.62	0.62	9.57	0.89	Drains to Lakeview Heights Development detention pond
OS-7	8.57	0.30	15.00	4.31	11.08	6.62	17.02	9.57	24.60	Drains to storm drain system in Lakeside Drive and into Lakeview Heights Development detention pond
OS-8	4.71	0.30	15.00	4.31	6.09	6.62	9.35	9.57	13.52	Drains to storm drain system in Lakeside Drive and into Lakeview Heights Development detention pond
OS-9	0.21	0.55	15.00	4.31	0.50	6.62	0.76	9.57	1.11	Drains to Lakeview Heights Development detention pond
Total:	**37.11**				**93.52**		**142.16**		**205.63**	
OS-10	6.25	0.55	15.00	3.70	12.72	5.72	19.66	8.25	28.36	Drains to Wallis Drive

LEGEND

- A–X / X XX Ac — DRAINAGE AREA LABELS
- DIRECTION OF FLOW
- DRAINAGE AREA BOUNDARY
- 659 — EXISTING CONTOURS
- 660 — PROPOSED CONTOURS

50 0 25 50 100
1 inch = 50 ft.

N

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TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

PROPOSED DRAINAGE AREA MAP

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

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C3.01

Plotted by: Jessie Plot Date: 10/10/2019 8:39 AM

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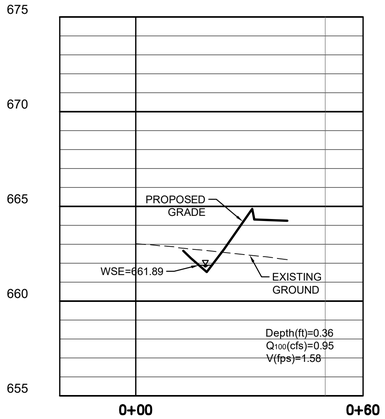
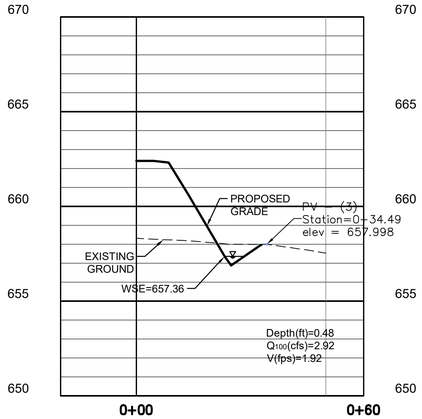


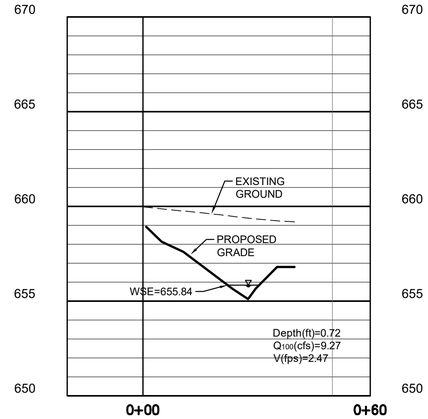
Section A-A

1"=20': H
1"=4': V



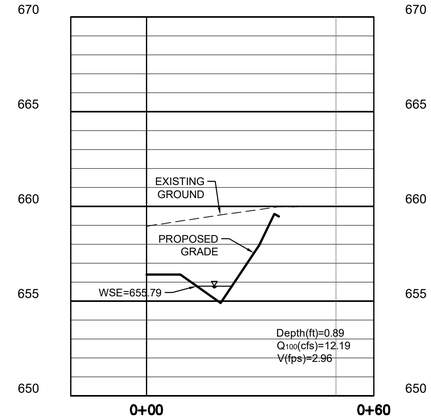
Section B-B

1"=20': H
1"=4': V



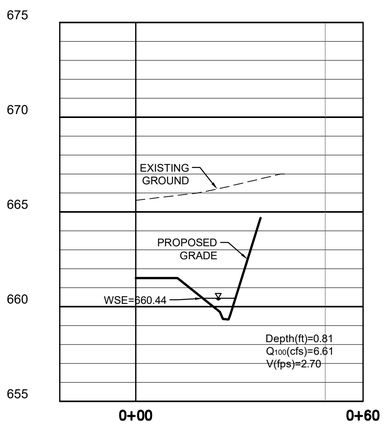
Section C-C

1"=20': H
1"=4': V



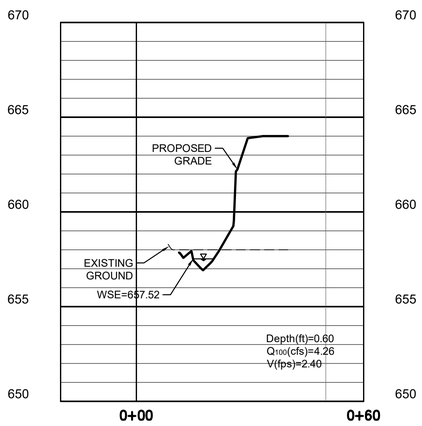
Section D-D

1"=20': H
1"=4': V



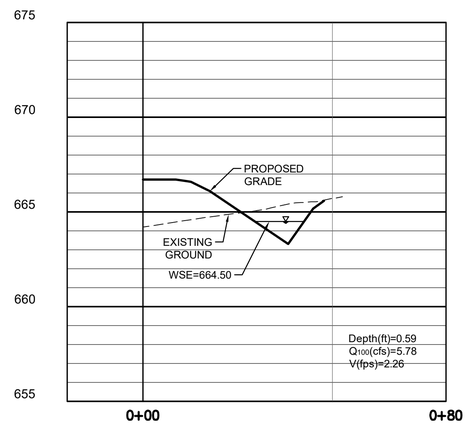
Section E-E

1"=20': H
1"=4': V



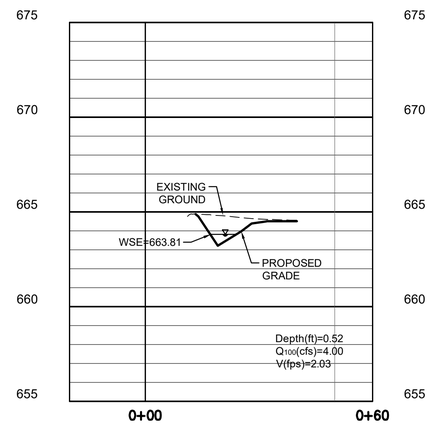
Section F-F

1"=20': H
1"=4': V



Section G-G

1"=20': H
1"=4': V



Section H-H

1"=20': H
1"=4': V

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TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

SWALE CROSS SECTIONS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

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Drawn By: LJM

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Sheet

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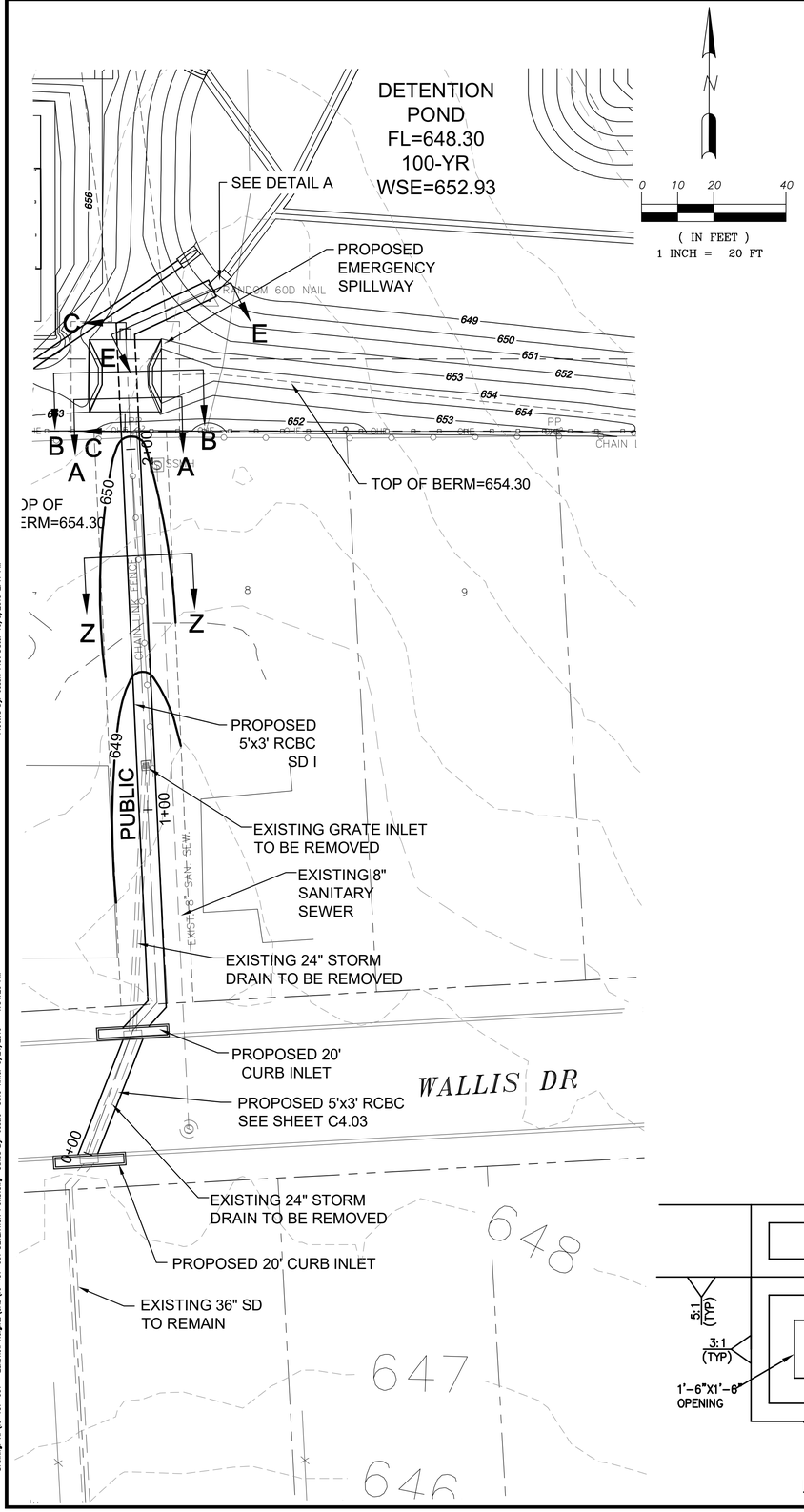
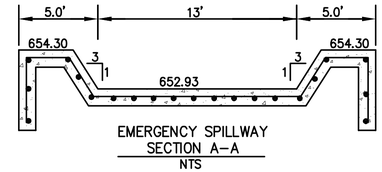
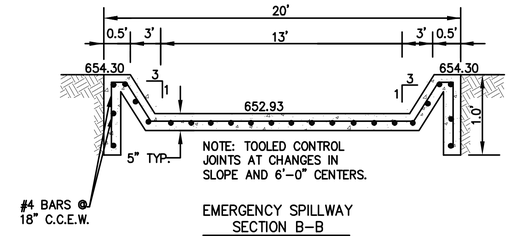




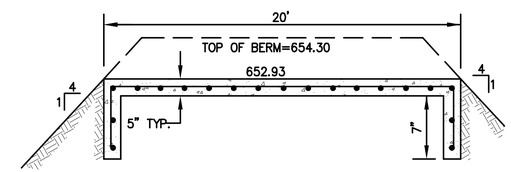
EMERGENCY SPILLWAY
SECTION A–A
NTS



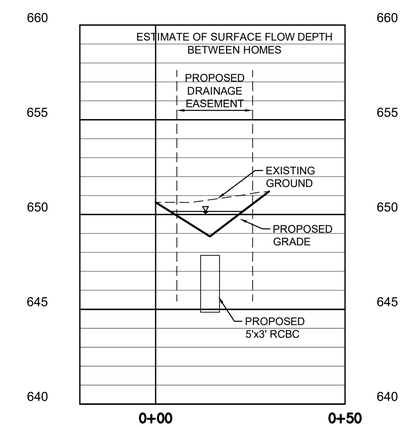
EMERGENCY SPILLWAY
SECTION B–B
NTS

$Q^{CAP} = 3WH^{1.5} = 3.33(13)(1.0)^{1.5} = 66.40$ CFS

$V^{CAP} = Q/A = 66.4/16 = 4.15$ FPS



EMERGENCY SPILLWAY
SECTION C–C
NTS

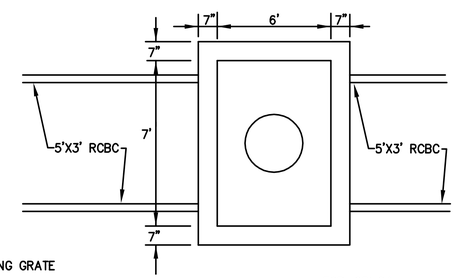


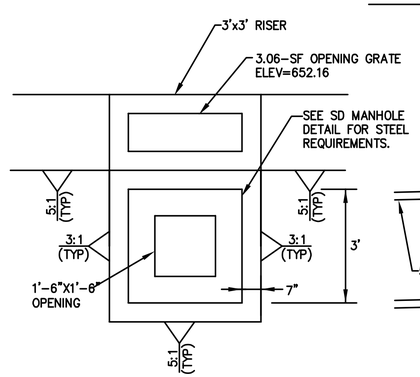
Section Z-Z

1"=20': H
1"=4': V

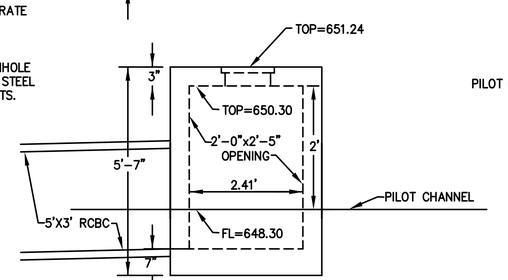
PROPOSED
Q_{100}=1.94 CFS
(72.51 PLACED IN 5'x3' BOX CULVERT UNDERGROUND)
EMERGENCY OVERFLOW:
S=3.0%
n=0.03
d=1.27 FT
Q CAPACITY WITHIN 20' DRAINAGE EASEMENT= 76.22 CFS IN EMERGENCY OVERFLOW PATH

EXISTING
Q_{100}=75.21 CFS

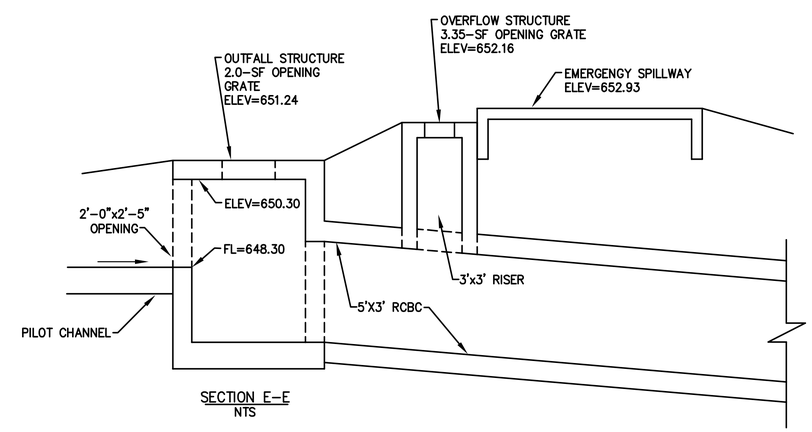




PLAN
NTS



OUTFALL STRUCTURE
DETAIL A
NTS



SECTION E–E
NTS

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

DETENTION POND PLAN

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date

Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C4.00

Plotted by: Jessie Plot Date: 10/8/2019 2:41 PM
Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 DETENTION POND.dwg Saved By: Jessie Save Time: 9/24/2019 1:34:28 PM

Drainage / Detention Calculations (2-YEAR)
Modified Rational Method

Required Storage Volume	**57,367**	**cubic-feet**
	1.317	**acre-feet**

Onsite Existing Conditions		
Area	24.41	acres
Time (Tc)	23	minutes
C value	0.39	
I-2 yr	3.50	in/hr
Q 2-yr	**33.32**	**cfs**
Q 2-yr	**0.88**	**cfs**
Q 2-yr	**32.44**	**cfs**

Allowable Release		
ByPass		
Pond Allowable Release		

Onsite Proposed Conditions		
Area	36.82	acres
Time (Tc)	17	minutes
C value	0.53	
I-2 yr	3.90	in/hr
Q 2-yr	**76.11**	**cfs**

Total Acreage Going to Pond

Developed Runoff

Runoff per Storm Event - Developed

Time (min.)	I-2yr	C value	Area (ac)	Runoff (cfs.)
5	6.760	0.53	36.82	131.92
10	5.230	0.53	36.82	102.06
15	4.310	0.53	36.82	84.11
20	3.690	0.53	36.82	72.01
25	3.240	0.53	36.82	63.23
30	2.900	0.53	36.82	56.59
35	2.630	0.53	36.82	51.32
40	2.410	0.53	36.82	47.03
50	2.080	0.53	36.82	40.59
60	1.830	0.53	36.82	35.71
120	1.110	0.53	36.82	21.66

Lake Worth Rainfall Intensity

Storm Freq.	e	b	d
2 Year	0.788	51.0	8.00
10 Year	0.777	77.0	8.50
100 Year	0.767	106.0	8.00

TP-40 IDF Curve

Time (min.)	I-2yr		I-10yr		I-100yr
5	6.760		10.190		14.820
10	5.230		7.980		11.550
15	4.310		6.620		9.570
20	3.690	3.900	5.700	8.230	
25	3.240	3.500	5.030	7.250	
30	2.900		4.510	6.510	
35	2.630		4.110	5.920	
40	2.410		3.770	5.440	
50	2.080		3.260	4.710	
60	1.830		2.890	4.170	
120	1.110		1.770	2.560	

Inflow per Storm Event

Storm Event	Runoff	Inflow (ft^3)
5	131.92	39,576
10	102.06	61,237
15	84.11	75,697
20	72.01	86,411
25	63.23	94,841
30	56.59	101,866
35	51.32	107,779
40	47.03	112,872
50	40.59	121,771
60	35.71	128,562
120	21.66	155,961

Outflow per Storm Event

Storm	Time	Release	Outflow (ft^3)
5	22	32.46	21,423
10	27	32.46	26,292
15	32	32.46	31,161
20	37	32.46	36,030
25	42	32.46	40,899
30	47	32.46	45,768
35	52	32.46	50,637
40	57	32.46	55,506
50	67	32.46	65,243
60	77	32.46	74,981
120	137	32.46	133,408

Detention Volume

Storm	Inflow	Outflow	Storage (ft^3)	Storage (acre-ft)
5	39,576	21,423	18,152	0.417
10	61,237	26,292	34,945	0.802
15	75,697	31,161	44,536	1.022
20	86,411	36,030	50,381	1.157
25	94,841	40,899	53,942	1.238
30	101,866	45,768	56,098	1.288
35	107,779	50,637	57,142	1.312
40	112,872	55,506	**57,367**	**1.317**
50	121,771	65,243	56,528	1.298
60	128,562	74,981	53,581	1.230
120	155,961	133,408	22,553	0.518

Drainage / Detention Calculations (10-YEAR)
Modified Rational Method

Required Storage Volume	**91,405**	**cubic-feet**
	2.098	**acre-feet**

Onsite Existing Conditions		
Area	24.41	acres
Time (Tc)	23	minutes
C value	0.39	
I-10 yr	5.40	in/hr
Q 10-yr	**51.41**	**cfs**
Q 100-yr	**1.34**	**cfs**
Q 100-yr	**50.07**	**cfs**

Allowable Release	
ByPass	
Pond Allowable Release	

Onsite Proposed Conditions		
Area	36.82	acres
Time (Tc)	17	minutes
C value	0.53	
I-10 yr	6.00	in/hr
Q 10-yr	**117.09**	**cfs**

Total Acreage Going to Pond

Developed Runoff

Runoff per Storm Event - Developed

Time (min.)	I-10yr	C value	Area (ac)	Runoff (cfs)
5	10.190	0.53	36.82	198.85
10	7.980	0.53	36.82	155.73
15	6.620	0.53	36.82	129.19
20	5.700	0.53	36.82	111.23
30	5.030	0.53	36.82	98.16
25	4.510	0.53	36.82	88.01
35	4.110	0.53	36.82	80.21
40	3.770	0.53	36.82	73.57
50	3.260	0.53	36.82	63.62
60	2.890	0.53	36.82	56.40
120	1.770	0.53	36.82	34.54

Lake Worth Rainfall Intensity

Storm Freq.	e	b	d
2 Year	0.788	51.0	8.00
10 Year	0.777	77.0	8.50
100 Year	0.767	106.0	8.00

TP-40 IDF Curve

Time (min.)	I-2yr		I-10yr		I-100yr
5	6.760		10.190		14.820
10	5.230		7.980		11.550
15	4.310		6.620		9.570
20	3.690		5.700	6.000	8.230
25	3.240		5.030	5.400	7.250
30	2.900		4.510		6.510
35	2.630		4.110		5.920
40	2.410		3.770		5.440
50	2.080		3.260		4.710
60	1.830		2.890		4.170
120	1.110		1.770		2.560

Inflow per Storm Event

Storm Event	Runoff	Inflow (ft^3)
5	198.85	59,656
10	155.73	93,436
15	129.19	116,268
20	111.23	133,480
25	98.16	147,238
30	88.01	158,420
35	80.21	168,431
40	73.57	176,568
50	63.62	190,853
60	56.40	203,030
120	34.54	248,694

Outflow per Storm Event

Storm	Time	Release	Outflow (ft^3)
5	22	49.80	32,870
10	27	49.80	40,340
15	32	49.80	47,811
20	37	49.80	55,281
25	42	49.80	62,752
30	47	49.80	70,222
35	52	49.80	77,692
40	57	49.80	85,163
50	67	49.80	100,104
60	77	49.80	115,044
120	137	49.80	204,689

Detention Volume

Storm	Inflow	Outflow	Storage (ft^3)	Storage (acre-ft)
5	59,656	32,870	26,786	0.615
10	93,436	40,340	53,096	1.219
15	116,268	47,811	68,457	1.572
20	133,480	55,281	78,199	1.795
25	147,238	62,752	84,486	1.940
30	158,420	70,222	88,198	2.025
35	168,431	77,692	90,738	2.083
40	176,568	85,163	**91,405**	**2.098**
50	190,853	100,104	90,749	2.083
60	203,030	115,044	87,985	2.020
120	248,694	204,689	44,005	1.010

Drainage / Detention Calculations (100-YEAR)
Modified Rational Method

Required Storage Volume	**130,793**	**cubic-feet**
	3.003	**acre-feet**

Onsite Existing Conditions		
Area	24.41	acres
Time (Tc)	23	minutes
C value	0.39	
I-100yr	7.90	in/hr
Q 100-yr	**75.21**	**cfs**
Q 100-yr	**1.94**	**cfs**
Q 100-yr	**73.27**	**cfs**

Allowable Release	
ByPass	
Pond Allowable Release	

Onsite Proposed Conditions		
Area	36.82	acres
Time (Tc)	17	minutes
C value	0.53	
I-100yr	8.50	in/hr
Q 100-yr	**165.87**	**cfs**

Total Acreage Going to Pond

Developed Runoff 136.6022

Runoff per Storm Event - Developed

Time (min.)	I-100yr	C value	Area (ac)	Runoff (cfs)
5	14.820	0.53	36.82	289.21
10	11.550	0.53	36.82	225.39
15	9.570	0.53	36.82	186.75
20	8.230	0.53	36.82	160.61
25	7.250	0.53	36.82	141.48
30	6.510	0.53	36.82	127.04
35	5.920	0.53	36.82	115.53
40	5.440	0.53	36.82	106.16
50	4.710	0.53	36.82	91.91
60	4.170	0.53	36.82	81.38
120	2.560	0.53	36.82	49.96

Lake Worth Rainfall Intensity

Storm Freq.	e	b	d
2 Year	0.788	51.0	8.00
10 Year	0.777	77.0	8.50
100 Year	0.767	106.0	8.00

TP-40 IDF Curve

Time (min.)	I-2 yr		I-10 yr		I-100yr
5	6.760		10.190		14.820
10	5.230		7.980		11.550
15	4.310		6.620		9.570
20	3.690	3.900	5.700	6.000	8.230
25	3.240	3.500	5.030	5.400	7.250
30	2.900		4.510		6.510
35	2.630		4.110		5.920
40	2.410		3.770		5.440
50	2.080		3.260		4.710
60	1.830		2.890		4.170
120	1.110		1.770		2.560

Inflow per Storm Event

Storm Event	Runoff	Inflow (ft^3)
5	289.21	86,762
10	225.39	135,236
15	186.75	168,079
20	160.61	192,726
25	141.48	212,221
30	127.04	228,672
35	115.53	242,606
40	106.16	254,783
50	91.91	275,741
60	81.38	292,953
120	49.96	359,693

Outflow per Storm Event

Storm	Time	Release	Outflow (ft^3)
5	22	72.51	47,856
10	27	72.51	58,732
15	32	72.51	69,608
20	37	72.51	80,485
25	42	72.51	91,361
30	47	72.51	102,237
35	52	72.51	113,114
40	57	72.51	123,990
50	67	72.51	145,743
60	77	72.51	167,495
120	137	72.51	298,011

Detention Volume

Storm	Inflow	Outflow	Storage (ft^3)	Storage (acre-ft)
5	86,762	47,856	38,906	0.893
10	135,236	58,732	76,504	1.756
15	168,079	69,608	98,471	2.261
20	192,726	80,485	112,241	2.577
25	212,221	91,361	120,860	2.775
30	228,672	102,237	126,435	2.903
35	242,606	113,114	129,492	2.973
40	254,783	123,990	**130,793**	**3.003**
50	275,741	145,743	129,999	2.984
60	292,953	167,495	125,458	2.880
120	359,693	298,011	61,682	1.416

Weighted Runoff Coefficient Calculation - Existing Conditions			
Total Area		24.41	(A)
Area with C=0.30		15.77	(G)
Impervious Area Runoff Coefficient		0.30	(H)
Area with C=0.55		8.64	(I)
Single-Family Area Runoff Coefficient		0.55	(J)
Existing Runoff Coefficient	$\frac{(G \times H) + (I \times J)}{(A)}$	**0.39**	

Weighted Runoff Coefficient Calculation - Proposed Conditions	
Total Area	36.82
Area with C=0.30	13.22
Impervious Area Runoff Coefficient	0.30
Area with C=0.55	13.27
Single-Family Area Runoff Coefficient	0.55
Area with C=0.80	10.33
Multi-Family Area Runoff Coefficient	0.80
Proposed Runoff Coefficient	**0.53**

Available Storage

Elevation (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)	Discharge Rate (cfs)	
648.30	189	-	-	-	
649.00	14,009	3,272	3,272	-	
650.00	24,879	16,661	19,933	-	
651.00	37,188	28,156	48,089	-	
651.24	38,166	9,280	57,369	32.46	**1-YR**
652.00	43,568	31,089	88,458	-	
652.16	44,368	2,952	91,410	49.80	**10-YR**
652.93	48,562	39,393	130,803	72.51	**100-YR**

Outlet Calculations:

Design	C	Area 1 (sf)	Area 2 (sf)	Area 3 (sf)	h1 (ft)	h2 (ft)	h3 (ft)	Qpipe release (cfs)
1-Yr	0.6	4.84	-	-	1.94	-	-	32.46
10-Yr	0.6	4.84	2.25	-	2.86	0.92	-	49.80
100-Yr	0.6	4.84	2.25	3.35	3.63	1.66	0.77	72.51

Weir Calculations:

$Q_{CAP(100\text{-}YR\text{-}NO\ PIPE)} = C_{SW}LH^{1.5}$; C_{SW}: 3.33 $Q_{CAP(100\text{-}YR)}$ = 106.80 cfs =Emergency Overflow

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-896-0976 - Firm Registration #F-15893

PRELIMINARY
NOT FOR CONSTRUCTION
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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

DETENTION CALCULATIONS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date
Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C4.01

Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 DETENTION POND.dwg Saved By: Jessie Save Time: 9/24/2019 1:34:28 PM
Plotted by: Jessie Plot Date: 10/8/2019 2:42 PM

STORM DRAIN HYDRAULIC CALCULATIONS TABLE

FROM	TO		PIPE LENGTH	DRAINAGE AREA	DRAINAGE AREA	RUNOFF	INCR	TOTAL	TIME OF CONCENTRATION	TIME OF CONCENTRATION	TIME OF CONCENTRATION	10-YEAR	100-YEAR	Q-10	Q-100	INLET	Q	PIPE	Box Culvert	Box Culvert	n	Sf	HGL	HGL	HEAD LOSS CALCULATIONS	HEAD LOSS CALCULATIONS	HEAD LOSS CALCULATIONS	HEAD LOSS CALCULATIONS	HEAD LOSS CALCULATIONS	HEAD LOSS CALCULATIONS	HEAD LOSS CALCULATIONS	DESIGN	T/C	COMMENTS
				AREA	TOTAL AREA	"C"	CA	CA	INLET	TRAVEL	TOTAL	INTENSITY	INTENSITY	RUNOFF	RUNOFF	BYPASS	PIPE	SIZE					U/S	D/S	V1(IN)	V2(OUT)	$V1^2/2g$	$V2^2/2g$	Kj	$KjV1^2/2g$	Hk	HGL ELEV	ELEV	
			FEET	(ac)	(ac)				MIN	MIN	MIN	IN/HR	IN/HR	CFS	CFS	CFS	CFS	IN	FT	FT		FT/FT	ELEV	ELEV	FT/SEC	FT/SEC	FT	FT		FT	FT	FT	FT	
1	2		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	18a		19	20	22		23	24	25	26	27	28	29	30	31	32
STORM DRAIN LINE A																																		
STA 4+22.64 STORM LINE A PROP 5' CURB INLET	STA 3+23.27 STORM LINE A PROP 12" 45° BEND	79.62	79.62	0.26	0.26	0.80	0.21	0.21	10.0	0.4	10.4	7.98	11.5	1.7	2.4		2.4	12	-	-	0.012	0.0039	655.61	655.30	3.10	3.06	0.15	0.15	1.25	0.19	0.18	655.79	664.49	
STA 3+23.27 STORM LINE A PROP 12" 45° BEND	STA 1+66.74 STORM LINE A PROP 18"X12" WYE	172.16	172.16	0.63	0.89	0.00	0.00	0.21	10.4	1.0	11.4	7.85	11.4	1.6	2.4		2.4	12	-	-	0.012	0.0037	655.20	654.56	3.06	3.01	0.15	0.14	0.35	0.05	0.10	655.30		CONNECTION TO LAT A3
STA 1+66.74 STORM LINE A PROP 18"X12" WYE	STA 0+76.26 STORM LINE A PROP 18" 45° BEND	90.48	90.48	0.77	1.66	0.80	0.62	0.82	11.4	0.3	11.7	7.57	10.9	6.2	9.0		9.0	18	-	-	0.012	0.0063	654.26	653.69	3.01	5.10	0.14	0.40	0.75	0.11	0.30	654.56		
STA 0+76.26 STORM LINE A PROP 18" 45° BEND	STA 0+00 STORM LINE A PROP 18" TXDOT SET	76.26	76.26	0.63	2.29	0.00	0.00	0.82	11.7	0.3	11.9	7.48	10.8	6.2	8.9		8.9	18	-	-	0.012	0.0061	653.44	652.97	5.10	5.04	0.40	0.40	0.35	0.14	0.25	653.69		
STORM DRAIN LAT A2																																		
STA 0+38.14 STORM DRAIN LAT A2 PROP 10' CURB INLET	STA 0+00 LAT A2 PROP 18"X12" WYE	38	38.00	0.31	0.31	0.80	0.25	0.25	10.0	0.2	10.2	7.98	11.5	2.0	2.9		2.9	12	-	-	0.012	0.0055	655.59	655.38	2.80	3.65	0.12	0.21	1.25	0.15	0.26	655.84	662.70	
STORM DRAIN LAT A3																																		
STA 1+14.78 STORM LINE LAT A3 PROP 10' CURB INLET	STA 0+76.64 STORM LINE LAT A3 12" 45° BEND	38.14	38.14	0.23	0.23	0.80	0.18	0.18	10.0	0.2	10.2	7.98	11.5	1.5	2.1		2.1	12	-	-	0.012	0.0030	656.40	656.29	2.90	2.71	0.13	0.11	1.25	0.16	0.14	656.55	662.96	
STA 0+76.64 STORM LINE LAT A3 12" 45° BEND	STA 0+20.36 STORM LINE LAT A3 18"X12" WYE	56.28	56.28	0.00	0.23	0.00	0.00	0.18	10.2	0.3	10.6	7.91	11.5	1.5	2.1		2.1	12	-	-	0.012	0.0030	656.19	656.02	2.71	2.68	0.11	0.11	0.35	0.04	0.10	656.29		
STA 0+20.36 STORM LINE LAT A3 18"X12" WYE	STA 0+4.64 STORM LINE LAT A3 18"X12" WYE	15.72	15.72	0.23	0.46	0.80	0.18	0.37	10.6	0.0	10.6	7.81	11.3	2.9	4.2		4.2	12	-	-	0.012	0.0116	655.67	655.49	2.68	5.30	0.11	0.44	0.75	0.08	0.35	656.02		CONNECTION TO LAT A4
STA 0+4.64 STORM LINE LAT A3 18"X12" WYE	STA 0+2.46 STORM LINE LAT A3 18" 45° BEND	2.17	2.17	0.31	0.77	0.80	0.25	0.62	10.6	0.0	10.6	7.78	11.3	4.8	6.9		6.9	18	-	-	0.012	0.0037	655.38	655.37	5.30	3.93	0.44	0.24	0.30	0.13	0.11	655.49		CONNECTION TO LAT A2
STA 0+2.46 STORM LINE LAT A3 18" 45° BEND	STA 0+00 STORM LINE LAT A3 18"X18" WYE	2.46	2.46	0.00	0.77	0.00	0.00	0.62	10.6	0.0	10.7	7.78	11.3	4.8	6.9		6.9	18	-	-	0.012	0.0037	655.21	655.20	3.93	3.93	0.24	0.24	0.35	0.08	0.16	655.37		CONNECTION TO SD A
STORM DRAIN LAT A4																																		
STA 0+24.04 STORM LINE LAT A4 PROP 10' CURB INLET	STA 0+00 STORM LINE LAT A4 18"X12" WYE	24	24.00	0.23	0.23	0.80	0.18	0.18	10.0	0.1	10.1	7.98	11.5	1.5	2.1		2.1	12	-	-	0.012	0.0030	655.74	655.67	2.50	2.71	0.10	0.11	1.25	0.12	0.14	655.88	657.15	
STORM DRAIN LINE B																																		
STA 0+20.48 STORM LINE B PROP 10' CURB INLET	STA 0+00 STORM LINE B PROP 24" TXDOT SET	20.48	20.48	2.52	2.52	0.80	2.02	2.02	10.0	0.0	10.0	8.0	11.5	16.1	23.3		23.3	24			0.012	0.0090	653.15	652.97	3.20	7.41	0.16	0.85	1.25	0.20	1.07	654.22	654.15	
STORM DRAIN LINE C																																		
STA 1+79.82 STORM LINE C 4'X4' DROP INLET	STA 1+44.94 STORM LINE C 18"X24" WYE	34.88	34.88	2.52	2.52	0.55	1.39	1.39	10.0	0.1	10.1	7.98	11.5	11.1	16.0		16.0	18	-	-	0.012	0.0198	656.38	655.69	2.40	9.06	0.09	1.27	1.25	0.11	1.59	657.97	659.10	TOP OF BERM
STA 1+44.94 STORM LINE C 18"X24" WYE	STA 0+83.70 STORM LINE C PROP 24" 45° BEND	61.24	61.24	1.25	3.77	0.80	1.00	2.39	10.1	0.1	10.2	7.98	11.5	19.0	27.6		27.6	24	-	-	0.012	0.0126	654.94	654.16	9.06	8.77	1.27	1.19	0.35	0.45	0.75	655.69		CONNECTION TO LAT C2
STA 0+83.70 STORM LINE C PROP 24" 45° BEND	STA 0+65.10 STORM LINE C 24" 45° BEND	18.6	18.60	0.00	3.77	0.00	0.00	2.39	10.2	0.0	10.2	7.94	11.5	19.0	27.4		27.4	24	-	-	0.012	0.0125	653.40	653.16	8.77	8.73	1.19	1.18	0.35	0.42	0.77	654.16		
STA 0+65.10 STORM LINE C 24" 45° BEND	STA 0+00 STORM LINE C PROP 36" TXDOT SET	65.1	65.10	0.00	3.77	0.00	0.00	2.39	10.2	0.3	10.5	7.91	11.5	18.9	27.3		27.3	36	-	-	0.012	0.0014	653.06	652.97	8.73	3.87	1.18	0.23	0.35	0.41	0.10	653.16		
STORM DRAIN LAT C2																																		
STA 0+20.48 STORM LINE LAT C2 PROP 4'X4' DROP INLET	STA 0+00 STORM LINELAT C2 36"X24" WYE	20.48	20.48	1.25	1.25	0.80	1.00	1.00	10.0	0.1	10.1	7.98	11.5	8.0	11.5		11.5	24	-	-	0.012	0.0022	654.98	654.94	3.10	3.68	0.15	0.21	1.25	0.19	0.26	655.24	656.40	FFE OF LOT 3 AND 4
STORM DRAIN LINE D																																		
STA 4+38.98 STORM LINE D PROP 4'X4' DROP INLET	STA 3+97.83 STORM LINE D PROP 4'X4' DROP INLET	41.15	41.15	2.52	2.52	0.55	1.39	1.39	10.0	0.1	10.1	8.0	11.5	11.1	16.0		16.0	18	-	-	0.012	0.0198	663.94	663.13	3.20	9.06	0.16	1.27	1.25	0.20	1.59	665.54	665.00	TOP OF BERM 665.00
STA 3+97.83 STORM LINE D PROP 4'X4' DROP INLET	STA 3+05.01 STORM LINE D 18" 45° BEND	92.82	92.82	2.32	2.32	0.60	1.38	1.38	10.0	0.2	10.2	8.0	11.5	11.0	16.0		16.0	18	-	-	0.012	0.0197	662.18	660.35	3.20	9.04	0.16	1.27	0.75	0.12	0.95	663.13	665.00	TOP OF BERM 665.00
STA 3+05.01 STORM LINE D 18" 45° BEND	STA 2+70.21 STORM LINE D 24" 45° BEND	34.8	34.80	0.00	2.52	0.00	0.00	1.39	10.1	0.1	10.1	8.0	11.5	11.1	16.0		16.0	18	-	-	0.012	0.0198	659.52	658.83	9.06	9.06	1.27	1.27	0.35	0.45	0.83	660.35		
STA 2+70.21 STORM LINE D 24" 45° BEND	STA 0+43.06 STORM LINE D 24" 45° BEND	227.15	227.15	1.72	4.24	0.71	1.22	2.60	10.1	0.4	10.5	7.9	11.5	20.7	29.9		29.9	24	-	-	0.012	0.0149	657.87	654.47	9.06	9.53	1.27	1.41	0.35	0.45	0.97	658.83		CONNECTION TO SD D2
STA 0+43.06 STORM LINE D 24" 45° BEND	STA 0+17.24 STORM LINE D 36" 45° BEND	25.82	25.82	0.00	4.24	0.00	0.00	2.60	10.5	0.0	10.6	7.8	11.3	20.4	29.5		29.5	24	-	-	0.012	0.0144	653.60	653.23	9.53	9.37	1.41	1.36	0.35	0.49	0.87	654.47		
STA 0+17.24 STORM LINE D 36" 45° BEND	STA 0+9.16 STORM LINE D 36"X12" WYE	8.08	8.08	0.00	4.24	0.00	0.00	2.60	10.6	0.0	10.6	7.8	11.3	20.4	29.5		29.5	36	-	-	0.012	0.0017	653.13	653.12	9.37	4.17	1.36	0.27	0.35	0.48	0.10	653.23		CONNECTION TO SD D3
STA 0+9.16 STORM LINE D 36"X12" WYE	STA 0+00 STORM LINE D PROP 54" TXDOT SET	9.16	9.16	0.36	4.60	0.80	0.29	2.89	10.6	0.0	10.6	7.8	11.3	22.5	32.6		32.6	36	-	-	0.012	0.0020	652.99	652.97	4.17	4.61	0.27	0.33	0.75	0.20	0.13	653.12		
STORM DRAIN LAT D2																																		
STA 0+41.12 STORM LINE LAT D2 PROP 15' CURB INLET	STA 0+22.54 STORM LINE LAT D2 18" 45° BEND	16.97	16.97	1.72	1.72	0.71	1.22	1.22	10.0	0.0	10.0	8.0	11.5	9.7	14.1		14.1	18	-	-	0.012	0.0153	658.98	658.72	1.50	7.96	0.03	0.98	1.25	1.23	1.23	660.21	662.18	
STA 0+22.54 STORM LINE LAT D2 18" 45° BEND	STA 0+00 STORM LINE LAT D2 24"X18" WYE	13.8	13.80	0.00	1.72	0.00	0.00	1.22	10.0	0.0	10.1	8.0	11.5	9.7	14.1		14.1	18	-	-	0.012	0.0153	658.08	657.87	7.96	7.96	0.98	0.98	0.35	0.34	0.64	658.72		
STORM DRAIN LAT D3																																		
STA 0+54.80 STORM LINE LAT D3 PROP 10' CURB INLET	STA 0+49.70 STORM LINE LAT D3 24" 45° BEND	5.1	5.10	0.36	0.36	0.80	0.29	0.29	10.0	0.1	10.1	8.0	11.5	2.3	3.3		3.3	24	-	-	0.012	0.0002	653.34	653.34	1.50	1.06	0.03	0.02	1.25	0.04	0.10	653.44	656.60	
STA 0+49.70 STORM LINE LAT D3 24" 45° BEND	STA 0+10.22 STORM LINE LAT D3 24" 45° BEND	39.48	39.48	0.00	0.36	0.00	0.00	0.29	10.1	0.6	10.7	8.0	11.5	2.3	3.3		3.3	24	-	-	0.012	0.0002	653.24	653.23	1.06	1.06	0.02	0.02	0.35	0.01	0.10	653.34		
STA 0+10.22 STORM LINE LAT D3 24" 45° BEND	STA 0+00 STORM LINE LAT D3 36"X24" WYE	10.22	10.22	0.00	0.36	0.00	0.00	0.29	10.7	0.2	10.9	7.8	11.2	2.2	3.2		3.2	24	-	-	0.012	0.0002	653.13	653.13	1.06	1.03	0.02	0.02	0.35	0.01	0.10	653.23		CONNECTION TO SD D
STORM DRAIN LINE I																																		
STA 2+98.98 STORM LINE I 5'X3' SET	STA 2+33.39 STORM LINE I 5'X3' 45° BEND	65.59	65.59	0.63	0.63	0.55	0.35	0.35	10.0	0.2	10.2	8.0	11.5	2.8	4.0		67.0		5	3	0.013	0.0017	653.08	652.97	2.50	4.47	0.10	0.31	1.25	0.12	0.39	653.47	652.97	Q100 RELEASE DISCHARGE
STA 2+33.39 STORM LINE I 5'X3' 45° BEND	STA 0+46.61 STORM LINE I 5'X3' 45° BEND	186.78	186.78	0.00	0.63	0.00	0.00	0.35	10.2	11.8	22.0	7.9	11.5	2.7	4.0		4.0		5	3	0.013	0.0000	648.90	648.90	4.47	0.26	0.31	0.00	0.35	0.11	0.10	649.00		
STA 0+46.61 STORM LINE I 5'X3' 45° BEND	STA 0+36.27 STORM LINE I CONNECT TO 20' CURB INLET	10.34	10.34	0.32	0.95	0.55	0.17	0.52	22.0	0.6	22.7	5.4	7.8	2.8	4.1		4.1		5	3	0.013	0.0000	648.80	648.80	0.26	0.27	0.00	0.00	0.35	0.00	0.10	648.90		
STA 0+36.27 STORM LINE I CONNECT TO 20' CURB INLET	STA 0+00 STORM LINE I CONNECT TO 20' CURB INLET	36.27	36.27	0.32	1.26	0.55	0.17	0.69	22.7	1.7	24.4	5.3	7.7	3.7	5.3		5.3		5	3	0.013	0.0000	648.70	648.70	0.27	0.36	0.00	0.00	0.50	0.00	0.10	648.80	648.83	WALLIS DRIVE SUMP
STORM DRAIN LINE H																																		
STA 0+64.85 STORM LINE H CONNECT TO 4'X4' DROP INLET	STA 0+00 STORM LINE H PROP 24" TXDOT SET	64.85	64.85	0.63	0.63	0.55	0.35	0.35	10.0	0.8	10.8	8.0	11.5	2.8	4.0		4.0	24	-	-	0.012	0.0003	652.99	652.97	2.50	1.27	0.10	0.03	1.25	0.12	0.10	653.09	654.00	TOF OF BERM

Carrillo Engineering, LLC
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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

HYDRAULIC CALCULATIONS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date
Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C4.02

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ON-GRADE INLET CALCULATION TABLE

DRAINAGE AREA				STREET	PAVEMENT	PAVEMENT	MANNING'S	10-YEAR	10-YEAR	10-YEAR	10-YEAR	100-YEAR	100-YEAR	100-YEAR	100-YEAR	DESIGN	DEPTH	SPREAD OF	PICKUP	LENGTH	LENGTH	L/Lo	Q/Qo	INLET	10-YEAR	100-YEAR	
AREA NO.	AREA	RUNOFF C	CONC. TIME	LONG SLOPE So	WIDTH	SLOPE	COEFFICIENT FOR PAVEMENT "n"	INTENSITY	RUNOFF	CARRYOVER FLOW	TOTAL GUTTER FLOW	INTENSITY	RUNOFF	CARRYOVER FLOW	TOTAL GUTTER Q	STORM	OF FLOW Yo	FLOW Sp	PER FOOT Qo/Lo	REQUIRED Lo 100-YR	PROVIDED LENGTH			CAPACITY	CARRYOVER FLOW "q"	CARRYOVER FLOW "q"	COMMENTS
	(ACRES)		(MIN)	(FT/FT)	(FT)	(%)		(IN/HR)	(CFS)	(CFS)	(CFS)	(IN/HR)	(CFS)	(CFS)	(CFS)		(FT)	(FT)	(CFS/FT)	(FT)	(FT)			(CFS)	(CFS)	(CFS)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	
A1	0.26	0.80	10	0.0388	24	0.0345	0.013	7.98	1.66	0.0	1.7	11.55	2.4		2.4	100-YEAR	0.1766	0.4	0.63	14	5	0.53	1	2.4	0.0	0.0	10' CURB INLET
A2	0.31	0.80	10	0.0137	44	0.0386	0.013	7.98	1.98	0.0	2.0	11.55	2.9		2.9	100-YEAR	0.2391	0.7	0.69	12	10	1.00	1	2.9	0.0	0.0	10' CURB INLET
A3	0.23	0.80	10	0.0154	60	0.0355	0.013	7.98	1.47	0.0	1.5	11.55	2.1		2.1	100-YEAR	0.2027	0.4	0.65	10	10	1.00	1	2.1	0.0	0.0	10' CURB INLET
A4	0.23	0.80	10	0.015	24	0.0329	0.013	7.98	1.47	0.0	1.5	11.55	2.1		2.1	100-YEAR	0.1980	0.4	0.65	11	10	1.00	1	2.1	0.0	0.0	10' CURB INLET

CAPACITY OF CURB INLETS AND DROP INLETS IN SUMP CONDITION

INLET NO.	GUTTER SLOPE So	CROWN SLOPE OF PVM'T Fo	AREA	RUNOFF COEFF. C	TIME OF CONCEN.	DESIGN FREQUENCY	100-YEAR INTENSITY	PEAK FLOW	CARRY OVER	GUTER FLOW Qo	DEPTH OF GUTTER FLOW Yo	DEPTH OF DEPRESSION "a"	DEPTH OF FLOW AT OPENING Y	CAPACITY OF INLET PER FOOT OF LENGTH Q/L	LENGTH OF INLET OPENING L OR P	CAPACITY OF INLET Q	CARRY-OVER INTO OVER FLOW	PERCENT Q_{100} CAPTURED BY INLET	NOTES
	(FT/FT)	(FT/FT)	(ACRES)		(MIN)	(YR)	(IN/HR)	(CFS)	(CFS)	(CFS)	(FT)	(FT)	(FT)	(CFS/FT)	(FT)	(CFS)	(CFS)	(%)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
B1	0.0131	0.0365	2.52	0.8	10	**100**	11.55	23.3		23.3	0.56	0.416	0.9751	2.89	10	28.89	0.00	100.00%	10' CURB INLET
D3	0.013	0.0355	0.36	0.8	10	**100**	11.55	3.3		3.3	0.27	0.416	0.6831	1.69	16	27.10	0.00	100.00%	10' CURB INLET
OS10	0.0379	0.02	6.25	0.55	15	**100**	9.57	32.9		32.9	0.42	0.416	0.8322	2.28	20	45.55	0.00	100.00%	2-10' CURB INLETS ON WALLIS DRIVE

CAPACITY OF DROP INLETS IN SUMP CONDITION

Inlet		Drainage Areas			Conc. Time	2-year Intensity	2-year Runoff	2-year Depth (Y_2)	10-year Intensity	10-year Runoff	10-year Depth (Y_{10})	100-year Intensity	100-year Runoff	100-year Depth (Y_{100})	Allowable Depth	100-year HGL	
Inlet No.	Station	Area No.	Area (AC)	Runoff C	(MIN)	(IN/HR)	(CFS)	(ft)	(IN/HR)	(CFS)	(FT)	(IN/HR)	(CFS)	(FT)	(FT)	(FT)	DESCRIPTION
1	2	3	4	5	6	8	9	10	7	8	9	10	11	12	13	14	15
C1	STA 1+79.82 SD C	OS-1 OS-3 OS-7	16.83	0.55	20	3.69	34.16	0.80	5.70	52.76	1.07	8.23	76.17	1.36	2.20	656.38	4'X4' DROP INLET CITY STANDARD
C2	STA 0+11.46 SD C	C1	1.25	0.80	15	4.31	4.31	0.20	6.62	6.62	0.27	9.57	9.57	0.34	1.50	663.69	4'X4' DROP INLET CITY STANDARD
D1	STA 4+38.98 SD D	OS-2 OS-4 OS-5 OS-8	9.32	0.55	20	3.69	18.91	0.54	5.70	29.22	0.72	8.23	42.18	0.92	2.00	664.19	4'X4' DROP INLET CITY STANDARD
D2	STA 3+97.83 SD D	D1	0.43	0.80	15	5.23	1.80	0.11	7.98	2.74	0.15	11.55	3.97	0.19	1.70	663.69	4'X4' DROP INLET CITY STANDARD
I1	STA 0+54.85 SD I	H1	0.58	0.80	15	5.23	2.43	0.34	7.98	3.70	0.46	11.55	5.36	0.58	0.70	652.99	2'X2' DROP INLET CITY STANDARD

Note:

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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

HYDRAULIC CALCULATIONS

Issue Dates:
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10.10.2019

Date
Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C4.02A

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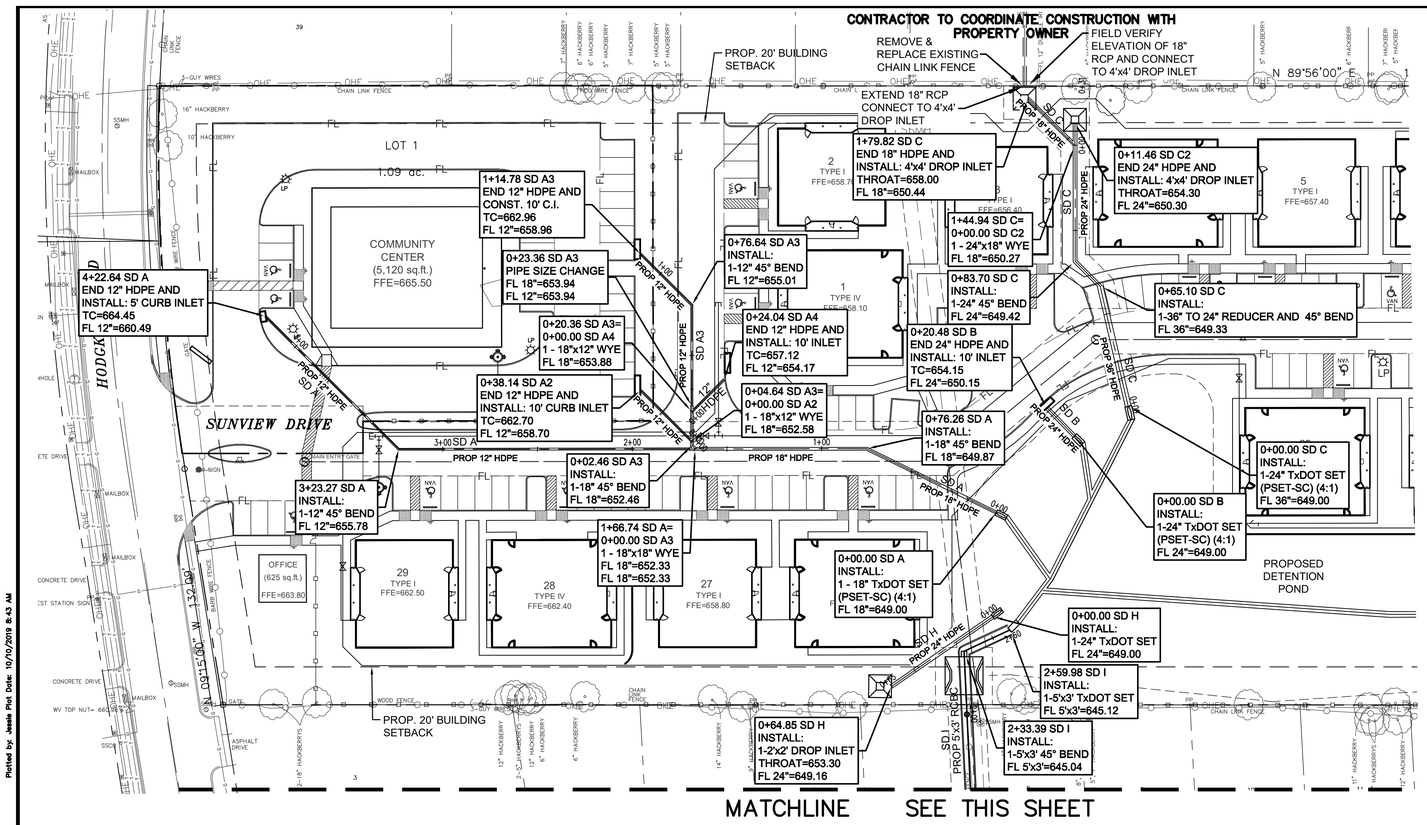
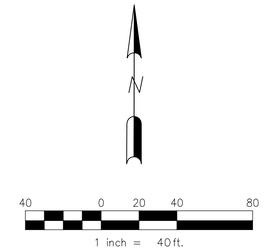
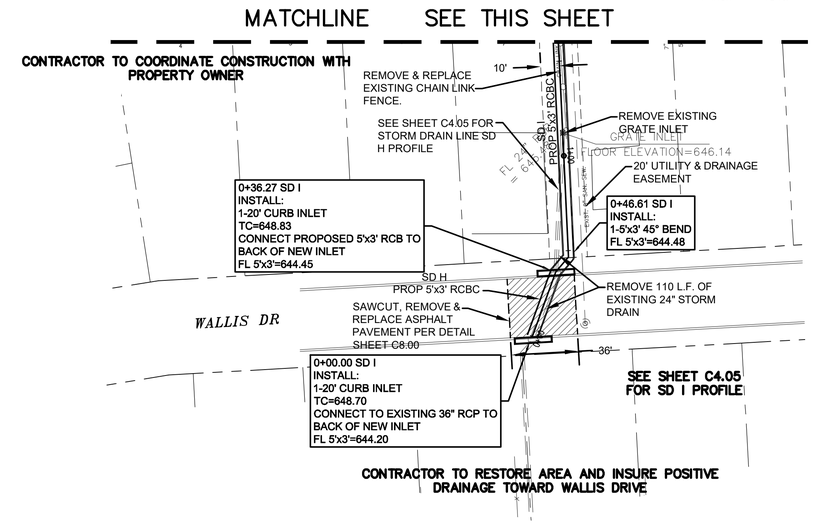
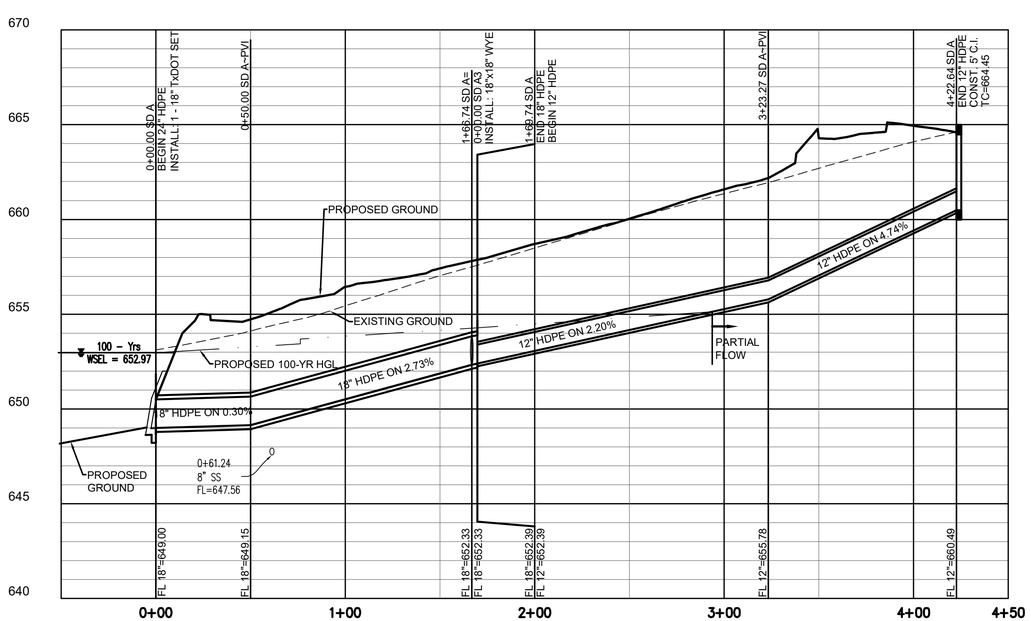


NOTE: ALL STORM DRAIN LINES ARE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED.







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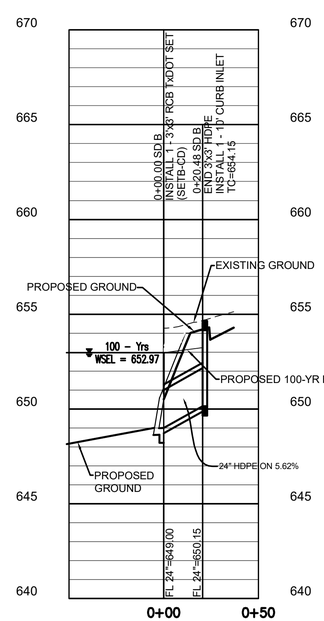
1"=4': V



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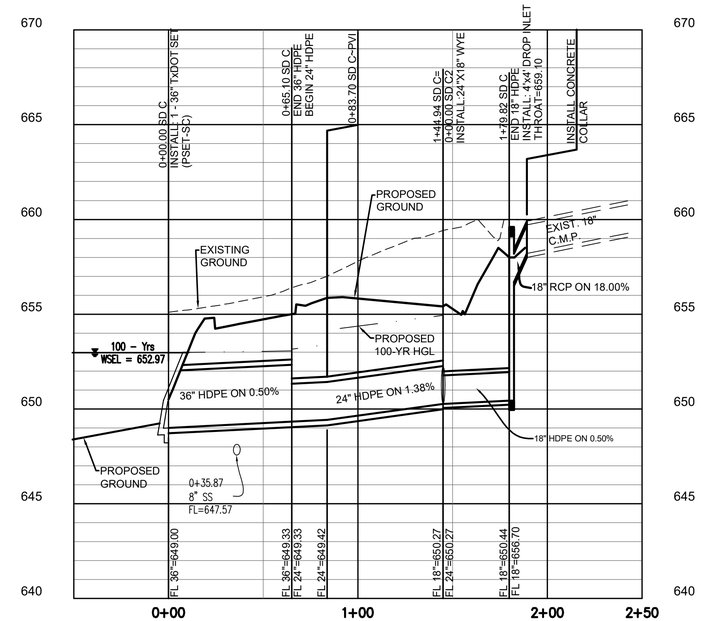

STORM SD C

1"=40': H
1"=4': V

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RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

STORM DRAIN PLAN & PROFILES

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Date	Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

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C4.03

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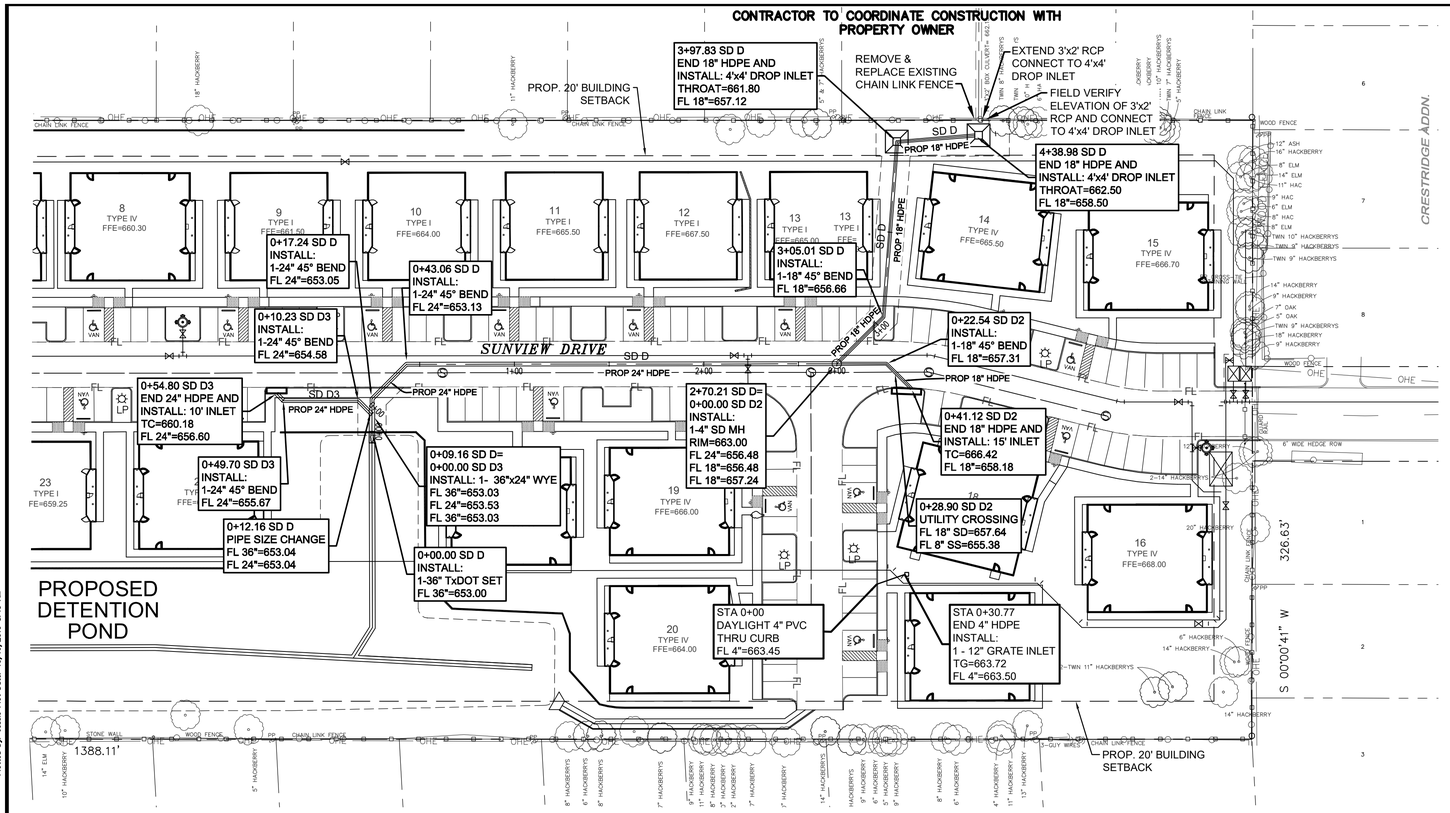

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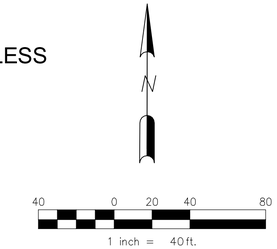

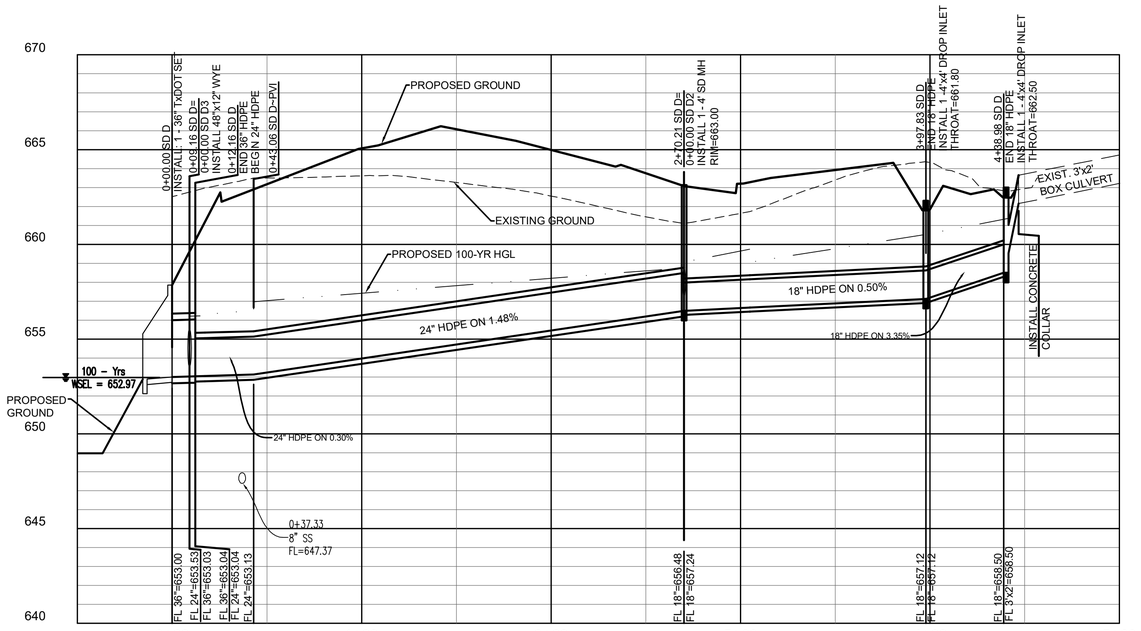

STORM SD D

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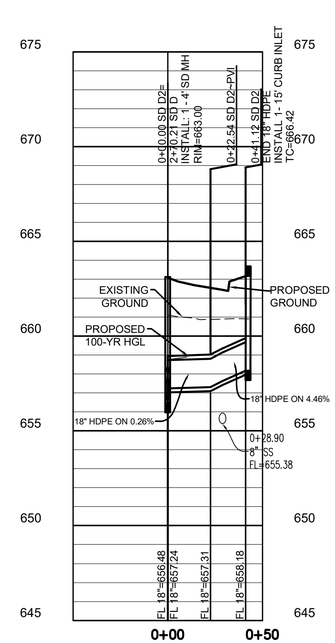

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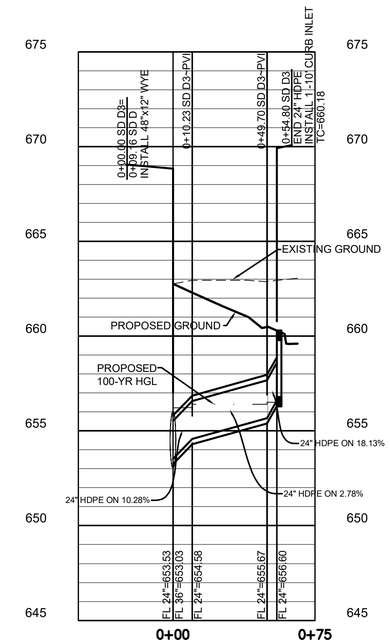

STORM SD D3

1"=40': H
1"=4': V

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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

STORM DRAIN PLAN & PROFILES

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

Scale: AS SHOWN
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Checked By: AA

Sheet
C4.04

Plotted by: Jessie Plot Date: 10/10/2019 8:45 AM
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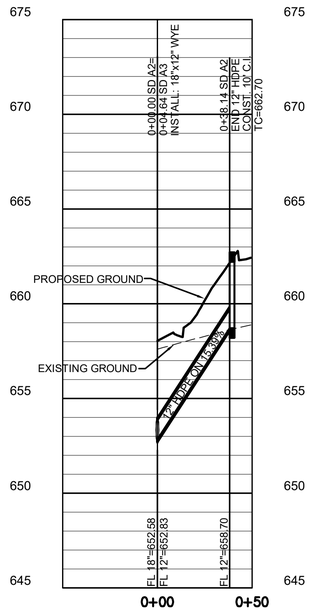

STORM SD A2

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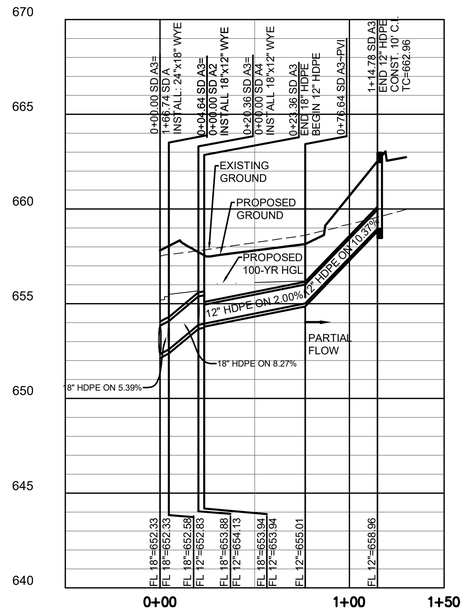
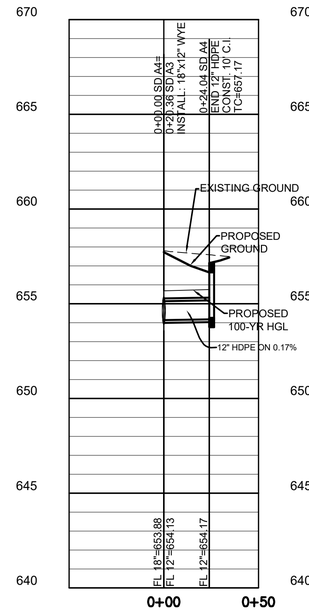
1"=4': V



STORM SD A3

1"=40': H
1"=4': V



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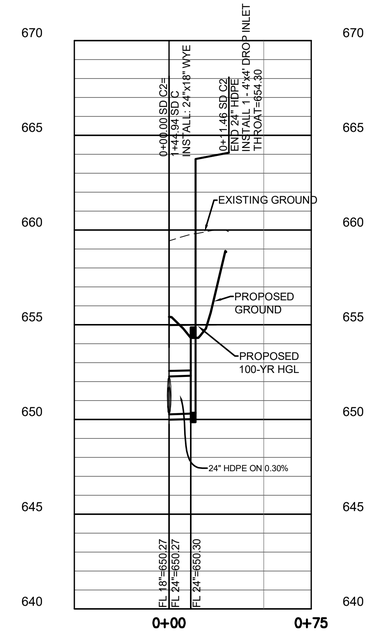
1"=40': H
1"=4': V



STORM SD C2

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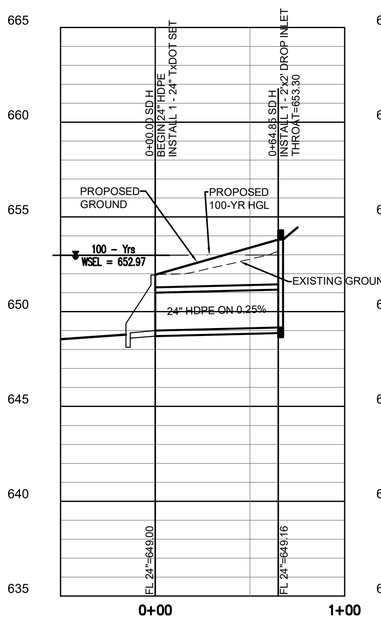
1"=4': V



STORM SD H

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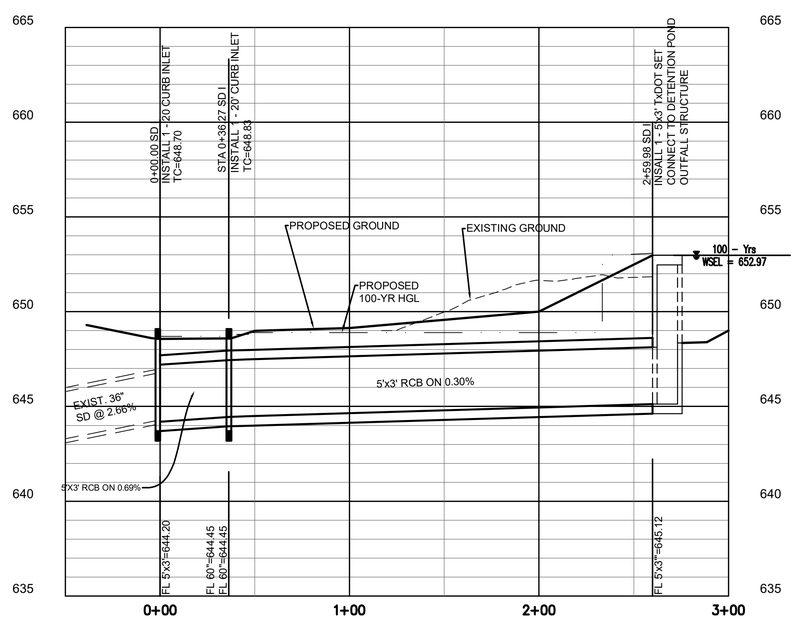
1"=4': V



STORM SD I

1"=40': H
1"=4': V

NOTE: ALL STORM DRAIN LINES ARE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED.

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TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

STORM DRAIN PROFILES

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date

Revisions

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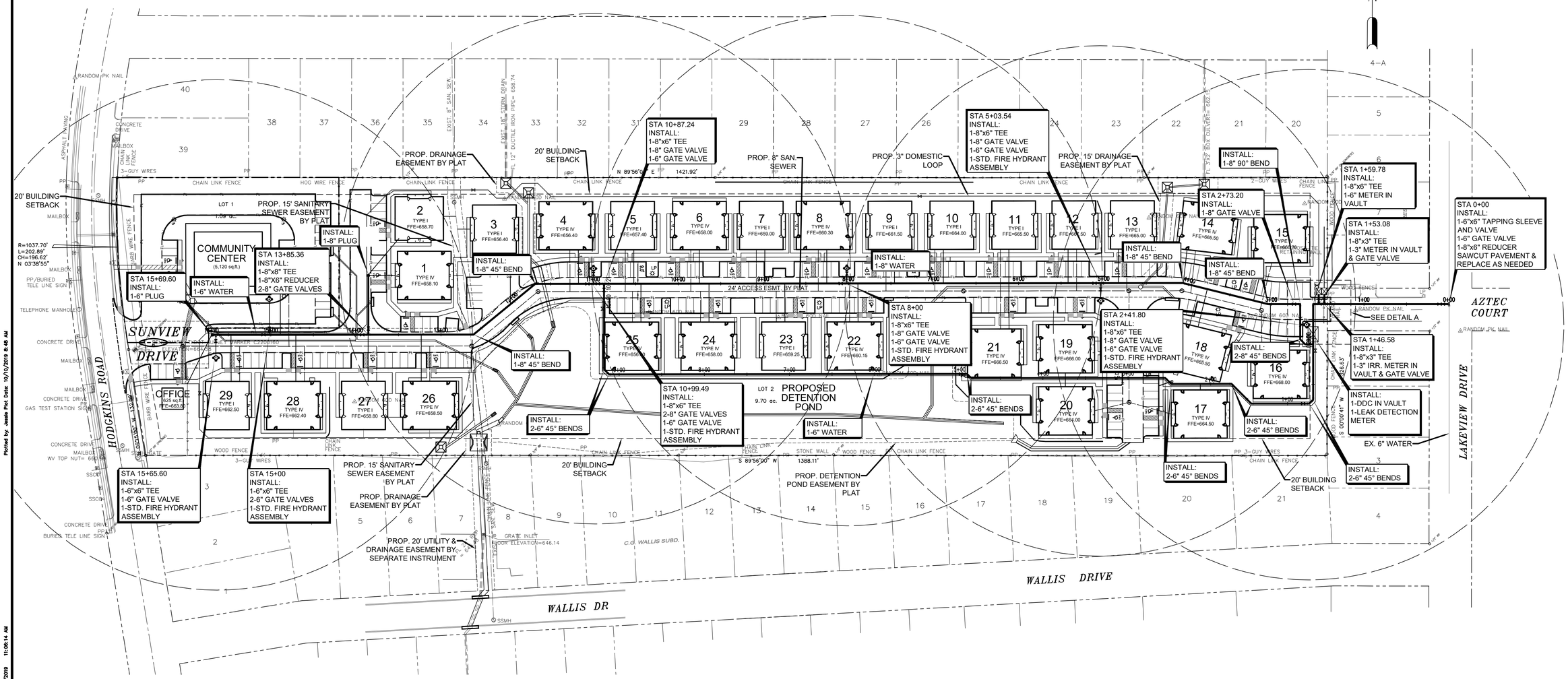
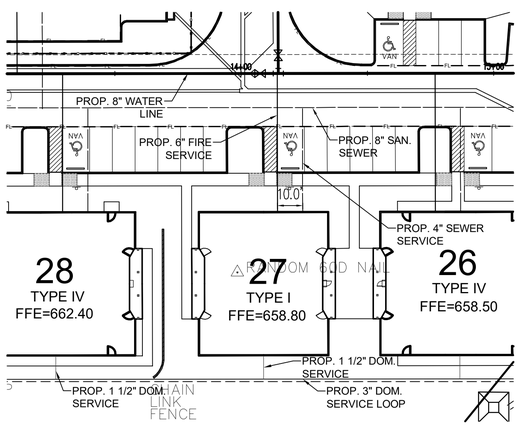
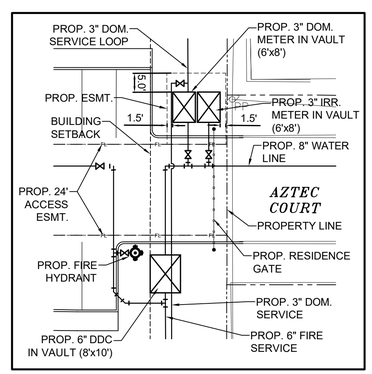
NOTE: ALL WATER LINES ARE PRIVATELY OWNED AND MAINTAINED.





TYPICAL 6" FIRE SERVICE LOCATION



DETAIL A
SCALE: 1=20

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LAKEVIEW HEIGHTS RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE LAKE WORTH, TEXAS

WATER MAIN LAYOUT

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date
Revisions

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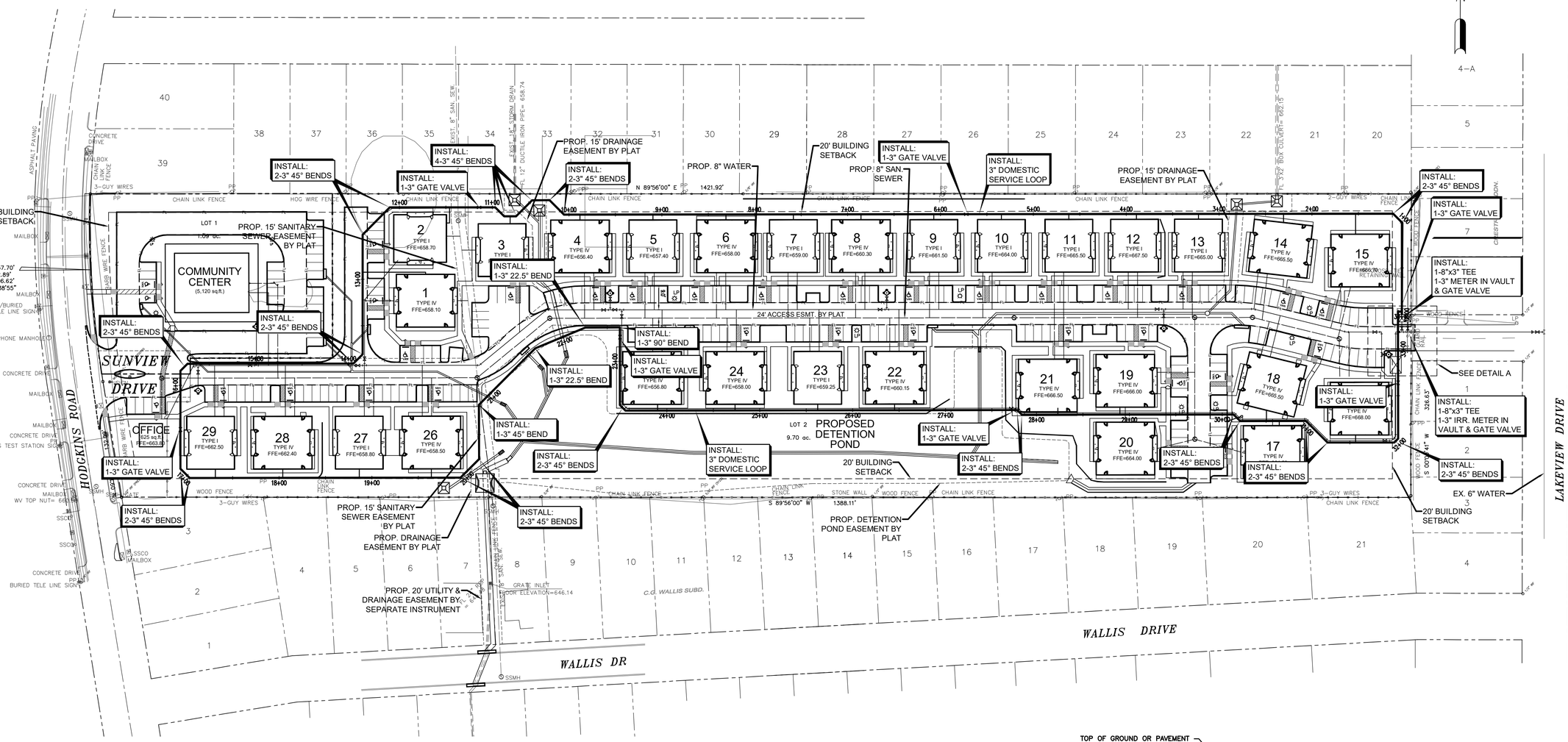
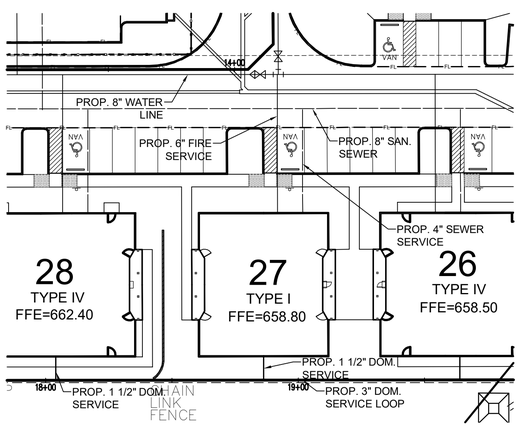
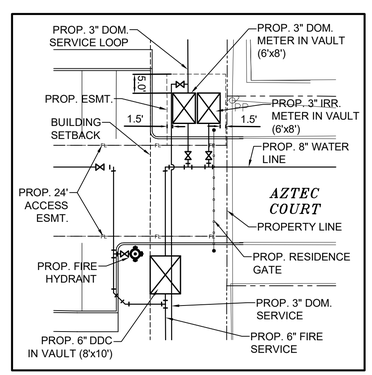
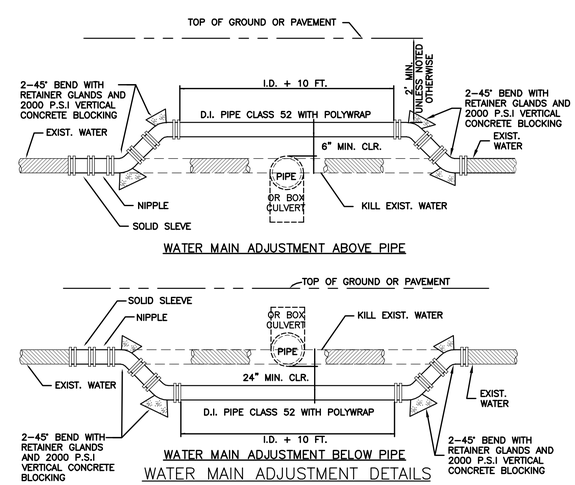




TYPICAL DOMESTIC SERVICE LOCATION



DETAIL A
SCALE: 1=20



WATER MAIN ADJUSTMENT DETAILS

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

WATER (DOMESTIC) LAYOUT

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date

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Plotted by: Jessie Plot Date: 10/10/2019 8:51 AM
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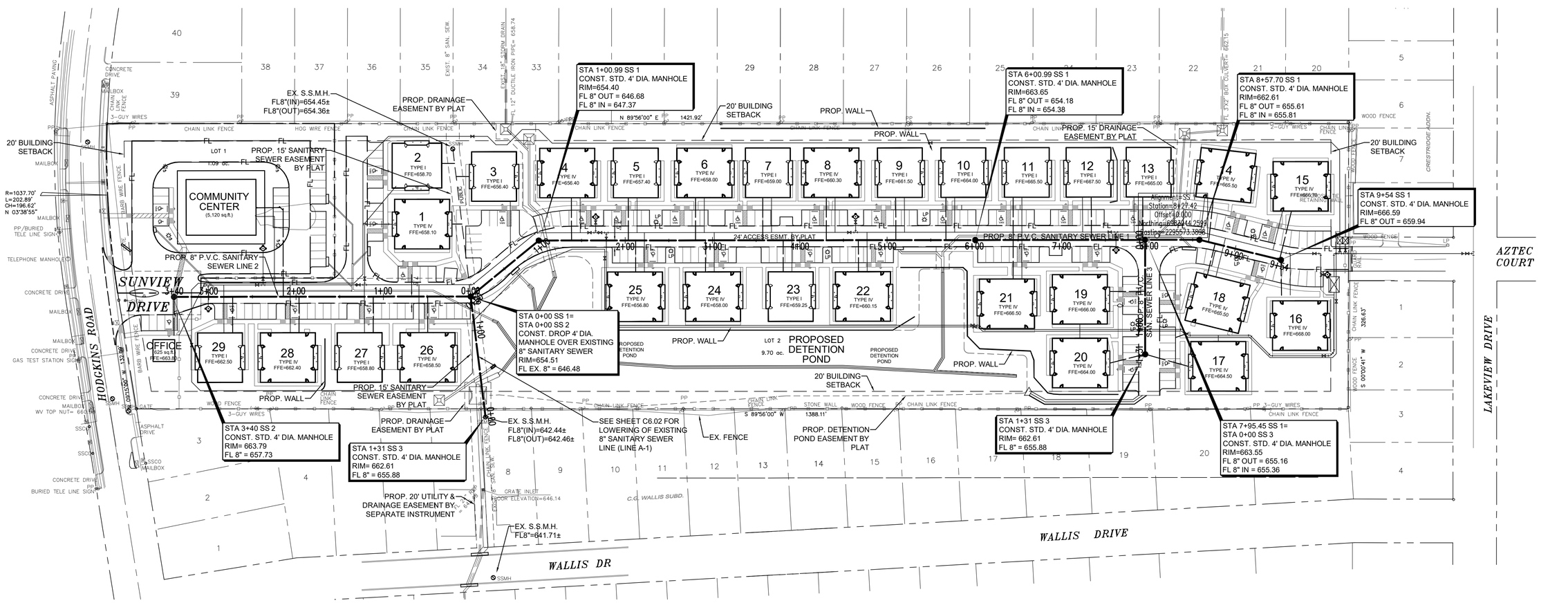
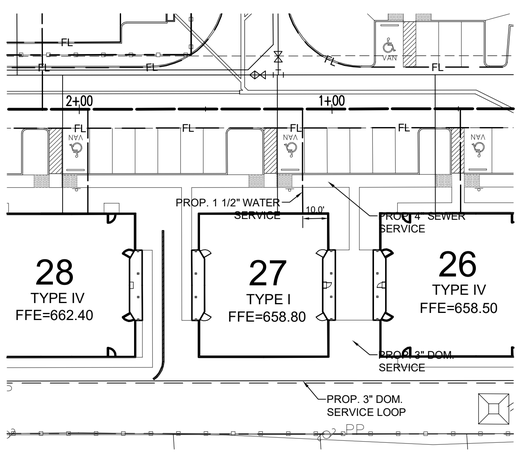
NOTE: ALL SEWER LINES ARE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED.





TYPICAL LOCATION FOR SEWER SERVICE TO BE LOCATED 5' BELOW FINISHED FLOOR. REF TO MEP PLANS FOR CONTINUATION AT BUILDING.

TYPICAL SERVICE LOCATION

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

SANITARY SEWER LAYOUT

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

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Revisions

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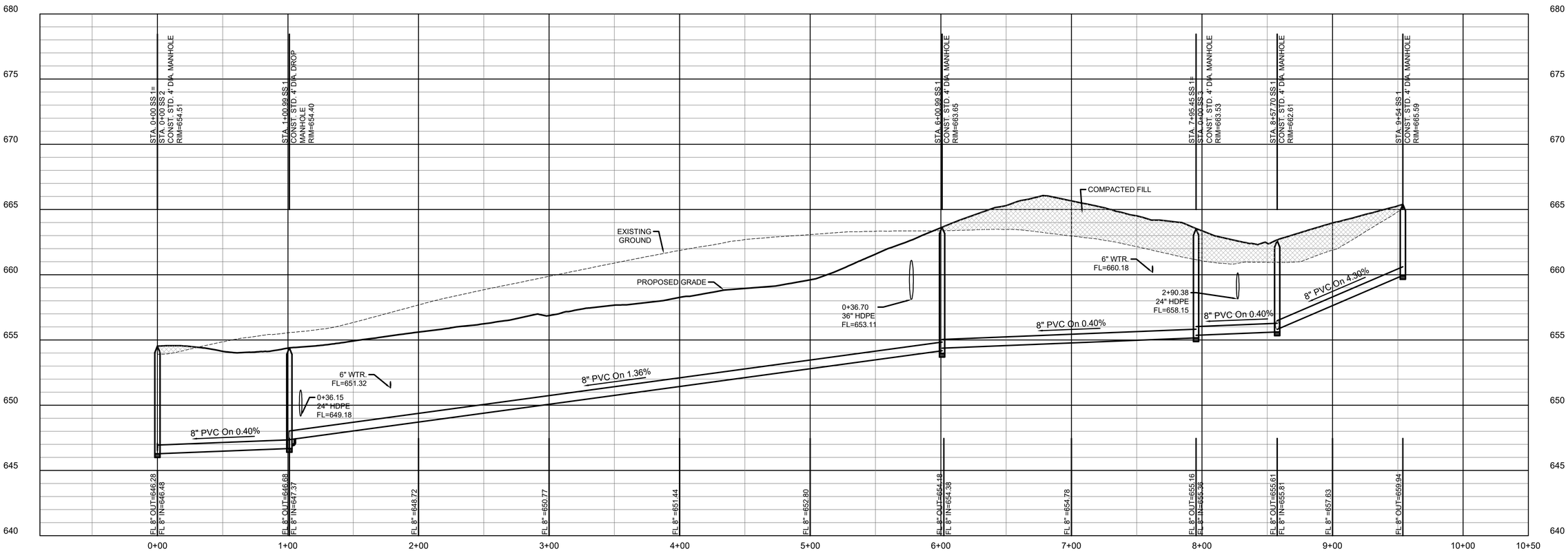

SS 1

1"=40':H
1"=4':V

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LAKEVIEW HEIGHTS

RESTRICTED AGE LIVING CENTER

6835 SUNVIEW DRIVE

LAKE WORTH, TEXAS

SANITARY SEWER PROFILE - LINE SS 1

Issue Dates:

8.28.2019

9.20.2019

10.10.2019

Date

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Scale: AS SHOWN

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Checked By: AA

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C6.01

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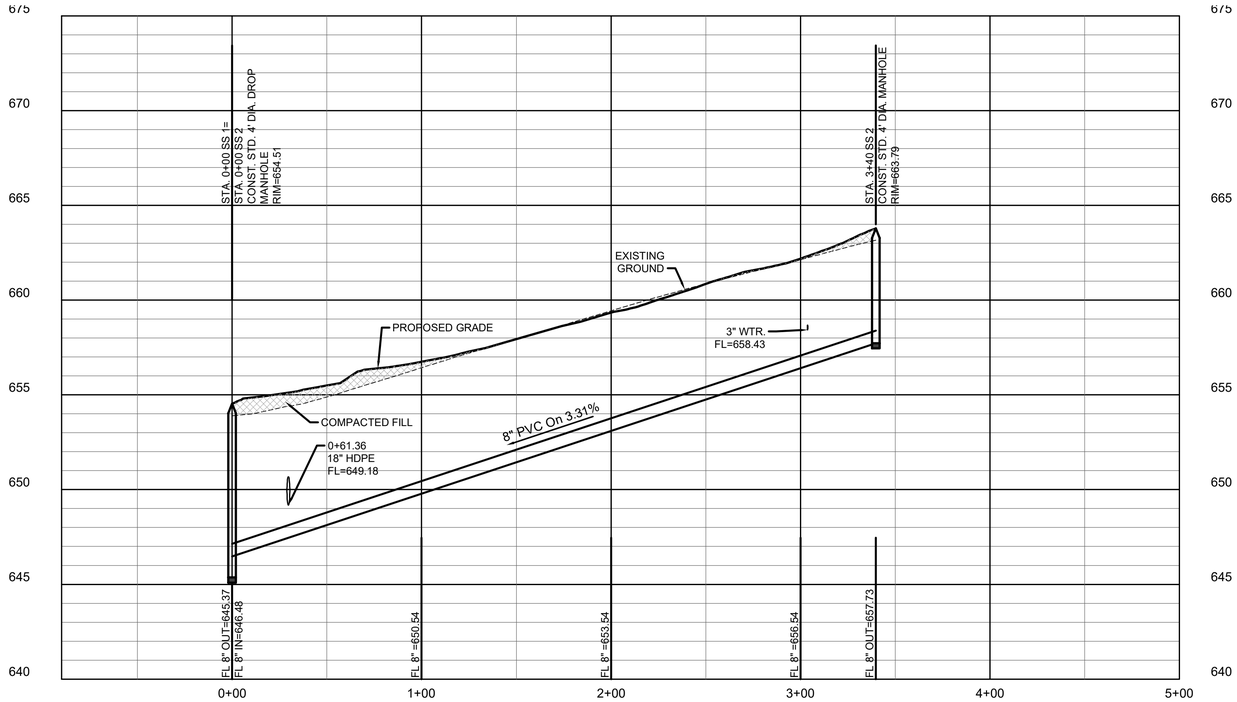
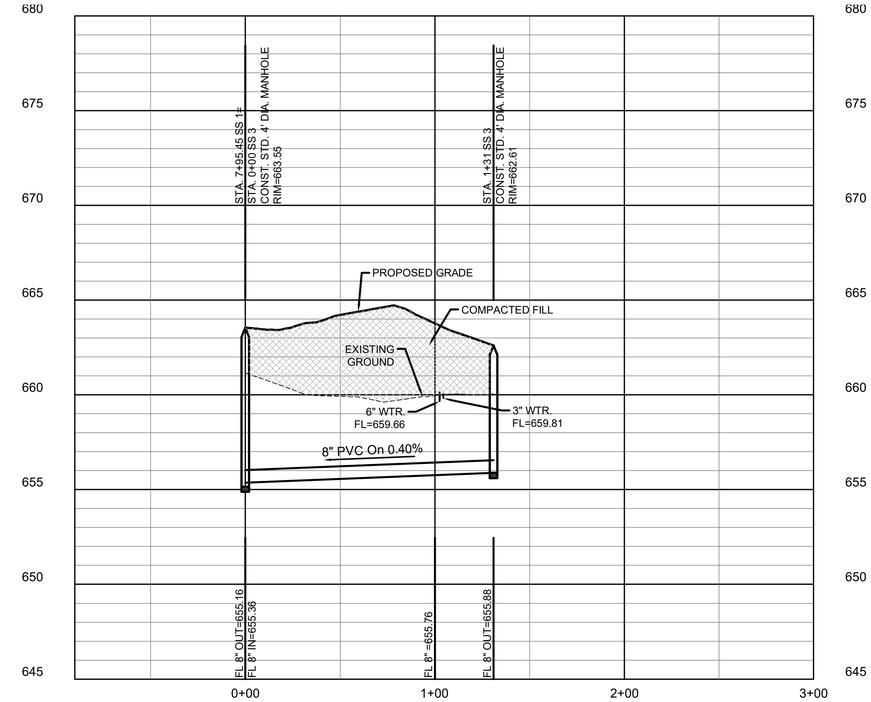


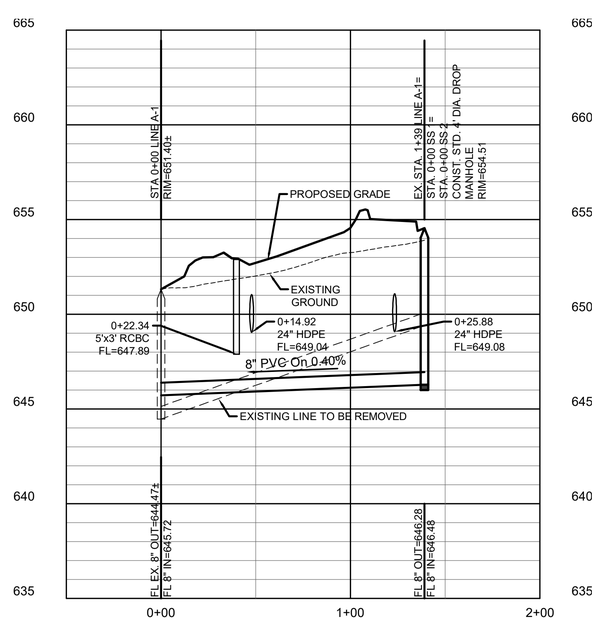
SS 2

1"=40':H
1"=4':V



SS 3

1"=40':H
1"=4':V



Ex Line A-1

1"=40':H
1"=4':V

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LAKEVIEW HEIGHTS

RESTRICTED AGE LIVING CENTER

6835 SUNVIEW DRIVE

LAKE WORTH, TEXAS

SAN. SEWER PROFILES - LINES SS 2 & 3

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

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C6.02

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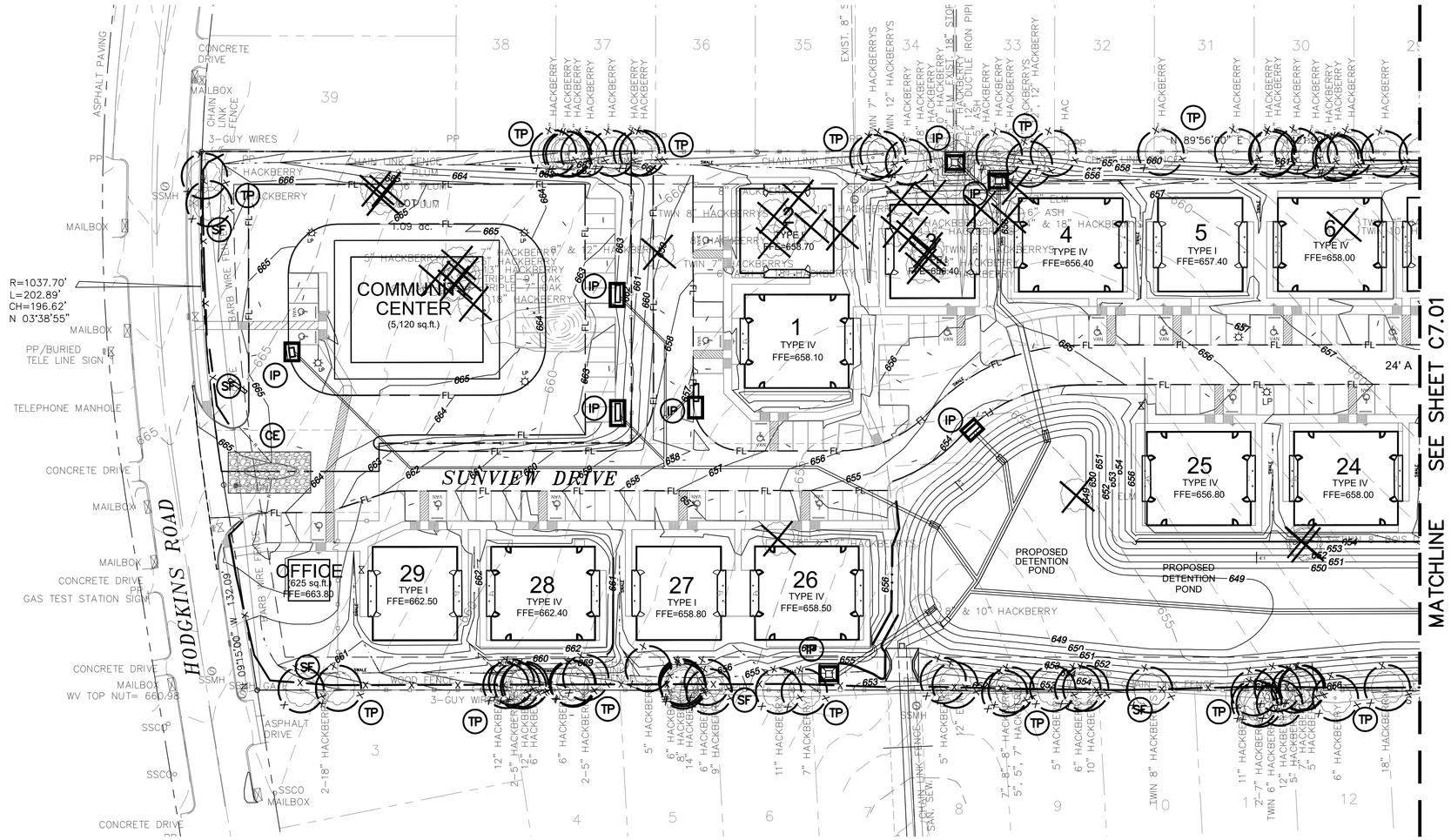

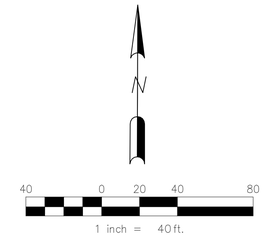

LEGEND

- FLOW DIRECTION
- 415 — PROPOSED CONTOURS
- 411 — EXISTING CONTOURS
- SF — SILT FENCE
- IP — INLET PROTECTION
- CE — CONSTRUCTION ENTRANCE
- RC — ROCK CHECK DAM
- TREE TO BE REMOVED
- TP — TREE TO REMAIN W/ TREE PROTECTION

DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE THE IMPACT OF CONSTRUCTION SHALL BE INSTALLED PRIOR TO ADDING IMPERVIOUS COVER.

EROSION CONTROL GENERAL NOTE:

EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. THE CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

EROSION CONTROL PLAN

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

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Checked By: AA

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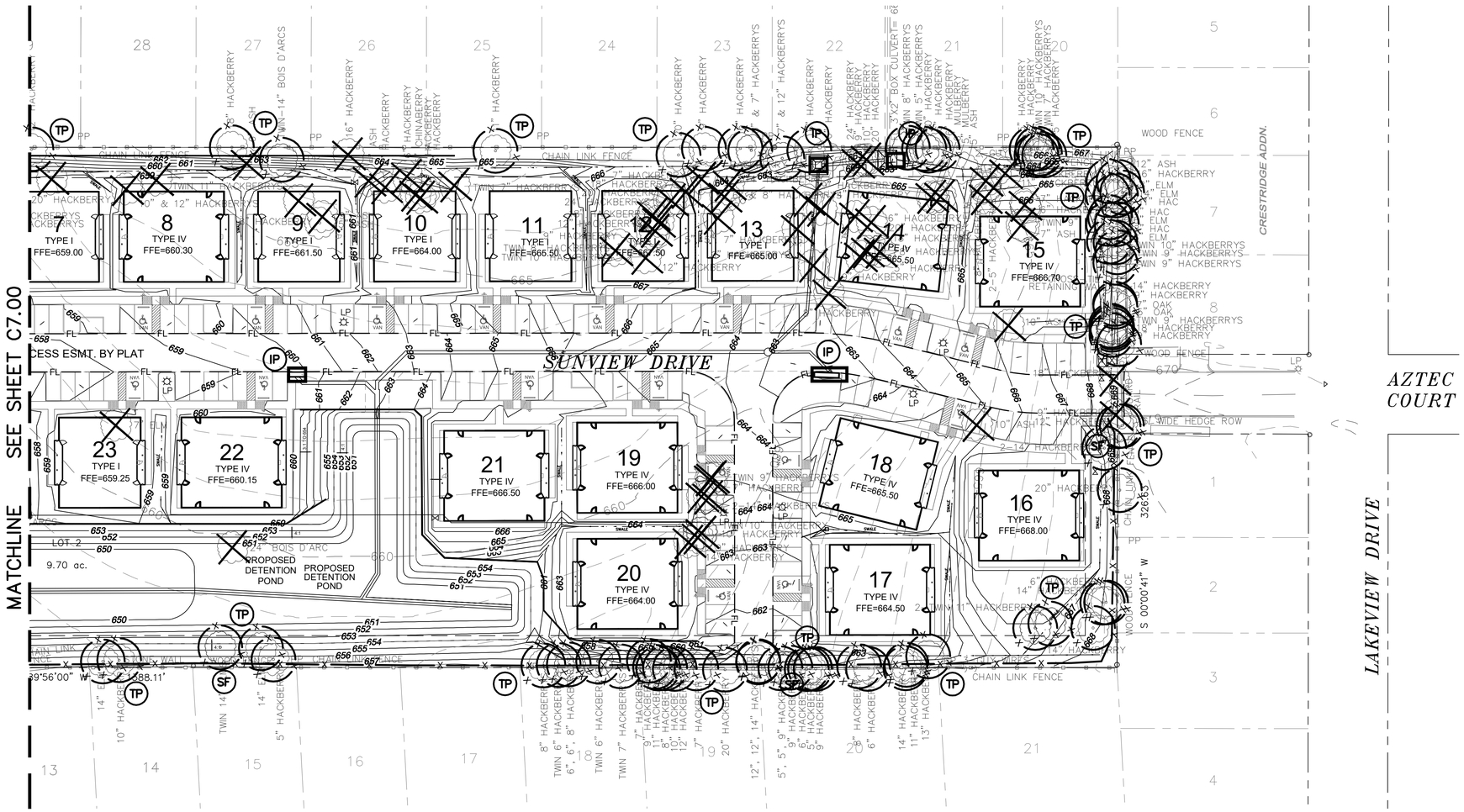

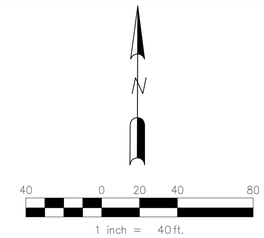

LEGEND

- FLOW DIRECTION
- 415 — PROPOSED CONTOURS
- 411 — EXISTING CONTOURS
- SF — SILT FENCE
- IP — INLET PROTECTION
- CE — CONSTRUCTION ENTRANCE
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- TREE TO REMAIN W/ TREE PROTECTION

DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE THE IMPACT OF CONSTRUCTION SHALL BE INSTALLED PRIOR TO ADDING IMPERVIOUS COVER.

EROSION CONTROL GENERAL NOTE:

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

EROSION CONTROL PLAN

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

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Drawn By: LJM
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Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 EROSION.dwg Saved By: Jessie Save Time: 9/19/2019 3:16:58 PM

STANDARD EROSION CONTROL GENERAL NOTES

EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.

ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF LAKE WORTH.

IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.

IF OFF-SITE BORROW OR SPOILS SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOILS AREAS ARE CONSIDERED PART OF EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION HALL SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.

CONTRACTOR SHALL HAVE A COPY THE SWPPP ON SITE AT ALL TIMES.

CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE E.P.A. CONTRACTOR SHALL COMPLY WITH ALL E.P.A. STORM WATER POLLUTION PREVENTION REQUIREMENTS.

EROSION CONTROL SCHEDULE AND PHASING

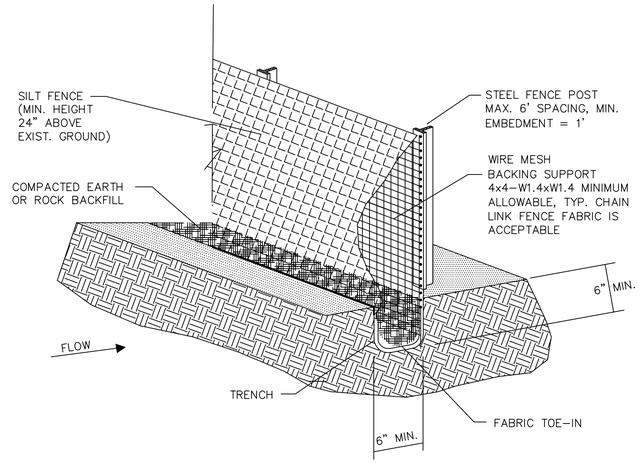
THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

PHASE 1 – DEMOLITION/GRADING
- A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON GRADING AND EROSION CONTROL PLAN, NOTES, AND DETAIL SHEETS.
- B. BEGIN CLEARING AND GRADING OF SITE.
- C. SEED AND REVEGETATE SLOPES WHERE SHOWN.

PHASE 2 – UTILITIES
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- B. INSTALL STORM DRAINS AS SPECIFIED ON PLAN SHEETS.
- C. INSTALL INLET PROTECTION.

PHASE 3 – PAVING
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
- B. STABILIZE SUBGRADE.
- C. PAVE PARKING LOT AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
- D. REMOVE TEMPORARY CONSTRUCTION ENTRANCE.

PHASE 4 – LANDSCAPING AND SOIL STABILIZATION
- A. REVEGETATE LOT AND PARKWAYS
- B. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
- C. REMOVE EROSION CONTROL DEVICES WHEN GROUND COVER ESTABLISHED.



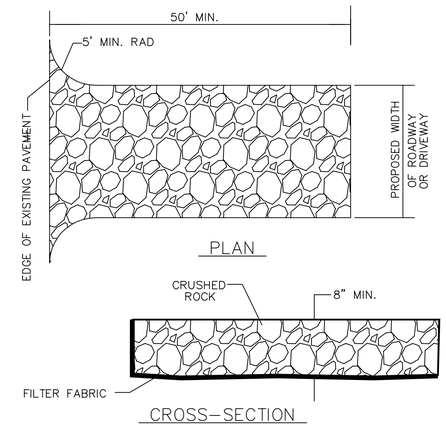
SILT FENCE GENERAL NOTES

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 DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY WEEK AND AFTER EACH 1/2" RAINFALL. 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 HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CONSTRUCTION OF A FILTER BARRIER

N.T.S.

FB



CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE – 5 INCHES (MIN) CRUSHED ROCK.
2. LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN 8 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 TRAP 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 CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC

   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.
8. CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.

   TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT

CONSTRUCTION ENTRANCE

N.T.S.

CE

B.M.P. MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE SONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASH DOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

INLET PROTECTION:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE DESIGN DEPTH. IF DE-WATERING OF THE STORAGE VOLUME IS NOT OCCURRING, CLEAN OR REPLACE THE FILTER STONE SURROUNDING THE INLET. CLEAN THE STONE SURFACE THE FIRST FEW TIMES BY RAKING. REPEATED SEDIMENT BUILD-UP WILL REQUIRE FILTER STONE REPLACEMENT.

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-896-0976 - Firm Registration #F-15893

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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

EROSION CONTROL DETAILS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

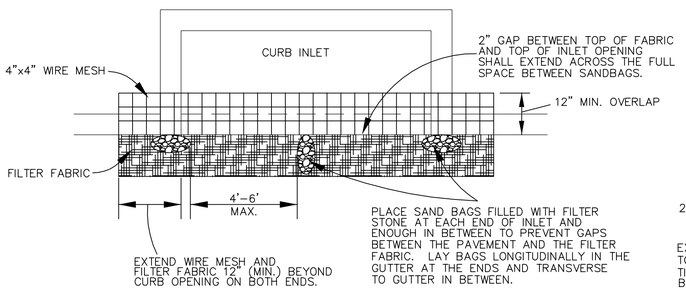
Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C7.02

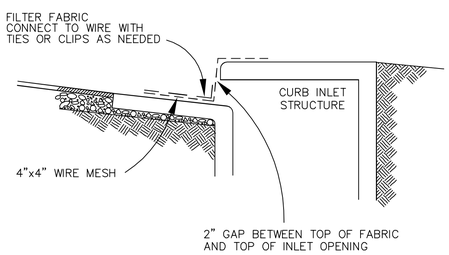
Plotted by: Jessie Plot Date: 10/8/2019 2:50 PM
Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 EROSION DETAILS.dwg Saved By: Jessie Save Time: 5/23/2019 4:44:39 PM

NOTE:

VERTICAL PANEL BARRICADES TO BE PLACED WHEN LOCATED ON AN ACTIVE STREET.



INLET PLAN VIEW



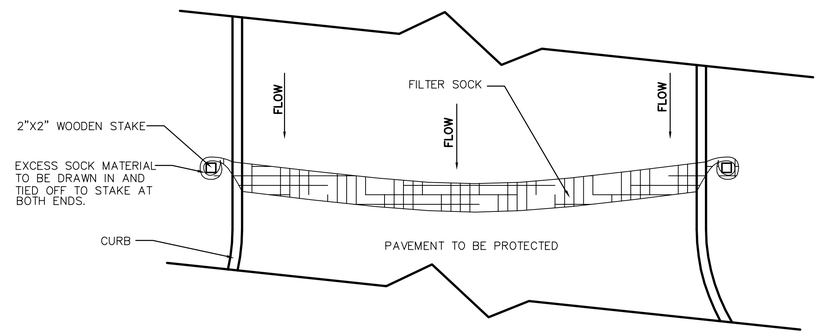
INLET SECTION

TYPE C CURB INLET PROTECTION

INLET PROTECTOR DETAILS

N.T.S.

IP



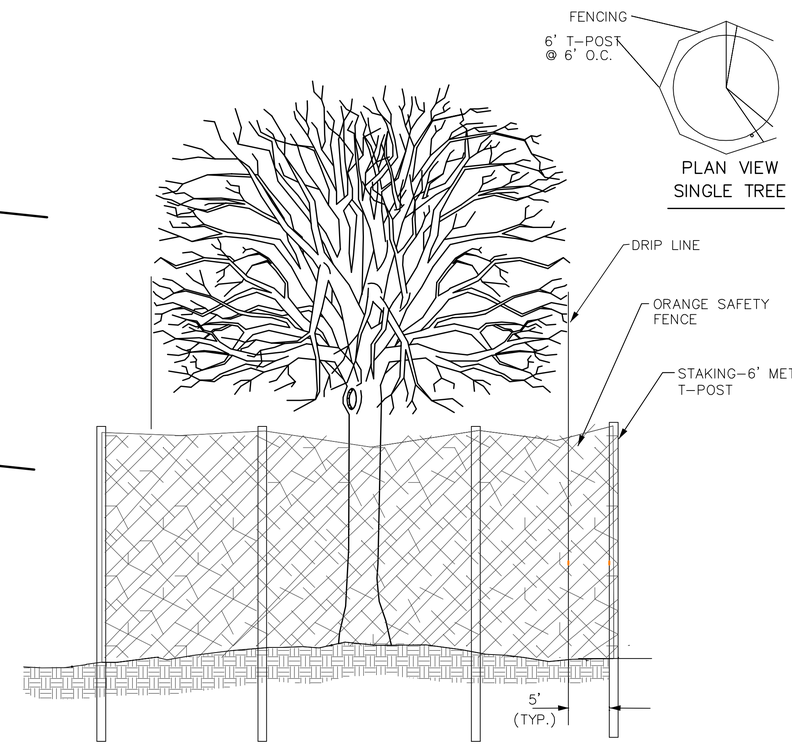
FILTER SOCK GENERAL NOTES

1. ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS
2. FILTER SOCK TO BE FILTREXX INLET SOXX OR APPROVED EQUAL
3. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
4. FILTER SOCK SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
5. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE SOCK. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
6. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTER SOCK INSTALLATION

N.T.S.

FS



TREE PROTECTION FENCING

N.T.S.

TP

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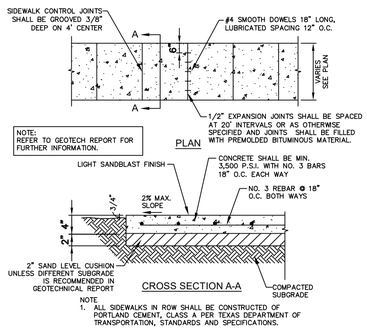
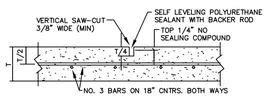


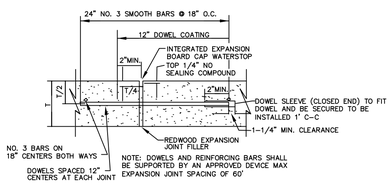
CONCRETE SIDEWALK DETAIL

N.T.S.



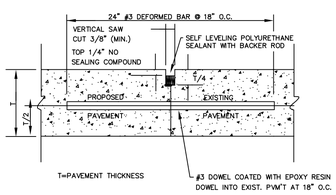
CONTRACTION JOINT DETAIL

SCALE: NONE



TRANSVERSE EXPANSION/ ISOLATION JOINT DETAIL

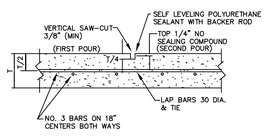
SCALE: NONE



NOTES:
1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. DRILLING BY HAND IS NOT ACCEPTABLE

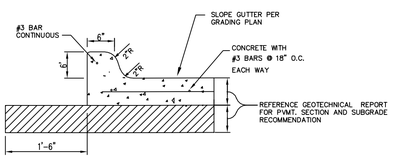
LONGITUDINAL BUTT JOINT DETAIL

SCALE: NONE



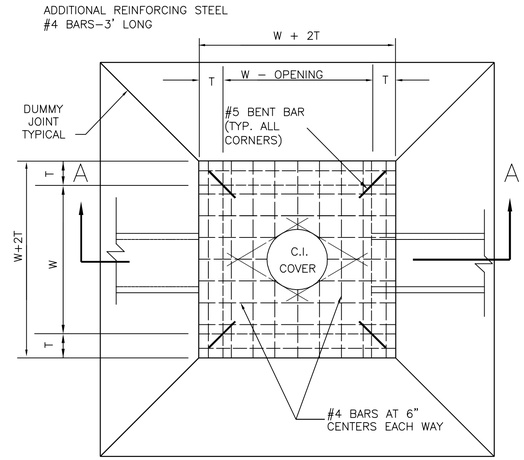
CONSTRUCTION JOINT DETAIL

SCALE: NONE



CONCRETE CURB AND GUTTER DETAIL

SCALE: NONE

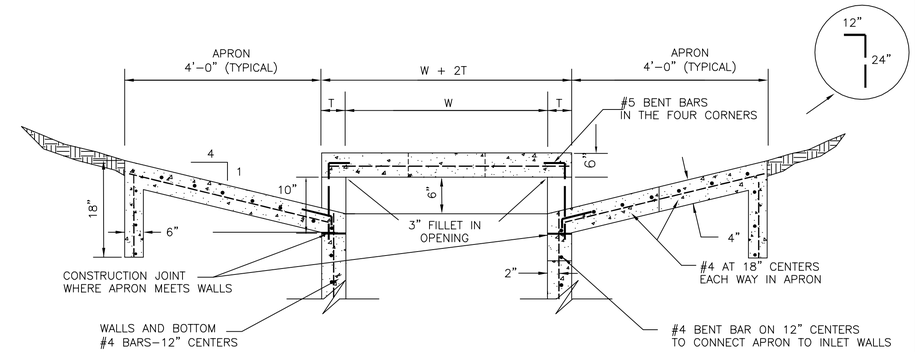


PLAN OF TOP SLAB

SCALE: NONE

INLET RING & COVER NOTES:

1. THE STD. INLET COVER SHALL BE BASS & HAYES RING & COVER PATTERN No. 226 OR APPROVED EQUAL.
2. APPROXIMATE WEIGHT OF RING=75 lbs. AND LID=155 lbs.
3. TACK WELD LID IN 4 SPOTS AFTER FINAL INSPECTION



INLET SIZE	T	W
4' SQUARE	7"	4'-0"
5' SQUARE	8"	5'-0"
6' SQUARE	9"	6'-0"

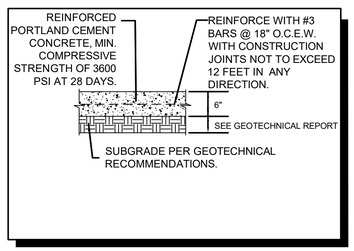
SECTION "A"

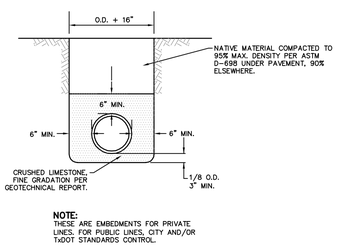
SCALE: NONE

DROP INLET

SCALE: NONE

HEAVY DUTY PAVEMENT SECTION

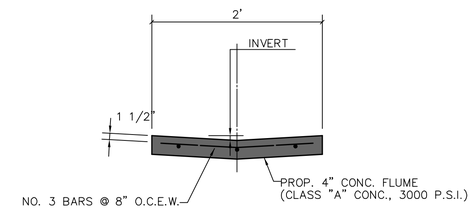




NOTE:
THESE ARE EMBEDMENTS FOR PRIVATE LINES. FOR PUBLIC LINES, CITY AND/OR TxDOT STANDARDS CONTROL.

STORM DRAIN PIPE EMBEDMENT

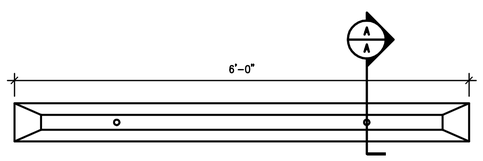
SCALE: NONE



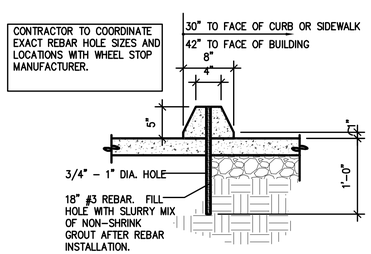
NOTES:
1. ALL VISIBLE SURFACES SHALL HAVE A TROWEL FINISH.
2. 3/4" CHAMFER REQUIRED ON ALL CORNERS.

PILOT CHANNEL DETAIL

SCALE: NONE



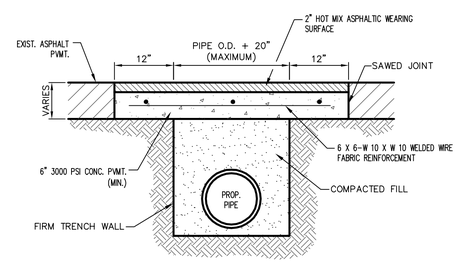
PLAN



SECTION A-A

WHEEL STOP

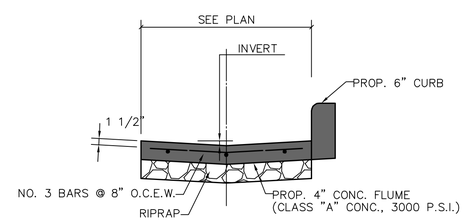
SCALE: NONE



NOTE:
PAYMENT TO THE CONTRACTOR FOR REPLACEMENT OF CONCRETE AND/OR ASPHALT PAVEMENT AND/OR DRIVEWAYS WILL BE BASED ON ACTUAL MEASUREMENTS AND UP TO A MAXIMUM WIDTH OF THE OUTSIDE DIAMETER OF THE PIPE PLUS 3'-8". ANY EXISTING PAVEMENT DAMAGED OR REMOVED IN EXCESS OF THE MAXIMUM LIMITS, AS NOTED ABOVE, WILL BE AT THE EXPENSE OF THE CONTRACTOR.

ASPHALT PAVEMENT REMOVAL & REPLACEMENT DETAIL

N.T.S.



NOTES:
1. ALL VISIBLE SURFACES SHALL HAVE A TROWEL FINISH.
2. 3/4" CHAMFER REQUIRED ON ALL CORNERS.

CONCRETE FLUME DETAIL WITH RIPRAP

SCALE: NONE

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Revisions

Scale: AS SHOWN
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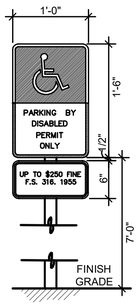
Sheet
C8.00

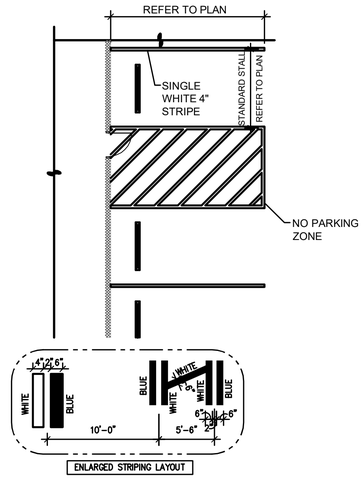
Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 DETAILS.dwg Saved By: Jessie Save Time: 10/9/2019 3:32:40 PM Plotted by: Jessie Plot Date: 10/9/2019 5:23 PM



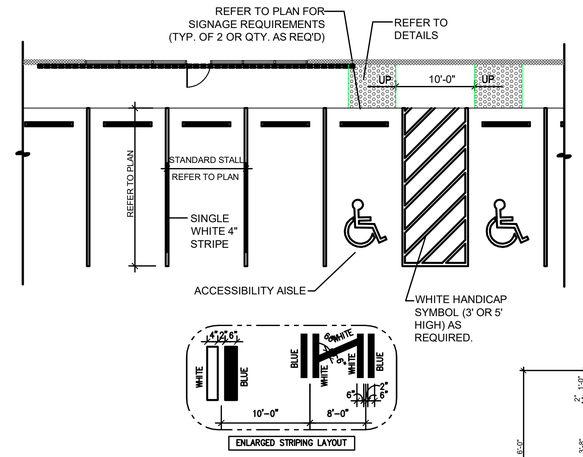
NOTES:
1. ALL LETTERS ARE 1" SERIES 'C' PER 2003 MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

   CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.
5. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
7. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.

HANDICAP SINGAGE
N.T.S.



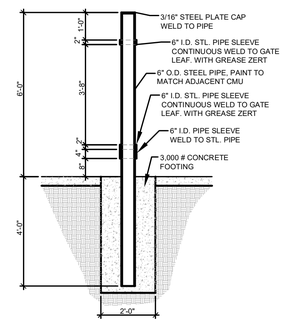
NO PARKING AREA STRIPING PLAN
N.T.S.



HANDICAP STRIPING PLAN
N.T.S.

SITE ACCESSIBILITY DETAIL NOTES:

1. REFER TO SITE PLAN FOR EXACT LOCATION OF HANDICAP PARKING, WALKWAYS AND RAMPS.
2. ALL WALKWAYS, RAMPS, AND HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
3. ONE OUT OF EVERY EIGHT (8) ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.
4. ACCESSIBLE RAMPS
   - 4.1. ALL CONCRETE ACCESSIBLE RAMPS (3000 PSI) SURFACES SHALL HAVE A 'WARNING SURFACE TILE' WITH SCREW DOWN TRUNCATED DOMES PER ADA STANDARDS AND LOCAL ACCESSIBILITY CODE(S).
   - 4.2. RAMPS ARE TO BE COLOR IMPREGNATED TO PROVIDE VISUAL CONTRAST (DARK TO LIGHT) WITH ADJACENT CONCRETE SURFACES (MIN. 70% COLOR CONTRAST)
5. FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.



GATE POST
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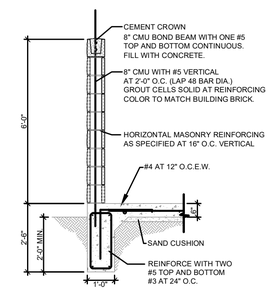

SECTION
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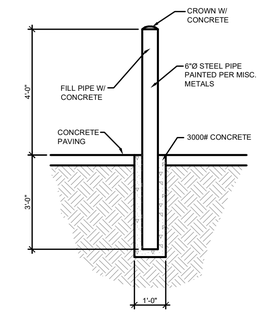

PIPE BOLLARD DETAIL
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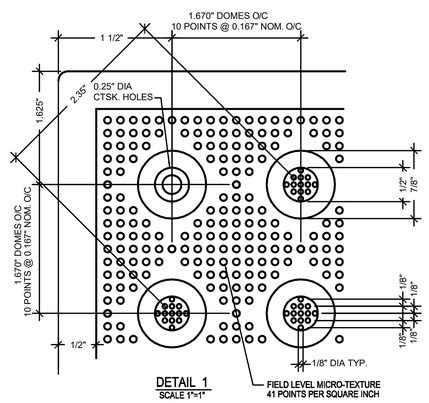
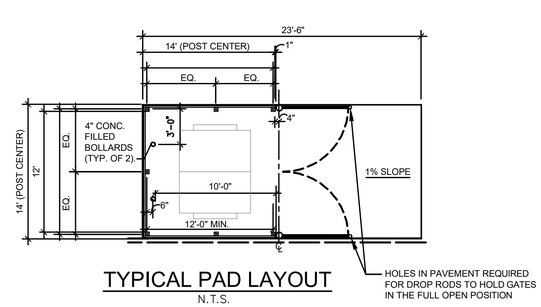
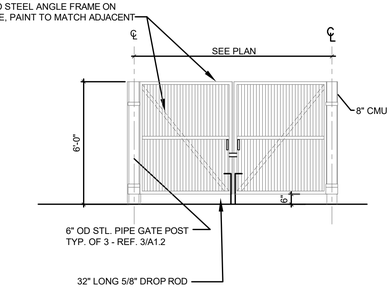


DETAIL 1
SCALE 1"=1"

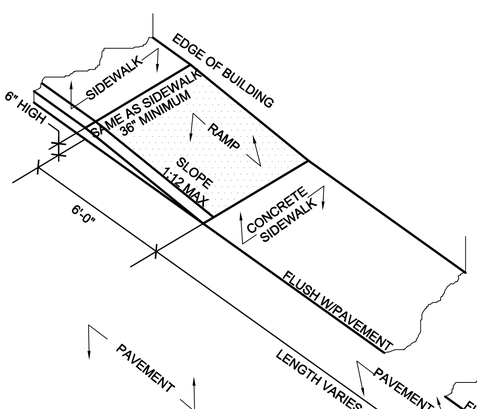


TYPICAL PAD LAYOUT
N.T.S.

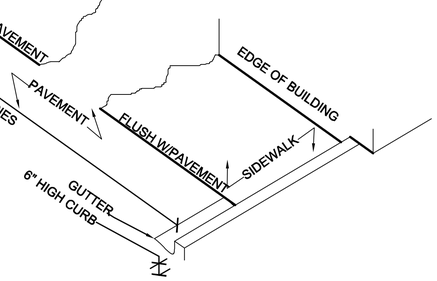
TRASH ENCLOSURE GATES. 1 1/2" 16 GAGE STEEL DECKING WELDED TO 1 3/4"x1 3/4"x3/16" STEEL ANGLE FRAME WITH 2" WIDE "X" STRAP BRACING WELDED TO STEEL ANGLE FRAME ON INSIDE FACE, PAINT TO MATCH ADJACENT CMU "A"



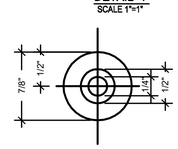
TRASH ENCLOSURE ELEV.
N.T.S.



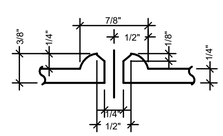
INLINE HANDICAP RAMP DETAIL
N.T.S.



SIDEWALK END DETAIL
N.T.S.

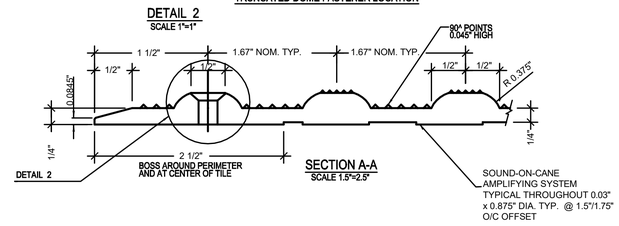


TILE PLAN
TRUNCATED DOME FASTENER LOCATION

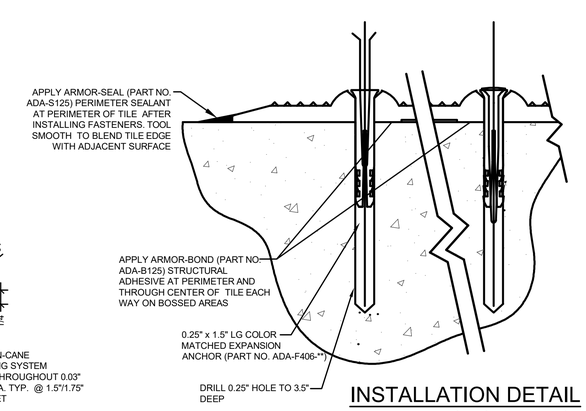


TILE SECTION
TRUNCATED DOME FASTENER LOCATION

DETAIL 2
SCALE 1"=1"



WARNING SURFACE TILE
N.T.S.



INSTALLATION DETAIL AT TILE PERIMETER
N.T.S.

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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

SITE SPECIFIC DETAILS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C8.01

Plotted by: Jessie Plot Date: 10/8/2019 10:47 AM
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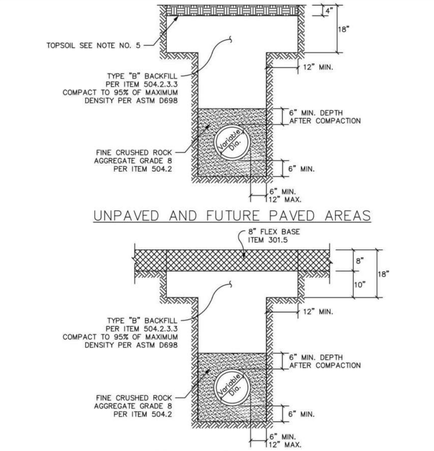
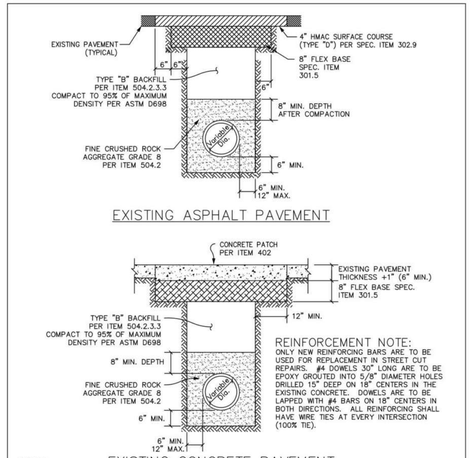


EXISTING FLEXBASE SURFACE

NOTES:

1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TXDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL BACKFILL SHALL BE PER SPEC. ITEM 504 AND SHALL BE COMPACTED PER SPEC ITEM 504. ROCKS GREATER THAN 4" IN DIAMETER SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUT LINES PER SPEC ITEM 402.3.
4. A MAXIMUM OF 200-FT OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.
5. TOPSOIL SHALL BE 4 INCHES IN DEPTH AND SHALL BE LOOSE AND FREE OF ROCKS OR CLODS GREATER THAN 1/4" IN DIAMETER. ALL TOPSOIL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

SEWER SYSTEM CONSTRUCTION DETAILS STANDARD SANITARY SEWER EMBEDMENT AND BACKFILL	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: S-1A	

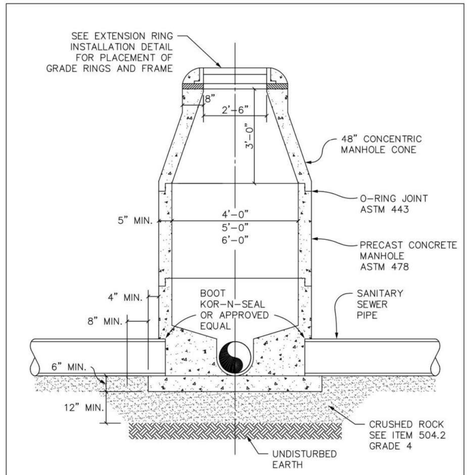


NOTES:

EXISTING CONCRETE PAVEMENT

1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TXDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL BACKFILL SHALL BE PER SPEC. ITEM 504 AND SHALL BE COMPACTED PER SPEC ITEM 504. ROCKS GREATER THAN 4" IN DIAMETER SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUT LINES PER SPEC ITEM 402.3.
4. A MAXIMUM OF 200-FT OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.

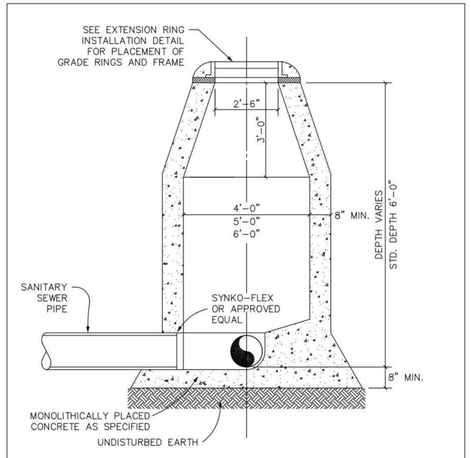
SEWER SYSTEM CONSTRUCTION DETAILS STANDARD SANITARY SEWER EMBEDMENT AND BACKFILL	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: S-1B	



NOTES:

1. MAXIMUM CHIMNEY HEIGHT SHALL BE 12".
2. MANHOLES SHALL BE CONCENTRIC UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
3. TRANSITIONS TO 5' AND 6' BARREL DIAMETERS SHALL OCCUR JUST BELOW THE CONE SECTION.
4. INVERTS SHALL BE EQUAL TO OR GREATER THAN THE PIPE DIAMETER.

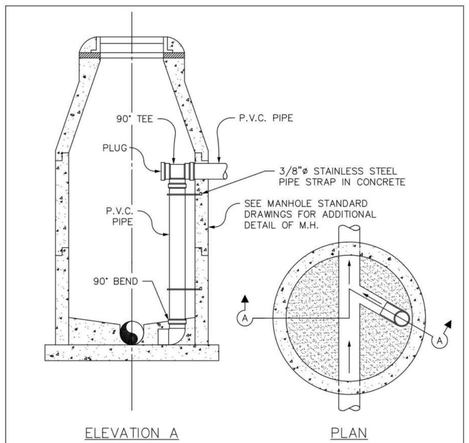
SEWER SYSTEM CONSTRUCTION DETAILS PRECAST SANITARY SEWER MANHOLE	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: S-2	



NOTES:

1. MAXIMUM CHIMNEY HEIGHT SHALL BE 12".
2. MANHOLES SHALL BE CONCENTRIC UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
3. INVERTS SHALL BE EQUAL TO OR GREATER THAN THE PIPE DIAMETER.
4. FOR MANHOLE DEPTHS GREATER THAN 12 FEET ADD AN ADDITIONAL 4" INCHES OF CONCRETE TO THE WALL THICKNESS FOR EACH ADDITIONAL 6 FEET OF DEPTH.

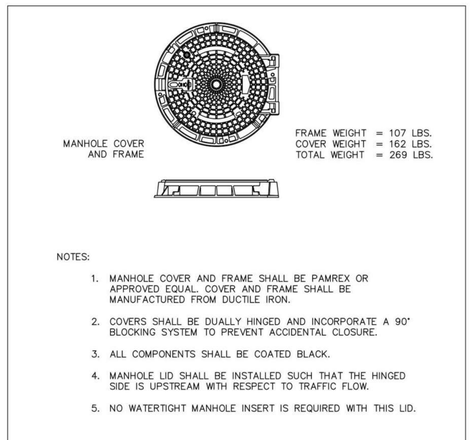
SEWER SYSTEM CONSTRUCTION DETAILS CAST-IN-PLACE SANITARY SEWER MANHOLE	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: S-3	



NOTES:

1. P.V.C. PIPE WITHIN MANHOLE SHALL BE SDR-26.
2. MANHOLE MAY BE EITHER PRECAST OR MONOLITHIC TYPE.
3. CL OF SURCHARGE LINE NORMALLY PLACED AT TOP OF EXISTING WASTEWATER LINE UNLESS NOTED OTHERWISE ON PLANS.

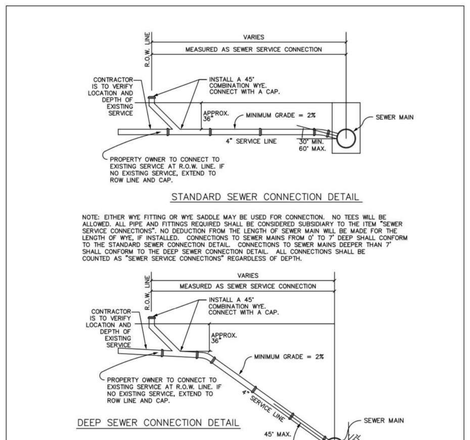
SEWER SYSTEM CONSTRUCTION DETAILS DROP SANITARY SEWER MANHOLE	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: S-4	



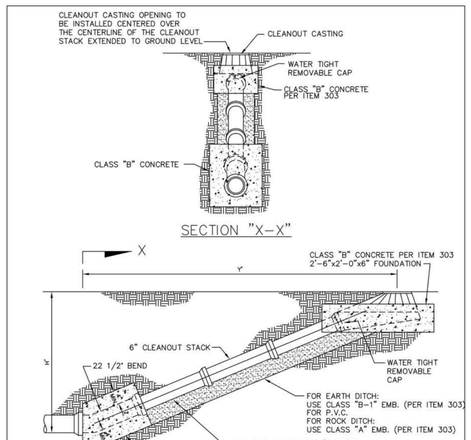
NOTES:

1. MANHOLE COVER AND FRAME SHALL BE PAMREX OR APPROVED EQUAL. COVER AND FRAME SHALL BE MANUFACTURED FROM DUCTILE IRON.
2. COVERS SHALL BE DUALLY HINGED AND INCORPORATE A 90° BLOCKING SYSTEM TO PREVENT ACCIDENTAL CLOSURE.
3. ALL COMPONENTS SHALL BE COATED BLACK.
4. MANHOLE LID SHALL BE INSTALLED SUCH THAT THE HINGED SIDE IS UPSTREAM WITH RESPECT TO TRAFFIC FLOW.
5. NO WATERTIGHT MANHOLE INSERT IS REQUIRED WITH THIS LID.

SEWER SYSTEM CONSTRUCTION DETAILS MANHOLE FRAME AND COVER	REVISED MAY 2019 SCALE: 1 1/2" = 1' SHEET: S-5	



SEWER SYSTEM CONSTRUCTION DETAILS 4" SANITARY SEWER SERVICE	REVISED MAY 2019 SCALE: N.T.S. SHEET: S-7	



SEWER SYSTEM CONSTRUCTION DETAILS SANITARY SEWER MAIN LINE CLEANOUT	REVISED MAY 2019 SCALE: N.T.S. SHEET: S-8	

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ENGINEER OF RECORD:
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TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

CITY SANITARY SEWER DETAILS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date
Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C9.00

Plotted by: Jessie Plot Date: 10/8/2019 2:55 PM

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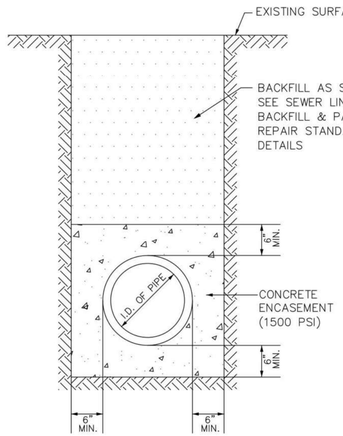
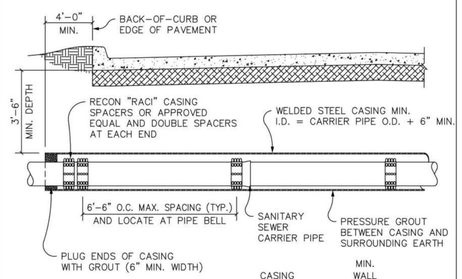


City of Lake Worth Texas	SEWER SYSTEM CONSTRUCTION DETAILS CONCRETE ENCASEMENT	REVISED MAY 2019 SCALE: N.T.S. SHEET: S-10



CASING DIAMETER	MIN. WALL THICKNESS
12" OR LESS	0.25"
OVER 12" – 18"	0.3125"
OVER 18" – 22"	0.375"
OVER 22" – 28"	0.4375"
OVER 28" – 34"	0.5"
OVER 34" – 42"	0.5625"
OVER 42" – 48"	0.625"
OVER 48" – 60"	0.6875"

NOTES:
1. WHERE A BORE PIT EXCEEDS 5 FEET IN DEPTH THE CONTRACTOR SHALL INSTALL SHORING OF THE PIT WALLS AS REQUIRED BY OSHA.
2. WHERE A BORE IS TO BE PARTIALLY OR COMPLETELY ABANDONED, SAID BORE SHALL BE COMPLETELY FILLED WITH HYDRAULICALLY PLACED CEMENT GROUT.
3. CASING SHALL BE EXTENDED TO THE RIGHT-OF-WAY LINE FOR STATE HIGHWAY AND RAILROAD CROSSINGS.
4. THE EDGE OF BORE PIT SHALL BE A MINIMUM OF 4' BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
5. STEEL CASING PIPE SHALL HAVE A MINIMUM YIELD STRENGTH OF 35 KSI. OR EDGE OF PAVEMENT.

City of Lake Worth Texas	SEWER SYSTEM CONSTRUCTION DETAILS SANITARY SEWER LINE BORE AND CASING	REVISED MAY 2019 SCALE: 3/8" = 1' SHEET: S-11

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
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LAKE WORTH, TEXAS

CITY SANITARY SEWER DETAILS

Issue Dates:
8.28.2019
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Scale: AS SHOWN
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Sheet
C9.01

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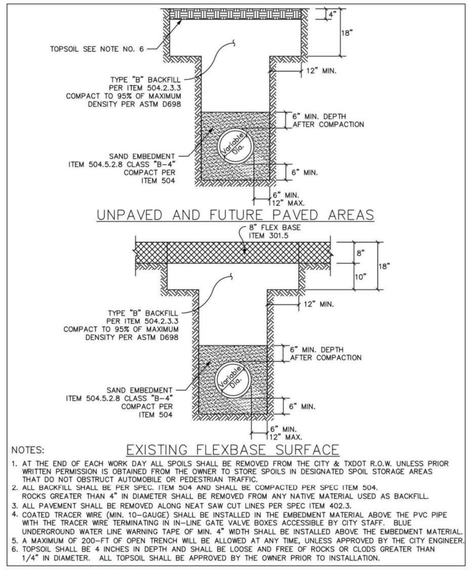
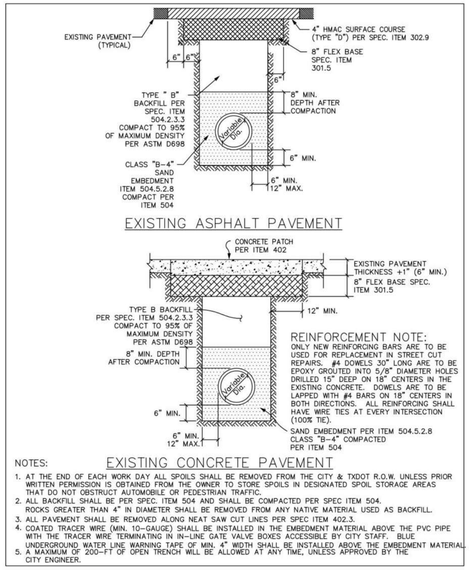


NOTES:

1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TXDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL BACKFILL SHALL BE PER SPEC. ITEM 504 AND SHALL BE COMPACTED PER SPEC ITEM 504. ROCKS GREATER THAN 4" IN DIAMETER SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUT LINES PER SPEC ITEM 402.3.
4. COATED TRACER WIRE (MIN. 10-GAUGE) SHALL BE INSTALLED IN THE EMBEDMENT MATERIAL ABOVE THE PVC PIPE WITH THE TRACER WIRE TERMINATING IN IN-LINE GATE VALVE BOXES ACCESSIBLE BY CITY STAFF. BLUE UNDERGROUND WATER LINE WARNING TAPE OF MIN. 4" WIDTH SHALL BE INSTALLED ABOVE THE EMBEDMENT MATERIAL.
5. A MAXIMUM OF 200-FT OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.
6. TOPSOIL SHALL BE 4 INCHES IN DEPTH AND SHALL BE LOOSE AND FREE OF ROCKS OR CLODS GREATER THAN 1/4" IN DIAMETER. ALL TOPSOIL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS STANDARD WATER LINE EMBEDMENT AND BACKFILL	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: W-1A



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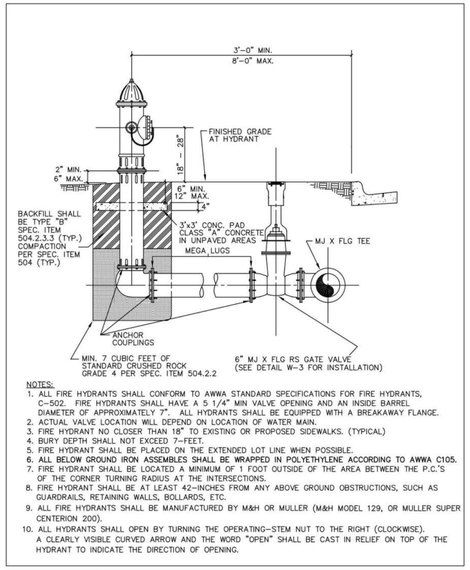
5. A MAXIMUM OF 200-FT OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.

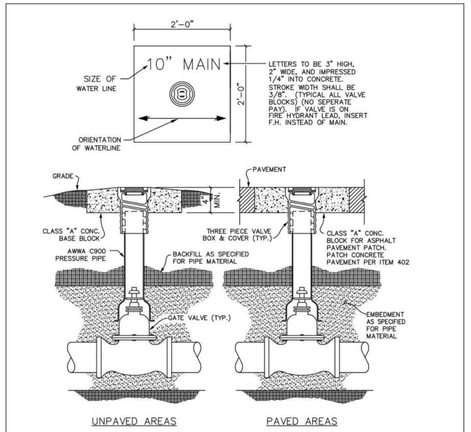
City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS STANDARD WATER LINE EMBEDMENT AND BACKFILL	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: W-1B



NOTES:

1. ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS, C-502. FIRE HYDRANTS SHALL HAVE A 5 1/4" MIN VALVE OPENING AND AN INSIDE BARREL DIAMETER OF APPROXIMATELY 7". ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.
2. ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
3. FIRE HYDRANT NO CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS. (TYPICAL)
4. BURY DEPTH SHALL NOT EXCEED 7-FEET.
5. FIRE HYDRANT SHALL BE PLACED ON THE EXTENDED LOT LINE WHEN POSSIBLE.
6. ALL BELOW GROUND IRON ASSEMBLES SHALL BE WRAPPED IN POLYETHYLENE ACCORDING TO AWWA C105.
7. FIRE HYDRANT SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE OF THE AREA BETWEEN THE P.C.'S OF THE CORNER TURNING RADIUS AT THE INTERSECTIONS.
8. FIRE HYDRANT SHALL BE AT LEAST 42-INCHES FROM ANY ABOVE GROUND OBSTRUCTIONS, SUCH AS GUARDRAILS, RETAINING WALLS, BOLLARDS, ETC.
9. ALL FIRE HYDRANTS SHALL BE MANUFACTURED BY M&H OR MULLER (M&H MODEL 129, OR MULLER SUPER CENTERION 200).
10. ALL HYDRANTS SHALL OPEN BY TURNING THE OPERATING-STEM NUT TO THE RIGHT (CLOCKWISE). A CLEARLY VISIBLE CURVED ARROW AND THE WORD "OPEN" SHALL BE CAST IN RELIEF ON TOP OF THE HYDRANT TO INDICATE THE DIRECTION OF OPENING.

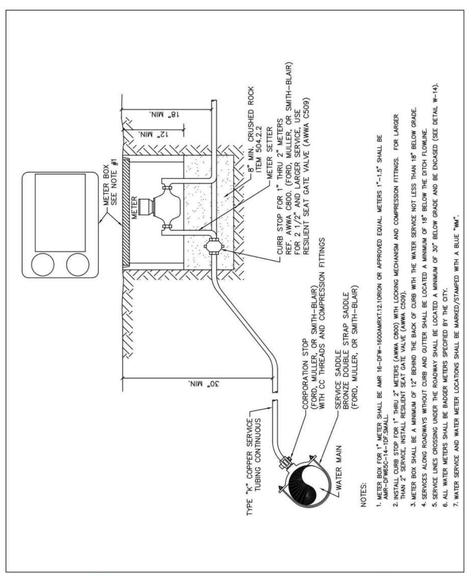
City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS FIRE HYDRANT INSTALLATION	REVISED MAY 2019 SCALE: 3/8" = 1' SHEET: W-2



NOTES:

1. THE VALVE AND JOINT ASSEMBLIES SHALL BE WRAPPED IN POLYETHYLENE ACCORDING TO AWWA C105.
2. THE JOINT TYPE SHALL BE MECHANICAL JOINT UNLESS OTHERWISE SPECIFIED IN THE PLANS.
3. VALVE BOX SHALL BE TYLER PIPE 6850 SERIES OR APPROVED EQUAL.
4. GATE VALVE SHALL BE RESILIENT SEAT TYPE WITH A NON RISING STEM AND A 2-INCH SQUARE OPERATOR. RESILIENT SEAT GATE VALVE SHALL CONFORM TO AWWA C509.
5. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WITH AN OPERATING NUT LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. THIS EXTENSION SHALL BE SUFFICIENT LENGTH TO ENSURE THAT ITS TOP IS WITHIN 4 FEET OF VALVE BOX LID.
6. 16" AND LARGER GATE VALVES REQUIRE CONCRETE BLOCK UNDER THE VALVE BODY.
7. ALL VALVE COVERS SHALL BE PAINTED BLUE.
8. A "V" SHALL BE SAW CUT IN THE CURB AT ALL VALVE LOCATIONS AND PAINTED BLUE.
9. REFERENCE DESIGN CRITERIA FOR ALLOWABLE GATE VALVE MANUFACTURERS.

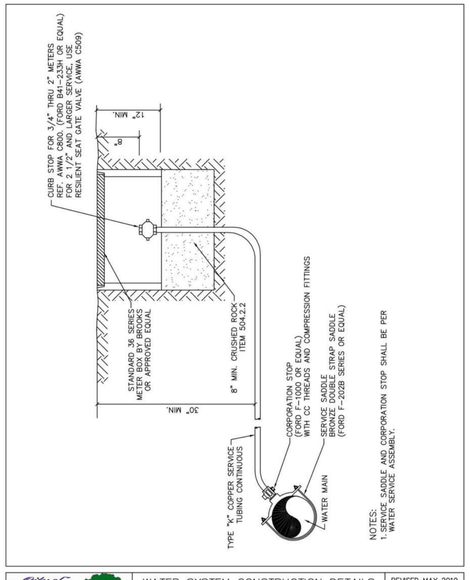
City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS GATE VALVE INSTALLATION	REVISED MAY 2019 SCALE: 3/4" = 1' SHEET: W-3



NOTES:

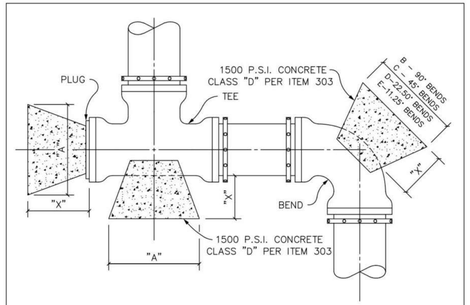
1. METER BOX FOR 1" METER SHALL BE AMR 16-DPW-1600AMR112.10ROW OR APPROVED EQUAL. METERS 1"-1.5" SHALL BE MANUFACTURED BY SENSUS OR APPROVED EQUAL.
2. INSTALL CURB STOP FOR 1" THRU 2" METERS (AWWA C900) WITH LOCKING MECHANISM AND COMPRESSION FITTINGS. FOR LARGER THAN 2" SERVICE, INSTALL RESILIENT SEAT GATE VALVE (AWWA C509).
3. WATER SERVICE SHALL BE INSTALLED AT A MINIMUM OF 18" HORIZONTAL DISTANCE FROM ANY SEWER LINE. IF THE WATER SERVICE NOT LESS THAN 18" BELOW GRADE.
4. SERVICES ALONG ROADWAYS WITHOUT CURB AND GUTTER SHALL BE LOCATED A MINIMUM OF 1'-6" BELOW THE DITCH FLOWLINE.
5. SERVICE LINES CROSSING UNDER THE ROADWAY SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE AND BE ENCASED (SEE DETAIL W-14).
6. ALL WATER METERS SHALL BE BADGER METERS SPECIFIED BY THE CITY.
7. WATER SERVICE AND WATER METER LOCATIONS SHALL BE MARKED/STAMPED WITH A BLUE "WM".

City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS 1"-2" WATER SERVICE ASSEMBLY	REVISED MAY 2019 SCALE: 1" = 1' SHEET: W-5



NOTES:
1. SERVICE SADDLE AND CORPORATION STOP SHALL BE PER WATER SERVICE ASSEMBLY.

City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS FLUSHING VALVE INSTALLATION	REVISED MAY 2019 SCALE: 1" = 1' SHEET: W-6



HORIZONTAL BLOCKING TABLE

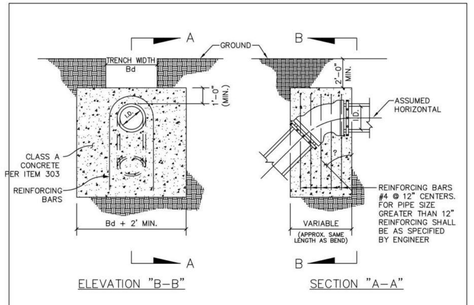
DIMENSION "X" TO BE A MINIMUM OF (1) FOOT, BUT IS TO BE INCREASED WHERE NECESSARY TO PROVIDE BEARING AGAINST UNDISTURBED TRENCH WALL.

PIPE SIZE	"X" DIM.	PLUGS & TEES		90° BENDS		45° BENDS		22.50° BENDS		11.25° BENDS	
		"A"	MIN. AREA sf	"B"	MIN. AREA sf	"C"	MIN. AREA sf	"D"	MIN. AREA sf	"E"	MIN. AREA sf
6"	1'-6"	1'-0"	1.06	1'-2"	1.50	1'-0"	.83	1'-0"	.83	1'-0"	.83
8"	1'-6"	1'-3"	1.89	1'-6"	2.66	1'-3"	1.44	1'-0"	.83	1'-0"	.83
10"	1'-6"	1'-9"	2.95	2'-0"	4.17	1'-6"	2.26	1'-3"	1.15	1'-0"	.83
12"	1'-6"	2'-0"	4.25	2'-3"	6.00	1'-9"	3.25	1'-3"	1.65	1'-0"	.83
16"	2'-0"	2'-7"	7.54	3'-0"	10.65	2'-3"	5.76	1'-8"	2.94	1'-2"	1.48

NOTES:

1. BEARING AREAS SHOWN ARE BASED ON 150 PSI TEST PRESSURE AND 3000 PSF ALLOWABLE SOIL BEARING PRESSURE.
2. WRAP ALL BELOW GROUND IRON ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.
3. ALL TEES, BENDS, PLUGS, ETC. SHALL BE MECHANICALLY RESTRAINED BY MEGALUG OR APPROVED EQUAL.

City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS HORIZONTAL AND VERTICAL (DOWNWARD) THRUST BLOCKING	REVISED MAY 2019 SCALE: N.T.S. SHEET: W-7



VERTICAL THRUST BLOCK TABLE

11.25°			22.50°		30.00°		45.00°		67.50°		90.00°		
I.D. (IN.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	I.D. (IN.)
4,6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4,6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12

NOTES:

1. WRAP ALL BELOW GROUND IRON ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.
2. ALL TEES, BENDS, PLUGS, ETC. SHALL BE MECHANICALLY RESTRAINED BY MEGALUG OR APPROVED EQUAL.

City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS VERTICAL THRUST BLOCK	REVISED MAY 2019 SCALE: N.T.S. SHEET: W-8

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-896-0976 - Firm Registration #F-15893

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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

CITY WATER DETAILS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

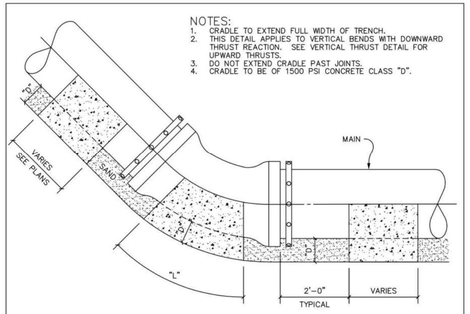
Revisions	Date

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C9.02

Plotted by: Jessie Plot Date: 10/8/2019 2:59 PM
Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 CITY DETAILS LAKE WORTH.dwg Saved By: Jessie Save Time: 8/28/2019 3:30:05 PM

NOTES:
1. CRADLE TO EXTEND FULL WIDTH OF TRENCH.
2. THIS DETAIL APPLIES TO VERTICAL BENDS WITH DOWNWARD THRUST REACTION. SEE VERTICAL THRUST DETAIL FOR UPWARD THRUSTS.
3. DO NOT EXTEND CRADLE PAST JOINTS.
4. CRADLE TO BE OF 1500 PSI CONCRETE CLASS "D".



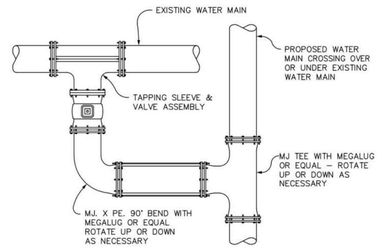
CONCRETE CRADLE TABLE

"D" = 6" MINIMUM OR TO UNDISTURBED SOIL

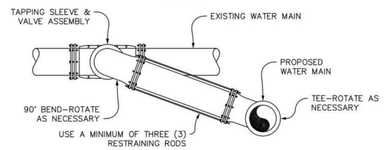
PIPE SIZE	90° BENDS		45° BENDS		22.50° BENDS		11.25° BENDS	
	"L"	MIN. AREA sf	"L"	MIN. AREA sf	"L"	MIN. AREA sf	"L"	MIN. AREA sf
6"	6"	1.50	1'-0"	.83	1'-0"	.83	1'-0"	.83
8"	1'-6"	2.66	1'-3"	1.44	1'-0"	.83	1'-0"	.83
10"	2'-0"	4.17	1'-6"	2.26	1'-3"	1.15	1'-0"	.83
12"	2'-3"	6.00	1'-9"	3.25	1'-3"	1.65	1'-0"	.83
16"	3'-0"	10.65	2'-3"	5.76	1'-8"	2.94	1'-2"	1.48

NOTES:
1. BEARING AREAS SHOWN ARE BASED ON 150 PSI TEST PRESSURE AND 3000 PSF ALLOWABLE SOIL BEARING PRESSURE.
2. WRAP ALL BELOW GROUND IRON ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.
3. ALL TEES, BENDS, PLUGS, ETC. SHALL BE MECHANICALLY RESTRAINED BY MEGALUG OR APPROVED EQUAL.

WATER SYSTEM CONSTRUCTION DETAILS CONCRETE CRADLE AT VERTICAL BENDS	REVISED MAY 2019 SCALE: N.T.S.	SHEET: W-9



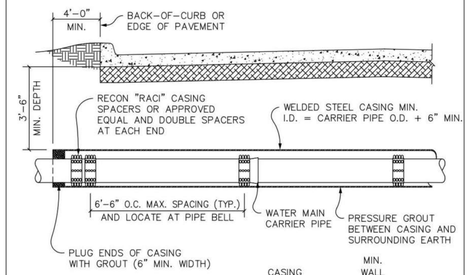
PLAN



SECTION

NOTES:
1. WRAP ALL BELOW GROUND ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.
2. THE DIAMETER OF THE CONNECTING PIPE BETWEEN THE PROPOSED AND EXISTING WATER MAINS SHALL HAVE A DIAMETER EQUAL TO THE SMALLER OF THE TWO MAINS TO BE CONNECTED THROUGH THE PROPOSED RING CONNECTION.

WATER SYSTEM CONSTRUCTION DETAILS TYPICAL RING CONNECTION	REVISED MAY 2019 SCALE: N.T.S.	SHEET: W-10



CASING DIAMETER	MIN. WALL THICKNESS
12" OR LESS	0.25"
OVER 12" – 18"	0.3125"
OVER 18" – 22"	0.375"
OVER 22" – 28"	0.4375"
OVER 28" – 34"	0.5"
OVER 34" – 42"	0.5625"
OVER 42" – 48"	0.625"
OVER 48" – 60"	0.6875"

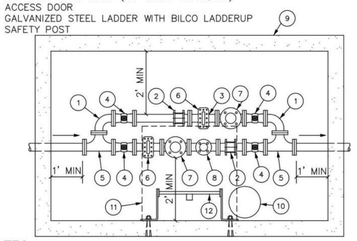
NOTES:
1. WHERE A BORE PIT EXCEEDS 5 FEET IN DEPTH THE CONTRACTOR SHALL INSTALL SHORING OF THE PIT WALLS AS REQUIRED BY OSHA.
2. WHERE A BORE IS TO BE PARTIALLY OR COMPLETELY ABANDONED, SAID BORE SHALL BE COMPLETELY FILLED WITH HYDRAULICALLY PLACED CEMENT GROUT.
3. CASING SHALL BE EXTENDED TO THE RIGHT-OF-WAY LINE FOR STATE HIGHWAY AND RAILROAD CROSSINGS.
4. THE EDGE OF BORE PIT SHALL BE A MINIMUM OF 4' BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
5. STEEL CASING PIPE SHALL HAVE A MINIMUM YIELD STRENGTH OF 35 KSI.

WATER SYSTEM CONSTRUCTION DETAILS WATER LINE BORE AND CASING	REVISED MAY 2019 SCALE: 3/8" = 1'	SHEET: W-11

MATERIALS LIST:
1 – D.I. 90° BEND FLG. x FLG.
2 – RESTRAINED COUPLING OR EXPANSION JOINT
3 – BYPASS LINE
4 – GATE VALVE OS&Y W/ CHAIN & LOCK FLG. X FLG.
5 – D.I. TEE FLG. X FLG.
6 – STRAINER
7 – COMPOUND OR TURBINE METER
8 – TESTING TEE FLG. X FLG. WITH 2" GATE VALVE AND FLG. X THREADED END DISCHARGE PIPE
9 – PRECAST METER VAULT
10 – 12" SUMP x 24" DEEP (12" R.C.P. OR EQUAL)
11 – ACCESS DOOR
12 – GALVANIZED STEEL LADDER WITH BILCO LADDERUP SAFETY POST

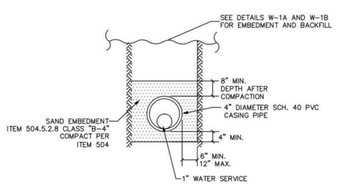
MINIMUM VAULT SIZE

METER	VAULT
3 INCH	6'X8'
4 INCH	6'X8'
6 INCH	8'X10'

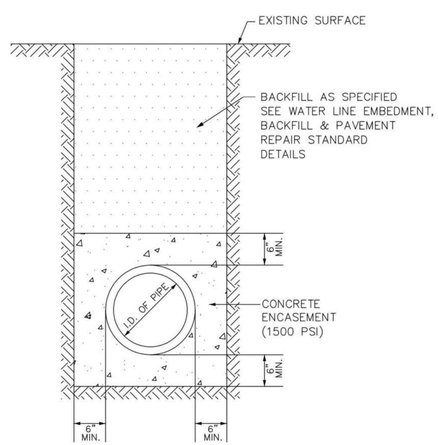


NOTES:
1. A J-4AL BILCO DOOR (3'x3') SHALL BE SPECIFIED FOR 3" AND AND 4" METER VAULTS. A JD-2AL BILCO DOOR (4'x4') SHALL BE SPECIFIED FOR 6" AND 8" METER VAULTS OR APPROVED EQUAL. DOOR SHALL BE DESIGNED FOR AASHTO H-20 WHERE APPLICABLE.
2. ALL VAULTS SHALL BE BROOKS, AMERICAN OR APPROVED EQUAL AND DESIGNED FOR AASHTO H-20 OR H-20-44 LIVE LOADS.
3. DOOR DRAIN SHALL BE PLUMBED TO OUTSIDE OF VAULT.
4. ALL WALL PENETRATIONS SHALL BE SEALED WITH LINK SEAL OR APPROVED EQUAL.
5. PIPE AND FITTINGS SHALL BE CONSTRUCTED A MIN. OF 1' ABOVE THE VAULT FLOOR. A CONCRETE PEDESTAL SHALL BE INSTALLED AT THE MID POINT OF THE PIPING ASSEMBLY FOR HORIZONTAL SUPPORT.
6. BYPASS LINE SHALL BE SAME SIZE AS MAIN LINE.
7. METER'S SHALL BE BADGER SPECIFIED BY THE CITY.

WATER SYSTEM CONSTRUCTION DETAILS 3" AND LARGER METER VAULT	REVISED MAY 2019 SCALE: 1/2" = 1'	SHEET: W-12



WATER SYSTEM CONSTRUCTION DETAILS SERVICE LINE ENCASEMENT	REVISED MAY 2019 N.T.S.	SHEET: W-14



WATER SYSTEM CONSTRUCTION DETAILS CONCRETE ENCASEMENT	REVISED MAY 2019 SCALE: N.T.S.	SHEET: W-15

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LAKEVIEW HEIGHTS RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

CITY WATER DETAILS

Issue Dates:
8.28.2019
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Plotted by: Jessie Plot Date: 10/8/2019 3:00 PM
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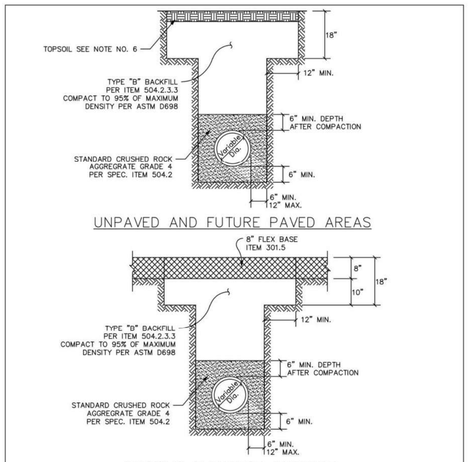
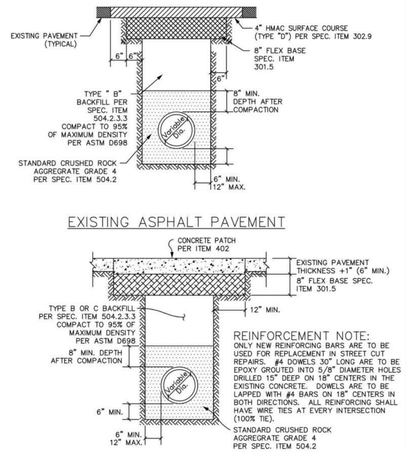


NOTES:

1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TxDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL BACKFILL SHALL BE PER SPEC. ITEM 504 AND SHALL BE COMPACTED PER SPEC. ITEM 504. ROCKS GREATER THAN 4" IN DIA. SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW-CUT LINES PER SPEC. ITEM 402.3.
4. A MAXIMUM OF 200 FT. OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.
5. IN SANDY SOILS THE CRUSHED ROCK EMBEDMENT SHALL BE WRAPPED IN A FILTER FABRIC.
6. TOPSOIL SHALL BE 4 INCHES IN DEPTH AND SHALL BE LOOSE AND FREE OF ROCKS OR CLODS GREATER THAN 1/4" IN DIAMETER. ALL TOPSOIL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER EMBEDMENT & BACKFILL	REVISED MAY 2019 SCALE: 1" = 2' SHEET: D-1	



NOTES:

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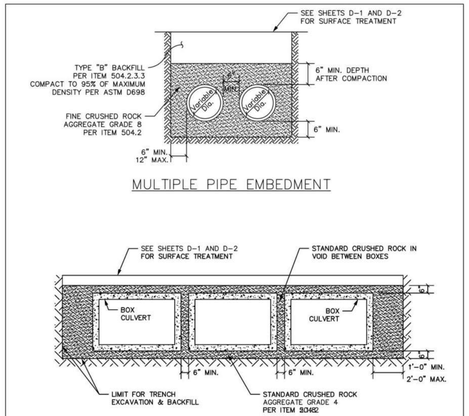
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW-CUT LINES PER SPEC. ITEM 402.3.
4. A MAXIMUM OF 200 FT. OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.
5. IN SANDY SOILS THE CRUSHED ROCK EMBEDMENT SHALL BE WRAPPED IN A FILTER FABRIC.

DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER EMBEDMENT & BACKFILL	REVISED MAY 2019 SCALE: 1" = 2' SHEET: D-2	



NOTES:

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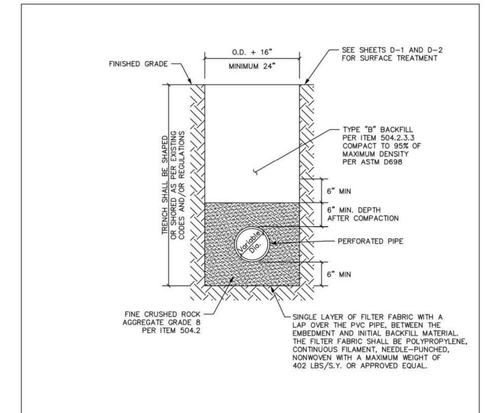
2. ALL BACKFILL SHALL BE PER SPEC. ITEM 504 AND SHALL BE COMPACTED PER SPEC. ITEM 504. ROCKS GREATER THAN 4" IN DIA. SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW-CUT LINES PER SPEC. ITEM 402.3.
4. A MAX. OF 200 FT. OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.
5. IN SANDY SOILS THE CRUSHED ROCK EMBEDMENT SHALL BE WRAPPED IN A FILTER FABRIC.
6. TOPSOIL SHALL BE 4 INCHES IN DEPTH AND SHALL BE LOOSE AND FREE OF ROCKS OR CLODS GREATER THAN 1/4" IN DIAMETER. ALL TOPSOIL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER EMBEDMENT & BACKFILL	REVISED MAY 2019 SCALE: 1" = 2' SHEET: D-3	



NOTES:

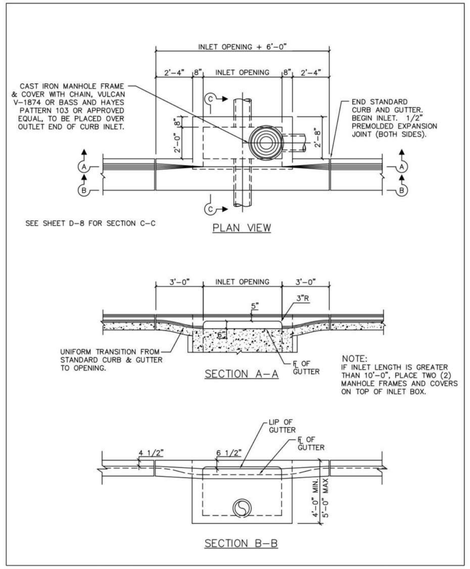
1. WHERE THE CONTRACTOR ENCOUNTERS UNDERGROUND WATER, A SUBSURFACE DRAINAGE SYSTEM SHALL BE INSTALLED, WITH THE DISCHARGE OF SAID SYSTEM BEING CARRIED TO THE NEAREST STORM DRAIN SYSTEM OR NATURAL WATER SHED SYSTEM.
2. THE SUBSURFACE DRAINAGE SYSTEM SHALL BE CONSTRUCTED WITH A MINIMUM SIZE OF SIX (6) INCH DIAMETER TYPE PS-46 PVC PIPE, OR APPROVED EQUAL. THE PIPE SHALL MEET ALL CURRENT ASTM F758 REQUIREMENTS, AND SHALL HAVE GASKET TYPE JOINTS. THE PERFORATED AND CONDUCTING PIPES SHALL BE WHITE IN COLOR.
3. IN SANDY SOILS THE CRUSHED ROCK EMBEDMENT SHALL BE WRAPPED IN A FILTER FABRIC.
4. CLEANOUTS SHALL BE INSTALLED AT THE END OF EACH PIPING SYSTEM.
5. FRENCH DRAINS SHALL BE SHOWN ON ALL RECORD DRAWINGS.

DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER SUBSURFACE DRAIN	REVISED MAY 2019 SCALE: 3/4" = 1' SHEET: D-4	

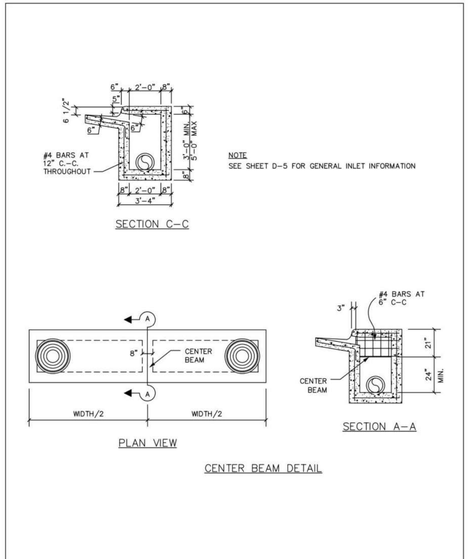
GENERAL NOTES:

1. IN GENERAL, INLET REINFORCING STEEL SHALL BE #4 BARS ON 12" CENTERS BOTH WAYS FOR GUTTER, BOTTOM SLAB ENDS, FRONT AND BACK WALLS, AND #4 BARS ON 6" CENTERS BOTH WAYS FOR TOP SLAB. AN ADDITIONAL #6 BAR SHALL BE PLACED IN THE FRONT EDGE OF THE TOP SLAB IN THE INLETS AND ADDITIONAL REINFORCING STEEL SHALL BE PLACED AROUND MANHOLES AS SHOWN.
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. ALL CONCRETE SHALL BE CLASS "A" PER ITEM 303. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4".
4. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 2" TO THE CENTERS OF THE BARS.
5. 10'-0" OF EXISTING CURB AND GUTTER UPSTREAM AND 10'-0" OF EXISTING CURB AND GUTTER DOWNSTREAM SHALL BE REMOVED AND REPOURED INTEGRALLY WITH EACH INLET.
6. ALL BACK FILLING SHALL BE IN ACCORDANCE WITH ITEM 504 TO 95% STANDARD PROCTOR DENSITY.
7. CENTER BEAM IS REQUIRED FOR ALL INLET OPENINGS GREATER THAN 10'-0".
8. TWO MANHOLE FRAMES AND COVERS ARE REQUIRED WHEN INLET OPENING IS GREATER THAN 10'-0".
9. ALL INLET FLOORS ARE TO HAVE A 2% SLOPE TOWARDS THE OUTLET PIPE.
10. MINIMUM INLET OPENING SIZE IS 5'-0".
11. MAXIMUM INLET OPENING SIZE IS 20'-0".
12. OUTLET PIPE TO BE PLACED AT LOWEST END OF FLOOR INLET. MANHOLE COVER TO BE PLACED ABOVE OUTLET END OF INLET.
13. MANHOLE FRAME AND COVER SHALL BE CAST IRON, VULCAN V-1874 OR BASS AND HAYES PATTERN 103 OR APPROVED EQUAL.
14. MANHOLE COVERS SHALL HAVE CHAINS ATTACHED TO PREVENT COVERS FROM BEING WASHED AWAY DURING FLOOD CONDITIONS.

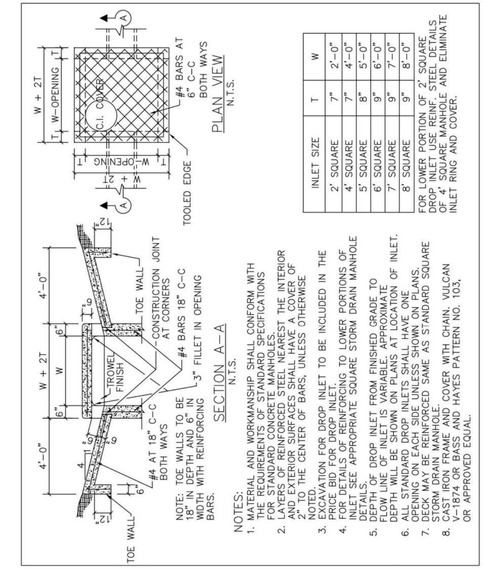
DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER INLET GENERAL NOTES	REVISED MAY 2019 SCALE: N/A SHEET: D-5	



DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER CURB INLET	REVISED MAY 2019 SCALE: 1/4" = 1' SHEET: D-6	



DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER CURB INLET	REVISED MAY 2019 SCALE: 1/4" = 1' SHEET: D-8	


W + 2T
T
W-OPENING
T
CL. COVER
#4 BARS AT 6" C-C BOTH WAYS
TOOLED EDGE
PLAN VIEW
N.T.S.
4'-0"
6"
W
6"
W + 2T
4'-0"
TROWEL FINISH
TOE WALL
CONSTRUCTION JOINT
#4 BARS 18" C-C
3" FILLET IN OPENING
#4 AT 18" C-C BOTH WAYS
NOTE: TOE WALLS TO BE 18" IN DEPTH AND 6" IN WIDTH WITH REINFORCING BARS.
TOE WALL
SECTION A-A
N.T.S.
NOTES:
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES.
2. LAYERS OF REINFORCED STEEL NEAREST THE INTERIOR AND EXTERIOR FACES SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. EXCAVATION FOR DROP INLET TO BE INCLUDED IN THE PRICE BID FOR DROP INLET.
4. FOR DETAILS OF REINFORCING TO LOWER PORTIONS OF INLET SEE APPROPRIATE SQUARE STORM DRAIN MANHOLE DETAILS.
5. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET. ALL LADDERS TO BE INSTALLED IN ISLAND OPENING ON EACH SIDE UNLESS SHOWN ON PLANS.
6. DECK MAY BE REINFORCED SAME AS STANDARD SQUARE STORM DRAIN MANHOLE.
7. COAST IRON FRAME AND COVER WITH CHAIN, VULCAN V-1874 OR BASS AND HAYES PATTERN NO. 103, OR APPROVED EQUAL.
8. FOR LOWER PORTION OF 2' SQUARE DROP INLET, USE 4' SQUARE DETAILS OF 4' SQUARE MANHOLE AND ELIMINATE INLET RING AND COVER.

INLET SIZE	T	W
2' SQUARE	7"	2'-0"
4' SQUARE	7"	4'-0"
5' SQUARE	8"	5'-0"
6' SQUARE	9"	6'-0"
7' SQUARE	9"	7'-0"
8' SQUARE	9"	8'-0"

DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER DROP INLET	REVISED MAY 2019 SCALE: N.T.S. SHEET: D-9	

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-896-0976 - Firm Registration #F-15893

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ENGINEER OF RECORD: ANNA C. BLACKWELL, P.E. TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

CITY STORM SEWER DETAILS

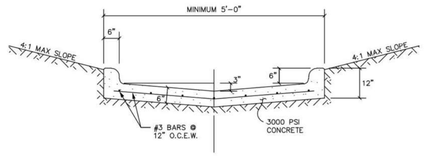
Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date
Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C9.04

Plotted by: Jessie Plot Date: 10/8/2019 3:02 PM
Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 CITY DETAILS LAKE WORTH.dwg Saved By: Jessie Save Time: 8/28/2019 3:30:05 PM

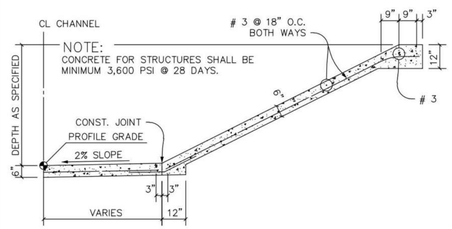


NOTES:

1. IF FLUME IS 7' OR WIDER, USE PIPE BOLLARDS 7' x 6" DIA., AND FILL WITH CONCRETE PLACE AT BOTH START AND END OF FLUME BURY TO 4' DEPTH
2. SIDE SLOPES TO BE HYDROMULCHED PER NCTCOG STANDARDS.

DRAINAGE SYSTEM CONSTRUCTION DETAILS
STORM SEWER CURBED FLUME AND PILOT CHANNELS

REVISED MAY 2019
SCALE: 1/2" = 1'
SHEET: D-12

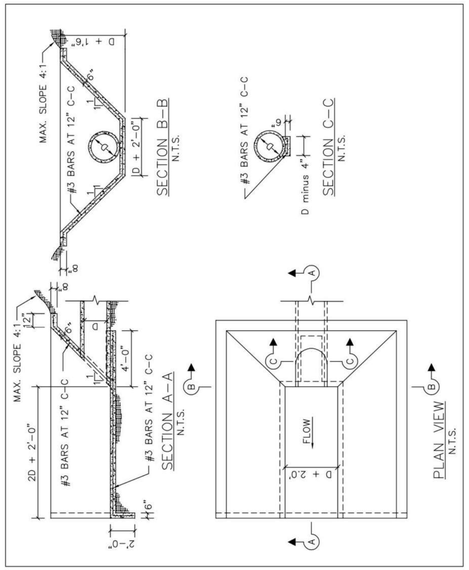


NOTE:
CONCRETE FOR STRUCTURES SHALL BE MINIMUM 3,600 PSI @ 28 DAYS.

NOTE:
RIPRAP TO BE FORMED ON UNDISTURBED SOIL CUT TO GRADE. IF TO BE PLACED ON FILL, ALL FILL SHALL BE PLACED ON BENCHES CUT IN UNDISTURBED SOIL AND FILLED IN 8" LOOSE LIFTS, EACH COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE FILL SO COMPACTED SHALL THEN BE CUT TO GRADE.

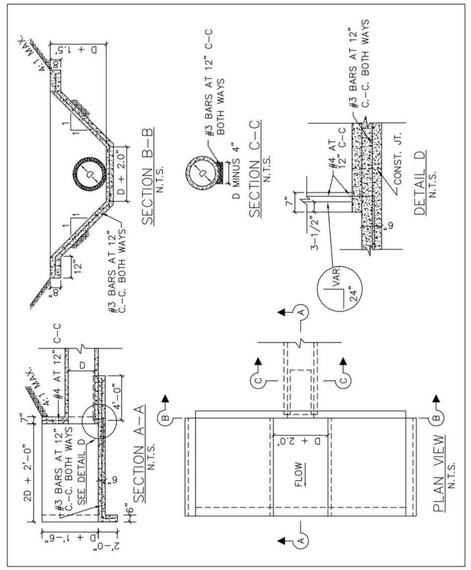
DRAINAGE SYSTEM CONSTRUCTION DETAILS
STORM SEWER CONCRETE RIPRAP

REVISED MAY 2019
SCALE: 3/8" = 1'
SHEET: D-13



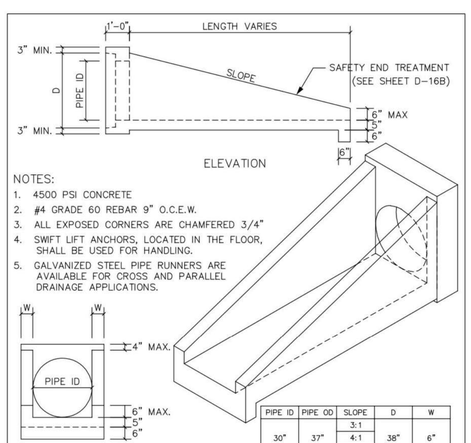
DRAINAGE SYSTEM CONSTRUCTION DETAILS
STORM SEWER SLOPING HEADWALL

REVISED MAY 2019
SCALE: N.T.S.
SHEET: D-14



DRAINAGE SYSTEM CONSTRUCTION DETAILS
STORM SEWER VERTICAL HEADWALL

REVISED MAY 2019
SCALE: N.T.S.
SHEET: D-15



NOTES:

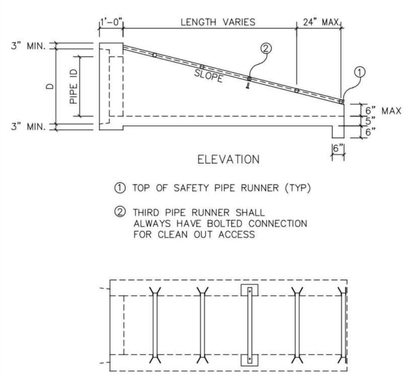
1. 4500 PSI CONCRETE
2. #4 GRADE 60 REBAR 9" O.C.E.W.
3. ALL EXPOSED CORNERS ARE CHAMFERED 3/4"
4. SWIFT LIFT ANCHORS, LOCATED IN THE FLOOR, SHALL BE USED FOR HANDLING.
5. GALVANIZED STEEL PIPE RUNNERS ARE AVAILABLE FOR CROSS AND PARALLEL DRAINAGE APPLICATIONS.

PIPE ID	PIPE OD	SLOPE	D	W
18"	23"	3:1	24"	5"
		4:1		
		6:1		
24"	30"	3:1	31"	5"
		4:1		
		6:1		

PIPE ID	PIPE OD	SLOPE	D	W
30"	37"	3:1	38"	6"
		4:1		
		6:1		
36"	44"	3:1	45-1/2"	6"
		4:1		
		6:1		
42"	51"	3:1	52-3/4"	8"
		4:1		
		6:1		
48"	58"	3:1	60"	8"
		4:1		
54"	65"	3:1	67"	8"

DRAINAGE SYSTEM CONSTRUCTION DETAILS
CULVERT SAFETY END TREATMENTS

REVISED MAY 2019
SCALE: 3/8" = 1'
SHEET: D-16A



① TOP OF SAFETY PIPE RUNNER (TYP)

② THIRD PIPE RUNNER SHALL ALWAYS HAVE BOLTED CONNECTION FOR CLEAN OUT ACCESS

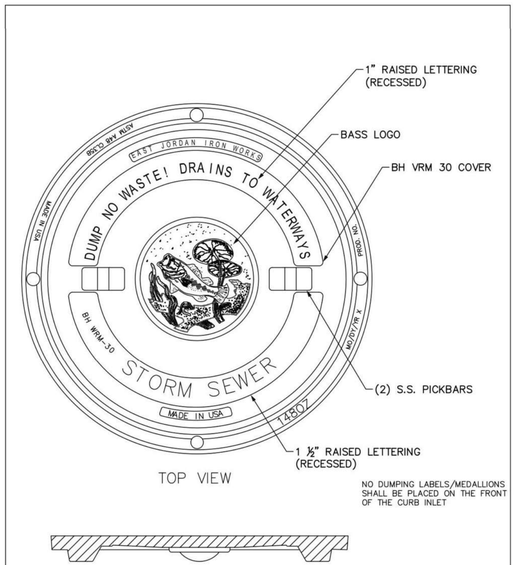
PLAN

NOTES:

1. SAFETY END PIPE SHALL BE 2" DIAMETER.
2. PIPE AND BOLTS SHALL BE GALVANIZED STEEL.

DRAINAGE SYSTEM CONSTRUCTION DETAILS
SAFETY END TREATMENT RUNNERS

REVISED MAY 2019
SCALE: 3/8" = 1'
SHEET: D-16B



TOP VIEW

NO DUMPING LABELS/MEDALLIONS SHALL BE PLACED ON THE FRONT OF THE CURB INLET

DRAINAGE SYSTEM CONSTRUCTION DETAILS
FISH LOGO STORM DRAIN LID

REVISED MAY 2019
SCALE: N.T.S.
SHEET: D-17

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Phone 817-896-0976 - Firm Registration #F-15893

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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

CITY STORM SEWER DETAILS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C9.05

Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 CITY DETAILS LAKE WORTH.dwg Saved By: jesse Save Time: 8/28/2019 3:30:05 PM Plotted by: Jesse Plot Date: 10/9/2019 3:03 PM

OVERALL LANDSCAPE COLOR PLAN

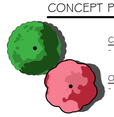
6' WOODEN FENCE SAMPLE PHOTO

MONUMENT SIGN SAMPLE PHOTO

BRANDON INDUSTRIES

STREET LIGHT

CONCEPT PLANT SCHEDULE



CANOPY TREE	39
ORNAMENTAL TREE	29

CITY REQUIREMENTS:

		REQ.	PROV.
LANDSCAPE AREA	20% OF THE SITE SHALL BE LANDSCAPE AREA 460,888SF X .20 = 92,178SF	92,178 (20%)	221,096 (48%)
	40% OF REQUIRED LANDSCAPE AREA IN DESIGNATED FRONT YARD	N/A	

*SAMPLE PHOTOS PROVIDED FOR REFERENCE ONLY. FINAL DESIGNS SHALL BE SUBMITTED TO AND APPROVED BY STAFF IN COMPLIANCE WITH CITY REQUIREEMNTS.

SHEET
L1.0
CONCEPT LANDSCAPE

ISSUE / REVISION RECORD

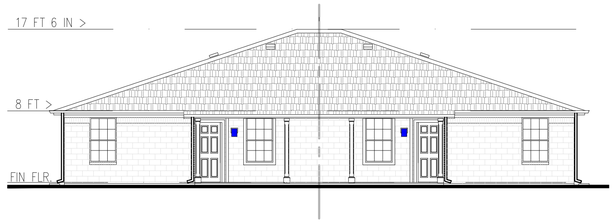
XX-XX-XX	-

G. I. JOSEPH VAUGHN
LANDSCAPE ARCHITECT
LI # 2422

PRELIMINARY PLAN NOT INTENDED FOR CONSTRUCTION OR REGULATORY APPROVAL

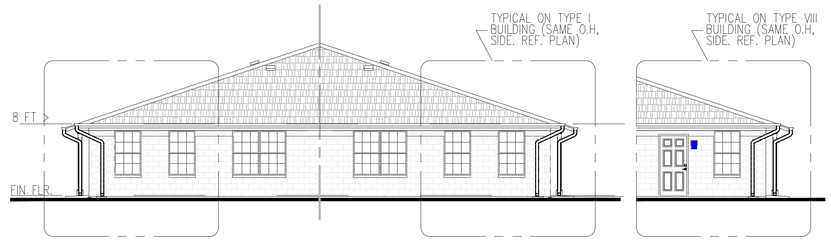
LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
LAKE WORTH, TX

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



A2.5-01 REAR ELEVATION -TYPE I & VIII BUILDING

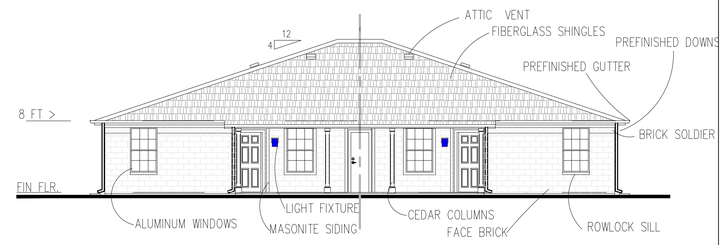
1"=8'



A2.5-02 SIDE ELEVATION -TYPE I & VIII BUILDING

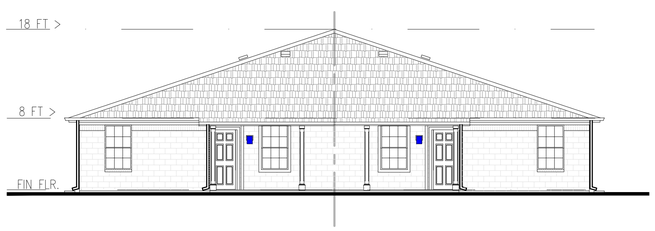
BUILDING TYPE I OPPOSITE SIDE MIRROR IMAGE

1"=8'



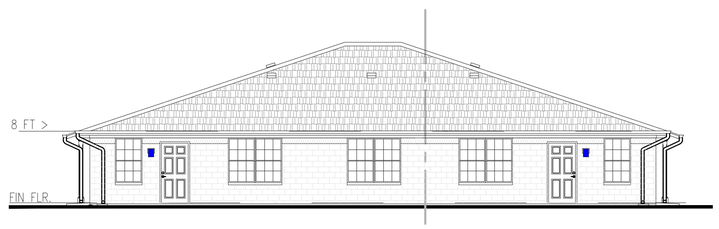
A2.5-03 FRONT ELEVATION -TYPE I BUILDING

1"=8'



A2.5-10 REAR ELEVATION -TYPE IV BUILDING

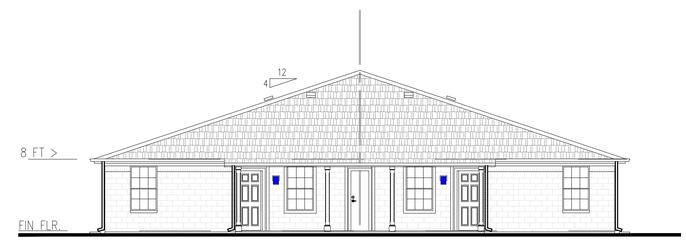
1"=8'



A2.5-11 SIDE ELEVATION -TYPE IV BUILDING

BUILDING TYPE IV OPPOSITE SIDE MIRROR IMAGE

1"=8'



A2.5-12 FRONT ELEVATION -TYPE IV BUILDING

1"=8'

RED POINT DEVELOPMENT INC.
RICHARD SMITH ARCHITECT
2909 RACE STREET
FORT WORTH, TEXAS 76111
817-222-2300

CITY OF LAKE WORTH
SENIOR ACTIVITIES CENTER
4400 HODGKINS ROAD
LAKE WORTH, TEXAS 76135

GENERAL NOTES:

NOT FOR REGULATORY REVIEW, PERMITTING, OR CONSTRUCTION

08-06-08

No.	Date	Item

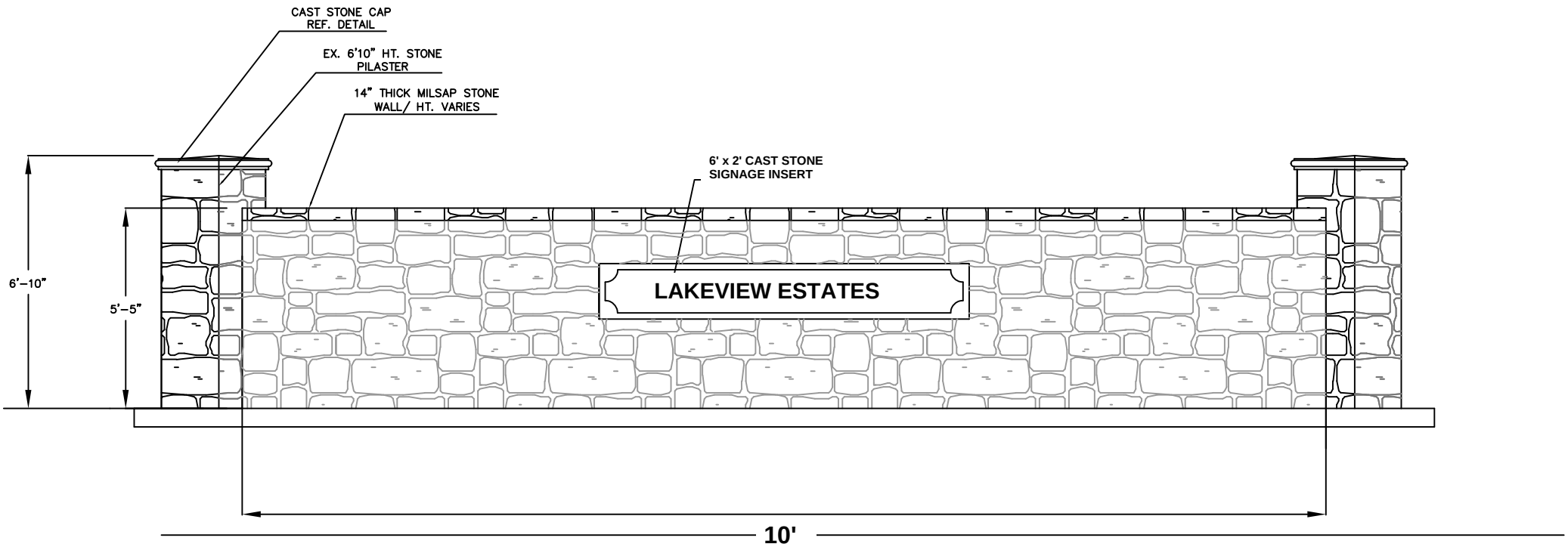
BUILDING ELEVATIONS

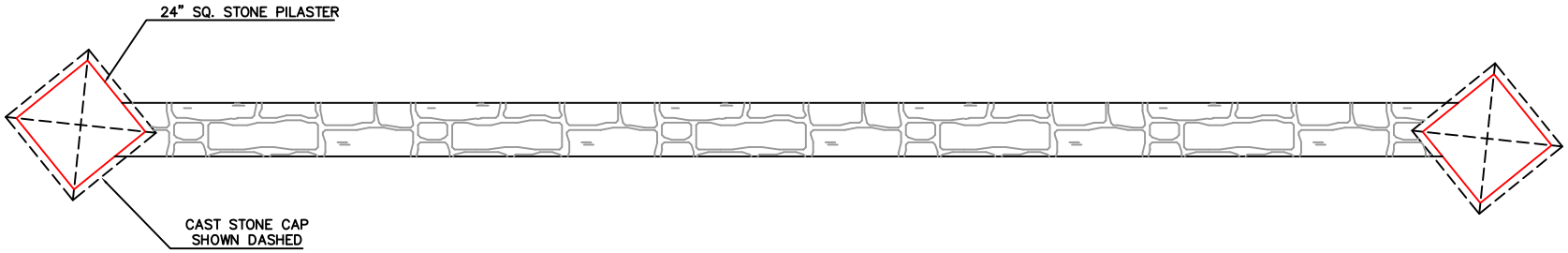
SHEET NUMBER

A2.5

RPD CODE 08006

Date Sheet Created: 10/10/08


CAST STONE CAP
REF. DETAIL
EX. 6'10" HT. STONE
PILASTER
14" THICK MILSAP STONE
WALL/ HT. VARIES
6' x 2' CAST STONE
SIGNAGE INSERT
LAKEVIEW ESTATES
6'-10"
5'-5"
10'

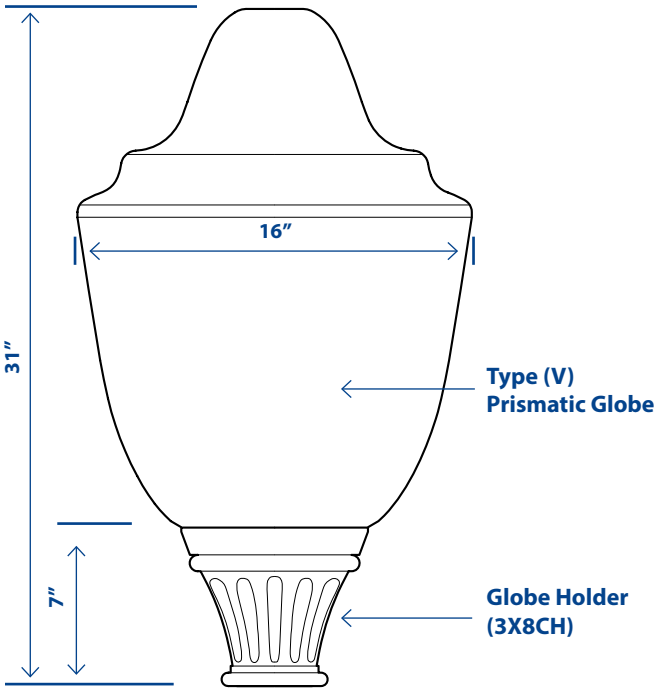

24" SQ. STONE PILASTER
CAST STONE CAP
SHOWN DASHED

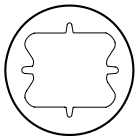
BRANDON INDUSTRIES

Quality Streetscape Solutions

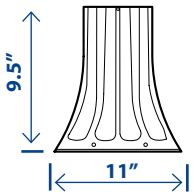
CL6 BASE ANG LUMINAIRE

TRADITIONAL STYLE

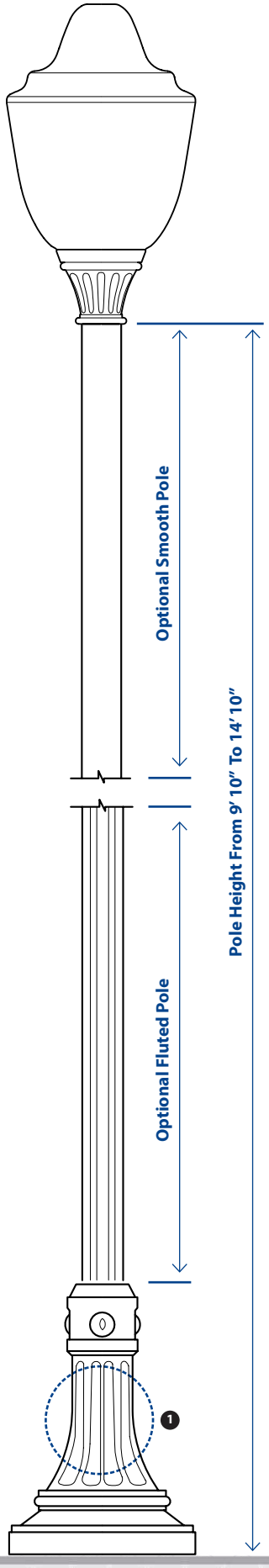




Base Footprint
Circular base pattern requiring four (4) 3/4" anchor bolts



1. Access Door
Height 9.5" Width 11"



Specifications

Base
Height: 25.5"
Width: 17"

Holder
4" OD Pole Capacity

Pole
4" ODx.125" Wall Extruded Aluminum

Globe
Prismatic

Distribution
Type (V)
*Type (III) available as AMG

Fasteners
Stainless Steel

Finish
Polyester Powder-Coat Electrostatically Applied & Thermocured

EISA COMPLIANT 2007

Lamp Selector

LED
☐ LED

Incandescent
☐ Incandescent

High Pressure Sodium
☐ 35 Watt HPS
☐ 50 Watt HPS
☐ 70 Watt HPS
☐ 100 Watt HPS
☐ 150 Watt HPS
☐ 250 Watt HPS

Metal Halide
☐ 70 Watt MH
☐ 100 Watt MH
☐ 150 Watt MH
☐ 175 Watt MH
☐ 250 Watt MH

Additional Options

Pole Height
☐ CL60F - 9' 10"
☐ CL61F - 10' 10"
☐ CL62F - 11' 10"
☐ CL63F - 12' 10"
☐ CL64F - 13' 10"
☐ CL65F - 14' 10"

Pole Style
☐ Smooth
☐ Fluted

1601 Wilmeth Road - McKinney, Texas 75069
Phone: (972) 542-3000 - Toll Free: (800) 247-1274
www.BrandonIndustries.com

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. D.1

FROM: Suzanne Meason, Planning and Zoning Administrator

ITEM: Public Hearing to consider Planning & Zoning Case No. PZ-2019-20, a proposed preliminary plat being all of a 10.58-acre tract of land known as Abstract 188, Tract 2CC, John Breeding Survey, of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 2, Lot 1, Lakeview Heights Subdivision, which will generally be described as 6835 Sunview Drive, Lake Worth, Texas upon platting. **(ITEM WAS TABLED AT THE OCTOBER 7, 2019 CITY COUNCIL MEETING; PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL BY A VOTE OF 7-0)**

SUMMARY:

Property Description:
10.58-acre tract of land, currently known as 4426 Hodgkins

Property Owner(s):
MEI Investments, LP, 1911 E. Division Street, Arlington, Texas 76011

Applicant:
Correll Development Group, 2724 Twinflower Drive, Keller, Texas 76244

Engineer/Architect/Surveyor:
Surveyor: Maki and Associates, Inc. PO Box 14293, Arlington, Texas 76094-1293

Civil Engineer: Carrillo Engineering, 201 Commerce Street, Suite #1450, Fort Worth, Texas 76102

Current Zoning:
Planned Multi-Family

Current Use(s):
Vacant Land

Approved Use: Age Restricted 55+ Senior Community

Existing Road(s):
Hodgkins Road/Lakeview Drive

Surrounding Zoning:
North: The property to the north is currently zoned "SF1" Single Family Residential.

South: The property to the south is currently zoned "SF1" Single Family Residential.

East: The property to the east is currently zoned “SF1” Single Family Residential.

West: The property to the west is currently zoned “SF1” Single Family Residential.

Summary:
The public hearing for this item is already open as it is continued from the August 20, 2019 and September 17, 2019 Planning & Zoning Commission meetings. Correll Development Group made application on behalf of the property owner for approval of a preliminary plat for the 10-acre tract of land located off Hodgkins Road.

Staff met with the developer, engineer, and contractor on September 16, 2019 to go over outstanding comments and answer any questions the applicant had. The applicant was working on time constraints and was not able to get all of staff’s comments addressed prior to the September 17, 2019 Planning & Zoning Commission meeting, therefore it was tabled to the October 15th meeting. Staff has reviewed the preliminary plat document and find it to comply with state and local requirements and it is ready to be heard for approval.

Staff resent notice of the new public hearing dates and times to those within two hundred foot (200’) of the subject property on September 24, 2019.

Public Input:
There were initially four (4) public comment forms (see attached) that were returned against the request. No new public comments forms had been received as of the packet preparation date.

The Planning & Zoning Commission voted 7-0 recommending approval.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Subdivision Application/30 Day Waiver of Action Form/Owner Authorization Form
Preliminary Plat Document
Public Hearing Notice
Public Hearing Notifications (within 200' of subject property)
Vicinity Map
Returned Public Comment Form(s)

RECOMMENDED MOTION OR ACTION:

Staff recommends approval of Agenda Item D.1 as presented.

BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7922 OR SMEASON@LAKEWORTHTX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2019-20
Date Submitted: 5-24-19

APPLICATION FOR SUBDIVISION PLAT APPROVAL

(CHECK ALL THAT APPLY)

X PRELIMINARY PLAT ____ FINAL PLAT ____ REPLAT ____ AMENDING/CORRECTION PLAT

PROPOSED SUBDIVISION NAME Lakeview Estates

CURRENT ZONING CLASSIFICATION PD-MF Age restricted

CURRENT LEGAL DESCRIPTION John Breeding Survey, A-188

TOTAL ACRES 10.58 # OF LOTS 1 PROPOSED USE Multi-Family

APPLICANT/DEVELOPER INFORMATION

NAME Corell Development Group
ADDRESS 2724 Twinflower Drive CITY Keller
STATE Texas ZIP 76244 EMAIL correen1989@gmail.com
PHONE 817-422-2290 FAX

PROPERTY OWNER INFORMATION

NAME MEI Investments
ADDRESS 1911 E. Division Street CITY Arlington
STATE TX ZIP EMAIL
PHONE FAX

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Carrillo Engineering
ADDRESS 201 Commerce, Suite 1450 CITY Fort Worth
STATE Texas ZIP EMAIL
PHONE 817-896-0976 FAX

I hereby certify that I am the owner of the property described above and further certify that the information provided on this development application is true and correct. I further understand that the public hearing for this project will not be scheduled until the application fee(s) have been paid and the plans have been reviewed and accepted by City staff. *IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.*

Carmen C Robertson 5-24-19

SIGNATURE OF OWNER, AGENT, OR APPLICANT DATE

GENERAL INFORMATION

A plat is intended to serve as the official recorded map of the property to be developed, showing thereon the boundaries, lots, public streets and easements and other significant public facilities and features which are necessary to serve the development. All plats shall conform to the Lake Worth Subdivision and Development Ordinance and Design Criteria and Construction Standards.

Owner signature: The plat application is required to be signed by the **current property owner**. If the property owner is not available to sign the application, then an owner authorization form (City provided) from the property owner is required to be submitted which empowers a designee to sign for the property owner.

Waiver from Section 212.009: The Texas Local Government Code requires that the municipal authority responsible for approving plats must take action on a plat within thirty (30) days of the plat application being accepted. A plat is considered approved by the municipal authority unless it is disapproved within that period. Because thirty (30) days is generally not enough time for a plat to be processed by City Staff and forwarded to the Planning and Zoning Commission and City Council for approval, a waiver of action form must be signed. **If the waiver of action form is not signed and submitted, then it is likely that the plat will be forwarded to the Planning and Zoning Commission with a staff recommendation of denial within thirty (30) days of the application being accepted. The waiver must be signed by the property owner or by the property owner's designee as noted on the owner authorization form.**

Acceptance of plat application: All plat applications will be reviewed for completeness in accordance with this checklist before they are accepted by City Staff. Failure of applicant to provide the required information constitutes grounds for refusal of plat acceptance for processing; or staff recommendation of denial when application is scheduled for consideration.

SUBMITTAL CHECKLIST

The following items must be turned in for the subdivision plat application to be accepted and processed by this department:

x ____ SUBDIVISION PLAT APPLICATION
x ____ OWNER AUTHORIZATION FORM (IF APPLICABLE)
x ____ SIGNED WAIVER OF 30 DAY ACTION FORM
x ____ APPLICATION FEE (VERIFY WITH P&Z ADMINISTRATOR)
x ____ FOUR (4) HARD COPIES OF SUBDIVISION PLAT DOCUMENT (SIZE 24 x 36 FOLDED INTO 8½ x 11)
x ____ ELECTRONIC VERSION (.pdf) OF THE SUBDIVISION PLAT DOCUMENT EMAILED TO SMEASON@LAKEWORTHTX.ORG
x ____ FOUR (4) HARD COPIES OF CIVIL CONSTRUCTION PLANS (IF APPLICABLE)

OFFICE USE ONLY

Fee: 400.00
Date Paid: 5.24.19
Receipt #: P19-0574
Ownership Verified:
☑ YES ☐ NO
Taxes Paid:
☑ YES ☐ NO
Liens Paid:
☑ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: 8.9.19
Public Hearing 200' Notification Deadline Date: 8.3.19
P&Z Commission Meeting Date: 8.20.19
City Council Meeting Date: 9.10.19

Plat Approval Date: ____
Plat File Date: ____
Instrument #: ____

BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7922 OR SMEASON@LAKEWORTHTX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2019-20
Date Submitted: 5-24-19
Accepted By: S Meason

WAIVER OF 30 DAY ACTION REQUIREMENT FOR PLATTING

(CHECK ONE)

X PRELIMINARY PLAT ____ FINAL PLAT ____ REPLAT ____ AMENDING/CORRECTION PLAT

PROPOSED SUBDIVISION NAME Lakeview Estates

CURRENT LEGAL DESCRIPTION John Breeding Survey, A-188

TOTAL ACRES 10.58 **# OF LOTS** 1 **PROPOSED USE** Multi-Family

PROPERTY OWNER INFORMATION

NAME Corell Development Group

ADDRESS 2724 Twinflower Drive CITY Keller

STATE Texas ZIP 76244 EMAIL correen1989@gmail.com

PHONE 817-422-2290 FAX

I hereby affirm that I am the owner or an authorized representative of the owner of the property described above which is being submitted for the platting process and I hereby waive my right to have action taken on my plat within the thirty (30) day period as required by section 212.009 of Texas Local Government Code.

IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.

Correen C Robertson
SIGNATURE OF OWNER, AGENT, OR APPLICANT

5-24-19
DATE

City of Lake Worth

AUTHORIZATION FORM

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 5/23/19 **Re:** _____

I, Sam Hussein, owner of the Property located at 4426 Hodgkins Road do hereby certify that I have given my permission to Correen C. Robertson, to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☒ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☐ Land Use Designation
- ☐ Comprehensive Land Use Plan Amendment
- ☐ Site Plan Application/Amendment

Application for Cortell Development Group.
(applicant)

Sam Hussein Mahrous

Print Name Signature of Owner

Address Phone No. / Date

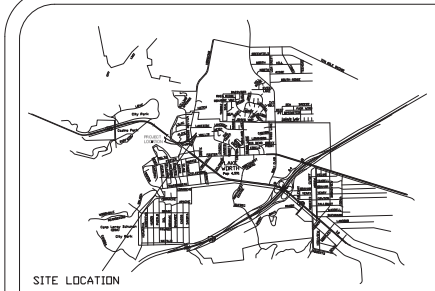
State of Texas §
County of _____ §

Before me, Krystal Delira, a Notary Public in and for said County and State, on this day personally appeared Sam Hussein known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)

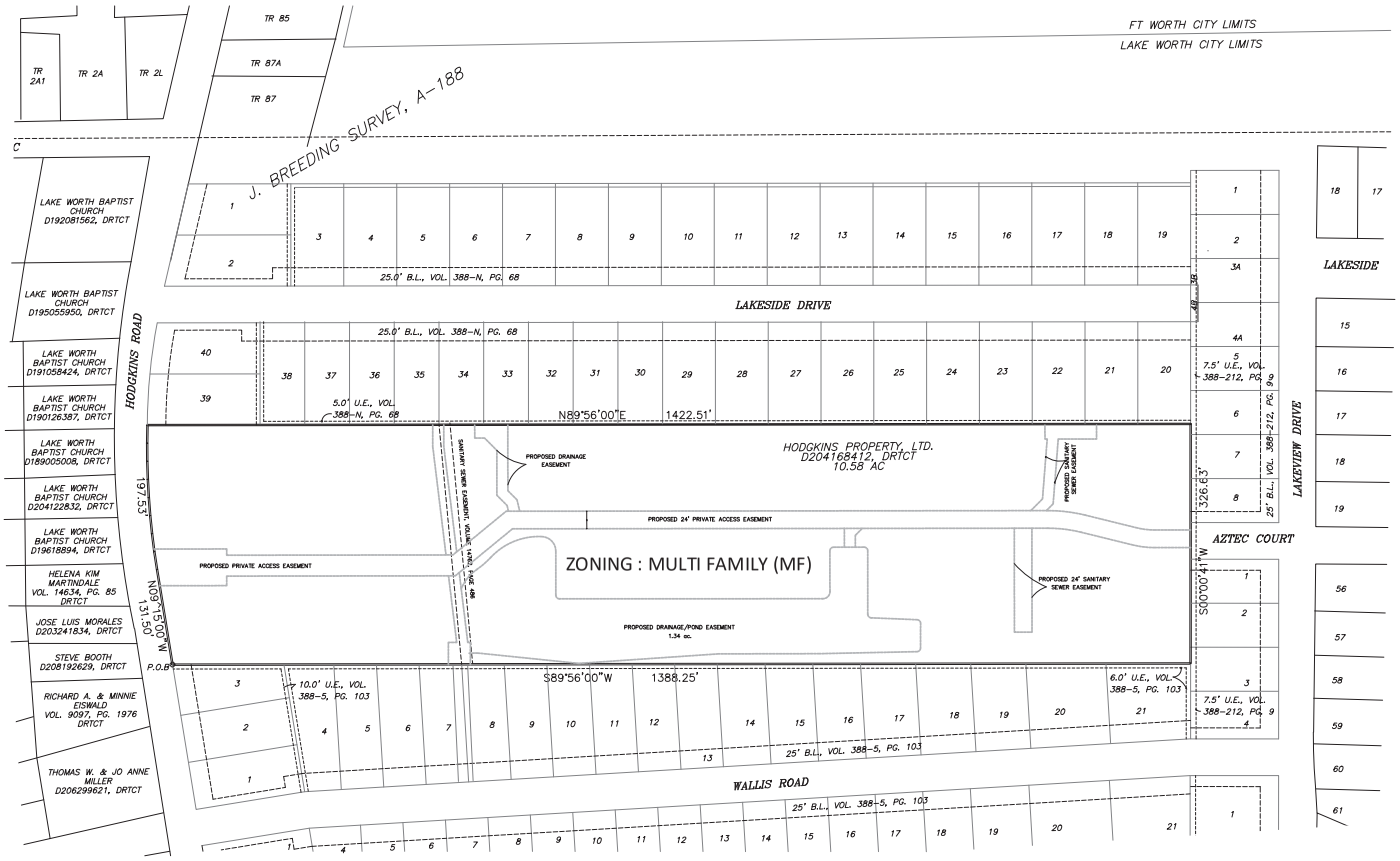
KRYSTAL ANN DELIRA
Notary Public, State of Texas
Comm. Expires 06-16-2021
Notary ID 131175681

Notary



VICINITY MAP

NTS



LEGEND :

ABST. NO. = SURVEY ABSTRACT NUMBER
AC. = ACRES
B.L. = BUILDING LINE
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TX
INST. NO. = INSTRUMENT NUMBER
IRF = IRON ROD FOUND
IRS = IRON ROD SET
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TX
R.O.W. = RIGHT OF WAY
SQ. FT. = SQUARE FEET
VOL. = VOLUME
U.E. = UTILITY EASEMENT

OWNER: MEI INVESTMENTS
7712 ABBOTT, ARLINGTON, TEXAS 76088
Phone (817) 819 – 0954

DEVELOPER: CORTELL DEVELOPMENT GROUP
2724 TWIN FLOWER DRIVE FORT WORTH, TEXAS 76244
Phone (832) 977-1800

ENGINEER: CARRILLO ENGINEERING
201 COMMERCE STREET, SUITE 1450, FORT WORTH, TEXAS 76134
Phone (817) 422-2290, TX Firm Reg. No. 17517

SURVEYOR: MAKI AND ASSOCIATES, INC.
P.O. BOX 14293 ARLINGTON, TEXAS 76094-1293
Phone (817) 226-2700, Firm Reg. No. 100487-00

GRAPHIC SCALE

PRELIMINARY PLAT
LAKEVIEW HEIGHTS

Block 2, Lot 1, Lakeview Heights Subdivision
John Breeding Survey, Abstract No. 188
4426 Hodgkins Road
LAKE WORTH, TARRANT COUNTY, TEXAS

SEPTEMBER 2019

OWNER'S CERTIFICATE

State of Texas $
County of Tarrant $

BEING all that certain tract or parcel of land situated in the JOHN BREEDING SURVEY, A-188, Tarrant County, Texas and being a portion of land conveyed to J. Hodgkins as recorded in Volume 245, Page 202, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a steel rod in the East line of said Hodgkins tract, being by deed call 353.8 feet South of the Northeast corner thereof,

Thence South 00 deg. 00 min. 55 sec West with the North boundary of the C.C. Wallis Subdivision, an Addition to the City of Lake Worth Village, as recorded in Volume 388-5, Page 103, Deed Records, Tarrant County, Texas, 1388.25 feet to a found steel rod in the East right-of-way line of Hodgkins Road;

Thence North 89 deg. 56 min. 14 sec West with the East right-of-way line of said Hodgkins Road 131.50 feet to a set steel rod, at the beginning of a curve to the right having a radius of 1037.70 feet and a Chord which bears North 03 deg. 47 min. 34 sec. West and a chord length of 197.23 feet;

Thence Northerly with said curve and East right-of-way line of said Hodgkins Road, through a central angle of 10 deg. 54 min. 23 sec. an arc distance of 197.53 to a found steel rod for corner and being the Southwest corner of Lakeview Heights, an Addition to the City of Fort Worth, as recorded in Volume 388-N, Page 68, Deed Records, Tarrant County, Texas;

Thence North 89 deg. 56 min. 14 sec. East with the South boundary of said Lakeview Heights, a distance of 1422.51 feet to the PLACE OF BEGINNING and containing 10.58 acres of 460888 square feet more or less.

OWNER'S DEDICATION

NOW; THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT MEI Investments, do hereby adopt this plat, designating the herein described property as Block 2, Lot 1 LAKEVIEW HEIGHTS ESTATES, an addition to the City of Lake Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever any easements show thereon.

OWNER: MEI INVESTMENTS

_____ _____ _____
MEI *DATE*

STATE OF TEXAS §
COUNTY OF TARRANT §
BEFORE ME, the undersigned, a Notary public, in and for the State of Texas, on this day personally appeared MEI INVESTMENTS, known to me be the person whose name is subscribed to the foregoing instrument and acknowledged to that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

_____
Notary Public in and for the State of Texas
My Commission expires:

SURVEYOR'S STATEMENT

NOW; THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I, RICHARD C. MAKI, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision."

_____ _____
Richard C. Maki *DATE*
Texas Registered Professional
Land Surveyor NO. 4587

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED."

PRIVATE MAINTENANCE
THE CITY OF LAKE WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF LAKE WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

POND MAINTENANCE
THE PROPOSED DETENTION POND WILL BE CONSTRUCTED PER PLANS AND REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE CURRENT/FUTURE PROPERTY OWNER OR IT'S ASSIGN. THE CITY OF LAKE WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL AND/OR OPERATION OF SAID POND. PROPERTY OWNERS SHALL KEEP THE POND CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE POND MAY BE SUBJECT TO CATASTROPHIC STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF LAKE WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE POND OR DRAINAGE-WAYS. THE POND IS CONTAINED WITHIN AN EASEMENT AS SHOWN ON THE PLAT.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF LAKE WORTH.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF LAKE WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/ CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS IN THIS SUBDIVISION, ACTING JOINTLY SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF LAKE WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS, AS SET FORTH HEREIN.

Flood Statement:
No portion of this property is located in Zone 'A' or 'AE' (Special Flood Hazard Areas inundated by 100-year Flood) as shown on the FEMA, Flood Insurance Administration Rate Map, Community-Panel Number 48439C0155K, Dated 9/25/2009. This statement does not imply the property and/or structures thereon will be free from flooding and/or flood damage. Greater floods can and may occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. If interested parties have concerns regarding the flooding propensities of this property, a qualified Licensed Professional Engineer should be consulted.

PRELIMINARY PLAT
LAKEVIEW HEIGHTS

Block 2, Lot 1, Lakeview Heights Subdivision
John Breeding Survey, Abstract No. 188
4426 Hodgkins Road
LAKE WORTH, TARRANT COUNTY, TEXAS

SEPTEMBER 2019

UPDATED

CITY OF LAKE WORTH
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

PRELIMINARY PLAT REQUEST
PLANNING & ZONING CASE #PZ-2019-20

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the property has made application for a Preliminary Plat. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at 6:30 p.m. on Tuesday, September 17, 2019, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding a proposed preliminary plat being all of a 10.58-acre tract of land known as Abstract 188, Tract 2CC, John Breeding Survey, of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 2, Lot 1, Lakeview Estates Subdivision, which is generally described as 4426 Hodgkins Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Monday, October 7, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Please note the City Council public hearing was moved to Monday, October 7, 2019, same time and location. However, the public hearing will be recommended to be moved to the November 12, 2019 City Council Meeting at this meeting as the Planning & Zoning Commission moved to table the item until the October 15, 2019 meeting and Planning and Zoning must act on it prior to City Council.

(VICINITY MAP ON REVERSE)

MEI Investments LLC
108 N Collins Street
Arlington, Texas 76011-7316

Jose Hernandez
6737 Wallis Road
Lake Worth, Texas 76135-2215

Douglas Alan Tr Frank
152 Rainbow Dr #5236
Livingston, Texas 77399-1052

C E & Susie G Underwood, Jr.
4309 Lakeview Drive
Lake Worth, Texas 76135-2236

Emily Anne Trice & Isaac Miguel Cadena
6801 Wallis Road
Lake Worth, Texas 76135

David M & Nancy L Love
4320 Lakeview Drive
Lake Worth, Texas 76135-2234

Rick & Carol Chronister
2021 Walter Smith road
Azle, Texas 76020-4327

Kathy Walker
7375 Hickey Road
Azle, Texas 76020-5611

Lee A C & Mi Suk Malins
4324 Lakeview Drive
Lake Worth, Texas 76135-2234

Isaac Lee & Christy Colleen Lawrence
6709 Wallis Road
Lake Worth, Texas 76135

Sally Ann Love
6720 Wallis Road
Lake Worth, Texas 76135-2216

Donna E & Jeffrey D Summers
4400 Lakeview Drive
Lake Worth, Texas 76135-2233

Shekhinah Ent Inc
6713 Wallis Road
Lake Worth, Texas 76135

Kenneth Allen Westerman
6716 Wallis Road
Lake Worth, Texas 76135-2216

Debra K & Randy Lee Haggard
6809 Wallis Road
Lake Worth, Texas 76135

Sergio E & Maria Lopez
6717 Wallis Road
Lake Worth, Texas 76135-2215

Lowell J & Lula Masterson
6712 Wallis Road
Lake Worth, Texas 76135-2216

Pefector & E S Sanchez, Jr.
6813 Wallis Road
Lake Worth, Texas 76135-2217

James F & Elke E Barnard
6721 Wallis Road
Lake Worth, Texas 76135-2215

Lighthouse Homes LLC
1909 Central Drive Ste 110
Bedford, Texas 76021-5846

Leonel Garcia
4913 Woodmeadow Drive
Fort Worth, Texas 76135-1824

Rebecca P Draus
6725 Wallis Road
Lake Worth, Texas 76135-2215

Joe L & Blanca M Bejaran
6704 Wallis Road
Lake Worth, Texas 76135-2216

Stacia Louise Scott
6821 Wallis Road
Lake Worth, Texas 76135-2217

Cynthia Donahue
6729 Wallis Road
Lake Worth, Texas 76135-2215

Roberto & Maria Rubio
4308 Lakeview Drive
Lake Worth, Texas 76135-2234

Wanda J Watts
6825 Wallis Road
Lake Worth, Texas 76135-2217

Mauro Cisneros
6733 Wallis Road
Lake Worth, Texas 76135-2215

Preston James Ponder
4312 Lakeview Drive
Lake Worth, Texas 76135-2234

Dominique A Martin
4400 Hodgkins Road
Lake Worth, Texas 76135-2137

Tjuana D Minter
4404 Hodgkins Road
Lake Worth, Texas 76135-2137

Rudolph & Glenda Thompson
4408 Hodgkins Road
Lake Worth, Texas 76135-2137

William C & Pamela Abshire
PO Box 676
Azle, Texas 76098-0676

L B Leanord
6828 Wallis Road
Lake Worth, Texas 76135-2218

Yon Kim Yocum
6824 Wallis Road
Lake Worth, Texas 76135-2218

Todd E Hart Etal
609 Kentwood Circle
Bedford, Texas 76021

Joel Cordero
4105 Highland Lake Drive
Lake Worth, Texas 76135

Manuel Flores
6812 Wallis Road
Lake Worth, Texas 76135-2218

Gene P Tate
6808 Wallis Road
Lake Worth, Texas 76135-2218

Michelle & Andrew G Green
6804 Wallis Road
Lake Worth, Texas 76135-2218

Jane H Barber
6800 Wallis Road
Lake Worth, Texas 76135-2218

Joe A Pittman III
326 W Harwood Rd Apt C
Hurst, Texas 76054

Kerry Lee Humphries
6000 Timberwolfe Lane
Fort Worth, Texas 76135-5214

Evelio & Resendiz Trejo
3229 Delaware Trail
Lake Worth, Texas 76135-3942

Susana Amador
6724 Wallis Road
Lake Worth, Texas 76135-2216

Tina E Bailey
4404 Lakeview Drive
Lake Worth, Texas 76135-2233

Juan & Maricela Roa
4408 Lakeview Drive
Lake Worth, Texas 76135

Tania Cole
4412 Lakeview Drive
Lake Worth, Texas 76135-2233

Theresa Goolsby
4416 Lakeview Drive
Lake Worth, Texas 76135-2233

Julian L & Maria R Uribe
4313 Lakeview Drive
Lake Worth, Texas 76135-2229

Jose Montoya Perez
4317 Lakeview Drive
Lake Worth, Texas 76135-2229

Leonard F & Keri M Knight
4321 Lakeview Drive
Lake Worth, Texas 76135-2229

Cristine & Minnie M Bowen
4325 Lakeview Drive
Lake Worth, Texas 76135-2229

Earl A Bernard, Jr.
4401 Lakeview Drive
Lake Worth, Texas 76135-2230

Hilario F Flores, Sr.
4405 Lakeview Drive
Lake Worth, Texas 76135-2230

Edward R Wanser
4409 Lakeview Drive
Lake Worth, Texas 76135-2230

Carmina Jimenez
4413 Lakeview Drive
Lake Worth, Texas 76135-2230

Jose Noe Macias
4313 Plantation Drive
Benbrook, Texas 76116

Lavern Martine Est
4421 Lakeview Drive
Lake Worth, Texas 76135-2230

Timothy Kirk Chitty
6700 Lakeside Drive
Lake Worth, Texas 76135-2212

KCS Properties Inc
1806 Layton Avenue
Haltom City, Texas 76117

Alma R Pedraza
6512 Lakeside Cove
Lake Worth, Texas 76135-1600

Rosa Reyes
6712 Lakeside Drive
Lake Worth, Texas 76135-2212

Krista Les Hilliard
6716 Lakeside Drive
Lake Worth, Texas 76135-2212

Michelle Swiney
6720 Lakeside Drive
Lake Worth, Texas 76135-2212

Gloria G Traversie
6724 Lakeside Drive
Lake Worth, Texa s76135-2212

Romola Lopez
3220 Browing Ct W
Fort Worth, Texas 76116

Hector & Raquel Bazaldua
6732 Lakeside Drive
Lake Worth, Texas 76135-2212

Richard Arizola
6736 Lakeside Drive
Lake Worth, Texas 76135-2212

Charla D Chambliss
6800 Lakeside Drive
Lake Worth, Texas 76135

Steve Alan & Marla Nehrt
6804 Lakeside Drive
Lake Worth, Texas 76135-2214

Betsy Tipton
6812 Lakeside Drive
Lake Worth, Texas 76135

Betsy Tipton
6812 Lakeside Drive
Lake Worth, Texas 76135

Homer A & Mary Jo Gibson
PO Box 136096
Fort Worth, Texas 76136-0096

Arnoldo Murillo & Selena Barrera
6820 Lakeside Drive
Lake Worth, Texas 76135

Antonio & Rebecca Frias
6824 Lakeside Drive
Lake Worth, Texas 76135-2214

Rafael & Marceli Dominguez
4500 Hodgkins Road
Lake Worth, Texas 76135-1613

Lake Worth Baptist Church
4445 Hodgkins Road
Lake Worth, Texas 76135-2136

Lake Worth Baptist Church
4447 Hodgkins Road
Lake Worth, Texas 76135-2136

Jose Luis Morales
4417 Hodgkins Road
Lake Worth, Texas 76135-2136

Richard A & Minnie Eiswald
4409 Hodgkins Road
Lake Worth, Texas 76135-2136

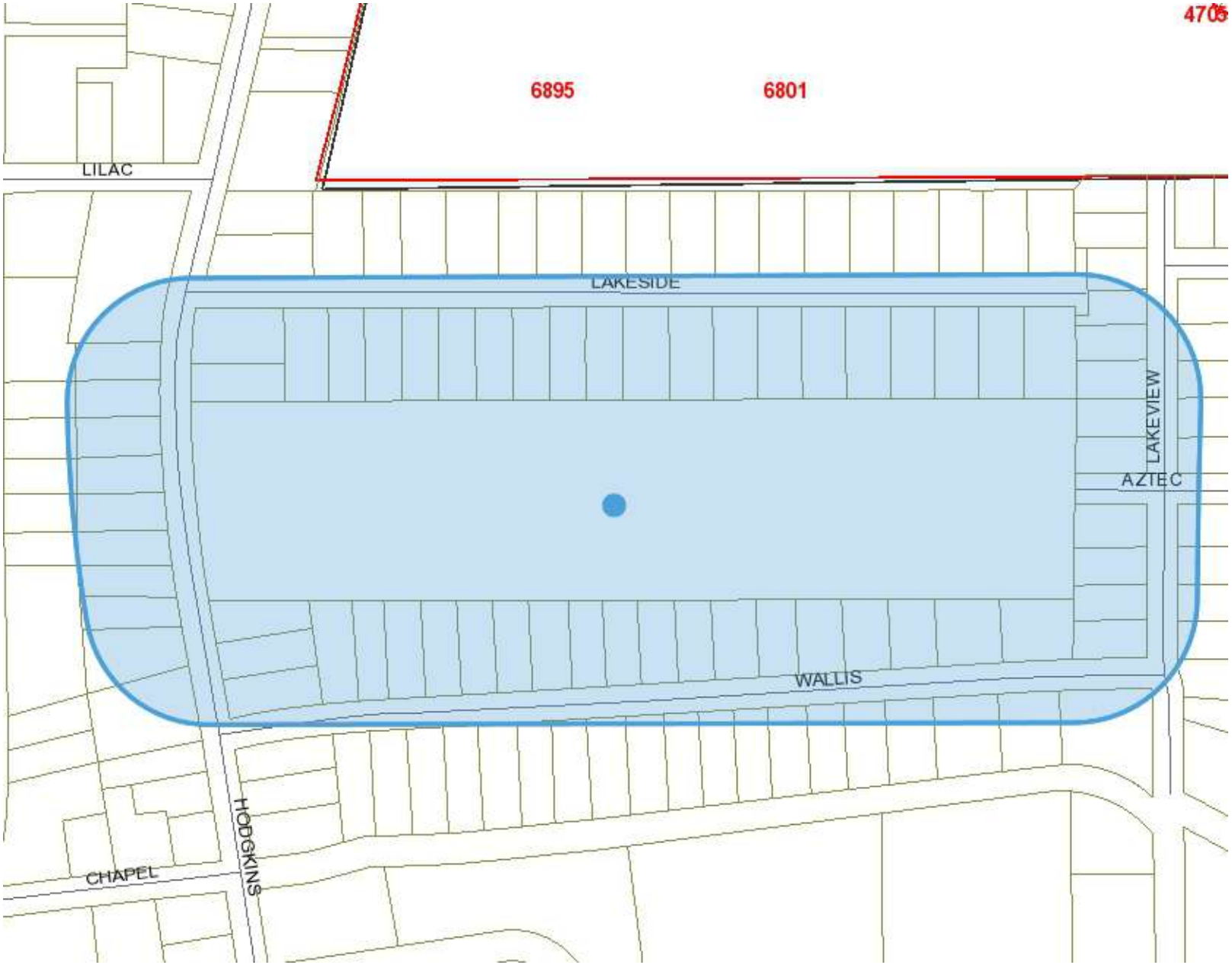
Thomas W & Jo Anne Miller
4401 Hodgkins Road
Lake Worth, Texas 76135-2136

Patrick Joseph Cummings
4324 Williams Spring Road
Lake Worth, Texas 76135-2125

Florentino & Rosa Montalvo
12160 Saint Andrews Pl
Miramar, FL 33025

Ed G & Patricia Haning
6817 Lakeside Drive
Lake Worth, Texas 76135-2213

4426 Hodgkins Road - 200' Notification Map



Legend

- PARCELS
- Lots
- Arterials
- Freeways
- Streets
- Tarrant County Streets
- Parks
- Lakes
- City Limit
- Extraterritorial Jurisdiction (ETJ)

FORT WORTH®

8/9/19 3:24 PM

1: 2,836

0.1 0 0.04 0.1 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
AUG 14 2019

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the pubic record for the case. *(Phone numbers and emails will be redacted for privacy.)*

☐ I am **FOR** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

☒ I am **AGAINST** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

Property Owner Name: CHARLA D. CHAMBLISS
(Please print)

Mailing Address: 6800 LAKESIDE DR

Phone: 817-237-5144 Email:

Signature: [signature] Date: 8-14-19

Property Address(s) *(within 200' of subject property)*: 6800 LAKESIDE DR

COMMENTS:
we do not want their grandkids living with them & losing our neighborhood. I am against it!!

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **THURSDAY, AUGUST 15, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: 6800 Lakeside Drive

Legal Description: Lot 9, Lakeview Heights Addition

Received By: SMeason Date: 8.14.19

Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
AUG 14 2019

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the pubic record for the case. *(Phone numbers and emails will be redacted for privacy.)*

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☒ I am **AGAINST** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

Property Owner Name: Hilario Flores Sr
(Please print)

Mailing Address: 4405 Lakeview Dr

Phone: 817 721 1295 Email:

Signature: Hilario Flores Sr. Date: Aug 14 2019

Property Address(s) *(within 200' of subject property)*: 4405 Lakeview Dr

COMMENTS:

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **THURSDAY, AUGUST 15, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: 4405 Lakeview

Legal Description: Blk 13, Lot 7, Crestridge Addition

Received By: S Meason Date: 8.14.19

Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
AUG 15 2019

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the pubic record for the case. *(Phone numbers and emails will be redacted for privacy.)*

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☒ I am **AGAINST** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

Property Owner Name: ~~4409 Hodgkins Rd~~ Richard & Minnie Eiswald
(Please print)

Mailing Address: 4409 Hodgkins Rd

Phone: _____ Email: _____

Signature: Richard A. Eiswald Minnie Eiswald Date: 8-15-19

Property Address(s) *(within 200' of subject property)*: 4409 Hodgkins Rd.

COMMENTS: It will bring down our property value! The traffic on Hodgkins Road is already bad and this will make it worse!

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **THURSDAY, AUGUST 15, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: 4409 Hodgkins Rd

Legal Description: Abs 188, Tract 2R, John Breeding Survey

Received By: SMeason Date: 8.15.19

Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
AUG 15 2019

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the pubic record for the case. *(Phone numbers and emails will be redacted for privacy.)*

☐ I am **FOR** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

■ I am **AGAINST** the proposed preliminary plat as explained on the attached public notice for Case #PZ-2019-20 (4426 Hodgkins Road Preliminary Plat).

Property Owner Name: TERESA BERNARD
(Please print)

Mailing Address: 4401 LAKEVIEW DR. LAKEWORTH TX. 76135

Phone: 817-360-6743 Email: TERESABERNARD07@YAHOO.COM

Signature: Teresa Bernard Date: 08-15-2019

Property Address(s) *(within 200' of subject property)*: 4401 LAKEVIEW DR.

COMMENTS:
TO MUCH TRAFFIC IN AREA, NARROW ROADS, NOISE, COULDN'T BACK OUT OF OUR DRIVEWAY, ETC.

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **THURSDAY, AUGUST 15, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: 4401 Lakeview Drive

Legal Description: BLK 13, Lot 8, Crestridge Addition

Received By: S Meason Date: 8.15.19

Listed Property Owner: Earl A Bernard Jr

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. D.2

FROM: Suzanne Meason, Planning and Zoning Administrator

ITEM: Public Hearing to consider Ordinance No. 1173, Planning & Zoning Case No. PZ-2019-21, regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a site plan for the Age Restricted Senior Living Community an approximately 10.58-acre tract of land, currently legally known as Abstract 188, Tract 2CC, John Breeding Survey, Tarrant County, Texas, being that all of the certain called 10.58-acre parcel of land, which when platted will be Block 2, Lot 1, Lakeview Heights Subdivision recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property to be considered is generally described as a 10.58-acre parcel of land which will be commonly known as 6835 Sunview Drive, Lake Worth, Texas. **(ITEM WAS TABLED AT THE OCTOBER 7, 2019 CITY COUNCIL MEETING; PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL BY A VOTE OF 7-0)**

SUMMARY:

Property Description:
10.58-acre tract of land, currently known as 4426 Hodgkins

Property Owner(s):
MEI Investments, LP, 1911 E. Division Street, Arlington, Texas 76011

Applicant:
Correll Development Group, 2724 Twinflower Drive, Keller, Texas 76244

Engineer/Architect/Surveyor:
Surveyor: Maki and Associates, Inc. PO Box 14293, Arlington, Texas 76094-1293

Civil Engineer: Carrillo Engineering, 201 Commerce Street, Suite #1450, Fort Worth, Texas 76102

Current Zoning:
Planned Multi-Family

Current Use(s):
Vacant Land

Approved Use:
Age Restricted 55+ Senior Community

Existing Road(s):

Hodgkins Road/Lakeview Drive

Surrounding Zoning:
North: The property to the north is currently zoned “SF1” Single Family Residential.

South: The property to the south is currently zoned “SF1” Single Family Residential.

East: The property to the east is currently zoned “SF1” Single Family Residential.

West: The property to the west is currently zoned “SF1” Single Family Residential.

Summary:
The public hearing for this item is already open as it is continued from the August 20, 2019 and September 17, 2019 Planning & Zoning Commission meetings. Correll Development Group made application on behalf of the property owner for approval of a site plan and civil construction plans for the 10-acre tract of land located off Hodgkins Road.

Staff met with the developer, engineer, and contractor on September 16, 2019 to go over outstanding comments and answer any questions the applicant had. The applicant was working on time constraints and was not able to get all of staff’s comments addressed prior to the September 17, 2019 Planning & Zoning Commission meeting, therefore it was tabled to the October 15th meeting. Staff has reviewed the site plan and civil construction documents and find them to substantially comply with the City of Lake Worth requirements.

Staff resent notice of the new public hearing dates and times to those within two hundred foot (200’) of the subject property on September 24, 2019.

Public Input:
There was initially one (1) public comment form turned in, in favor of the request and two (2) public comment forms that are against the request. No new public comments forms had been received as of the packet preparation date.

The Planning & Zoning Commission voted 7-0 recommending approval.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. 1173
Site Plan Exhibit/Civil Construction Plans
Development Application
Public Hearing Notice
Public Hearing Notifications (within 200' of subject property)
Vicinity Map
Returned Public Comment Form(s)

RECOMMENDED MOTION OR ACTION:

Site plan recommendations are at the discretion of the City Council.

ORDINANCE NO. 1173

AN ORDINANCE AMENDING ORDINANCE NO. 866, SO AS TO CONSIDER A SITE PLAN APPROVAL OF AN APPROXIMATELY 10.58-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 2, LOT 1, LAKEVIEW HEIGHTS SUBDIVISION, BEING THAT ALL OF THE CERTAIN CALLED 10.58-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 10.58-ACRE PARCEL OF LAND LOCATED 6835 SUNVIEW DRIVE, LAKE WORTH, TARRANT COUNTY, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE ALONG WITH A SITE PLAN APPROVAL "EXHIBIT A",; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

WHEREAS, the City of Lake Worth is a Home Rule City acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for promoting the public health, safety, morals and general welfare; and

WHEREAS, the owner of a 10.58-acre parcel of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property for site plan approval; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on October 15, 2019, and by the City Council of the City of Lake Worth on November 12, 2019, with respect to the zoning described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 500, and to amend the Official Zoning Map of the City, as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE WORTH, TEXAS:

SECTION 1.
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.
ORDINANCE 500 AMENDED

Ordinance No. 500 is hereby amended by approving a site plan approval and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Planning & Zoning Case No. PZ-2019-21

Owner:	MEI Investments 108 N Collins Street Arlington, Texas 76011
Applicant:	Correll Development Group 4532 Lodestone Lane Fort Worth, Texas 76123
Legal Description:	Block 2, Lot 1, Lakeview Heights Subdivision Lake Worth, Tarrant County, Texas
Property Address:	6835 Sunview Drive
Property Zoning:	P-MF – Planned Multifamily
Permitted use:	The use of an Age Restricted (55+) Senior Living Gated Community, as more particularly shown on the Site Plan attached hereto as Exhibit "A" along with the waiver as approved from Ordinance No. 826, Design Criteria and Construction Standards, Section XIII - Drainage and Storm Sewer, B. Hydrology, 4. Runoff Calculations.

SECTION 3.
COMPLIANCE WITH DEVELOPMENT PLAN, SITE PLAN AND ORDINANCES

The use and development of the property shall be subject to all terms and conditions set forth in the Site Plan attached hereto as Exhibit "A" in addition to all applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Lake Worth, Texas.

SECTION 4.
OFFICIAL ZONING MAP AMENDED

The City Secretary is hereby directed to amend the Official Zoning Map to reflect the changes in classification approved herein.

SECTION 5.
CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of all other ordinances of the City of Lake Worth, Texas except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6.
PENALTY CLAUSE

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.
SEVERABILITY

It is hereby declared to be the intention of the City Council of the City of Lake Worth that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8.
SAVINGS

All rights or remedies of the City of Lake Worth, Texas are expressly saved as to any and all violations of the provisions of any ordinance affecting zoning or land use, which have accrued at the time of the effective date of this Ordinance; and as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 9.
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Lake Worth is hereby directed to engross and enroll this Ordinance by copying the caption, publication clause and effective date clause in the minutes of the City Council and by filing the Ordinance in the Ordinance Records of the City.

SECTION 10.
PUBLICATION

The City Secretary of the City of Lake Worth is hereby directed to publish in the official newspaper of the City of Lake Worth, the caption, the penalty clause, publication clause, and effective date clause of this ordinance two (2) days as authorized by Section 52.013 of the Local Government Code.

SECTION 11.
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on the 12th day of November, 2019.

CITY OF LAKE WORTH

By:_____
Walter Bowen, Mayor

ATTEST:

_____
Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

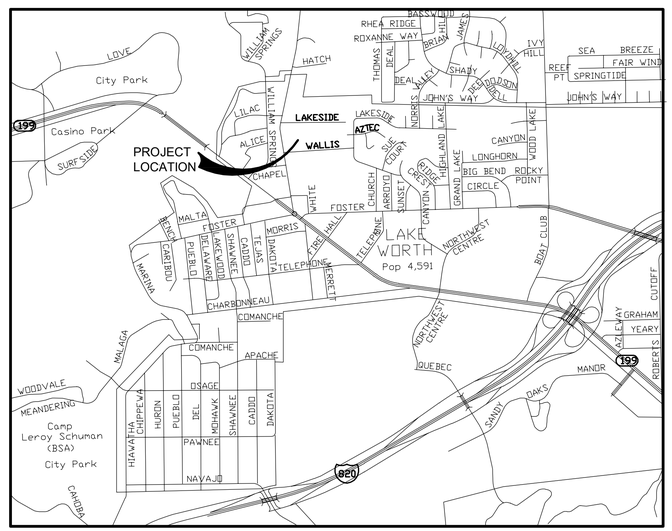
_____
Drew Larkin, City Attorney

CONSTRUCTION PLANS

TO SERVE

LAKEVIEW HEIGHTS
RESTRICTIVE AGE LIVING CENTER

6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS 76135



SHEET INDEX

SHEET NO.	DESCRIPTION
C0.00	COVER SHEET
	PRELIMINARY PLAT
C0.01	GENERAL NOTES
C0.02	SITE PLAN
C1.00	PAVING / DIMENSIONAL CONTROL PLAN
C1.01	PAVING / DIMENSIONAL CONTROL PLAN
C1.02	PAVING / DIMENSIONAL CONTROL PLAN
C1.03	PAVING / DIMENSIONAL CONTROL PLAN
C2.00	GRADING PLAN
C2.01	GRADING PLAN
C2.02	GRADING PLAN
C2.03	GRADING PLAN
C3.00	EXISTING DRAINAGE AREA MAP
C3.01	DRAINAGE AREA MAP
C3.02	SWALE CROSS SECTIONS
C4.00	DETENTION POND
C4.01	DETENTION CALCULATIONS
C4.02	HYDRAULIC CALCULATIONS
C4.02A	INLET CALCULATIONS
C4.03	STORM DRAIN PLAN & PROFILES
C4.04	STORM DRAIN PLAN & PROFILES
C4.05	STORM DRAIN PROFILES
C5.00	WATER MAIN LAYOUT
C5.01	WATER DOMESTIC LAYOUT
C6.00	SANITARY SEWER LAYOUT
C6.01	SANITARY SEWER PROFILE - LINE SS 1
C6.02	SANITARY SEWER PROFILE - LINE SS 2 & 3
C7.00	EROSION CONTROL PLAN
C7.01	EROSION CONTROL PLAN
C7.02	EROSION CONTROL DETAILS
C7.03	EROSION CONTROL DETAILS
C8.00	CONSTRUCTION DETAILS
C8.01	SITE SPECIFIC DETAILS
C9.00	CITY SANITARY SEWER DETAILS
C9.01	CITY SANITARY SEWER DETAILS
C9.02	CITY WATER DETAILS
C9.03	CITY WATER DETAILS
C9.04	CITY STORM DRAIN DETAILS
C9.05	CITY STORM DRAIN DETAILS

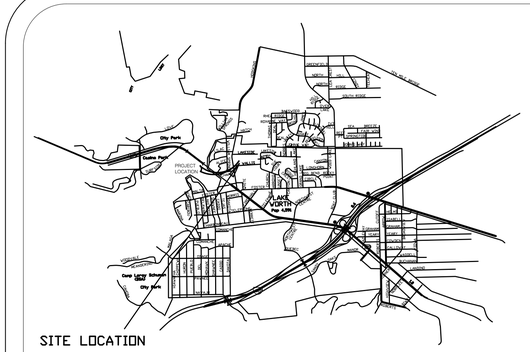
OWNED BY:
MEI INVESTMENTS
7712 ABBOTT
ARLINGTON, TEXAS 76088
PHONE: 817-819-0954

PREPARED BY:

CARRILLO ENGINEERING, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NO. F-15893
301 COMMERCE STREET, SUITE 1410
FORT WORTH, TEXAS 76102
PHONE NO.: 817-697-4996
CONTACT: ANNA C. BLACKWELL, P.E.

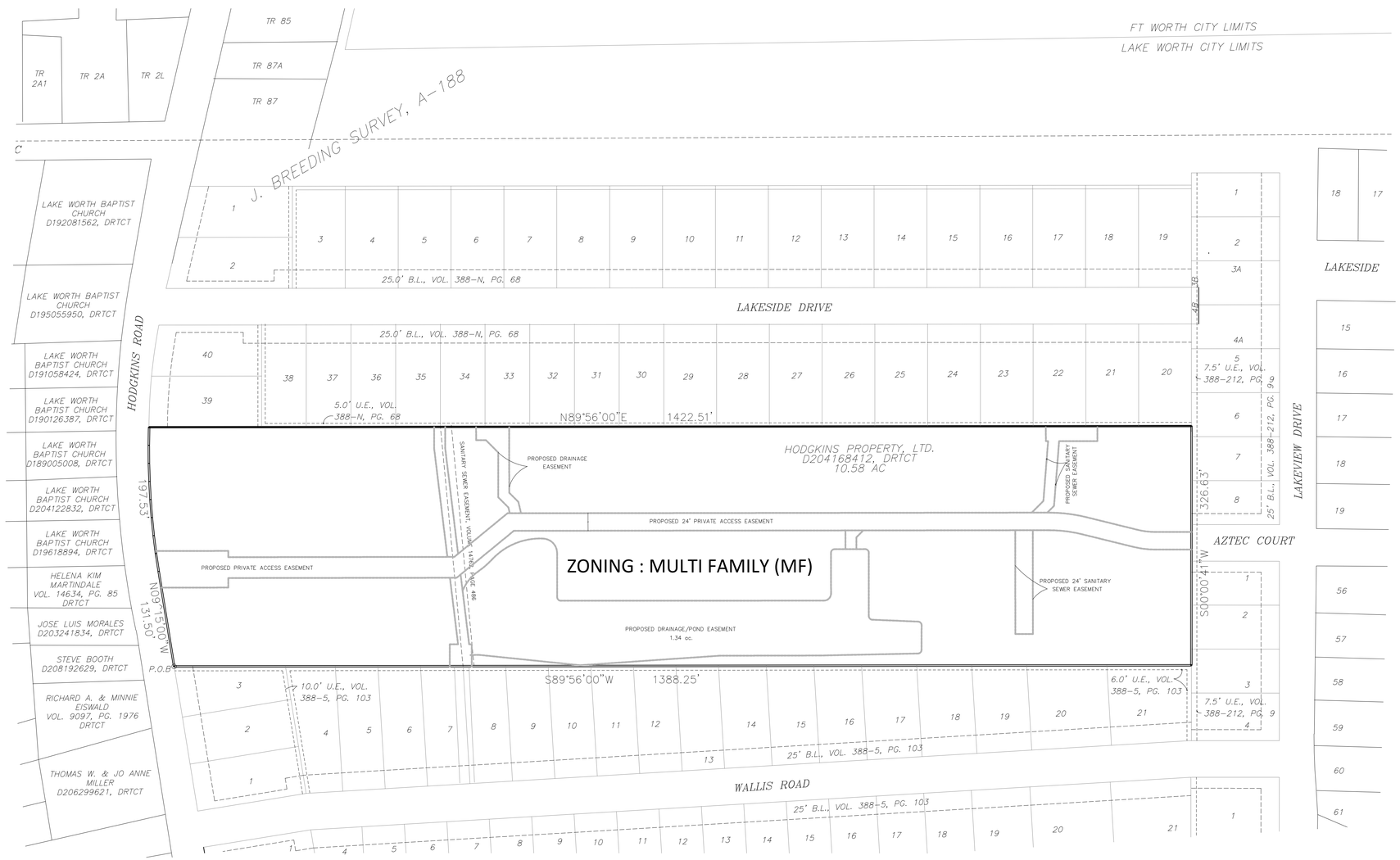
PRELIMINARY
NOT FOR CONSTRUCTION
THIS DRAWING IS SUBMITTED FOR REVIEW PURPOSES ONLY. IT IS NOT INTENDED FOR PERMITTING OR BIDDING
ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

OCTOBER 2019



VICINITY MAP

NTS



LEGEND :

ABST. NO. = SURVEY ABSTRACT NUMBER
AC. = ACRES
B.L. = BUILDING LINE
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TX
INST. NO. = INSTRUMENT NUMBER
IRF = IRON ROD FOUND
IRS = IRON ROD SET
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TX
R.O.W. = RIGHT OF WAY
SQ. FT. = SQUARE FEET
VOL. = VOLUME
U.E. = UTILITY EASEMENT

OWNER: MEI INVESTMENTS
7712 ABBOTT, ARLINGTON, TEXAS 76088
Phone (817) 819 – 0954

DEVELOPER: CORTELL DEVELOPMENT GROUP
2724 TWIN FLOWER DRIVE FORT WORTH, TEXAS 76244
Phone (832) 977-1800

ENGINEER: CARRILLO ENGINEERING
201 COMMERCE STREET, SUITE 1450, FORT WORTH, TEXAS 76134
Phone (817) 422-2290, TX Firm Reg. No. 17517

SURVEYOR: MAKI AND ASSOCIATES, INC.
P.O. BOX 14293 ARLINGTON, TEXAS 76094-1293
Phone (817) 226-2700, Firm Reg. No. 100487-00

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

PRELIMINARY PLAT
LAKEVIEW HEIGHTS

Block 2, Lot 1, Lakeview Heights Subdivision
John Breeding Survey, Abstract No. 188
4426 Hodgkins Road
LAKE WORTH, TARRANT COUNTY, TEXAS

SEPTEMBER 2019

OWNER'S CERTIFICATE

State of Texas $
County of Tarrant $

BEING all that certain tract or parcel of land situated in the JOHN BREEDING SURVEY, A-188, Tarrant County, Texas and being a portion of land conveyed to J. Hodgkins as recorded in Volume 245, Page 202, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a steel rod in the East line of said Hodgkins tract, being by deed call 353.8 feet South of the Northeast corner thereof,

Thence South 00 deg. 00 min. 55 sec West with the North boundary of the C.C. Wallis Subdivision, an Addition to the City of Lake Worth Village, as recorded in Volume 388-5, Page 103, Deed Records, Tarrant County, Texas, 1388.25 feet to a found steel rod in the East right-of-way line of Hodgkins Road;

Thence North 89 deg. 56 min. 14 sec West with the East right-of-way line of said Hodgkins Road 131.50 feet to a set steel rod, at the beginning of a curve to the right having a radius of 1037.70 feet and a Chord which bears North 03 deg. 47 min. 34 sec. West and a chord length of 197.23 feet;

Thence Northerly with said curve and East right-of-way line of said Hodgkins Road, through a central angle of 10 deg. 54 min. 23 sec. an arc distance of 197.53 to a found steel rod for corner and being the Southwest corner of Lakeview Heights, an Addition to the City of Fort Worth, as recorded in Volume 388-N, Page 68, Deed Records, Tarrant County, Texas;

Thence North 89 deg. 56 min. 14 sec. East with the South boundary of said Lakeview Heights, a distance of 1422.51 feet to the PLACE OF BEGINNING and containing 10.58 acres of 460888 square feet more or less.

OWNER'S DEDICATION

NOW; THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT MEI Investments, do hereby adopt this plat, designating the herein described property as Block 2, Lot 1 LAKEVIEW HEIGHTS ESTATES, an addition to the City of Lake Worth, Tarrant County, Texas, and do hereby dedicate to the public use forever any easements show thereon.

OWNER: MEI INVESTMENTS

_____ _____
MEI DATE

STATE OF TEXAS §
COUNTY OF TARRANT §
BEFORE ME, the undersigned, a Notary public, in and for the State of Texas, on this day personally appeared MEI INVESTMENTS, known to me be the person whose name is subscribed to the foregoing instrument and acknowledged to that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

_____
Notary Public in and for the State of Texas
My Commission expires:

SURVEYOR'S STATEMENT

NOW; THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I, RICHARD C. MAKI, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision."

_____ _____
Richard C. Maki DATE
Texas Registered Professional
Land Surveyor NO. 4587

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED."

PRIVATE MAINTENANCE
THE CITY OF LAKE WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF LAKE WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

POND MAINTENANCE
THE PROPOSED DETENTION POND WILL BE CONSTRUCTED PER PLANS AND REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE CURRENT/FUTURE PROPERTY OWNER OR IT'S ASSIGN. THE CITY OF LAKE WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID POND. PROPERTY OWNERS SHALL KEEP THE POND CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE POND MAY BE SUBJECT TO CATASTROPHIC STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF LAKE WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE POND OR DRAINAGE-WAYS. THE POND IS CONTAINED WITHIN AN EASEMENT AS SHOWN ON THE PLAT.

BUILDING PERMITS
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF LAKE WORTH.

CONSTRUCTION PROHIBITED OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

PRIVATE COMMON AREAS AND FACILITIES
THE CITY OF LAKE WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/ CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS IN THIS SUBDIVISION, ACTING JOINTLY SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF LAKE WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS, AS SET FORTH HEREIN.

Flood Statement:
No portion of this property is located in Zone 'A' or 'AE' (Special Flood Hazard Areas Inundated by 100-year Flood) as shown on the FEMA, Flood Insurance Administration Rate Map, Community-Panel Number 48439C0155K, Dated 9/25/2009. This statement does not imply the property and/or structures thereon will be free from flooding and/or flood damage. Greater floods can and may occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. If interested parties have concerns regarding the flooding propensities of this property, a qualified Licensed Professional Engineer should be consulted.

PRELIMINARY PLAT
LAKEVIEW HEIGHTS

Block 2, Lot 1, Lakeview Heights Subdivision
John Breeding Survey, Abstract No. 188
4426 Hodgkins Road
LAKE WORTH, TARRANT COUNTY, TEXAS

SEPTEMBER 2019

GENERAL NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF LAKE WORTH'S STANDARDS AND SPECIFICATIONS. IF NO CITY STANDARD IS APPLICABLE, MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE "NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
2. ALL CONSTRUCTION BARRICADING TO BE IN ACCORDANCE WITH CURRENT "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" GUIDELINES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS AND LABOR TO CONSTRUCT THE FACILITIES AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
4. THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS, IF ANY, ARE CONCEPTUAL.
5. THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, SIGNS, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
6. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
7. THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PRIVATE AND PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
8. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
9. THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING SIGNED PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
13. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE ARCHITECT, CIVIL ENGINEER, CONTRACTOR AND OWNER DIRECTLY FROM THE TESTING AGENCY.
14. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
15. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
16. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
17. ALL HORIZONTAL DIMENSIONS GIVEN ARE TO FACE OF CURB AND TO PIPE CENTERLINES UNLESS OTHERWISE NOTED ON PLANS.
18. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION. PAYMENT FOR RELOCATION AND INSTALLATION WILL BE NEGOTIATED ONCE IDENTIFIED.
19. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE SHOWN.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
21. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER A COPY OF RECORD DRAWINGS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
22. CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
23. ALL "RECORD" DIMENSIONS SHALL CONFORM TO THE DESIGN DIMENSIONS PLUS OR MINUS 0.02 FEET, ALL "RECORD" SLOPES SHALL CONFORM TO THE DESIGNED SLOPES PLUS OR MINUS 0.005 FOOT/FOOT.
24. CONTRACTOR SHALL CONTACT CITY BUILDING OFFICIAL TO LEARN OF ANY UNUSUAL CONSTRUCTION SEQUENCING REQUIREMENTS THAT THE CITY MAY REQUIRE. THE CONTRACTOR IS CAUTIONED THAT THIS AND PERHAPS OTHER SUCH REQUIREMENTS MAY EXIST AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND COMPLY WITH THEM.
25. ALL CONSTRUCTION STAKING SHALL BE RESPONSIBILITY OF THE CONTRACTOR.

STORM SEWER NOTES

1. ALL STORM DRAINAGE PIPE SHALL BE HDPE AND SHOULD BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.
2. ROCK RIP RAP RUBBLE SHALL USE 12" (MINIMUM) ROCKS AND BE GROUTED SO THAT 6" OF THE ROCKS ARE EXPOSED.
3. NO PRECAST INLETS ARE PERMITTED FOR PUBLIC DRAINAGE SYSTEMS.
4. CONTRACTOR SHALL FIELD VERIFY THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CONSTRUCTION MANAGER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
5. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS, GRATE INLETS, AND ALL UTILITIES CROSSING THE STORM SEWER. FLOW LINES AND RIMS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE PROPOSED GRADE PRIOR TO CONSTRUCTION.
6. THE END OF ALL STORM SEWER LATERALS THAT CONNECT TO WORK BY PLUMBER SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED 5.0 FEET OUTSIDE THE BUILDING UNTIL FINAL CONNECTIONS ARE MADE BY PLUMBING CONTRACTOR.
7. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS.
9. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
10. EXISTING MANHOLE TOPS AND ALL OTHER DRAINAGE FACILITIES SHALL BE ADJUSTED AS REQUIRED TO MATCH FINAL GRADES AS SHOWN ON GRADING PLAN. NO SEPARATE PAY ITEM.

STORM SEWER DISCHARGE AUTHORIZATION

1. IF THE TOTAL DISTURBED AREA EXCEEDS ONE (1) ACRE A NOTICE OF INTENT (N.O.I.) SHALL BE SUBMITTED BY THE CONTRACTOR TO THE TCEQ NO LESS THAN 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN A CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
3. A COPY OF THE SWPPP, INCLUDING CONTRACTOR CERTIFICATIONS AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY AND FILED WITH THE CONSTRUCTION PLANS, AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR FILING A NOTICE OF TERMINATION AS REQUIRED BY TCEQ.

WATER NOTES

1. ALL WATER MAINS SHALL BE PVC AWWA-C900, DR18, CLASS 150. FIRE LINES SHALL BE AWWA C-900, DR18, CLASS 200.
2. GATE VALVES SHALL CONFORM TO ANSI/AWWA C509-87J.
3. CITY ORDINANCE PROHIBITS ANYONE (OTHER THAN CITY EMPLOYEES) FROM OPENING OR CLOSING A WATER VALVE WHICH IS PART OF THE ACTIVE PUBLIC SYSTEM.
4. ALL FITTINGS SHALL BE RESTRICTED WITH ANCHORING COUPLINGS OR RETAINING HARNESSES.
5. ALL FITTINGS SHALL BE WRAPPED WITH 8 MIL POLYVINYL PLASTIC.
6. THE MINIMUM HORIZONTAL SEPARATION BETWEEN ANY WATER MAIN AND A STORM DRAIN FACILITY SHALL BE EQUAL TO 2.5 FEET OR HALF THE DEPTH OF THE WATER LINE, WHICHEVER IS GREATER.
7. ROUTE WATER LINES AROUND STORM DRAIN INLETS WITH A MINIMUM OF 12" CLEARANCE OUT-TO-OUT. MINIMUM DEFLECTION RADII SHALL BE ADHERED TO.
8. MINIMUM DEPTH OF COVER OVER ALL WATER MAINS SMALLER THAN TEN (10") INCHES IN DIAMETER SHALL BE THREE (3') FEET. MINIMUM DEPTH OF COVER FOR WATER MAINS TEN (10") INCHES AND LARGER SHALL BE THREE AND ONE-HALF (3.5') FEET.
9. ALL PORTIONS (EXCLUDING CHAINS) OF FIRE HYDRANT ABOVE GRADE SHALL BE PAINTED WITH TNEMEC SERIES 02H HI-BUILD TNEME-GLOSS. COLOR: CHILEAN RED.
10. BLOW-OFF HYDRANTS ARE TO BE SURROUNDED WITH HIGH VISIBILITY CONSTRUCTION FENCING FOR THE DURATION OF CONSTRUCTION ACTIVITY.
11. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
12. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
13. HORIZONTAL AND VERTICAL BLOCKING FOR WATER LINES HAS BEEN OMITTED FOR CLARITY. HOWEVER, BLOCKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS.
14. CORPORATION STOPS SHALL BE TESTED FOR FULL FLOW WHEN THE SYSTEM IS PRESSURE TESTED.
15. ALL NEW WATER LINES SHALL BE FULLY PURGED.
16. ALL UNDERGROUND FIRE LINES SHALL BE INSPECTED PER CITY STANDARDS AND SPECIFICATIONS.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC (ASTM D-3034), UNLESS THE LINE IS DEEPER THAN 10 FEET, THEN SDR 26 PVC SHALL BE USED.
2. ALL SANITARY SEWER LINES ARE TO HAVE ONE 18 FOOT MINIMUM JOINT CENTERED BELOW WATER MAIN CROSSINGS.
3. THE MINIMUM SEPARATION BETWEEN ANY SANITARY SEWER MAIN AND A STORM DRAIN FACILITY SHALL BE EQUAL TO 2.5 FEET OR HALF THE DEPTH OF THE SANITARY SEWER, WHICHEVER IS GREATER.
4. SERVICES WHICH ARE CONNECTED TO MANHOLES SHALL BE INSTALLED A MINIMUM OF 8 INCHES ABOVE THE MAIN FLOWLINE.
5. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE CITY AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
6. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
7. TYPICAL LOCATION OF SANITARY SEWER PIPE SHALL BE A MINIMUM OF 4'-0" BELOW TOP OF CURB EXCEPT WHERE SHOWN OTHERWISE IN THESE PLANS.
8. ALL FLEXIBLE SANITARY SEWER MAINS SHALL BE TESTED WITH STANDARD 5% DEFLECTION MANDREL.
9. ALL SANITARY SEWER LINES SHALL BE CAPPED WITH AN APPROPRIATE CAP AT THE END OF EACH WORKDAY.
10. WHEN EXISTING GRADES ARE LOWER THAN PROPOSED MAINS, THE FILL AREA OVER THE PIPE SHALL BE FILLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY TO THE PROPOSED FINISHED GRADE PRIOR TO INSTALLING ANY MAIN.
11. ALL PUBLIC SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED PER CITY STANDARDS, SPECIFICATIONS AND REQUIREMENTS.

TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS TO THE OWNER, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION.
3. THE CONTRACTOR SHALL COVER EXISTING SIGNS AND OBLITERATE EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE INTENT OF THESE TRAFFIC CONTROL PLANS TO AVOID CONFUSION TO THE TRAVELING PUBLIC.
4. THE CONTRACTOR SHALL UNCOVER EXISTING SIGNS AND REPLACE PAVEMENT MARKINGS IN-KIND AS ORIGINALLY CONFIGURED AT THE END OF CONSTRUCTION OPERATIONS AND PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
5. ALL TEMPORARY SIGNS, BARRICADES, WARNING LIGHTS AND OTHER MISCELLANEOUS TRAFFIC CONTROL MEASURES SHALL BE REMOVED AND ORIGINAL TRAFFIC CONTROL MEASURES REPLACED AT THE END OF THE CONTRACTOR'S CONSTRUCTION OPERATIONS.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM CLOGGING STORM SEWER PIPES OR PROPOSED OR EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND PERMANENT SOIL STABILIZATION IS ACHIEVED.
2. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH EXISTING TOPSOIL AND VEGETATION.
3. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE.
4. CONSTRUCTION ENTRANCE:
   - MINIMUM SIZE STONE: 5-INCHES DIAMETER
   - THICKNESS: NOT LESS THAN 8-INCHES
   - LENGTH: AS SHOWN ON PLAN
   - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
   - MAINTENANCE REQUIREMENTS: AS NECESSARY TO PREVENT TRACKING OR FLOWING MUD INTO PUBLIC RIGHT-OF-WAY OR PARKING AREAS.
5. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
6. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH IS DISTURBED.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT ADVERSE OFF SITE IMPACTS OR STORM WATER QUALITY FROM SILT AND CONSTRUCTION DEBRIS FLOWING ONTO ADJACENT PROPERTIES AS REQUIRED BY THE CITY.
8. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
9. CONTRACTOR STAGING AREA TO BE AGREED UPON BY OWNER PRIOR TO BEGINNING CONSTRUCTION.
10. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY THE T.C.E.Q. OR THE GOVERNING CITY.

GRADING NOTES

1. ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS OUTSIDE THE CONSTRUCTION BOUNDARY SHALL BE SEEDED AND HYDROMULCHED OR SODDED TO RE-ESTABLISH VEGETATION (AT LEAST 70%) PRIOR TO FINAL ACCEPTANCE. A CUMULATIVE APPROACH WHERE A PORTION OF THE DISTURBED AREA IS 100% VEGETATED AND OTHER AREAS ARE LEFT BARE IS NOT ACCEPTABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF A MAXIMUM NUMBER OF PASSING FIELD DENSITY TESTS ON LIME STABILIZED SUBGRADE EQUAL TO THE RATIO OF 1 PER 100 LINEAR FEET OF STREET AND ALL FAILING DENSITY TESTS AND REQUIRED MOISTURE-DENSITY CURVES.
3. ALL FILL SHALL ADHERE TO GEOTECHNICAL REPORT BY: TRINITY ENGINEERING/KLEINFELDER, JOB # D01-2663 DATED AUGUST 2001. STOCKPILING OF EXCESS FILLS WILL NOT BE ALLOWED WITHIN CITY LIMITS WITHOUT OBTAINING A FILL/EXCAVATION PERMIT.
4. GRADING SHALL NOT RESULT IN SLOPES GREATER THAN 4' HORIZONTAL TO 1' VERTICAL (4:1).
5. GRADING SHALL BE COMPLETE IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE OWNER ACCEPTING THE PROJECT.
6. SLOPES CREATED BY EXCAVATION OR FILL SHALL NOT EXCEED 3' HORIZONTAL TO 1' VERTICAL (3:1) FOR A PERIOD MORE THAN 120 DAYS. IF LONGER THAN 120 DAYS THE SLOPE SHALL NOT EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1).
7. ALL STATE AND LOCAL REQUIREMENTS FOR STORM WATER POLLUTION PREVENTION PLANS (SWPPP) MUST BE MET.
8. IF A GRADING PERMIT IS REQUIRED FROM THE CITY PRIOR TO STARTING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT AND PAYING ALL ASSOCIATED FEES.
9. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
10. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE EXISTING AND PROPOSED FACILITIES AND NO PONDING IN PAVED AREAS. CONTRACTOR ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE IS ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.
11. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
12. ALL EXISTING CONCRETE PAVING, CHANNEL IMPROVEMENTS, SIDEWALK, STRUCTURES AND CURB DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF BY THE CONTRACTOR, OFFSITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER.
13. ALL CLEARING, GRADING, COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE TO THE GEOTECHNICAL REPORT: ECS TEXAS, LLP., ECS JOB # 19:6558 DATED JUNE 2015 AND ALL ADDENDA.
14. GRADING CONTRACTOR TO COORDINATE WITH THE FRANCHISE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.

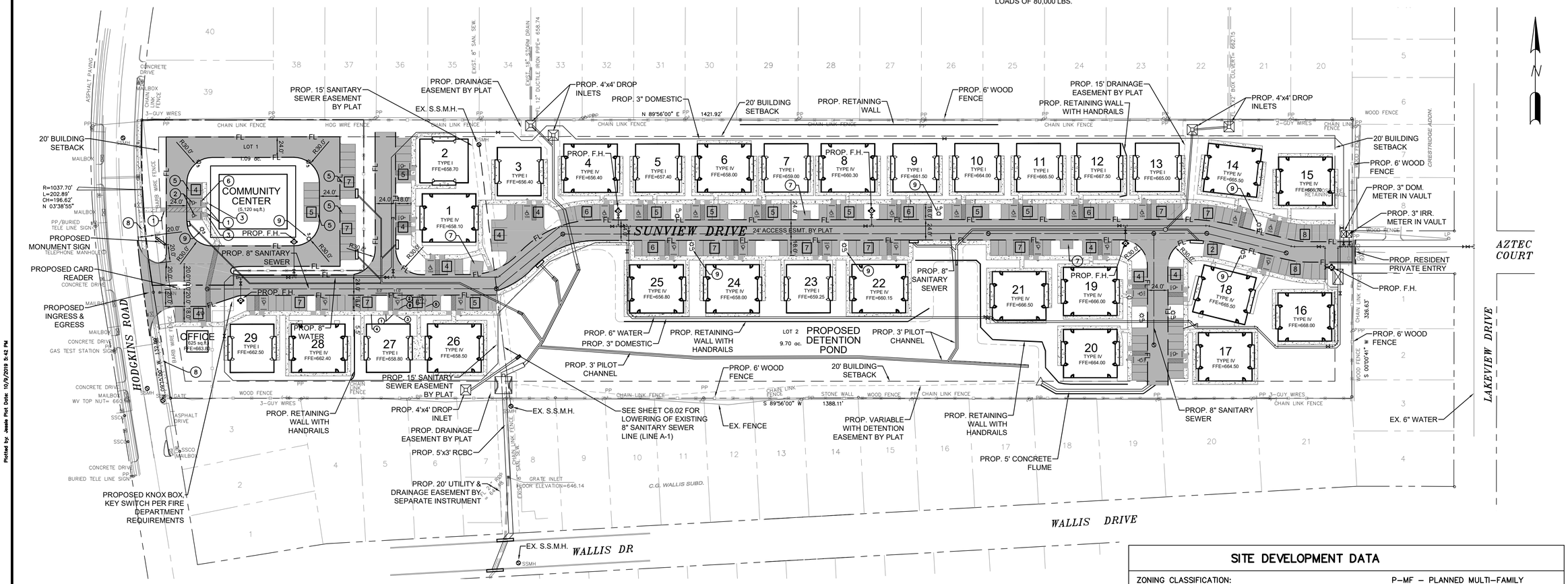
PAVING

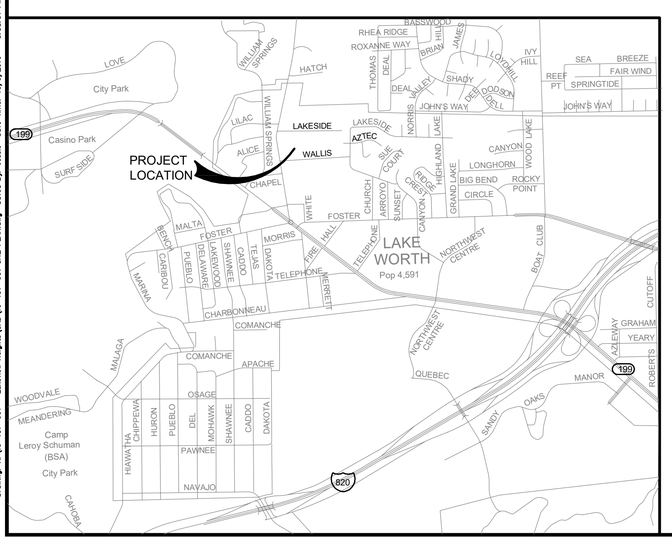
1. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF LAKE WORTH STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
4. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
5. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. THAT ARE TO REMAIN OR BE RELOCATED DURING ALL CONSTRUCTION PHASES.
7. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
8. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAVEMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
9. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
10. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT FOR PAVEMENT MARKINGS SHALL ADHERE TO SECTION 2.9 OF THE N.C.T.C.O.G. STANDARD SPECIFICATIONS UNDER "TRAFFIC PAINT".
11. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990.
12. REFERENCE CITY OF LAKE WORTH STANDARD CONSTRUCTION DETAILS FOR HANDICAP RAMP AND OTHER PAVING DETAILS.
13. REFERENCE LANDSCAPE PLANS BY OTHERS FOR LOCATION AND TYPE OF HANDICAP RAMPS TO BE PROVIDED AND FOR FLATWORK.
14. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR CONSTRUCTION AND ANY SPECIAL PROVISION AS APPROVED BY THE CITY OF LAKE WORTH.
15. CONTRACTOR RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY CITY OF LAKE WORTH OF TRAFFIC CONTROL PLAN PRIOR TO START OF CONSTRUCTION.
16. SIDEWALKS TO CONFORM TO THE MINIMUM STANDARDS PER CITY OF LAKE WORTH CONSTRUCTION DETAILS.
17. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE LOCATED OUT OF THE PEDESTRIAN AND AUTOMOBILE ROUTES. SIGN HEIGHT, LOCATION, AND STRUCTURE SHALL BE SUCH THAT THE SIGNS POSE NO THREAT TO PUBLIC SAFETY AND CONFORM TO THE STANDARDS ESTABLISHED PER CITY OF LAKE WORTH DESIGN CRITERIA AND CONSTRUCTION STANDARDS DATED OCTOBER 12, 1999, MARCH 12, 2002 AND MAY 16, 2006.
18. CONTRACTOR SHALL VERIFY HANDICAP RAMPS COMPLY WITH A.D.A. AND T.A.S STANDARDS.
19. REFER TO GEOTECHNICAL REPORT FOR SOI

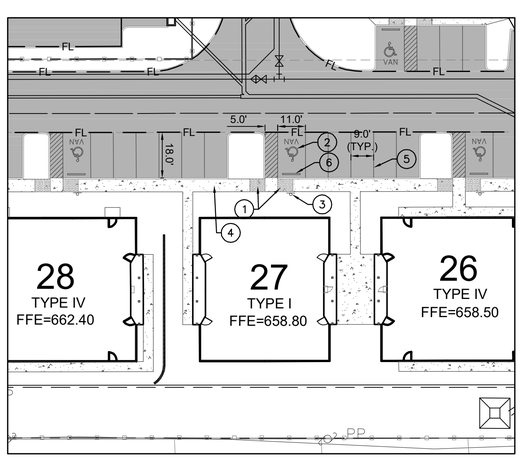
NOTES:

1. ALL STORM DRAIN, SANITARY SEWER & WATER LINES ARE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED.

2. ALL PARKING AND DRIVING SURFACES MUST BE DESIGNED AND MAINTAINED TO SUPPORT LOADS OF 80,000 LBS.







TYPICAL ACCESSIBLE PARKING SCHEMATIC

CONSTRUCTION SCHEDULE	
1	HANDICAP RAMPS
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	SIDEWALK
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP
7	DUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
8	PROPOSED PUBLIC SIDEWALK
9	PROPOSED LIGHT STANDARD, PLEASE SEE LANDSCAPE PLAN FOR DETAIL.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- FL — PROPOSED FIRE LANE MARKING
- 9 — PARKING SPACES IN A ROW
- PROPOSED 6" REINFORCED, 3,600 PSI HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- LP — PROPOSED LIGHTING STANDARD

SITE DEVELOPMENT DATA

ZONING CLASSIFICATION:	P–MF – PLANNED MULTI–FAMILY
LAND USE:	AGE RESTRICTIVE SENIOR LIVING COMMUNITY (55 YEARS OF AGE AND UP)
SITE ACREAGE:	10.58 ACRES (460,888 SQ FT)
TOTAL BUILDING AREA:	102,216 SQUARE FEET
FLOOR AREA RATIO:	102,216 / 460,888 : 22%
OPEN SPACE:	221,096 / 460,888 : 48%
TOTAL IMPERVIOUS AREA:	239,792 / 460,88 : 52%
PARKING CALCULATIONS:	
PARKING SPACES SUGGESTED:	
RESIDENTIAL DWELLING UNIT: (2 PER DWELLING UNIT)	26 x 4 = 116/2 = 58
COMMUNITY CENTER: (5 PER 1,000 SQ. FT. OF FLOOR AREA)	5,120/1,000 = 5.12 x 5 = 26
OFFICE: (5 PER 1,000 SQ. FT. OF FLOOR AREA)	625/1,000 = .63 x 5 = 3
TOTAL SUGGESTED PARKING: 84 SPACES OF WHICH 4 PROVIDED PARKING SPACES MUST BE HANDICAPPED (VAN ACCESSIBLE)	
PARKING SPACES PROVIDED:	207
173 REGULAR PARKING SPACES	
34 HANDICAPPED PARKING SPACES (OF WHICH 5 MUST BE VAN ACCESSIBLE)	
TOTAL PARKING SPACES PROVIDED:	207 TOTAL
BUILDING HEIGHT:	1 STORY (HEIGHT 17'–6" & 18'–0")
BUILDING AREA (SQUARE FOOTAGE):	
TYPE I:	2,822 S.F.
TYPE IV:	3,492 S.F.
DEVELOPMENT/CONSTRUCTION SCHEDULE:	DEC. 1st, 2019 – DEC. 1st, 2020

PREPARED BY:
CARRILLO ENGINEERING, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NO. F-15893
301 COMMERCE STREET, SUITE 1410
FORT WORTH, TEXAS 76102
PHONE NO.: 817-697-4996
CONTACT: ANNA C BLACKWELL, P.E.

OWNED BY:
MEI INVESTMENTS
7712 ABBOTT
ARLINGTON, TEXAS 76088
PHONE: 817-819-0954

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

SITE PLAN

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date

Revisions

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LAKEVIEW HEIGHTS
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EXISTING & PROPOSED STRUCTURES

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

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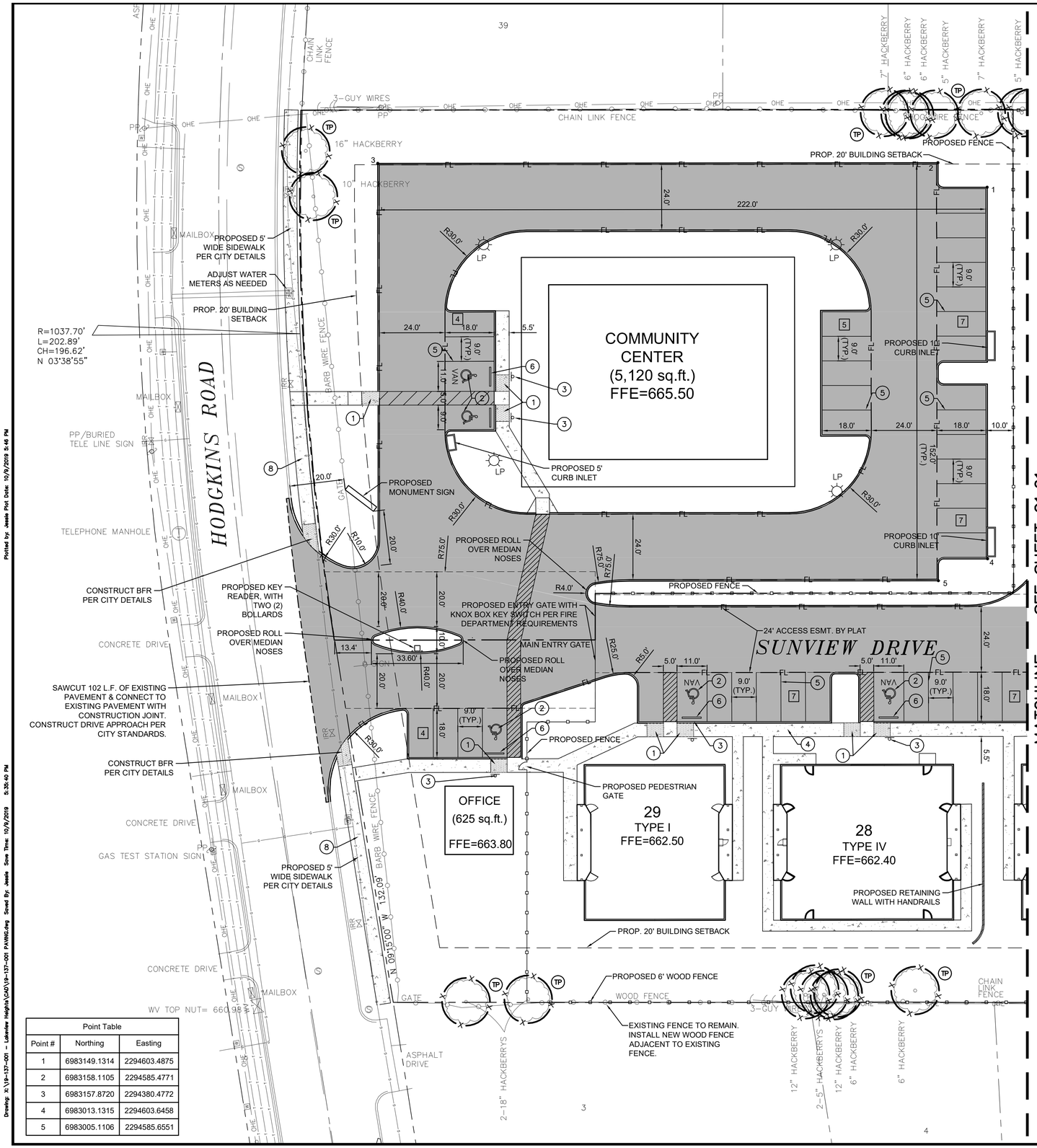

Point Table		
Point #	Northing	Easting
1	6983149.1314	2294603.4875
2	6983158.1105	2294585.4771
3	6983157.8720	2294380.4772
4	6983013.1315	2294603.6458
5	6983005.1106	2294585.6551

KEY NOTES

1. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
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4. BUILDING DETAILS AND DIMENSIONS WILL BE PROVIDED IN ARCHITECTURAL PLANS DURING BUILDING PERMIT PROCESS.
5. FIRE LANE SHALL BE CAPABLE OF SUPPORTING AN 80,000 LB. IMPOSED LOAD.
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N

0 10 20 40

(IN FEET)
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CONSTRUCTION SCHEDULE

1	HANDICAP RAMPS
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	SIDEWALK
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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

PAVING / DIMENSIONAL CONTROL PLAN

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

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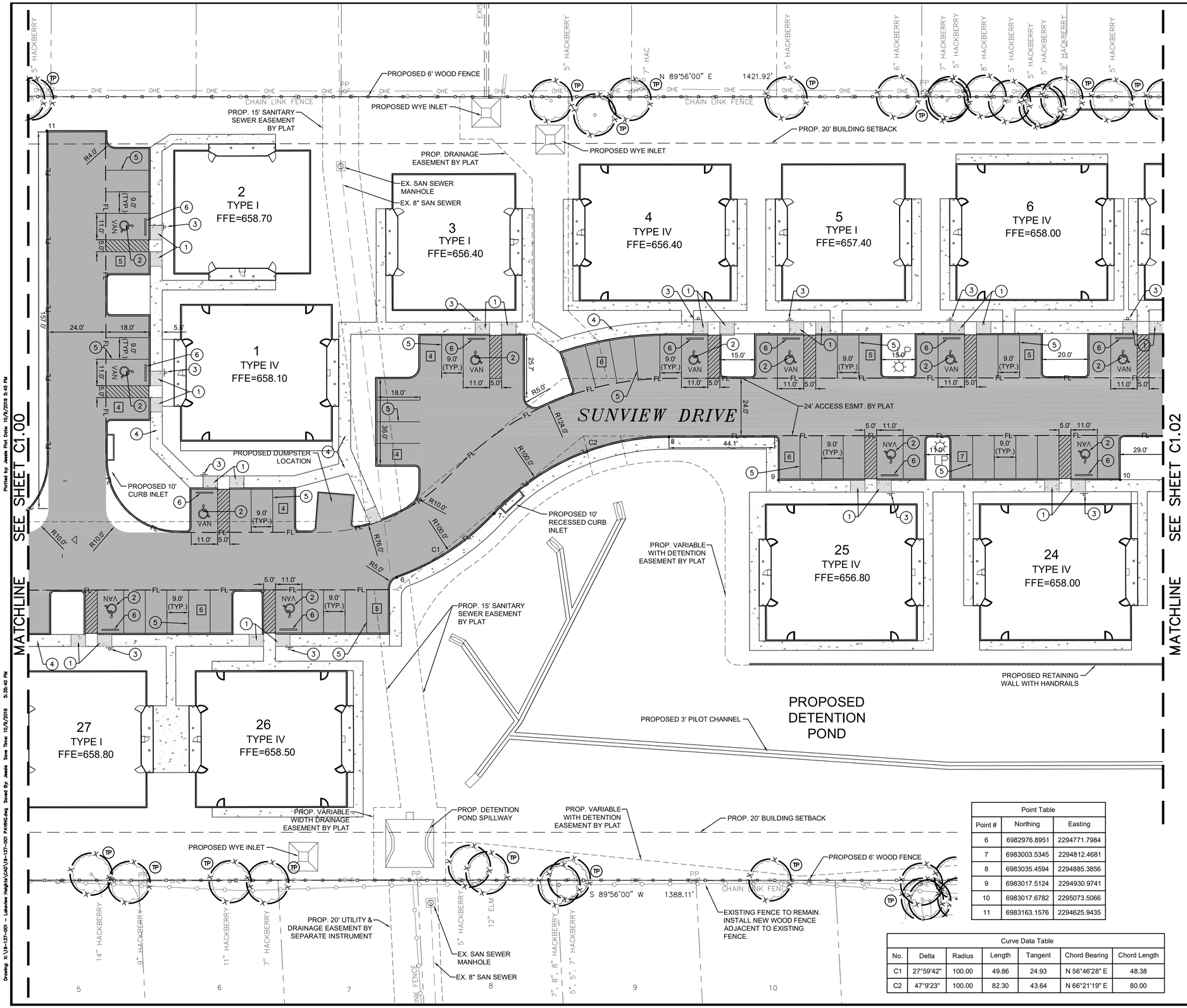

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Point Table

Point #	Northing	Easting
6	6982976.8951	2294771.7984
7	6983003.5345	2294812.4681
8	6983035.4594	2294885.3856
9	6983017.5124	2294930.9741
10	6983017.6782	2295073.5066
11	6983163.1576	2294625.9435

Curve Data Table

No.	Delta	Radius	Length	Tangent	Chord Bearing	Chord Length
C1	27°59'42"	100.00	49.86	24.93	N 56°46'28" E	48.38
C2	47°9'23"	100.00	82.30	43.64	N 66°21'19" E	80.00

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PAVING / DIMENSIONAL CONTROL PLAN

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date
Revisions

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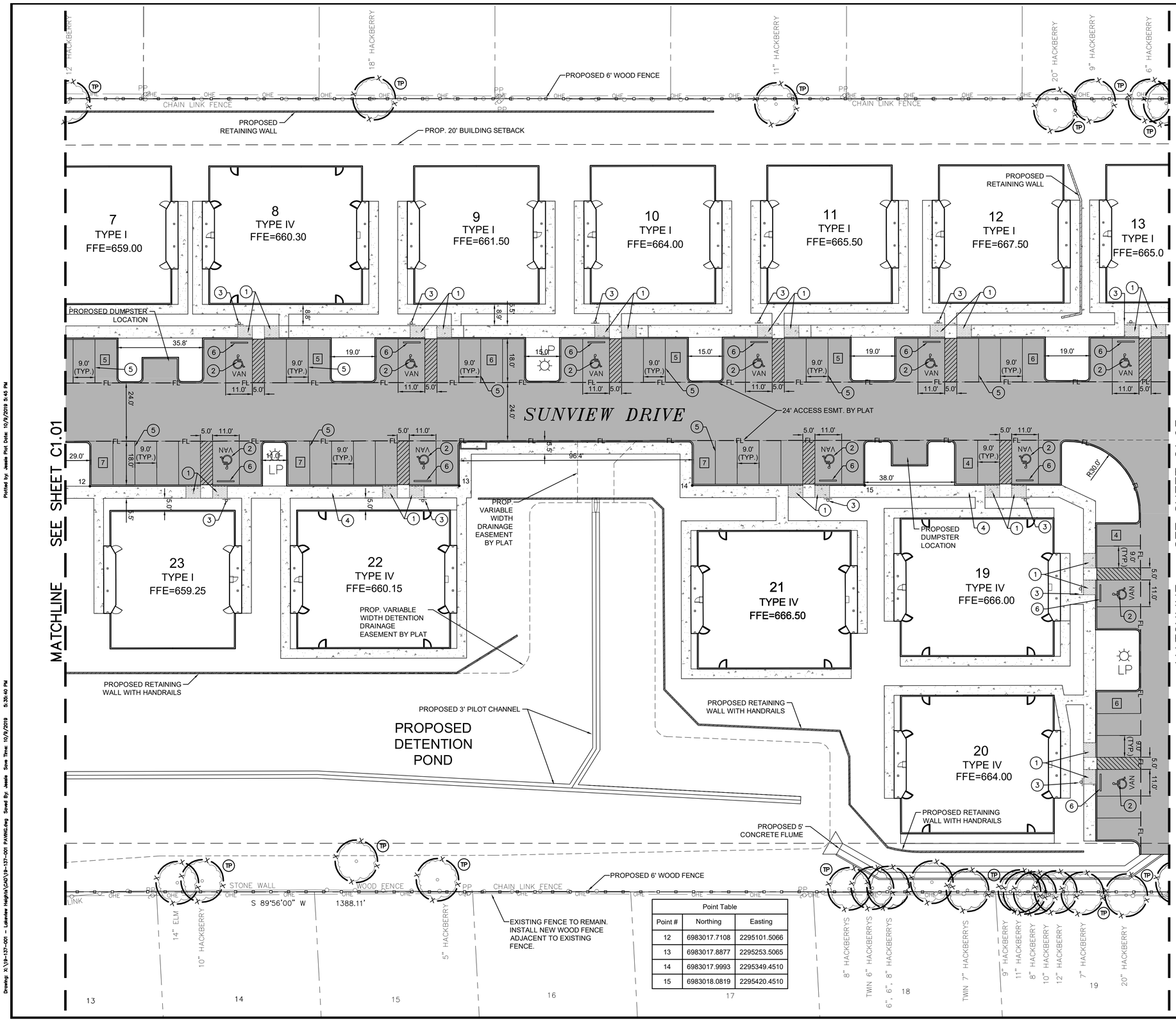

Point Table		
Point #	Northing	Easting
12	6983017.7108	2295101.5066
13	6983017.8877	2295253.5065
14	6983017.9993	2295349.4510
15	6983018.0819	2295420.4510

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CONSTRUCTION SCHEDULE

1	HANDICAP RAMPS
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	SIDEWALK
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP
7	DUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS)
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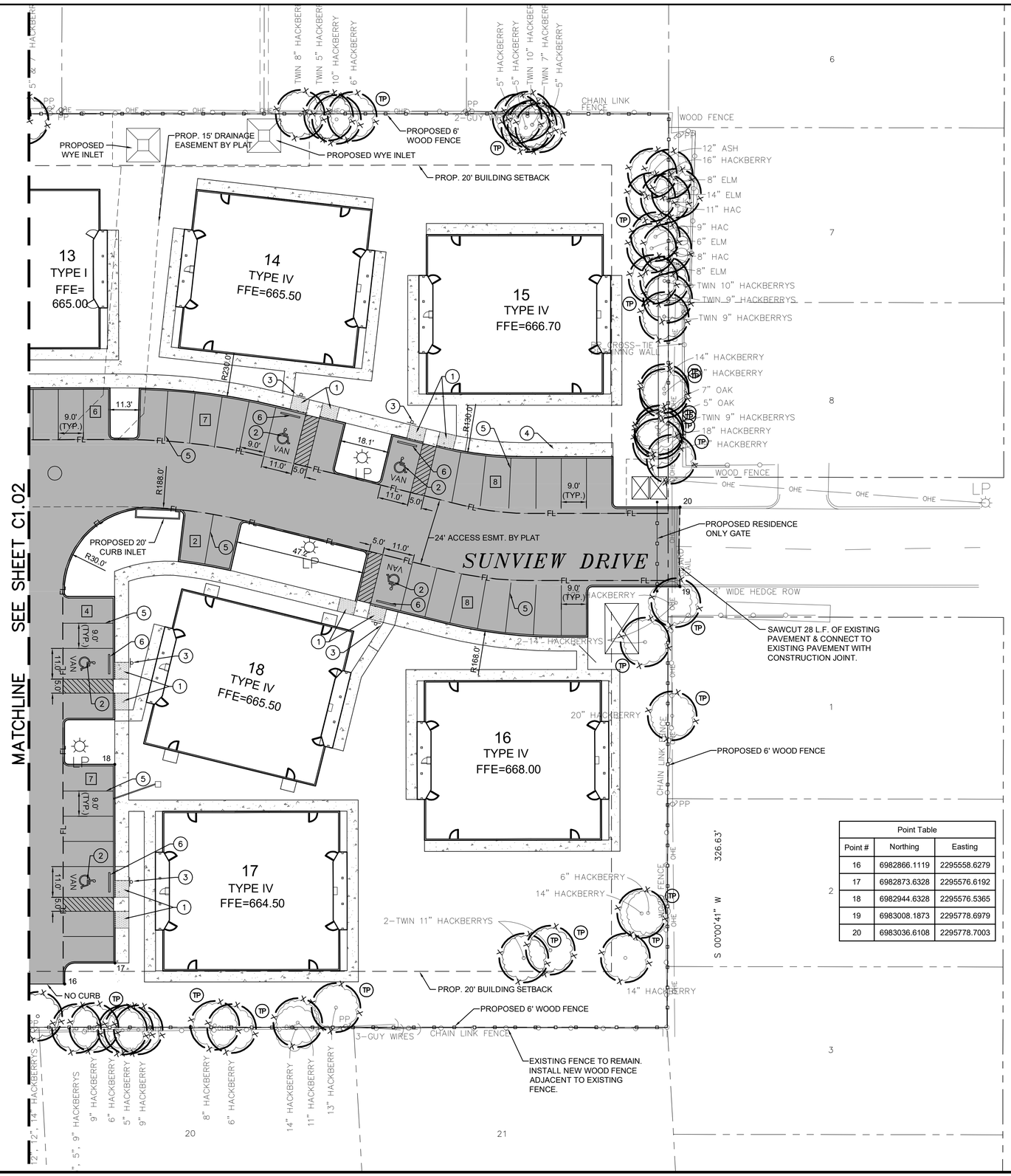

Point Table		
Point #	Northing	Easting
16	6982866.1119	2295558.6279
17	6982873.6328	2295576.6192
18	6982944.6328	2295576.5365
19	6983008.1873	2295778.6979
20	6983036.6108	2295778.7003

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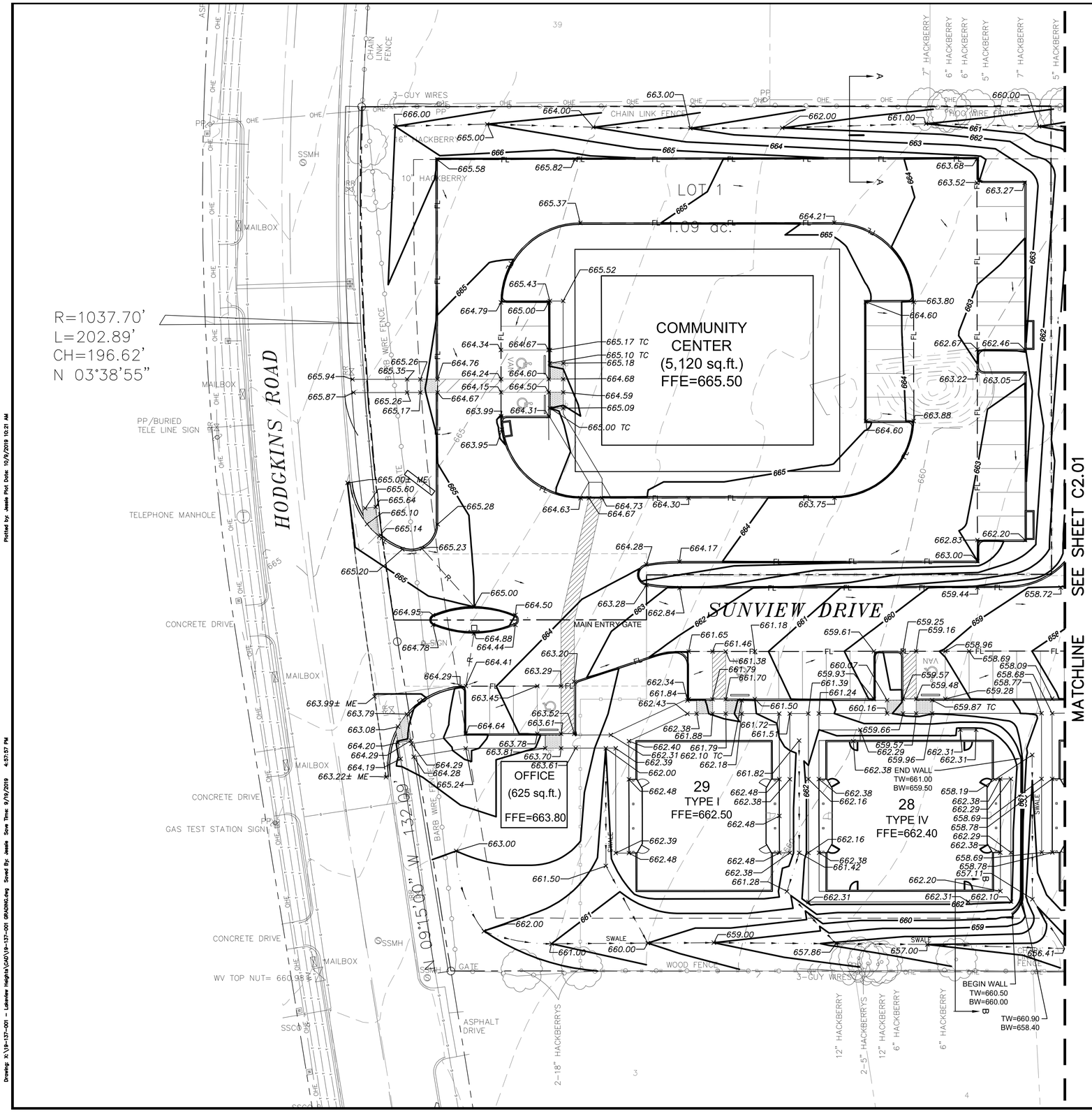

LEGEND

— · — · —	PROPOSED SWALE
←	DIRECTION OF FLOW
665	EXISTING CONTOUR
665	PROPOSED CONTOUR
658.37	TOP OF GROUND OR PROPOSED GRADE
FFE	FINISHED FLOOR
TC	TOP OF CURB
ME	MATCH EXISTING
TW	TOP OF WALL
BW	BOTTOM OF WALL

N

0 10 20 40

(IN FEET)
1 INCH = 20 FT

NOTES:

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3. MAXIMUM SLOPE IN LANDSCAPE AREAS ARE NOT TO EXCEED 4:1.
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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

GRADING PLAN

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date

Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C2.00

Plotted by: Jessie Plot Date: 10/9/2019 10:21 AM
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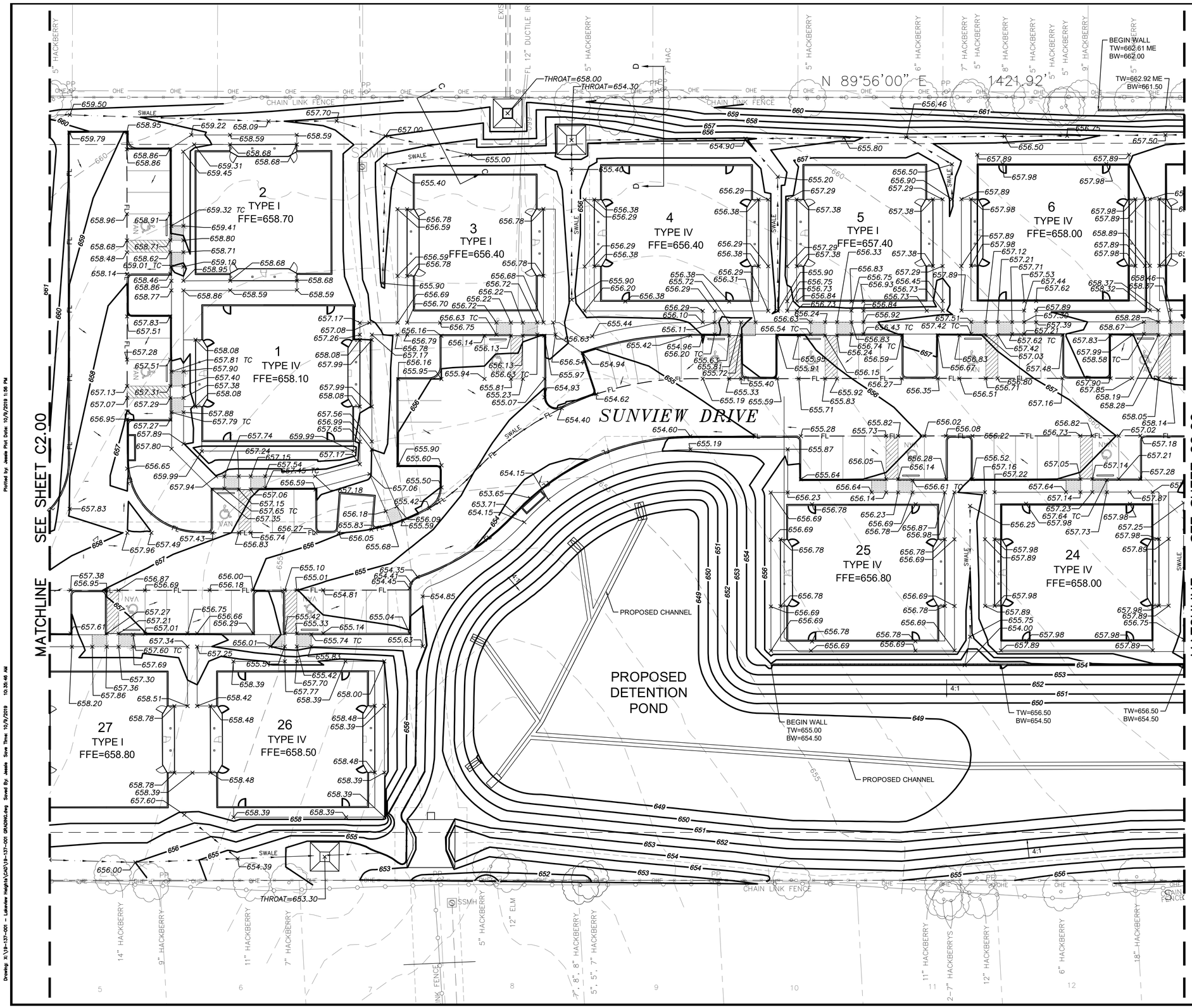

(IN FEET)
1 INCH = 20 FT

LEGEND

— · · — · · —	PROPOSED SWALE
←	DIRECTION OF FLOW
- - - 665 - - -	EXISTING CONTOUR
—— 665 ——	PROPOSED CONTOUR
✱658.37	TOP OF GROUND OR PROPOSED GRADE
FFE	FINISHED FLOOR
TC	TOP OF CURB
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LAKE WORTH, TEXAS

GRADING PLAN

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9.20.2019
10.10.2019

Date	Revisions

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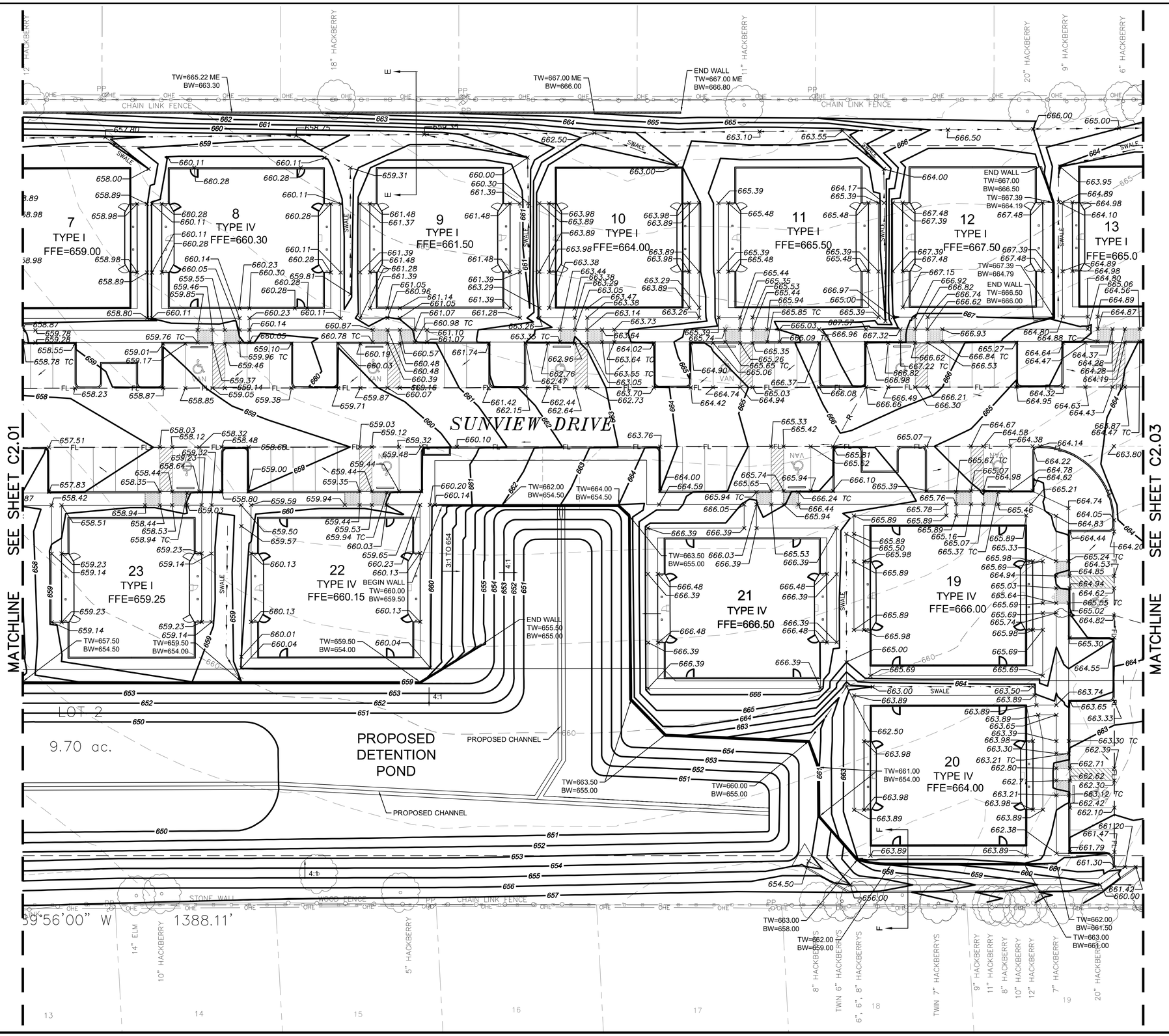

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LEGEND

	PROPOSED SWALE
	DIRECTION OF FLOW
665	EXISTING CONTOUR
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LAKE WORTH, TEXAS

GRADING PLAN

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Revisions | Date

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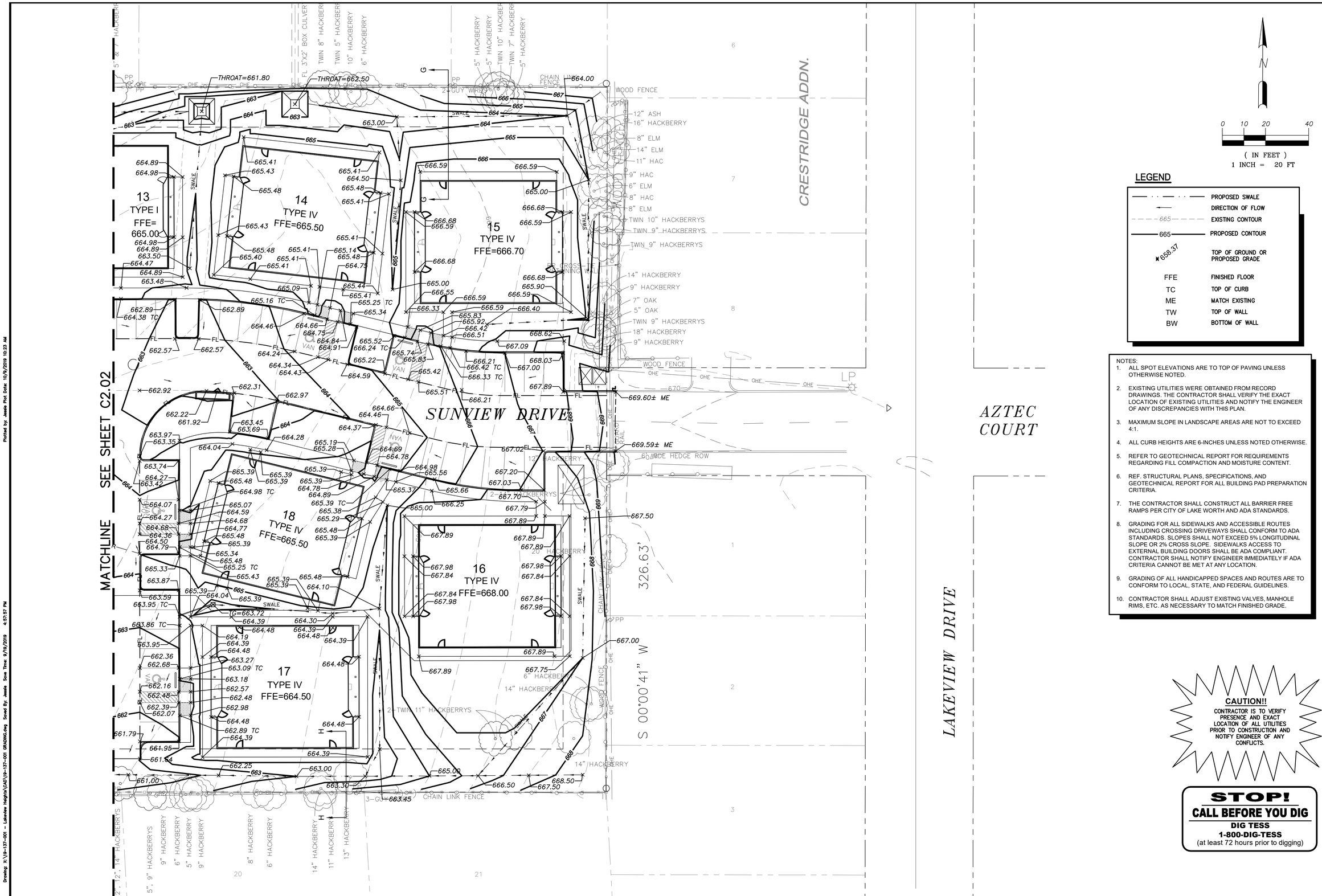

LEGEND

— · · — · · —	PROPOSED SWALE
←	DIRECTION OF FLOW
665	EXISTING CONTOUR
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GRADING PLAN

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date

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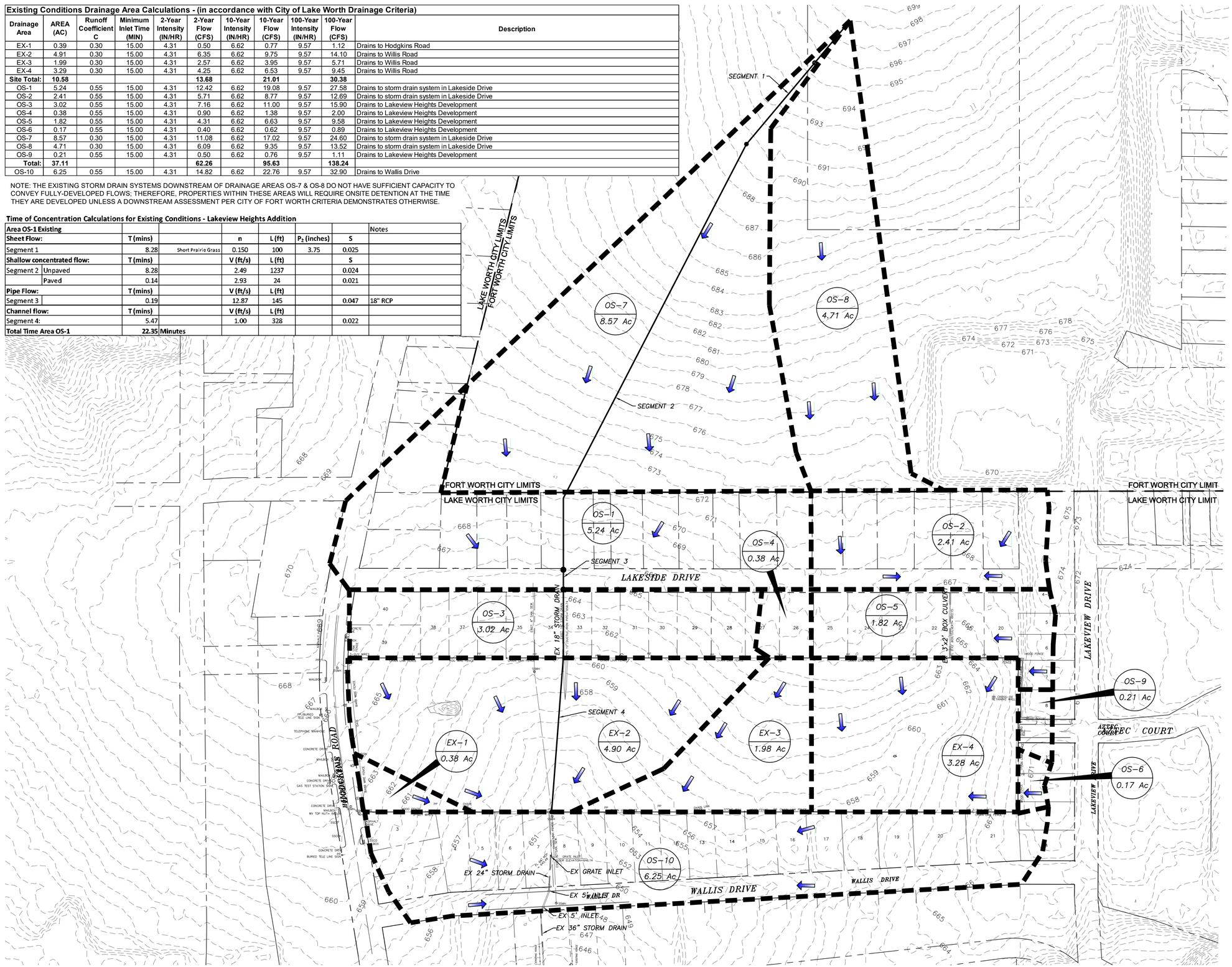
Existing Conditions Drainage Area Calculations - (in accordance with City of Lake Worth Drainage Criteria)

Drainage Area	AREA (AC)	Runoff Coefficient C	Minimum Inlet Time (MIN)	2-Year Intensity (IN/HR)	2-Year Flow (CFS)	10-Year Intensity (IN/HR)	10-Year Flow (CFS)	100-Year Intensity (IN/HR)	100-Year Flow (CFS)	Description
EX-1	0.39	0.30	15.00	4.31	0.50	6.62	0.77	9.57	1.12	Drains to Hodgkins Road
EX-2	4.91	0.30	15.00	4.31	6.35	6.62	9.75	9.57	14.10	Drains to Willis Road
EX-3	1.99	0.30	15.00	4.31	2.57	6.62	3.95	9.57	5.71	Drains to Willis Road
EX-4	3.29	0.30	15.00	4.31	4.25	6.62	6.53	9.57	9.45	Drains to Willis Road
Site Total:	**10.58**				**13.68**		**21.01**		**30.38**	
OS-1	5.24	0.55	15.00	4.31	12.42	6.62	19.08	9.57	27.58	Drains to storm drain system in Lakeside Drive
OS-2	2.41	0.55	15.00	4.31	5.71	6.62	8.77	9.57	12.69	Drains to storm drain system in Lakeside Drive
OS-3	3.02	0.55	15.00	4.31	7.16	6.62	11.00	9.57	15.90	Drains to Lakeview Heights Development
OS-4	0.38	0.55	15.00	4.31	0.90	6.62	1.38	9.57	2.00	Drains to Lakeview Heights Development
OS-5	1.82	0.55	15.00	4.31	4.31	6.62	6.63	9.57	9.58	Drains to Lakeview Heights Development
OS-6	0.17	0.55	15.00	4.31	0.40	6.62	0.62	9.57	0.89	Drains to Lakeview Heights Development
OS-7	8.57	0.30	15.00	4.31	11.08	6.62	17.02	9.57	24.60	Drains to storm drain system in Lakeside Drive
OS-8	4.71	0.30	15.00	4.31	6.09	6.62	9.35	9.57	13.52	Drains to storm drain system in Lakeside Drive
OS-9	0.21	0.55	15.00	4.31	0.50	6.62	0.76	9.57	1.11	Drains to Lakeview Heights Development
Total:	**37.11**				**62.26**		**95.63**		**138.24**	
OS-10	6.25	0.55	15.00	4.31	14.82	6.62	22.76	9.57	32.90	Drains to Wallis Drive

NOTE: THE EXISTING STORM DRAIN SYSTEMS DOWNSTREAM OF DRAINAGE AREAS OS-7 & OS-8 DO NOT HAVE SUFFICIENT CAPACITY TO CONVEY FULLY-DEVELOPED FLOWS; THEREFORE, PROPERTIES WITHIN THESE AREAS WILL REQUIRE ONSITE DETENTION AT THE TIME THEY ARE DEVELOPED UNLESS A DOWNSTREAM ASSESSMENT PER CITY OF FORT WORTH CRITERIA DEMONSTRATES OTHERWISE.

Time of Concentration Calculations for Existing Conditions - Lakeview Heights Addition

Area OS-1 Existing								Notes
Sheet Flow:		**T (mins)**		**n**	**L (ft)**	**P_2 (inches)**	**S**	
Segment 1		8.28	Short Prairie Grass	0.150	100	3.75	0.025	
Shallow concentrated flow:		**T (mins)**		**V (ft/s)**	**L (ft)**		**S**	
Segment 2	Unpaved	8.28		2.49	1237		0.024	
	Paved	0.14		2.93	24		0.021	
Pipe Flow:		**T (mins)**		**V (ft/s)**	**L (ft)**			
Segment 3		0.19		12.87	145		0.047	18" RCP
Channel flow:		**T (mins)**		**V (ft/s)**	**L (ft)**			
Segment 4:		5.47		1.00	328		0.022	
Total Time Area OS-1		**22.35**	**Minutes**					



LEGEND

- A–X / X XX Ac — DRAINAGE AREA LABELS
- DIRECTION OF FLOW
- DRAINAGE AREA BOUNDARY
- 660 — EXISTING CONTOURS
- FLOW PATH

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EXISTING DRAINAGE AREA MAP

Issue Dates:
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Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

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C3.00

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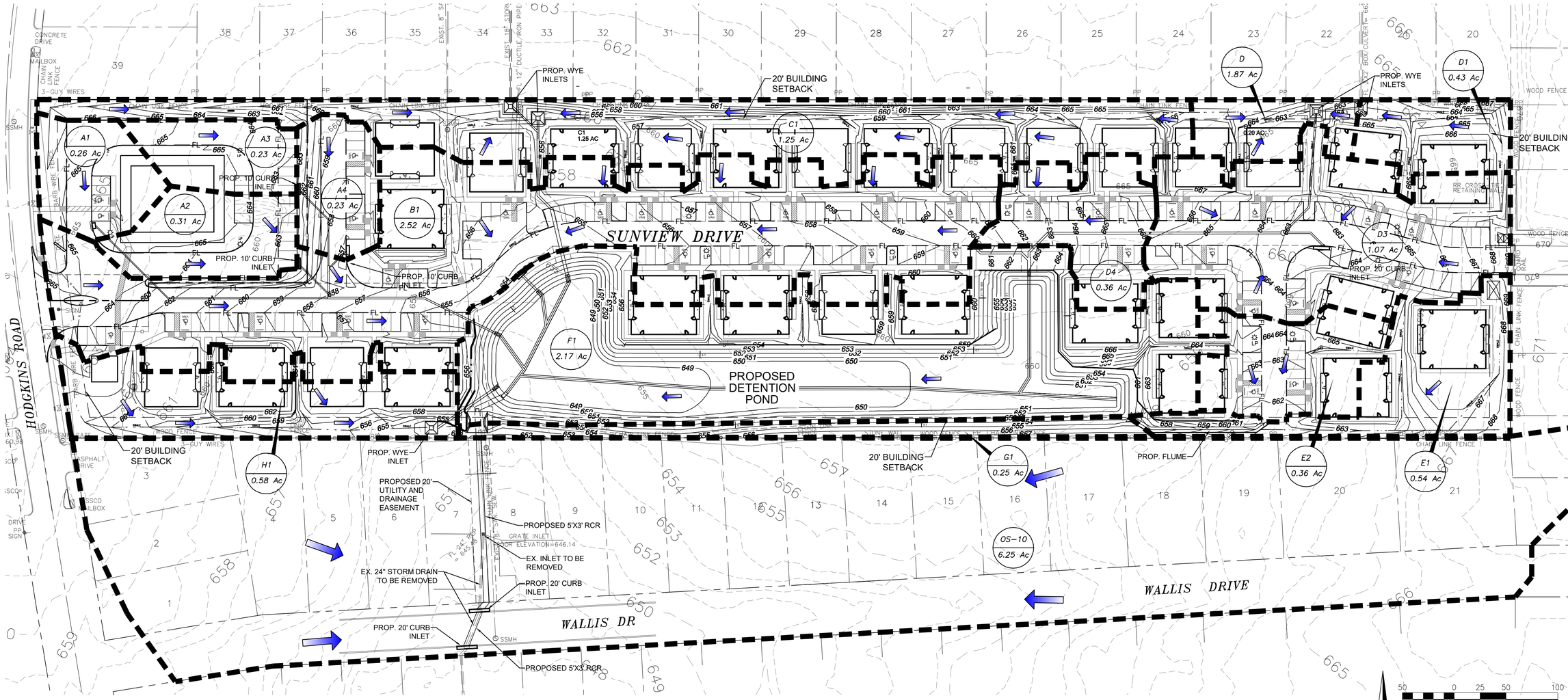
REFER TO C3.00 FOR OFFSITE DRAINAGE AREAS



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Drainage Area	AREA (AC)	Runoff Coefficient C	Minimum Inlet Time (MIN)	2-Year Intensity (IN/HR)	2-Year Flow (CFS)	10-Year Intensity (IN/HR)	10-Year Flow (CFS)	100-Year Intensity (IN/HR)	100-Year Flow (CFS)	Description
A1	0.26	0.80	10.00	5.31	1.10	7.98	1.66	11.55	2.40	Drains into Lakeview Heights Development detention pond
A2	0.31	0.80	10.00	5.31	1.32	7.98	1.98	11.55	2.86	Drains into Lakeview Heights Development detention pond
A3	0.23	0.80	10.00	5.31	0.98	7.98	1.47	11.55	2.13	Drains into Lakeview Heights Development detention pond
A4	0.23	0.80	10.00	5.31	0.98	7.98	1.47	11.55	2.13	Drains into Lakeview Heights Development detention pond
B1	2.52	0.80	10.00	5.31	10.70	7.98	16.09	11.55	23.28	Drains into Lakeview Heights Development detention pond
C1	1.25	0.80	10.00	5.31	5.31	7.98	7.98	11.55	11.55	Drains into Lakeview Heights Development detention pond
D1	0.43	0.80	10.00	5.31	1.83	7.98	2.75	11.55	3.97	Drains into Lakeview Heights Development detention pond
D2	1.09	0.80	10.00	5.31	4.63	7.98	6.96	11.55	10.07	Drains into Lakeview Heights Development detention pond
D3	0.36	0.80	10.00	5.31	1.53	7.98	2.30	11.55	3.33	Drains into Lakeview Heights Development detention pond
E1	0.54	0.80	10.00	5.31	2.29	7.98	3.45	11.55	4.99	Drains into Lakeview Heights Development detention pond
E2	0.36	0.80	10.00	5.31	1.53	7.98	2.30	11.55	3.33	Drains into Lakeview Heights Development detention pond
F1	2.17	0.80	10.00	5.31	9.22	7.98	13.85	11.55	20.05	Drains into Lakeview Heights Development detention pond
G1	0.25	0.80	10.00	5.31	1.06	7.98	1.60	11.55	2.31	Drains to Wallis Drive
H1	0.58	0.80	10.00	5.31	2.46	7.98	3.70	11.55	5.36	Detention pond
Site Total:	**10.58**				**44.94**		**67.54**		**97.76**	
OS-1	5.24	0.55	15.00	4.31	12.42	6.62	19.08	9.57	27.58	Drains to storm drain system in Lakeside Drive and into Lakeview Heights Development detention pond
OS-2	2.41	0.55	15.00	4.31	5.71	6.62	8.77	9.57	12.69	Drains to storm drain system in Lakeside Drive and into Lakeview Heights Development detention pond
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OS-6	0.17	0.55	15.00	4.31	0.40	6.62	0.62	9.57	0.89	Drains to Lakeview Heights Development detention pond
OS-7	8.57	0.30	15.00	4.31	11.08	6.62	17.02	9.57	24.60	Drains to storm drain system in Lakeside Drive and into Lakeview Heights Development detention pond
OS-8	4.71	0.30	15.00	4.31	6.09	6.62	9.35	9.57	13.52	Drains to storm drain system in Lakeside Drive and into Lakeview Heights Development detention pond
OS-9	0.21	0.55	15.00	4.31	0.50	6.62	0.76	9.57	1.11	Drains to Lakeview Heights Development detention pond
Total:	**37.11**				**93.52**		**142.16**		**205.63**	
OS-10	6.25	0.55	15.00	3.70	12.72	5.72	19.66	8.25	28.36	Drains to Wallis Drive

LEGEND

- A–X / X XX Ac — DRAINAGE AREA LABELS
- DIRECTION OF FLOW
- DRAINAGE AREA BOUNDARY
- 659 — EXISTING CONTOURS
- 660 — PROPOSED CONTOURS

50 0 25 50 100
1 inch = 50 ft.

N

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ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

PROPOSED DRAINAGE AREA MAP

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C3.01

Plotted by: Jessie Plot Date: 10/10/2019 8:39 AM

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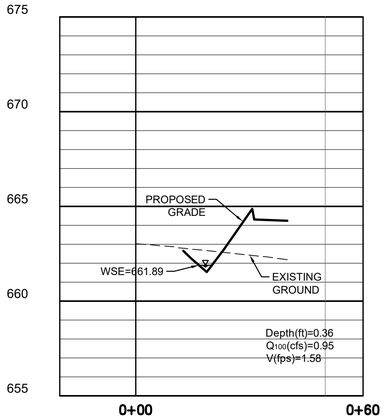

Section A-A

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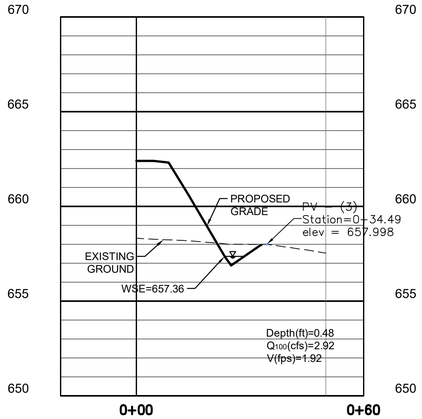

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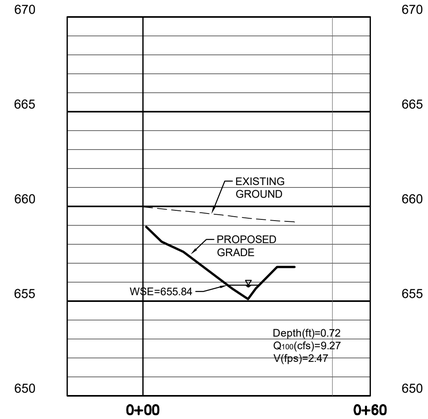

Section C-C

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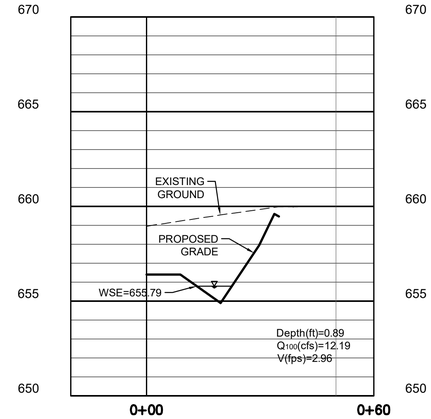

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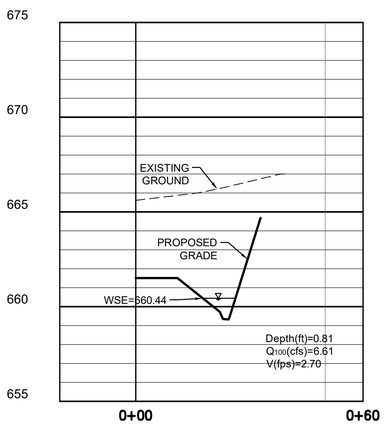

Section E-E

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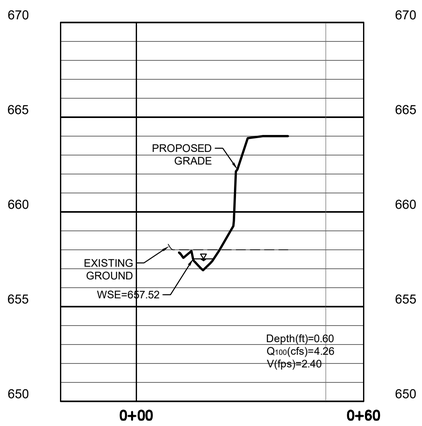

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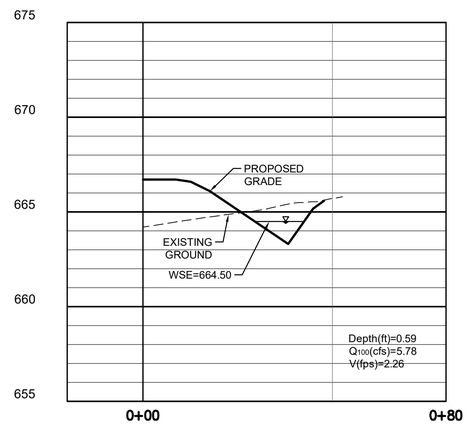

Section G-G

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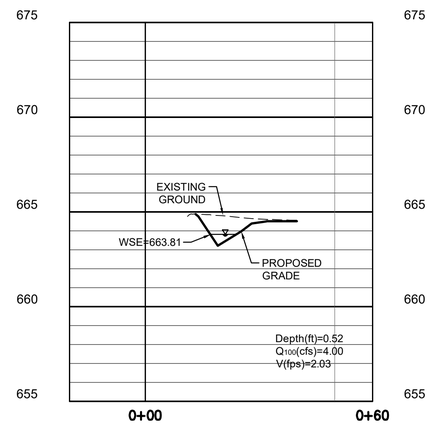

Section H-H

1"=20': H
1"=4': V

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.

STOP!

CALL BEFORE YOU DIG

DIG TESS

1-800-DIG-TESS

(at least 72 hours prior to digging)

Carrillo Engineering, LLC

301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102

Phone 817-896-0976 - Firm Registration #F-15893

PRELIMINARY

NOT FOR CONSTRUCTION

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ENGINEER OF RECORD:

ANNA C. BLACKWELL, P.E.

TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

SWALE CROSS SECTIONS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

Scale: AS SHOWN

Drawn By: LJM

Checked By: AA

Sheet

C3.02

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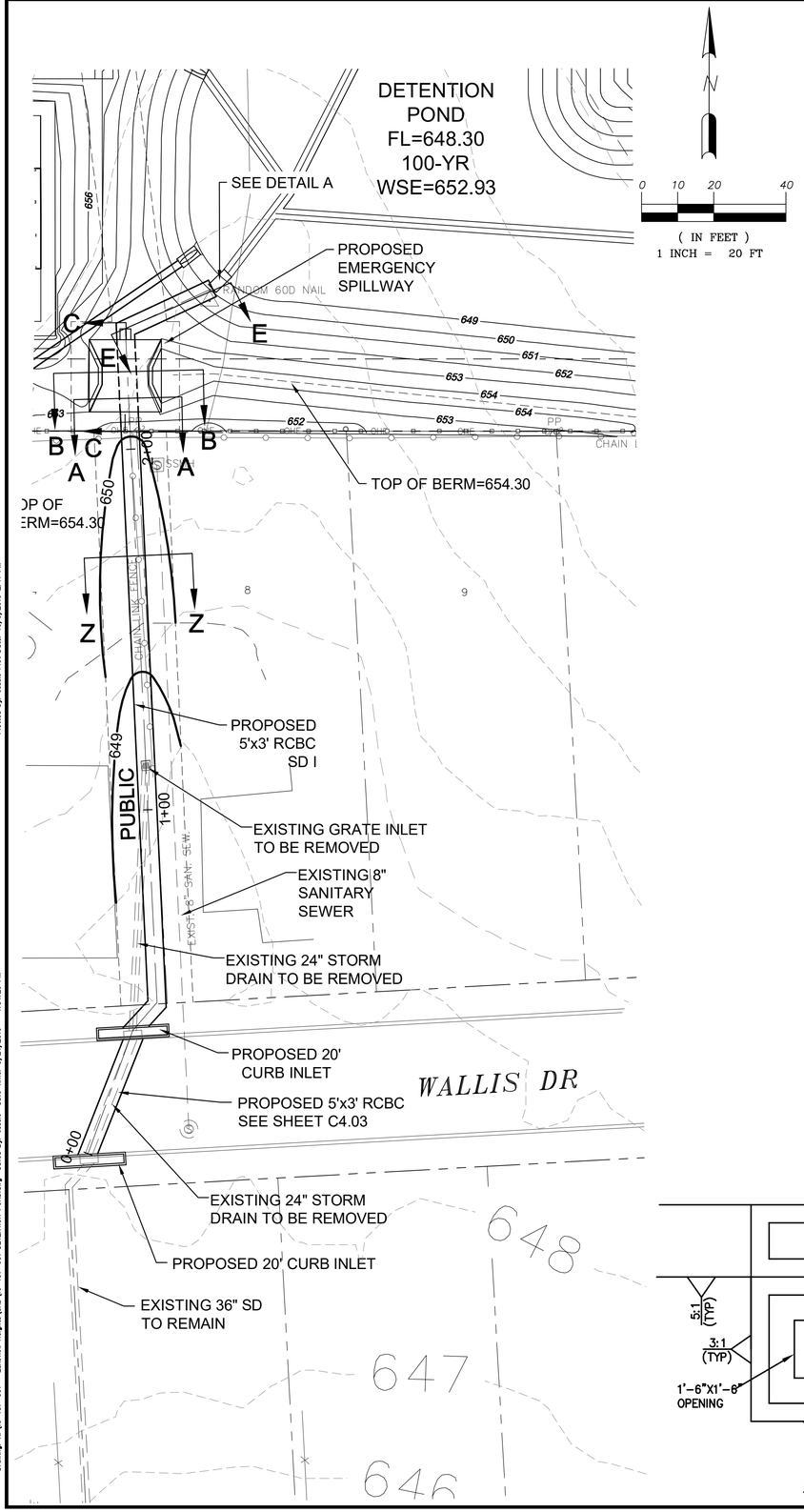
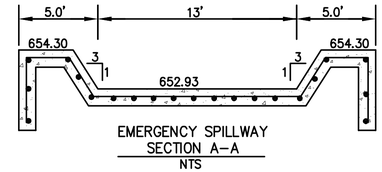
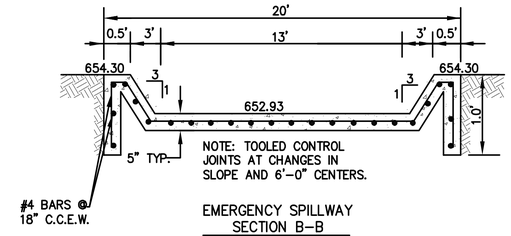




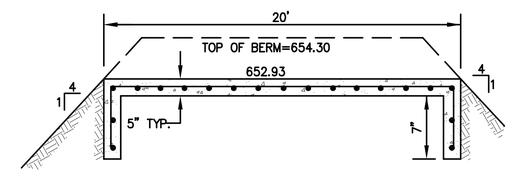
EMERGENCY SPILLWAY
SECTION A–A
NTS



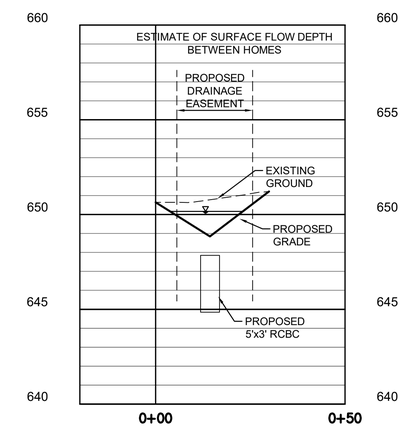
EMERGENCY SPILLWAY
SECTION B–B
NTS

$Q^{CAP} = 3WH^{1.5} = 3.33(13)(1.0)^{1.5} = 66.40$ CFS

$V^{CAP} = Q/A = 66.4/16 = 4.15$ FPS



EMERGENCY SPILLWAY
SECTION C–C
NTS

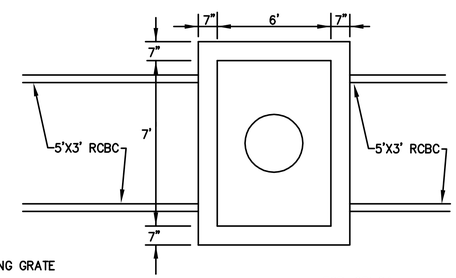


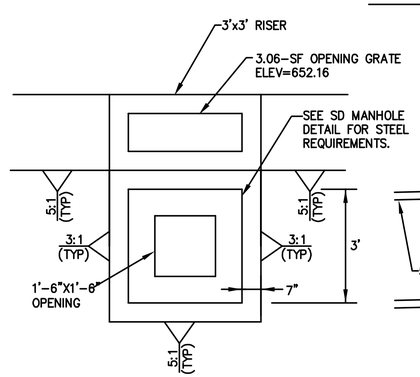
Section Z-Z

1"=20': H
1"=4': V

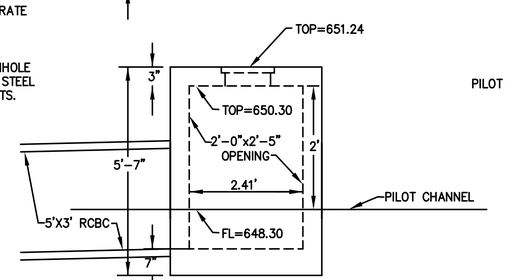
PROPOSED
Q_{100}=1.94 CFS
(72.51 PLACED IN 5'x3' BOX CULVERT UNDERGROUND)
EMERGENCY OVERFLOW:
S=3.0%
n=0.03
d=1.27 FT
Q CAPACITY WITHIN 20' DRAINAGE EASEMENT= 76.22 CFS IN EMERGENCY OVERFLOW PATH

EXISTING
Q_{100}=75.21 CFS

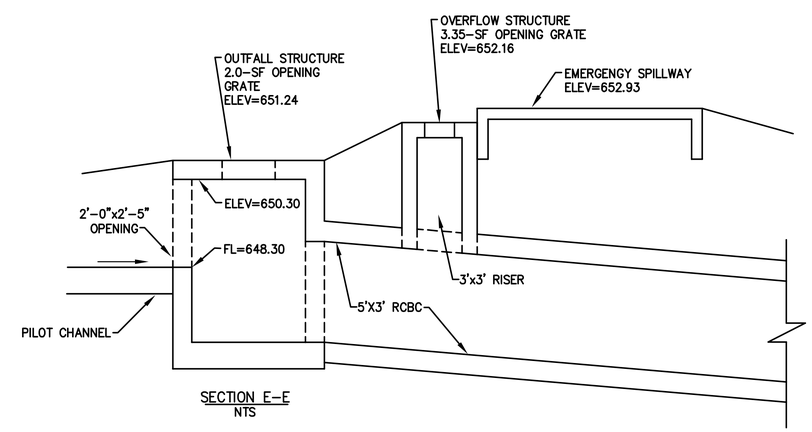




PLAN
NTS



OUTFALL STRUCTURE
DETAIL A
NTS



SECTION E–E
NTS

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-896-0976 - Firm Registration #F-15893

PRELIMINARY
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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

DETENTION POND PLAN

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date

Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C4.00

Plotted by: Jessie Plot Date: 10/8/2019 2:41 PM
Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 DETENTION POND.dwg Saved By: Jessie Save Time: 9/24/2019 1:34:28 PM

Drainage / Detention Calculations (2-YEAR)
Modified Rational Method

Required Storage Volume	**57,367**	**cubic-feet**
	1.317	**acre-feet**

Onsite Existing Conditions		
Area	24.41	acres
Time (Tc)	23	minutes
C value	0.39	
I-2 yr	3.50	in/hr
Q 2-yr	**33.32**	**cfs**
Q 2-yr	**0.88**	**cfs**
Q 2-yr	**32.44**	**cfs**

Allowable Release		
ByPass		
Pond Allowable Release		

Onsite Proposed Conditions		
Area	36.82	acres
Time (Tc)	17	minutes
C value	0.53	
I-2 yr	3.90	in/hr
Q 2-yr	**76.11**	**cfs**

Total Acreage Going to Pond

Developed Runoff

Runoff per Storm Event - Developed

Time (min.)	I-2yr	C value	Area (ac)	Runoff (cfs.)
5	6.760	0.53	36.82	131.92
10	5.230	0.53	36.82	102.06
15	4.310	0.53	36.82	84.11
20	3.690	0.53	36.82	72.01
25	3.240	0.53	36.82	63.23
30	2.900	0.53	36.82	56.59
35	2.630	0.53	36.82	51.32
40	2.410	0.53	36.82	47.03
50	2.080	0.53	36.82	40.59
60	1.830	0.53	36.82	35.71
120	1.110	0.53	36.82	21.66

Lake Worth Rainfall Intensity

Storm Freq.	e	b	d
2 Year	0.788	51.0	8.00
10 Year	0.777	77.0	8.50
100 Year	0.767	106.0	8.00

TP-40 IDF Curve

Time (min.)	I-2yr		I-10yr		I-100yr
5	6.760		10.190		14.820
10	5.230		7.980		11.550
15	4.310		6.620		9.570
20	3.690	3.900	5.700	8.230	
25	3.240	3.500	5.030	7.250	
30	2.900		4.510	6.510	
35	2.630		4.110	5.920	
40	2.410		3.770	5.440	
50	2.080		3.260	4.710	
60	1.830		2.890	4.170	
120	1.110		1.770	2.560	

Inflow per Storm Event

Storm Event	Runoff	Inflow (ft^3)
5	131.92	39,576
10	102.06	61,237
15	84.11	75,697
20	72.01	86,411
25	63.23	94,841
30	56.59	101,866
35	51.32	107,779
40	47.03	112,872
50	40.59	121,771
60	35.71	128,562
120	21.66	155,961

Outflow per Storm Event

Storm	Time	Release	Outflow (ft^3)
5	22	32.46	21,423
10	27	32.46	26,292
15	32	32.46	31,161
20	37	32.46	36,030
25	42	32.46	40,899
30	47	32.46	45,768
35	52	32.46	50,637
40	57	32.46	55,506
50	67	32.46	65,243
60	77	32.46	74,981
120	137	32.46	133,408

Detention Volume

Storm	Inflow	Outflow	Storage (ft^3)	Storage (acre-ft)
5	39,576	21,423	18,152	0.417
10	61,237	26,292	34,945	0.802
15	75,697	31,161	44,536	1.022
20	86,411	36,030	50,381	1.157
25	94,841	40,899	53,942	1.238
30	101,866	45,768	56,098	1.288
35	107,779	50,637	57,142	1.312
40	112,872	55,506	**57,367**	**1.317**
50	121,771	65,243	56,528	1.298
60	128,562	74,981	53,581	1.230
120	155,961	133,408	22,553	0.518

Drainage / Detention Calculations (10-YEAR)
Modified Rational Method

Required Storage Volume	**91,405**	**cubic-feet**
	2.098	**acre-feet**

Onsite Existing Conditions		
Area	24.41	acres
Time (Tc)	23	minutes
C value	0.39	
I-10 yr	5.40	in/hr
Q 10-yr	**51.41**	**cfs**
Q 100-yr	**1.34**	**cfs**
Q 100-yr	**50.07**	**cfs**

Allowable Release	
ByPass	
Pond Allowable Release	

Onsite Proposed Conditions		
Area	36.82	acres
Time (Tc)	17	minutes
C value	0.53	
I-10 yr	6.00	in/hr
Q 10-yr	**117.09**	**cfs**

Total Acreage Going to Pond

Developed Runoff

Runoff per Storm Event - Developed

Time (min.)	I-10yr	C value	Area (ac)	Runoff (cfs)
5	10.190	0.53	36.82	198.85
10	7.980	0.53	36.82	155.73
15	6.620	0.53	36.82	129.19
20	5.700	0.53	36.82	111.23
30	5.030	0.53	36.82	98.16
25	4.510	0.53	36.82	88.01
35	4.110	0.53	36.82	80.21
40	3.770	0.53	36.82	73.57
50	3.260	0.53	36.82	63.62
60	2.890	0.53	36.82	56.40
120	1.770	0.53	36.82	34.54

Lake Worth Rainfall Intensity

Storm Freq.	e	b	d
2 Year	0.788	51.0	8.00
10 Year	0.777	77.0	8.50
100 Year	0.767	106.0	8.00

TP-40 IDF Curve

Time (min.)	I-2yr		I-10yr		I-100yr
5	6.760		10.190		14.820
10	5.230		7.980		11.550
15	4.310		6.620		9.570
20	3.690		5.700	6.000	8.230
25	3.240		5.030	5.400	7.250
30	2.900		4.510		6.510
35	2.630		4.110		5.920
40	2.410		3.770		5.440
50	2.080		3.260		4.710
60	1.830		2.890		4.170
120	1.110		1.770		2.560

Inflow per Storm Event

Storm Event	Runoff	Inflow (ft^3)
5	198.85	59,656
10	155.73	93,436
15	129.19	116,268
20	111.23	133,480
25	98.16	147,238
30	88.01	158,420
35	80.21	168,431
40	73.57	176,568
50	63.62	190,853
60	56.40	203,030
120	34.54	248,694

Outflow per Storm Event

Storm	Time	Release	Outflow (ft^3)
5	22	49.80	32,870
10	27	49.80	40,340
15	32	49.80	47,811
20	37	49.80	55,281
25	42	49.80	62,752
30	47	49.80	70,222
35	52	49.80	77,692
40	57	49.80	85,163
50	67	49.80	100,104
60	77	49.80	115,044
120	137	49.80	204,689

Detention Volume

Storm	Inflow	Outflow	Storage (ft^3)	Storage (acre-ft)
5	59,656	32,870	26,786	0.615
10	93,436	40,340	53,096	1.219
15	116,268	47,811	68,457	1.572
20	133,480	55,281	78,199	1.795
25	147,238	62,752	84,486	1.940
30	158,420	70,222	88,198	2.025
35	168,431	77,692	90,738	2.083
40	176,568	85,163	**91,405**	**2.098**
50	190,853	100,104	90,749	2.083
60	203,030	115,044	87,985	2.020
120	248,694	204,689	44,005	1.010

Drainage / Detention Calculations (100-YEAR)
Modified Rational Method

Required Storage Volume	**130,793**	**cubic-feet**
	3.003	**acre-feet**

Onsite Existing Conditions		
Area	24.41	acres
Time (Tc)	23	minutes
C value	0.39	
I-100yr	7.90	in/hr
Q 100-yr	**75.21**	**cfs**
Q 100-yr	**1.94**	**cfs**
Q 100-yr	**73.27**	**cfs**

Allowable Release	
ByPass	
Pond Allowable Release	

Onsite Proposed Conditions		
Area	36.82	acres
Time (Tc)	17	minutes
C value	0.53	
I-100yr	8.50	in/hr
Q 100-yr	**165.87**	**cfs**

Total Acreage Going to Pond

Developed Runoff 136.6022

Runoff per Storm Event - Developed

Time (min.)	I-100yr	C value	Area (ac)	Runoff (cfs)
5	14.820	0.53	36.82	289.21
10	11.550	0.53	36.82	225.39
15	9.570	0.53	36.82	186.75
20	8.230	0.53	36.82	160.61
25	7.250	0.53	36.82	141.48
30	6.510	0.53	36.82	127.04
35	5.920	0.53	36.82	115.53
40	5.440	0.53	36.82	106.16
50	4.710	0.53	36.82	91.91
60	4.170	0.53	36.82	81.38
120	2.560	0.53	36.82	49.96

Lake Worth Rainfall Intensity

Storm Freq.	e	b	d
2 Year	0.788	51.0	8.00
10 Year	0.777	77.0	8.50
100 Year	0.767	106.0	8.00

TP-40 IDF Curve

Time (min.)	I-2 yr		I-10 yr		I-100yr
5	6.760		10.190		14.820
10	5.230		7.980		11.550
15	4.310		6.620		9.570
20	3.690	3.900	5.700	6.000	8.230
25	3.240	3.500	5.030	5.400	7.250
30	2.900		4.510		6.510
35	2.630		4.110		5.920
40	2.410		3.770		5.440
50	2.080		3.260		4.710
60	1.830		2.890		4.170
120	1.110		1.770		2.560

Inflow per Storm Event

Storm Event	Runoff	Inflow (ft^3)
5	289.21	86,762
10	225.39	135,236
15	186.75	168,079
20	160.61	192,726
25	141.48	212,221
30	127.04	228,672
35	115.53	242,606
40	106.16	254,783
50	91.91	275,741
60	81.38	292,953
120	49.96	359,693

Outflow per Storm Event

Storm	Time	Release	Outflow (ft^3)
5	22	72.51	47,856
10	27	72.51	58,732
15	32	72.51	69,608
20	37	72.51	80,485
25	42	72.51	91,361
30	47	72.51	102,237
35	52	72.51	113,114
40	57	72.51	123,990
50	67	72.51	145,743
60	77	72.51	167,495
120	137	72.51	298,011

Detention Volume

Storm	Inflow	Outflow	Storage (ft^3)	Storage (acre-ft)
5	86,762	47,856	38,906	0.893
10	135,236	58,732	76,504	1.756
15	168,079	69,608	98,471	2.261
20	192,726	80,485	112,241	2.577
25	212,221	91,361	120,860	2.775
30	228,672	102,237	126,435	2.903
35	242,606	113,114	129,492	2.973
40	254,783	123,990	**130,793**	**3.003**
50	275,741	145,743	129,999	2.984
60	292,953	167,495	125,458	2.880
120	359,693	298,011	61,682	1.416

Weighted Runoff Coefficient Calculation - Existing Conditions			
Total Area		24.41	(A)
Area with C=0.30		15.77	(G)
Impervious Area Runoff Coefficient		0.30	(H)
Area with C=0.55		8.64	(I)
Single-Family Area Runoff Coefficient		0.55	(J)
Existing Runoff Coefficient	$\frac{(G \times H) + (I \times J)}{(A)}$	**0.39**	

Weighted Runoff Coefficient Calculation - Proposed Conditions	
Total Area	36.82
Area with C=0.30	13.22
Impervious Area Runoff Coefficient	0.30
Area with C=0.55	13.27
Single-Family Area Runoff Coefficient	0.55
Area with C=0.80	10.33
Multi-Family Area Runoff Coefficient	0.80
Proposed Runoff Coefficient	**0.53**

Available Storage

Elevation (ft)	Area (sf)	Volume (cf)	Cumulative Volume (cf)	Discharge Rate (cfs)	
648.30	189	-	-	-	
649.00	14,009	3,272	3,272	-	
650.00	24,879	16,661	19,933	-	
651.00	37,188	28,156	48,089	-	
651.24	38,166	9,280	57,369	32.46	**1-YR**
652.00	43,568	31,089	88,458	-	
652.16	44,368	2,952	91,410	49.80	**10-YR**
652.93	48,562	39,393	130,803	72.51	**100-YR**

Outlet Calculations:

Design	C	Area 1 (sf)	Area 2 (sf)	Area 3 (sf)	h1 (ft)	h2 (ft)	h3 (ft)	Qpipe release (cfs)
1-Yr	0.6	4.84	-	-	1.94	-	-	32.46
10-Yr	0.6	4.84	2.25	-	2.86	0.92	-	49.80
100-Yr	0.6	4.84	2.25	3.35	3.63	1.66	0.77	72.51

Weir Calculations:

$Q_{CAP(100\text{-}YR\text{-}NO\ PIPE)} = C_{SW}LH^{1.5}$; C_{SW}: 3.33 $Q_{CAP(100\text{-}YR)}$ = 106.80 cfs =Emergency Overflow

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-896-0976 - Firm Registration #F-15893

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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

DETENTION CALCULATIONS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date
Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C4.01

Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 DETENTION POND.dwg Saved By: Jessie Save Time: 9/24/2019 1:34:28 PM
Plotted by: Jessie Plot Date: 10/8/2019 2:42 PM

STORM DRAIN HYDRAULIC CALCULATIONS TABLE

FROM	TO		PIPE LENGTH	DRAINAGE AREA	DRAINAGE AREA	RUNOFF	INCR	TOTAL	TIME OF CONCENTRATION	TIME OF CONCENTRATION	TIME OF CONCENTRATION	10-YEAR	100-YEAR	Q-10	Q-100	INLET	Q	PIPE	Box Culvert	Box Culvert	n	Sf	HGL	HGL	HEAD LOSS CALCULATIONS	HEAD LOSS CALCULATIONS	HEAD LOSS CALCULATIONS	HEAD LOSS CALCULATIONS	HEAD LOSS CALCULATIONS	HEAD LOSS CALCULATIONS	HEAD LOSS CALCULATIONS	DESIGN	T/C	COMMENTS
				AREA	TOTAL AREA	"C"	CA	CA	INLET	TRAVEL	TOTAL	INTENSITY	INTENSITY	RUNOFF	RUNOFF	BYPASS	PIPE	SIZE					U/S	D/S	V1(IN)	V2(OUT)	$V1^2/2g$	$V2^2/2g$	Kj	$KjV1^2/2g$	Hk	HGL ELEV	ELEV	
			FEET	(ac)	(ac)				MIN	MIN	MIN	IN/HR	IN/HR	CFS	CFS	CFS	CFS	IN	FT	FT		FT/FT	ELEV	ELEV	FT/SEC	FT/SEC	FT	FT		FT	FT	FT	FT	
1	2		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	18a		19	20	22		23	24	25	26	27	28	29	30	31	32
STORM DRAIN LINE A																																		
STA 4+22.64 STORM LINE A PROP 5' CURB INLET	STA 3+23.27 STORM LINE A PROP 12" 45° BEND	79.62	79.62	0.26	0.26	0.80	0.21	0.21	10.0	0.4	10.4	7.98	11.5	1.7	2.4		2.4	12	-	-	0.012	0.0039	655.61	655.30	3.10	3.06	0.15	0.15	1.25	0.19	0.18	655.79	664.49	
STA 3+23.27 STORM LINE A PROP 12" 45° BEND	STA 1+66.74 STORM LINE A PROP 18"X12" WYE	172.16	172.16	0.63	0.89	0.00	0.00	0.21	10.4	1.0	11.4	7.85	11.4	1.6	2.4		2.4	12	-	-	0.012	0.0037	655.20	654.56	3.06	3.01	0.15	0.14	0.35	0.05	0.10	655.30		CONNECTION TO LAT A3
STA 1+66.74 STORM LINE A PROP 18"X12" WYE	STA 0+76.26 STORM LINE A PROP 18" 45° BEND	90.48	90.48	0.77	1.66	0.80	0.62	0.82	11.4	0.3	11.7	7.57	10.9	6.2	9.0		9.0	18	-	-	0.012	0.0063	654.26	653.69	3.01	5.10	0.14	0.40	0.75	0.11	0.30	654.56		
STA 0+76.26 STORM LINE A PROP 18" 45° BEND	STA 0+00 STORM LINE A PROP 18" TXDOT SET	76.26	76.26	0.63	2.29	0.00	0.00	0.82	11.7	0.3	11.9	7.48	10.8	6.2	8.9		8.9	18	-	-	0.012	0.0061	653.44	652.97	5.10	5.04	0.40	0.40	0.35	0.14	0.25	653.69		
STORM DRAIN LAT A2																																		
STA 0+38.14 STORM DRAIN LAT A2 PROP 10' CURB INLET	STA 0+00 LAT A2 PROP 18"X12" WYE	38	38.00	0.31	0.31	0.80	0.25	0.25	10.0	0.2	10.2	7.98	11.5	2.0	2.9		2.9	12	-	-	0.012	0.0055	655.59	655.38	2.80	3.65	0.12	0.21	1.25	0.15	0.26	655.84	662.70	
STORM DRAIN LAT A3																																		
STA 1+14.78 STORM LINE LAT A3 PROP 10' CURB INLET	STA 0+76.64 STORM LINE LAT A3 12" 45° BEND	38.14	38.14	0.23	0.23	0.80	0.18	0.18	10.0	0.2	10.2	7.98	11.5	1.5	2.1		2.1	12	-	-	0.012	0.0030	656.40	656.29	2.90	2.71	0.13	0.11	1.25	0.16	0.14	656.55	662.96	
STA 0+76.64 STORM LINE LAT A3 12" 45° BEND	STA 0+20.36 STORM LINE LAT A3 18"X12" WYE	56.28	56.28	0.00	0.23	0.00	0.00	0.18	10.2	0.3	10.6	7.91	11.5	1.5	2.1		2.1	12	-	-	0.012	0.0030	656.19	656.02	2.71	2.68	0.11	0.11	0.35	0.04	0.10	656.29		
STA 0+20.36 STORM LINE LAT A3 18"X12" WYE	STA 0+4.64 STORM LINE LAT A3 18"X12" WYE	15.72	15.72	0.23	0.46	0.80	0.18	0.37	10.6	0.0	10.6	7.81	11.3	2.9	4.2		4.2	12	-	-	0.012	0.0116	655.67	655.49	2.68	5.30	0.11	0.44	0.75	0.08	0.35	656.02		CONNECTION TO LAT A4
STA 0+4.64 STORM LINE LAT A3 18"X12" WYE	STA 0+2.46 STORM LINE LAT A3 18" 45° BEND	2.17	2.17	0.31	0.77	0.80	0.25	0.62	10.6	0.0	10.6	7.78	11.3	4.8	6.9		6.9	18	-	-	0.012	0.0037	655.38	655.37	5.30	3.93	0.44	0.24	0.30	0.13	0.11	655.49		CONNECTION TO LAT A2
STA 0+2.46 STORM LINE LAT A3 18" 45° BEND	STA 0+00 STORM LINE LAT A3 18"X18" WYE	2.46	2.46	0.00	0.77	0.00	0.00	0.62	10.6	0.0	10.7	7.78	11.3	4.8	6.9		6.9	18	-	-	0.012	0.0037	655.21	655.20	3.93	3.93	0.24	0.24	0.35	0.08	0.16	655.37		CONNECTION TO SD A
STORM DRAIN LAT A4																																		
STA 0+24.04 STORM LINE LAT A4 PROP 10' CURB INLET	STA 0+00 STORM LINE LAT A4 18"X12" WYE	24	24.00	0.23	0.23	0.80	0.18	0.18	10.0	0.1	10.1	7.98	11.5	1.5	2.1		2.1	12	-	-	0.012	0.0030	655.74	655.67	2.50	2.71	0.10	0.11	1.25	0.12	0.14	655.88	657.15	
STORM DRAIN LINE B																																		
STA 0+20.48 STORM LINE B PROP 10' CURB INLET	STA 0+00 STORM LINE B PROP 24" TXDOT SET	20.48	20.48	2.52	2.52	0.80	2.02	2.02	10.0	0.0	10.0	8.0	11.5	16.1	23.3		23.3	24			0.012	0.0090	653.15	652.97	3.20	7.41	0.16	0.85	1.25	0.20	1.07	654.22	654.15	
STORM DRAIN LINE C																																		
STA 1+79.82 STORM LINE C 4'X4' DROP INLET	STA 1+44.94 STORM LINE C 18"X24" WYE	34.88	34.88	2.52	2.52	0.55	1.39	1.39	10.0	0.1	10.1	7.98	11.5	11.1	16.0		16.0	18	-	-	0.012	0.0198	656.38	655.69	2.40	9.06	0.09	1.27	1.25	0.11	1.59	657.97	659.10	TOP OF BERM
STA 1+44.94 STORM LINE C 18"X24" WYE	STA 0+83.70 STORM LINE C PROP 24" 45° BEND	61.24	61.24	1.25	3.77	0.80	1.00	2.39	10.1	0.1	10.2	7.98	11.5	19.0	27.6		27.6	24	-	-	0.012	0.0126	654.94	654.16	9.06	8.77	1.27	1.19	0.35	0.45	0.75	655.69		CONNECTION TO LAT C2
STA 0+83.70 STORM LINE C PROP 24" 45° BEND	STA 0+65.10 STORM LINE C 24" 45° BEND	18.6	18.60	0.00	3.77	0.00	0.00	2.39	10.2	0.0	10.2	7.94	11.5	19.0	27.4		27.4	24	-	-	0.012	0.0125	653.40	653.16	8.77	8.73	1.19	1.18	0.35	0.42	0.77	654.16		
STA 0+65.10 STORM LINE C 24" 45° BEND	STA 0+00 STORM LINE C PROP 36" TXDOT SET	65.1	65.10	0.00	3.77	0.00	0.00	2.39	10.2	0.3	10.5	7.91	11.5	18.9	27.3		27.3	36	-	-	0.012	0.0014	653.06	652.97	8.73	3.87	1.18	0.23	0.35	0.41	0.10	653.16		
STORM DRAIN LAT C2																																		
STA 0+20.48 STORM LINE LAT C2 PROP 4'X4' DROP INLET	STA 0+00 STORM LINELAT C2 36"X24" WYE	20.48	20.48	1.25	1.25	0.80	1.00	1.00	10.0	0.1	10.1	7.98	11.5	8.0	11.5		11.5	24	-	-	0.012	0.0022	654.98	654.94	3.10	3.68	0.15	0.21	1.25	0.19	0.26	655.24	656.40	FFE OF LOT 3 AND 4
STORM DRAIN LINE D																																		
STA 4+38.98 STORM LINE D PROP 4'X4' DROP INLET	STA 3+97.83 STORM LINE D PROP 4'X4' DROP INLET	41.15	41.15	2.52	2.52	0.55	1.39	1.39	10.0	0.1	10.1	8.0	11.5	11.1	16.0		16.0	18	-	-	0.012	0.0198	663.94	663.13	3.20	9.06	0.16	1.27	1.25	0.20	1.59	665.54	665.00	TOP OF BERM 665.00
STA 3+97.83 STORM LINE D PROP 4'X4' DROP INLET	STA 3+05.01 STORM LINE D 18" 45° BEND	92.82	92.82	2.32	2.32	0.60	1.38	1.38	10.0	0.2	10.2	8.0	11.5	11.0	16.0		16.0	18	-	-	0.012	0.0197	662.18	660.35	3.20	9.04	0.16	1.27	0.75	0.12	0.95	663.13	665.00	TOP OF BERM 665.00
STA 3+05.01 STORM LINE D 18" 45° BEND	STA 2+70.21 STORM LINE D 24" 45° BEND	34.8	34.80	0.00	2.52	0.00	0.00	1.39	10.1	0.1	10.1	8.0	11.5	11.1	16.0		16.0	18	-	-	0.012	0.0198	659.52	658.83	9.06	9.06	1.27	1.27	0.35	0.45	0.83	660.35		
STA 2+70.21 STORM LINE D 24" 45° BEND	STA 0+43.06 STORM LINE D 24" 45° BEND	227.15	227.15	1.72	4.24	0.71	1.22	2.60	10.1	0.4	10.5	7.9	11.5	20.7	29.9		29.9	24	-	-	0.012	0.0149	657.87	654.47	9.06	9.53	1.27	1.41	0.35	0.45	0.97	658.83		CONNECTION TO SD D2
STA 0+43.06 STORM LINE D 24" 45° BEND	STA 0+17.24 STORM LINE D 36" 45° BEND	25.82	25.82	0.00	4.24	0.00	0.00	2.60	10.5	0.0	10.6	7.8	11.3	20.4	29.5		29.5	24	-	-	0.012	0.0144	653.60	653.23	9.53	9.37	1.41	1.36	0.35	0.49	0.87	654.47		
STA 0+17.24 STORM LINE D 36" 45° BEND	STA 0+9.16 STORM LINE D 36"X12" WYE	8.08	8.08	0.00	4.24	0.00	0.00	2.60	10.6	0.0	10.6	7.8	11.3	20.4	29.5		29.5	36	-	-	0.012	0.0017	653.13	653.12	9.37	4.17	1.36	0.27	0.35	0.48	0.10	653.23		CONNECTION TO SD D3
STA 0+9.16 STORM LINE D 36"X12" WYE	STA 0+00 STORM LINE D PROP 54" TXDOT SET	9.16	9.16	0.36	4.60	0.80	0.29	2.89	10.6	0.0	10.6	7.8	11.3	22.5	32.6		32.6	36	-	-	0.012	0.0020	652.99	652.97	4.17	4.61	0.27	0.33	0.75	0.20	0.13	653.12		
STORM DRAIN LAT D2																																		
STA 0+41.12 STORM LINE LAT D2 PROP 15' CURB INLET	STA 0+22.54 STORM LINE LAT D2 18" 45° BEND	16.97	16.97	1.72	1.72	0.71	1.22	1.22	10.0	0.0	10.0	8.0	11.5	9.7	14.1		14.1	18	-	-	0.012	0.0153	658.98	658.72	1.50	7.96	0.03	0.98	1.25	1.23	1.23	660.21	662.18	
STA 0+22.54 STORM LINE LAT D2 18" 45° BEND	STA 0+00 STORM LINE LAT D2 24"X18" WYE	13.8	13.80	0.00	1.72	0.00	0.00	1.22	10.0	0.0	10.1	8.0	11.5	9.7	14.1		14.1	18	-	-	0.012	0.0153	658.08	657.87	7.96	7.96	0.98	0.98	0.35	0.34	0.64	658.72		
STORM DRAIN LAT D3																																		
STA 0+54.80 STORM LINE LAT D3 PROP 10' CURB INLET	STA 0+49.70 STORM LINE LAT D3 24" 45° BEND	5.1	5.10	0.36	0.36	0.80	0.29	0.29	10.0	0.1	10.1	8.0	11.5	2.3	3.3		3.3	24	-	-	0.012	0.0002	653.34	653.34	1.50	1.06	0.03	0.02	1.25	0.04	0.10	653.44	656.60	
STA 0+49.70 STORM LINE LAT D3 24" 45° BEND	STA 0+10.22 STORM LINE LAT D3 24" 45° BEND	39.48	39.48	0.00	0.36	0.00	0.00	0.29	10.1	0.6	10.7	8.0	11.5	2.3	3.3		3.3	24	-	-	0.012	0.0002	653.24	653.23	1.06	1.06	0.02	0.02	0.35	0.01	0.10	653.34		
STA 0+10.22 STORM LINE LAT D3 24" 45° BEND	STA 0+00 STORM LINE LAT D3 36"X24" WYE	10.22	10.22	0.00	0.36	0.00	0.00	0.29	10.7	0.2	10.9	7.8	11.2	2.2	3.2		3.2	24	-	-	0.012	0.0002	653.13	653.13	1.06	1.03	0.02	0.02	0.35	0.01	0.10	653.23		CONNECTION TO SD D
STORM DRAIN LINE I																																		
STA 2+98.98 STORM LINE I 5'X3' SET	STA 2+33.39 STORM LINE I 5'X3' 45° BEND	65.59	65.59	0.63	0.63	0.55	0.35	0.35	10.0	0.2	10.2	8.0	11.5	2.8	4.0		67.0		5	3	0.013	0.0017	653.08	652.97	2.50	4.47	0.10	0.31	1.25	0.12	0.39	653.47	652.97	Q100 RELEASE DISCHARGE
STA 2+33.39 STORM LINE I 5'X3' 45° BEND	STA 0+46.61 STORM LINE I 5'X3' 45° BEND	186.78	186.78	0.00	0.63	0.00	0.00	0.35	10.2	11.8	22.0	7.9	11.5	2.7	4.0		4.0		5	3	0.013	0.0000	648.90	648.90	4.47	0.26	0.31	0.00	0.35	0.11	0.10	649.00		
STA 0+46.61 STORM LINE I 5'X3' 45° BEND	STA 0+36.27 STORM LINE I CONNECT TO 20' CURB INLET	10.34	10.34	0.32	0.95	0.55	0.17	0.52	22.0	0.6	22.7	5.4	7.8	2.8	4.1		4.1		5	3	0.013	0.0000	648.80	648.80	0.26	0.27	0.00	0.00	0.35	0.00	0.10	648.90		
STA 0+36.27 STORM LINE I CONNECT TO 20' CURB INLET	STA 0+00 STORM LINE I CONNECT TO 20' CURB INLET	36.27	36.27	0.32	1.26	0.55	0.17	0.69	22.7	1.7	24.4	5.3	7.7	3.7	5.3		5.3		5	3	0.013	0.0000	648.70	648.70	0.27	0.36	0.00	0.00	0.50	0.00	0.10	648.80	648.83	WALLIS DRIVE SUMP
STORM DRAIN LINE H																																		
STA 0+64.85 STORM LINE H CONNECT TO 4'X4' DROP INLET	STA 0+00 STORM LINE H PROP 24" TXDOT SET	64.85	64.85	0.63	0.63	0.55	0.35	0.35	10.0	0.8	10.8	8.0	11.5	2.8	4.0		4.0	24	-	-	0.012	0.0003	652.99	652.97	2.50	1.27	0.10	0.03	1.25	0.12	0.10	653.09	654.00	TOF OF BERM

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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

HYDRAULIC CALCULATIONS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date
Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C4.02

Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 DETENTION POND.dwg Saved By: Jessie Save Time: 9/24/2019 1:34:28 PM Plotted by: Jessie Plot Date: 10/8/2019 2:43 PM

ON-GRADE INLET CALCULATION TABLE

DRAINAGE AREA				STREET	PAVEMENT	PAVEMENT	MANNING'S	10-YEAR	10-YEAR	10-YEAR	10-YEAR	100-YEAR	100-YEAR	100-YEAR	100-YEAR	DESIGN	DEPTH	SPREAD OF	PICKUP	LENGTH	LENGTH	L/Lo	Q/Qo	INLET	10-YEAR	100-YEAR	
AREA NO.	AREA	RUNOFF C	CONC. TIME	LONG SLOPE So	WIDTH	SLOPE	COEFFICIENT FOR PAVEMENT "n"	INTENSITY	RUNOFF	CARRYOVER FLOW	TOTAL GUTTER FLOW	INTENSITY	RUNOFF	CARRYOVER FLOW	TOTAL GUTTER Q	STORM	OF FLOW Yo	FLOW Sp	PER FOOT Qo/Lo	REQUIRED Lo 100-YR	PROVIDED LENGTH			CAPACITY	CARRYOVER FLOW "q"	CARRYOVER FLOW "q"	COMMENTS
	(ACRES)		(MIN)	(FT/FT)	(FT)	(%)		(IN/HR)	(CFS)	(CFS)	(CFS)	(IN/HR)	(CFS)	(CFS)	(CFS)		(FT)	(FT)	(CFS/FT)	(FT)	(FT)			(CFS)	(CFS)	(CFS)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	
A1	0.26	0.80	10	0.0388	24	0.0345	0.013	7.98	1.66	0.0	1.7	11.55	2.4		2.4	100-YEAR	0.1766	0.4	0.63	14	5	0.53	1	2.4	0.0	0.0	10' CURB INLET
A2	0.31	0.80	10	0.0137	44	0.0386	0.013	7.98	1.98	0.0	2.0	11.55	2.9		2.9	100-YEAR	0.2391	0.7	0.69	12	10	1.00	1	2.9	0.0	0.0	10' CURB INLET
A3	0.23	0.80	10	0.0154	60	0.0355	0.013	7.98	1.47	0.0	1.5	11.55	2.1		2.1	100-YEAR	0.2027	0.4	0.65	10	10	1.00	1	2.1	0.0	0.0	10' CURB INLET
A4	0.23	0.80	10	0.015	24	0.0329	0.013	7.98	1.47	0.0	1.5	11.55	2.1		2.1	100-YEAR	0.1980	0.4	0.65	11	10	1.00	1	2.1	0.0	0.0	10' CURB INLET

CAPACITY OF CURB INLETS AND DROP INLETS IN SUMP CONDITION

INLET NO.	GUTTER SLOPE So	CROWN SLOPE OF PVM'T Fo	AREA	RUNOFF COEFF. C	TIME OF CONCEN.	DESIGN FREQUENCY	100-YEAR INTENSITY	PEAK FLOW	CARRY OVER	GUTER FLOW Qo	DEPTH OF GUTTER FLOW Yo	DEPTH OF DEPRESSION "a"	DEPTH OF FLOW AT OPENING Y	CAPACITY OF INLET PER FOOT OF LENGTH Q/L	LENGTH OF INLET OPENING L OR P	CAPACITY OF INLET Q	CARRY-OVER INTO OVER FLOW	PERCENT Q_{100} CAPTURED BY INLET	NOTES
	(FT/FT)	(FT/FT)	(ACRES)		(MIN)	(YR)	(IN/HR)	(CFS)	(CFS)	(CFS)	(FT)	(FT)	(FT)	(CFS/FT)	(FT)	(CFS)	(CFS)	(%)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
B1	0.0131	0.0365	2.52	0.8	10	**100**	11.55	23.3		23.3	0.56	0.416	0.9751	2.89	10	28.89	0.00	100.00%	10' CURB INLET
D3	0.013	0.0355	0.36	0.8	10	**100**	11.55	3.3		3.3	0.27	0.416	0.6831	1.69	16	27.10	0.00	100.00%	10' CURB INLET
OS10	0.0379	0.02	6.25	0.55	15	**100**	9.57	32.9		32.9	0.42	0.416	0.8322	2.28	20	45.55	0.00	100.00%	2-10' CURB INLETS ON WALLIS DRIVE

CAPACITY OF DROP INLETS IN SUMP CONDITION

Inlet		Drainage Areas			Conc. Time	2-year Intensity	2-year Runoff	2-year Depth (Y_2)	10-year Intensity	10-year Runoff	10-year Depth (Y_{10})	100-year Intensity	100-year Runoff	100-year Depth (Y_{100})	Allowable Depth	100-year HGL	
Inlet No.	Station	Area No.	Area (AC)	Runoff C	(MIN)	(IN/HR)	(CFS)	(ft)	(IN/HR)	(CFS)	(FT)	(IN/HR)	(CFS)	(FT)	(FT)	(FT)	DESCRIPTION
1	2	3	4	5	6	8	9	10	7	8	9	10	11	12	13	14	15
C1	STA 1+79.82 SD C	OS-1 OS-3 OS-7	16.83	0.55	20	3.69	34.16	0.80	5.70	52.76	1.07	8.23	76.17	1.36	2.20	656.38	4'X4' DROP INLET CITY STANDARD
C2	STA 0+11.46 SD C	C1	1.25	0.80	15	4.31	4.31	0.20	6.62	6.62	0.27	9.57	9.57	0.34	1.50	663.69	4'X4' DROP INLET CITY STANDARD
D1	STA 4+38.98 SD D	OS-2 OS-4 OS-5 OS-8	9.32	0.55	20	3.69	18.91	0.54	5.70	29.22	0.72	8.23	42.18	0.92	2.00	664.19	4'X4' DROP INLET CITY STANDARD
D2	STA 3+97.83 SD D	D1	0.43	0.80	15	5.23	1.80	0.11	7.98	2.74	0.15	11.55	3.97	0.19	1.70	663.69	4'X4' DROP INLET CITY STANDARD
I1	STA 0+54.85 SD I	H1	0.58	0.80	15	5.23	2.43	0.34	7.98	3.70	0.46	11.55	5.36	0.58	0.70	652.99	2'X2' DROP INLET CITY STANDARD

Note:

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ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

HYDRAULIC CALCULATIONS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date
Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

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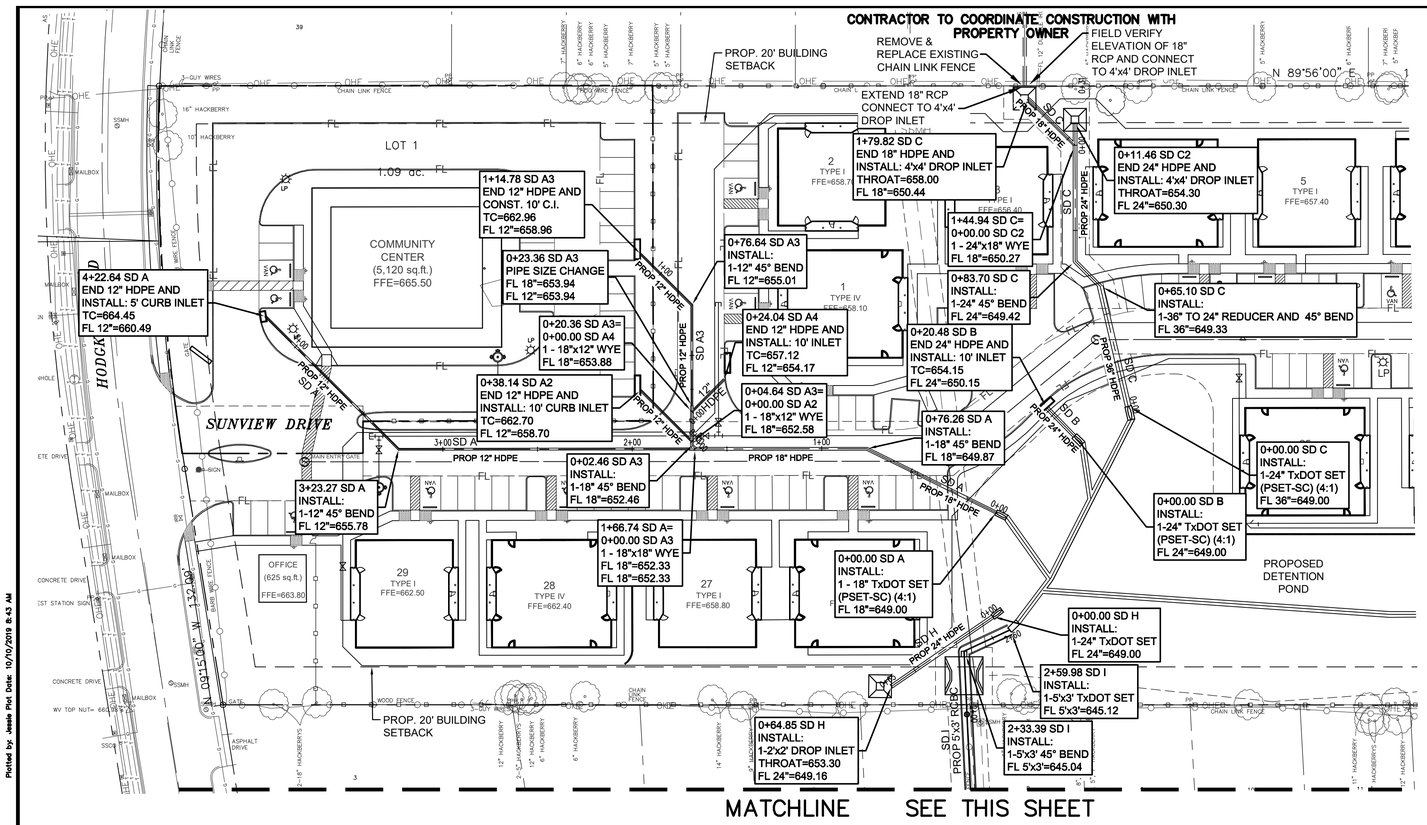
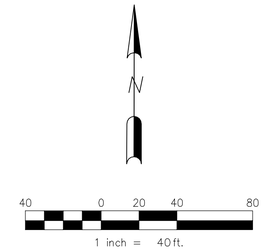
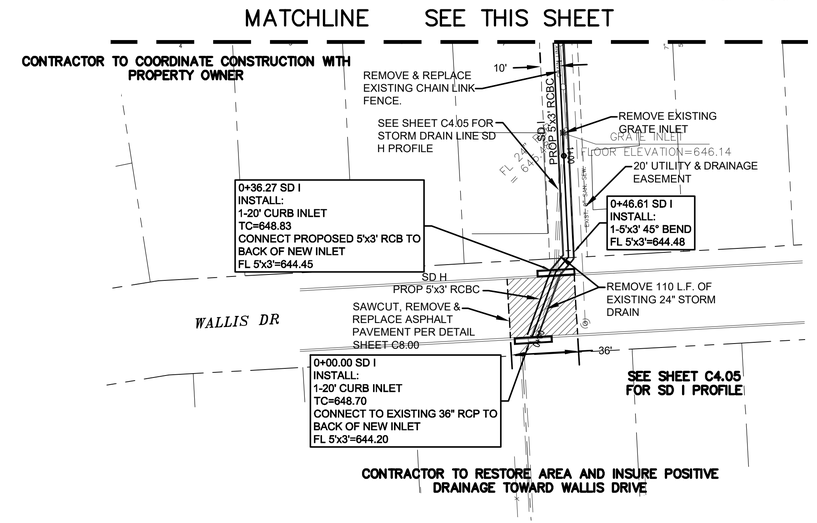
C4.02A

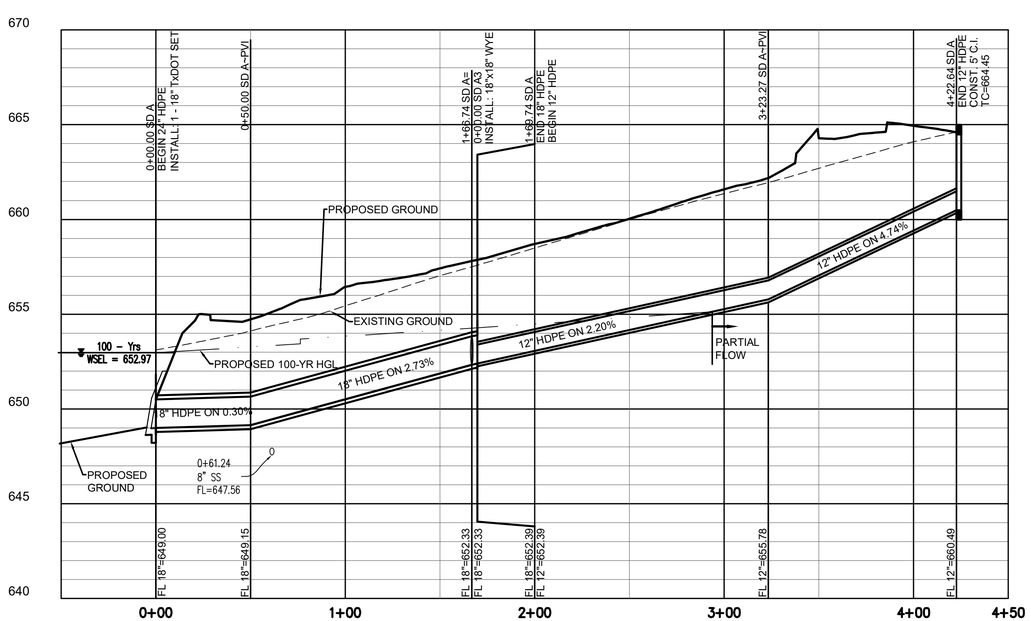
Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 DETENTION POND.dwg Saved By: Jessie Save Time: 9/24/2019 1:34:28 PM Plotted by: Jessie Plot Date: 10/8/2019 2:43 PM



NOTE: ALL STORM DRAIN LINES ARE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED.

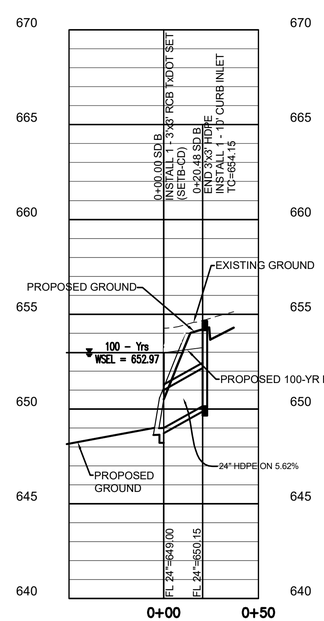






STORM SD A

1"=40': H
1"=4': V



STORM SD B

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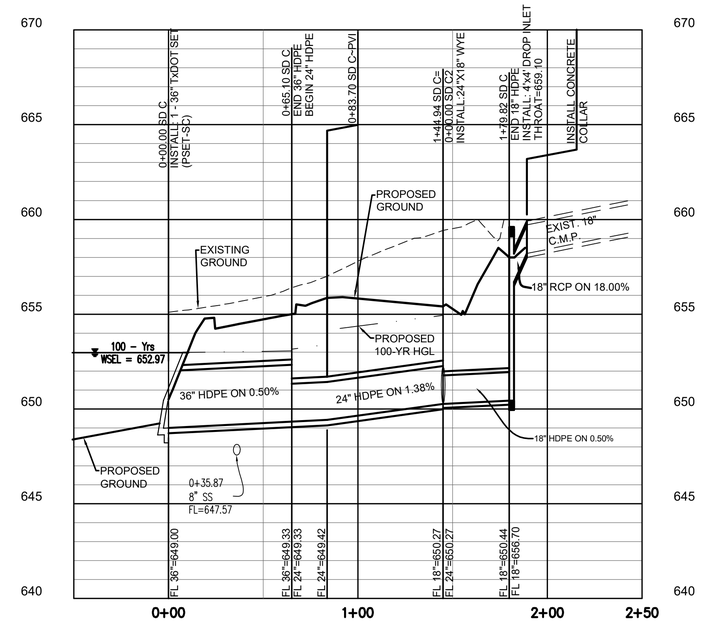

STORM SD C

1"=40': H
1"=4': V

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

STORM DRAIN PLAN & PROFILES

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

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Plotted by: Jessie Plot Date: 10/10/2019 8:43 AM
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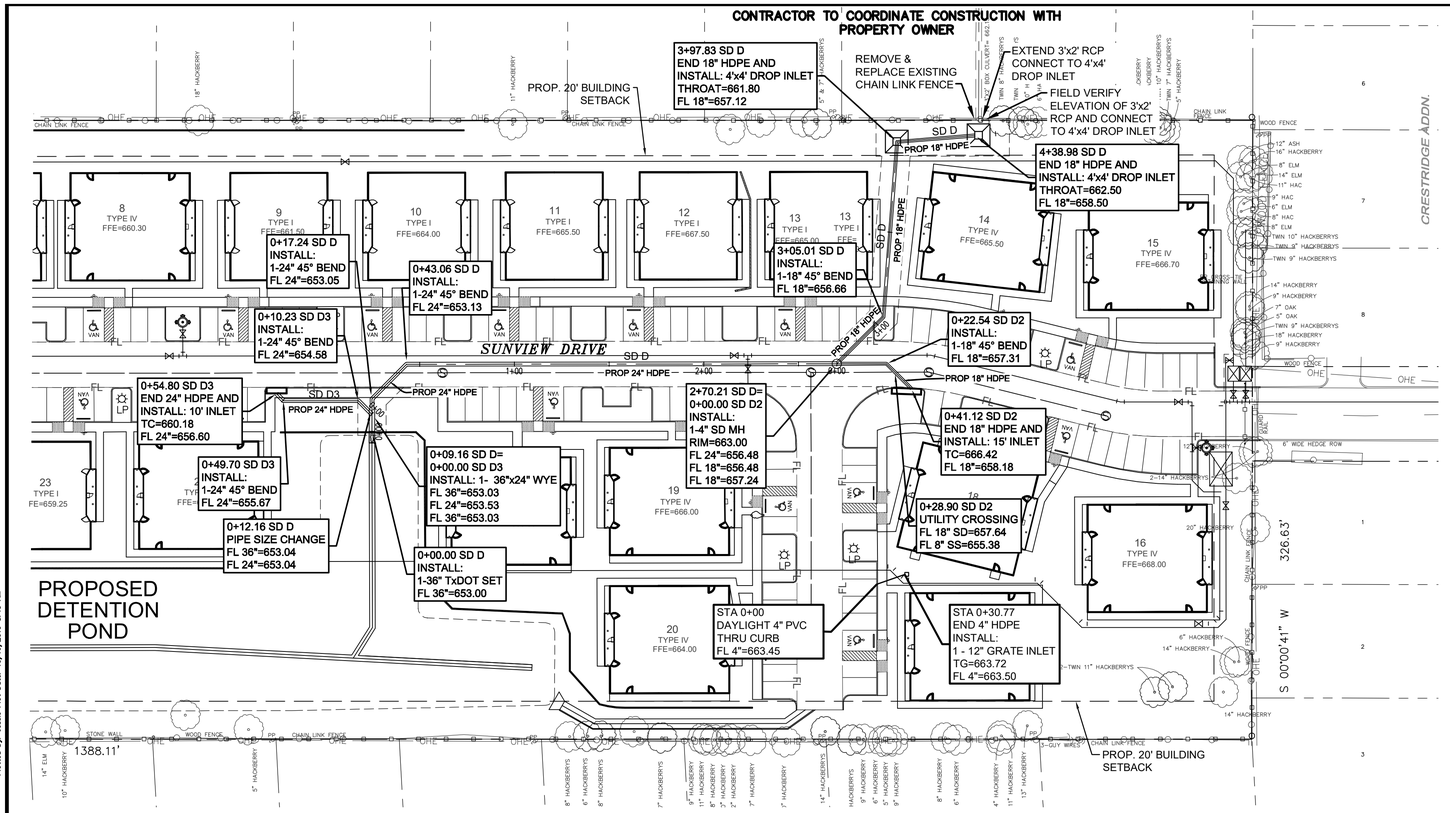

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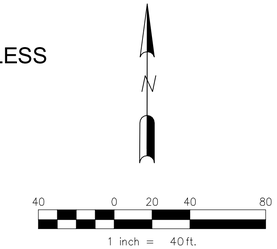

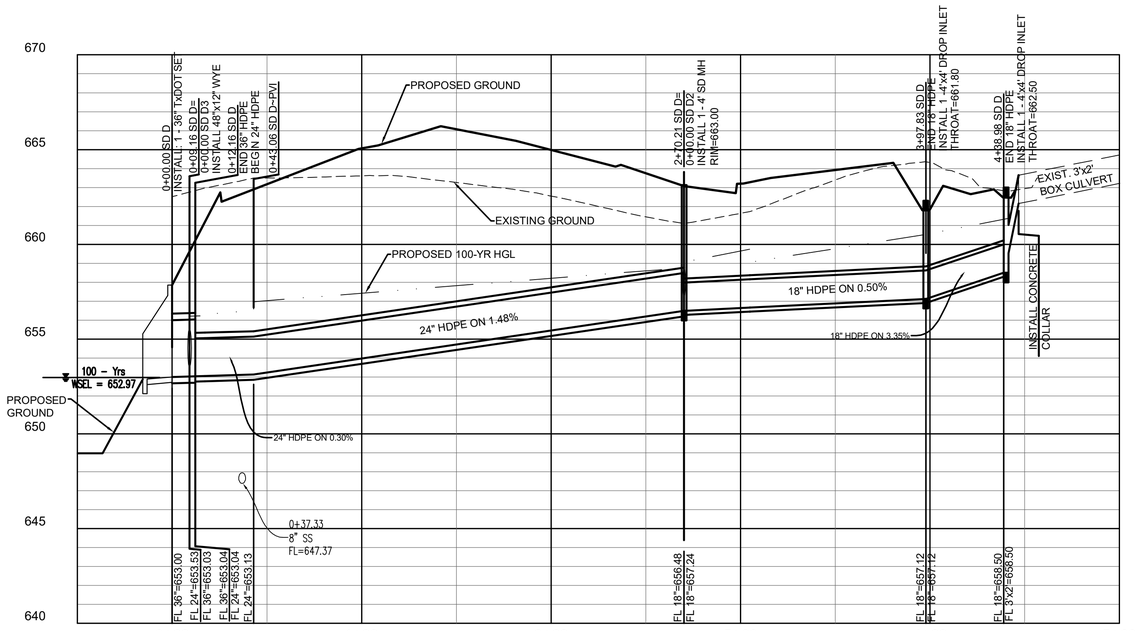

STORM SD D

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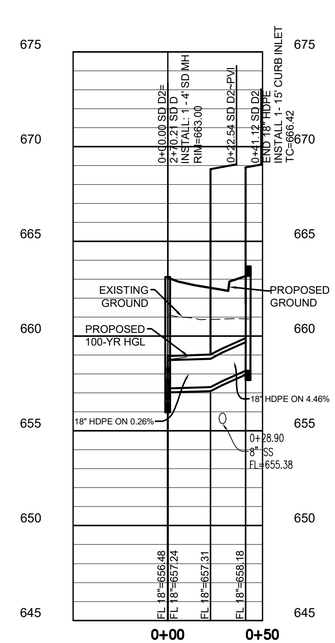
1"=4': V



STORM SD D2

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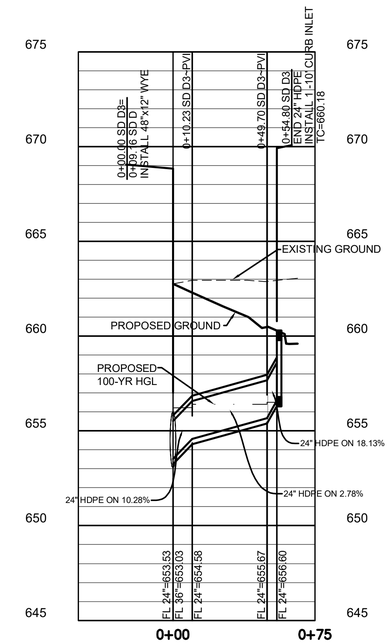
1"=4': V



STORM SD D3

1"=40': H
1"=4': V

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

STORM DRAIN PLAN & PROFILES

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

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Plotted by: Jessie Plot Date: 10/10/2019 8:45 AM
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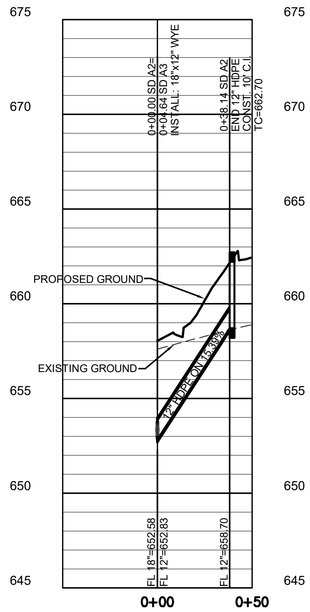

STORM SD A2

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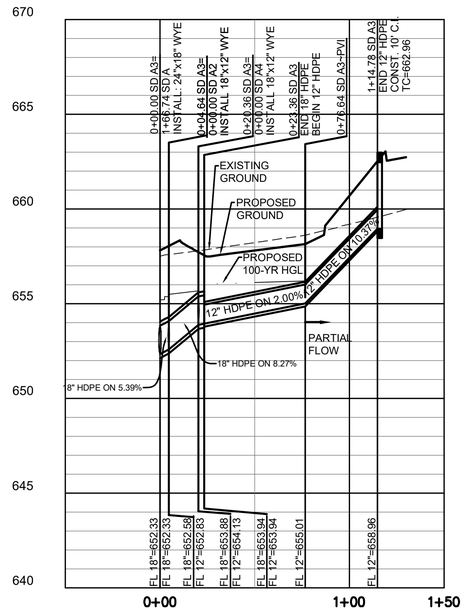

STORM SD A3

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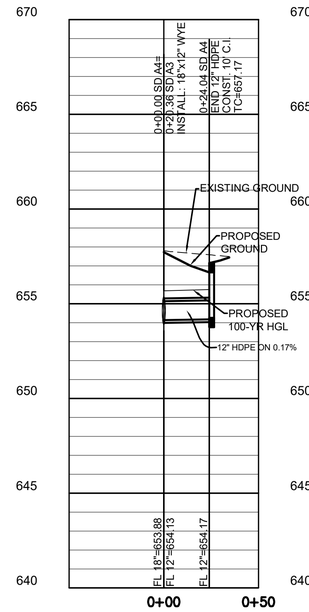
1"=4': V



STORM SD A4

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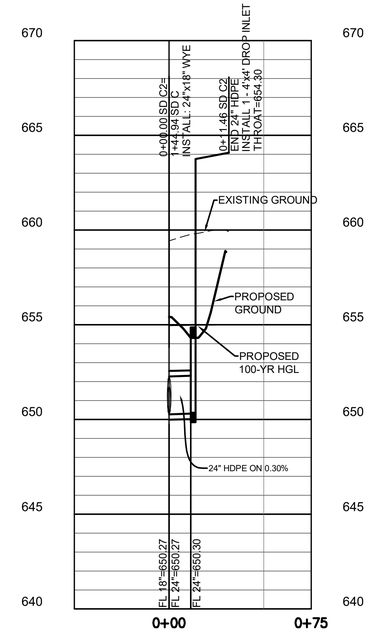
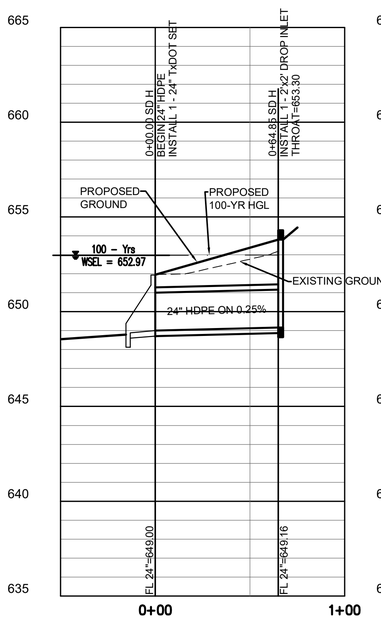
1"=4': V



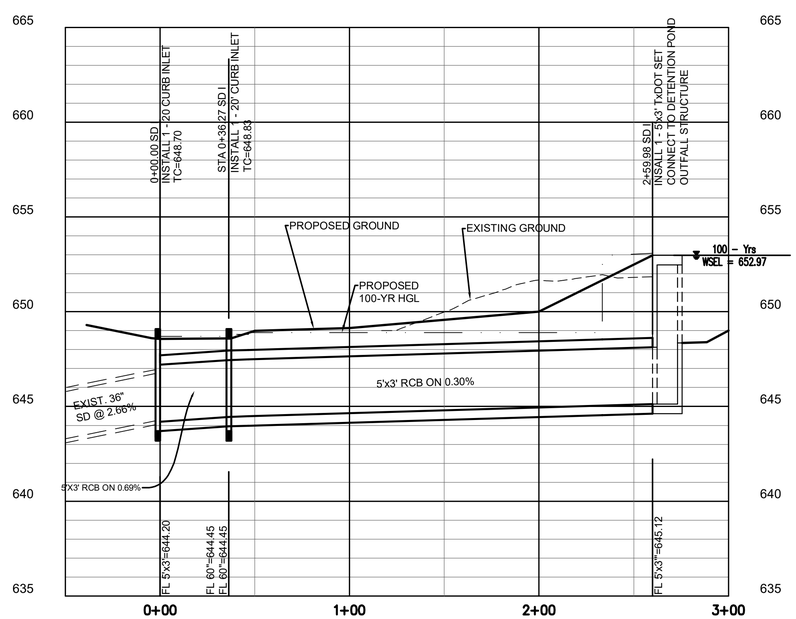
STORM SD C2

1"=40': H
1"=4': V



STORM SD H

1"=40': H
1"=4': V



STORM SD I

1"=40': H
1"=4': V

NOTE: ALL STORM DRAIN LINES ARE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED.

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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

STORM DRAIN PROFILES

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date

Revisions

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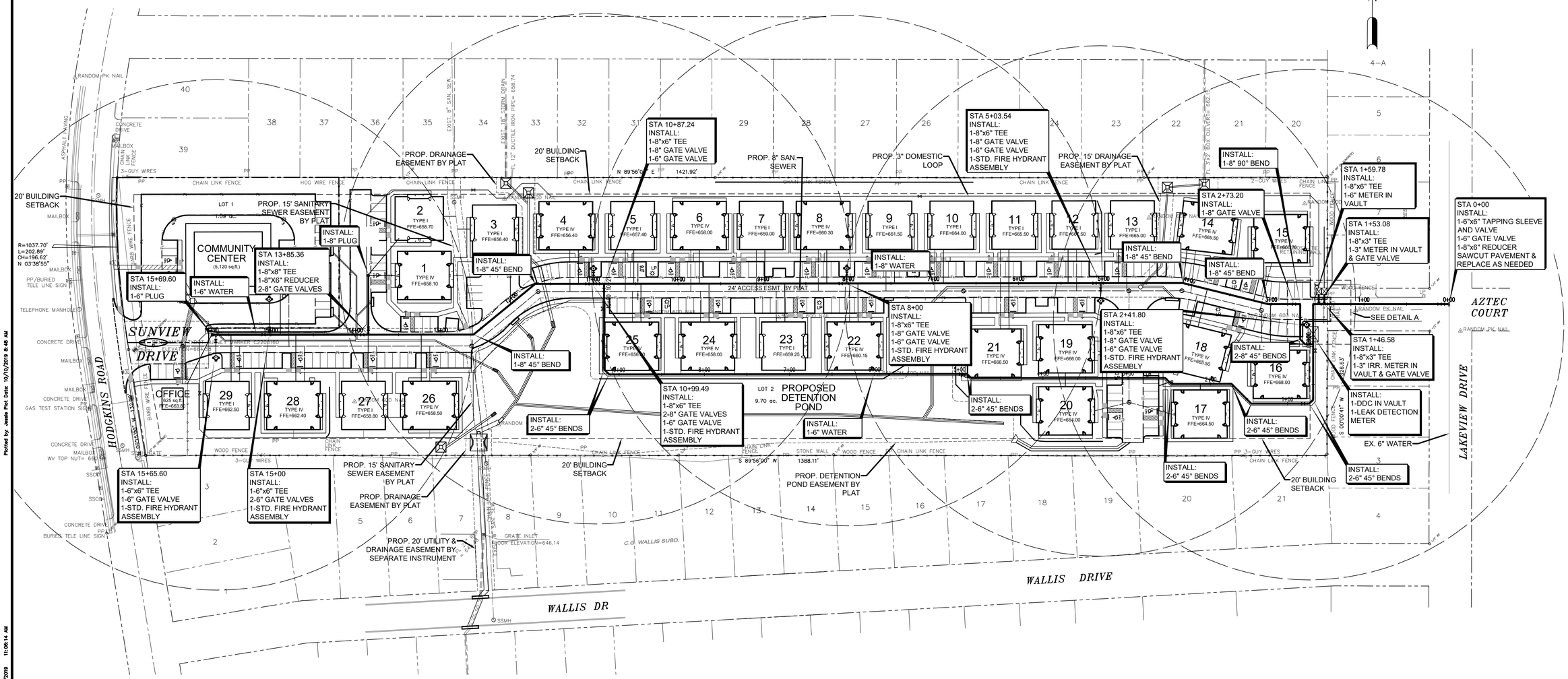
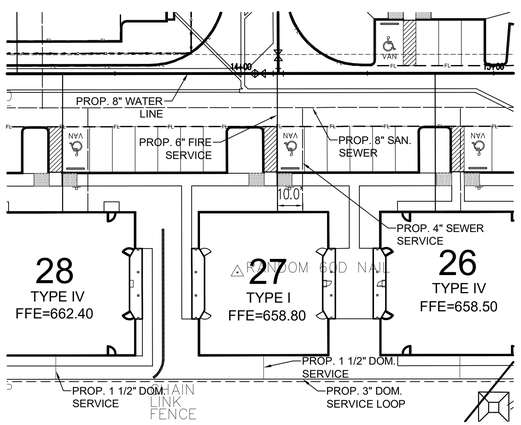
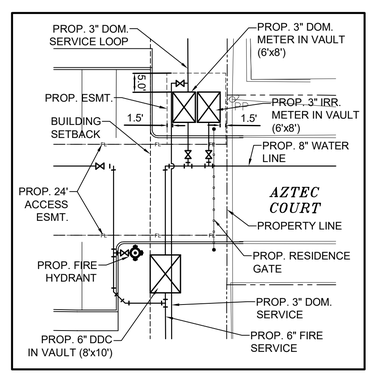
NOTE: ALL WATER LINES ARE PRIVATELY OWNED AND MAINTAINED.





TYPICAL 6" FIRE SERVICE LOCATION



DETAIL A
SCALE: 1=20

CAUTION!!
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LAKEVIEW HEIGHTS RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE LAKE WORTH, TEXAS

WATER MAIN LAYOUT

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date
Revisions

Scale: AS SHOWN
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C5.00

Plotted by: Jessie Plot Date: 10/10/2019 8:49 AM

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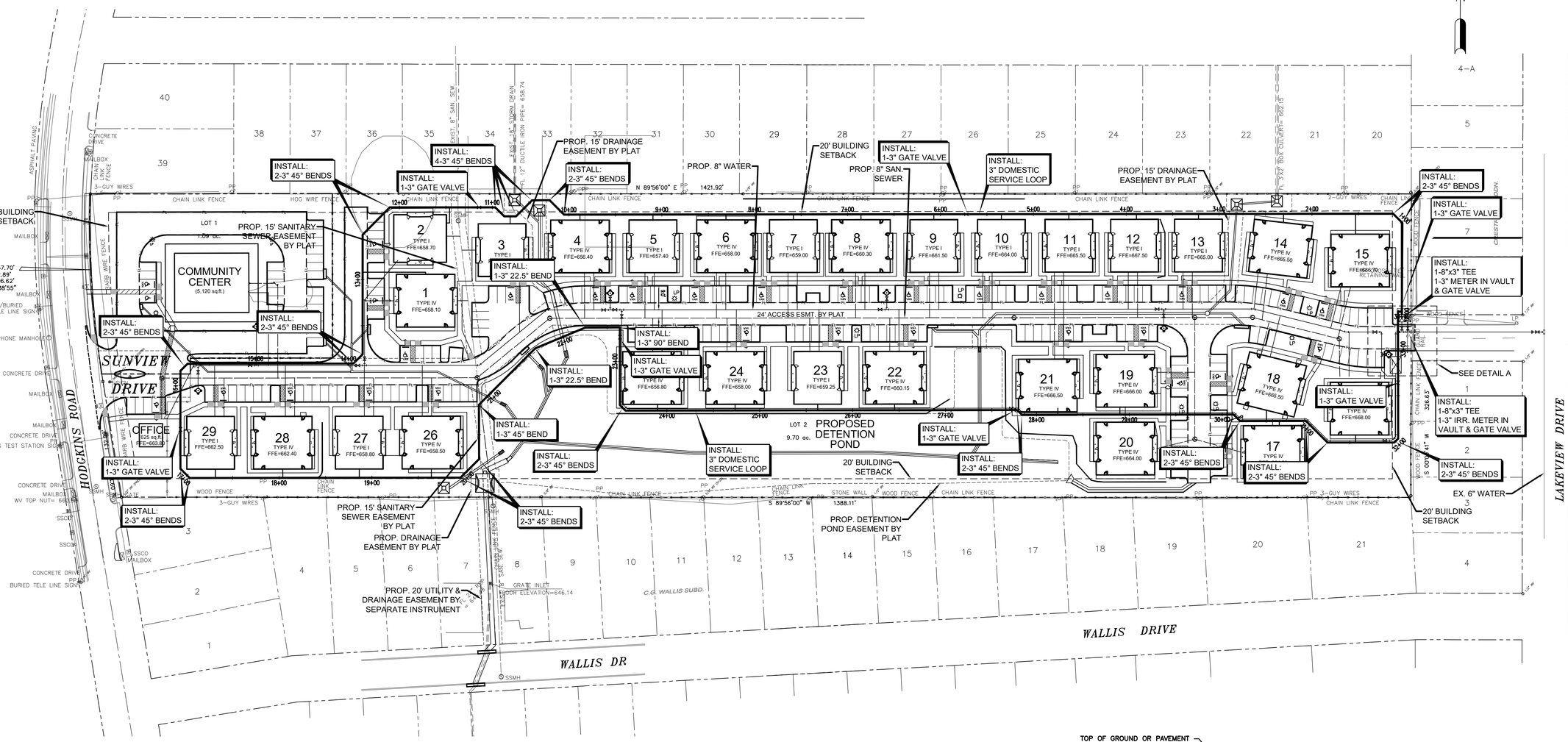
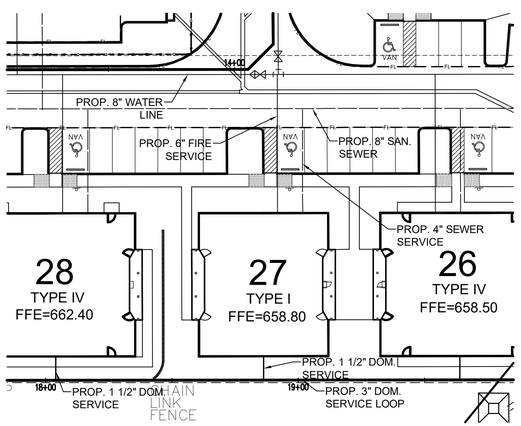
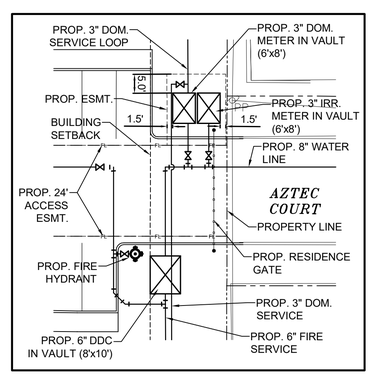
NOTE: ALL WATER LINES ARE PRIVATELY OWNED AND MAINTAINED.

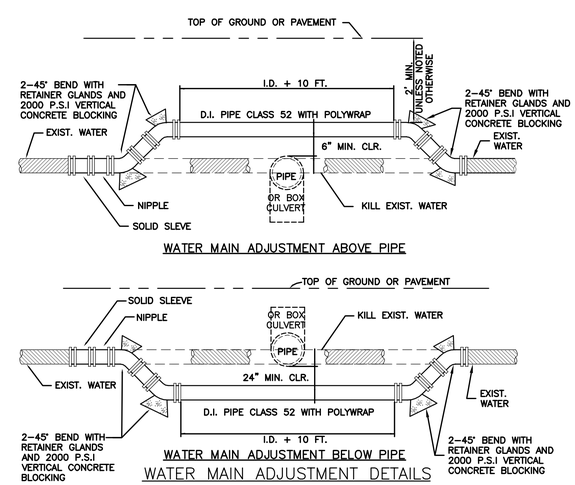




TYPICAL DOMESTIC SERVICE LOCATION



DETAIL A
SCALE: 1=20



WATER MAIN ADJUSTMENT DETAILS

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

WATER (DOMESTIC) LAYOUT

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date

Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

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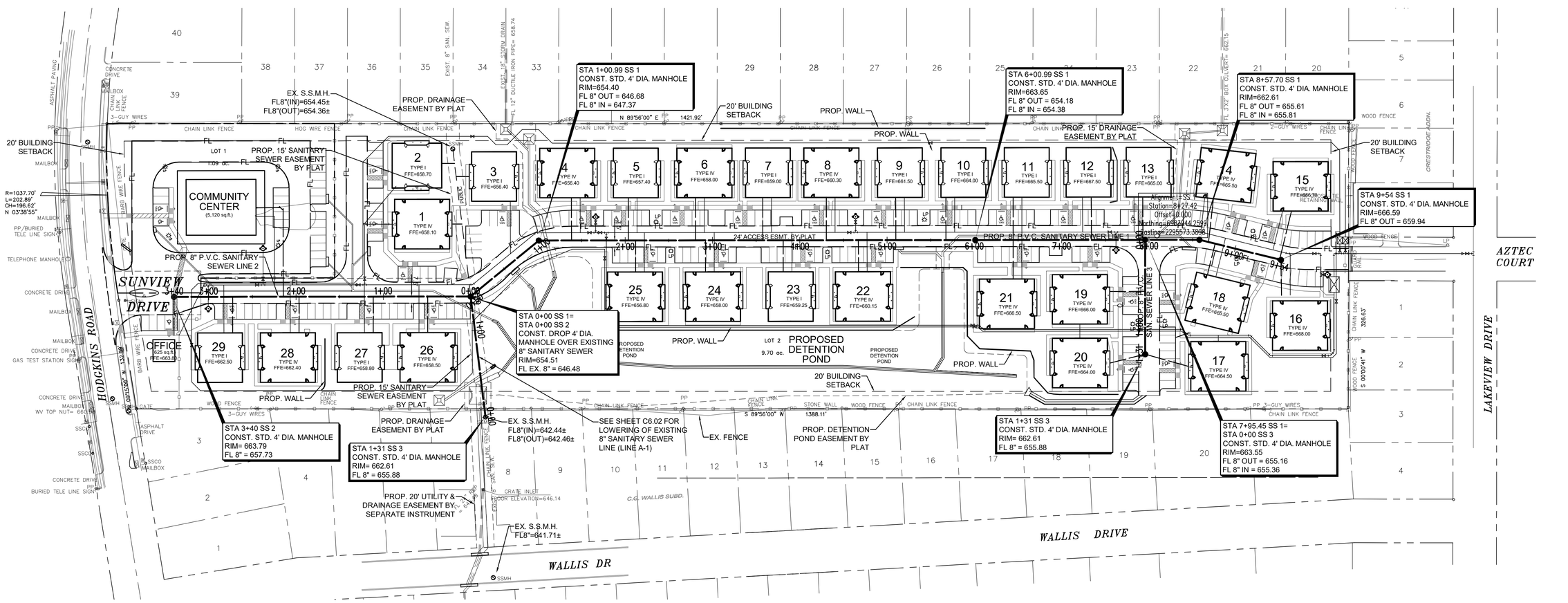
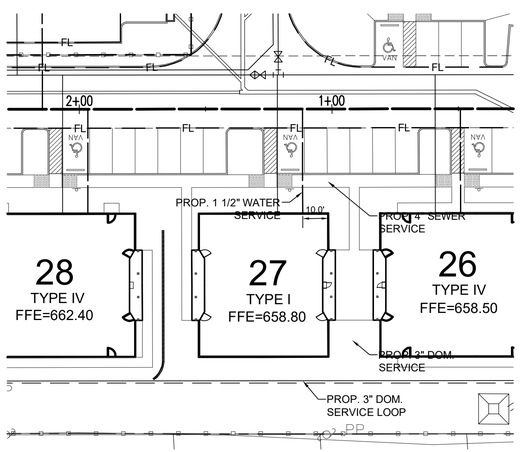
C5.01

Plotted by: Jessie Plot Date: 10/10/2019 8:51 AM
Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 WATER DOM LAYOUT.dwg Saved By: Jessie Save Time: 9/24/2019 11:07:48 AM

NOTE: ALL SEWER LINES ARE PRIVATELY OWNED AND MAINTAINED UNLESS NOTED.





TYPICAL LOCATION FOR SEWER SERVICE TO BE LOCATED 5' BELOW FINISHED FLOOR. REF TO MEP PLANS FOR CONTINUATION AT BUILDING.

TYPICAL SERVICE LOCATION

CAUTION!!
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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

SANITARY SEWER LAYOUT

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date

Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

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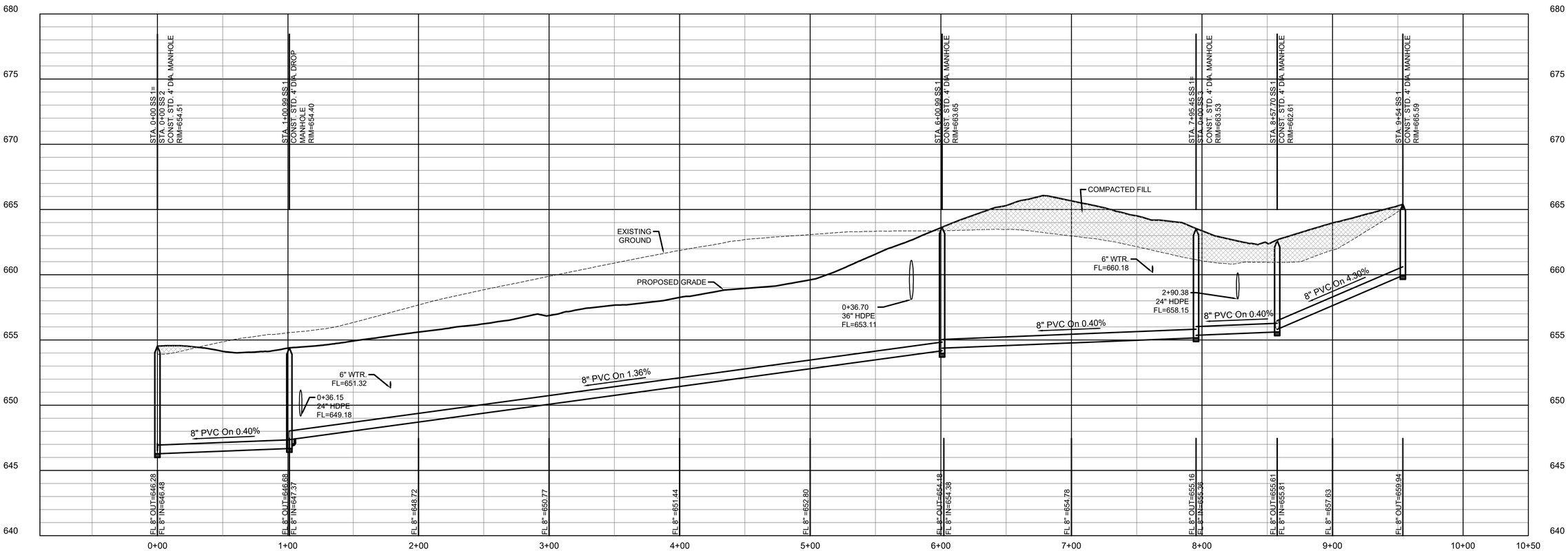

SS 1

1"=40':H
1"=4':V

CAUTION!!

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(at least 72 hours prior to digging)

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ENGINEER OF RECORD:

ANNA C. BLACKWELL, P.E.

TX. REG. NO. 97350

LAKEVIEW HEIGHTS

RESTRICTED AGE LIVING CENTER

6835 SUNVIEW DRIVE

LAKE WORTH, TEXAS

SANITARY SEWER PROFILE - LINE SS 1

Issue Dates:

8.28.2019

9.20.2019

10.10.2019

Date

Revisions

Scale: AS SHOWN

Drawn By: LJM

Checked By: AA

Sheet

C6.01

Plotted by: Jessie Plot Date: 10/8/2019 2:47 PM

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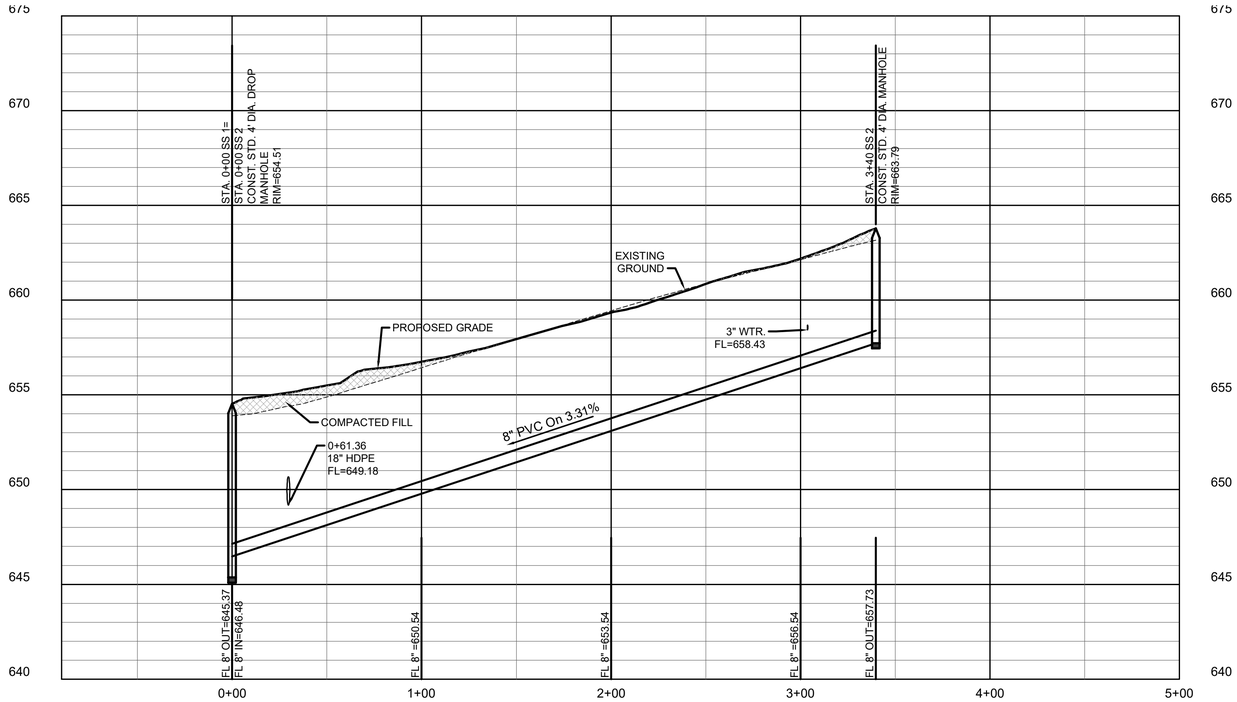

SS 2

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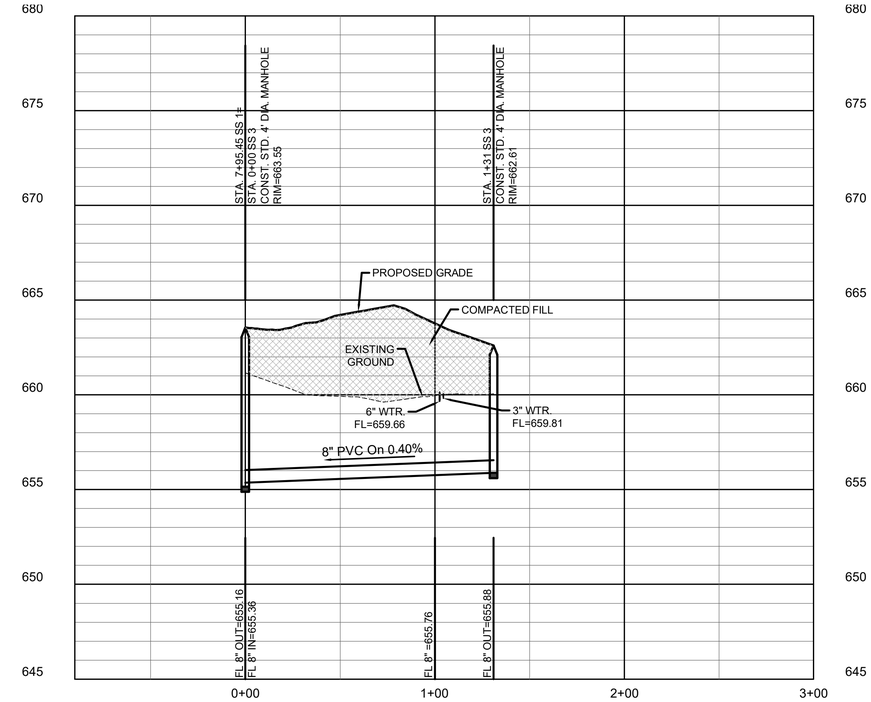
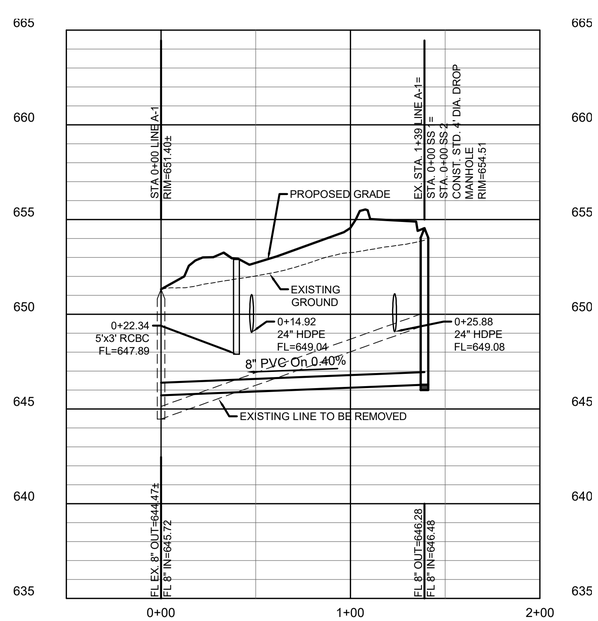
1"=4':V



SS 3

1"=40':H
1"=4':V



Ex Line A-1

1"=40':H
1"=4':V

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.

STOP!

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1-800-DIG-TESS

(at least 72 hours prior to digging)

Carrillo Engineering, LLC

301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102

Phone 817-896-0976 - Firm Registration #F-15893

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RESTRICTED AGE LIVING CENTER

6835 SUNVIEW DRIVE

LAKE WORTH, TEXAS

SAN. SEWER PROFILES - LINES SS 2 & 3

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

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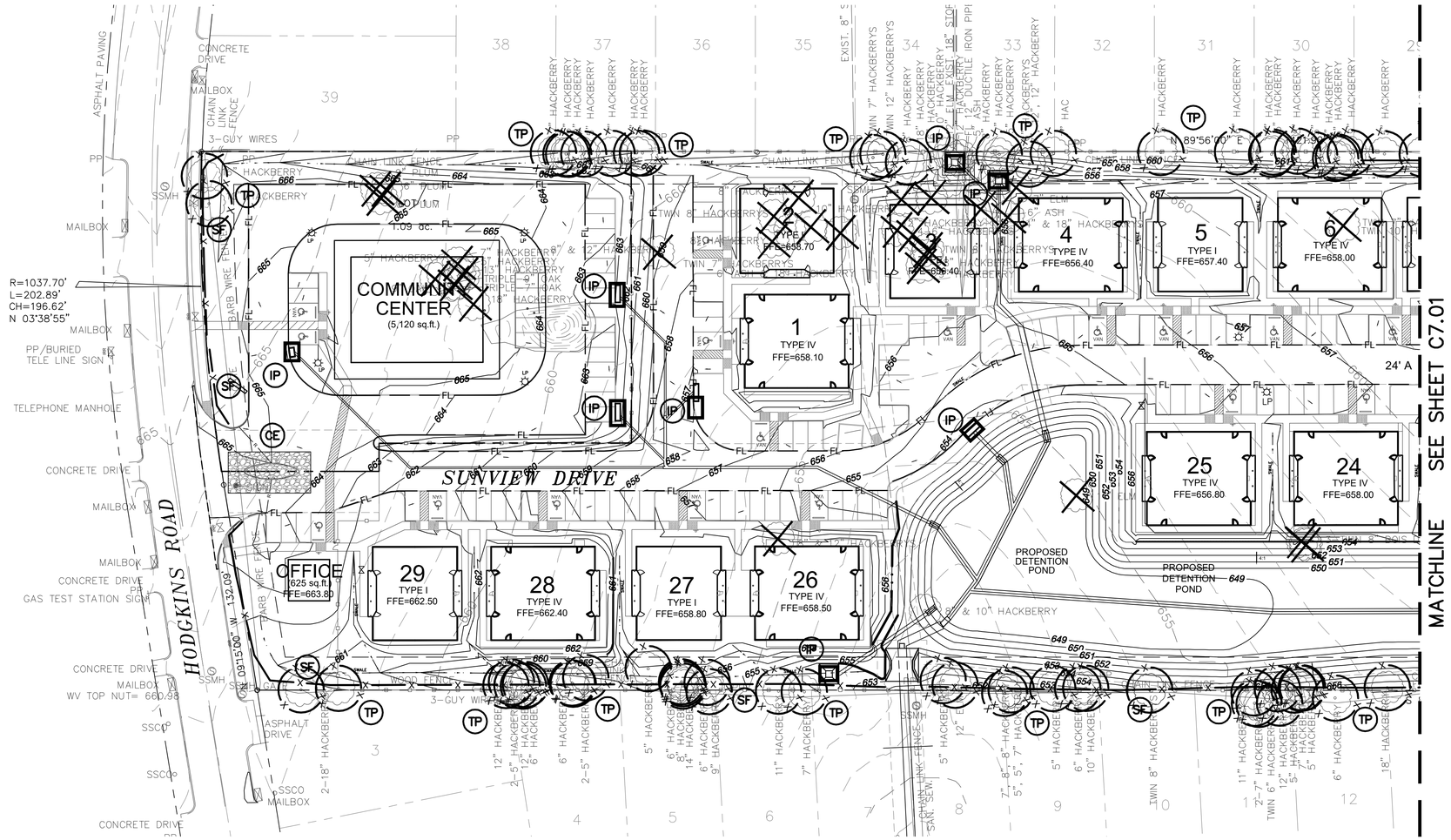

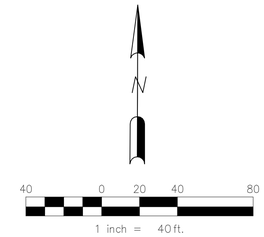

LEGEND

- FLOW DIRECTION
- 415 — PROPOSED CONTOURS
- 411 — EXISTING CONTOURS
- SF — SILT FENCE
- IP — INLET PROTECTION
- CE — CONSTRUCTION ENTRANCE
- RC — ROCK CHECK DAM
- TREE TO BE REMOVED
- TP — TREE TO REMAIN W/ TREE PROTECTION

DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE THE IMPACT OF CONSTRUCTION SHALL BE INSTALLED PRIOR TO ADDING IMPERVIOUS COVER.

EROSION CONTROL GENERAL NOTE:

EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. THE CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

EROSION CONTROL PLAN

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

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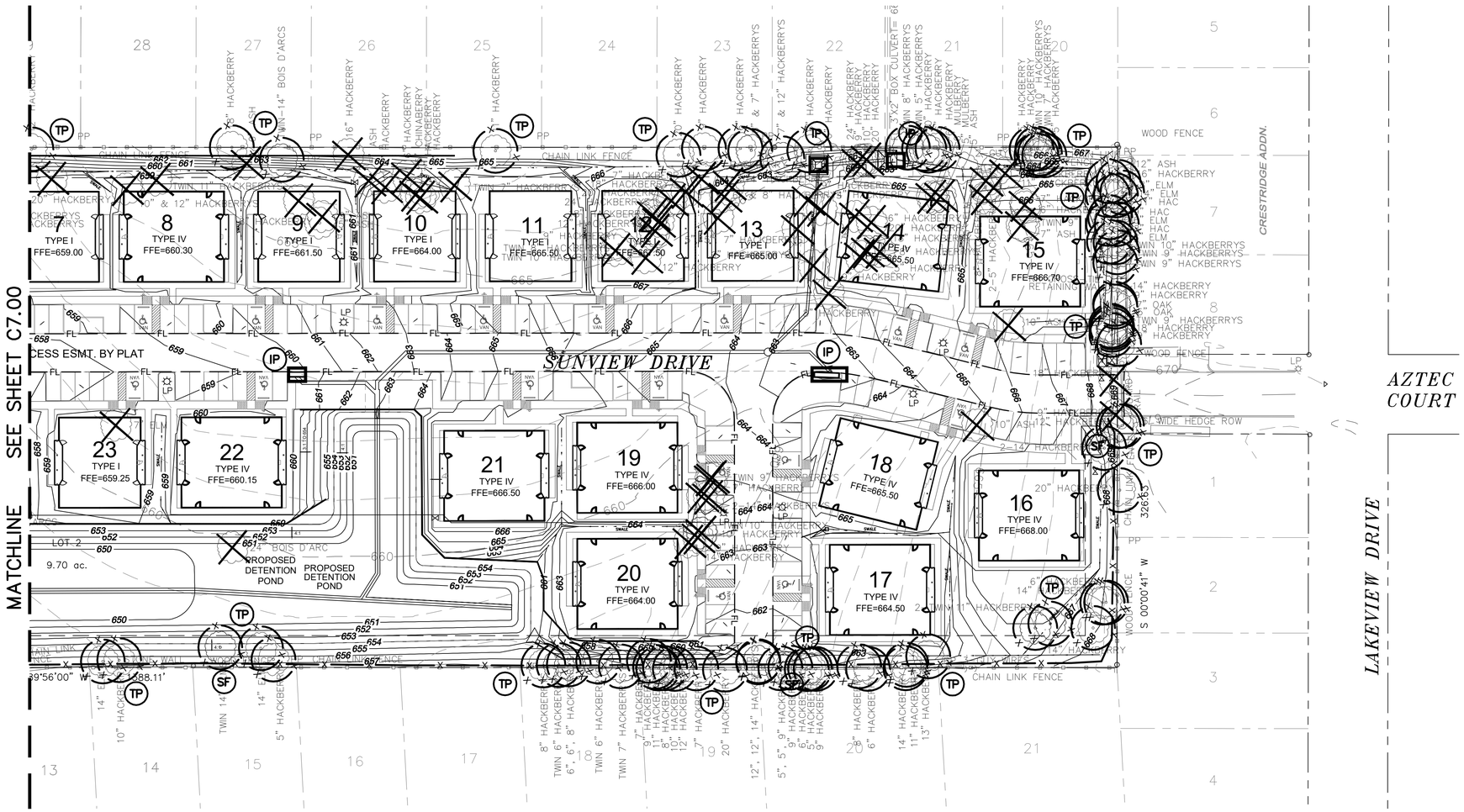

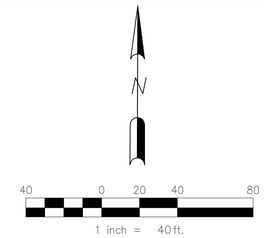

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LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

EROSION CONTROL PLAN

Issue Dates:
8.28.2019
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STANDARD EROSION CONTROL GENERAL NOTES

EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.

ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF LAKE WORTH.

IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.

IF OFF-SITE BORROW OR SPOILS SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOILS AREAS ARE CONSIDERED PART OF EROSION CONTROL REQUIREMENTS. THESE AREAS SHALL BE STABILIZED WITH GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION HALL SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.

CONTRACTOR SHALL HAVE A COPY THE SWPPP ON SITE AT ALL TIMES.

CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE E.P.A. CONTRACTOR SHALL COMPLY WITH ALL E.P.A. STORM WATER POLLUTION PREVENTION REQUIREMENTS.

EROSION CONTROL SCHEDULE AND PHASING

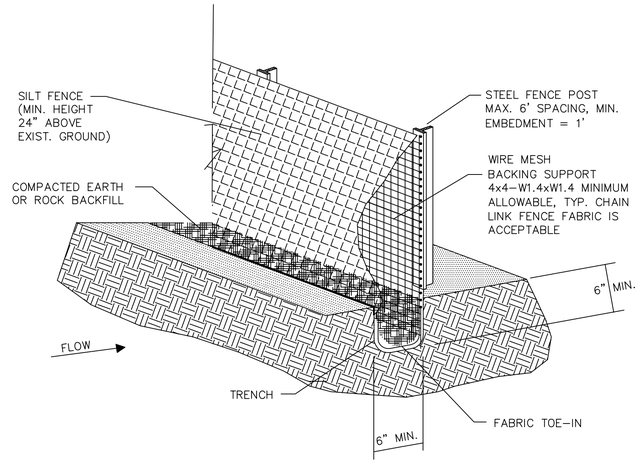
THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

PHASE 1 – DEMOLITION/GRADING
- A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON GRADING AND EROSION CONTROL PLAN, NOTES, AND DETAIL SHEETS.
- B. BEGIN CLEARING AND GRADING OF SITE.
- C. SEED AND REVEGETATE SLOPES WHERE SHOWN.

PHASE 2 – UTILITIES
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
- B. INSTALL STORM DRAINS AS SPECIFIED ON PLAN SHEETS.
- C. INSTALL INLET PROTECTION.

PHASE 3 – PAVING
- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
- B. STABILIZE SUBGRADE.
- C. PAVE PARKING LOT AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
- D. REMOVE TEMPORARY CONSTRUCTION ENTRANCE.

PHASE 4 – LANDSCAPING AND SOIL STABILIZATION
- A. REVEGETATE LOT AND PARKWAYS
- B. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
- C. REMOVE EROSION CONTROL DEVICES WHEN GROUND COVER ESTABLISHED.



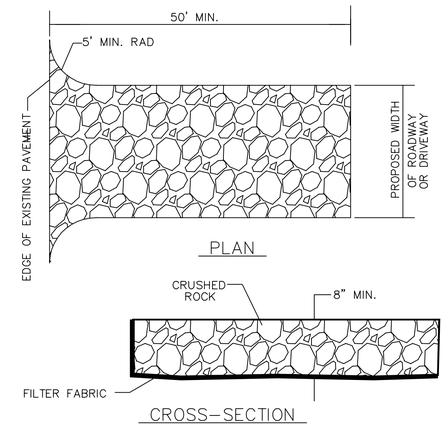
SILT FENCE GENERAL NOTES

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 DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY WEEK AND AFTER EACH 1/2" RAINFALL. 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 HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CONSTRUCTION OF A FILTER BARRIER

N.T.S.

FB



CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE – 5 INCHES (MIN) CRUSHED ROCK.
2. LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN 8 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 TRAP 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 CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC

   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.
8. CONTRACTOR TO COORDINATE EXACT LOCATION OF THIS DETAIL.

   TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT

CONSTRUCTION ENTRANCE

N.T.S.

CE

B.M.P. MAINTENANCE SCHEDULE

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE SONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASH DOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

SILT FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC. REPLACE IF REQUIRED.

INLET PROTECTION:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE DESIGN DEPTH. IF DE-WATERING OF THE STORAGE VOLUME IS NOT OCCURRING, CLEAN OR REPLACE THE FILTER STONE SURROUNDING THE INLET. CLEAN THE STONE SURFACE THE FIRST FEW TIMES BY RAKING. REPEATED SEDIMENT BUILD-UP WILL REQUIRE FILTER STONE REPLACEMENT.

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EROSION CONTROL DETAILS

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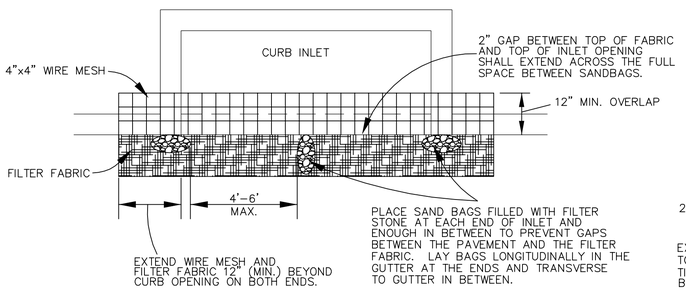
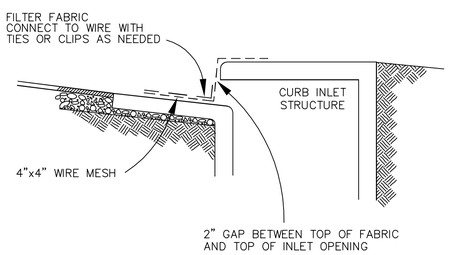
NOTE:

VERTICAL PANEL BARRICADES TO BE PLACED WHEN LOCATED ON AN ACTIVE STREET.



INLET PLAN VIEW



INLET SECTION

TYPE C CURB INLET PROTECTION

INLET PROTECTOR DETAILS

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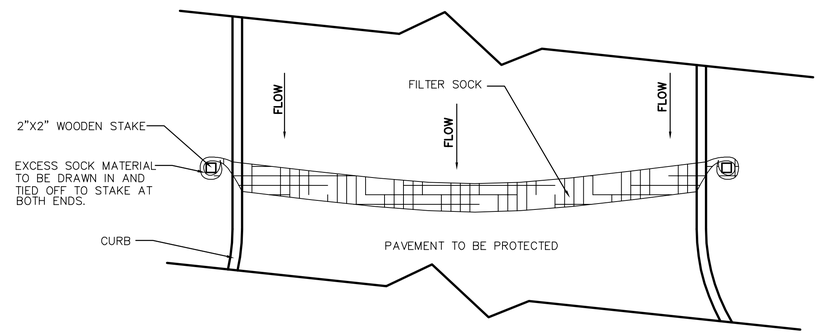


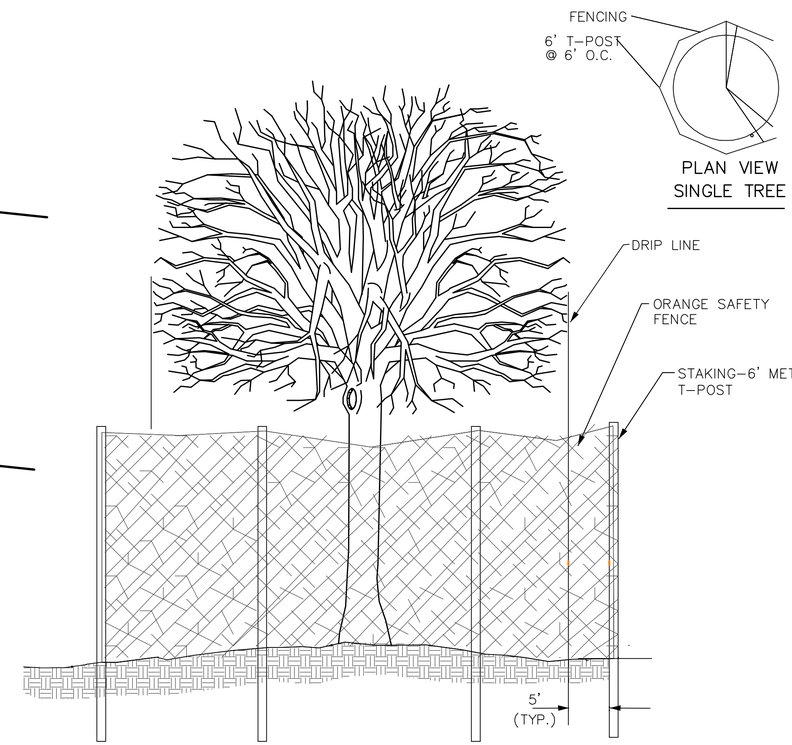
FILTER SOCK GENERAL NOTES

1. ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS
2. FILTER SOCK TO BE FILTREXX INLET SOXX OR APPROVED EQUAL
3. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
4. FILTER SOCK SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
5. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE SOCK. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
6. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTER SOCK INSTALLATION

N.T.S.

FS



TREE PROTECTION FENCING

N.T.S.

TP

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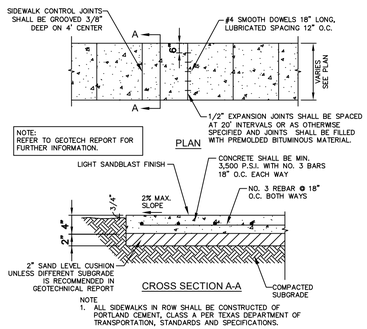
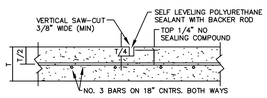


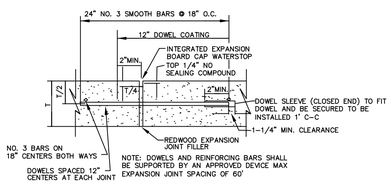
CONCRETE SIDEWALK DETAIL

N.T.S.



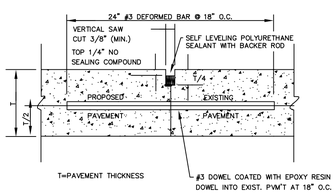
CONTRACTION JOINT DETAIL

SCALE: NONE



TRANSVERSE EXPANSION/ ISOLATION JOINT DETAIL

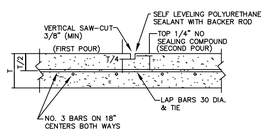
SCALE: NONE



NOTES:
1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. DRILLING BY HAND IS NOT ACCEPTABLE

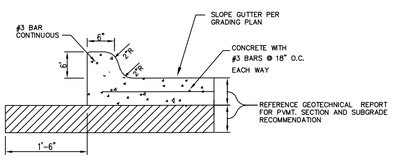
LONGITUDINAL BUTT JOINT DETAIL

SCALE: NONE



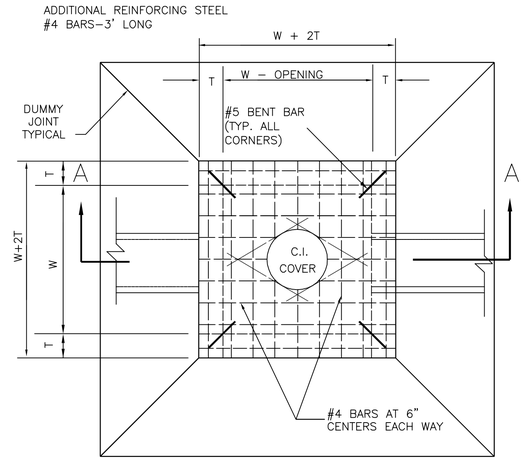
CONSTRUCTION JOINT DETAIL

SCALE: NONE



CONCRETE CURB AND GUTTER DETAIL

SCALE: NONE

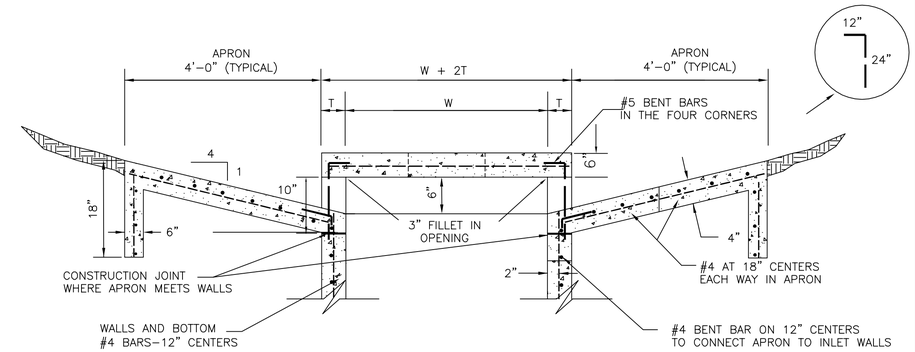


PLAN OF TOP SLAB

SCALE: NONE

INLET RING & COVER NOTES:

1. THE STD. INLET COVER SHALL BE BASS & HAYES RING & COVER PATTERN No. 226 OR APPROVED EQUAL.
2. APPROXIMATE WEIGHT OF RING=75 lbs. AND LID=155 lbs.
3. TACK WELD LID IN 4 SPOTS AFTER FINAL INSPECTION



INLET SIZE	T	W
4' SQUARE	7"	4'-0"
5' SQUARE	8"	5'-0"
6' SQUARE	9"	6'-0"

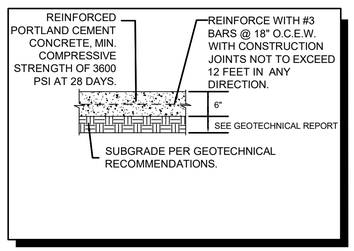
SECTION "A"

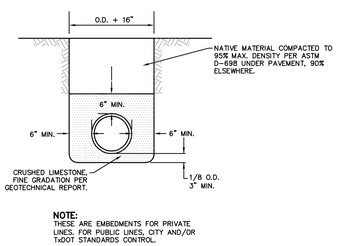
SCALE: NONE

DROP INLET

SCALE: NONE

HEAVY DUTY PAVEMENT SECTION

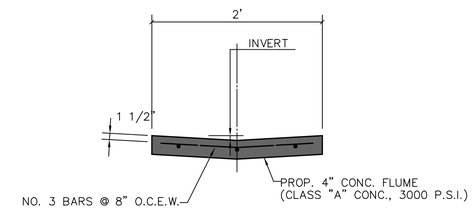




NOTE:
THESE ARE EMBEDMENTS FOR PRIVATE LINES. FOR PUBLIC LINES, CITY AND/OR TxDOT STANDARDS CONTROL.

STORM DRAIN PIPE EMBEDMENT

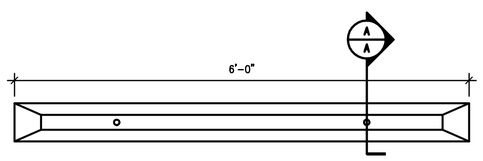
SCALE: NONE



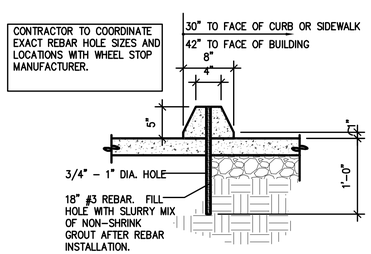
NOTES:
1. ALL VISIBLE SURFACES SHALL HAVE A TROWEL FINISH.
2. 3/4" CHAMFER REQUIRED ON ALL CORNERS.

PILOT CHANNEL DETAIL

SCALE: NONE



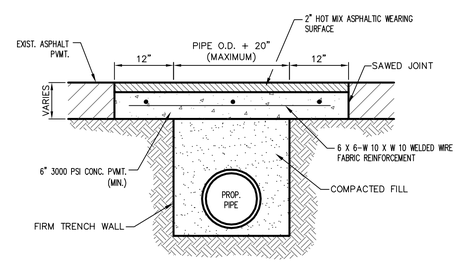
PLAN



SECTION A-A

WHEEL STOP

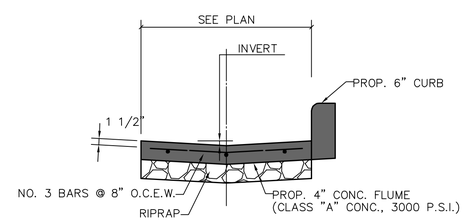
SCALE: NONE



NOTE:
PAYMENT TO THE CONTRACTOR FOR REPLACEMENT OF CONCRETE AND/OR ASPHALT PAVEMENT AND/OR DRIVEWAYS WILL BE BASED ON ACTUAL MEASUREMENTS AND UP TO A MAXIMUM WIDTH OF THE OUTSIDE DIAMETER OF THE PIPE PLUS 3'-8". ANY EXISTING PAVEMENT DAMAGED OR REMOVED IN EXCESS OF THE MAXIMUM LIMITS, AS NOTED ABOVE, WILL BE AT THE EXPENSE OF THE CONTRACTOR.

ASPHALT PAVEMENT REMOVAL & REPLACEMENT DETAIL

N.T.S.



NOTES:
1. ALL VISIBLE SURFACES SHALL HAVE A TROWEL FINISH.
2. 3/4" CHAMFER REQUIRED ON ALL CORNERS.

CONCRETE FLUME DETAIL WITH RIPRAP

SCALE: NONE

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-896-0976 - Firm Registration #F-15893

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NOT FOR CONSTRUCTION
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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

CONSTRUCTION DETAILS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

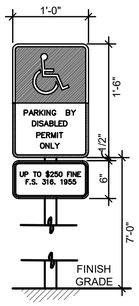
Date

Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C8.00

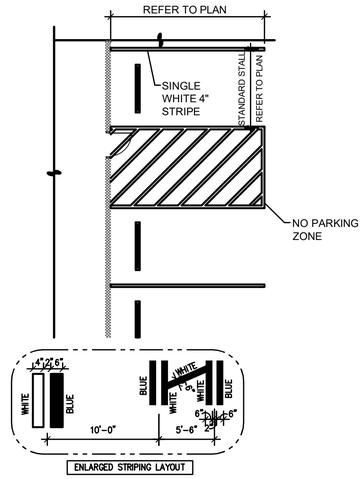
Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 DETAILS.dwg Saved By: Jessie Save Time: 10/9/2019 3:32:40 PM Plotted by: Jessie Plot Date: 10/9/2019 5:23 PM



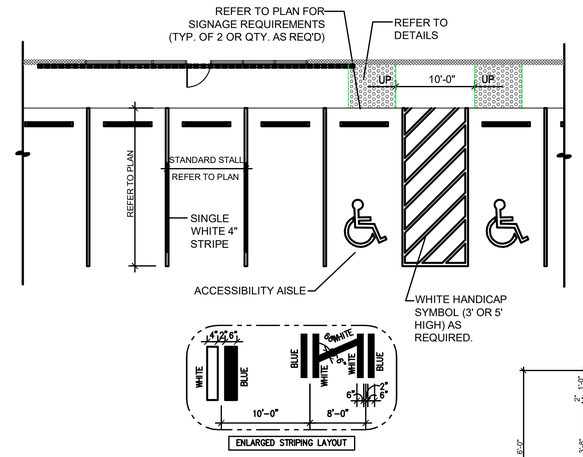
NOTES:
1. ALL LETTERS ARE 1" SERIES 'C' PER 2003 MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

   CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.
5. ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
7. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.

HANDICAP SINGAGE
N.T.S.



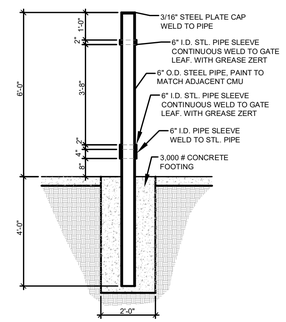
NO PARKING AREA STRIPING PLAN
N.T.S.



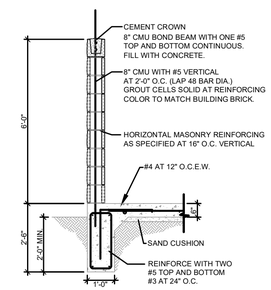
HANDICAP STRIPING PLAN
N.T.S.

SITE ACCESSIBILITY DETAIL NOTES:

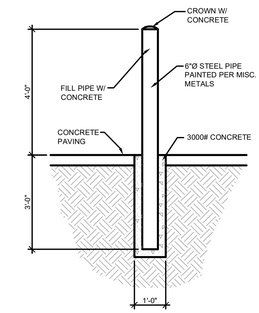
1. REFER TO SITE PLAN FOR EXACT LOCATION OF HANDICAP PARKING, WALKWAYS AND RAMPS.
2. ALL WALKWAYS, RAMPS, AND HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND LOCAL ACCESSIBILITY CODE.
3. ONE OUT OF EVERY EIGHT (8) ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, IS REQUIRED TO BE VAN ACCESSIBLE.
4. ACCESSIBLE RAMPS
   - 4.1. ALL CONCRETE ACCESSIBLE RAMPS (3000 PSI) SURFACES SHALL HAVE A 'WARNING SURFACE TILE' WITH SCREW DOWN TRUNCATED DOMES PER ADA STANDARDS AND LOCAL ACCESSIBILITY CODE(S).
   - 4.2. RAMPS ARE TO BE COLOR IMPREGNATED TO PROVIDE VISUAL CONTRAST (DARK TO LIGHT) WITH ADJACENT CONCRETE SURFACES (MIN. 70% COLOR CONTRAST)
5. FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION.



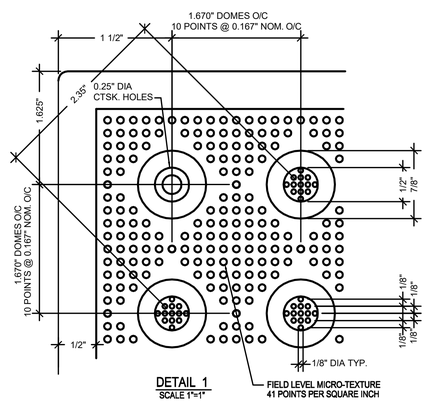
GATE POST
N.T.S.



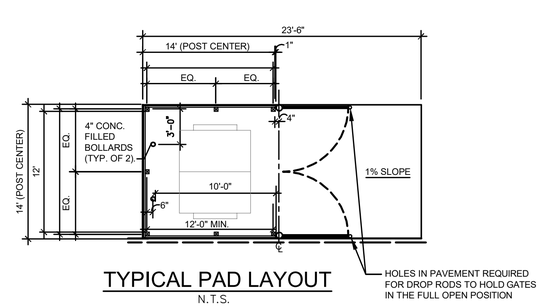
SECTION
N.T.S.



PIPE BOLLARD DETAIL
N.T.S.

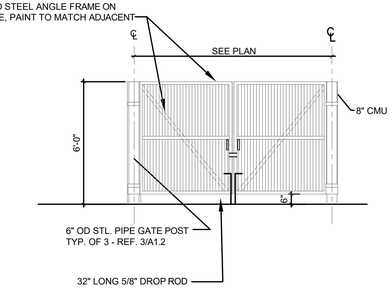


DETAIL 1
SCALE 1"=1"

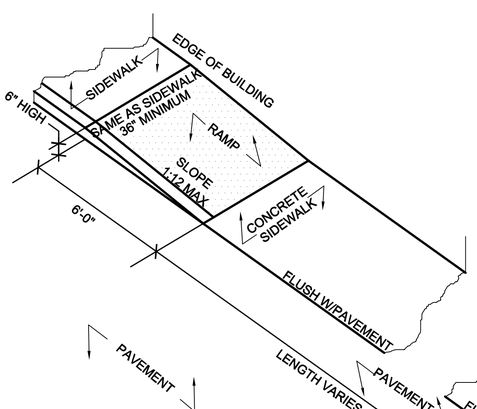


TYPICAL PAD LAYOUT
N.T.S.

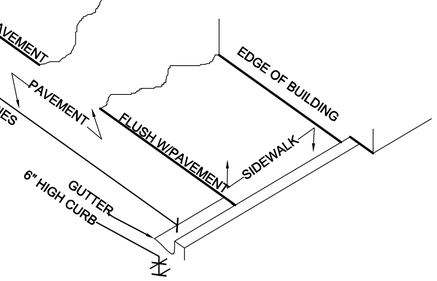
TRASH ENCLOSURE GATES. 1 1/2" 16 GAGE STEEL DECKING WELDED TO 1 3/4"x1 3/4"x3/16" STEEL ANGLE FRAME WITH 2" WIDE "X" STRAP BRACING WELDED TO STEEL ANGLE FRAME ON INSIDE FACE, PAINT TO MATCH ADJACENT CMU "A"



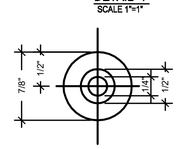
TRASH ENCLOSURE ELEV.
N.T.S.



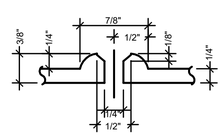
INLINE HANDICAP RAMP DETAIL
N.T.S.



SIDEWALK END DETAIL
N.T.S.

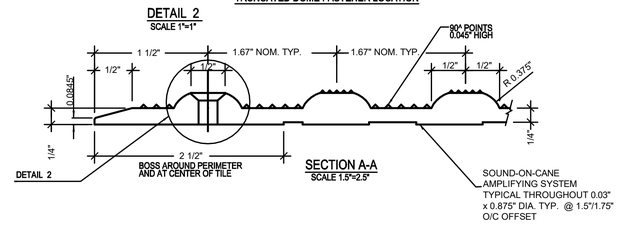


TILE PLAN
TRUNCATED DOME FASTENER LOCATION

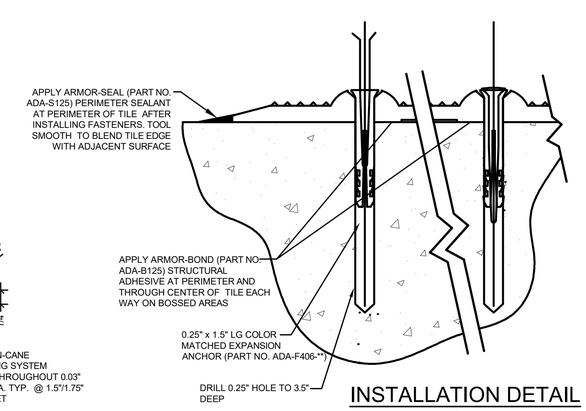


TILE SECTION
TRUNCATED DOME FASTENER LOCATION

DETAIL 2
SCALE 1"=1"



WARNING SURFACE TILE
N.T.S.



INSTALLATION DETAIL AT TILE PERIMETER
N.T.S.

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-896-0976 - Firm Registration #F-15893

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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

SITE SPECIFIC DETAILS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C8.01

Plotted by: Jessie Plot Date: 10/8/2019 10:47 AM
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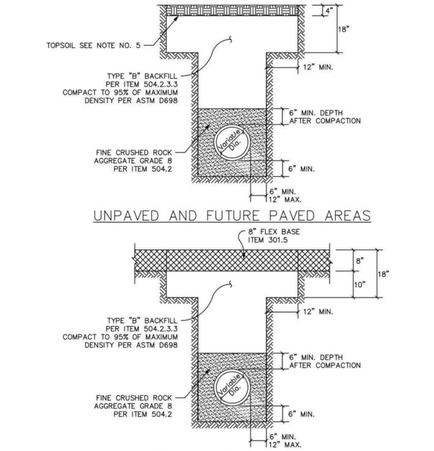
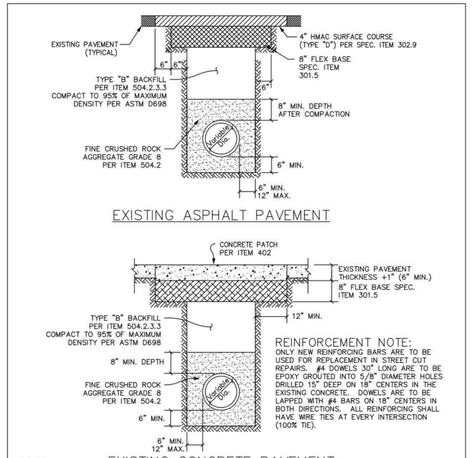


EXISTING FLEXBASE SURFACE

NOTES:

1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TXDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL BACKFILL SHALL BE PER SPEC. ITEM 504 AND SHALL BE COMPACTED PER SPEC ITEM 504. ROCKS GREATER THAN 4" IN DIAMETER SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUT LINES PER SPEC ITEM 402.3.
4. A MAXIMUM OF 200-FT OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.
5. TOPSOIL SHALL BE 4 INCHES IN DEPTH AND SHALL BE LOOSE AND FREE OF ROCKS OR CLODS GREATER THAN 1/4" IN DIAMETER. ALL TOPSOIL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

SEWER SYSTEM CONSTRUCTION DETAILS STANDARD SANITARY SEWER EMBEDMENT AND BACKFILL	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: S-1A	

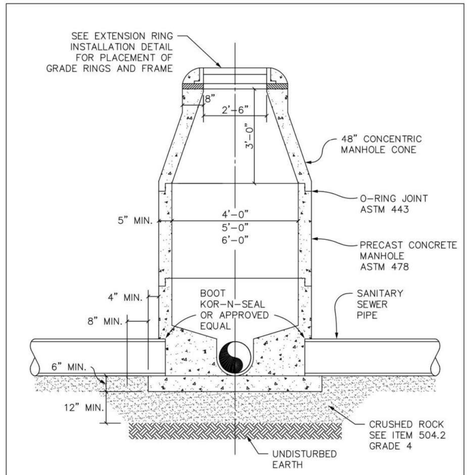


NOTES:

EXISTING CONCRETE PAVEMENT

1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TXDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL BACKFILL SHALL BE PER SPEC. ITEM 504 AND SHALL BE COMPACTED PER SPEC ITEM 504. ROCKS GREATER THAN 4" IN DIAMETER SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUT LINES PER SPEC ITEM 402.3.
4. A MAXIMUM OF 200-FT OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.

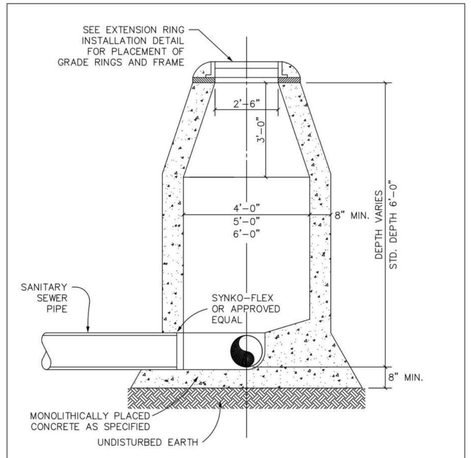
SEWER SYSTEM CONSTRUCTION DETAILS STANDARD SANITARY SEWER EMBEDMENT AND BACKFILL	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: S-1B	



NOTES:

1. MAXIMUM CHIMNEY HEIGHT SHALL BE 12".
2. MANHOLES SHALL BE CONCENTRIC UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
3. TRANSITIONS TO 5' AND 6' BARREL DIAMETERS SHALL OCCUR JUST BELOW THE CONE SECTION.
4. INVERTS SHALL BE EQUAL TO OR GREATER THAN THE PIPE DIAMETER.

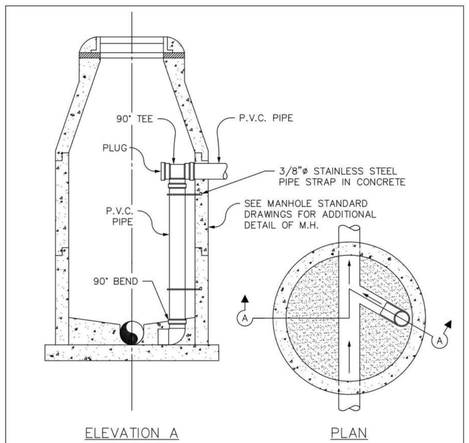
SEWER SYSTEM CONSTRUCTION DETAILS PRECAST SANITARY SEWER MANHOLE	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: S-2	



NOTES:

1. MAXIMUM CHIMNEY HEIGHT SHALL BE 12".
2. MANHOLES SHALL BE CONCENTRIC UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
3. INVERTS SHALL BE EQUAL TO OR GREATER THAN THE PIPE DIAMETER.
4. FOR MANHOLE DEPTHS GREATER THAN 12 FEET ADD AN ADDITIONAL 4" INCHES OF CONCRETE TO THE WALL THICKNESS FOR EACH ADDITIONAL 6 FEET OF DEPTH.

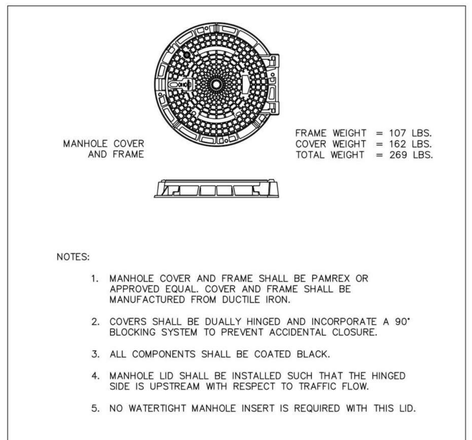
SEWER SYSTEM CONSTRUCTION DETAILS CAST-IN-PLACE SANITARY SEWER MANHOLE	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: S-3	



NOTES:

1. P.V.C. PIPE WITHIN MANHOLE SHALL BE SDR-26.
2. MANHOLE MAY BE EITHER PRECAST OR MONOLITHIC TYPE.
3. CL OF SURCHARGE LINE NORMALLY PLACED AT TOP OF EXISTING WASTEWATER LINE UNLESS NOTED OTHERWISE ON PLANS.

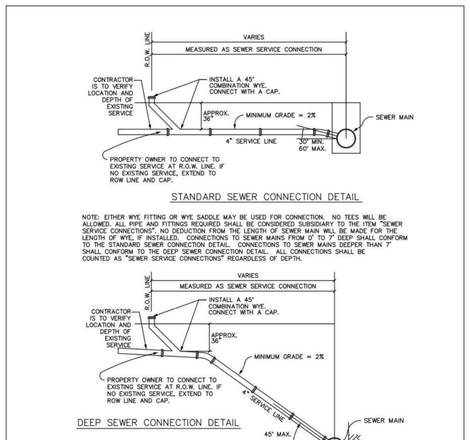
SEWER SYSTEM CONSTRUCTION DETAILS DROP SANITARY SEWER MANHOLE	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: S-4	



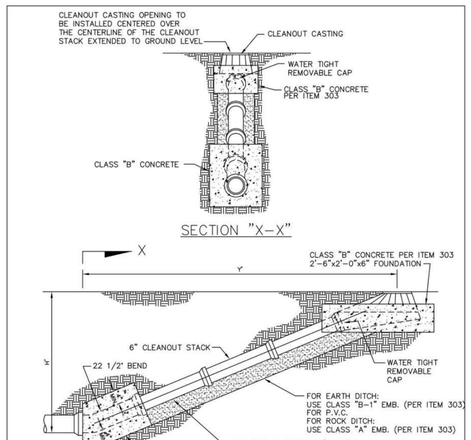
NOTES:

1. MANHOLE COVER AND FRAME SHALL BE PAMREX OR APPROVED EQUAL. COVER AND FRAME SHALL BE MANUFACTURED FROM DUCTILE IRON.
2. COVERS SHALL BE DUALLY HINGED AND INCORPORATE A 90° BLOCKING SYSTEM TO PREVENT ACCIDENTAL CLOSURE.
3. ALL COMPONENTS SHALL BE COATED BLACK.
4. MANHOLE LID SHALL BE INSTALLED SUCH THAT THE HINGED SIDE IS UPSTREAM WITH RESPECT TO TRAFFIC FLOW.
5. NO WATERTIGHT MANHOLE INSERT IS REQUIRED WITH THIS LID.

SEWER SYSTEM CONSTRUCTION DETAILS MANHOLE FRAME AND COVER	REVISED MAY 2019 SCALE: 1 1/2" = 1' SHEET: S-5	



SEWER SYSTEM CONSTRUCTION DETAILS 4" SANITARY SEWER SERVICE	REVISED MAY 2019 SCALE: N.T.S. SHEET: S-7	



SEWER SYSTEM CONSTRUCTION DETAILS SANITARY SEWER MAIN LINE CLEANOUT	REVISED MAY 2019 SCALE: N.T.S. SHEET: S-8	

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-896-0976 - Firm Registration #F-15893

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ENGINEER OF RECORD:
ANNA C. BLACKWELL, P.E.
TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

CITY SANITARY SEWER DETAILS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date
Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C9.00

Plotted by: Jessie Plot Date: 10/8/2019 2:55 PM

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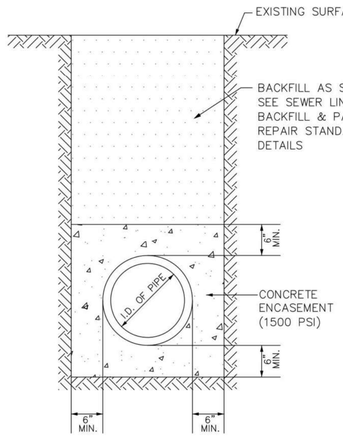
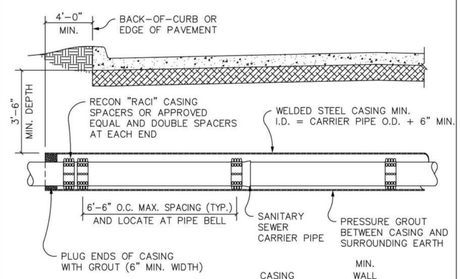


City of Lake Worth Texas	SEWER SYSTEM CONSTRUCTION DETAILS CONCRETE ENCASEMENT	REVISED MAY 2019 SCALE: N.T.S. SHEET: S-10



CASING DIAMETER	MIN. WALL THICKNESS
12" OR LESS	0.25"
OVER 12" – 18"	0.3125"
OVER 18" – 22"	0.375"
OVER 22" – 28"	0.4375"
OVER 28" – 34"	0.5"
OVER 34" – 42"	0.5625"
OVER 42" – 48"	0.625"
OVER 48" – 60"	0.6875"

NOTES:
1. WHERE A BORE PIT EXCEEDS 5 FEET IN DEPTH THE CONTRACTOR SHALL INSTALL SHORING OF THE PIT WALLS AS REQUIRED BY OSHA.
2. WHERE A BORE IS TO BE PARTIALLY OR COMPLETELY ABANDONED, SAID BORE SHALL BE COMPLETELY FILLED WITH HYDRAULICALLY PLACED CEMENT GROUT.
3. CASING SHALL BE EXTENDED TO THE RIGHT-OF-WAY LINE FOR STATE HIGHWAY AND RAILROAD CROSSINGS.
4. THE EDGE OF BORE PIT SHALL BE A MINIMUM OF 4' BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
5. STEEL CASING PIPE SHALL HAVE A MINIMUM YIELD STRENGTH OF 35 KSI. OR EDGE OF PAVEMENT.

City of Lake Worth Texas	SEWER SYSTEM CONSTRUCTION DETAILS SANITARY SEWER LINE BORE AND CASING	REVISED MAY 2019 SCALE: 3/8" = 1' SHEET: S-11

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-896-0976 - Firm Registration #F-15893

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LAKEVIEW HEIGHTS
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6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

CITY SANITARY SEWER DETAILS

Issue Dates:
8.28.2019
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Date	Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C9.01

Plotted by: Jessie Plot Date: 10/8/2019 2:57 PM
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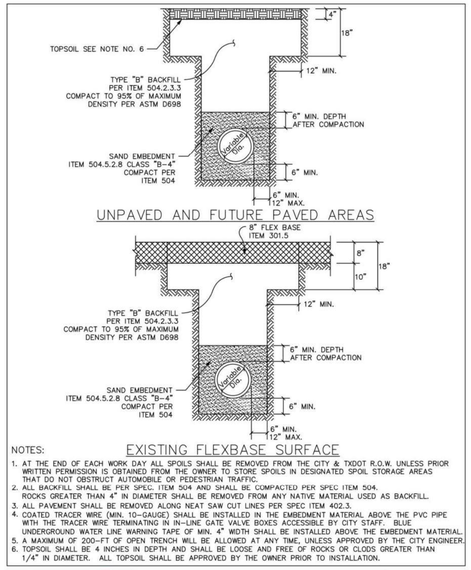
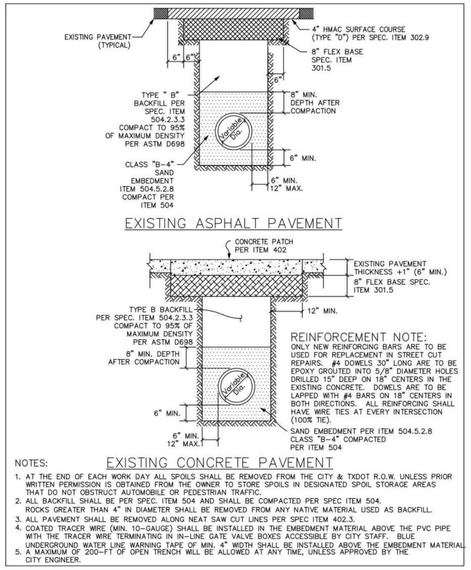


NOTES:

1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TXDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL BACKFILL SHALL BE PER SPEC. ITEM 504 AND SHALL BE COMPACTED PER SPEC ITEM 504. ROCKS GREATER THAN 4" IN DIAMETER SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUT LINES PER SPEC ITEM 402.3.
4. COATED TRACER WIRE (MIN. 10-GAUGE) SHALL BE INSTALLED IN THE EMBEDMENT MATERIAL ABOVE THE PVC PIPE WITH THE TRACER WIRE TERMINATING IN IN-LINE GATE VALVE BOXES ACCESSIBLE BY CITY STAFF. BLUE UNDERGROUND WATER LINE WARNING TAPE OF MIN. 4" WIDTH SHALL BE INSTALLED ABOVE THE EMBEDMENT MATERIAL.
5. A MAXIMUM OF 200-FT OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.
6. TOPSOIL SHALL BE 4 INCHES IN DEPTH AND SHALL BE LOOSE AND FREE OF ROCKS OR CLODS GREATER THAN 1/4" IN DIAMETER. ALL TOPSOIL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

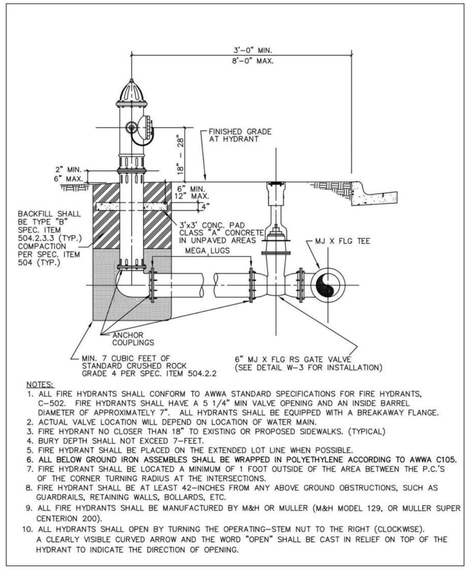
City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS STANDARD WATER LINE EMBEDMENT AND BACKFILL	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: W-1A



NOTES:

1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TXDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL BACKFILL SHALL BE PER SPEC. ITEM 504 AND SHALL BE COMPACTED PER SPEC ITEM 504. ROCKS GREATER THAN 4" IN DIAMETER SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUT LINES PER SPEC ITEM 402.3.
4. COATED TRACER WIRE (MIN. 10-GAUGE) SHALL BE INSTALLED IN THE EMBEDMENT MATERIAL ABOVE THE PVC PIPE WITH THE TRACER WIRE TERMINATING IN IN-LINE GATE VALVE BOXES ACCESSIBLE BY CITY STAFF. BLUE UNDERGROUND WATER LINE WARNING TAPE OF MIN. 4" WIDTH SHALL BE INSTALLED ABOVE THE EMBEDMENT MATERIAL.
5. A MAXIMUM OF 200-FT OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.

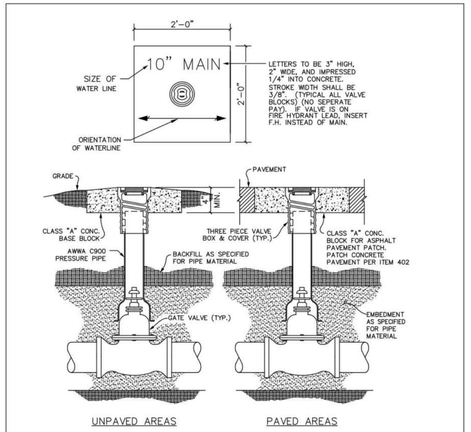
City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS STANDARD WATER LINE EMBEDMENT AND BACKFILL	REVISED MAY 2019 SCALE: 1/2" = 1' SHEET: W-1B



NOTES:

1. ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS, C-502. FIRE HYDRANTS SHALL HAVE A 5 1/4" MIN VALVE OPENING AND AN INSIDE BARREL DIAMETER OF APPROXIMATELY 7". ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.
2. ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
3. FIRE HYDRANT NO CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS. (TYPICAL)
4. BURY DEPTH SHALL NOT EXCEED 7-FEET.
5. FIRE HYDRANT SHALL BE PLACED ON THE EXTENDED LOT LINE WHEN POSSIBLE.
6. ALL BELOW GROUND IRON ASSEMBLES SHALL BE WRAPPED IN POLYETHYLENE ACCORDING TO AWWA C105.
7. FIRE HYDRANT SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE OF THE AREA BETWEEN THE P.C.'S OF THE CORNER TURNING RADIUS AT THE INTERSECTIONS.
8. FIRE HYDRANT SHALL BE AT LEAST 42-INCHES FROM ANY ABOVE GROUND OBSTRUCTIONS, SUCH AS GUARDRAILS, RETAINING WALLS, BOLLARDS, ETC.
9. ALL FIRE HYDRANTS SHALL BE MANUFACTURED BY M&H OR MULLER (M&H MODEL 129, OR MULLER SUPER CENTERION 200).
10. ALL HYDRANTS SHALL OPEN BY TURNING THE OPERATING-STEM NUT TO THE RIGHT (CLOCKWISE). A CLEARLY VISIBLE CURVED ARROW AND THE WORD "OPEN" SHALL BE CAST IN RELIEF ON TOP OF THE HYDRANT TO INDICATE THE DIRECTION OF OPENING.

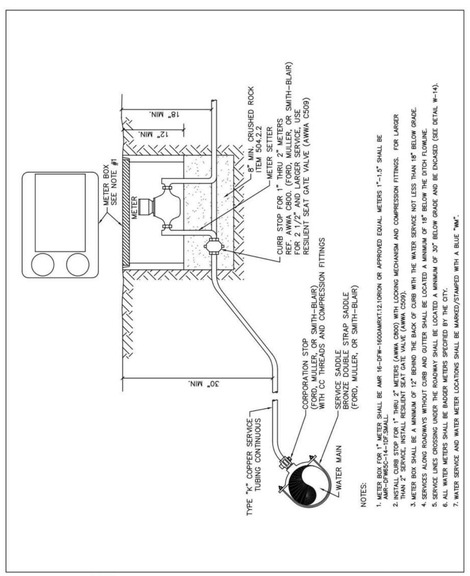
City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS FIRE HYDRANT INSTALLATION	REVISED MAY 2019 SCALE: 3/8" = 1' SHEET: W-2



NOTES:

1. THE VALVE AND JOINT ASSEMBLIES SHALL BE WRAPPED IN POLYETHYLENE ACCORDING TO AWWA C105.
2. THE JOINT TYPE SHALL BE MECHANICAL JOINT UNLESS OTHERWISE SPECIFIED IN THE PLANS.
3. VALVE BOX SHALL BE TYLER PIPE 6850 SERIES OR APPROVED EQUAL.
4. GATE VALVE SHALL BE RESILIENT SEAT TYPE WITH A NON RISING STEM AND A 2-INCH SQUARE OPERATOR. RESILIENT SEAT GATE VALVE SHALL CONFORM TO AWWA C509.
5. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WITH AN OPERATING NUT LOCATED IN EXCESS OF 4 FEET BELOW THE TOP OF VALVE BOX. THIS EXTENSION SHALL BE SUFFICIENT LENGTH TO ENSURE THAT ITS TOP IS WITHIN 4 FEET OF VALVE BOX LID.
6. 16" AND LARGER GATE VALVES REQUIRE CONCRETE BLOCK UNDER THE VALVE BODY.
7. ALL VALVE COVERS SHALL BE PAINTED BLUE.
8. A "V" SHALL BE SAW CUT IN THE CURB AT ALL VALVE LOCATIONS AND PAINTED BLUE.
9. REFERENCE DESIGN CRITERIA FOR ALLOWABLE GATE VALVE MANUFACTURERS.

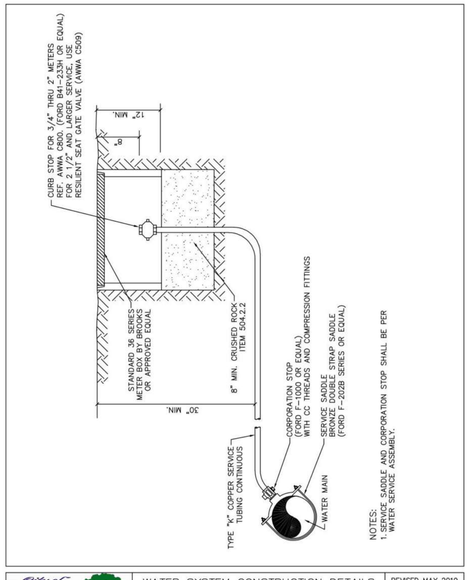
City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS GATE VALVE INSTALLATION	REVISED MAY 2019 SCALE: 3/4" = 1' SHEET: W-3



NOTES:

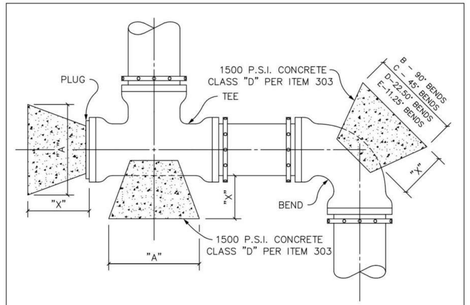
1. METER BOX FOR 1" METER SHALL BE AMR 16-DPW-1600AMR112.10ROW OR APPROVED EQUAL. METERS 1"-1.5" SHALL BE MANUFACTURED BY SENSUS OR APPROVED EQUAL.
2. INSTALL CURB STOP FOR 1" THRU 2" METERS (AWWA C900) WITH LOCKING MECHANISM AND COMPRESSION FITTINGS. FOR LARGER THAN 2" SERVICE, INSTALL RESILIENT SEAT GATE VALVE (AWWA C509).
3. WATER SERVICE SHALL BE INSTALLED AT A MINIMUM OF 18" HORIZONTAL DISTANCE FROM ANY SEWER LINE. IF THE WATER SERVICE NOT LESS THAN 18" BELOW GRADE.
4. SERVICES ALONG ROADWAYS WITHOUT CURB AND GUTTER SHALL BE LOCATED A MINIMUM OF 1'-6" BELOW THE DITCH FLOWLINE.
5. SERVICE LINES CROSSING UNDER THE ROADWAY SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE AND BE ENCASED (SEE DETAIL W-14).
6. ALL WATER METERS SHALL BE BADGER METERS SPECIFIED BY THE CITY.
7. WATER SERVICE AND WATER METER LOCATIONS SHALL BE MARKED/STAMPED WITH A BLUE "WM".

City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS 1"-2" WATER SERVICE ASSEMBLY	REVISED MAY 2019 SCALE: 1" = 1' SHEET: W-5



NOTES:
1. SERVICE SADDLE AND CORPORATION STOP SHALL BE PER WATER SERVICE ASSEMBLY.

City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS FLUSHING VALVE INSTALLATION	REVISED MAY 2019 SCALE: 1" = 1' SHEET: W-6



HORIZONTAL BLOCKING TABLE

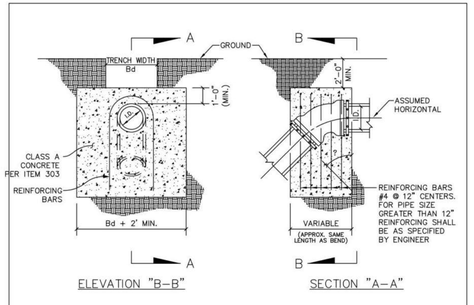
DIMENSION "X" TO BE A MINIMUM OF (1) FOOT, BUT IS TO BE INCREASED WHERE NECESSARY TO PROVIDE BEARING AGAINST UNDISTURBED TRENCH WALL.

PIPE SIZE	"X" DIM.	PLUGS & TEES		90° BENDS		45° BENDS		22.50° BENDS		11.25° BENDS	
		"A"	MIN. AREA sf	"B"	MIN. AREA sf	"C"	MIN. AREA sf	"D"	MIN. AREA sf	"E"	MIN. AREA sf
6"	1'-6"	1'-0"	1.06	1'-2"	1.50	1'-0"	.83	1'-0"	.83	1'-0"	.83
8"	1'-6"	1'-3"	1.89	1'-6"	2.66	1'-3"	1.44	1'-0"	.83	1'-0"	.83
10"	1'-6"	1'-9"	2.95	2'-0"	4.17	1'-6"	2.26	1'-3"	1.15	1'-0"	.83
12"	1'-6"	2'-0"	4.25	2'-3"	6.00	1'-9"	3.25	1'-3"	1.65	1'-0"	.83
16"	2'-0"	2'-7"	7.54	3'-0"	10.65	2'-3"	5.76	1'-8"	2.94	1'-2"	1.48

NOTES:

1. BEARING AREAS SHOWN ARE BASED ON 150 PSI TEST PRESSURE AND 3000 PSF ALLOWABLE SOIL BEARING PRESSURE.
2. WRAP ALL BELOW GROUND IRON ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.
3. ALL TEES, BENDS, PLUGS, ETC. SHALL BE MECHANICALLY RESTRAINED BY MEGALUG OR APPROVED EQUAL.

City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS HORIZONTAL AND VERTICAL (DOWNWARD) THRUST BLOCKING	REVISED MAY 2019 SCALE: N.T.S. SHEET: W-7



VERTICAL THRUST BLOCK TABLE

11.25°			22.50°		30.00°		45.00°		67.50°		90.00°		
I.D. (IN.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	I.D. (IN.)
4,6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4,6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12

NOTES:

1. WRAP ALL BELOW GROUND IRON ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.
2. ALL TEES, BENDS, PLUGS, ETC. SHALL BE MECHANICALLY RESTRAINED BY MEGALUG OR APPROVED EQUAL.

City of Lake Worth Texas	WATER SYSTEM CONSTRUCTION DETAILS VERTICAL THRUST BLOCK	REVISED MAY 2019 SCALE: N.T.S. SHEET: W-8

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RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
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CITY WATER DETAILS

Issue Dates:
8.28.2019
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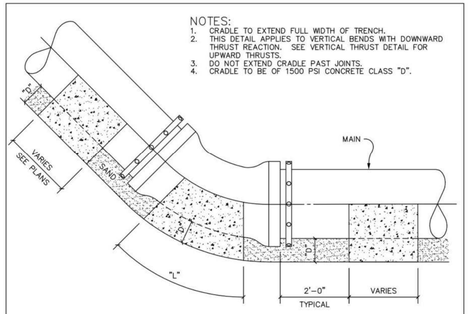
Revisions	Date

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C9.02

Plotted by: Jessie Plot Date: 10/8/2019 2:59 PM
Drawing: X:\19-137-001 - Lakeview Heights\CAD\19-137-001 CITY DETAILS LAKE WORTH.dwg Saved By: Jessie Save Time: 8/28/2019 3:30:05 PM

NOTES:
1. CRADLE TO EXTEND FULL WIDTH OF TRENCH.
2. THIS DETAIL APPLIES TO VERTICAL BENDS WITH DOWNWARD THRUST REACTION. SEE VERTICAL THRUST DETAIL FOR UPWARD THRUSTS.
3. DO NOT EXTEND CRADLE PAST JOINTS.
4. CRADLE TO BE OF 1500 PSI CONCRETE CLASS "D".



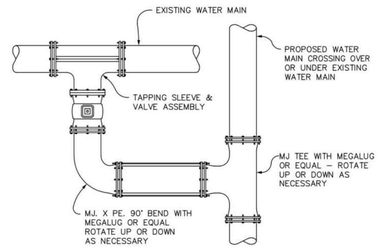
CONCRETE CRADLE TABLE

"D" = 6" MINIMUM OR TO UNDISTURBED SOIL

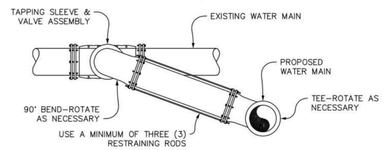
PIPE SIZE	90° BENDS		45° BENDS		22.50° BENDS		11.25° BENDS	
	"L"	MIN. AREA sf	"L"	MIN. AREA sf	"L"	MIN. AREA sf	"L"	MIN. AREA sf
6"	6"	1.50	1'-0"	.83	1'-0"	.83	1'-0"	.83
8"	1'-6"	2.66	1'-3"	1.44	1'-0"	.83	1'-0"	.83
10"	2'-0"	4.17	1'-6"	2.26	1'-3"	1.15	1'-0"	.83
12"	2'-3"	6.00	1'-9"	3.25	1'-3"	1.65	1'-0"	.83
16"	3'-0"	10.65	2'-3"	5.76	1'-8"	2.94	1'-2"	1.48

NOTES:
1. BEARING AREAS SHOWN ARE BASED ON 150 PSI TEST PRESSURE AND 3000 PSF ALLOWABLE SOIL BEARING PRESSURE.
2. WRAP ALL BELOW GROUND IRON ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.
3. ALL TEES, BENDS, PLUGS, ETC. SHALL BE MECHANICALLY RESTRAINED BY MEGALUG OR APPROVED EQUAL.

WATER SYSTEM CONSTRUCTION DETAILS CONCRETE CRADLE AT VERTICAL BENDS	REVISED MAY 2019 SCALE: N.T.S.	SHEET: W-9



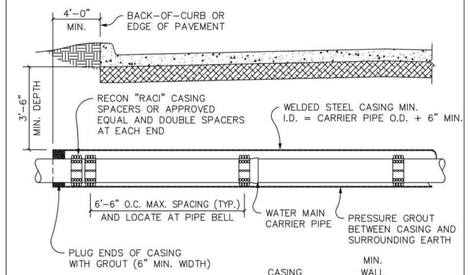
PLAN



SECTION

NOTES:
1. WRAP ALL BELOW GROUND ASSEMBLIES IN POLYETHYLENE ACCORDING TO AWWA C105.
2. THE DIAMETER OF THE CONNECTING PIPE BETWEEN THE PROPOSED AND EXISTING WATER MAINS SHALL HAVE A DIAMETER EQUAL TO THE SMALLER OF THE TWO MAINS TO BE CONNECTED THROUGH THE PROPOSED RING CONNECTION.

WATER SYSTEM CONSTRUCTION DETAILS TYPICAL RING CONNECTION	REVISED MAY 2019 SCALE: N.T.S.	SHEET: W-10



CASING DIAMETER	MIN. WALL THICKNESS
12" OR LESS	0.25"
OVER 12" – 18"	0.3125"
OVER 18" – 22"	0.375"
OVER 22" – 28"	0.4375"
OVER 28" – 34"	0.5"
OVER 34" – 42"	0.5625"
OVER 42" – 48"	0.625"
OVER 48" – 60"	0.6875"

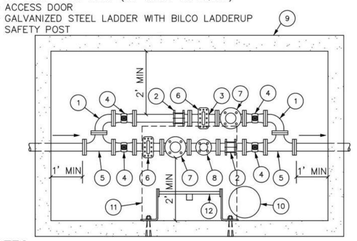
NOTES:
1. WHERE A BORE PIT EXCEEDS 5 FEET IN DEPTH THE CONTRACTOR SHALL INSTALL SHORING OF THE PIT WALLS AS REQUIRED BY OSHA.
2. WHERE A BORE IS TO BE PARTIALLY OR COMPLETELY ABANDONED, SAID BORE SHALL BE COMPLETELY FILLED WITH HYDRAULICALLY PLACED CEMENT GROUT.
3. CASING SHALL BE EXTENDED TO THE RIGHT-OF-WAY LINE FOR STATE HIGHWAY AND RAILROAD CROSSINGS.
4. THE EDGE OF BORE PIT SHALL BE A MINIMUM OF 4' BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
5. STEEL CASING PIPE SHALL HAVE A MINIMUM YIELD STRENGTH OF 35 KSI.

WATER SYSTEM CONSTRUCTION DETAILS WATER LINE BORE AND CASING	REVISED MAY 2019 SCALE: 3/8" = 1'	SHEET: W-11

MATERIALS LIST:
1 – D.I. 90° BEND FLG. x FLG.
2 – RESTRAINED COUPLING OR EXPANSION JOINT
3 – BYPASS LINE
4 – GATE VALVE OS&Y W/ CHAIN & LOCK FLG. X FLG.
5 – D.I. TEE FLG. X FLG.
6 – STRAINER
7 – COMPOUND OR TURBINE METER
8 – TESTING TEE FLG. X FLG. WITH 2" GATE VALVE AND FLG. X THREADED END DISCHARGE PIPE
9 – PRECAST METER VAULT
10 – 12" SUMP x 24" DEEP (12" R.C.P. OR EQUAL)
11 – ACCESS DOOR
12 – GALVANIZED STEEL LADDER WITH BILCO LADDERUP SAFETY POST

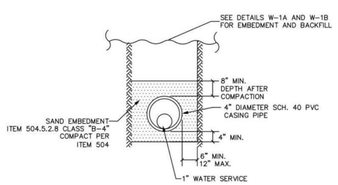
MINIMUM VAULT SIZE

METER	VAULT
3 INCH	6'X8'
4 INCH	6'X8'
6 INCH	8'X10'

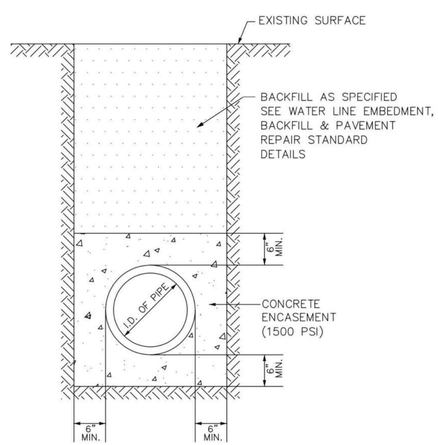


NOTES:
1. A J-4AL BILCO DOOR (3'x3') SHALL BE SPECIFIED FOR 3" AND AND 4" METER VAULTS. A JD-2AL BILCO DOOR (4'x4') SHALL BE SPECIFIED FOR 6" AND 8" METER VAULTS OR APPROVED EQUAL. DOOR SHALL BE DESIGNED FOR AASHTO H-20 WHERE APPLICABLE.
2. ALL VAULTS SHALL BE BROOKS, AMERICAN OR APPROVED EQUAL AND DESIGNED FOR AASHTO H-20 OR H-20-44 LIVE LOADS.
3. DOOR DRAIN SHALL BE PLUMBED TO OUTSIDE OF VAULT.
4. ALL WALL PENETRATIONS SHALL BE SEALED WITH LINK SEAL OR APPROVED EQUAL.
5. PIPE AND FITTINGS SHALL BE CONSTRUCTED A MIN. OF 1' ABOVE THE VAULT FLOOR. A CONCRETE PEDESTAL SHALL BE INSTALLED AT THE MID POINT OF THE PIPING ASSEMBLY FOR HORIZONTAL SUPPORT.
6. BYPASS LINE SHALL BE SAME SIZE AS MAIN LINE.
7. METER'S SHALL BE BADGER SPECIFIED BY THE CITY.

WATER SYSTEM CONSTRUCTION DETAILS 3" AND LARGER METER VAULT	REVISED MAY 2019 SCALE: 1/2" = 1'	SHEET: W-12



WATER SYSTEM CONSTRUCTION DETAILS SERVICE LINE ENCASEMENT	REVISED MAY 2019 N.T.S.	SHEET: W-14



WATER SYSTEM CONSTRUCTION DETAILS CONCRETE ENCASEMENT	REVISED MAY 2019 SCALE: N.T.S.	SHEET: W-15

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-896-0976 - Firm Registration #F-15893

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LAKEVIEW HEIGHTS RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

CITY WATER DETAILS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date
Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C9.03

Plotted by: Jessie Plot Date: 10/8/2019 3:00 PM
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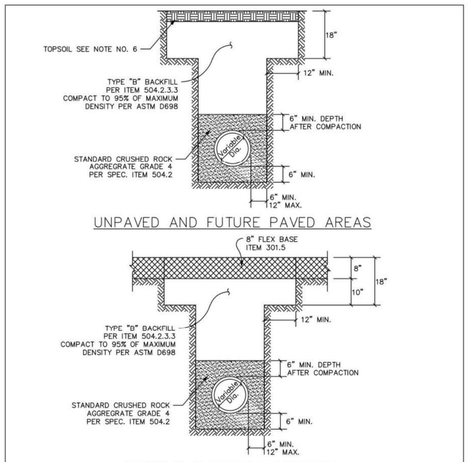
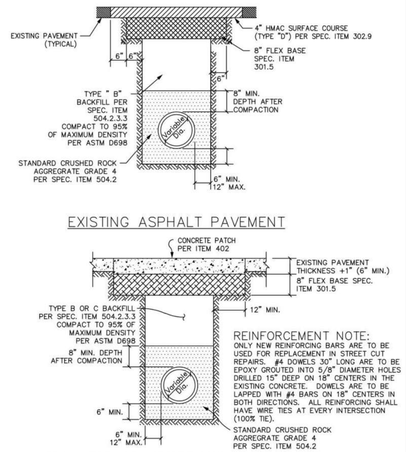


NOTES:

1. AT THE END OF EACH WORK DAY ALL SPOILS SHALL BE REMOVED FROM THE CITY & TxDOT R.O.W. UNLESS PRIOR WRITTEN PERMISSION IS OBTAINED FROM THE OWNER TO STORE SPOILS IN DESIGNATED SPOIL STORAGE AREAS THAT DO NOT OBSTRUCT AUTOMOBILE OR PEDESTRIAN TRAFFIC.
2. ALL BACKFILL SHALL BE PER SPEC. ITEM 504 AND SHALL BE COMPACTED PER SPEC. ITEM 504. ROCKS GREATER THAN 4" IN DIA. SHALL BE REMOVED FROM ANY NATIVE MATERIAL USED AS BACKFILL.
3. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW-CUT LINES PER SPEC. ITEM 402.3.
4. A MAXIMUM OF 200 FT. OF OPEN TRENCH WILL BE ALLOWED AT ANY TIME, UNLESS APPROVED BY THE CITY ENGINEER.
5. IN SANDY SOILS THE CRUSHED ROCK EMBEDMENT SHALL BE WRAPPED IN A FILTER FABRIC.
6. TOPSOIL SHALL BE 4 INCHES IN DEPTH AND SHALL BE LOOSE AND FREE OF ROCKS OR CLODS GREATER THAN 1/4" IN DIAMETER. ALL TOPSOIL SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER EMBEDMENT & BACKFILL	REVISED MAY 2019 SCALE: 1" = 2' SHEET: D-1	



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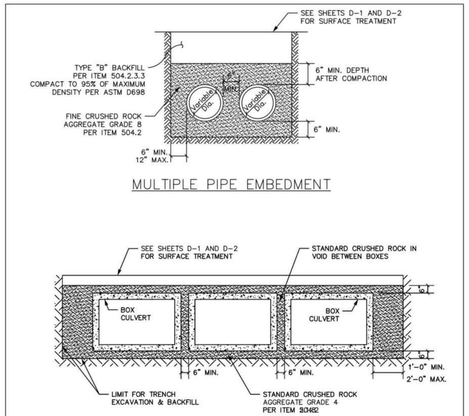
DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER EMBEDMENT & BACKFILL	REVISED MAY 2019 SCALE: 1" = 2' SHEET: D-2	



NOTES:

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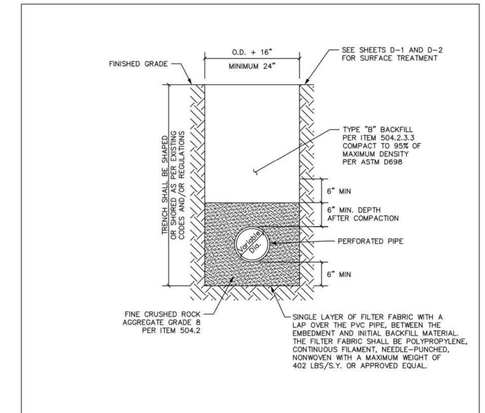
DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER EMBEDMENT & BACKFILL	REVISED MAY 2019 SCALE: 1" = 2' SHEET: D-3	



NOTES:

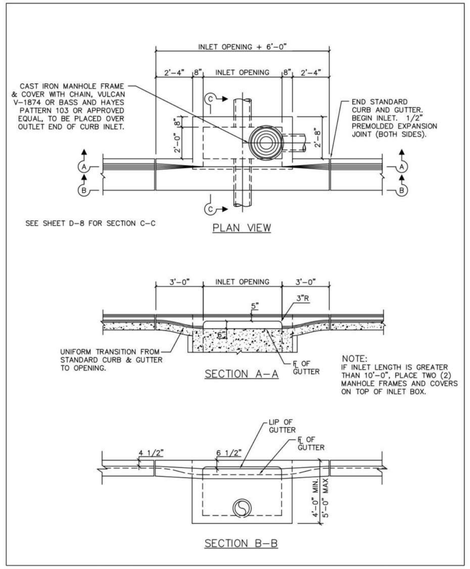
1. WHERE THE CONTRACTOR ENCOUNTERS UNDERGROUND WATER, A SUBSURFACE DRAINAGE SYSTEM SHALL BE INSTALLED, WITH THE DISCHARGE OF SAID SYSTEM BEING CARRIED TO THE NEAREST STORM DRAIN SYSTEM OR NATURAL WATER SHED SYSTEM.
2. THE SUBSURFACE DRAINAGE SYSTEM SHALL BE CONSTRUCTED WITH A MINIMUM SIZE OF SIX (6) INCH DIAMETER TYPE PS-46 PVC PIPE, OR APPROVED EQUAL. THE PIPE SHALL MEET ALL CURRENT ASTM F758 REQUIREMENTS, AND SHALL HAVE GASKET TYPE JOINTS. THE PERFORATED AND CONDUCTING PIPES SHALL BE WHITE IN COLOR.
3. IN SANDY SOILS THE CRUSHED ROCK EMBEDMENT SHALL BE WRAPPED IN A FILTER FABRIC.
4. CLEANOUTS SHALL BE INSTALLED AT THE END OF EACH PIPING SYSTEM.
5. FRENCH DRAINS SHALL BE SHOWN ON ALL RECORD DRAWINGS.

DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER SUBSURFACE DRAIN	REVISED MAY 2019 SCALE: 3/4" = 1' SHEET: D-4	

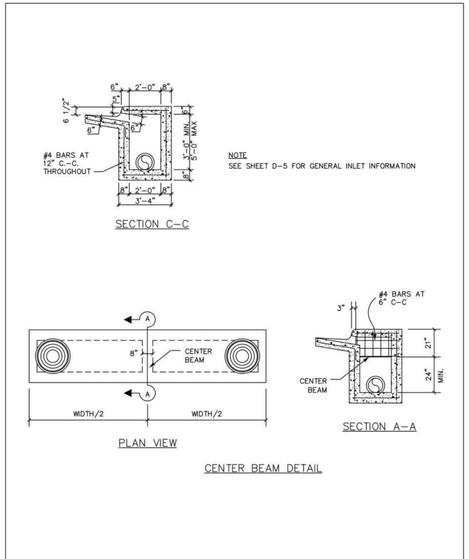
GENERAL NOTES:

1. IN GENERAL, INLET REINFORCING STEEL SHALL BE #4 BARS ON 12" CENTERS BOTH WAYS FOR GUTTER, BOTTOM SLAB ENDS, FRONT AND BACK WALLS, AND #4 BARS ON 6" CENTERS BOTH WAYS FOR TOP SLAB. AN ADDITIONAL #6 BAR SHALL BE PLACED IN THE FRONT EDGE OF THE TOP SLAB IN THE INLETS AND ADDITIONAL REINFORCING STEEL SHALL BE PLACED AROUND MANHOLES AS SHOWN.
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. ALL CONCRETE SHALL BE CLASS "A" PER ITEM 303. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4".
4. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 2" TO THE CENTERS OF THE BARS.
5. 10'-0" OF EXISTING CURB AND GUTTER UPSTREAM AND 10'-0" OF EXISTING CURB AND GUTTER DOWNSTREAM SHALL BE REMOVED AND REPOURED INTEGRALLY WITH EACH INLET.
6. ALL BACK FILLING SHALL BE IN ACCORDANCE WITH ITEM 504 TO 95% STANDARD PROCTOR DENSITY.
7. CENTER BEAM IS REQUIRED FOR ALL INLET OPENINGS GREATER THAN 10'-0".
8. TWO MANHOLE FRAMES AND COVERS ARE REQUIRED WHEN INLET OPENING IS GREATER THAN 10'-0".
9. ALL INLET FLOORS ARE TO HAVE A 2% SLOPE TOWARDS THE OUTLET PIPE.
10. MINIMUM INLET OPENING SIZE IS 5'-0".
11. MAXIMUM INLET OPENING SIZE IS 20'-0".
12. OUTLET PIPE TO BE PLACED AT LOWEST END OF FLOOR INLET. MANHOLE COVER TO BE PLACED ABOVE OUTLET END OF INLET.
13. MANHOLE FRAME AND COVER SHALL BE CAST IRON, VULCAN V-1874 OR BASS AND HAYES PATTERN 103 OR APPROVED EQUAL.
14. MANHOLE COVERS SHALL HAVE CHAINS ATTACHED TO PREVENT COVERS FROM BEING WASHED AWAY DURING FLOOD CONDITIONS.

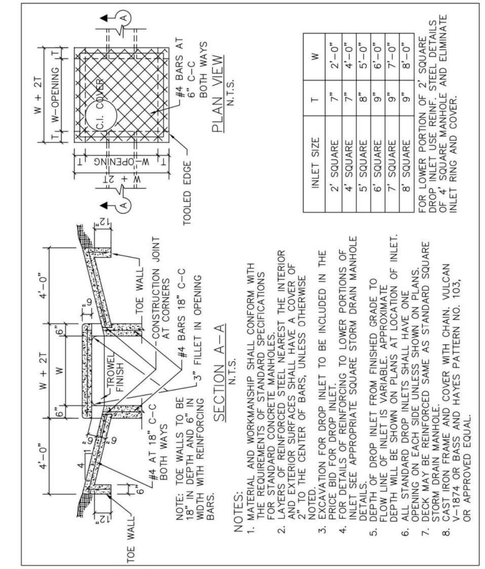
DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER INLET GENERAL NOTES	REVISED MAY 2019 SCALE: N/A SHEET: D-5	



DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER CURB INLET	REVISED MAY 2019 SCALE: 1/4" = 1' SHEET: D-6	



DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER CURB INLET	REVISED MAY 2019 SCALE: 1/4" = 1' SHEET: D-8	


W + 2T
T
W-OPENING
T
CL. COVER
#4 BARS AT 6" C-C BOTH WAYS
TOOLED EDGE
PLAN VIEW
N.T.S.
4'-0"
6"
W
6"
W + 2T
4'-0"
TROWEL FINISH
TOE WALL
CONSTRUCTION JOINT
#4 BARS 18" C-C
3" FILLET IN OPENING
#4 AT 18" C-C BOTH WAYS
NOTE: TOE WALLS TO BE 18" IN DEPTH AND 6" IN WIDTH WITH REINFORCING BARS.
TOE WALL
SECTION A-A
N.T.S.
NOTES:
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES.
2. LAYERS OF REINFORCED STEEL NEAREST THE INTERIOR AND EXTERIOR FACES SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. EXCAVATION FOR DROP INLET TO BE INCLUDED IN THE PRICE BID FOR DROP INLET.
4. FOR DETAILS OF REINFORCING TO LOWER PORTIONS OF INLET SEE APPROPRIATE SQUARE STORM DRAIN MANHOLE DETAILS.
5. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET. ALL LADDERS TO BE INSTALLED IN ISLAND OPENING ON EACH SIDE UNLESS SHOWN ON PLANS.
6. DECK MAY BE REINFORCED SAME AS STANDARD SQUARE STORM DRAIN MANHOLE.
7. COAST IRON FRAME AND COVER WITH CHAIN, VULCAN V-1874 OR BASS AND HAYES PATTERN NO. 103, OR APPROVED EQUAL.
8. FOR LOWER PORTION OF 2' SQUARE DROP INLET, USE 4' SQUARE DETAILS OF 4' SQUARE MANHOLE AND ELIMINATE INLET RING AND COVER.

INLET SIZE	T	W
2' SQUARE	7"	2'-0"
4' SQUARE	7"	4'-0"
5' SQUARE	8"	5'-0"
6' SQUARE	9"	6'-0"
7' SQUARE	9"	7'-0"
8' SQUARE	9"	8'-0"

DRAINAGE SYSTEM CONSTRUCTION DETAILS STORM SEWER DROP INLET	REVISED MAY 2019 SCALE: N.T.S. SHEET: D-9	

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ENGINEER OF RECORD: ANNA C. BLACKWELL, P.E. TX. REG. NO. 97350

LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

CITY STORM SEWER DETAILS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date
Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C9.04

Plotted by: Jessie Plot Date: 10/8/2019 3:02 PM
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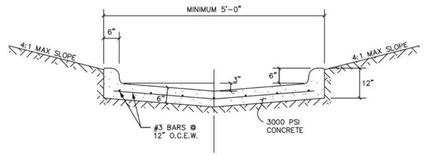
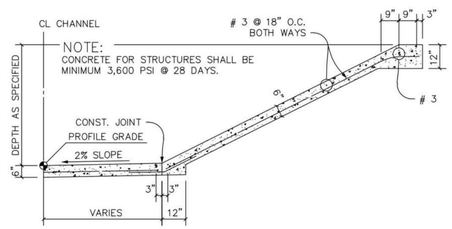


NOTES:

1. IF FLUME IS 7' OR WIDER, USE PIPE BOLLARDS 7' x 6" DIA., AND FILL WITH CONCRETE PLACE AT BOTH START AND END OF FLUME BURY TO 4' DEPTH
2. SIDE SLOPES TO BE HYDROMULCHED PER NCTCOG STANDARDS.

DRAINAGE SYSTEM CONSTRUCTION DETAILS
STORM SEWER CURBED FLUME AND PILOT CHANNELS

REVISED MAY 2019
SCALE: 1/2" = 1'
SHEET: D-12

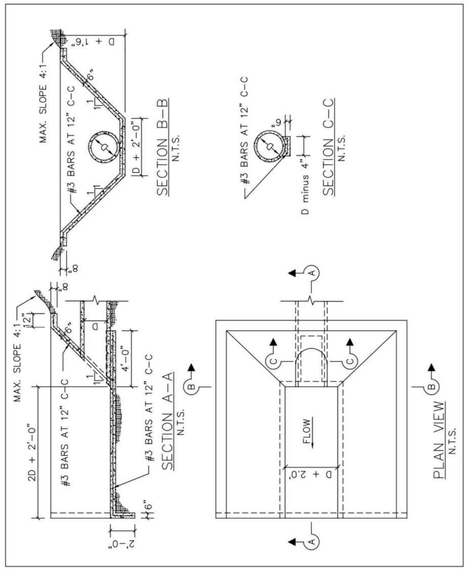


NOTE:
CONCRETE FOR STRUCTURES SHALL BE MINIMUM 3,600 PSI @ 28 DAYS.

NOTE:
RIPRAP TO BE FORMED ON UNDISTURBED SOIL CUT TO GRADE. IF TO BE PLACED ON FILL, ALL FILL SHALL BE PLACED ON BENCHES CUT IN UNDISTURBED SOIL AND FILLED IN 8" LOOSE LIFTS, EACH COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE FILL SO COMPACTED SHALL THEN BE CUT TO GRADE.

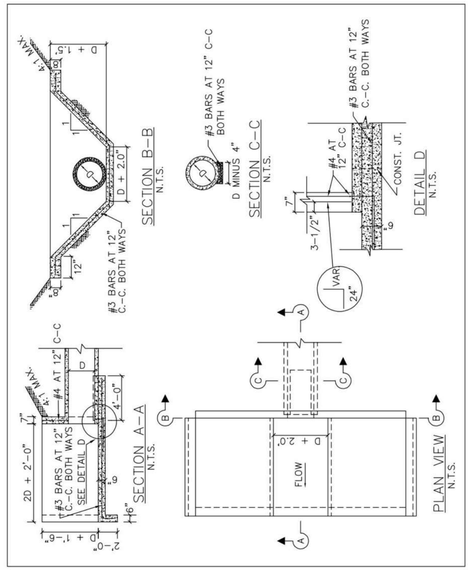
DRAINAGE SYSTEM CONSTRUCTION DETAILS
STORM SEWER CONCRETE RIPRAP

REVISED MAY 2019
SCALE: 3/8" = 1'
SHEET: D-13



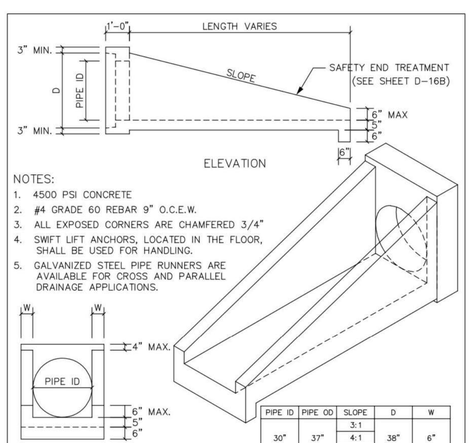
DRAINAGE SYSTEM CONSTRUCTION DETAILS
STORM SEWER SLOPING HEADWALL

REVISED MAY 2019
SCALE: N.T.S.
SHEET: D-14



DRAINAGE SYSTEM CONSTRUCTION DETAILS
STORM SEWER VERTICAL HEADWALL

REVISED MAY 2019
SCALE: N.T.S.
SHEET: D-15



NOTES:

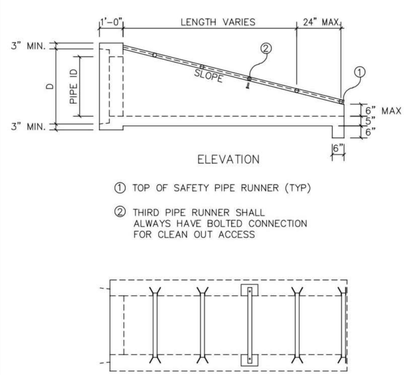
1. 4500 PSI CONCRETE
2. #4 GRADE 60 REBAR 9" O.C.E.W.
3. ALL EXPOSED CORNERS ARE CHAMFERED 3/4"
4. SWIFT LIFT ANCHORS, LOCATED IN THE FLOOR, SHALL BE USED FOR HANDLING.
5. GALVANIZED STEEL PIPE RUNNERS ARE AVAILABLE FOR CROSS AND PARALLEL DRAINAGE APPLICATIONS.

PIPE ID	PIPE OD	SLOPE	D	W
18"	23"	3:1	24"	5"
		4:1		
		6:1		
24"	30"	3:1	31"	5"
		4:1		
		6:1		

PIPE ID	PIPE OD	SLOPE	D	W
30"	37"	3:1	38"	6"
		4:1		
		6:1		
36"	44"	3:1	45-1/2"	6"
		4:1		
		6:1		
42"	51"	3:1	52-3/4"	8"
		4:1		
		6:1		
48"	58"	3:1	60"	8"
		4:1		
54"	65"	3:1	67"	8"

DRAINAGE SYSTEM CONSTRUCTION DETAILS
CULVERT SAFETY END TREATMENTS

REVISED MAY 2019
SCALE: 3/8" = 1'
SHEET: D-16A



① TOP OF SAFETY PIPE RUNNER (TYP)

② THIRD PIPE RUNNER SHALL ALWAYS HAVE BOLTED CONNECTION FOR CLEAN OUT ACCESS

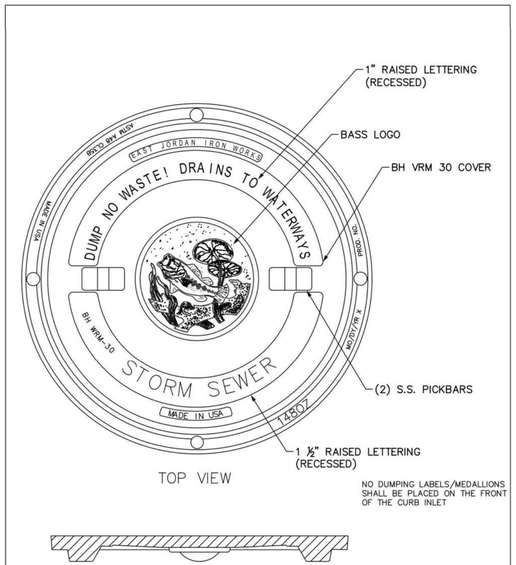
PLAN

NOTES:

1. SAFETY END PIPE SHALL BE 2" DIAMETER.
2. PIPE AND BOLTS SHALL BE GALVANIZED STEEL.

DRAINAGE SYSTEM CONSTRUCTION DETAILS
SAFETY END TREATMENT RUNNERS

REVISED MAY 2019
SCALE: 3/8" = 1'
SHEET: D-16B



TOP VIEW

NO DUMPING LABELS/MEDALLIONS SHALL BE PLACED ON THE FRONT OF THE CURB INLET

DRAINAGE SYSTEM CONSTRUCTION DETAILS
FISH LOGO STORM DRAIN LID

REVISED MAY 2019
SCALE: N.T.S.
SHEET: D-17

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RESTRICTED AGE LIVING CENTER
6835 SUNVIEW DRIVE
LAKE WORTH, TEXAS

CITY STORM SEWER DETAILS

Issue Dates:
8.28.2019
9.20.2019
10.10.2019

Date	Revisions

Scale: AS SHOWN
Drawn By: LJM
Checked By: AA

Sheet
C9.05

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OVERALL LANDSCAPE COLOR PLAN

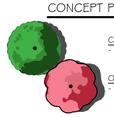
6' WOODEN FENCE SAMPLE PHOTO

MONUMENT SIGN SAMPLE PHOTO

BRANDON INDUSTRIES

STREET LIGHT

CONCEPT PLANT SCHEDULE



CANOPY TREE	39
ORNAMENTAL TREE	29

CITY REQUIREMENTS:

		REQ.	PROV.
LANDSCAPE AREA	20% OF THE SITE SHALL BE LANDSCAPE AREA 460,888SF X .20 = 92,178SF	92,178 (20%)	221,096 (48%)
	40% OF REQUIRED LANDSCAPE AREA IN DESIGNATED FRONT YARD	N/A	

*SAMPLE PHOTOS PROVIDED FOR REFERENCE ONLY. FINAL DESIGNS SHALL BE SUBMITTED TO AND APPROVED BY STAFF IN COMPLIANCE WITH CITY REQUIREEMNTS.

SHEET
L1.0
CONCEPT LANDSCAPE

ISSUE / REVISION RECORD

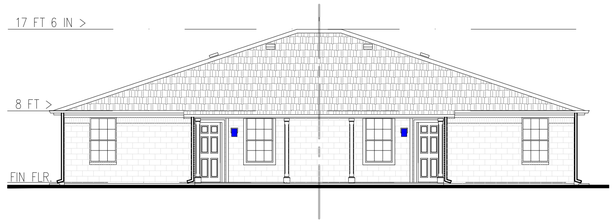
XX-XX-XX	-

G. I. JOSEPH VAUGHN
LANDSCAPE ARCHITECT
LI # 2422

PRELIMINARY PLAN NOT INTENDED FOR CONSTRUCTION OR REGULATORY APPROVAL

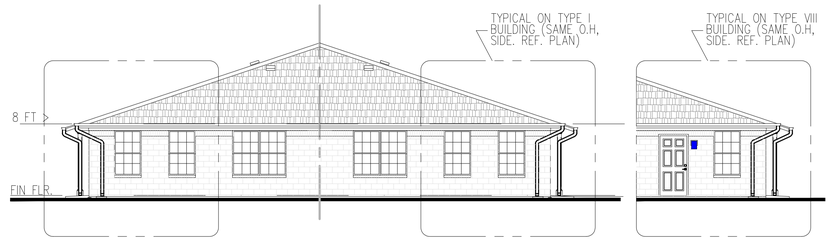
LAKEVIEW HEIGHTS
RESTRICTED AGE LIVING CENTER
LAKE WORTH, TX

G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



A2.5-01 REAR ELEVATION -TYPE I & VIII BUILDING

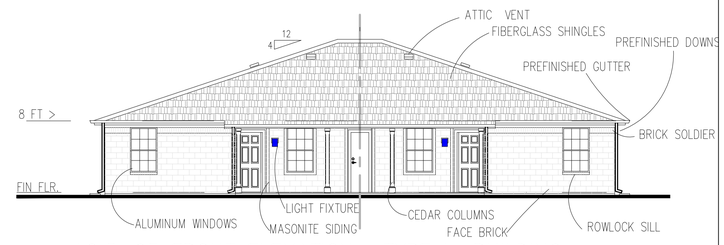
1"=8'



A2.5-02 SIDE ELEVATION -TYPE I & VIII BUILDING

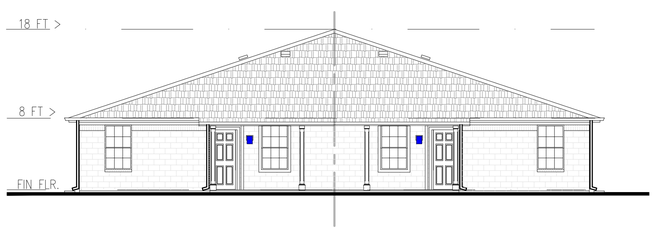
BUILDING TYPE I OPPOSITE SIDE MIRROR IMAGE

1"=8'



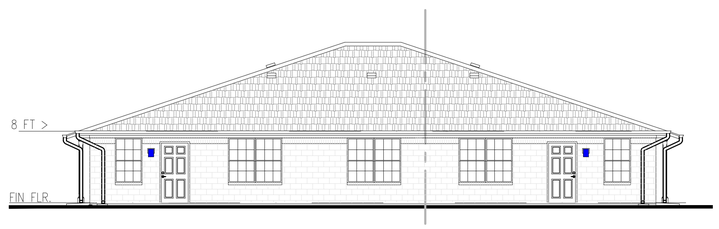
A2.5-03 FRONT ELEVATION -TYPE I BUILDING

1"=8'



A2.5-10 REAR ELEVATION -TYPE IV BUILDING

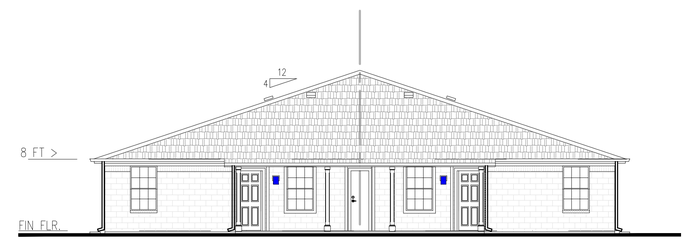
1"=8'



A2.5-11 SIDE ELEVATION -TYPE IV BUILDING

BUILDING TYPE IV OPPOSITE SIDE MIRROR IMAGE

1"=8'



A2.5-12 FRONT ELEVATION -TYPE IV BUILDING

1"=8'

RED POINT DEVELOPMENT INC.
RICHARD SMITH ARCHITECT
2909 RACE STREET
FORT WORTH, TEXAS 76111
817-222-2300

CITY OF LAKE WORTH
SENIOR ACTIVITIES CENTER
4400 HODGKINS ROAD
LAKE WORTH, TEXAS 76135

GENERAL NOTES:

NOT FOR REGULATORY REVIEW, PERMITTING, OR CONSTRUCTION

08-06-08

No.	Date	Item

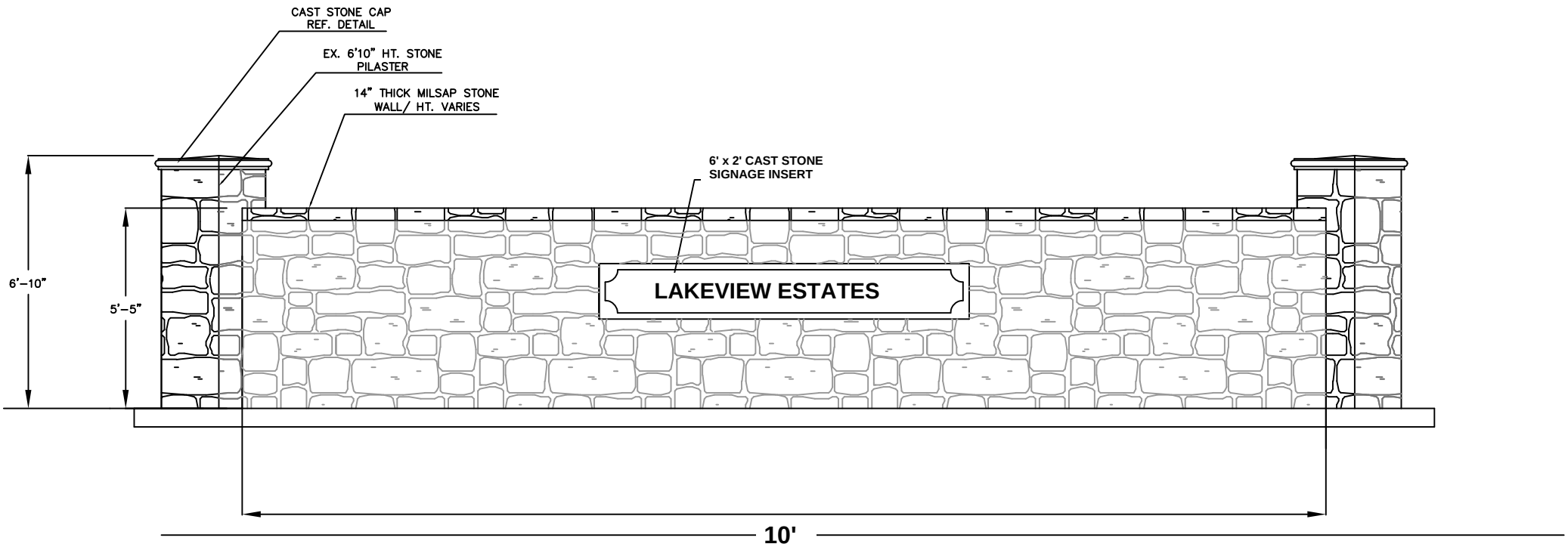
BUILDING ELEVATIONS

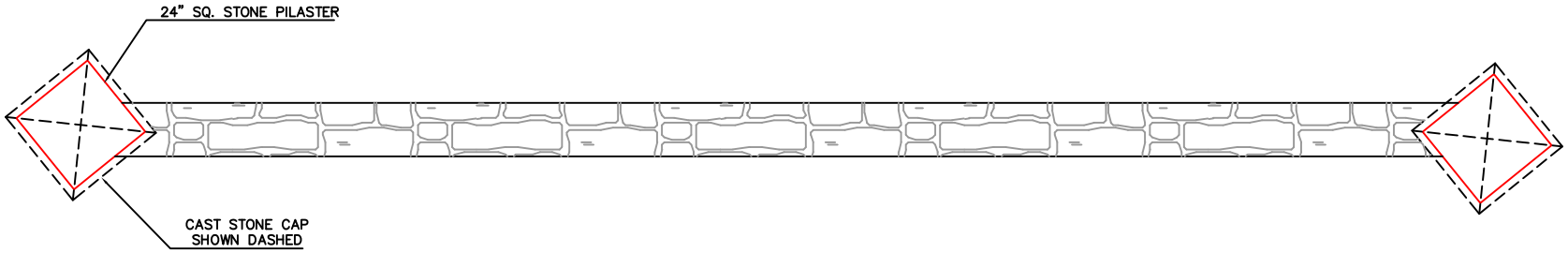
SHEET NUMBER

A2.5

RPD CODE 08006

Date Sheet Created: 10/10/08


CAST STONE CAP
REF. DETAIL
EX. 6'10" HT. STONE
PILASTER
14" THICK MILSAP STONE
WALL/ HT. VARIES
6' x 2' CAST STONE
SIGNAGE INSERT
LAKEVIEW ESTATES
6'-10"
5'-5"
10'

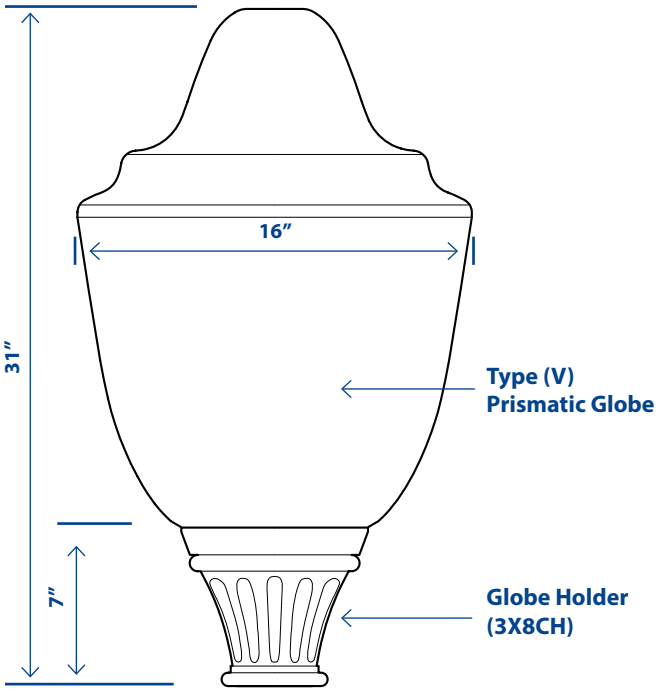

24" SQ. STONE PILASTER
CAST STONE CAP
SHOWN DASHED

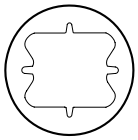
BRANDON INDUSTRIES

Quality Streetscape Solutions

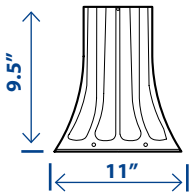
CL6 BASE ANG LUMINAIRE

TRADITIONAL STYLE

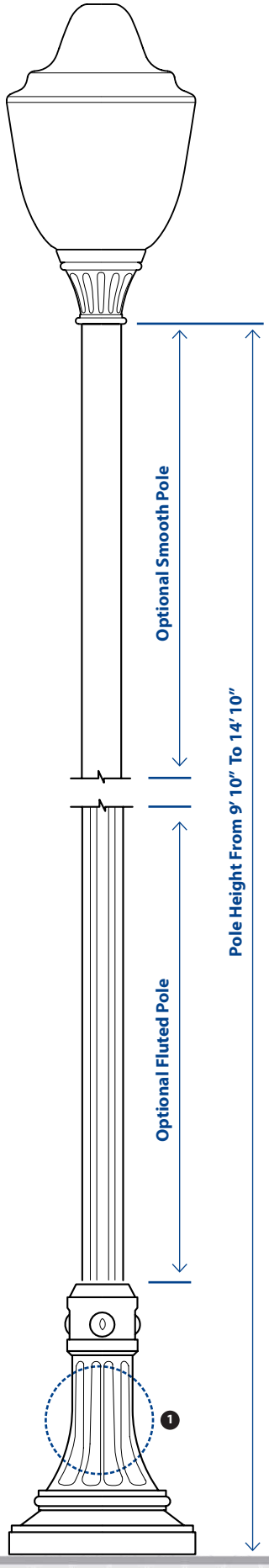




Base Footprint
Circular base pattern requiring four (4) 3/4" anchor bolts



1. Access Door
Height 9.5" Width 11"



Specifications

Base
Height: 25.5"
Width: 17"

Holder
4" OD Pole Capacity

Pole
4" ODx.125" Wall Extruded Aluminum

Globe
Prismatic

Distribution
Type (V)
*Type (III) available as AMG

Fasteners
Stainless Steel

Finish
Polyester Powder-Coat Electrostatically Applied & Thermocured

EISA COMPLIANT 2007

Lamp Selector

LED
☐ LED

Incandescent
☐ Incandescent

High Pressure Sodium
☐ 35 Watt HPS
☐ 50 Watt HPS
☐ 70 Watt HPS
☐ 100 Watt HPS
☐ 150 Watt HPS
☐ 250 Watt HPS

Metal Halide
☐ 70 Watt MH
☐ 100 Watt MH
☐ 150 Watt MH
☐ 175 Watt MH
☐ 250 Watt MH

Additional Options

Pole Height
☐ CL60F - 9' 10"
☐ CL61F - 10' 10"
☐ CL62F - 11' 10"
☐ CL63F - 12' 10"
☐ CL64F - 13' 10"
☐ CL65F - 14' 10"

Pole Style
☐ Smooth
☐ Fluted

1601 Wilmeth Road - McKinney, Texas 75069
Phone: (972) 542-3000 - Toll Free: (800) 247-1274
www.BrandonIndustries.com

BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7922 OR SMEASON@LAKEWORTHTX.ORG

FOR OFFICE USE ONLY
Case No:_____
Date Submitted:_____

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

____ZONING CHANGE _____LAND USE x SITE PLAN _____SITE PLAN AMENDMENT

PROPERTY ADDRESS 4426 Hodgkins Road

CURRENT LEGAL DESCRIPTION Lot 1, Block 2 Lakeview Heights Subdivision

CURRENT ZONING CLASSIFICATION & LAND USE Multi-Family

PROPOSED ZONING CLASSIFICATION & LAND USE Multi-Family

TOTAL ACRES 10.58 # OF LOTS 1

APPLICANT/DEVELOPER INFORMATION

NAME Cortell Development Group
ADDRESS 4532 Lodestone Lane CITY Fort Worth
STATE Texas ZIP 76123 EMAIL correen1989@gmail.com
PHONE 817-422-2290 FAX

PROPERTY OWNER INFORMATION

NAME MEI Investments
ADDRESS 1911 E. Division CITY Arlington
STATE Texas ZIP 76123 EMAIL sam@automax4u.com
PHONE FAX

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Carrillo Engineering
ADDRESS 201 Main Street CITY Fort Worth
STATE Texas ZIP EMAIL anna.blackwell@carrilloengineering.com
PHONE 817-456-9586 FAX

I hereby certify that I am the owner of the property described above and further certify that the information provided on this development application is true and correct. I further understand that the public hearing for this project will not be scheduled until the application fee(s) have been paid and the plans have been reviewed and accepted by City staff. *IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.*

Coreen C. Robertson *must be original signature* 7/18/2019

SIGNATURE OF OWNER, AGENT, OR APPLICANT DATE

GENERAL INFORMATION

Civil construction plan submittals shall meet the following general sheet requirements and order:

1. Cover Sheet with Vicinity Map (Project Name, Address, Legal Description, Type of Plan(s), and Current Date shall be shown on cover)
2. Final Plat
3. Site Layout
4. Dimensional Control Plan
5. Paving Plan and Profile
6. Grading Plan
7. Drainage Area Map
8. Storm Sewer Layout
9. Storm Sewer Plan and Profile
10. Water Layout
11. Water Plan and Profile
12. Sanitary Sewer Layout
13. Sanitary Sewer Plan and Profile
14. Storm Water Pollution Prevention Plan (Erosion Control Plan)
15. Traffic Control Plan
16. Standard Construction Details

Construction plans must be 100% complete at the time of submittal. Any incomplete sets of construction plans shall be returned unreviewed.

SUBMITTAL CHECKLIST

The following items must be turned in for the subdivision plat application to be accepted and processed by this department:

x ____ DEVELOPMENT APPLICATION
x ____ OWNER AUTHORIZATION FORM (IF APPLICABLE)
X ____ APPLICATION FEE (VERIFY WITH P&Z ADMINISTRATOR)
x ____ FOUR (4) HARD COPIES OF DEVELOPMENT PLAN, CIVIL CONSTRUCTION PLANS OR SITE PLAN AMENDMENT PLAN (WHICHEVER IS APPLICABLE) **(ACCEPTED SIZE 24" x 36")**
x ____ ELECTRONIC VERSION (.pdf) OF THE PLANS EMAILED TO SMEASON@LAKEWORTHTX.ORG

OFFICE USE ONLY

Fee: 5,550.00
Date Paid: 5.24.19
Receipt #: P19-0574
Ownership Verified:
☑ YES ☐ NO
Taxes Paid:
☑ YES ☐ NO
Liens Paid:
☑ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date: ____
Public Hearing 200' Notification Deadline Date: ____
P&Z Commission Meeting Date: ____
City Council Meeting Date: ____

Approval Date: ____
Ordinance Number: ____
Instrument #: ____

UPDATED

CITY OF LAKE WORTH
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

SITE PLAN REQUEST
PLANNING & ZONING CASE #PZ-2019-21

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the property has made application for a Site Plan (Age Restricted Senior Living). You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at 6:30 p.m. on Tuesday, August 20, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a site plan for the Age Restricted Senior Living Community an approximately 10.58-acre tract of land, currently legally known as Abstract 188, Tract 2CC, John Breeding Survey, Tarrant County, Texas, being that all of the certain called 10.58-acre parcel of land, which when platted will become Block 2, Lot 1, Lakeview Estates Subdivision recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property to be considered is generally described as a 10.58-acre parcel of land located at 4426 Hodgkins Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, September 10, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed site plan for the above listed property. All interested parties are encouraged to attend.

Please note the City Council public hearing was moved to Monday, October 7, 2019, same time and location. However, the public hearing will be recommended to be moved to the November 12, 2019 City Council Meeting at this meeting as the Planning & Zoning Commission moved to table the item until the October 15, 2019 meeting and Planning and Zoning must act on it prior to City Council.

(VICINITY MAP ON REVERSE)

MEI Investments LLC
108 N Collins Street
Arlington, Texas 76011-7316

Jose Hernandez
6737 Wallis Road
Lake Worth, Texas 76135-2215

Douglas Alan Tr Frank
152 Rainbow Dr #5236
Livingston, Texas 77399-1052

C E & Susie G Underwood, Jr.
4309 Lakeview Drive
Lake Worth, Texas 76135-2236

Emily Anne Trice & Isaac Miguel Cadena
6801 Wallis Road
Lake Worth, Texas 76135

David M & Nancy L Love
4320 Lakeview Drive
Lake Worth, Texas 76135-2234

Rick & Carol Chronister
2021 Walter Smith road
Azle, Texas 76020-4327

Kathy Walker
7375 Hickey Road
Azle, Texas 76020-5611

Lee A C & Mi Suk Malins
4324 Lakeview Drive
Lake Worth, Texas 76135-2234

Isaac Lee & Christy Colleen Lawrence
6709 Wallis Road
Lake Worth, Texas 76135

Sally Ann Love
6720 Wallis Road
Lake Worth, Texas 76135-2216

Donna E & Jeffrey D Summers
4400 Lakeview Drive
Lake Worth, Texas 76135-2233

Shekhinah Ent Inc
6713 Wallis Road
Lake Worth, Texas 76135

Kenneth Allen Westerman
6716 Wallis Road
Lake Worth, Texas 76135-2216

Debra K & Randy Lee Haggard
6809 Wallis Road
Lake Worth, Texas 76135

Sergio E & Maria Lopez
6717 Wallis Road
Lake Worth, Texas 76135-2215

Lowell J & Lula Masterson
6712 Wallis Road
Lake Worth, Texas 76135-2216

Pefector & E S Sanchez, Jr.
6813 Wallis Road
Lake Worth, Texas 76135-2217

James F & Elke E Barnard
6721 Wallis Road
Lake Worth, Texas 76135-2215

Lighthouse Homes LLC
1909 Central Drive Ste 110
Bedford, Texas 76021-5846

Leonel Garcia
4913 Woodmeadow Drive
Fort Worth, Texas 76135-1824

Rebecca P Draus
6725 Wallis Road
Lake Worth, Texas 76135-2215

Joe L & Blanca M Bejaran
6704 Wallis Road
Lake Worth, Texas 76135-2216

Stacia Louise Scott
6821 Wallis Road
Lake Worth, Texas 76135-2217

Cynthia Donahue
6729 Wallis Road
Lake Worth, Texas 76135-2215

Roberto & Maria Rubio
4308 Lakeview Drive
Lake Worth, Texas 76135-2234

Wanda J Watts
6825 Wallis Road
Lake Worth, Texas 76135-2217

Mauro Cisneros
6733 Wallis Road
Lake Worth, Texas 76135-2215

Preston James Ponder
4312 Lakeview Drive
Lake Worth, Texas 76135-2234

Dominique A Martin
4400 Hodgkins Road
Lake Worth, Texas 76135-2137

Tjuana D Minter
4404 Hodgkins Road
Lake Worth, Texas 76135-2137

Rudolph & Glenda Thompson
4408 Hodgkins Road
Lake Worth, Texas 76135-2137

William C & Pamela Abshire
PO Box 676
Azle, Texas 76098-0676

L B Leanord
6828 Wallis Road
Lake Worth, Texas 76135-2218

Yon Kim Yocum
6824 Wallis Road
Lake Worth, Texas 76135-2218

Todd E Hart Etal
609 Kentwood Circle
Bedford, Texas 76021

Joel Cordero
4105 Highland Lake Drive
Lake Worth, Texas 76135

Manuel Flores
6812 Wallis Road
Lake Worth, Texas 76135-2218

Gene P Tate
6808 Wallis Road
Lake Worth, Texas 76135-2218

Michelle & Andrew G Green
6804 Wallis Road
Lake Worth, Texas 76135-2218

Jane H Barber
6800 Wallis Road
Lake Worth, Texas 76135-2218

Joe A Pittman III
326 W Harwood Rd Apt C
Hurst, Texas 76054

Kerry Lee Humphries
6000 Timberwolfe Lane
Fort Worth, Texas 76135-5214

Evelio & Resendiz Trejo
3229 Delaware Trail
Lake Worth, Texas 76135-3942

Susana Amador
6724 Wallis Road
Lake Worth, Texas 76135-2216

Tina E Bailey
4404 Lakeview Drive
Lake Worth, Texas 76135-2233

Juan & Maricela Roa
4408 Lakeview Drive
Lake Worth, Texas 76135

Tania Cole
4412 Lakeview Drive
Lake Worth, Texas 76135-2233

Theresa Goolsby
4416 Lakeview Drive
Lake Worth, Texas 76135-2233

Julian L & Maria R Uribe
4313 Lakeview Drive
Lake Worth, Texas 76135-2229

Jose Montoya Perez
4317 Lakeview Drive
Lake Worth, Texas 76135-2229

Leonard F & Keri M Knight
4321 Lakeview Drive
Lake Worth, Texas 76135-2229

Cristine & Minnie M Bowen
4325 Lakeview Drive
Lake Worth, Texas 76135-2229

Earl A Bernard, Jr.
4401 Lakeview Drive
Lake Worth, Texas 76135-2230

Hilario F Flores, Sr.
4405 Lakeview Drive
Lake Worth, Texas 76135-2230

Edward R Wanser
4409 Lakeview Drive
Lake Worth, Texas 76135-2230

Carmina Jimenez
4413 Lakeview Drive
Lake Worth, Texas 76135-2230

Jose Noe Macias
4313 Plantation Drive
Benbrook, Texas 76116

Lavern Martine Est
4421 Lakeview Drive
Lake Worth, Texas 76135-2230

Timothy Kirk Chitty
6700 Lakeside Drive
Lake Worth, Texas 76135-2212

KCS Properties Inc
1806 Layton Avenue
Haltom City, Texas 76117

Alma R Pedraza
6512 Lakeside Cove
Lake Worth, Texas 76135-1600

Rosa Reyes
6712 Lakeside Drive
Lake Worth, Texas 76135-2212

Krista Les Hilliard
6716 Lakeside Drive
Lake Worth, Texas 76135-2212

Michelle Swiney
6720 Lakeside Drive
Lake Worth, Texas 76135-2212

Gloria G Traversie
6724 Lakeside Drive
Lake Worth, Texa s76135-2212

Romola Lopez
3220 Browing Ct W
Fort Worth, Texas 76116

Hector & Raquel Bazaldua
6732 Lakeside Drive
Lake Worth, Texas 76135-2212

Richard Arizola
6736 Lakeside Drive
Lake Worth, Texas 76135-2212

Charla D Chambliss
6800 Lakeside Drive
Lake Worth, Texas 76135

Steve Alan & Marla Nehrt
6804 Lakeside Drive
Lake Worth, Texas 76135-2214

Betsy Tipton
6812 Lakeside Drive
Lake Worth, Texas 76135

Betsy Tipton
6812 Lakeside Drive
Lake Worth, Texas 76135

Homer A & Mary Jo Gibson
PO Box 136096
Fort Worth, Texas 76136-0096

Arnoldo Murillo & Selena Barrera
6820 Lakeside Drive
Lake Worth, Texas 76135

Antonio & Rebecca Frias
6824 Lakeside Drive
Lake Worth, Texas 76135-2214

Rafael & Marceli Dominguez
4500 Hodgkins Road
Lake Worth, Texas 76135-1613

Lake Worth Baptist Church
4445 Hodgkins Road
Lake Worth, Texas 76135-2136

Lake Worth Baptist Church
4447 Hodgkins Road
Lake Worth, Texas 76135-2136

Jose Luis Morales
4417 Hodgkins Road
Lake Worth, Texas 76135-2136

Richard A & Minnie Eiswald
4409 Hodgkins Road
Lake Worth, Texas 76135-2136

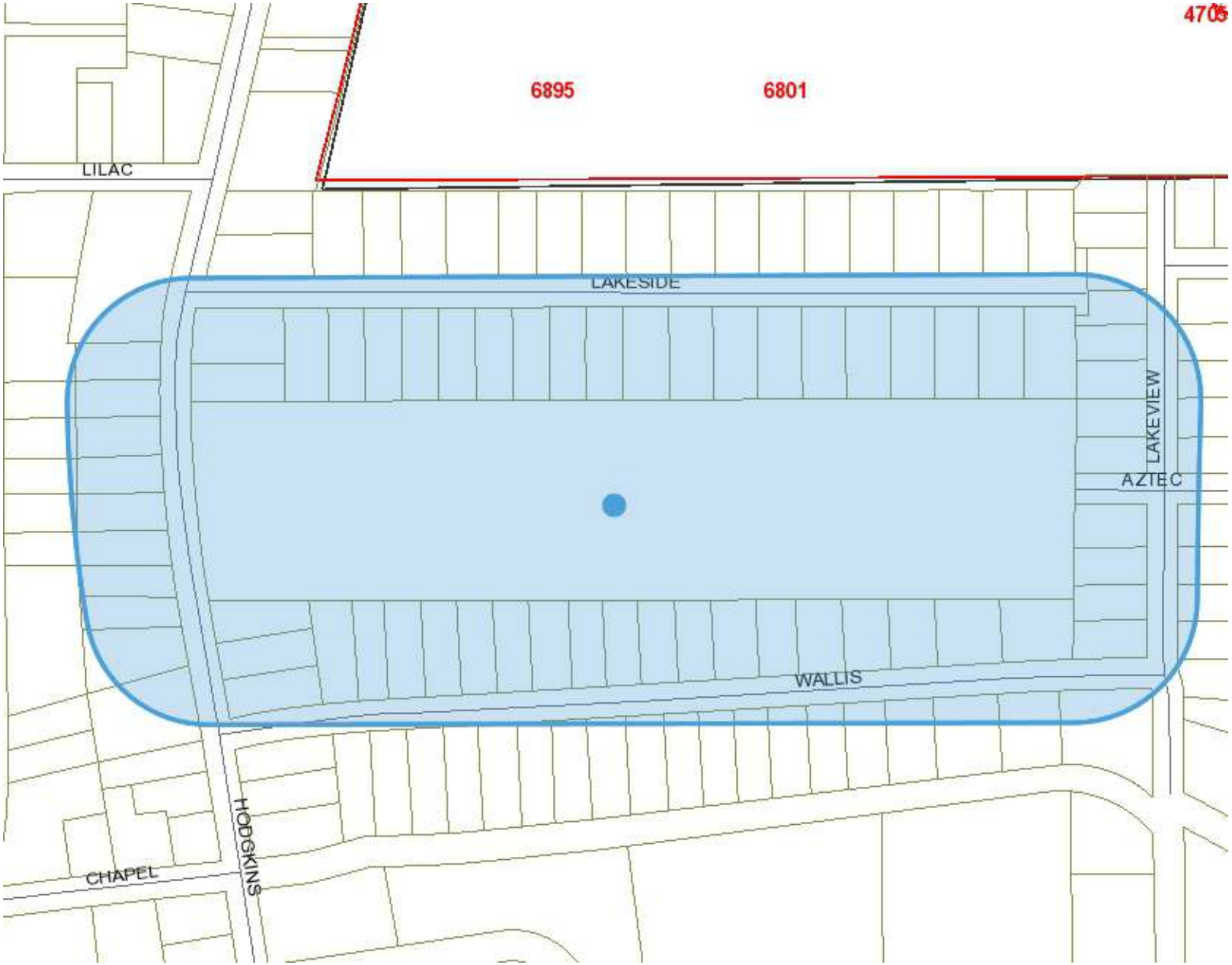
Thomas W & Jo Anne Miller
4401 Hodgkins Road
Lake Worth, Texas 76135-2136

Patrick Joseph Cummings
4324 Williams Spring Road
Lake Worth, Texas 76135-2125

Florentino & Rosa Montalvo
12160 Saint Andrews Pl
Miramar, FL 33025

Ed G & Patricia Haning
6817 Lakeside Drive
Lake Worth, Texas 76135-2213

4426 Hodgkins Road - 200' Notification Map



Legend

- PARCELS
- Lots
- Arterials
- Freeways
- Streets
- Tarrant County Streets
- Parks
- Lakes
- City Limit
- Extraterritorial Jurisdiction (ETJ)

FORT WORTH®

8/9/19 3:24 PM

1: 2,836

0.1 0 0.04 0.1 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
AUG 14 2019

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the pubic record for the case. *(Phone numbers and emails will be redacted for privacy.)*

☒ I am **FOR** the proposed Site Plan as explained on the attached public notice for Case #PZ-2019-21 (Site Plan - 4426 Hodgkins Road).

* For anything other than mobile (manufactured) homes.

☐ I am **AGAINST** the proposed Site Plan as explained on the attached public notice for Case #PZ-2019-21 (Site Plan - 4426 Hodgkins Road).

Property Owner Name: Charles Underwood
(Please print)

Mailing Address: 4309 Lakeview, Dr. Lake Worth TX 76135

Phone: 817-781-9720 Email: woody_su@hotmail.com
underscore

Signature: Charles Underwood Date: 8/14/2019

Property Address(s) *(within 200' of subject property)*: 4309 Lakeview Dr.

COMMENTS:

* The notice that came with this did not state what was planned (to be built) on the land other than it being an "age restricted senior living" area.

→ I am for any building on the property other than mobile (manufactured) homes.

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **THURSDAY, AUGUST 15, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: 4309 Lakeview Drive

Legal Description: Blk 15, Lot 1, Crestridge Addition

Received By: S Meason Date: 8.14.19

Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
AUG 15 2019

PUBLIC COMMENT FORM

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☒ I am **AGAINST** the proposed Site Plan as explained on the attached public notice for Case #PZ-2019-21 (Site Plan - 4426 Hodgkins Road).

Property Owner Name: EARL BERNARd
(Please print)

Mailing Address: 4401 LAKeview DR. LAKe WORTH TX. 76135

Phone: 817-360-3859 Email: EMAb522@GMAil.COM

Signature: Earl Bernard Date: 08-15-2019

Property Address(s) *(within 200' of subject property)*: 4401 LAKeview DR.

COMMENTS:
To much TRAffic iN AREA. CARS, Food TRucks, etc.

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **THURSDAY, AUGUST 15, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: 4401 Lakeview Drive

Legal Description: Blk 13, Lot 8, Crestridge Addition

Received By: SMeason Date: 8.15.19

Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

RECEIVED
AUG 14 2019

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the pubic record for the case. *(Phone numbers and emails will be redacted for privacy.)*

☐ I am **FOR** the proposed Site Plan as explained on the attached public notice for Case #PZ-2019-21 (Site Plan - 4426 Hodgkins Road).

☒ I am **AGAINST** the proposed Site Plan as explained on the attached public notice for Case #PZ-2019-21 (Site Plan - 4426 Hodgkins Road).

Property Owner Name: PAT CUMMINGS
(Please print)

Mailing Address: 4324 WILLIAMS SPRINGS Rd.

Phone: 817 2374044 Email:

Signature: Pat Cummings Date: 8-14-19

Property Address(s) *(within 200' of subject property)*: 4324 Williams Sp. Rd.

COMMENTS: against site Plan

PLEASE TURN IN PUBLIC COMMENT FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **THURSDAY, AUGUST 15, 2019 @ NOON** TO BE INCLUDED IN THE AGENDA PACKETS.

For Office Use Only

Property Address: 4324 Williams Spring Road

Legal Description: Abs. 188, Tracts 2R1, 2R2, 2R3, 2TT, John Breeding Survey

Received By: S Meason Date: 8.14.19

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. D.3

FROM: Suzanne Meason, Planning and Zoning Administrator

ITEM: Public Hearing to consider Ordinance No. 1174, Planning and Zoning Case No. PZ-2019-24, an Ordinance, amending Ordinance No. 802, so as to consider a site plan amendment of an approximate 1.45-acre parcel of land, legally known as Block 1, Lot 8, Lake Worth Towne Crossing Addition, Lake Worth, Tarrant County, Texas, being that all of the certain called 1.45-acre parcel of land recorded in the deed records of Tarrant County, Texas. The property to be considered is generally described as a 1.45-acre parcel of land located 6632 Lake Worth Blvd., Lake Worth, Texas. (**PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL BY A VOTE OF 7-0)**

SUMMARY:

Property Description:
1.45-acre parcel of land, 6632 Lake Worth Blvd.

Property Owner(s):
Wachovia Bank NA, 333 Market Fl 10th Street, San Francisco, CA 94105

Applicant:
CIM Group, Inc., 960 E. Discovery Lane, Anaheim, CA 92801

Engineer/Architect/Surveyor:
The Fitts Company, 55 Sirens Lane, Gaston, SC 29053

Current Zoning:
PC-Planned Commercial

Current Use(s):
Bank

Existing Road(s):
Lake Worth Blvd.

Surrounding Zoning:
North: The property to the north is currently zoned “PC” Planned Commercial.

South: The property to the south is currently zoned “PC” Planned Commercial.

East: The property to the east is currently zoned “PC” Planned Commercial.

West: The property to the west is currently zoned "PC" Planned Commercial.

Summary:
Wells Fargo Bank is requesting a site plan amendment to add an additional ATM kiosk at this location in the back of the property. The proposed location and look of the ATM have been attached for your reference.

Staff has no concerns with the location of the proposed ATM and feels that it will help keep the traffic flow moving for those patrons visiting the bank, since this is the only location within the city now.

Public Input:
On Friday, October 4, 2019 as required by State law, the City mailed out five (5) letters of Notification for Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's newspaper of record, the Fort Worth Star Telegram on Saturday, September 28, 2019.

Staff had received no public comment forms as of the packet preparation date.

The Planning & Zoning Commission voted 7-0 recommending approval.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. 1174
Site Plan Amendment Exhibit
Development Application
Owner Authorization
Public Hearing Notice
Public Hearing Notifications (within 200' of subject property)
Vicinity Map

RECOMMENDED MOTION OR ACTION:

Site plan amendments are at the discretion of the City Council.

ORDINANCE NO. 1174

AN ORDINANCE AMENDING ORDINANCE NO. 802, SO AS TO CONSIDER A SITE PLAN AMENDMENT, ATTACHED HERETO AS "EXHIBIT A" OF AN APPROXIMATELY 1.45-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 8, LAKE WORTH TOWNE CROSSING ADDITION, AND GENERALLY DESCRIBED AS 6632 LAKE WORTH BLVD., LAKE WORTH, TARRANT COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

WHEREAS, the City of Lake Worth is a Home Rule City acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for promoting the public health, safety, morals and general welfare; and

WHEREAS, the owner of a 1.45-acre parcel of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to request a site plan amendment; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on October 15, 2019, and by the City Council of

the City of Lake Worth November 12, 2019, with respect to the zoning described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 802, and to amend the Official Zoning Map of the City, as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE WORTH, TEXAS:

SECTION 1.

INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.

ORDINANCE 802 AMENDED

Ordinance No. 802 is hereby amended by approving a site plan amendment and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Zoning Case No. PZ-2019-24

Owner: Wachovia Bank NA/Wells Fargo Bank NA
333 Market Street, 10th Floor

San Francisco, CA 94105

Applicant: CIM Group, Inc.
960 E. Discovery Lane
Anaheim, CA 92801

Legal Description: Block 1, Lot 8, Lake Worth Towne Crossing Addition
Lake Worth, Tarrant County, Texas

Property Address: 6632 Lake Worth Blvd.

Property Zoning: "PC" Planned Commercial

Permitted use: The use and operation use of a Bank as more particularly shown on the Amended Site Plan attached hereto as Exhibit "A".

SECTION 3.

COMPLIANCE WITH SITE PLAN AND ORDINANCES

The use and development of the property shall be subject to all terms and conditions set forth in the Amended Site Plan attached hereto as Exhibit "A" in addition to all applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Lake Worth, Texas.

SECTION 4.

OFFICIAL ZONING MAP AMENDED

The City Secretary is hereby directed to amend the Official Zoning Map to reflect the changes in classification approved herein.

SECTION 5.

CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of all other ordinances of the City of Lake Worth, Texas except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6.

PENALTY CLAUSE

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

SEVERABILITY

It is hereby declared to be the intention of the City Council of the City of Lake Worth that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8.

SAVINGS

All rights or remedies of the City of Lake Worth, Texas are expressly saved as to any and all violations of the provisions of any ordinance affecting zoning or land use, which have accrued at the time of the effective date of this Ordinance; and as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 9.

ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Lake Worth is hereby directed to engross and enroll this Ordinance by copying the caption, publication clause and effective date clause in the minutes of the City Council and by filing the Ordinance in the Ordinance Records of the City.

SECTION 10.

PUBLICATION

The City Secretary of the City of Lake Worth is hereby directed to publish in the official newspaper of the City of Lake Worth, the caption, the penalty clause, publication clause, and effective date clause of this ordinance two (2) days as authorized by Section 52.013 of the Local Government Code.

SECTION 11.

EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on the 12th day of November, 2019.

CITY OF LAKE WORTH

By:_
Walter Bowen, Mayor

ATTEST:

_____
Monica Solko, City Secretary

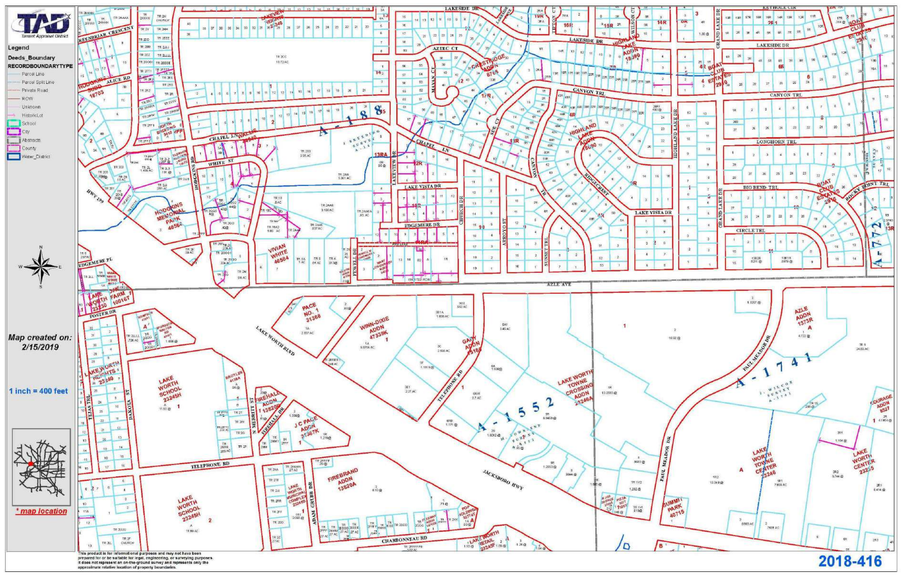
APPROVED AS TO FORM AND LEGALITY:

_____
Drew Larkin, City Attorney

WELLS FARGO BANK NEW ATM - LAKE WORTH WEST

&	AND
@	AT
A.B.	ANCHOR BOLT
ABV	ABOVE
A.F.F.	ABOVE FINISHED FLOOR
AGL	ANGLE
ALT	ALTERNATE
BLDG	BUILDING
BLKD	BLOCKED
BLK'G	BLOCKING
BLW, BEL	BELOW
BM	BEAM
B.O.	BOTTOM OF
B.O.W.	BOTTOM OF WALL
BOT.	BOTTOM
BRG	BEARING
BTWN, BET	BETWEEN
C=	CAMBER
C.I.P.	CAST IN PLACE
C.J.	CONSTRUCTION JOINT
C/L	CENTER LINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN.	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CSK	COUNTERSINK
DBL	DOUBLE
DIA, Ø	DIAMETER
DIAG	DIAGONAL
DLT	DEEP LEG TRAC
DWG	DRAWING
(E), EXIST	EXISTING
DWL	DOWEL
EA	EACH
E.F.	EACH FACE
EL, ELEV	ELEVATION (DATUM)
EMBED	EMBEDMENT
E.S.	EACH SIDE
E.W.	EACH WAY
EXT, EXTR	EXTERIOR
FIN	FINISH
FLG	FLANGE
FLR	FLOOR
FND	FOUNDATION
F.F., F/F	FINISH FACE
F.F.O.	FINISH FACE OF
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.P.	FULL PENETRATION
FRMG	FRAMING
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
GRD	GRADE
HDR	HEADER
HORIZ, (H)	HORIZONTAL
HGT	HEIGHT
H.S.B.	HIGH STRENGTH BOLTS
INT, INTR	INTERIOR
JNT	JOINT
JST(S)	JOIST(S)
LB, #	POUND
LG	LONG
LONGIT	LONGITUDINAL
MAX	MAXIMUM
M.B.	MACHINE BOLT
MIN	MINIMUM
NIC	NOT IN CONTRACT
(N)	NEW
O.C.	ON CENTER
O.H.	OPPOSITE HAND
OVR, O/	OVER
OPEN'G	OPENING
PC	PIECE
P/L, PLT	PLATE
P.T.	PRESSURE TREATED
(R)	REMOVE
(R/R)	REMOVE & RELOCATE
(RE)	RELOCATED
RE:	REFER TO
REINF	REINFORCING
REQ'D	REQUIRED
REQM'TS	REQUIREMENTS
RF	ROOF
SCHED	SCHEDULE
SIM	SIMILAR
SMS	SHEET METAL SCREW
S.O.G.	SLAB ON GRADE
SPCG	SPACING
SQ	SQUARE
STGRD	STAGGERED
STIFF	STIFFENER
STL	STEEL
STRUC	STRUCTURE
STRUCT, STR	STRUCTURAL
T&B	TOP & BOTTOM
THD	THREAD
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TRANS	TRANSVERSE
TS	STRUCTURAL TUBING, (TUBE STEEL)
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT, (V)	VERTICAL
W/	WITH
W/O	WITHOUT
W/R	WATER RESISTANT
WHS	WELDED HEADED STUD
W.P.	WORK POINT
W.S.	WOOD SCREW
WT, WGT	WEIGHT
W.W.F.	WELDED WIRE FABRIC

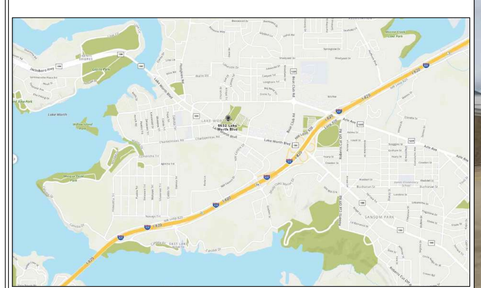
ABBREVIATIONS



PARCEL MAP

1 — NOTE #	KEYNOTE SYMBOL
A / 1	GRID REFERENCE
N — TRUE NORTH	NORTH ARROW
DETAIL # / SHEET #	DETAIL REFERENCE
SECTION / SHEET #	SECTION
ELEVATION / SHEET #	EXTERIOR ELEVATION
A — ELEVATION / ROOM # / SHEET #	INTERIOR ELEVATION
A	SCOPE OF WORK NOTE
ROOM 101	ROOM NAME
1	DOOR REFERENCE
A	WINDOW REFERENCE
	DETAILED PLAN/ ENLARGED AREAPLAN
	PROPERTY LINE
	CENTER LINE
	DATUM/BENCH MARK
	BREAK LINE
	CONCRETE WALL
	MASONRY WALL
	EXISTING 2x4 OR 2x6 WALL TO REMAIN
	EXISTING WALL/AREA TO BE REMOVED
	NEW 2x4 OR 2x6 WALL TO BE CONSTRUCTED

SYMBOL LEGEND



VICINITY MAP

PROJECT ADDRESS
6632 LAKE WORTH BLVD
LAKE WORTH, TX 76135

GEOREFERENCE
23246A-1-8

NEIGHBORHOOD CODE
BANK GENERAL

TAD MAP
2018-416

MAPSCO
TAR-046T

STATE CODE
F1 COMMERCIAL

ZONING DESIGNATIONS & PROPOSED USE(s)
ZONING: PC-PLANNED COMMERCIAL
LAND USE: BANK
A

LOT SIZE
1.45 Ac / 63,162 Sq. Ft.

LEGAL DESCRIPTION
LAKE WORTH TOWNE CROSSING ADDN Block 1 Lot 8

CODES
- 2012 International Building Code (IBC) w/ Amendments
- 2012 International Fire Code (IFC) w/ Local Amendments
- 2011 National Electric Code (NEC) w/ Amendments

PROJECT DATA

EXISTING RENDERING

PROPOSED RENDERING

PROPERTY OWNER
WACHOVIA BANK NA / WELLS FARGO BANK NA
333 MARKET ST 10TH FL
SAN FRANCISCO, CA 94105-2101
(415) 222-6745

PROJECT PROPONENT
WELLS FARGO BANK
525 MARKET STREET
8TH FLOOR
SAN FRANCISCO, CA 94105

PROJECT COORDINATOR
CIM GROUP INC
960 E DISCOVER LANE
ANAHEIM, CA 92801

PROJECT TEAM

INSTALL ATM WITH NEW ATM ENCLOSURE AND ASSOCIATED WORK.

PROJECT OVERVIEW

- REMOVE (3) PARKING STALLS.
- DEMO CURB AND REMOVE LANDSCAPING.
- DEMO PORTION OF PAVED AREA.
- FORM & POUR NEW ISLAND.
- FORM & POUR NEW PAVED AREA.
- INSTALL NEW WFB3885 ENCLOSURE.
- INSTALL NEW NCR 6688 ATM.
- INSTALL (5) NEW BOLLARDS WITH COVERS.
- PAINT NEW LANE STRIPING & DIRECTIONAL ARROWS.
- INSTALL (1) NEW LIGHT STANDARD.
- INSTALL (2) NEW L.E.D. LIGHT FIXTURES.
- INSTALL NEW VHD (VEHICLE HEIGHT DETECTOR).

SCOPE OF WORK

GENERAL INFORMATION
A0.0 GENERAL INFORMATION

ARCHITECTURAL
A1.0 SITE PLAN
A2.1 PLAN VIEW (EXISTING)
PLAN VIEW (PROPOSED)

GENERAL DETAILS
D1 EXTERIOR ELEVATION (PROPOSED)
ISLAND DETAILS
REFERENCE DETAILS
D2 REFERENCE DETAILS
ACCESSIBLE SPECIFICATIONS

ELECTRICAL DETAILS
E1 ELECTRICAL PLAN
SINGLE LINE DIAGRAM
GENERAL DETAILS

STRUCTURAL DETAILS
1–7 ATTACHED

SHEET SCHEDULE

CIM GROUP INC
KNOWLEDGE EQUALITY EXPERIENCE
960 E Discovery Lane, Anaheim, CA 92801
Phone (714) 956-2827 Fax (714) 956-8157

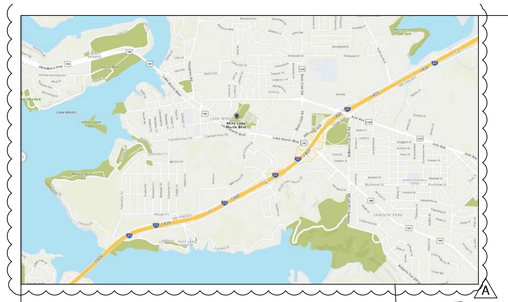
PROJECT DETAILS
GENERAL NOTES
-

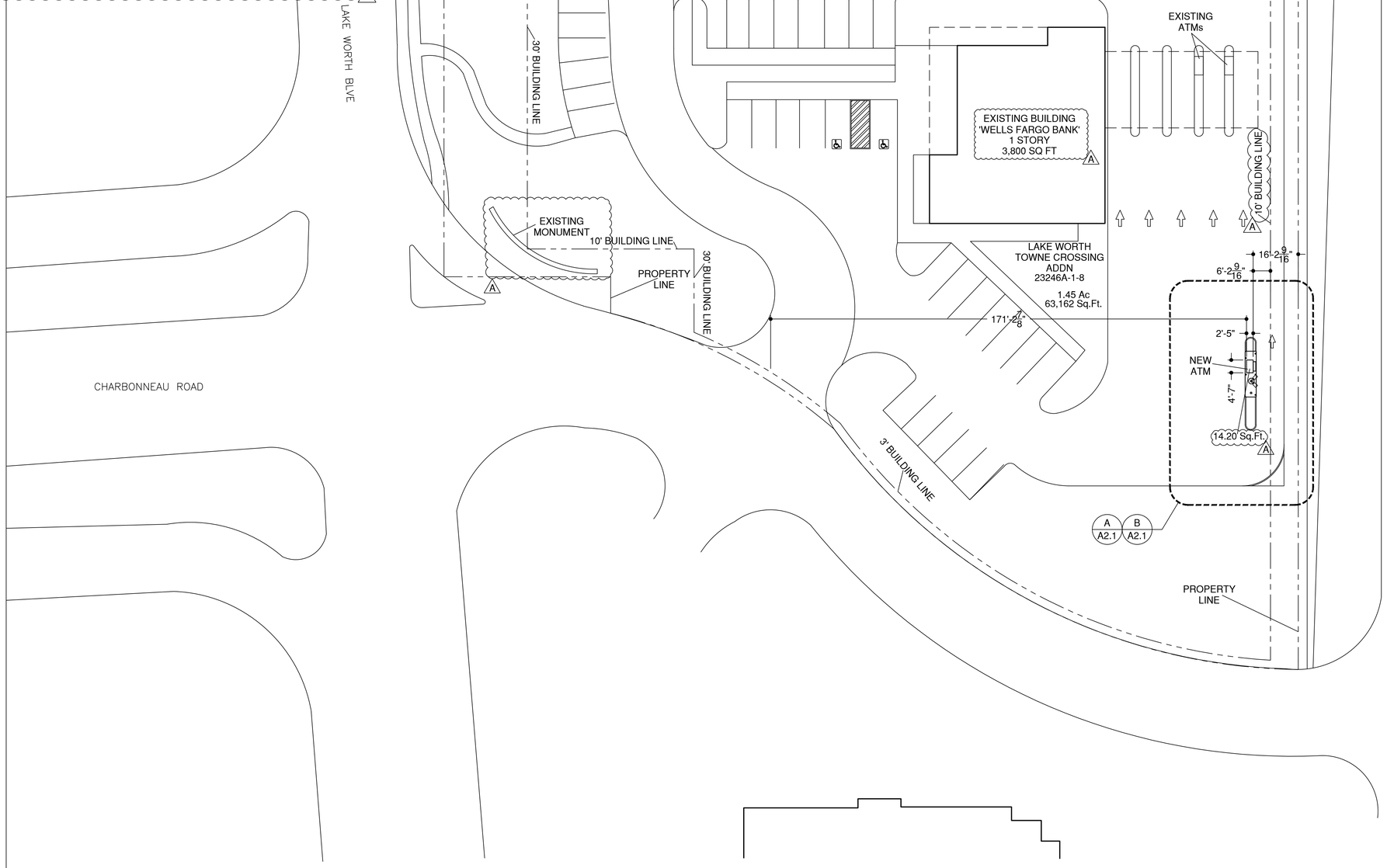
WELLS FARGO BANK
LAKE WORTH WEST
6632 LAKE WORTH BLVD
LAKE WORTH, TX 76135

DRAWN: J.SPIX
JOB: Lake Worth
SCALE: NOTED
DATE: 08/02/19

REV	
09/16/2019	A

A0.0
OF 6





PROPERTY OWNER
WACHOVIA BANK NA / WELLS FARGO BANK NA
333 MARKET ST 10TH FL
SAN FRANCISCO, CA 94105-2101
(415) 222-6745

CIM GROUP INC
KNOWLEDGE EQUALITY EXPERIENCE
960 E Discovery Lane, Anaheim, CA 92801
Phone (714) 956-2827 Fax (714) 956-8157

SITE PLAN
- -

WELLS FARGO BANK
LAKE WORTH WEST
6632 LAKE WORTH BLVD
LAKE WORTH, TX 76135

DRAWN:	J.SPIX
JOB:	Lake Worth
SCALE:	NOTED
DATE:	08/02/19

REV	
09/16/2019	A

PARKING CALCULATIONS

	EXISTING	PROPOSED
STANDARD:	35	32
HANDICAP:	2	2
CAR=1 / VAN = 1		
TOTAL:	37	34

BLD'G SQ FT = 3,800 / 1,000 = 3.8 x5 = 19 REQ'D

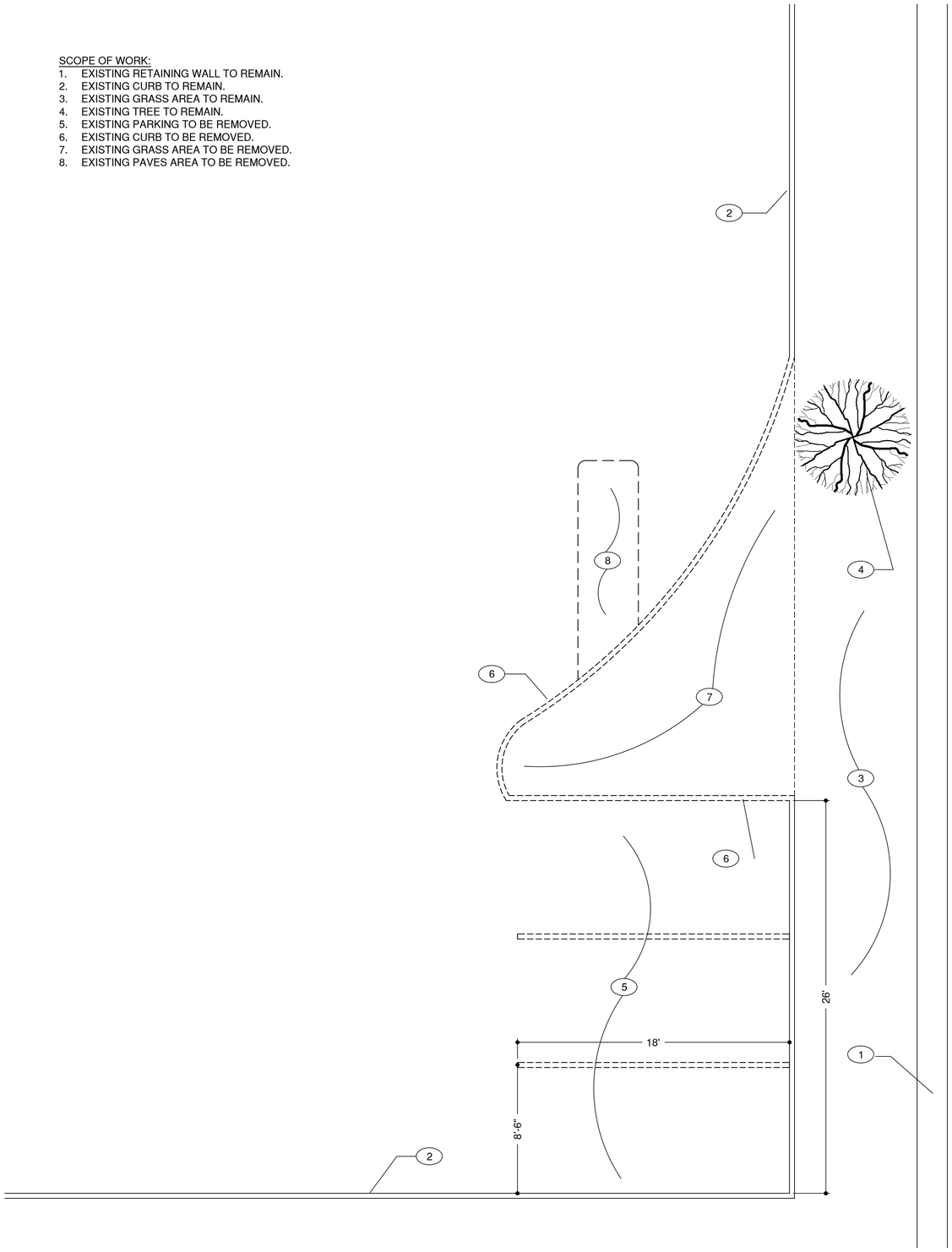
*NOTE: REFUSE IS DISPOSED OF IN ANOTHER WAY.

N
SITE PLAN
SCALE: 1"=20'-0"

DEVELOPMENT SCHEDULE
PROPOSED START DATE: 12/02/2019
PROPOSED FINISHED DATE: 12/16/2019

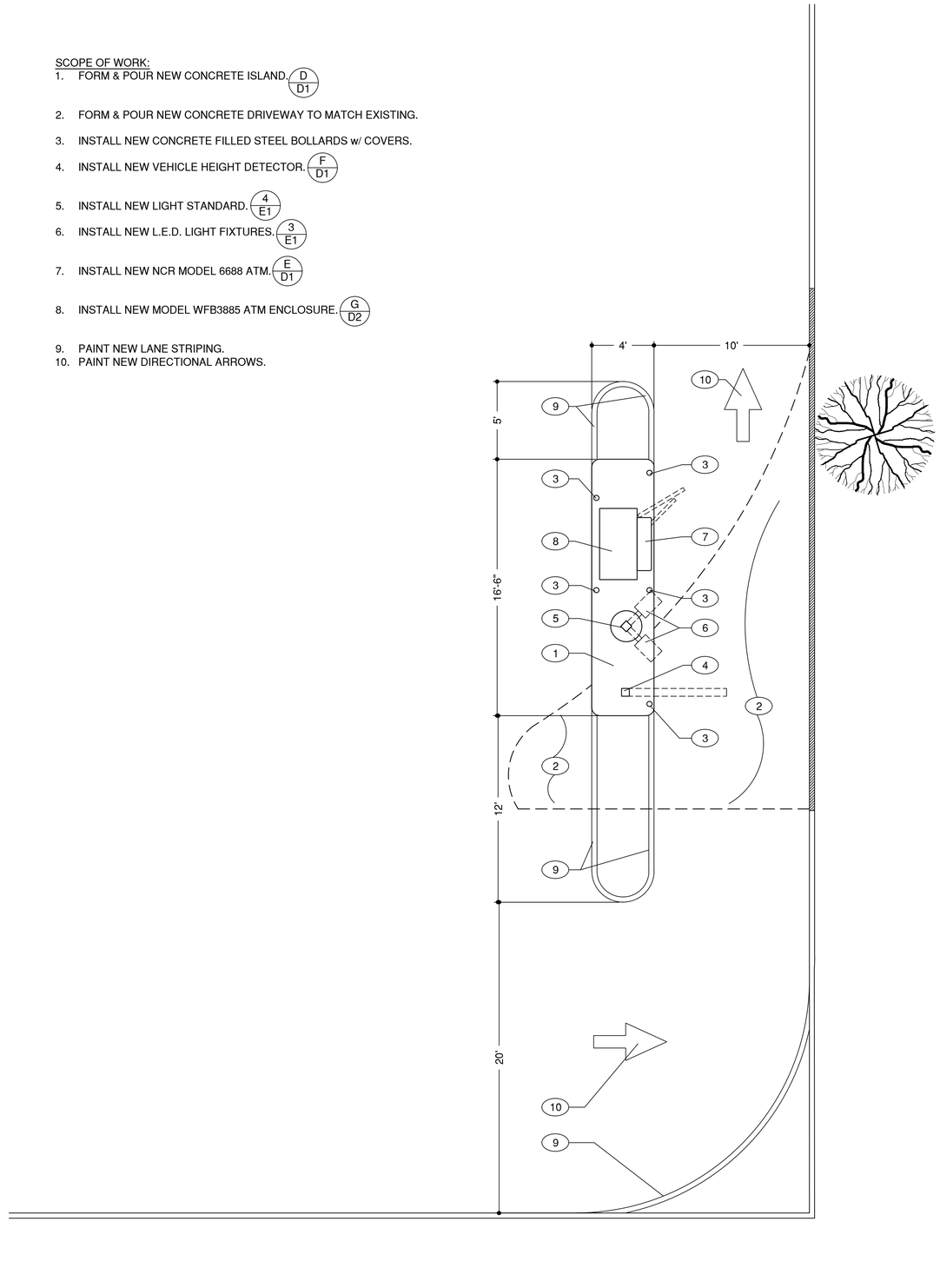
A1.0
OF 6

SCOPE OF WORK:
1. EXISTING RETAINING WALL TO REMAIN.
2. EXISTING CURB TO REMAIN.
3. EXISTING GRASS AREA TO REMAIN.
4. EXISTING TREE TO REMAIN.
5. EXISTING PARKING TO BE REMOVED.
6. EXISTING CURB TO BE REMOVED.
7. EXISTING GRASS AREA TO BE REMOVED.
8. EXISTING PAVES AREA TO BE REMOVED.



N EXISTING PLAN VIEW (A)
SCALE: 1/4" = 1'-0"

SCOPE OF WORK:
1. FORM & POUR NEW CONCRETE ISLAND. (D / D1)
2. FORM & POUR NEW CONCRETE DRIVEWAY TO MATCH EXISTING.
3. INSTALL NEW CONCRETE FILLED STEEL BOLLARDS w/ COVERS.
4. INSTALL NEW VEHICLE HEIGHT DETECTOR. (F / D1)
5. INSTALL NEW LIGHT STANDARD. (4 / E1)
6. INSTALL NEW L.E.D. LIGHT FIXTURES. (3 / E1)
7. INSTALL NEW NCR MODEL 6688 ATM. (E / D1)
8. INSTALL NEW MODEL WFB3885 ATM ENCLOSURE. (G / D2)
9. PAINT NEW LANE STRIPING.
10. PAINT NEW DIRECTIONAL ARROWS.



N PROPOSED PLAN VIEW (B)
SCALE: 1/4" = 1'-0"

CIM GROUP INC
KNOWLEDGE EQUALITY EXPERIENCE
960 E Discovery Lane, Anaheim, CA 92801
Phone (714) 956-2827 Fax (714) 956-8157

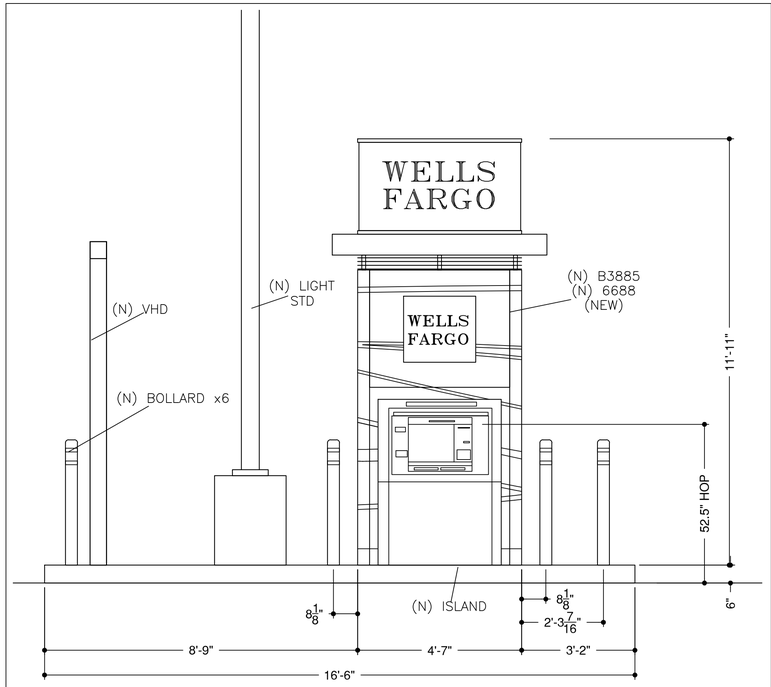
PLAN VIEW (EXISTING)
PLAN VIEW (PROPOSED)
-

WELLS FARGO BANK
LAKE WORTH WEST
6632 LAKE WORTH BLVD
LAKE WORTH, TX 76135

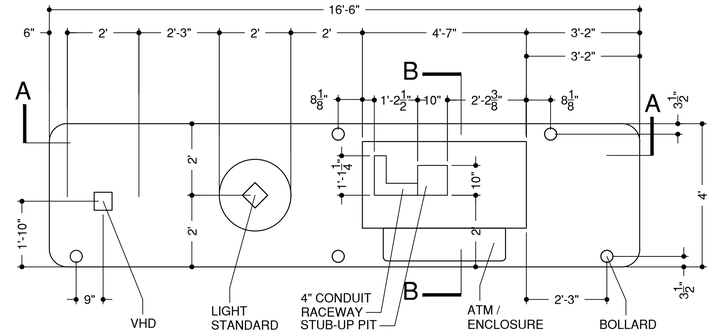
DRAWN: J.SPIX
JOB: Lake Worth
SCALE: NOTED
DATE: 08/02/19

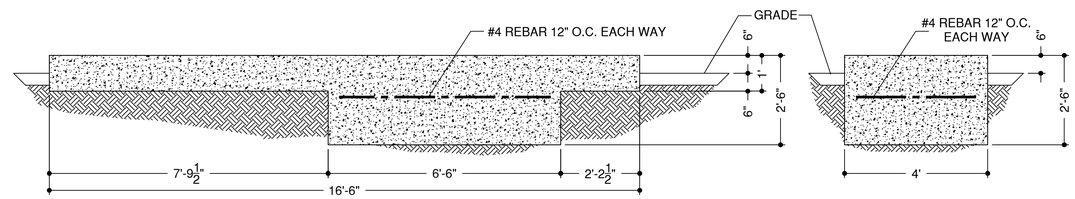
REV

A2.1
OF 6



C EXTERIOR ELEVATION





SECTION 'A-A'

SECTION 'B-B'

NOTE: FOR ADDITIONAL STRUCTURAL DETAILS & STRUCTURAL STAMP SEE ATTACHED MANUFACTURER DRAWINGS

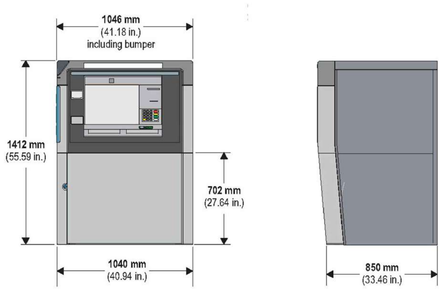
D ISLAND DETAILS

NCR SelfServ 88 ATM Site Preparation Datasheet (B006-6921-B000)

Drive-Up **version with CEN Security Enclosure.**

This Site Preparation Datasheet is to be used in conjunction with the following documents:
NCR SelfServ **88** ATM Site Preparation (B006-6586)
NCR SelfServ **88** Installation Guide (B006-6590)
NCR SelfServ 32, 34 and **88** ATMs Site Preparation Requirements (B006-6670)

ATM DIMENSIONS



Package Dimensions

	ATM and Pallet	ATM, Pallet and Carton
Height	**1702 mm** (67.0 in.)	**1836 mm** (72.3 in.)
Width	**977 mm** (38.5 in.)	
Length	**140.5 mm** (55.3 in.)	

Floor Loading

	UL	CEN Grade L
Maximum weight	**990 kg** (2183 lb.)	**1075 kg** (2371 lb.)
Floor loading	**1268 kg/m²** (260 lb./ft²)	**1377 kg/m²** (282 lb./ft²)

ENVIRONMENTAL REQUIREMENTS

Temperature and Humidity

Normal Operating Range

	Interior Environment	Exterior Environment	
	Lobby & Through the Wall ATMs	Through-the-Wall ATMs	Freestanding Drive-Up ATMs
Temperature (dry bulb)	**10°C** to **40°C** (50°F to 104°F) See Note 1.	**-35°C** to **50°C** (-31°F to 122°F) See Note 3.	Without air conditioning **-35°C** to **45°C** (-31°F to 113°F) With air conditioning **-35°C** to **50°C** (-31°F to 122°F)
Relative humidity	**20%** to **80%** See Note 2.	**10%** to **100%** See Note 3.	**10%** to **100%**
Dew point temperature restriction	**26°C** (79°F) max.	**26°C** (79°F) max.	**26°C** (79°F) max.

Note 1: If severe environment is fitted, the minimum temperature is 0°C (32°F).
Note 2: For Through the Wall ATMs, the humidity inside the building is restricted to a maximum of 30% at an outside temperature of -35°C (-31°F), with a linear relationship between temperature and humidity to a maximum humidity at 0°C (32°F).
Note 3: If a passbook printer is fitted, the minimum exterior temperature is 0°C (32°F) and the maximum relative humidity is 80%.

ATM installation through an exterior wall must meet the requirements of both the Interior and Exterior (through the wall) environments.

	Storage Range (Up To Three Months)	Transit Range (Up To One Week)	Extreme Power On Range (Up To One Hour)
Temperature	**-10°C** to **50°C** (14°F to 122°F)	**-40°C** to **60°C** (-40°F to 140°F)	**0°C** to **45°C** (32°F to 113°F)
Relative Humidity	**10%** to **90%**	**5%** to **95%**	**10%** to **95%**.

Barometric Pressure

Operating and transit limits	**105 kPa** (15.2 lb. F/in.) to **70 kPa** (10.2 lb. F/in.)
Equivalent altitude	Up to a maximum of **3000 m** (9842.52 ft).

POWER REQUIREMENTS

Voltage transients, line noise, surges, sags, impulses, and spikes may be experienced routinely or sporadically. When such phenomena occur, the use of protective devices may be required to ensure proper operation of the equipment.

AC Power Requirements
The maximum current requirements at the stated input voltages are:
- 10A at 120V
- 6.3A at 230V

The maximum inrush current is 100A.

Input Voltage Setting
The ATM can operate from the following input mains voltages:
- 90V to 138V at 50/60Hz
- 180V to 264V at 50/60Hz.

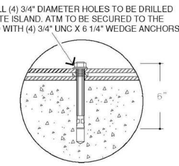
Power Cable
The ATM is supplied either as a 120V or a 220-240V unit.
120V ATMs are supplied with a power cable fitted with a NEMA type 5-15P power source connecto
220-240V ATMs are supplied with an unterminated power cable.
Information about suitable power connectors is supplied with the accessories.
The power cable supplied is 3 m (9.8 ft) in length. If it is necessary to increase this length to meet site requirements, then the extension must satisfy local or country regulations.

WARNING
This equipment must be grounded (earthed)

Grounding Requirements
The ATM operates from a single phase, 3 wire supply; live, neutral and ground.
The power requirements of this unit will normally permit it to operate within existing wiring configurations and from existing branch mains outlets providing:
1. Where the supply is provided from a general purpose distribution panel, then the other branch circuits from this panel must not be used to support heavy inductive loads such as air conditioners, elevators, microwave ovens, and so on. Nor may such equipment be operated on the same branch circuit as the ATM.
2. If using distribution panels, all branch circuit grounding conductors must be connected to an insulated terminal strip in the distribution panel. The grounding conductor from the distribution panel to the building ground point must be at least equal in size to the power conductor necessary to supply the NCR system.

Note: The building ground point can affect data integrity.
For additional information, refer to the Data Line Transient Protection section in the publication 'NCR SelfServ 32, 34 and 38 ATMs Site Preparation Requirements'.

INSTALLER TO DRILL (4) 3/4" DIAMETER HOLES TO BE DRILLED INTO THE CONCRETE ISLAND. ATM TO BE SECURED TO THE CONCRETE ISLAND WITH (4) 3/4" UNC X 6 1/4" WEDGE ANCHORS.



BOLT INSTALLATION

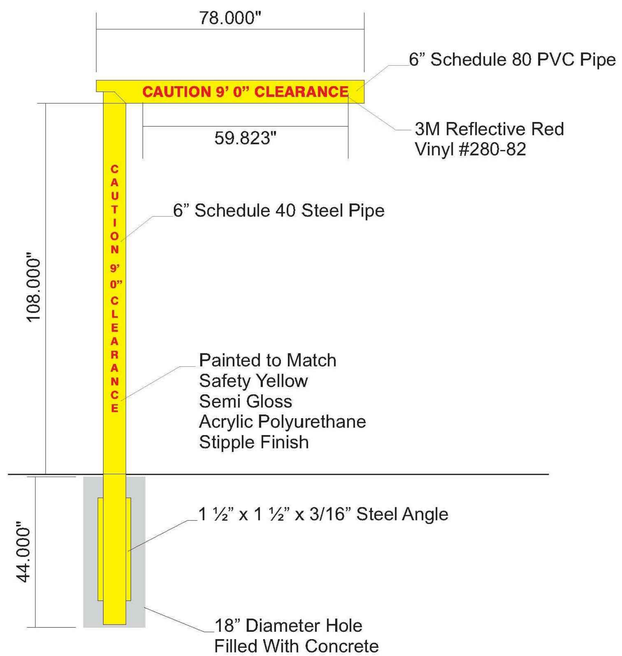
PHYSICAL SECURITY

THE SECURITY SAFE MEETS THE BANK PROTECTION ACT 82 STAT 295, 12 USC 882, AND MEETS THE ATTACK TEST PER UL 291-15. THE SAFE DOOR HAS A POSITIVE RELOCKING FEATURE. THE SAFE DOOR IS CONTROLLED BY A GROUP 2 COMBINATION LOCK WITH OR WITHOUT KEYLOCKING DIAL CAPABILITY OR OPTIONAL ELECTRONIC LOCK.

ALARM PROTECTION

THE UL-LISTED SAFE IS EQUIPPED WITH A BASIC ALARM SENSOR PACKAGE. THE BASIC PACKAGE INCLUDES A SAFE DOOR OPEN SWITCH, ALARM SHUNTING SWITCH, AND RATE-OF-RISE HEAT SENSOR.

E ATM MANUFACTURER DETAILS



F VEHICLE HEIGHT DETECTOR

CIM GROUP INC
KNOWLEDGE EQUALITY EXPERIENCE
960 E Discovery Lane, Anaheim, CA 92801
Phone (714) 956-2827 Fax (714) 956-8157

PROPOSED ELEVATION
MANUFACTURER
& GENERAL DETAILS

WELLS FARGO BANK
LAKE WORTH WEST
6632 LAKE WORTH BLVD
LAKE WORTH, TX 76135

DRAWN: J.SPIX
JOB: Lake Worth
SCALE: NOTED
DATE: 08/02/19

REV

NOTE: FOR ADDITIONAL STRUCTURAL DETAILS & STRUCTURAL STAMP SEE ATTACHED MANUFACTURER DRAWINGS

G ATM ENCLOSURE DETAILS

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

220 Automatic Teller Machines and Fare Machines

220.1 General. Where automatic teller machines or self–service fare vending, collection, or adjustment machines are provided, at least one of each type provided at each location shall comply with 707. Where bins are provided for envelopes, waste paper, or other purposes, at least one of each type shall comply with 811.

308 Reach Ranges

308.1 General. Reach ranges shall comply with 308.

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

EXCEPTIONS:

1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.

2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs

308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

309 Operable Parts

309.1 General. Operable parts shall comply with 309.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

707 Automatic Teller Machines and Fare Machines

707.1 General. Automatic teller machines and fare machines shall comply with 707.

707.2 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided.

EXCEPTION: Clear floor or ground space shall not be required at drive–up only automatic teller machines and fare machines.

707.3 Operable Parts. Operable parts shall comply with 309. Unless a clear or correct key is provided, each operable part shall be able to be differentiated by sound or touch, without activation.

EXCEPTION: Drive–up only automatic teller machines and fare machines shall not be required to comply with 309.2 and 309.3.

707.4 Privacy. Automatic teller machines shall provide the opportunity for the same degree of privacy of input and output available to all individuals.

707.5 Speech Output. Machines shall be speech enabled. Operating instructions and orientation, visible transaction prompts, user input verification, error messages, and all displayed information for full use shall be accessible to and independently usable by individuals with vision impairments. Speech shall be delivered through a mechanism that is readily available to all users, including but not limited to, an industry standard connector or a telephone handset. Speech shall be recorded or digitized human, or synthesized.

EXCEPTIONS:

1. Audible tones shall be permitted instead of speech for visible output that is not displayed for security purposes, including but not limited to, asterisks representing personal identification numbers.

2. Advertisements and other similar information shall not be required to be audible unless they convey information that can be used in the transaction being conducted.

3. Where speech synthesis cannot be supported, dynamic alphabetic output shall not be required to be audible.

707.5.1 User Control. Speech shall be capable of being repeated or interrupted. Volume control shall be provided for the speech function.

EXCEPTION: Speech output for any single function shall be permitted to be automatically interrupted when a transaction is selected.

707.5.2 Receipts. Where receipts are provided, speech output devices shall provide audible balance inquiry information, error messages, and all other information on the printed receipt necessary to complete or verify the transaction.

EXCEPTIONS:

1. Machine location, date and time of transaction, customer account number, and the machine identifier shall not be required to be audible.

2. Information on printed receipts that duplicates information available on–screen shall not be required to be presented in the form of an audible receipt.

3. Printed copies of bank statements and checks shall not be required to be audible.

707.6 Input. Input devices shall comply with 707.6.

707.6.1 Input Controls. At least one tactilely discernible input control shall be provided for each function. Where provided, key surfaces not on active areas of display screens, shall be raised above surrounding surfaces. Where membrane keys are the only method of input, each shall be tactilely discernable from surrounding surfaces and adjacent keys.

707.6.2 Numeric Keys. Numeric keys shall be arranged in a 12–key ascending or descending telephone keypad layout. The number five key shall be tactilely distinct from the other keys.

707.6.3 Function Keys. Function keys shall comply with 707.6.3.

707.6.3.1 Contrast. Function keys shall contrast visually from background surfaces. Characters and symbols on key surfaces shall contrast visually from key surfaces. Visual contrast shall be either light–on–dark or dark–on–light.

EXCEPTION: Tactile symbols required by 707.6.3.2 shall not be required to comply with 707.6.3.1.

707.6.3.2 Tactile Symbols. Function key surfaces shall have tactile symbols as follows: Enter or Proceed key: raised circle; Clear or Correct key: raised left arrow; Cancel key: raised letter ex; Add Value key: raised plus sign; Decrease Value key: raised minus sign.

707.7 Display Screen. The display screen shall comply with 707.7.

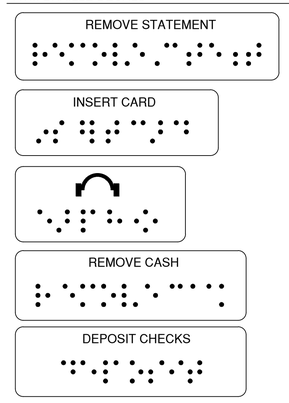
EXCEPTION: Drive–up only automatic teller machines and fare machines shall not be required to comply with 707.7.1.

707.7.2 Characters. Characters displayed on the screen shall be in a sans serif font. Characters shall be 3/16 inch (4.8 mm) high minimum based on the uppercase letter "I". Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

707.8 Braille Instructions. Braille instructions for initiating the speech mode shall be provided. Braille shall comply with 703.3.

BRAILLE DIMENSIONS	
DOT BASE DIAMETER	.059-.063
DISTANCE BETWEEN 2 DOTS IN THE SAME CELL	.090-.100
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS	.241-.300
DOT HEIGHT	.025-.037
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL DIRECTLY BELOW	.395-.400

ATM BRAILLE DECALS



DRIVE THRU ATM IS EXEMPT FROM SECTION 707.2 (REF: 305). CLEAR FLOOR SPACE & GROUND SPACE.
DRIVE THRU ATM IS EXEMPT FROM SECTION 707.3 (REF: 309.2 & 309.3). OPERABLE REACH.
DRIVE THRU ATM MEETS SECTION 707.3 (REF: 309.4). OPERABLE PARTS.
DRIVE THRU ATM MEETS SECTION 707.4. PRIVACY.
DRIVE THRU ATM MEETS SECTION 707.5. SPEECH OUTPUT.
DRIVE THRU ATM MEETS SECTION 707.6. INPUT.
DRIVE THRU ATM IS EXEMPT FROM SECTION 707.7.1. DISPLAY SCREEN.
DRIVE THRU ATM MEETS SECTION 707.7.2. DISPLAY CHARACTERS
DRIVE THRU ATM MEETS SECTION 707.8. BRAILLE INSTRUCTIONS.

H ACCESSIBILITY NOTES

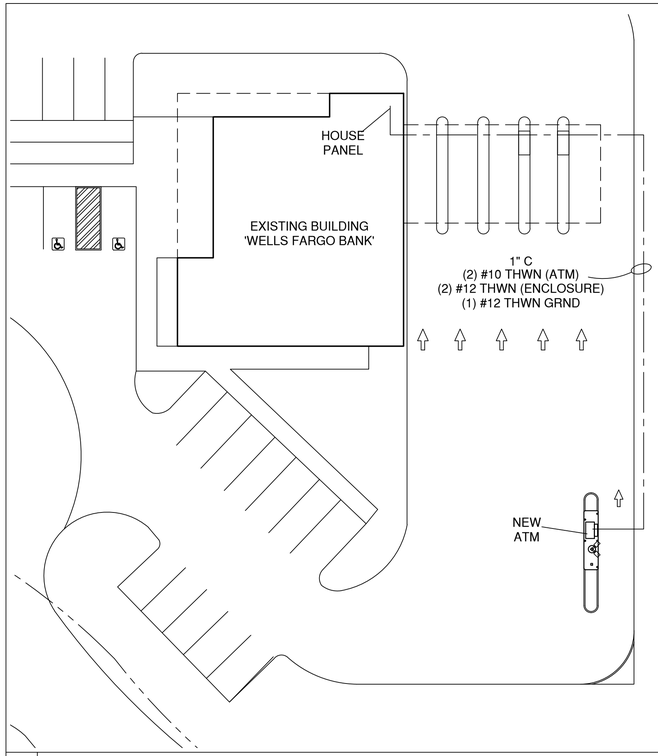
CIM GROUP INC
KNOWLEDGE EQUALITY EXPERIENCE
960 E Discovery Lane, Anaheim, CA 92801
Phone (714) 956-2827 Fax (714) 956-8157

ACCESSIBILITY NOTES
MANUFACTURER
& GENERAL DETAILS

WELLS FARGO BANK
LAKE WORTH WEST
6632 LAKE WORTH BLVD
LAKE WORTH, TX 76135

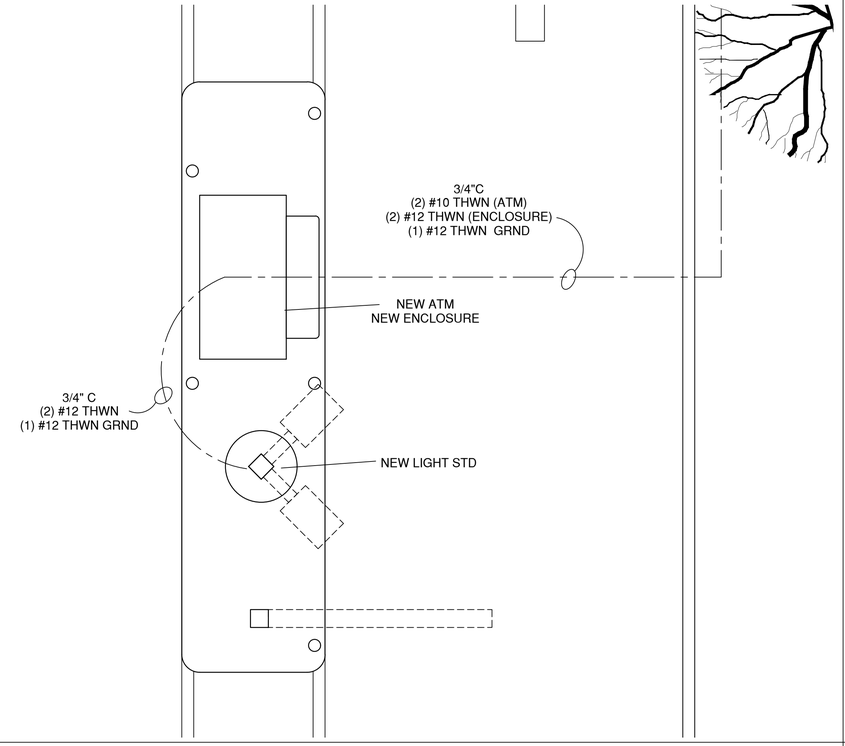
DRAWN: J.SPIX
JOB: Lake Worth
SCALE: NOTED
DATE: 08/02/19

REV	

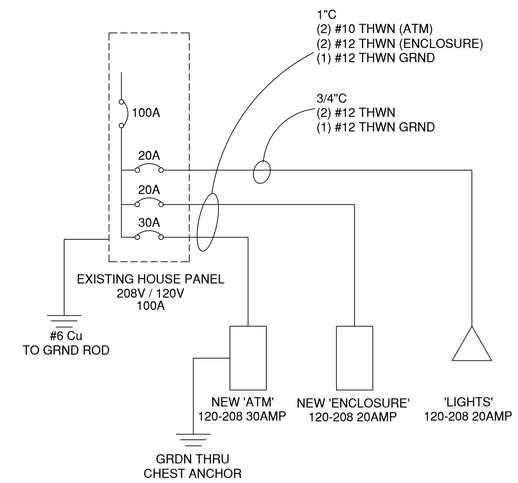


1 ELECTRICAL PLAN

SCALE: 1"=20'-0"



SCALE: 1/2"=1'-0"



2 SINGLE LINE DIAGRAM

orbit
Orbit Industries, Inc.

Type: _____ Date: _____
Job Name: _____
Contractor: _____
Catalog No.: _____
Notes: _____

LED AREA LIGHTS

LFL8 Series - 150W

Descriptions

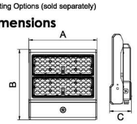
The LFL8 Series are powerful LED Area Lights ideal for outdoor applications such as exterior building lighting, roadways, loading docks, or parking areas. Compared to traditional area lighting, the slim design of these Ultra-Bright LED Area Lights makes them lighter in weight, easier to install. Unlike other Area Lights, the LFL8 can be mounted and wired without having to access inside the fixture making the installation process even faster. Motion Sensor optional. UL listed for Wet Locations. DLC Premium Listed.

*Mounting Options (sold separately)

General Specifications

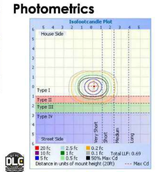
	Spec	LFL8-150W-H
Electrical	Input Voltage	120~277V
	Input Power	150W
	Power Factor	> 0.9
Light Output	Total Lumens	20582 lm
	Efficacy	136 lm/W
	CRI	70
	Color Temp.	5000K
	BUG	B4-U0-G2
	Distribution Type	90° x 120° Distribution
	Equivalent	750W
Physical	Housing	ADC12 Die Cast Aluminum
	Finish	UV Resistant Bronze Powder Coat Finish
	Lens Material	High Light Transmittance Polycarbonate Lens
	Ambient Operating Temp	-40°C / -40°F to 40°C / 104°F
	Mount (Sold Separately)	Slip Fitter, Trunnion, Yoke, Post Mount
Other	Certification	cULus E335594; DLC Premium

Dimensions



A x B x C:
150W: 11" x 11-3/8" x 3-1/2"

Photometrics



- Lifespan: **50,000 hrs**
- Beam Angle: **90° x 120°**
- Warranty: **5 Year Limited Warranty**
- Dimmable to 10%
- **UL listed for Wet Location**

- Accessories (Sold Separately):
  Motion Sensor: **MMS-R**
  Remote Control: **MMS-RC**

MMS-R MMS-RC

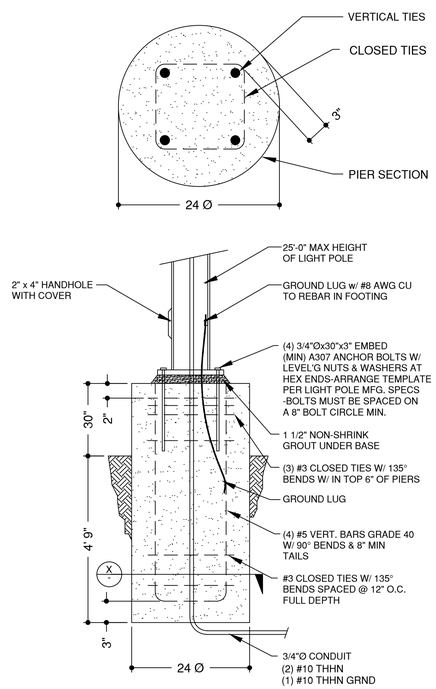
PHILIPS LUMILEDS

Item No.	Description	Std. Pkg.
LFL8-150W-H	LFL8 SLIM LED AREA LIGHT HOUSING ONLY, 150W 120~277V 5000K-BRONZE	1
LFL8-SF	SLIP FITTER FOR LFL8 SERIES	5
LFL8-T	TRUNNION MOUNT FOR LFL8 SERIES	10
LFL8-PM	POST MOUNT FOR LFL8 SERIES	8
LFL8-YK-80	YOKE MOUNT FOR LFL8 80W-150W	10

DESIGNED IN THE U.S.A.

1-800-90-ORBIT www.orbitelectric.com

3 L.E.D. LIGHT FIXTURE



LIGHT STANDARD BASE

4 LIGHT STANDARD DETAILS

CIM GROUP INC
KNOWLEDGE EQUALITY EXPERIENCE
960 E Discovery Lane, Anaheim, CA 92801
Phone (714) 956-2827 Fax (714) 956-8157

ELECTRICAL DETAILS

WELLS FARGO BANK
LAKE WORTH WEST
6632 LAKE WORTH BLVD
LAKE WORTH, TX 76135

DRAWN: J.SPIX
JOB: Lake Worth
SCALE: NOTED
DATE: 08/02/19

REV

E1
OF 6

BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7922 OR SMEASON@LAKEWORTHTX.ORG

FOR OFFICE USE ONLY
Case No: 2019-24
Date Submitted: 9.18.19

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

____ZONING CHANGE _____LAND USE _____SITE PLAN X SITE PLAN AMENDMENT

PROPERTY ADDRESS 6632 Lake Worth Blvd, Lake Worth, TX 76135

CURRENT LEGAL DESCRIPTION Lake Worth Towne Crossing ADDN Block 1 Lot 8

CURRENT ZONING CLASSIFICATION & LAND USE BKFullSvc - Bank-Full Service

PROPOSED ZONING CLASSIFICATION & LAND USE BKFullSvc - Bank-Full Service

TOTAL ACRES 1.45 # OF LOTS Block 1 Lot 8

APPLICANT/DEVELOPER INFORMATION

NAME CIM GROUP, INC.
ADDRESS 960 E Discovery Ln CITY Anaheim
STATE CA ZIP 92801 EMAIL arios@cimgroupinc.com
PHONE 714.956.2827 FAX 714.956.8157

PROPERTY OWNER INFORMATION

NAME WELLS FARGO BANK NA - WACHOVIA BANK NA
ADDRESS 333 Market St., 10th Floor CITY San Francisco
STATE CA ZIP 94105 EMAIL
PHONE FAX

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME THE FITTS COMPANY
ADDRESS 55 Sirens Ln CITY Gaston
STATE SC ZIP 29053 EMAIL
PHONE 803.356.5947 FAX

I hereby certify that I am the owner of the property described above and further certify that the information provided on this development application is true and correct. I further understand that the public hearing for this project will not be scheduled until the application fee(s) have been paid and the plans have been reviewed and accepted by City staff. *IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.*

must be original signature 08/08/2019

SIGNATURE OF OWNER, AGENT, OR APPLICANT DATE

GENERAL INFORMATION

Civil construction plan submittals shall meet the following general sheet requirements and order:

1. Cover Sheet with Vicinity Map (Project Name, Address, Legal Description, Type of Plan(s), and Current Date shall be shown on cover)
2. Final Plat
3. Site Layout
4. Dimensional Control Plan
5. Paving Plan and Profile
6. Grading Plan
7. Drainage Area Map
8. Storm Sewer Layout
9. Storm Sewer Plan and Profile
10. Water Layout
11. Water Plan and Profile
12. Sanitary Sewer Layout
13. Sanitary Sewer Plan and Profile
14. Storm Water Pollution Prevention Plan (Erosion Control Plan)
15. Traffic Control Plan
16. Standard Construction Details

Construction plans must be 100% complete at the time of submittal. Any incomplete sets of construction plans shall be returned unreviewed.

SUBMITTAL CHECKLIST

The following items must be turned in for the subdivision plat application to be accepted and processed by this department:

_x_ DEVELOPMENT APPLICATION
_x_ OWNER AUTHORIZATION FORM (IF APPLICABLE)
_x_ APPLICATION FEE (VERIFY WITH P&Z ADMINISTRATOR)
_x_ FOUR (4) HARD COPIES OF DEVELOPMENT PLAN, CIVIL CONSTRUCTION PLANS OR SITE PLAN AMENDMENT PLAN (WHICHEVER IS APPLICABLE) **(ACCEPTED SIZE 24" x 36")**
_x_ ELECTRONIC VERSION (.pdf) OF THE PLANS EMAILED TO SMEASON@LAKEWORTHTX.ORG

OFFICE USE ONLY

Fee: 275.00
Date Paid: 9.6.19
Receipt #: P19-0935
Ownership Verified:
☑ YES ☐ NO
Taxes Paid:
☑ YES ☐ NO
Liens Paid:
☑ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date:_____
Public Hearing 200' Notification Deadline Date:_____
P&Z Commission Meeting Date: 10.15.19
City Council Meeting Date: 11.12.19

Approval Date:_____
Ordinance Number:_____
Instrument #:_____

City of Lake Worth

AUTHORIZATION FORM

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 08/28/2019 **Re:** WELLS FARGO PROPOSED ATM/SITE PLAN APP/AMENDMENT

I, Martin Cordova, (Wells Fargo Bank), owner of the Property located at 6632 Lake Worth Blvd, Lake Worth, Tx 76135 do hereby certify that I have given my permission to CIM GROUP, INC., to make this (check one):

- ☐ Variance
- ☐ Waiver
- ☐ Plat (Development, Replat, Preliminary, Final)
- ☐ Zoning District Change
- ☐ Land Use Designation
- ☐ Comprehensive Land Use Plan Amendment
- ■ Site Plan Application/Amendment

Application for ANDREA RIOS.
(applicant)

Martin Cordova, VP Wells Fargo Bank
Print Name

Signature of Owner

525 Market st, 8th floor San Francisco, Ca, 94105
Address

415-747 0878
Phone No.

8/30/19
Date

State of ~~Texas~~ California §
County of Alameda §

Before me, H. Joiner, a Notary Public in and for said County and State, on this day personally appeared Martin Cordova known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)

H. JOINER
COMM. # 2132217
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
My Commission Expires
October 30, 2019

JAS1 JAS1

Notary

CITY OF LAKE WORTH
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

SITE PLAN AMENDMENT
PLANNING & ZONING CASE #PZ-2019-24

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the property has made application for a Site Plan Amendment, for the construction of an additional ATM machine at the back of the property. Attached you will find a copy of the requested site plan amendment for the location. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at 6:30 p.m. on Tuesday, October 15, 2019, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance, amending Ordinance No. 802, so as to consider a site plan amendment of an approximate 1.45-acre parcel of land, legally known as Block 1, Lot 8, Lake Worth Towne Crossing Addition, Lake Worth, Tarrant County, Texas, being that all of the certain called 1.45-acre parcel of land recorded in the deed records of Tarrant County, Texas. The property to be considered is generally described as a 1.45-acre parcel of land located 6632 Lake Worth Blvd., Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, November 12, 2019, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed site plan amendment for the above listed property. All interested parties are encouraged to attend.

(SITE PLAN ON REVERSE)

Wachovia Bank NA
333 Markey Fl 10th St
San Francisco, CA 94105-2101

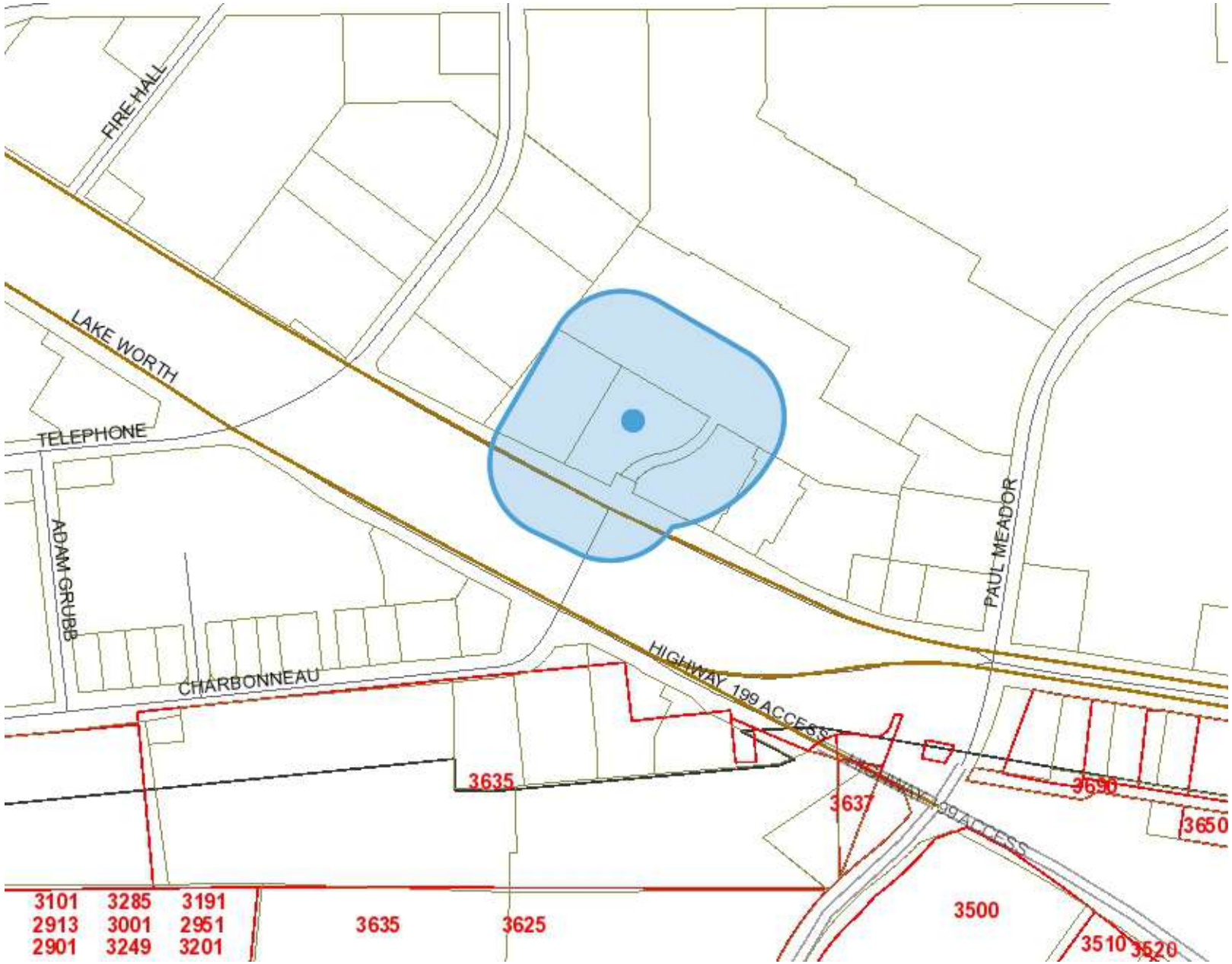
Texas Taco Cabana LP
8918 Tesoro Drive, Ste #200
San Antonio, Texas 78217-6293

RPAI Lake Worth Towne Crossing LP
2021 Spring Road, Suite #200
Oak Brook, IL 60523

Chick-Fil-A Inc.
5200 Buffington Road
Atlanta, GA 30349-2945

Worth National Bank
PO Box 2300
Tulsa, OK 74192

6632 Lake Worth Blvd. - 200' Notification Map



Legend

- PARCELS
- Lots
- Arterials
- Freeways
- Streets
- Tarrant County Streets
- Parks
- Lakes
- City Limit
- Extraterritorial Jurisdiction (ETJ)

FORT WORTH®

10/4/19 11:04 AM

1: 4,697

0.1 0 0.07 0.1 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. D.4

FROM: Suzanne Meason, Planning and Zoning Administrator

ITEM: Public Hearing to consider Ordinance No. 1175, Planning & Zoning Case No. PZ-2019-25, an Ordinance amending Ordinance No. 849, so as to consider a site plan amendment of an approximate 12.33-acre parcel of land, legally known as Lot 1, Home Depot Lake Worth Addition, Lake Worth, Tarrant County, Texas, being that all of the certain called 12.33-acre parcel of land recorded in the deed records of Tarrant County, Texas. The property to be considered is generally described as a 12.33-acre parcel of land located 3950 Jim Wright Freeway, Lake Worth, Texas. **(PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL BY A VOTE OF 7-0)**

SUMMARY:

Property Description:
12.33-acre parcel of land, 3950 Jim Wright Frwy.

Property Owner(s):
Home Depot, USA, 2455 Paces Ferry Road, Atlanta, GA 30339

Applicant:
Lars Andersen & Associates, 4694 W. Jacquelyn Avenue, Fresno, CA 93722

Engineer/Architect/Surveyor:
Lars Andersen & Associates, 4694 W. Jacquelyn Avenue, Fresno, CA 93722

Current Zoning:
PC-Planned Commercial

Current Use(s):
Retail Sales (Home Depot)

Existing Road(s):
Jim Wright Frwy.

Surrounding Zoning:
North: The property to the north is currently zoned “PC” Planned Commercial.

South: The property to the south is highway access road.

East: The property to the east is currently zoned “PC” Planned Commercial.

West: The property to the west is currently zoned “PC” Planned Commercial.

Summary:
The Home Depot is requesting a site plan amendment to add for an outside display and storage area for equipment related to their new Tool Rental Center service that they would like to offer. Attached is the amended site plan with the area to be used and a general description of the service(s). All previously approved items will still pertain to the site.

Public Input:
On Friday, October 4, 2019 as required by State law, the City mailed out twelve (12) letters of Notification for Public Hearing to all property owners within two hundred (200') feet of the subject site. Notice was also published in the City's newspaper of record, the Fort Worth Star Telegram on Saturday, September 28, 2019.

Staff had received no public comment form(s) as of the packet preparation date.

The Planning & Zoning Commission voted 7-0 recommending approval.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. 1175
Development Application/Owner Authorization Form
Site Plan Amendment Exhibit
Tool Rental Information Letter
Public Hearing Notice
Public Hearing Notifications (within 200' of subject property)
Vicinity Map

RECOMMENDED MOTION OR ACTION:

Site plan amendments are at the discretion of the City Council.

ORDINANCE NO. 1175

AN ORDINANCE AMENDING ORDINANCE NO. 849, SO AS TO CONSIDER A SITE PLAN AMENDMENT, ATTACHED HERETO AS "EXHIBIT A" OF AN APPROXIMATELY 12.33-ACRE PARCEL OF LAND, LEGALLY KNOWN AS LOT 1, HOME DEPOT LAKE WORTH ADDITION, AND GENERALLY DESCRIBED AS 3950 JIM WRIGHT FREEWAY., LAKE WORTH, TARRANT COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

WHEREAS, the City of Lake Worth is a Home Rule City acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for promoting the public health, safety, morals and general welfare; and

WHEREAS, the owner of a 12.33-acre parcel of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property to request a site plan amendment; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on October 15, 2019, and by the City Council of

the City of Lake Worth November 12, 2019, with respect to the zoning described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 849, and to amend the Official Zoning Map of the City, as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE WORTH, TEXAS:

SECTION 1.

INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.

ORDINANCE 849 AMENDED

Ordinance No. 849 is hereby amended by approving a site plan amendment and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Zoning Case No. PZ-2019-25

Owner: Home Depot USA, Inc.
PO Box 105842
Atlanta, GA 30348

Applicant:	Lars Andersen & Associates, Inc. 4694 W. Jacquelyn Avenue Fresno, CA 93722
Legal Description:	Lot 1, Home Depot Lake Worth Addition Lake Worth, Tarrant County, Texas
Property Address:	3950 Jim Wright Freeway
Property Zoning:	"PC" Planned Commercial
Permitted use:	The use and operation use of Retail Sales (Home Depot) as more particularly shown on the Amended Site Plan attached hereto as Exhibit "A".

SECTION 3.

COMPLIANCE WITH SITE PLAN AND ORDINANCES

The use and development of the property shall be subject to all terms and conditions set forth in the Amended Site Plan attached hereto as Exhibit "A" in addition to all applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Lake Worth, Texas.

SECTION 4.

OFFICIAL ZONING MAP AMENDED

The City Secretary is hereby directed to amend the Official Zoning Map to reflect the changes in classification approved herein.

SECTION 5.

CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of all other ordinances of the

City of Lake Worth, Texas except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6.

PENALTY CLAUSE

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

SEVERABILITY

It is hereby declared to be the intention of the City Council of the City of Lake Worth that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8.

SAVINGS

All rights or remedies of the City of Lake Worth, Texas are expressly saved as to

any and all violations of the provisions of any ordinance affecting zoning or land use, which have accrued at the time of the effective date of this Ordinance; and as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 9.

ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Lake Worth is hereby directed to engross and enroll this Ordinance by copying the caption, publication clause and effective date clause in the minutes of the City Council and by filing the Ordinance in the Ordinance Records of the City.

SECTION 10.

PUBLICATION

The City Secretary of the City of Lake Worth is hereby directed to publish in the official newspaper of the City of Lake Worth, the caption, the penalty clause, publication clause, and effective date clause of this ordinance two (2) days as authorized by Section 52.013 of the Local Government Code.

SECTION 11.

EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on the 12th day of November, 2019.

CITY OF LAKE WORTH

By:_____
Walter Bowen, Mayor

ATTEST:

_____
Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Drew Larkin, City Attorney

BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7922 OR SMEASON@LAKEWORTHTX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2019-25
Date Submitted: 9-6-19

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

____ **ZONING CHANGE** ____ **LAND USE** ____ **SITE PLAN** X **SITE PLAN AMENDMENT**

PROPERTY ADDRESS 3950 Jim Wright Freeway

CURRENT LEGAL DESCRIPTION See attached.

CURRENT ZONING CLASSIFICATION & LAND USE PC - Planned Commercial

PROPOSED ZONING CLASSIFICATION & LAND USE Commercial

TOTAL ACRES 11.79 **# OF LOTS** 1

APPLICANT/DEVELOPER INFORMATION

NAME Lars Andersen & Associates, Inc. - Contact: Scott Mommer
ADDRESS 4694 W. Jacquelyn Ave CITY Fresno
STATE CA ZIP 93722 EMAIL smommer@larsandersen.com
PHONE 559-978-7060 FAX 559-276-0850

PROPERTY OWNER INFORMATION

NAME Home Depot U.S.A., Inc.
ADDRESS 2455 Paces Ferry Road CITY Atlanta
STATE GA ZIP 30339 EMAIL SUZANNE_RUSSO@homedepot.com
PHONE 770-384-2406 FAX 770-384-3042

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Lars Andersen & Associates, Inc. - Contact: Scott Mommer
ADDRESS 4694 W. Jacquelyn Ave CITY Fresno
STATE CA ZIP 93722 EMAIL smommer@larsandersen.com
PHONE 559-978-7060 FAX 559-276-0850

I hereby certify that I am the owner of the property described above and further certify that the information provided on this development application is true and correct. I further understand that the public hearing for this project will not be scheduled until the application fee(s) have been paid and the plans have been reviewed and accepted by City staff. *IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.*

must be original signature

SIGNATURE OF OWNER, AGENT, OR APPLICANT

8-21-19
DATE

GENERAL INFORMATION

Civil construction plan submittals shall meet the following general sheet requirements and order:

1. Cover Sheet with Vicinity Map (Project Name, Address, Legal Description, Type of Plan(s), and Current Date shall be shown on cover)
2. Final Plat
3. Site Layout
4. Dimensional Control Plan
5. Paving Plan and Profile
6. Grading Plan
7. Drainage Area Map
8. Storm Sewer Layout
9. Storm Sewer Plan and Profile
10. Water Layout
11. Water Plan and Profile
12. Sanitary Sewer Layout
13. Sanitary Sewer Plan and Profile
14. Storm Water Pollution Prevention Plan (Erosion Control Plan)
15. Traffic Control Plan
16. Standard Construction Details

Construction plans must be 100% complete at the time of submittal. Any incomplete sets of construction plans shall be returned unreviewed.

SUBMITTAL CHECKLIST

The following items must be turned in for the subdivision plat application to be accepted and processed by this department:

X DEVELOPMENT APPLICATION
N/A OWNER AUTHORIZATION FORM (IF APPLICABLE)
X APPLICATION FEE (VERIFY WITH P&Z ADMINISTRATOR)
X FOUR (4) HARD COPIES OF DEVELOPMENT PLAN, CIVIL CONSTRUCTION PLANS OR SITE PLAN AMENDMENT PLAN (WHICHEVER IS APPLICABLE) **(ACCEPTED SIZE 24" x 36")**
X ELECTRONIC VERSION (.pdf) OF THE PLANS EMAILED TO SMEASON@LAKEWORTHTX.ORG

OFFICE USE ONLY

Fee: 275.00
Date Paid: 9·6·19
Receipt #: P19-0936
Ownership Verified:
☑ **YES** ☐ **NO**
Taxes Paid:
☑ **YES** ☐ **NO**
Liens Paid:
☑ **YES** ☐ **NO**

Public Hearing Newspaper Notice Deadline Date:
Public Hearing 200' Notification Deadline Date:
P&Z Commission Meeting Date: 10·15·19
City Council Meeting Date: 11·12·19

Approval Date:
Ordinance Number:
Instrument #:

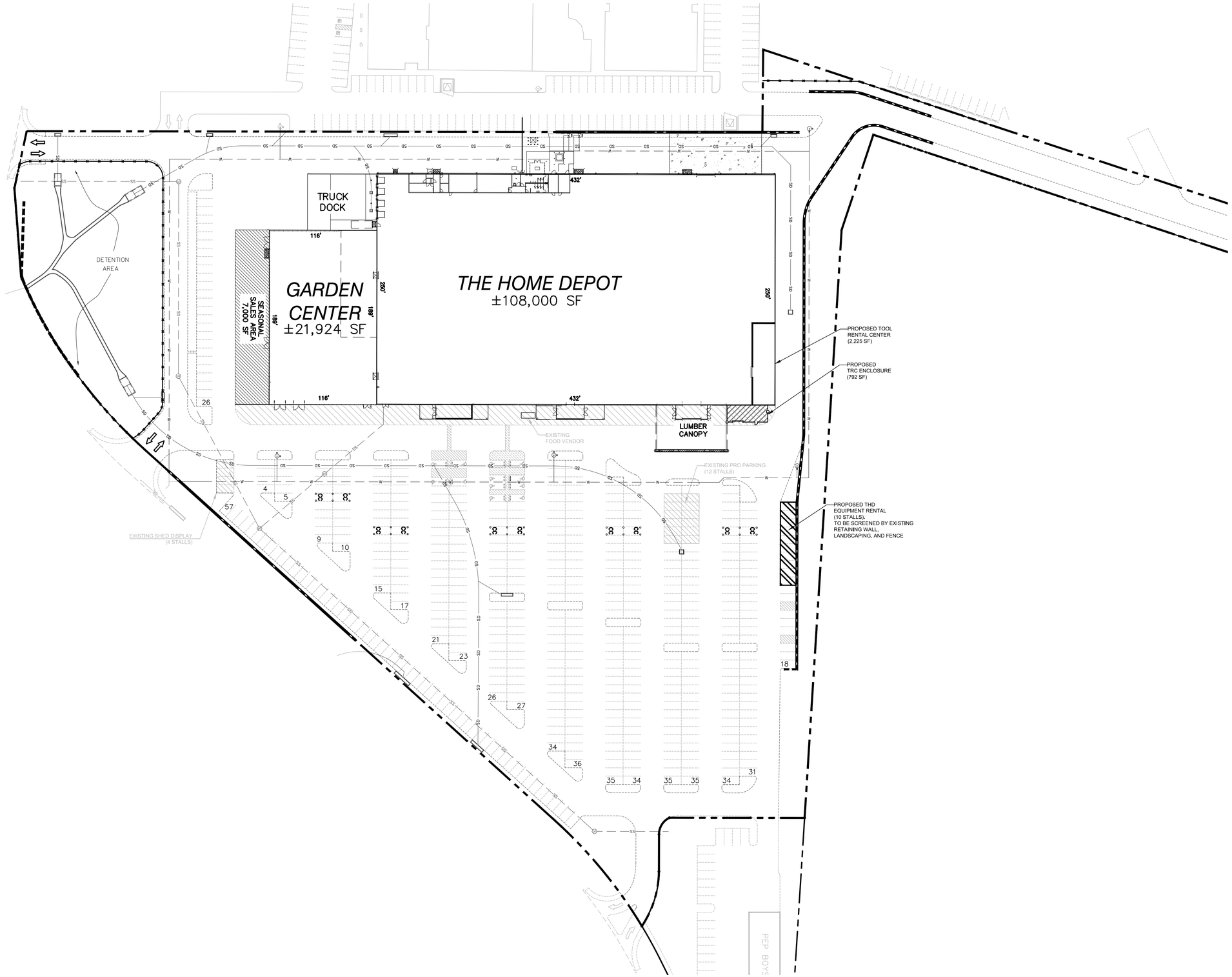
DELEGATION OF AUTHORITY

I, Teresa Wynn Roseborough, Executive Vice President, General Counsel and Corporate Secretary of The Home Depot, Inc. (the "Company") and its wholly owned subsidiary, Home Depot U.S.A., Inc., do hereby designate each Vice President and Deputy General Counsel and each of Michael A. Dalton, Jessica Borgert and Suzanne Russo, as my designees and authorize each of them acting either alone or together to execute and deliver, or cause to be executed and delivered, any and all contracts, assignments, easements, conveyances, deeds, leases, subleases, agreements, certificates, instruments, or any other documents on behalf of the Company and each of its direct and indirect subsidiaries related to real property owned or leased or to be acquired or leased by the Company or its direct and indirect subsidiaries (the "Documents") and to take, or cause to be taken, any and all actions in connection therewith as such individual or individuals may consider necessary or desirable, with such necessity or desirability being conclusively evidenced by the actions so taken. Further, I hereby ratify and approve all previous actions taken with respect to the execution and delivery of such Documents in the name of and on behalf of the Company and its direct and indirect subsidiaries.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of February, 2018.

Teresa Wynn Roseborough
Executive Vice President, General
Counsel and Corporate Secretary

8590875v1



LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS – LAND SURVEYORS – PLANNERS
4694 WEST JACQUELYN AVENUE – FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM

VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ZONING INFORMATION	
APN:	07792328
ZONING:	PC - PLANNED COMMERCIAL
LAND USE:	RETAIL SALES (HOME DEPOT)
HOME DEPOT SITE DATA	
HOME DEPOT AREA	12.33 AC
HOME DEPOT BUILDING AREAS	
HOME DEPOT BUILDING	108,000 SF
GARDEN CENTER	+ 21,924 SF
TOTAL HD BUILDING AREA	129,924 SF
PARKING REQUIRED PER CITY CODE	
HOME DEPOT (PER ORIGINAL SITE PLAN APPROVAL)	522 STALLS
PARKING PROVIDED	
FRONT FIELD PARKING	496 STALLS
REAR FIELD PARKING	0 STALLS
SIDE FIELD PARKING	+ 26 STALLS
TOTAL PROVIDED	522 STALLS
INCLUDED WITHIN PARKING PROVIDED	
ACCESSIBLE PARKING	12 STALLS
PRO PARKING	12 STALLS
NOT INCLUDED WITHIN PARKING PROVIDED	
EQUIPMENT RENTAL	10 STALLS
SHED DISPLAY	4 STALLS

PREVIOUS APPROVALS:
ORDINANCE NO. 633
ORDINANCE NO. 849

TRC SITE PLAN

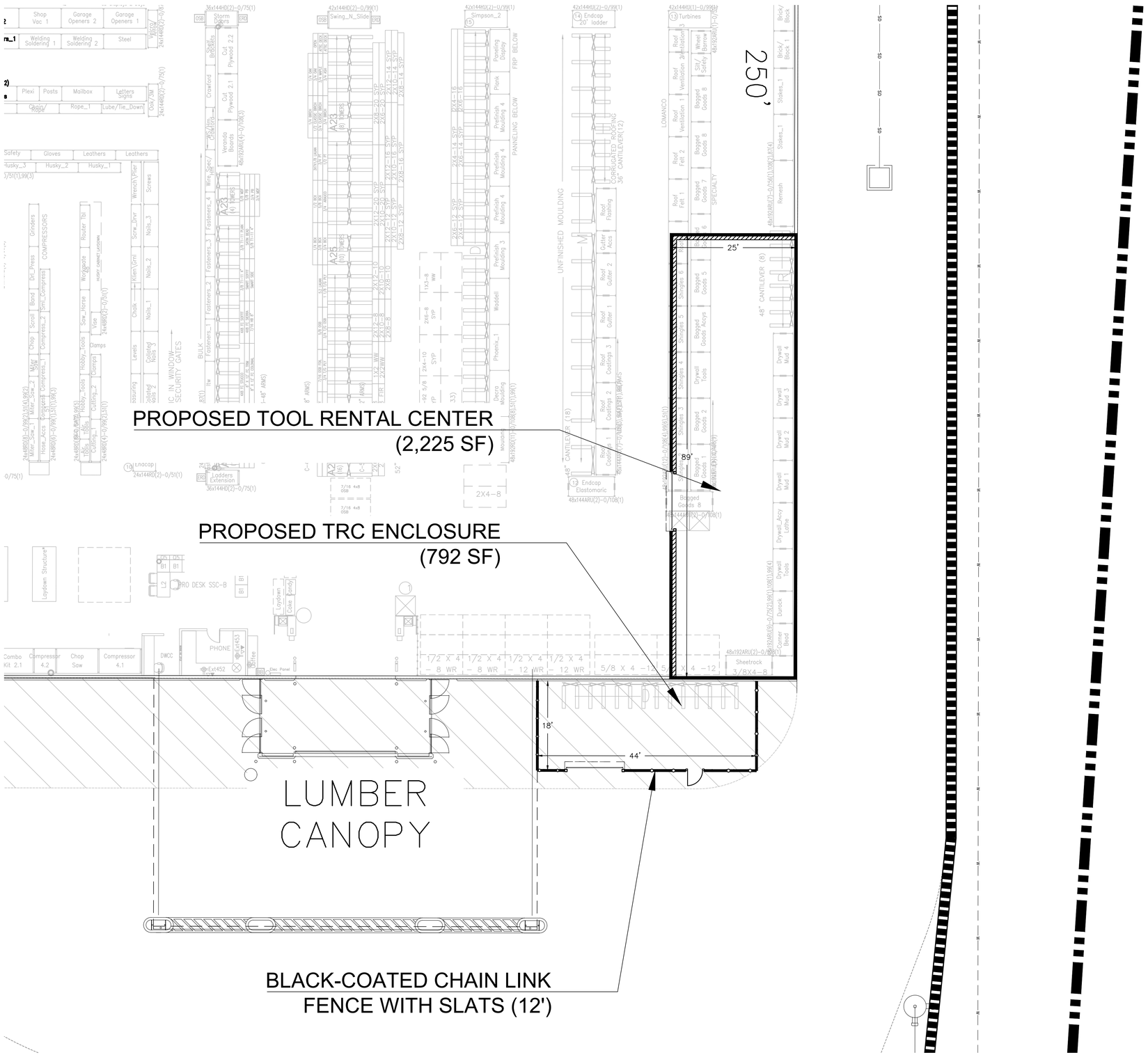
DATE:	10/10/2019
REVISION DATES:	
SITE PLANNER	LUIS REBELO
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MARKET	
R. E. AGENDA NAME	
R. E. MANAGER	

TX - LAKE WORTH
STORE #6549

ADDRESS:	3950 JIM WRIGHT FWY LAKE WORTH, TX 76135
LA PROJECT NUMBER	18076.00

0' 50' 100'
SCALE 1"=50'

SHEET 1 OF 2



LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS – LAND SURVEYORS – PLANNERS
4694 WEST JACQUELYN AVENUE – FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM

VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ZONING INFORMATION

APN:	07792328
ZONING:	PC - PLANNED COMMERCIAL
LAND USE:	RETAIL SALES (HOME DEPOT)

TRC SITE PLAN

DATE:	10/10/2019
REVISION DATES:	
SITE PLANNER	LUIS REBELO
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MARKET	
R. E. AGENDA NAME	
R. E. MANAGER	

TX - LAKE WORTH
STORE #6549

ADDRESS:	3950 JIM WRIGHT FWY LAKE WORTH, TX 76135
LA PROJECT NUMBER	18076.00

0' 10' 20'
SCALE 1"=10'

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
ADA COMPLIANCE • LEED ACCREDITED • STORM WATER QUALITY
4694 W JACQUELYN AVENUE
FRESNO, CA 93722
PH (559) 276-2790 FX (559) 276-0850
TEXAS REGISTERED ENGINEERING FIRM F-18450

SCOTT A. MOMMER, PE, QSD
PRESIDENT

DANIEL J. ZOLDAK, PE, PLS
CASp, LEED AP, QSD/P
VICE PRESIDENT

Thursday August 22, 2019

Suzanne Meason
Planning & Zoning Division
City of Lake Worth, TX
3805 Adam Grubb
Lake Worth, TX 76135
O: 817-255-7922
E: smeason@lakeworthtx.org

RE: Home Depot – Site Plan Amendment – Tool Rental Center (TRC) & THD Rental Equipment
3950 Jim Wright Freeway

Suzanne,

On behalf of Home Depot, our Firm is submitting for a Site Plan amendment to Permit a proposed Tool Rental Center (TRC) and THD Rental Equipment Display. The general operations for the TRC is the rental of tools associated with general construction, which could range from a drill to a larger power equipment. This operation is utilized by both our general customers and contractors. In conjunction with the TRC, Home Depot is requesting to utilize approximately 10 parking stalls identified on the proposed Site Plan to store and display compact power rental equipment that can be rented through the TRC. Such equipment are items like small trailers, see the attached file for a list of example compact power equipment. It should be noted that the HD Rental equipment is owned and operated by Home Depot and there are no Third-Party Entities involved with this accessory use. In addition, no service, repairs, or maintenance or done on THD Rental equipment at the store, as Home Depot owns various locations where they are serviced by Home Depot at their maintenance facility throughout the region.

Attached you will find the following submittal items:

- Application signed by Home Depot
- Four (4) full size (24" x 36") proposed Site Plan
- Check # 1209 for $275.00

In advance, we greatly appreciate the City's review of the proposed project and feel free to contact me with any questions by email at smommer@larsandersen.com or by cell at 559-978-7060.

Sincerely,
LARS ANDERSEN & ASSOCIATES, INC.

Scott A. Mommer

Scott A. Mommer, PE
President

Compact Power Rental Equipment

Tractor Loader Backhoe

- Used for loading, carrying, and transporting materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling

Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work

Mini Excavator

- Property improvement and landscape projects
- Irrigation installation and drainage projects
- Plumbing and electrical installation or repairs

Aerial Equipment

- Tree care and maintenance
- Facility maintenance, painting, HVAC, electrical
- Sign and lighting repair

Light Tower

- Job site illumination
- Sports activities
- Event setups

Material Handling

- Transport concrete, stone, materials and aggregate
- Construction and demo site clean up

Dump Trailer

- Demolition removal and yard maintenance
- Carrying landscape materials
- Hauling aggregate

Tree Care (Chipper Rental/Stump Grinder)

- Tree care and maintenance
- Landscaping and property improvements

Mini Skid Steer

- Load, carry and spread materials
- Landscape and property improvement
- Grading and leveling

Trencher

- Installing irrigation and drainage projects
- Landscape and property improvement

Tractor Loader Backhoe

- Load, carry and transport materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling

Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work

CITY OF LAKE WORTH
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

SITE PLAN AMENDMENT
PLANNING & ZONING CASE #PZ-2019-25

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the property has made application for a Site Plan Amendment, for the addition of a fenced in area for equipment rental. Attached you will find a copy of the requested site plan amendment for the location. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at 6:30 p.m. on Tuesday, October 15, 2019, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance, amending Ordinance No. 849, so as to consider a site plan amendment of an approximate 12.33-acre parcel of land, legally known as Lot 1, Home Depot Lake Worth Addition, Lake Worth, Tarrant County, Texas, being that all of the certain called 12.33-acre parcel of land recorded in the deed records of Tarrant County, Texas. The property to be considered is generally described as a 12.33-acre parcel of land located 3950 Jim Wright Freeway, Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, November 12, 2019, at the Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed site plan amendment for the above listed property. All interested parties are encouraged to attend.

(SITE PLAN ON REVERSE)

Home Depot USA Inc
PO Box 105842
Atlanta, GA 30348

Stephen B Friffith
1206 W 6th Street
Austin, Texas 78703-5209

6034 Azle Avenue LLC
PO Box 2148
Milwaukee, WI 53201-2148

Original Sites Ltd
PO Box 3350
Grapevine, Texas 76099-3350

6034 Azle Avenue LLC
801 Grand Avenue
Des Moines, IA 50392-0001

Northwest Church of Christ
6059 Azle Avenue
Lake Worth, Texas 76135-2697

Triple N Management LLC
1001 Lakewood Hills Terrace
Austin, Texas 78732

Star Boat Club LLC
5812 Preston Haven Drive
Dallas, Texas 75230-2950

BDC Properties Inc
5000 Overton Plaza, Suite #300
Fort Worth, Texas 76109

St Anne's Episcopal Church
6055 Azle Avenue
Lake Worth, Texas 76135-2698

Metropolitan Baptist Church
6051 Azle Avenue
Lake Worth, Texas 76135-2699

City of Lake Worth
3805 Adam Grubb
Lake Worth, Texas 76135-3509

3950 Jim Wright Frwy. - 200' Notification Map

Legend

- PARCELS
- Lots
- Arterials
- Freeways
- Streets
- Tarrant County Streets
- Parks
- Lakes
- City Limit
- Extraterritorial Jurisdiction (ETJ)

FORT WORTH®

10/4/19 12:25 PM

1: 10,363

0.3 0 0.16 0.3 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. D.5

FROM: Suzanne Meason, Planning and Zoning Administrator

ITEM: Public Hearing to consider Ordinance No. 1176, Planning & Zoning Case No. PZ-2019-26, an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development plan of an approximately 1.26-acre parcel of land, legally known as Block 4, Lot 2-R1, Broadview West Addition, Tarrant County, Texas, being that all of the certain called 1.26-acre parcel of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property to be considered is generally described as a 1.26-acre parcel of land located at 6116 Lake Worth Blvd., Lake Worth, Texas. **(PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL BY A VOTE OF 7-0)**

SUMMARY:

Property Description:
1.26-acre parcel of land, 6116 Lake Worth Blvd.

Property Owner(s):
Forrest D and Nelda Giles, 152 McVoid Road, Springtown, Texas 76082-5929

Applicant:
Jack 2199, Inc., Robert Petrie, 1924 Jacksboro Highway, Fort Worth, Texas 76114

Engineer/Architect/Surveyor:
Taller Tres Design Studio, 103 N Greenstone Lane, Dallas, Texas 75116

Current Zoning:
PC-Planned Commercial

Current Use(s):
Vacant Property

Proposed Zoning:
PC-Planned Commercial

Proposed Use(s):
Commercial Shopping Center

Existing Road(s):
Lake Worth Blvd., Yeary Street, Azle Way

Surrounding Zoning:
North: The property to the north is currently zoned “PC” Planned Commercial and “SF1” Single Family Residential. (Residences that are a mix of commercial and single-family zoning districts)

South: The property to the south is currently zoned “PC” Planned Commercial. (Commercial businesses across Lake Worth Blvd.)

East: The property to the east is currently zoned “SF1” Single Family Residential.

West: The property to the west is currently zoned “PC” Planned Commercial. (Commercial businesses across Lake Worth Blvd.)

Summary:
Robert Petrie currently has the property under contract with Dr. Giles. Mr. Petrie is seeking a land use designation and development plan approval to construct a commercial shopping center similar to the one located at 6060 Rocky Point Trail.

Prior to closing on the property Mr. Petrie wanted to receive approval of his requested use. Attached is the ordinance outlining the types of businesses and a development plan for the property layout. The applicant believes that the proposed type of establishment on the property would be more conducive to Lake Worth's Comprehensive Land Use Plan and redevelopment for the area. Drive approaches will have to be approved by TxDOT and are subject to change.

Public Input:
On Friday, September 28, 2019 as required by State law, the City mailed out twenty-four (24) letters of Notification for Public Hearing to all property owners within two hundred (200’) feet of the subject site. Notice was also published in the City’s newspaper of record, the Fort Worth Star Telegram on Saturday, October 4, 2019.

Staff had received one (1) public comment form in favor of the request and two (2) public comment forms back in opposition of the item as of the packet preparation date.

The Planning & Zoning Commission voted 7-0 recommending approval.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Ordinance No. 1176
Development Application
Development Plan Exhibit
Public Hearing Notice
Public Hearing Notifications (within 200' of subject property)
Vicinity Map
Returned Public Comment Form(s)

RECOMMENDED MOTION OR ACTION:

Land use designations and development plan recommendations are at the discretion of the City Council.

ORDINANCE NO. 1176

AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT PLAN OF AN APPROXIMATELY 1.26-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 4, LOT 2-R1, BROADVIEW WEST ADDITION, BEING THAT ALL OF THE CERTAIN CALLED 1.26-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 1.26-ACRE PARCEL OF LAND LOCATED 6116 LAKE WORTH BLVD., LAKE WORTH, TARRANT COUNTY, TEXAS. BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE, ALONG WITH A DEVELOPMENT PLAN APPROVAL "EXHIBIT A", AND BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND NAMING AN EFFECTIVE DATE.

WHEREAS, the City of Lake Worth is a Home Rule City acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for promoting the public health, safety, morals and general welfare; and

WHEREAS, the owner of a 1.26-acre tract of land located in Lake Worth, Texas, has initiated an application on the hereinafter described property for a land use designation and development plan approval; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Lake Worth on October 15, 2019, and by the City Council of the City of Lake Worth on November 12, 2019, with respect to the zoning described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Lake Worth, Texas, does hereby deem it advisable and in the public interest to amend Ordinance No. 500, and to amend the Official Zoning Map of the City, as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE WORTH, TEXAS:

SECTION 1.
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.
ORDINANCE 500 AMENDED

Ordinance No. 500 is hereby amended by approving the land use designation as "PC" – Planned Commercial for the use of Commercial Shopping Center, along with a development plan approval and by amending the Official Zoning Map to reflect such change for the property hereinafter described below:

Planning & Zoning Case No. PZ-2019-26

Owner:	Forrest D & Nelda Giles 152 McVoid Road Springtown, Texas 76082
Applicant:	Jack 2199, Inc., Robert Petrie 1924 Jacksboro Hwy. Fort Worth, Texas 76114
Legal Description:	Block 4, Lot 2-R1, Broadview West Addition Lake Worth, Tarrant County, Texas
Property Address:	6116 Lake Worth Blvd.
Property Zoning:	PC-Planned Commercial
Permitted use:	The use and operation use of Commercial/Retail Shopping Center with the following allowable uses: Antique Shops, Appliance Stores, Bakeries, Bank, Credit Union, or Other Businesses offering Financial Services, Barber or Beauty Shops, Bicycle and Bicycle Repair Shops, Book, Stationery Stores, or Newsstands, Caterer and Wedding Services, Cigar or Tobacco Stores, Cleaning, Pressing,

and Laundry Collection Services and Offices, Copy/Blueprinting, Dancing Schools, Delicatessens, Department Stores, Doctor's or Dentist's Offices, Clinics, or Medical, Surgical or Dental Laboratories, Drive In Businesses where car service is given including Refreshment Stands, Cafes, Restaurants, Food Stores Cleaning Services and Similar Activities, Drug Stores, Dry Goods, Electronic Store, Flooring and Carpet Stores, Florist or Gift Shops, Grocery Store, Hardware Store, Hair/Nail Salons, Household/Office Furniture, Jewelry Stores, Massage/Health Treatments, Offices, Optical Stores, Pet Shops, Photography, Portrait, or Camera Shops and Photo Finishing, Piano/Music Stores, Radio and Television Sales and Services, Restaurants, Tea Rooms, Cafeterias, or Cafes, Retail Stores, Tailor, Clothing or Wearing Apparel Shops, Tanning Salons, Tax Services, Variety Stores, and Vet/Dog/Cat Hospital and a Development Plan as attached hereto as Exhibit "A".

SECTION 3.
COMPLIANCE WITH DEVELOPMENT PLAN, SITE PLAN AND ORDINANCES

The use and development of the property shall be subject to all terms and conditions set forth in the Development Plan attached hereto as Exhibit "A" in addition to all applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Lake Worth, Texas.

SECTION 4.
OFFICIAL ZONING MAP AMENDED

The City Secretary is hereby directed to amend the Official Zoning Map to reflect the changes in classification approved herein.

SECTION 5.
CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of all other ordinances of the City of Lake Worth, Texas except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6.
PENALTY CLAUSE

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.
SEVERABILITY

It is hereby declared to be the intention of the City Council of the City of Lake Worth that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8.
SAVINGS

All rights or remedies of the City of Lake Worth, Texas are expressly saved as to any and all violations of the provisions of any ordinance affecting zoning or land use, which have accrued at the time of the effective date of this Ordinance; and as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 9.
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Lake Worth is hereby directed to engross and enroll this Ordinance by copying the caption, publication clause and effective date clause in the minutes of the City Council and by filing the Ordinance in the Ordinance Records of the City.

SECTION 10.
PUBLICATION

The City Secretary of the City of Lake Worth is hereby directed to publish in the official newspaper of the City of Lake Worth, the caption, the penalty clause, publication clause, and effective date clause of this ordinance two (2) days as authorized by Section 52.013 of the Local Government Code.

SECTION 11.
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED on the 12th day of November, 2019.

CITY OF LAKE WORTH

By:_____
Walter Bowen, Mayor

ATTEST:

_____
Monica Solko, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
Drew Larkin, City Attorney

BUILDING DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION
3805 ADAM GRUBB, LAKE WORTH, TEXAS 76135
817-255-7922 OR SMEASON@LAKEWORTHTX.ORG

FOR OFFICE USE ONLY
Case No: PZ-2019-
Date Submitted: 9-12-19

APPLICATION FOR DEVELOPMENT APPROVAL

(CHECK ALL THAT APPLY)

____ZONING CHANGE X LAND USE ____SITE PLAN ____SITE PLAN AMENDMENT

PROPERTY ADDRESS 6116 Lake Worth Blvd.

CURRENT LEGAL DESCRIPTION Block 4, Lot 2-R1, Broadview West Addition

CURRENT ZONING CLASSIFICATION & LAND USE Planned Commercial - Vacant Land

PROPOSED ZONING CLASSIFICATION & LAND USE Planned Commercial - Commercial Shopping Center

TOTAL ACRES 1.26 # OF LOTS 1

APPLICANT/DEVELOPER INFORMATION

NAME Robert Petrie, Jack 2199, Inc. and/or assignee
ADDRESS 1924 Jacksboro Highway CITY Fort Worth
STATE Texas ZIP 76114 EMAIL pmc1300@aol.com
PHONE 817-401-1617 FAX

PROPERTY OWNER INFORMATION

NAME Forrest D. Giles
ADDRESS 152 McVoid Road CITY Springtown
STATE Texas ZIP 76082 EMAIL
PHONE 817-677-3043 FAX

SURVEYOR/ARCHITECT/ENGINEER INFORMATION

NAME Taller Tres Design Studio
ADDRESS 103 N. Greenstone Lane CITY Duncanville
STATE Texas ZIP 75116 EMAIL
PHONE 214-766-5905 FAX

I hereby certify that I am the owner of the property described above and further certify that the information provided on this development application is true and correct. I further understand that the public hearing for this project will not be scheduled until the application fee(s) have been paid and the plans have been reviewed and accepted by City staff. *IF APPLICATION IS SIGNED BY SOMEONE OTHER THAN THE OWNER, THEN AN OWNER AUTHORIZATION FORM MUST BE COMPLETED AND TURNED IN WITH APPLICATION.*

F D Giles *must be original signature* 9-12-19

SIGNATURE OF OWNER, AGENT, OR APPLICANT DATE

GENERAL INFORMATION

Civil construction plan submittals shall meet the following general sheet requirements and order:

1. Cover Sheet with Vicinity Map (Project Name, Address, Legal Description, Type of Plan(s), and Current Date shall be shown on cover)
2. Final Plat
3. Site Layout
4. Dimensional Control Plan
5. Paving Plan and Profile
6. Grading Plan
7. Drainage Area Map
8. Storm Sewer Layout
9. Storm Sewer Plan and Profile
10. Water Layout
11. Water Plan and Profile
12. Sanitary Sewer Layout
13. Sanitary Sewer Plan and Profile
14. Storm Water Pollution Prevention Plan (Erosion Control Plan)
15. Traffic Control Plan
16. Standard Construction Details

Construction plans must be 100% complete at the time of submittal. Any incomplete sets of construction plans shall be returned unreviewed.

SUBMITTAL CHECKLIST

The following items must be turned in for the subdivision plat application to be accepted and processed by this department:

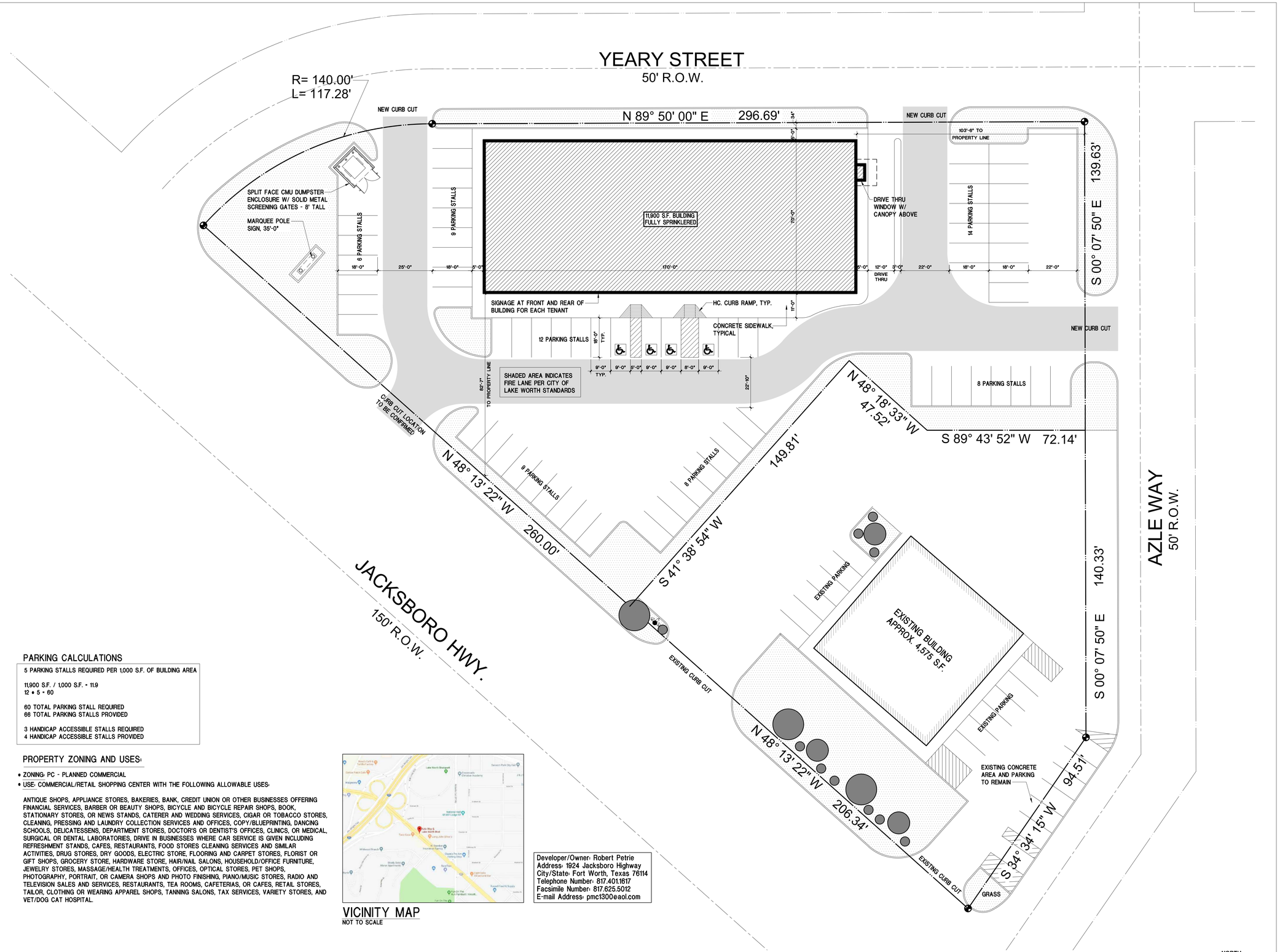
_____ DEVELOPMENT APPLICATION
_____ OWNER AUTHORIZATION FORM (IF APPLICABLE)
_____ APPLICATION FEE (VERIFY WITH P&Z ADMINISTRATOR)
_____ FOUR (4) HARD COPIES OF DEVELOPMENT PLAN, CIVIL CONSTRUCTION PLANS OR SITE PLAN AMENDMENT PLAN (WHICHEVER IS APPLICABLE) **(ACCEPTED SIZE 24" x 36")**
_____ ELECTRONIC VERSION (.pdf) OF THE PLANS EMAILED TO SMEASON@LAKEWORTHTX.ORG

OFFICE USE ONLY

Fee: 550.00
Date Paid: 9.12.19
Receipt #: P19-0956
Ownership Verified:
☑ YES ☐ NO
Taxes Paid:
☑ YES ☐ NO
Liens Paid:
☑ YES ☐ NO

Public Hearing Newspaper Notice Deadline Date:_____
Public Hearing 200' Notification Deadline Date:_____
P&Z Commission Meeting Date: 10.15.19
City Council Meeting Date: 11.12.19

Approval Date:_____
Ordinance Number:_____
Instrument #:_____



PARKING CALCULATIONS

5 PARKING STALLS REQUIRED PER 1,000 S.F. OF BUILDING AREA

11,900 S.F. / 1,000 S.F. = 11.9
12 • 5 = 60

60 TOTAL PARKING STALL REQUIRED
66 TOTAL PARKING STALLS PROVIDED

3 HANDICAP ACCESSIBLE STALLS REQUIRED
4 HANDICAP ACCESSIBLE STALLS PROVIDED

PROPERTY ZONING AND USES:

- ZONING: PC - PLANNED COMMERCIAL
- USE: COMMERCIAL/RETAIL SHOPPING CENTER WITH THE FOLLOWING ALLOWABLE USES:

ANTIQUE SHOPS, APPLIANCE STORES, BAKERIES, BANK, CREDIT UNION OR OTHER BUSINESSES OFFERING FINANCIAL SERVICES, BARBER OR BEAUTY SHOPS, BICYCLE AND BICYCLE REPAIR SHOPS, BOOK, STATIONARY STORES, OR NEWS STANDS, CATERER AND WEDDING SERVICES, CIGAR OR TOBACCO STORES, CLEANING, PRESSING AND LAUNDRY COLLECTION SERVICES AND OFFICES, COPY/BLUEPRINTING, DANCING SCHOOLS, DELICATESSENS, DEPARTMENT STORES, DOCTOR'S OR DENTIST'S OFFICES, CLINICS, OR MEDICAL, SURGICAL OR DENTAL LABORATORIES, DRIVE IN BUSINESSES WHERE CAR SERVICE IS GIVEN INCLUDING REFRESHMENT STANDS, CAFES, RESTAURANTS, FOOD STORES CLEANING SERVICES AND SIMILAR ACTIVITIES, DRUG STORES, DRY GOODS, ELECTRIC STORE, FLOORING AND CARPET STORES, FLORIST OR GIFT SHOPS, GROCERY STORE, HARDWARE STORE, HAIR/NAIL SALONS, HOUSEHOLD/OFFICE FURNITURE, JEWELRY STORES, MASSAGE/HEALTH TREATMENTS, OFFICES, OPTICAL STORES, PET SHOPS, PHOTOGRAPHY, PORTRAIT, OR CAMERA SHOPS AND PHOTO FINISHING, PIANO/MUSIC STORES, RADIO AND TELEVISION SALES AND SERVICES, RESTAURANTS, TEA ROOMS, CAFETERIAS, OR CAFES, RETAIL STORES, TAILOR, CLOTHING OR WEARING APPAREL SHOPS, TANNING SALONS, TAX SERVICES, VARIETY STORES, AND VET/DOG CAT HOSPITAL.

VICINITY MAP
NOT TO SCALE

Developer/Owner: Robert Petrie
Address: 1924 Jacksboro Highway
City/State: Fort Worth, Texas 76114
Telephone Number: 817.401.1617
Facsimile Number: 817.625.5012
E-mail Address: pmc1300@aol.com

01 SITE PLAN
SCALE: 1" = 20'-0"

DATE: 09.26.19
JOB NO: 19.02RP
DRAWN: STAFF
CHECKED: AG

TALLER TRES DESIGN STUDIO
103 N. GREENSTONE LN.
DUNCANVILLE, TX 75116
PH: (214) 766-5905

PRELIMINARY SITE PLAN
KATIE'S EXPRESS CAR WASH
JACKSBORO HWY. AND AZLE WAY
LAKE WORTH, TEXAS

REVISIONS

SITE PLAN

SHEET NUMBER

A1.00

CITY OF LAKE WORTH
NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

LAND USE DESIGNATION/DEVELOPMENT PLAN
PLANNING & ZONING CASE #PZ-2019-26

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the property has made application for Land Use Designation for a Commercial Shopping Center and Development Plan approval. Attached you will find a copy of the requested site plan for the location. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at 6:30 p.m. on Tuesday, October 15, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding an Ordinance amending Ordinance No. 500, the Comprehensive Zoning Ordinance of the City of Lake Worth, so as to consider a land use designation and development plan of an approximately 1.26-acre parcel of land, legally known as Block 4, Lot 2-R1, Broadview West Addition, Tarrant County, Texas, being that all of the certain called 1.26-acre parcel of land recorded in the deed records of Tarrant County, Texas, by amending the Official Zoning Map to reflect such change. The property to be considered is generally described as a 1.26-acre parcel of land located at 6116 Lake Worth Blvd., Lake Worth, Texas. The City Council will conduct a second Public Hearing at 6:30 p.m. on Tuesday, November 12, 2019, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider the proposed land use designation and development plan for the above listed property. All interested parties are encouraged to attend.

Abner & Janis Skinner, Jr.
8104 Tumbleweed Trail
Fort Worth, Texas 76108

Maria R & Rafael Chavez
6032 Cowden Street
Lake Worth, Texas 76135-3302

Kamimasa Enterprises Inc.
6823 Green Oaks Rd Ste C
Fort Worth, Texas 76116-1732

Abdul Hadwani
1508 Royal Lane
Colleyville, Texas 76034-5584

Forrest D & Nelda Giles
152 McVoid Road
Springtown, Texas 76082-5929

Saginaw Rental & Leasing Co
6704 Azle Avenue
Fort Worth, Texas 76135-2223

Theresa Kay Riley
7108 Lilac Lane
Fort Worth, Texas 76135-2223

Jaswinder Singh
PO Box 137297
Fort Worth, Texas 76136-1297

Jose L & Maria Godinez
6101 Graham Street
Lake Worth, Texas 76135

Luis & Blanca Barron Mendez
6041 Graham Street
Lake Worth, Texas 76135-3303

Amanda Griffin
6040 Yeary Street
Lake Worth, Texas 76135

Guadalupe & Eugenia Delgado
6100 Yeary Street
Lake Worth, Texas 76135

Frank W Riley, Jr.
7104 Lilac Lane
Lake Worth, Texas 76135-2121

Frank W Riley, Jr.
6704 Azle Avenue
Lake Worth, Texas 76135-2121

BAP Hospitality LLC
624 Boyd Road
Azle, Texas 76020

Wells Fargo Bank
333 Market Fl 10th Street
San Francisco, CA 94105-2101

First State Bank Texas
9001 Airport Fwy Ste 850
North Richland Hills, Texas 76180-9198

Ruth B Jarrell
6036 Yeary Street
Fort Worth, Texas 76135-3308

Whataburger Inc
14301 S Padre Island Drive
Corpus Christi, Texas 78418-6032

Katie's Express Car Wash LLC
1924 Jacksboro Hwy.
Fort Worth, Texas 76114-2315

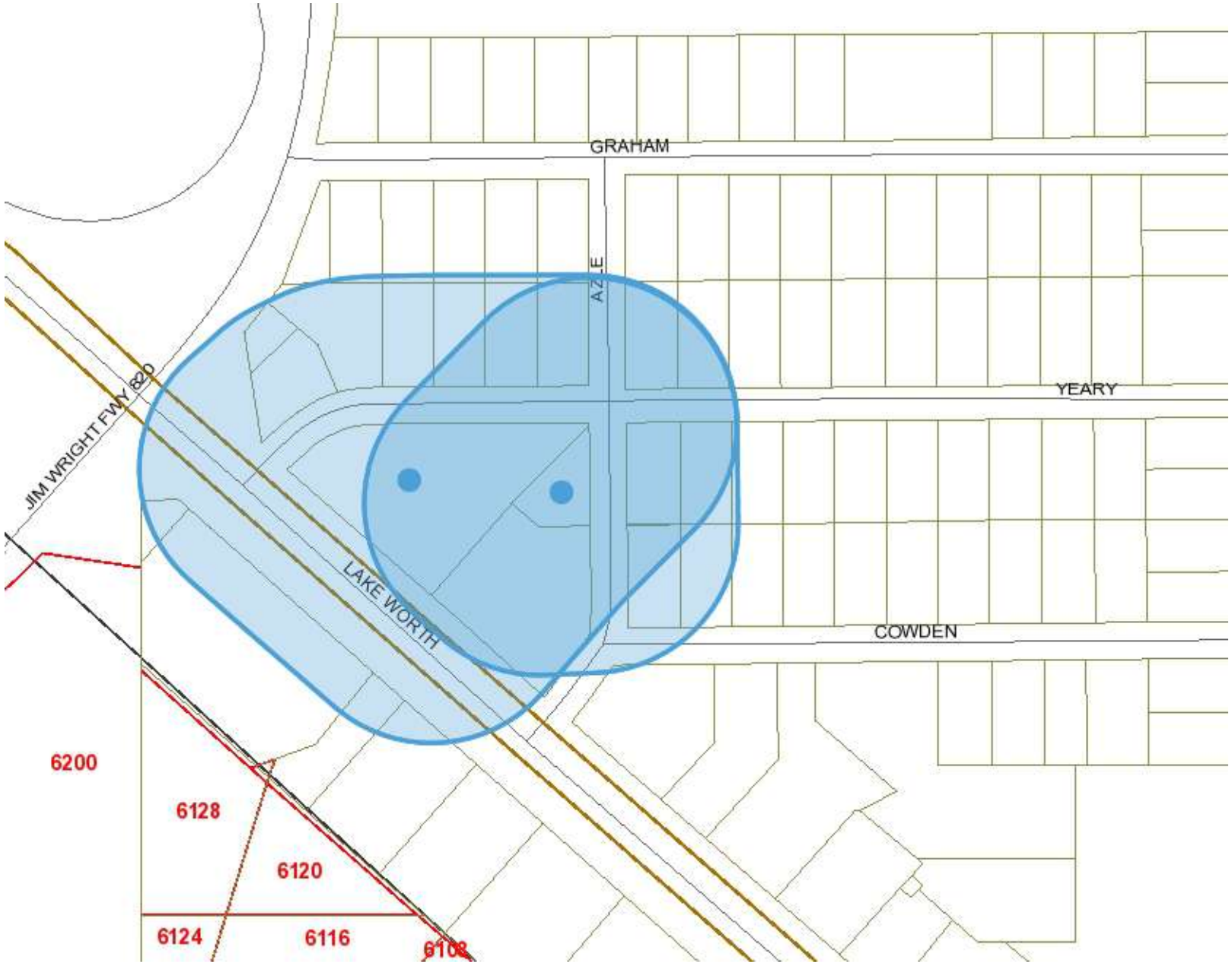
Jesus & Laura Garcia
6041 Yeary Street
Lake Worth, Texas 76135-3307

Levys Properties Inc
PO Box 150277
Fort Worth, Texas 76108

Bonny W & Frances Horton
6033 Yeary Street
Lake Worth, Texas 76135-3307

Clancy Brizuela
6040 Cowden Street
Lake Worth, Texas 76135-3302

6116 Lake Worth Blvd. - 200' Notification Map



Legend

- PARCELS
- Lots
- Arterials
- Freeways
- Streets
- Tarrant County Streets
- Parks
- Lakes
- City Limit
- Extraterritorial Jurisdiction (ETJ)

FORT WORTH®

8/9/19 12:21 PM

1: 2,372

0.1 0 0.04 0.1 Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the pubic record for the case. *(Phone numbers and emails will be redacted for privacy.)*

☒ I am **FOR** the proposed land use designation and development plan as explained on the attached public notice for Case #PZ-2019-26 (Commercial Shopping Center – 6116 Lake Worth Blvd.).

☐ I am **AGAINST** the proposed land use designation and development plan as explained on the attached public notice for Case #PZ-2019-26 (Commercial Shopping Center – 6116 Lake Worth Blvd.).

Property Owner Name: Giles Forrest D
(Please print)

Mailing Address: 172 W Vail Rd Springtown Tx

Phone: 817-677-3048 Email:

Signature: FD Giles Date: 10-9-2019

Property Address(s) *(within 200' of subject property)*:

COMMENTS:

PUBLIC COMMENT FORMS MAY BE RETURNED AT ANY TIME, BUT IF YOU WISH TO HAVE IT INCLUDED IN THE AGENDA PACKET PLEASE RETURN FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **WEDNESDAY, OCTOBER 9, 2019 @ NOON**.

For Office Use Only

Property Address:

Legal Description:

Received By: Date: OCT 1 0 2019

Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the pubic record for the case. *(Phone numbers and emails will be redacted for privacy.)*

☐ I am **FOR** the proposed land use designation and development plan as explained on the attached public notice for Case #PZ-2019-26 (Commercial Shopping Center – 6116 Lake Worth Blvd.).

☑ I am **AGAINST** the proposed land use designation and development plan as explained on the attached public notice for Case #PZ-2019-26 (Commercial Shopping Center – 6116 Lake Worth Blvd.).

Property Owner Name: FRANK RILEY
(Please print)

Mailing Address: 6704 AZLE AVE.

Phone: (817) 237-8104 Email: RPM0221@aol.com

Signature: Frank Riley Date: 10/09/19

Property Address(s) *(within 200' of subject property)*: 6113 GRAHAM

COMMENTS:

- LOWER PROPERTY VALUE
- ADD TO TRAFFIC "JAMS" AT YEARY & HWY #199

PUBLIC COMMENT FORMS MAY BE RETURNED AT ANY TIME, BUT IF YOU WISH TO HAVE IT INCLUDED IN THE AGENDA PACKET PLEASE RETURN FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **WEDNESDAY, OCTOBER 9, 2019 @ NOON**.

For Office Use Only

Property Address:

Legal Description:

Received By: Date: OCT 11 2019

RECEIVED

Building Development Services
Planning & Zoning Department
3805 Adam Grubb
Lake Worth, Texas 76135
817-255-7922 or smeason@lakeworthtx.org

PUBLIC COMMENT FORM

Please type or fill in information requested below if you would like to have your support and/or opposition of this item made part of the pubic record for the case. *(Phone numbers and emails will be redacted for privacy.)*

☐ I am **FOR** the proposed land use designation and development plan as explained on the attached public notice for Case #PZ-2019-26 (Commercial Shopping Center – 6116 Lake Worth Blvd.).

☑ I am **AGAINST** the proposed land use designation and development plan as explained on the attached public notice for Case #PZ-2019-26 (Commercial Shopping Center – 6116 Lake Worth Blvd.).

Property Owner Name: FRANK RILEY
(Please print)

Mailing Address: 6704 AZLE AVE.

Phone: (817) 237-8104 Email: RPM0221@aol.com

Signature: Frank Riley Date: 10/11/19

Property Address(s) *(within 200' of subject property)*: (YES) 6008 YEARY

COMMENTS:

- LOWER PROPERTY
- ADD TO TRAFFIC "JAMS" AT YEARY & HWY #199

PUBLIC COMMENT FORMS MAY BE RETURNED AT ANY TIME, BUT IF YOU WISH TO HAVE IT INCLUDED IN THE AGENDA PACKET PLEASE RETURN FORM TO THE PLANNING & ZONING DEPARTMENT NO LATER THAN **WEDNESDAY, OCTOBER 9, 2019 @ NOON**.

For Office Use Only

Property Address:

Legal Description:

Received By: Date: OCT 11 2019 RECEIVED

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. F.1

FROM: Danielle Hackbusch, Human Resources Manager

ITEM: Discuss and consider award of contracts for employee group medical and dental insurance with Blue Cross Blue Shield (BCBS), group vision insurance with Superior, basic life/AD&D group insurance with Dearborn, New Benefits, and Employee Assistance Program for calendar year 2020 as presented and authorize the City Manager to execute the contract documents.

SUMMARY:

Proposals for group medical, dental, vision, and basic life/AD&D insurance were solicited by the City's agent of record, Rodney Dryden, with Wellspring Insurance Agency, Inc.

Medical:
BlueCross/BlueShield (BCBS), the current medical insurance provider, presented renewal pricing with an overall annual increase of 18.8% and then a negotiated renewal for current plans at a 6.4% annual increase. Alternative plans from BCBS were also presented with a 'narrow network' called Blue Essentials Access (BEA), the network is Texas Only, with no out of network benefit. The alternative BEA plans presented offer a benefit modification from the current plans, but with significantly reduced premiums. The Texas Municipal League and United Healthcare offered reasonable priced proposals, but they did not meet the goals and desires of the City.

After reviewing the proposed plans and alternates, the recommendation is to renew with BCBS, but modify the structure of the benefit plans to the following:

1. Change to the BEA Network. Increase “Base Plan” deductible to $1500 and the HDHP HSA plan deductible from $3000 to $5000 and offer 1 PPO HSA option.
2. The modification of the “Base Plan and HDHP allows the City to increase the HSA contribution as listed above and keep City cost at the current level. Current cost to the City is $1,030,835 with recommended cost with plan modifications at $1,022,941 based upon current enrollment.

Dental:
BCBS, the current dental insurance provider, has proposed to renew with a 5% increase in premiums for the base and buy up plans. If the city selects BCBS dental, BCBS medical premiums will be reduced by 1% which represents a value of approximately $10,000 annually. The current fiscal year budget included a 15% increase for dental insurance premiums.

Vision:
Superior Vision, the current vision insurance provider, has proposed to renew with a 0% increase in premiums and 1 year remaining on the rate guarantee. The current fiscal year budget included a 0% increase for vision insurance premiums.

Basic Life/AD&D:
Dearborn Life (BCBS), the current basic life/AD&D provider, presented a renewal with a 0% increase. The current plans are under a rate guarantee until 2021. BCBS has discounted the medical rates by 1% with the continuance of basic life insurance, saving the City approximately $10,000 annually.

Freshbenies:
The City has been utilizing this program since January 2016 and has saved over $120,000 in claims by using the Teledoc feature of the program. This benefit is provided by the city at a cost of $8.50 per employee per month (PEPM). New Benefits has offered to renew for a continued cost of $8.50 PEPM.

Employee Assistance Program (EAP):
We have secured a renewal proposal, with no increase, from Life Works EAP that provides employees with 5 face-to-face counseling sessions per episode, per family member, with an annual cost to the city of $1,740.

Specific information/documentation has been included in the packets for review by Council. Staff and a representative from Wellspring Insurance Agency, Inc. will be available to answer questions from Council.

FISCAL IMPACT:

City costs calculations based on enrollment noted, with Buy-Up participants moved to base plan Health insurance costs would decrease from $908,402 to $839,444 or 7.5%

ATTACHMENTS:

Wellspring Recommendation Letter
Health Insurance Renewal 2020
Lake Worth Medical 2020

RECOMMENDED MOTION OR ACTION:

Move to approve the award of contracts for employee group medical and dental insurance with Blue Cross Blue Shield (BCBS), group vision insurance with Superior, basic life/AD&D group insurance with Dearborn, New Benefits, and Employee Assistance Program for calendar year 2020 as presented and authorize the City Manager to execute the contract documents.

Wellspring Insurance Agency, Inc.

Rodney Dryden
November 1, 2019

Ms. Danielle Hackbusch
Human Resources Manager
City of Lake Worth
3805 Adam Grubb
Lake Worth, TX. 76135

Dear Ms. Hackbusch:

Thank you for the opportunity to submit this proposal to the City of Lake Worth for Employee Medical, Dental, Vision and Basic Life/AD&D/Dependent Life insurance. Additionally, I thank you for the information and insights that you provided concerning the employee benefit plans sponsored by the City. It has been very useful in preparing my proposal.

Following the instructions in your *Request for Proposal* and our subsequent discussions, we have conducted an exhaustive search of the insurance marketplace and prepared a comprehensive proposal for your review. Below is a summary of our proposal.

Our goal in selecting employee insurance providers was:

1. Provide equivalent benefits as currently offered to City Employees.
2. Offer a comprehensive provider network representative of the Lake Worth and surrounding area.
3. Offer an excellent reputation with respect to financial rating, customer service and claims payments.
4. Offer the most competitive cost available, and hopefully, a cost that represents either no increase or a small increase over current cost.

The City currently provides Medical, Dental, Vision and Basic Life/Accidental Death and Dismemberment Basic Dependent Life insurance, New Benefits and EAP. Below is an analysis and recommendations for each of these lines of insurance coverage:

MEDICAL

The current medical provider is **Blue Cross Blue Shield**. The 2019 Medical Loss Ratio (Claims versus Premiums) is 101%. We have three (3) large claims (in excess of $400,000). The current loss ratio for the City is approximately 25% higher than expected by BCBS and the current risk characteristics are not favorable. The renewal presented by BCBS represents an increase of 18.8% compared to current. The proposed increase represents an $201,000 overall increase of which approximately $185,000 is City cost. BCBS agreed to a negotiated renewal for current plans of 6.4%, $68,000 total increase and $65,000 to the City for current plans.

124 Old Town Blvd North, Suite 100 • Argyle, Texas 76226
Metro: (940) 464-4400 • (866) 423-6348 • Fax (940) 464-0031

During discussions in our planning meetings with the City, we presented ideas regarding "narrow network" options. Specifically, BCBS's Blue Essentials Access (BEA), the network is Texas Only, with no out of network benefit. The BCBS BEA plans presented offer a benefit modification from current, but significantly reduce premium.

The Texas Muncipal League and United Healthcare offered reasonable priced proposals, but they did not meet the goals and desires of the City

Based upon my review of the proposed plans and alternates with you, the City Manager, Finance Director and City Secretary, my recommendation is to renew with BCBS, but modify the structure of the benefit plans. Change to the BEA Network, increase "Base Plan" deductible to $1500 and the HDHP HSA plan deductible from $3000 to $5000 and offer 1 PPO HSA option. Increase the HSA by contribution from the City from $131 per month to $242 EO, $329 ES, $304 EC and $402 EF for BAE HSA and $198 EO, $270 ES, $249 EC and $329 EF for PPO HSA participants. The modification of the "Base Plan and HDHP allows the City to increase the HSA contribution as listed above and keep City cost at the current level. Current cost to the City is $1,030,835 with recommended cost with plan modifications at $1,022,941 based upon current enrollment.

DENTAL

The current dental provider is Blue Cross Blue Shield. The City offers employees a dual option Low PPO/High PPO dental plan. The City pays the employee-only premium for the Low Plan and employees have the option of "buying-up" to the High plan if they choose. Blue Cross has offered the City renewal pricing for the Low Plan that represents a 5% ($.42)increase. The increase to the City based upon current enrollment is $96.00 annually. The renewal cost for the High Plan is also 5% increase. The medical plan from BCBS was reduced by 1% with the continuance of dental coverage which has a value of approximately $10,000. Proposals were received from other providers, with the most competitively priced options received from Sunlife and Dental Select. The proposed plan from Dental Select reduces City cost by approximately $400 annually

My recommendation is to renew the current BCBS dental plans at a 5% increase.

VISION

Our current vision provider is Superior Vision and they have proposed a 0% price increase for the 2020 plan year and has 1 years remaining on the rate guarantee. We have also secured proposals from a number of other providers, but none have offered like benefits that represent any cost savings.

My **recommendation is to renew our vision plan with Superior Vision at an annual cost of $8,187.60 with a cost to the City of $5,157.36.**

BASIC LIFE/ACCIDENTAL DEATH AND DISMEMBERMENT/DEPENDENT LIFE

The current provider is Dearborn Life (BCBS) the current plans are under rate guarantee

Until 2021. BCBS has discounted the medical rates by 1% with the continuance of basic life insurance, saving the City approximately $10,000 annually.

My recommendation is to renew basic life and dependent life to Dearborn National, with a total annual cost of $8,461.51.

NEW BENEFITS

In 2016 the City implemented this program and since January of 2016 the City has saved over $120,000 in claims by your employees using the Teledoc feature of the program. The cost of this benefit is currently $8.50.

New Benefits has offered a proposal for their service which provides the same TeleDoc service for a continued cost of $8.50 PEPM

My recommendation is that the City renew New Benefits.

EMPLOYEE ASSISTANCE PROGRAM (EAP)

We have secured a proposal from Life Works EAP for your consideration. The program offers a full feature EAP services and provides employees with 5 face-to-face counseling sessions per episode per family member with an annual cost to the City of $1740.

My recommendation is that the City renew the EAP program through Life Works with an annual cost of $1740 based upon current population.

I shall be pleased to answer any questions which you may have regarding this report or any of the enclosures. Thank you for the privilege to serve the City of Lake Worth.

Sincerely,

Rodney K. Dryden
President

CITY OF LAKE WORTH

HEALTH INSURANCE RENEWAL

JANUARY 1, 2020

BLUE ESSENTIALS PPO/ BLUE ESSENTIALS HSA/BUY UP HSA PPO

	CURRENT PLANS						RENEWAL PLANS			RENEWAL % INCR	
	BASE		BUY-UP		HSA		BASE	HSA-BE	HSA-PPO	BASE	HSA
	PREM	#	PREM	#	PREM	#					
EO	785.00	33	842.20	7	656.07	30	726.42	483.84	527.93	-7.46%	-26.25%
ES	1,726.98	3	1,852.81		1,443.33	1	1,598.12	1,064.45	1,161.44	-7.46%	-26.25%
EC	1,452.32	6	1,558.03	2	1,213.71	6	1,343.86	895.10	976.66	-7.47%	-26.25%
EF	2,511.93		2,694.95		2,099.37	2	2,324.50	1,548.26	1,689.34	-7.46%	-26.25%
		42		9		39					

								HSA-BE Contrib	HSA-BE Total		HSA-PPO Contrib	HSA-PPO Total		
		CITY COST				CITY COST							CITY COST	
EO	785.00	785.00	656.07	+131=	787.07	726.42	483.84	242.00	725.84	527.94	198.00	725.94	-7.46%	-7.78%
ES	1,067.60	1,067.60	938.68	+131=	1,069.68	987.93	658.02	329.00	987.02	717.98	270.00	987.98	-7.46%	-7.73%
EC	985.20	985.20	856.28	+131=	987.28	911.65	607.22	304.00	911.22	662.56	249.00	911.56	-7.46%	-7.70%
EF	1,303.08	1,303.08	1,174.16	+131=	1,305.16	1,205.84	803.18	402.00	1,205.18	876.36	329.00	1,205.36	-7.46%	-7.66%

		EMP COST			EMP COST					EMP COST	
EO	0.00	57.20	0.00		0.00	0.00			-0.01	0.00%	0.00%
ES	659.38	785.22	504.66		610.19	406.43	-98.23	-1,178.80	443.46	-7.46%	-19.47%
EC	467.12	572.84	357.44		432.21	287.88	-69.56	-834.70	314.10	-7.47%	-19.46%
EF	1,208.86	1,391.88	925.22		1,118.66	745.08	-180.14	-2,161.63	812.98	-7.46%	-19.47%

NOTES:

# of participants as of 10/30/19

City cost calculations based on enrollment noted, with Buy-Up participants moved to base plan

Health insurance costs would decrease from $908,402 to $839,444 or 7.5%

HSA-BE EXPOSURE COMPARISON TO CURRENT HSA PLAN

	CURR PLAN	NEW PLAN	DIFF	PREM SVGS	NET DIFF
EO	1,428	2,084	656	0	656
ES	4,428	6,052	1,624	1,179	445
EC	4,428	6,352	1,924	835	1,089
EF	4,428	5,176	748	2,162	-1,414

CITY OF LAKE WORTH MEDICAL- JANUARY 2020

	"Base Plan"	"Buy-Down"	"Base Plan"	"Buy-Down"	Alt 12	Alt 11	Alt 8		
	BCBS PPO MTBCP803	BCBS PPO HSA MTBCP603	BCBS PPO MTBCP803	BCBS PPO HSA MTBCP603	BCBS Blue Essentials MTBEA389A	BCBS Blue Essentials HSA MTBEAA1AH	BCBS PPO HSA MTBCPA1AH		
Coinsurance	80%/60%	100%/70%	80%/60%	100%/70%	80%	100%	100/70%		
Deductible Ind/Fam	$1000/$3000	$3000/$6000	$1000/$3000	$3000/$6000	$1500/$4500	$5000/$10000	$5000$10000		
Office Copay/HCA	$30/$60	100% AD	$30/$60	100% AD	$30/$60	100% AD	100% AD% AD		
Preferred RX Benefit	$0/$10/$50/$100/$150/$250	100% AD	$0/$10/$50/$100/$150/$250	100% AD	$0/$10/$50/$100/$150/$250	100% AD	100% AD% AD		
Coinsurance/ OOP Max	$4000/$12000	$3000/$6000	$4000/$12000	$3000/$6000	$4500/$13500	$5000/$10000	$5000$10000		
Employee Count:	**95 Enrolled**		**95 Enrolled**		**95 Enrolled**				
Employee Only	41	30	41	30	41	30			
Employee Spouse	3	1	3	1	3	1			
Employee Child(ren)	10	7	10	7	10	7			
Employee Family	1	2	1	2	1	2			
	55	40	55	40	55	40			
Billed Rates:	**CURRENT RATES**		**FINAL RENEWAL**		**BEA TEXAS ONLY NO PCP REQUIRED**				
Employee Only	$785.00	$656.07	$837.04	$695.66	$726.42	$483.84	527.93		
Employee Spouse	$1,726.98	$1,443.33	$1,841.47	$1,530.43	$1,598.12	$1,064.45	1161.44		
Employee Child(ren)	$1,452.32	$1,213.71	$1,548.60	$1,286.95	$1,343.86	$895.10	976.66		
Employee Family	$2,511.93	$2,099.37	$2,678.46	$2,226.06	$2,324.50	$1,548.26	1689.34		
Percent Change			**106.6%**	**106.0%**	**92.5%**	**73.7%**			
Total Monthly Premium	$54,401.07	$33,820.14	$58,007.51	$35,861.00	$50,340.68	$24,941.87			
Total Annual Premium	$652,812.84	$405,841.68	$696,090.12	$430,332.00	$604,088.16	$299,302.44			
Combine Annual Premium	$1,058,654.52		$1,126,422.12		$903,390.60				
City HSA Contribution	$62,880.00		$62,880.00		$126,252.00				
City Premium Cost	$967,955.34		$1,032,124.20		$895,717.87				
Total City Cost	$1,030,835.34		$1,095,004.20		$1,021,969.87				
Total Percent Change			106%		99%				
Employer Monthly Cost	**100% EO Cost & 30% of Dep Cost for either Plan**								
Employee Only	$785.00	$656.07	$837.04	$695.66	$726.42	$483.84	$527.93		
Employee Spouse	$1,067.59	$892.57	$1,138.37	$981.93	$987.93	$658.02	$717.98		
Employee Child(ren)	$985.20	$823.59	$1,050.51	$906.11	$911.65	$607.22	$662.55		
Employee Family	$1,303.08	$1,089.65	$1,389.47	$1,198.52	$1,205.84	$803.17	$876.35		
Employee Cost Per Pay Period (24)								BEA Monthly HSA Contribution	PPO Monthly HSA Contribution
Employee Only	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$242.00	$198.00
Employee Spouse	$329.69	$275.38	$351.55	$236.25	$305.10	$203.21	$221.73	$329.00	$270.00
Employee Child(ren)	$233.56	$195.06	$249.05	$167.21	$216.10	$143.94	$157.06	$304.00	$249.00
Employee Family	$604.43	$504.86	$644.50	$433.49	$559.33	$372.55	$406.49	$402.00	$329.00

CITY OF LAKE WORTH PROPOSAL SUMMARY 2020

The following summarizs results or our marketing effort and focuses on recommended providers for the City.

Medical carriers to respond:BCBS, UHC , BevCap & TML offered while Aetna, Cigna, Scott & White, Trustmark and Humana declined to quote

Anncillary carriers to respond: BCBS, MetLife, United Concordia, Dental Select, Declined: EyeMed. LFG, Boston Mutual, Cigna, Hartford, BSW, Rannaiisance, Mutual of Omaha, Standard, Principal, Delta

Blue Cross Blue Shield

* 18.8% initial renewal
* 6.4% final renewal, $64,000 increase to the City for current plans
* Loss Ratio as of renewal 101%
* Current loss ratio through Sept 97.6%
* BEA $1500 Deductibe and $5000 deductible HSA represent a reduction of 15%
* eliminate $500 and $1000 deductible plans
* $62,880 HSA contribution by the City based upon current enrollment
* $126,664 proposed HSA contribution based upon current enrollment
* $8000 net cost reduction from current with Plan changes and increased HSA contribution
* 3 large claimants account for $407,242 in claims
* 9 members have satisfied between $500-$1000 of out of pocket
* 13 members have satisfied between $1001-$2000 of out of pocket
* 13 members have satisfied between $2001-$3000 of out of pocket
* 11 members have spent more than $3000 out of pocket
* Illustrated Blue Essentials Network, which is Texas only, please see enclosed flyer
* Blue Essentials and PPO can both be offered up to 4 plans total

Dental

* 5% BCBS dental renewal increase
* 1% of medical discount contingent upon dental being renewed
* 1% discount off Medical with BCBS dental, value of approximately $10,000

Basic Life & AD&D, Dependent Life & Voluntary Life

* Dearborn (BCBS) no change in rates on basic life & AD&D or dependent life
* 1% of medical discount from initial renewal contingetn upon renewing life insurance

Vision

* Superior- current rates and plan are guaranteed until 1/1/21

Freshbenies (New Benefits)

* Service has been utilized 247 times savings more than $120,000 in claims, with a cost of approximately $35,800 since January 2016

Life Works EAP

* Full Feature EAP with 5 session included in cost per life event
* $1740 annual cost, if the City grows to more than 100 employees the cost will be re-negotiated

City Cost		Current Cost	New Cost	Net Change in Cost
Recommendations:				
> Medical		$785.00	$726.00	($59.00)
> Basic Life & Dependent Life average cost		$8.10	$8.10	$0.00
> Dental " Base Plan" cost		$9.45	$9.92	$0.47
> Transition to New Benefits		$8.50	$8.50	$0.00
> Vision		$4.94	$4.94	$0.00
> EAP Program	based upon 95 employ	$1.61	$1.61	$0.00
	Total Cost PEPM	$817.60	$759.07	($58.53)
Annualized Cost PEPM		$9,811.20	$9,108.84	($702.36)

CITY OF LAKE WORTH- HEALTHCARE COST HISTORY 2015-2020

	Plan Year 2015	**Plan Year 2016**	**2017**	**2018**	**2019**	**2020**	5 Year Average
Enrolled Employees				**84**	**87**	**95**	
Loss Ratio				**70%**	**114%**	**101%**	
Current Annual Premium	$949,393	**$949,393**	**$839,403**	**$848,509**	**$999,564**	**$1,066,682**	
Initial Renewal Increase		27%	37%	9.9%	34.0%	18.8%	25%
Initial Renewal Premium		$1,224,714	$1,154,743	$932,512	$1,339,414	$1,267,434	
Total Percentage Premium Change current Plans after Bidding		**17%**	**27%**	**9.9%**	**34.0%**	**6.4%**	19%
Negotiated Renewal		**$1,110,797**	**$1,070,755**	**$932,512**	**$1,339,414**	**$1,119,017**	
Value of Negotiation if current plan was renewed		$114,000	$84,000	$0	$0	$133,000	$66,200
Premium Selected Provider		$869,178	$839,403	$932,512	$1,090,509	$903,390	
Premium Cost Change		-$80,000	$0	$84,000	$69,000	$163,000	$ 47,200
Final Premium Percentage Change		**-7%**	**0%**	**9.90%**	**6.90%**	**-15.00%**	**-1.0%**
Selected Provider		BCBS	UHC	UHC	BCBS	BCBS BEA	
City Base Plan		80/60 $1000 Ded	80/60 $1000 Ded	80/60 $1000 Ded	80/60 $1000 Ded	80% $1500 Ded	
HSA Contribution					$1,597	$2,916	
Employee	$712	$652	$657	$722	$785	$726	
Employee Spouse	$1,565	$1,433	$1,445	$1,588	$1,727	$1,598	
Employee Child(ren)	$1,316	$1,205	$1,216	$1,335	$1,452	$1,344	
Employee Family	$2,277	$2,085	$2,102	$2,310	$2,512	$2,325	

** Begiinning in 2011 3.45% of total premium cost are direclty related to Health Insurer Fee & Reinsurance as mandated by Healthcare Reform (ACA)

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. F.2

FROM: Stacey Almond, City Manager and Danielle Hackbusch, Human Resource Manager

ITEM: Discuss and consider continued participation in the cost of employee dependent health insurance coverage at the current rate of 30%.

SUMMARY:

The City has contributed 30% to the cost of employee dependent health insurance coverage for the last several years. Staff is requesting that the contribution continue at the current rate of 30% of dependent premium cost. Currently there are 21 employees who cover one or more dependents.

FISCAL IMPACT:

Based on the Blue Cross/Blue Shield renewal recommended in item F.1, and using the current enrollment levels, the cost of 30% participation in dependent premium costs for calendar year 2020 is approximately $80,900 (this calculation is for all funds). The funding for dependent premium costs is included in the approved budget for the current fiscal year ending September 30, 2020.

RECOMMENDED MOTION OR ACTION:

Move to approve continued participation in the cost of employee dependent health insurance coverage at the current rate of 30%.

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. F.3

FROM: Michael Christenson, Fire Chief

ITEM: Discuss and consider the purchase of two (2) medical cardiac monitors from Zoll Medical Corporation and authorize the City Manager to execute the contract.

SUMMARY:

Fire Department staff is requesting approval to replace two (2) existing medical cardiac monitors during FY 2020. Special purchasing terms have been provided by the cardiac monitor manufacturer (Zoll Medical Corporation) which would extend the due date of funding until October of 2020.

The cardiac monitors currently being utilized by the Fire Department have experienced significant electrical failures, recently rendering one device inoperable. Replacement parts and components for the existing cardiac monitors have become inaccessible due to the age of the devices.

The existing devices will no longer be supported by the manufacturer effective January of 2021. The current devices were scheduled for replacement during FY 2021; however, the current lack of reliability in the existing devices have advanced the initial replacement schedule. The Zoll monitors are used by MedStar, Fort Worth, Saginaw, River Oaks and White Settlement. By using the Zoll monitors we will be able to replace our supplies utilizing MedStar, which will also result in future cost savings.

FISCAL IMPACT:

City of Lake Worth to pay fifty six thousand and six hundred ninety five dollars ($56,695.56) to Zoll Medical Corporation in October 2020. This includes discounted pricing under the MedStar purchasing contract.

The terms provided us will allow us time to attempt to secure possible grant funds and/or budget for these monitors in the the FY 20/21 budget cycle.

ATTACHMENTS:

Zoll Medical Quote
MedStar agreement
AED FDA

RECOMMENDED MOTION OR ACTION:

Move to approve the purchase of two (2) medical cardiac monitors from Zoll Medical Corporation and authorize the City Manager to execute the contract.

ZOLL Medical Corporation
Worldwide HeadQuarters
269 Mill Rd
Chelmsford, Massachusetts 01824-4105
(978) 421-9655 Main
(800) 348-9011
(978) 421-0015 Customer Support
FEDERAL ID#: 04-2711626

TO: **Lake Worth Fire Department**
3805 Adam Grubb
Lake Worth, TX 76135

Attn: **Ryan Arthur**

email: **rarthur@lakeworthtx.org**

Tel: 817-255-7956

QUOTATION 321610 V:1

DATE: October 23, 2019

TERMS: SPECIAL

FOB: Shipping Point

FREIGHT: Prepay and Add

ITEM	MODEL NUMBER	DESCRIPTION	QTY.	UNIT PRICE	DISC PRICE	TOTAL PRICE
1	601-2231011-01	**X Series ® Manual Monitor/Defibrillator $14,995** with 4 trace tri-mode display monitor/ defibrillator/ printer, comes with Real CPR Help®, advisory algorithm, advanced communications package (Wi-Fi, Bluetooth, USB cellular modem capable) USB data transfer capable and large 6.5"(16.5cm) diagonal screen, full 12 ECG lead view with both dynamic and static 12-lead mode display. **Accessories Included:** • MFC cable • MFC CPR connector • A/C power adapter/ battery charger • A/C power cord • One (1) roll printer paper • 6.6 Ah Li-ion battery • Carry case • Declaration of Conformity • Operator's Manual • Quick Reference Guide • **One (1)-year EMS warranty** **Advanced Options:** **Real CPR Help Expansion Pack $995** CPR Dashboard quantitive depth and rate in real time, release indicator, interruption timer, perfusion performance indicator (PPI) • See - Thru CPR artifact filtering	2	$40,020.00	$24,012.00	$48,024.00 *

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to this quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at http://www.zoll.com/GTC and for software products can be found at http://www.zoll.com/SSPTC and for hosted software products can be found at http://www.zoll.com/SSHTC. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

John Hamilton
EMS Territory Manager
432-661-3911

1. DELIVERY WILL BE MADE 60-90 DAYS AFTER RECEIPT OF ACCEPTED PURCHASE ORDER.
2. PRICES QUOTED ARE VALID FOR 60 DAYS.
3. APPLICABLE TAX, SHIPPING & HANDLING WILL BE ADDED AT THE TIME OF INVOICING.
4. ALL PURCHASE ORDERS ARE SUBJECT TO CREDIT APPROVAL BEFORE ACCEPTABLE BY ZOLL.
5. FORWARD PURCHASE ORDER AND QUOTATION TO ZOLL CUSTOMER SUPPORT AT esales@zoll.com OR FAX TO 978-421-0015.
6. ALL DISCOUNTS OFF LIST PRICE ARE CONTINGENT UPON PAYMENT WITHIN AGREED UPON TERMS.
7. PLACE YOUR ACCESSORY ORDERS ONLINE BY VISITING www.zollwebstore.com.

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ITEM	MODEL NUMBER	DESCRIPTION	QTY.	UNIT PRICE	DISC PRICE	TOTAL PRICE	
		ZOLL Noninvasive Pacing Technology: $2,550 **Masimo Pulse Oximetry** **SP02 & SpCO $4,540** • Signal Extraction Technology (SET) • Rainbow SET (for SpCO & SpMet) **NIBP Welch Allyn includes: $3495** • Smartcuff 10 foot Dual Lumen hose • SureBP Reusable Adult Medium Cuff **End Tidal Carbon Dioxide monitoring (ETCO2) $4,995** **Oridion Microstream Technology:** Order required Microstream tubing sets separately **Interpretative 12- Lead ECG: $8,450** • 12-Lead one step ECG cable- includes 4- Lead limb lead cable and removable precordial 6- Lead set					
2	8000-002005-01	**Cable Sleeve, Propaq / X Series, ZOLL Blue**	2	$52.45	$38.46	$76.92	*
3	8000-000901-01	**ECG plain white paper- 80mm (pack of 6 rolls)**	2	$25.20	$18.48	$36.96	*

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432-661-3911

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3805 Adam Grubb
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Attn: **Ryan Arthur**

email: rarthur@lakeworthtx.org

Tel: 817-255-7956

QUOTATION 321610 V:1

DATE: October 23, 2019

TERMS: SPECIAL

FOB: Shipping Point

FREIGHT: Prepay and Add

ITEM	MODEL NUMBER	DESCRIPTION	QTY.	UNIT PRICE	DISC PRICE	TOTAL PRICE	
4	8000-0895	Cuff Kit with Welch Allyn Small Adult, Large Adult and Thigh Cuffs	2	$157.50	$121.28	$242.56	*
5	REUSE-07-2MQ	REUSE-07-2MQ Cuff, Infant, 2-Tube, Twist lock connector	2	$52.50	$40.42	$80.84	*
6	REUSE-08-2MQ	**REUSE-08-2MQ Cuff, Small Child, 2-Tube, Twist lock connector**	2	$52.50	$40.42	$80.84	*
7	REUSE-09-2MQ	Cuff, Child, 2-Tube, Twist lock connector	2	$52.50	$40.42	$80.84	*
8	8000-001392	Rainbow, RC-4, 4FT, Reusable EMS Patient Cable	2	$245.00	$245.00	$490.00	*
9	8000-000371	**SpO2/SpCO/SpMet Rainbow DCI Adult Reusable Sensor with connector (3 ft)**	2	$845.00	$650.65	$1,301.30	*
10	8000-000372	**SpO2/SpCO/SpMet Rainbow DCI Reusable Sensor, Pedi**	2	$845.00	$650.65	$1,301.30	*
11	8300-000676	OneStep Cable, X Series	2	$446.25	$327.25	$654.50	*
12	8009-0020	**CPR-D Padz and CPR Stat Padz Connector for R Series**	2	$393.75	$288.75	$577.50	*

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to this quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at http://www.zoll.com/GTC and for software products can be found at http://www.zoll.com/SSPTC and for hosted software products can be found at http://www.zoll.com/SSHTC. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

John Hamilton
EMS Territory Manager
432-661-3911

1. DELIVERY WILL BE MADE 60-90 DAYS AFTER RECEIPT OF ACCEPTED PURCHASE ORDER.
2. PRICES QUOTED ARE VALID FOR 60 DAYS.
3. APPLICABLE TAX, SHIPPING & HANDLING WILL BE ADDED AT THE TIME OF INVOICING.
4. ALL PURCHASE ORDERS ARE SUBJECT TO CREDIT APPROVAL BEFORE ACCEPTABLE BY ZOLL.
5. FORWARD PURCHASE ORDER AND QUOTATION TO ZOLL CUSTOMER SUPPORT AT esales@zoll.com OR FAX TO 978-421-0015.
6. ALL DISCOUNTS OFF LIST PRICE ARE CONTINGENT UPON PAYMENT WITHIN AGREED UPON TERMS.
7. PLACE YOUR ACCESSORY ORDERS ONLINE BY VISITING www.zollwebstore.com.

ZOLL Medical Corporation
Worldwide HeadQuarters
269 Mill Rd
Chelmsford, Massachusetts 01824-4105
(978) 421-9655 Main
(800) 348-9011
(978) 421-0015 Customer Support
FEDERAL ID#: 04-2711626

TO: **Lake Worth Fire Department**
3805 Adam Grubb
Lake Worth, TX 76135

Attn: **Ryan Arthur**

email: **rarthur@lakeworthtx.org**

Tel: 817-255-7956

QUOTATION 321610 V:1

DATE: October 23, 2019

TERMS: SPECIAL

FOB: Shipping Point

FREIGHT: Prepay and Add

ITEM	MODEL NUMBER	DESCRIPTION	QTY.	UNIT PRICE	DISC PRICE	TOTAL PRICE	
13	8900-0400	***CPR stat•padz*** HVP Multi-Function CPR Electrodes - 8 pair/case	1	$588.00	$431.20	$431.20	*
14	8900-000219-01	OneStep Pediatric CPR Electrode (1 pair)	5	$91.88	$67.38	$336.90	*
15	8000-0580-01	Six hour rechargeable Smart battery	4	$519.75	$381.15	$1,524.60	*
16	8200-000100-01	Single Bay Charger for the SurePower and SurePower II batteries.	2	$992.25	$727.65	$1,455.30	*
		Special Payment Terms: Payment due October 15, 2020.					
		***Reflects MedStar Contract Pricing.**					
		Lake Worth Fire Department must take delivery of an order based on this quotation by November 30, 2019.					
					TOTAL	**$56,695.56**	

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to this quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at http://www.zoll.com/GTC and for software products can be found at http://www.zoll.com/SSPTC and for hosted software products can be found at http://www.zoll.com/SSHTC. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

John Hamilton
EMS Territory Manager
432-661-3911

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6. ALL DISCOUNTS OFF LIST PRICE ARE CONTINGENT UPON PAYMENT WITHIN AGREED UPON TERMS.
7. PLACE YOUR ACCESSORY ORDERS ONLINE BY VISITING www.zollwebstore.com.

ACKNOWLEDGMENT FORM

MedStar Contract No. 2017-002

We, _____AGENCY NAME_____located at _____ADDRESS_____, as of the date of this request, would like to access the **[ENTER CONTRACT NAME AND CONTRACT NUMBER]**. This contract is effective _____ through _____with ZOLL Medical Corporation. As per the purchasing agreement included therein, by signing this request, I am certifying that I am a person authorized to bind the agency, and by doing so agree to accept all terms and conditions as stated within said contract.

AGENCY NAME:

_____

Date:

_____

By:

_____

Title:

_____

September 26, 2019

Dear AED Owner, Healthcare Value Analysis Professional, Clinical Engineer, Physician Prescriber, or Physician Supervisor:

To help ensure the quality and reliability of automated external defibrillator (AED) systems, the FDA has established more stringent regulatory requirements for AEDs and their accessories by requiring these devices to be FDA-approved. If your AED is not FDA-approved, the accessories necessary for your AED may no longer be supported by the manufacturer, and thus no longer available after **February 3, 2021**.

To ensure the availability of life-saving treatment with the AEDs in your facilities, we encourage you to ensure that your AED is FDA-approved and if it is not, begin making plans to transition to an FDA-approved AED. To assist you, these are the steps the FDA recommends that you take.

1. **Check the list of FDA-approved AEDs on the Automated External Defibrillators (AEDs) webpage on FDA.gov to see if your AED is FDA-approved.**
2. **If your AED is not listed, you should plan to transition to an FDA-approved AED system. Contact the manufacturer of your current AED to discuss your transition plans.**
3. **Ensure that you have compatible AED accessories to meet your needs until you transition to an FDA-approved AED. This is particularly important because AED accessories may require frequent replacement.**

AEDs can be highly effective in saving the lives of people suffering cardiac arrest when used in the first few minutes following collapse from cardiac arrest. **Given the importance of these devices in emergency situations, the FDA recommends you continue to keep your AED available for use until you obtain an FDA-approved AED.**

For a medical device to be FDA-approved, the manufacturer must obtain premarket approval. Approval is based on a determination that there is sufficient valid scientific evidence to demonstrate a reasonable assurance of safety and effectiveness. In 2015, the FDA published a final order describing concerns about adverse event reports and product recalls for AED systems, and concluded that AED systems and necessary AED accessories require more FDA oversight. The final order established the requirement for premarket approval for all AEDs and necessary accessories. (https://www.federalregister.gov/documents/2015/02/03/2015-02049/effective-date-of-requirement-for-premarket-approval-for-automated-external-defibrillator-systems).

The FDA will continue to update the list of FDA-approved AEDs on the Automated External Defibrillators (AEDs) page on FDA.gov.

U.S. Food & Drug Administration
10903 New Hampshire Avenue
Silver Spring, MD 20993
www.fda.gov

If you have questions about this communication, please contact the Division of Industry and Consumer Education (DICE) at DICE@FDA.HHS.GOV 800-638-2041 or 301-796-7100.

Sincerely,
/s/
William Maisel, MD, MPH
Director
Office of Product Evaluation and Quality
Center for Devices and Radiological Health
U.S. Food and Drug Administration

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. F.4

FROM: Danielle Hackbusch, HR Manager/JT Manoushagian, Interim Police Chief

ITEM: Discuss and consider Resolution No. 2019-23, creating job descriptions for the Police Commander - Support Services, Police Commander - Field Operations, and revising the Property and Evidence Technician job description.

SUMMARY:

Police Commander – Field Operations
The Police Commander – Field Operations position is a conversion of the pre-existing "Police Lieutenant" position that is being broadened in scope and renamed to align with the department's vision of a flattened organizational structure with empowered leaders at all levels.

This position is consistent in both job requirements and nomenclature with other surrounding departments. The Commander of Field Operations will report directly to the Chief of Police and will command the following units/ divisions:

- Patrol
- Special Operations (Traffic & SRO's).

Police Commander – Support Services
The Police Commander – Support Services position is a conversion of the preexisting "Police Captain/ Assistant Chief" position that is being broadened in scope and renamed to align with the department's vision of a flattened organizational structure with empowered leaders at all levels.

This position is consistent in both job requirements and nomenclature with other surrounding departments. The Commander of Support Services will report directly to the Chief of Police and will command the following units/ divisions:

- Criminal Investigations
- Communications
- Property & Evidence
- Records
- Training
- City Marshal.

Property/ Evidence
The property and evidence technician position is a critical position within the department. Recent reviews have emphasized the importance of a full-time employee serving in this position. Therefore, the "Administrative Assistant" responsibilities will be removed in order to facilitate 100% focus on property and evidence management.

The administrative duties previously held by this position will be divided among the two new

divisional commanders. This position will report directly to the Commander of the Support Services Division.

FISCAL IMPACT:

For the current budget year, the City will realize a budget savings of $58,625. This savings is due to the fact that Police Lieutenant and Assistant Police Chief positions have both been vacant since the beginning of the fiscal year and is calculated based on filling one Commander position in mid-November 2019 and the other in mid-January 2020.

For future years, there would be increased costs ranging from $8,895, at the bottom of the pay grade, to $30,747 at the top of the pay grade.

There is no fiscal impact related to the Property & Evidence Technician position changes.

ATTACHMENTS:

Resolution No. 2019-23
Police Commander - Field Operations Job Description
Police Commander - Support Services Job Description
Property & Evidence Technician Job Description

RECOMMENDED MOTION OR ACTION:

Move to approve Resolution No. 2019-23, creating job descriptions for the Police Commander - Support Services, Police Commander - Field Operations, and revising the Property and Evidence Technician job description.

RESOLUTION NO. 2019-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE WORTH, TEXAS, ADDING JOB DESCRIPTIONS FOR POLICE COMMANDER – FIELD OPERATIONS, POLICE COMMANDER – SUPPORT SERVICES, AND REVISING THE PROPERTY & EVIDENCE TECHNICIAN JOB DESCRIPTION.

WHEREAS, the Human Resources Manager has prepared and submitted job descriptions for Police Commander – Field Operations, Police Commander – Support Services, and Property & Evidence Technician; and

WHEREAS, the purpose of the job description revisions is to accurately reflect the title, duties, and responsibilities of the positions listed; and

WHEREAS, these job descriptions apply to the respective positions unless specified otherwise by state law, city charter, departmental policy approved by the City Council or other official Council action.

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

The following job descriptions are added and revised as indicated and the job descriptions are hereby amended as attached, and shall be effective the 12th day of November 2019:

1. Police Commander – Field Operations (new)
2. Police Commander – Support Services (new)
3. Property & Evidence Technician (revised)

PASSED AND APPROVED this 12th day of November 2019

APPROVED:

_____
Walter Bowen, Mayor

ATTEST:

_____
Monica Solko, TRMC
City Secretary

City of Lake Worth

Job Description

Job Title: Police Commander – Field Operations
Department: Police **FLSA Status:** Exempt

Job description statements are intended to describe the general nature and level of work being performed by employees assigned to this job title. They are not intended to be construed as an exhaustive list of all responsibilities, duties and skills required.

GENERAL SUMMARY

The Field Operations Commander is responsible for the executive supervision of the following operational functions within the police department: Patrol, Special Operations.

SUPERVISION RECEIVED AND EXERCISED

This position receives supervision from the Police Chief. This position supervises personnel assigned to the Field Operations Division.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Duties include but are not limited to the following:

- Serves as Police Chief in the absence of the Police Chief as assigned
- Assumes the duties of Support Services Commander during the absence of the Support Services Commander
- Serves as budget analyst and assists in coordinating budget
- Prepares correspondence drafts and other written work as required
- Assists in maintaining departmental personnel files
- Participates in organizational and procedural analysis, recommending and evaluating proposed organizational changes
- Develops cost estimates for new or expanded programs or operations
- Coordinates and/or assists with special projects as assigned by the Chief of Police
- Maintains liaisons with other Police Departments
- Formulates written departmental policies and regulations and administers the affairs of the department
- Assists departmental personnel in planning and implementation of activities involving department training, including assisting training officers at firearms qualifications
- Assists departmental personnel in development and maintenance of departmental operations manual and other policies and procedures
- Implements City and departmental management philosophy
- Conducts performance evaluations of supervised personnel and makes recommendations for salary increases, as well as for hiring, disciplining and terminating employees
- Schedules the work of patrol officers to ensure adequate shift coverage at all times
- Reviews and evaluates complaints and grievances against divisional personnel
- Directs jail operations ensuring that all Federal, State and local regulations are followed
- Assists department personnel in the training, services and equipment necessary for division personnel to accomplish their assigned tasks
- Prepares reports and maintains records of departmental activities

- Instructs all subordinates and provides guidance in the proper application and concepts of Lake Worth Personnel Policy Manual, Police Department Orders, and other policies and procedures
- Reviews all reports written on assigned shifts
- Assists in advising subordinates of changes in the law and departmental policies and procedures
- Participates in the arrest and transport of prisoners
- Makes periodic checks of equipment, officer appearance, performance, conduct and safety procedures and ascertains that proper policies and procedures are followed
- Develops and implements community-based policing strategies and programs
- Instructs citizens, businesses, schools and civic organizations about methods and techniques that may help prevent one from becoming a victim of crime
- Responds to emergency calls and routine complaints and disturbances and takes necessary action
- Monitors roadway and weather conditions, reporting any potential problems to appropriate agencies
- Testifies in court as required
- Oversees the training of new patrol officers
- Acts as liaison between the Police Chief and other departmental personnel and interested parties
- Assists in coordinating special events
- Other duties as assigned

MINIMUM JOB REQUIREMENTS

EDUCATION AND EXPERIENCE

- Bachelor's Degree in Criminal Justice, Criminology, Public Administration or related field(s), Master's Degree preferred.
- Minimum of ten (10) years total law enforcement experience
- Minimum of four (4) years of first-line supervisory experience
- Graduate of a law enforcement management school(s) such as TCU LEAD, FBI NA, ILEA School of Executive Management, ILEA School of Police Supervision, LEMIT, SPI, PERF, or other similar or related school(s)

LICENSES AND CERTIFICATES

Valid Class C Texas driver license; Advanced Peace Officer Certification (Master Certification preferred), Certified Public Manager Certificate preferred, but not required.

PHYSICAL ABILITIES

- Must possess the visual acuity to operate a computer terminal and city vehicle
- Walk, stand, sit, or run for prolonged periods of time
- Regularly push, pull, lift, and/or carry up 10 pounds
- Frequently lift and/or move objects up to 50 pounds
- Occasionally lift and/or move objects up to 100 pounds or more
- Occasionally stoop, bend, kneel, crouch, reach, and twist
- Operate office equipment including use of a computer keyboard
- Speak and hear to exchange information in English
- Operate a vehicle to travel to various locations
- Operate and use specialized law enforcement tools and equipment including guns and handcuffs
- Restrain or subdue individuals

The City of Lake Worth is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act (ADA), the City of Lake Worth will provide reasonable accommodations to qualified individuals with disabilities. All applicants must also take a drug test prior to employment with the city.

By my signature, I hereby certify that I have reviewed the description of my position and agree to perform the duties described therein. I understand that City of Lake Worth may make modifications, additions, or deletions to this job description at any time, and will notify me of any changes by sending me a revised copy for my review and signature.

_____	_____
Employee's Signature	Date
_____	_____
Supervisor's Signature	Date

City of Lake Worth

Job Description

Job Title: Police Commander – Support Services
Department: Police **FLSA Status:** Exempt

Job description statements are intended to describe the general nature and level of work being performed by employees assigned to this job title. They are not intended to be construed as an exhaustive list of all responsibilities, duties and skills required.

GENERAL SUMMARY

The Support Services Commander is responsible for the executive supervision of the following operational support functions within the police department: criminal investigations, communications, training, quartermaster, records, City Marshal, and property and evidence management.

SUPERVISION RECEIVED AND EXERCISED

This position receives supervision from the Police Chief. This position supervises personnel assigned to the Support Services Division.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Duties include but are not limited to the following:

- Serves as Police Chief in the absence of the Police Chief as assigned
- Assumes the duties of Field Operations Commander during the absence of the Field Operations Commander
- Serves as budget analyst and assists in coordinating budget
- Prepares correspondence drafts and other written work as required
- Assists in maintaining departmental personnel files
- Participates in organizational and procedural analysis, recommending and evaluating proposed organizational changes
- Develops cost estimates for new or expanded programs or operations
- Coordinates and/or assists with special projects as assigned by the Chief of Police
- Maintains liaisons with other Police Departments
- Formulates written departmental policies and regulations and administers the affairs of the department
- Assists departmental personnel in the planning and implementation of activities involving department training, such as in-service training
- Assists departmental personnel in the development and maintenance of departmental operations manual and other departmental policies and procedures
- Implements City and departmental management philosophy
- Conducts performance evaluations of supervised personnel and makes recommendations for salary increases, as well as for hiring, disciplining and terminating employees
- Coordinates divisional personnel at locations of special assignments, public disturbances, emergency situations and major crime scenes
- Reviews and evaluates complaints and grievances against divisional personnel
- Authorizes departmental expenditures in the absence of the Police Chief
- Assists department personnel in the training, services and equipment necessary for division personnel to accomplish their assigned tasks

- Prepares reports and maintains records of departmental activities
- Instructs all subordinates and provides guidance in the proper application and concepts of Lake Worth Personnel Policy Manual, Police Department Orders, and other policies and procedures
- Reviews and directs preparations for affidavit, arrest and search warrants
- Maintains a working knowledge of Federal, State and local laws and informs and instructs police department personnel as necessary
- Handles external relations and answers citizen requests
- Participates in the arrest and transport of prisoners
- Performs studies and prepares reports of job-related problems and areas
- Assists in the direction and control of the resources of Criminal Investigative Unit toward stated objectives
- Transmits and maintains communications, instructions, letters, memorandums and policies
- Conducts short and long-range planning activities
- Serves as executive officer of various operations
- Attends meetings and conferences to obtain information and represent the department
- Recommends personnel assignments within the division
- Recommends programs and policies to maintain a modern, efficient and effective police department
- Other duties as assigned

MINIMUM JOB REQUIREMENTS

EDUCATION AND EXPERIENCE

- Bachelor's Degree in Criminal Justice, Criminology, Public Administration or related field(s), Master's Degree preferred
- Minimum of ten (10) years total law enforcement experience
- Minimum of four (4) years of first-line supervisory experience
- Graduate of a law enforcement management school(s) such as TCU LEAD, FBI NA, ILEA School of Executive Management, ILEA School of Police Supervision, LEMIT, SPI, PERF, or other similar or related school(s)

LICENSES AND CERTIFICATES

Valid Class C Texas driver license; Advanced Peace Officer Certification (Master Certification preferred), Certified Public Manager Certificate preferred, but not required.

PHYSICAL ABILITIES

- Must possess the visual acuity to operate a computer terminal and city vehicle
- Walk, stand, sit, or run for prolonged periods of time
- Regularly push, pull, lift, and/or carry up 10 pounds
- Frequently lift and/or move objects up to 50 pounds
- Occasionally lift and/or move objects up to 100 pounds or more
- Occasionally stoop, bend, kneel, crouch, reach, and twist
- Operate office equipment including use of a computer keyboard
- Speak and hear to exchange information in English
- Operate a vehicle to travel to various locations
- Operate and use specialized law enforcement tools and equipment including guns and handcuffs
- Restrain or subdue individuals

The City of Lake Worth is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act (ADA), the City of Lake Worth will provide reasonable accommodations to qualified individuals with disabilities. All applicants must also take a drug test prior to employment with the city.

By my signature, I hereby certify that I have reviewed the description of my position and agree to perform the duties described therein. I understand that City of Lake Worth may make modifications, additions, or deletions to this job description at any time, and will notify me of any changes by sending me a revised copy for my review and signature.

_____	_____
Employee's Signature	Date
_____	_____
Supervisor's Signature	Date

City of Lake Worth

Job Description

Job Title: Property & Evidence Technician
Department: Police **FLSA Status:** Non-exempt

Job description statements are intended to describe the general nature and level of work being performed by employees assigned to this job title. They are not intended to be construed as an exhaustive list of all responsibilities, duties and skills required.

GENERAL SUMMARY

Responsible for the care, custody, and control of all property and evidence obtained by the Police Department.

SUPERVISION RECEIVED AND EXERCISED

This position receives supervision from the Commander of the Support Services Division. This position does not supervise any other position.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Duties include but are not limited to the following:

- Processes and completes detailed forms and reports
- Prepares correspondence, drafts and other written work as required
- Participates in property and evidence procedural analysis, recommending and evaluating proposed property and evidence changes
- Maintains the integrity of the property and evidence room
- Conducts research on property/evidence for destruction, sale and/or converted to city use, and disposes of items in accordance with local, state, and federal laws and regulations
- Maintains property records including creation, receipt, storage, retrieval and disposition
- Preserves, examines and secures evidence; documents all handling of evidence and property; maintains activity logs and generates reports as needed
- Releases items to authorized parties within scope of authority and documents return of evidence to custody
- Maintain the integrity, professionalism, values and goals of the Department by assuring that all rules and regulation are followed, and that accountability and public trust is maintained
- Ensure evidentiary and property compliance with the Texas Association of Chiefs of Police (TPCA) best practices program
- Other duties as assigned

MINIMUM JOB REQUIREMENTS

EDUCATION AND EXPERIENCE

High School diploma or GED, Competency with Microsoft Office products and general computer literacy, previous experience in a fast-paced professional office setting is preferred.

LICENSES AND CERTIFICATES

Valid Class C Texas driver license

PHYSICAL ABILITIES

- Must possess the visual acuity to operate a computer terminal
- Frequently walk, stand, and/or sit for prolonged periods of time
- Occasionally push, pull, lift, and/or carry up 10 pounds
- Occasionally lift and/or move objects up to 20 pounds
- Occasionally stoop, bend, kneel, crouch, reach, and twist
- Frequently climbs stairs/ladders
- Operate office equipment including use of a computer keyboard
- Speak and hear to exchange information in the English language
- Operate a vehicle to travel to various locations

The City of Lake Worth is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act (ADA), the City of Lake Worth will provide reasonable accommodations to qualified individuals with disabilities.

By my signature, I hereby certify that I have reviewed the description of my position and agree to perform the duties described therein. I understand that City of Lake Worth may make modifications, additions, or deletions to this job description at any time, and will notify me of any changes by sending me a revised copy for my review and signature.

_____ _____

Employee's Signature Date

_____ _____

Supervisor's Signature Date

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. F.5

FROM:

ITEM: Discuss and consider changes to the City of Lake Worth Organizational Chart for the Police Department and City of Lake Worth Employee Pay Plan D.

SUMMARY:

The City of Lake Worth Organizational Chart and Lake Worth Pay Plan D for the Police Department have been updated to reflect the following proposed changes:

1. Change Professional Standards Officer title to Training Coordinator;
2. Eliminate the Admin. Asst/Property & Evidence Tech position;
3. Eliminate the Patrol Lieutenant position;
3. Eliminate the Assistant Chief of Police position; and
4. Eliminate the Administrative Assistant position in the Police Department.

Add:

1. Commander - Field Operations
2. Commander - Support Services
3. Property & Evidence Technician

FISCAL IMPACT:

For the current budget year, the City will realize a budget savings of $58,625. This savings is due to the fact that Police Lieutenant and Assistant Police Chief positions have both been vacant since the beginning of the fiscal year and is calculated based on filling one Commander position in mid-November 2019 and the other in mid-January 2020.

For future years, there would be increased costs ranging from $8,895, at the bottom of the pay grade, to $30,747 at the top of the pay grade.

There is no fiscal impact related to the Property & Evidence Technician position changes.

ATTACHMENTS:

Pay Plan 2019-2020 PD changes
COLW Org Chart- PD Changes Only

RECOMMENDED MOTION OR ACTION:

Move to approve changes to the City of Lake Worth Organizational Chart for the Police Department and City of Lake Worth Employee Pay Plan D.

CITY OF LAKE WORTH
EMPLOYEE PAY SCALE

PAY PLAN D- SWORN POLICE EMPLOYEES
Effective October 1, 2019

Pay Grade	FLSA Status	Job Title	Pay Frequency	Minimum	Maximum
P1	N	Police Recruit	Annual	$42,011.00	$42,011.00
			Monthly	3,500.92	3,500.92
			Pay Period	1,615.81	1,615.81
			Hourly	20.20	20.20
P2	N	Detective	Annual	$50,000.00	$61,000.00
P2	N	Police Officer	Monthly	4,166.67	5,083.33
P2	N	School Resource Officer	Pay Period	1,923.08	2,346.15
P2	N	**Training Coordinator**	Hourly	24.04	29.33
		Will replace a patrol officer position			
P3	N	Patrol Sergeant	Annual	$70,000.00	$85,400.00
			Monthly	5,833.33	7,116.67
			Pay Period	2,692.31	3,284.62
			Hourly	33.65	41.06
P4	E	Patrol Lieutenant - **Eliminate**	Annual	$75,000.00	$90,000.00
		Replace with Commander-Field Ops	Monthly	6,250.00	7,500.00
			Pay Period	2,884.62	3,461.54
			Hourly	36.06	43.27
P4-1	**E**	**Commander-Field Operations**	**Annual**	**$86,000.00**	**$112,000.00**
		Commander-Support Services	**Monthly**	**7,166.67**	**9,333.33**
		(new positions)	**Pay Period**	**3,307.69**	**4,307.69**
			Hourly	**41.35**	**53.85**
P5	E	Assistant Chief of Police - **Eliminate**	Annual	$90,000.00	$109,800.00
		Replace with Commander-Support Svcs	Monthly	7,500.00	9,150.00
			Pay Period	3,461.54	4,223.08
			Hourly	43.27	52.79

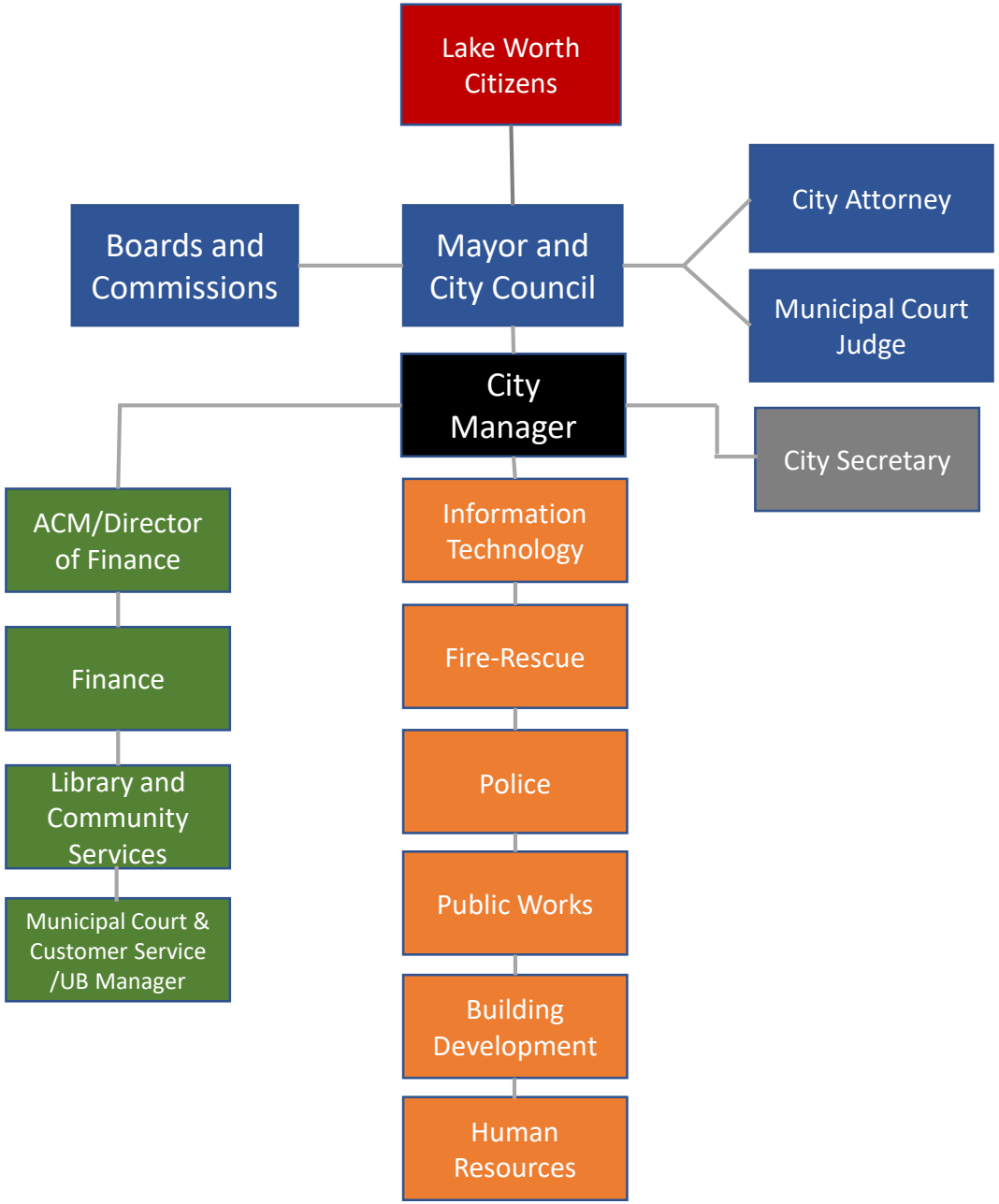
FLSA Status E=Exempt, N=Non-Exempt

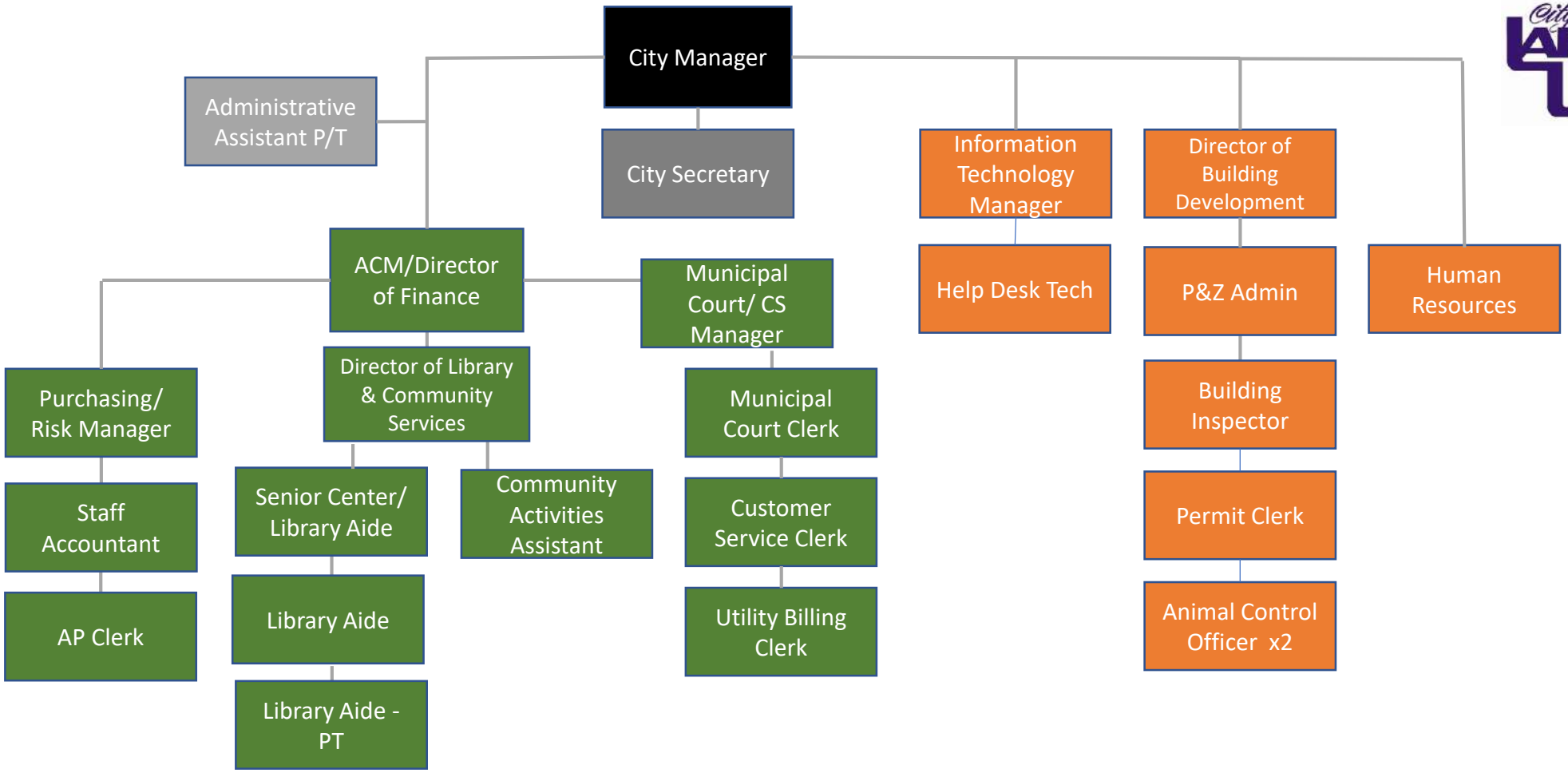
CITY OF LAKE WORTH
EMPLOYEE PAY SCALE

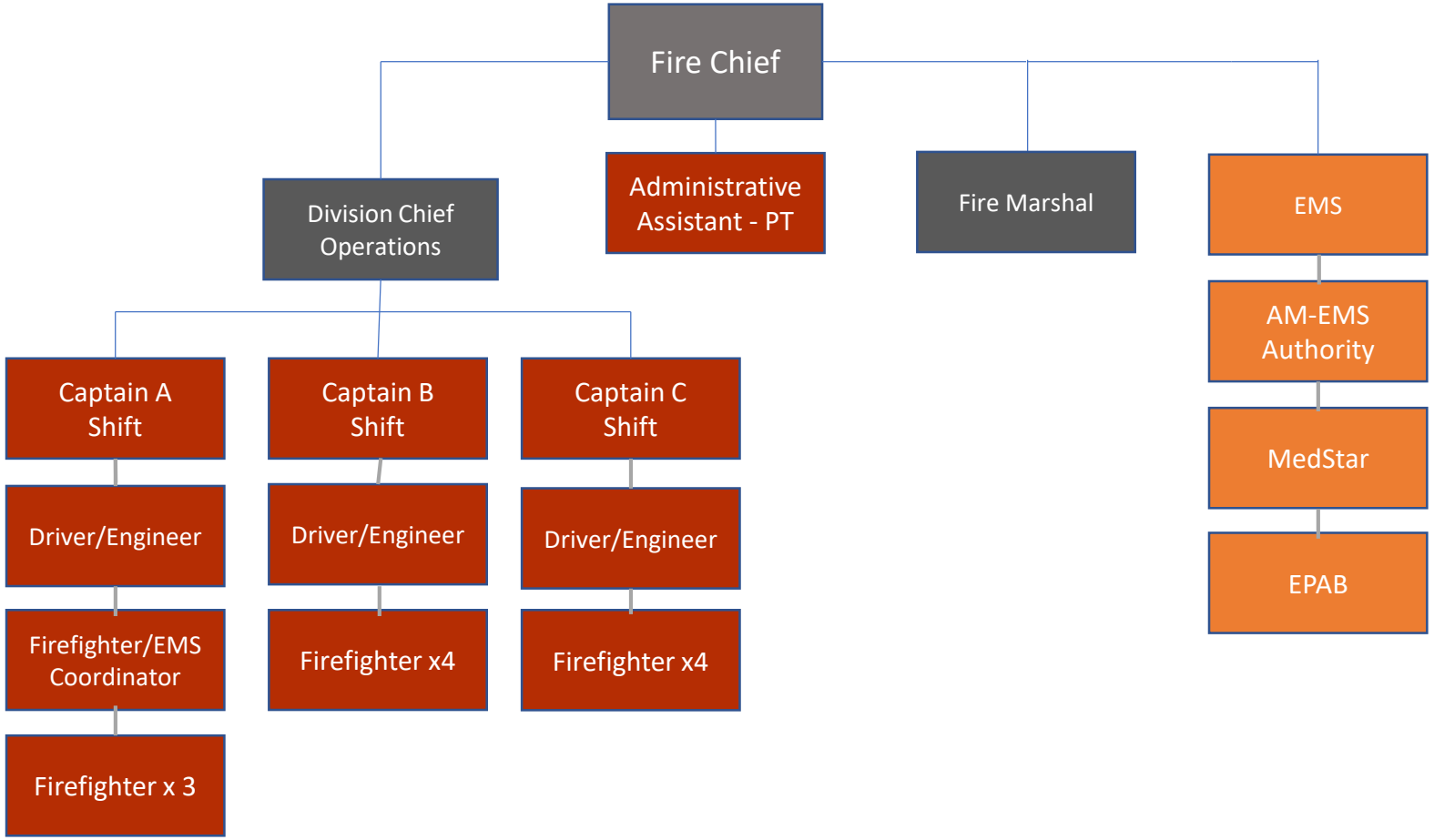
PAY PLAN E- CIVILIAN POLICE EMPLOYEES
Effective October 1, 2019

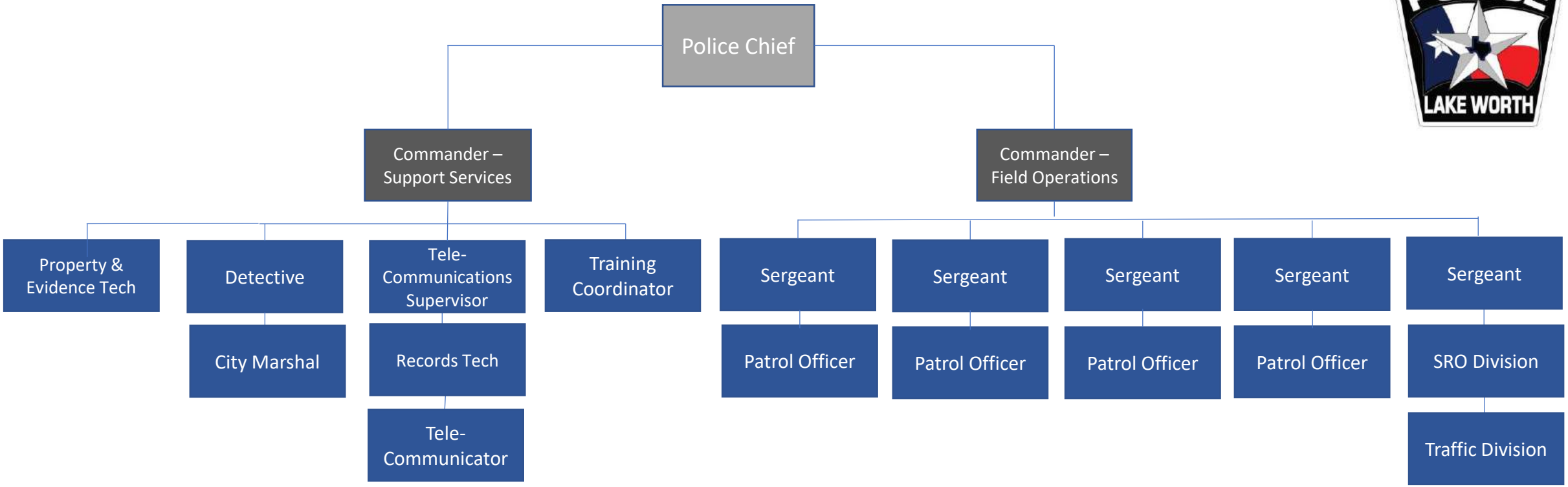
Pay Grade	FLSA Status	Job Title	Pay Frequency	Minimum	Maximum
P1-1	N	Administrative Assistant (*) - **Eliminate**	Annual	$38,022.40	$50,377.60
P1-1	N	**Property & Evidence Technician (*)**	Monthly	3,168.53	4,198.13
		Move to pay grade P2-1	Pay Period	1,462.40	1,937.60
P1-1	N	Records Technician	Hourly	18.28	24.22
P1-1	N	Telecommunicator			
(*)Positions to remain vacant if Admin Asst/Property & Evidence Tech is filled					
P2-1	N	Admin Asst/Property & Evidence Tech (**)	Annual	$41,825.00	$55,415.00
		Eliminate	Monthly	3,485.42	4,617.92
		Property & Evidence Technician	Pay Period	1,608.65	2,131.35
		Move from pay grade P1-1	Hourly	20.11	26.64
(**)Position to be filled only if individual positions are vacant					
P3-1	N	Telecommunications Supervisor	Annual	$50,500.00	$63,715.00
			Monthly	4,208.33	5,309.58
			Pay Period	1,942.31	2,450.58
			Hourly	24.28	30.63

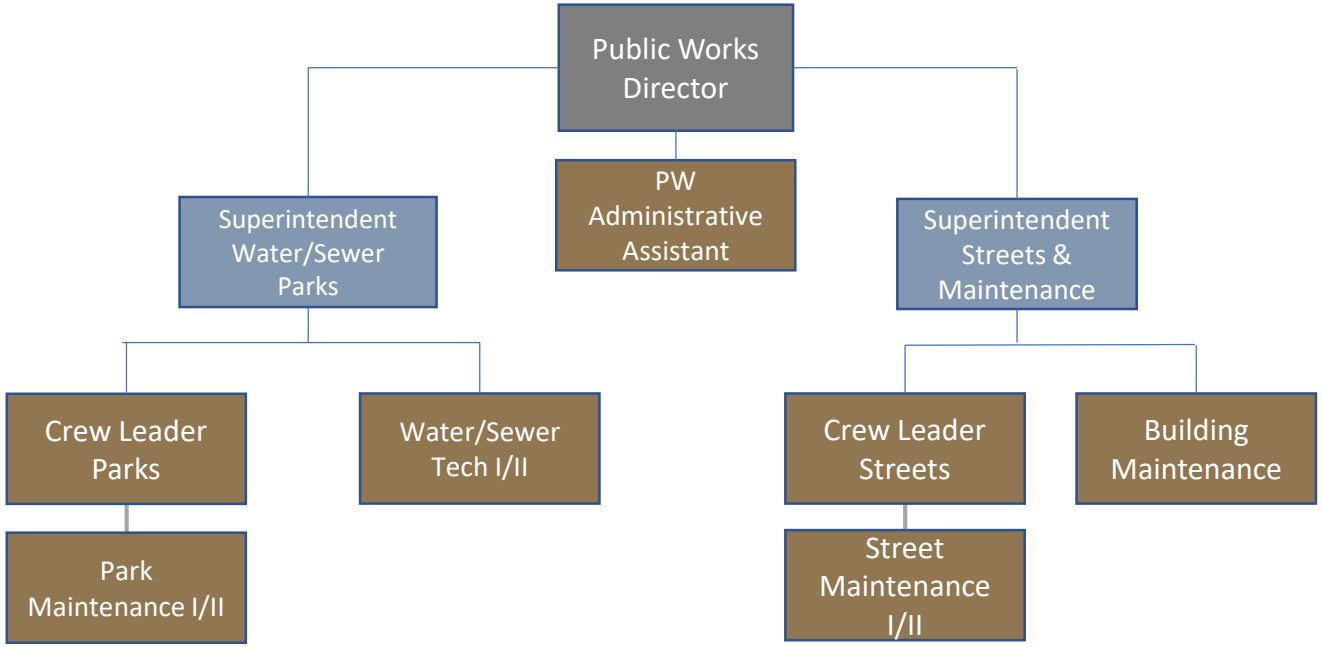
FLSA Status E=Exempt, N=Non-Exempt


Lake Worth Citizens
Boards and Commissions
Mayor and City Council
City Attorney
Municipal Court Judge
City Manager
City Secretary
ACM/Director of Finance
Finance
Library and Community Services
Municipal Court & Customer Service /UB Manager
Information Technology
Fire-Rescue
Police
Public Works
Building Development
Human Resources


City Manager
Administrative Assistant P/T
City Secretary
Information Technology Manager
Director of Building Development
Human Resources
ACM/Director of Finance
Municipal Court/ CS Manager
Help Desk Tech
P&Z Admin
Purchasing/ Risk Manager
Director of Library & Community Services
Municipal Court Clerk
Building Inspector
Staff Accountant
Senior Center/ Library Aide
Community Activities Assistant
Customer Service Clerk
Permit Clerk
AP Clerk
Library Aide
Utility Billing Clerk
Animal Control Officer x2
Library Aide - PT


Fire Chief
Administrative Assistant - PT
Fire Marshal
EMS
AM-EMS Authority
MedStar
EPAB
Division Chief Operations
Captain A Shift
Driver/Engineer
Firefighter/EMS Coordinator
Firefighter x 3
Captain B Shift
Driver/Engineer
Firefighter x4
Captain C Shift
Driver/Engineer
Firefighter x4


Police Chief
Commander – Support Services
Commander – Field Operations
Property & Evidence Tech
Detective
Tele-Communications Supervisor
Training Coordinator
City Marshal
Records Tech
Tele-Communicator
Sergeant
Sergeant
Sergeant
Sergeant
Sergeant
Patrol Officer
Patrol Officer
Patrol Officer
Patrol Officer
SRO Division
Traffic Division


Public Works Director
PW Administrative Assistant
Superintendent Water/Sewer Parks
Superintendent Streets & Maintenance
Crew Leader Parks
Water/Sewer Tech I/II
Crew Leader Streets
Building Maintenance
Park Maintenance I/II
Street Maintenance I/II

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. F.6

FROM: Stacey Almond, City Manager

ITEM: Discuss and consider Resolution No. 2019-24, casting the City of Lake Worth allocated votes for the Tarrant Appraisal District (TAD) Board of Directors.

SUMMARY:

City Council is asked to consider the candidates for the Tarrant Appraisal District Board of Directors and cast the City's allocated three (3) votes for the candidate(s) of the Council's choosing.

In September of this year the Tarrant Appraisal District (TAD) notified all affected taxing entities that the term of service (two years) of the five-member Board of Directors will expire on December 31, 2019. Each entity was provided the opportunity to make one nomination for each of the five positions to be filled, though no nomination was required.

Lake Worth has been allocated three (3) votes, which may be cast collectively or separately for any nominee(s) on the official ballot. Votes cast for persons not listed on the ballot will not be considered. A complete list of nominees on the official ballot is as follows:

Nominees:	**Nominating Entity:**
Daniel J. Bennett	City of Haslet
Richard DeOtte	City of Colleyville City of Southlake
John Fegan	Birdville ISD White Settlement ISD
Michael Glaspie	Tarrant County
Mike Leyman	White Settlement ISD
Gary Losada	City of Colleyville
John Molyneaux	Fort Worth ISD White Settlement ISD
Mike O'Donnell	Arlington ISD White Settlement ISD
Joe Potthoff	White Settlement ISD
Kathryn Wilemon	Tarrant County

The attached resolution will cast three (3) votes for the nominee(s) chosen by City Council. Those nominees receiving the greatest number of votes will be elected to the TAD Board of Directors for a two-year term, beginning January 1, 2020.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Resolution No. 2019-24 - TAD Ballot Votes 2019
TAD Letter and Nomination Forms
Colleyville Recommendation

RECOMMENDED MOTION OR ACTION:

This item is at the discretion of the City Council.

RESOLUTION NO. 2019-24

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE WORTH, TEXAS.

SECTION 1. THAT the City's three (3) votes be cast for the following nominee(s) to serve as a member of the Tarrant Appraisal District Board of Directors during the two year term beginning January 1, 2020.

_____ votes for Daniel J. Bennett
_____ votes for Richard DeOtte
_____ votes for John Fegan
_____ votes for Michael Glaspie
_____ votes for Mike Leyman
_____ votes for John Molyneaux
_____ votes for Mike O'Donnell
_____ votes for Gary Losada
_____ votes for Joe Potthoff
_____ votes for Katheryn Wilemon

PASSED AND APPROVED this the 12th day of November, 2019.

CITY OF LAKE WORTH

By:_____

Walter Bowen, Mayor

ATTEST:

_____

Monica Solko, City Secretary

Tarrant Appraisal District

Jeff Law
Executive Director
Chief Appraiser

October 25, 2019

Mr. Walter Bowen
Mayor
City of Lake Worth
3805 Adam Grubb St.
Fort Worth, Texas 76135

Dear Mr. Bowen:

Tarrant Appraisal District's Board of Directors begins a new two-year term on January 1, 2020. The candidates for appointment to the five voting positions on the Board, listed alphabetically with the taxing unit(s) that timely submitted the nominations for each, are listed on the attached ballot.

Members of the Board are appointed by vote of the governing bodies of the taxing units. The attached list provides the number of votes for each taxing unit. The Property Tax Code requires TAD to prepare the ballot and provides that the governing body may cast all of its votes for one candidate or distribute its votes among any number of candidates listed on the ballot. The Code makes **no** provision for write-in candidates. So votes cast for someone other than the candidates listed on the ballot cannot be counted.

The Property Tax Code requires the governing body of the taxing unit to determine its votes by resolution and to submit the resolution to TAD **before December 15, 2019** by mailing to Jeff Law, Chief Appraiser, Tarrant Appraisal District, **P. O. Box 185579, Fort Worth, Texas, 76181-0579,** or by fax to (817)595-6198 or by email to cthornton@tad.org. At your request, we can provide a sample resolution; please contact us for a copy. The five (5) candidates receiving the most votes are elected to a two (2) year term beginning January 1, 2020.

All tax units and candidates will be notified of the results of the election before December 31, 2019.

Sincerely,

Jeff Law
Executive Director
Chief Appraiser

JL:ct
Enclosures
Ms. Stacey Almond

Tarrant Appraisal District

OFFICIAL BALLOT

ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS
TARRANT APPRAISAL DISTRICT

Following are the candidates for appointment to the five (5) voting positions on the Board, listed alphabetically with the taxing unit(s) that timely submitted the nominations for each.

Please indicate your taxing unit's vote(s) by entering the number of votes to the left of your candidate(s) of choice.

VOTES FOR	Nominees	Nominating Entity
	Mr. Daniel J. Bennett	City of Haslet
	Mr. Richard DeOtte	City of Colleyville City of Southlake
	Mr. John Fegan	Birdville ISD White Settlement ISD
	Mr. Michael Glaspie	Tarrant County
	Mr. Mike Leyman	White Settlement ISD
	Mr. Gary Losada	City of Colleyville
	Mr. John Molyneaux	Fort Worth ISD White Settlement ISD
	Mr. Mike O'Donnell	Arlington ISD White Settlement ISD
	Mr. Joe Potthoff	White Settlement ISD
	Ms. Kathryn Wilemon	Tarrant County

IMPORTANT: This ballot must be returned **before December 15, 2019** to Jeff Law, Chief Appraiser, Tarrant Appraisal District, **P. O. Box 185579, Fort Worth, Texas, 76181-0579**, by mail or by fax to (817) 595-6198 or by email to cthornton@tad.org.

Please attach this ballot to the resolution passed by your taxing unit authorizing this vote.

TARRANT APPRAISAL DISTRICT
2019 Calculation of Taxing Entity Votes for Board of Directors
Per Section 6.03(d) of Texas Property Tax Code

		2018 TAXES IMPOSED	% OF TOTAL	2019 VOTES
School Districts:				
Aledo ISD	$	4,422,386	0.10270%	5
Arlington ISD	$	387,742,841	9.00408%	450
Azle ISD	$	21,552,124	0.50048%	25
Birdville ISD	$	145,780,948	3.38529%	169
Burleson ISD	$	26,484,960	0.61503%	31
Carroll ISD	$	121,637,201	2.82463%	141
Castleberry ISD	$	10,263,752	0.23834%	12
Crowley ISD	$	107,398,244	2.49398%	125
Eagle Mountain/Saginaw ISD	$	145,123,350	3.37002%	168
Everman ISD	$	20,636,822	0.47922%	24
Fort Worth ISD	$	497,308,653	11.54840%	577
Godley ISD	$	1,195,386	0.02776%	1
Grapevine/Colleyville ISD	$	209,100,626	4.85569%	243
Hurst/Euless/Bedford ISD	$	173,039,168	4.01828%	201
Keller ISD	$	273,591,344	6.35328%	318
Kennedale ISD	$	20,590,320	0.47814%	24
Lake Worth ISD	$	16,835,674	0.39095%	20
Lewisville ISD	$	3,016,101	0.07004%	3
Mansfield ISD	$	202,021,083	4.69129%	235
Northwest ISD	$	123,007,336	2.85645%	143
White Settlement ISD	$	30,827,960	0.71588%	36
Total Schools	$	2,541,576,278	59.01994%	2951
Cities:				
City of Arlington	$	163,132,652	3.78823%	189
City of Azle	$	4,938,908	0.11469%	6
City of Bedford	$	22,708,215	0.52733%	26
City of Benbrook	$	13,094,468	0.30408%	15
City of Blue Mound	$	829,947	0.01927%	1
City of Burleson	$	5,670,408	0.13168%	7
City of Colleyville	$	17,106,631	0.39725%	20
City of Crowley	$	6,843,564	0.15892%	8
City of Dalworthington Garde	$	1,936,069	0.04496%	2
Edgecliff Village	$	624,228	0.01450%	1
City of Euless	$	20,400,613	0.47374%	24
City of Everman	$	2,087,446	0.04847%	2
City of Flower Mound	$	936,916	0.02176%	1

City of Forest Hill	$	5,232,817	0.12152%	6
City of Fort Worth	$	514,293,901	11.94282%	597
City of Grand Prairie	$	50,973,677	1.18370%	59
City of Grapevine	$	25,861,193	0.60054%	30
City of Haltom City	$	14,806,074	0.34382%	17
City of Haslet	$	2,612,161	0.06066%	3
City of Hurst	$	17,581,020	0.40826%	20
City of Keller	$	24,207,504	0.56214%	28
City of Kennedale	$	5,254,379	0.12202%	6
Town of Lakeside	$	541,834	0.01258%	1
City of Lake Worth	$	2,156,720	0.05008%	3
City of Mansfield	$	46,256,559	1.07416%	54
City of N. Richland Hills	$	32,146,266	0.74649%	37
Town of Pantego	$	1,383,058	0.03212%	2
City of Pelican Bay	$	337,581	0.00784%	0
City of Reno	$	36,659	0.00085%	0
City of Richland Hills	$	4,262,582	0.09898%	5
City of River Oaks	$	2,296,423	0.05333%	3
City of Roanoke	$	550,388	0.01278%	1
City of Saginaw	$	8,905,965	0.20681%	10
City of Sansom Park	$	1,211,714	0.02814%	1
City of Southlake	$	34,641,771	0.80444%	40
Town of Trophy Club	$	581,025	0.01349%	1
City of Watauga	$	8,140,475	0.18904%	9
Town of Westlake	$	1,987,753	0.04616%	2
City of Westover Hills	$	2,200,112	0.05109%	3
Westworth Village	$	1,315,628	0.03055%	2
City of White Settlement	$	6,463,879	0.15010%	8
Total Cities	$	1,076,549,182	24.99939%	1250
Other:				
Tarrant County	$	434,780,216	10.09637%	505
Tarrant County College	$	253,395,306	5.88429%	294
Total Other	$	688,175,522	15.98066%	799
Total All	$	4,306,300,982	100%	5000

CITY OF COLLEYVILLE TEXAS

Communication ★ Excellence ★ Transparency ★ Integrity

October 21, 2019

Mayor Walter Bowen
City of Lake Worth
3805 Adam Grubb St.
Fort Worth, TX 76135

Dear Mayor Bowen:

It is once again time to elect the Tarrant Appraisal District (TAD) Board of Directors. Votes are to be submitted by each taxing unit by December 15, 2019. I am writing in support of board nominees Gary Losada and Richard DeOtte. Both are exceptional individuals who will serve us well as TAD Board Members.

In addition to his extensive private-sector experience, school and city leadership team experience, Gary Losada served as a member of the Tarrant Appraisal Review Board from 2009-2015. With an undergraduate degree from the University of San Francisco and a Masters Degree from Stanford, Gary brings an analytical approach to the valuation process. Identifying frustration in the current system, Gary suggests the "current system in place is onerous and intimidating to the taxpayer and weighed in favor of the Appraisal District." Enclosed is a copy of Gary's resume and testimony before the Texas Senate Property Tax Reform Committee (4/27/16).

Rich DeOtte's motivation to run for TAD Board is driven by a desire to "provide fairness, transparency, service and quality" to those within the district. A graduate of Texas A&M, Rich has worked as a Civil Engineer and land development consultant for 34 years. As a business owner, Rich has first-hand knowledge of the challenges relating to property valuation and the impact on local property taxes. A copy of Rich's resume is attached for your perusal.

It is time for new representation on the TAD Board of Directors. I believe Gary Losada and Rich DeOtte bring a unique mix of professional experience and desire to reform on behalf of the taxpayers. Please consider assigning your organization's votes to these exceptional candidates.

Sincerely,

Richard Newton

Richard Newton, Ph.D., P.E., PMP
Mayor, City of Colleyville

Enclosures: As stated

Gary M. Losada

802 Dove Creek Trail
Southlake, Texas 76092

214-405-1416
glosada@sbcglobal.net

Board Member – Tarrant Appraisal Review Board **2009 – 2015**
Served as hearings committee chair all six years. Responsible for conducting hearings between Tarrant Appraisal District and taxpayers. Included residential, commercial and personal property taxes. Opined on various exemptions and valuations of real estate.

President – GMPL Corporation **1987 - 2017**
Estimated, budgeted and negotiated raw land purchases with various banks and secured financing as needed. Successfully presented vatious planned developments to city government planning and zoning and city councils in order to interface with local single family communities. Oversaw contractors including construction, payment disbursement and city acceptance.

President – Office Liquidation Center/Aztec Glass Company **1987 – 2000**
As President of Office Liquidation Center, sales were increased tenfold over thirteen years by identifying successful locations and increased inventory to ensure availability. Responsible for all human resource functions and implemented compensation and benefit plans in order to maintain a management/employee team to assit in growth. Added wholesale inventory to retail inventory to cover both areas of marketplace. During same period, acquired Aztec Glass as a subsidiary in order to maximize use of warehouse space. Increased sales by four times annual sales within three years. Successfully implemented plan to focus sales on a national level.

Director of Administration – Dallas Area Rapid Transit **1985 – 1987**
Hired in second year of operation in order to organize and establish various departments. Established human resources, purchasing, data processing, building and office management and policy development functions. Oversaw multimillion dollar budget Met with news media as needed to report progress.

Director of Human Resources – LTV Kentron International/Oil States Ind. **1980 – 1985**
Implemented new compensation plan. Successfully implemented new staffing and training plans. Chief Labor negotiator for company that included eleven union locations, eventually reducing unionized locations to three. Held news conferences as needed to sell company's position and to report progress as needed. Responsible for corporate wide staffing, both nationally and internationally.

Assistant to Superintendent – Santa Rosa City Schools **1976 – 1979**
Responsible for pupil transportation, data processing, Board policy implementation and labor relations.

City of Palo Alto, CA – Assistant to City Manager **1974 - 1976**
Responsible for budget preparation, policy implementation public relations, special assignments by City Manager.

Education
MA Degree Stanford University – Organization/Administration - 1974
BA Degree University of San Francisco – Major Sociology/Minor Business Administration - 1973

Community/Volunteer Activities
Served as Chairman of the Board for Young Life, Arlington
Served as Board Member for United charities of United Way
Building Committee, Lamar Baptist Church
Deacon, Lamar Baptist Church

Personal
Married 42 years with 2 adult children and 2 grandchildren
Enjoy playing racquetball, swimming, bicycling and the outdoors

TESTIMONY

by Gary Losada

for Texas Senate Property Tax Reform Committee Hearing
Arlington, Texas
April 27, 2016

My name is Gary Losada and in December of 2015, I completed my 6th year as a member of the Tarrant County Appraisal Review Board. I would like to make it perfectly clear that I am not speaking in any official capacity as a member of the Tarrant County Appraisal Review Board. I am only speaking to you as a concerned individual.

I have served as Chairperson of various panel hearing protests of taxpayers regarding property values. These protests include residential, commercial, business personal property and miscellaneous exemptions. I think it is about time that someone investigate manipulations and questionable practices regarding Appraisal Districts. Today, I will primarily address residential properties. Also in the audience are 3 former Board Members whom I served with who wish not to testify.

The current system in place is onerous and intimidating to the taxpayer and weighted in favor of the Appraisal District. Appraisal Districts have evolved into adversaries. I think they have forgotten that they should be servants of the people. I have personally witnessed this over and over again.

I want to bring to your attention problems within the system that need to be addressed. Broadly they relate to issues that relate to the taxpayer, issues that relate to Tarrant Appraisal District (TAD), and issues that relate to the Appraisal Review Board (ARB).

Taxpayer Issues

It is my wild guess that less than 10% of the accounts established by the Tarrant Appraisal District are protested each year. Why is this number so low? Because the Appraisal District is doing such a great job? I think not. That number is related to several reasons:

1. Frustration about how to work within the system
2. Lack of clarity on how to protest
3. Lack of information
4. Evidence that is manipulated
5. Time involved
6. Many other issues

So what happens to the taxpayer and what to do? The current system demonstrates the need for tax agents and there are plenty. The Tarrant Appraisal District (TAD) in many instances view Tax Agents as the enemy. Tax Agents in my opinion, are extensions of the taxpayer. While I can tell you that there are some overly aggressive tax agents, there are too many overly aggressive District Appraisers as well. The taxpayer gets caught in the middle. This needs to stop. Most taxpayers are not represented which in fact causes, in my opinion, unfair values.

The other problem with this scenario of representation is that it is costly to the taxpayer and taxing entity. If the Appraisal District could get it right and keep it reasonable at the outset, money could be saved that would go to the tax entities, the taxpayer and into the local economy.

TAD Issues

The new computer system at TAD is not user friendly and difficult to navigate:
1. Evidence information relating to individual accounts is not readily available. An example is "for value over market" and "unequal " protests.
2. District Appraisers will not volunteer assistance. You have to know the right questions to ask and most taxpayers don't know.
3. The new system has no definition as to what the condition of the property might be to comparables. It is difficult to understand and in most cases impossible to define " Poor, Below Average, Average, Good or Excellent". The district is not forthcoming in this area and much is left to subjective opinion.
4. The new system (or District Appraisers) will not define or explain what the term "feature" means or how the value was determined.
5. The new system, regarding comparable properties, gives 6 comps which in most cases are questionable and difficult to understand and will give an indicated value which is not explained. This applies to "value over market" evidence as well as "unequal" evidence.

Appraisal notices that are sent out every year indicate 2 values: Appraised Value and Market Value. The taxpayers that claim a homestead exemption can rest assured that the higher market value will be a built in appraised value increase the following year, which translates to higher taxes. The 10% homestead exemption cap is not effective.

Appraisal notices also break up total assessment between land and improvement value. The District will increase value of land one year and then come back the next year and raise the improvement value. The district does not provide evidence of land value in most cases. The taxpayer is told as well as the ARB that the land value cannot be challenged separately when there is an improvement on the property. This is ridiculous and has to change. There is no ability to protest this unfair assessment. In 2016, I know a subdivision in Southlake called East Chapel Downs where all of the land values have gone from $40,000 to $80,000 with no explanation.

The District surely increases values of residential properties when evidence dictates, but will not necessarily lower values unless a taxpayer protests.

The District has clear advantages on sales information. The Taxpayer has to contact a Realtor or subscribe to MLS or contact an agent as mentioned earlier.

The District can and does raise assessed values year after year even after an ARB determination ruling is made. This is not right and forces a taxpayer to file a protest every year.

Some issues I have had to deal with as a Chairman of an Appraisal Review Board are numerous and frustrating. I have listed some of them for your consideration:

1. Substantial evidence should be the standard for the Appraisal District. "Substantial" evidence is defined as considerable in quantity. However, the District has taken the position that evidence can be

as little as a "scintilla" in order for the District to prevail. "Scintilla" is defined as a minute amount or the weight of a feather.
2. The mass appraisal system does not work. Some homeowners improve their properties with various amenities while others do not. Some homeowners maintain their properties better than others. Mass appraisals cannot possibly make values equal and uniform. There is no such thing and that is why properties sell for different amounts.
3. Comparing and adjusting a 1,500 square foot home to a 5,000 sq ft home just does not work.
4. Comparing a golf course view lot to an interior lot in a golfing community just does not work.
5. Comparing a lake front property to a property that does not even have a lake view just does not work.
6. Taking the sale of vacant land, especially around a lake and then assessing other properties with improvements on them at the same land value just does not work.
7. Comparing sales of a property constructed in 2015 to a property constructed in 1950 just does not work.
8. Scheduling of protests for taxpayers and the ARB is a problem and needs to be addressed.
9. The ARB is provided less and less information needed to make a decision.
   A. Square footage of property
   B. Footprint of property, etc.

ARB Issues

The ARB is now the real first line of appeals for a taxpayer to protest. In prior years, a taxpayer could go to the TAD office, meet with an appraiser, provide evidence and negotiate a value. It is my understanding that procedure no longer exists. A taxpayer can meet with a District Appraiser who will accept evidence and then present it to a group of appraisers for review. This new policy puts an unfair burden on the taxpayer and the ARB.

It is also my understanding that during an ARB hearing the taxpayer will have only 4 minutes to present their case. While this is a new policy for 2016, it is an impossible situation for taxpayers and is quite intimidating.

The Appraisal District and the Appraisal Review Board are intended to operate as independent organizations. I can tell you that they are not totally separate. Examples of this are in the preparation of ARB budgets, staffing of the ARB by and with TAD employees, locations of offices in the same buildings and the County Tax Appraisal District Board of Directors overseeing both organizations.

Also related to the administration of the ARB and its members are the following issues:
1. Appointments are made by a local judge. It is my understanding that the judge holds no interviews and does little screening.
2. The Chairperson of the ARB who oversees the day to day performance of potential members is not allowed any input in the selection process.
3. There are no guidelines for the removal of an ARB member, the Chairperson of the ARB, ARB co-members or for that matter members of the public are not allowed to have any contact or input regarding removal of a board member. In essence, there is no accountability for ARB members who can serve up to 3 2-year terms.
4. Currently Appraisal Review Board members do not have any input regarding the Chairperson position of the ARB. The Appraisal District Board of Directors makes this appointment. It is my opinion that the Chairperson should be selected each year from ARB membership.

I believe the tax code states that appraisal notifications are to be mailed to taxpayers by April 1st of each year. For the most part, this requirement is ignored. This puts an unfair burden on the taxpayer and the ARB when trying to review and resolve values in such a condensed time frame.

In conclusion, the abuses of Appraisal Districts are numerous and the opinions rendered on values are arbitrary and usually not based on fact. Mass appraisals are ridiculous, unfair and seldom accurate. The burden on residential homeowners is onerous. I read the other day that Texas is the 5th highest property tax state in the country. Change needs to occur immediately before a Proposition 13 (such as what happened in California) is proposed. That would be a disaster. But how much longer can the average homeowner taxpayer keep paying crippling taxes while their salaries and income are not going up at the same pace or even going down? How many people will be forced out of their homes because they can't afford to pay their taxes? Or, those who are squeezed out of their rentals because their rents go up due to a steep rise in taxes? I have never witnessed as closely such an out-of-control system without any brakes. Thank you for listening.

RICHARD W. DEOTTE, P.E., CFM

420 Johnson Road; Suite 303
Keller, Texas 76248
Office: 817-337-8899 ~ Cell: 817-946-6088
richdeotte@deotte.com

EDUCATION:

- Texas A&M University, 1985; Bachelor of Science in Civil Engineering

LICENSES:

- Registered Professional Engineer, Texas No. 74232
- Nationally Accredited Certified Floodplain Manager #1586 09N

"As I have in all my public service, I will seek to provide Fairness, Transparency, Service and Quality as a Director on the Board of the Tarrant Appraisal District."

Personal

- Native Texan having lived in Tarrant County for 27 years and in Southlake for the last 14 years.
- Married for 34 years to Yvette.
- Three Children
- 1985 graduate of Texas A&M

Professional

- A Civil Engineer and land development consultant for 34 years.
- Majority owner in DeOtte, Inc. from 2000 to present, a civil engineering and development consulting firm in Keller, Texas serving governmental and private clients on a range of diverse projects but especially providing cost effective and innovative solutions to large scale drainage and erosion control projects, municipal infrastructure and exceptional residential developments in northeast Tarrant county.
- Expert consultant and expert witness on engineering related court cases over the last 20 years.
- Developed familiarity with TAD's operations and services and how those affect land development and infrastructure re-development.

Volunteer

- Served two years as the chairman of the Tarrant County Sheriff's Department Civil Service Commission. Initiated and led a much needed major re-write of the civil service rules which passed and were implemented.
- A regular public speaker on various issues including training on engineering ethics focusing on the aspect of personal happiness and how to achieve responsible professional standards.
- Served as an adult leader in Boy Scouts as Den Leader, Assistant Scout Master and as Scout Master.
- Taught physics for a year on a voluntary basis.
- Ham radio operator, Technician License, KG5FYB.
- Active in church throughout adult life chairing building committees, teaching Sunday school, preaching, leading worship, serving as a deacon, and chairing a deacon board.

I have a professional record solving technically complicated problems with large groups of people with diverse interests and engaging and assisting parties to work together to resolve issues. Throughout my personal, professional and volunteer life, my proficiency in bringing people together to find common ground to collaborate to find the right solution has been crucial.

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. F.7

FROM: Stacey Almond, City Manager

ITEM: Discuss and receive an update on fuel inventory variances.

SUMMARY:

April 12 -

See attached fuel narrative provided to City Council at our workshop.

June 11 -

At the budget workshop on April 12th, staff reported to City Council that monthly unleaded fuel inventories appeared to be consistently short. Staff suspected that the shortages were caused by the pumps measuring dispensed fuel incorrectly, thus under reporting consumption.

The City contacted Petro Services who tested the fuel pumps and confirmed staff's suspicion that they were not metering all of the fuel that was being pumped. They calibrated the pumps on April 22nd. The fuel inventories as of April 30th were still short, but that was to be expected based on the information provided by Petro.

Staff expected the inventories, as of May 31st, to show reasonable variances and planned to provide Council with inventory findings and receive direction from Council on how to proceed with meeting the fuel needs of the City. However, on May 29th, LWISD sent staff an email advising that their systems had been infected with ransomware resulting in the loss of many of their servers, including the one containing their fuel system.

They also advised that the servers would most likely be down at least through June 7th. City staff has inquired about whether or not LWISD thinks we will be able to retrieve our data, but as of the writing of this memo, has received no response. Staff will update Council on this matter again at the July 9th Council meeting, if new information is available.

July 9 -

LWISD has recovered from the ransomware that infected their server containing their fuel system and were able to retrieve all data related to the City's fuel consumption. The unleaded fuel inventory as of May 31, 2019 showed an overage of 3.2 gallons.

This confirms staff's suspicions that the inventory shortages were not actual shortages, but resulted from under-reporting of fuel being pumped. Checking fuel inventory is part of normal month end processing in the finance department, and staff will advise Council if unusual inventory variances occur again in the future.

Current -

May - July the city saw small to no variances in fuel (see attached Fuel Variance Worksheet). However, in August and September the city saw large variance similar to what was experienced prior to the calibration. Due to the continued larger variances staff feels it's necessary to provide another update.

Fuel inventories for October show an overage of 377.7 gallons of unleaded and 42.3 gallons of diesel.

Staff recommends exploring options to sell the tanks located at the fuel barn and research options for purchasing fuel at local gas stations through a discounted fuel card. All information would be brought to council for approval, after completion of research.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Fuel Narrative - April 2019
Fuel Variance - September 2019

RECOMMENDED MOTION OR ACTION:

This item is for discussion purposes only.

DATE	EVENT DESCRIPTION
Pre 2014	The City was informed by LWISD transportation department that fuel inventory variances less than 5% of deliveries was acceptable as an industry standard.
Mid 2016	The City noticed inventory variances starting to exceed historical amounts.
05/24/16	The City met with LWISD to discuss fuel. LWISD advised the fuel system needed to be replaced as it was obsolete and making repairs was increasingly difficult. It was agreed by all that the City's inventory variances were likely indicated due to inaccurate reporting of the old system. The school agreed to look at fuel station equipment replacement options.
Oct 2016 to Feb 2017	Having not heard anything on the new fuel system, the City reached out to LWISD on several occassions to inquire about its status.
Apr 2017	New fuel system installed. During the transition, much of our inventory data from the fuel system was not available.
10/12/17	City staff reviewed video at LWISD showing fuel deliveries with nothing out of the ordinary being observed.
01/25/18	Met with LWISD regarding ongoing inventory variances.
09/24/18	LWISD inquired about how to track fuel inventories. They were advised about the City's inventory procedures.
10/08/18	Met with LWISD regarding ongoing inventory variances.
10/25/18	Met with Martin Eagle (fuel provider) regarding ongoing inventory variances. We were advised that the website from which we get our inventories was not accurate and they would either resolve the issue on the website or provide charts from which we could calculate the gallons in our inventory based on stick measurements of the tanks.
01/30/19	Met with LWISD and Martin Eagle. They provided charts for inventory calculations. LWISD also told us the pumps had recently been calibrated (they had been telling us for about a year that they COULD NOT be calibrated). City staff realized immediately that inventories calculated with the charts provided would be within 5-10 gallons of those shown on the website, but expected the pump calibrations to correct the inventory issues.
Feb 2019	Unexplained unleaded fuel shortages continue.

HISTORICAL UNLEADED FUEL INVENTORY DATA

	GALLONS			VARIANCE % OF	
FYE	DELIVERED	CONSUMED	INV SHRTG	DELIVERED	CONSUMED
09/2014	29,075	30,500	1,151	3.96%	3.77%
09/2015	32,731	30,825	1,097	3.35%	3.56%
09/2016	35,946	33,299	2,184	6.08%	6.56%
09/2017	28,929	27,426	1,069	3.70%	3.90%
09/2018	31,084	27,736	3,354	10.79%	12.09%

CITY OF LAKE WORTH
FUEL INVENTORY TRACKING SUMMARY
OCTOBER 2018 THROUGH SEPTEMBER 2019

UNLEADED

	Inventory				Deliveries			Usage	
Month	Actual	Should Be	Mo Var	YTD Var	Total	5% Var	Mo Var %	Gallons	Var %
10/2018	1,616.0	1,804.2	(188.2)	(188.2)	3,033.0	151.7	-6.205%	2,390.2	-7.874%
11/2018	1,036.0	1,369.2	(145.0)	(333.2)	1,842.0	92.1	-7.872%	2,217.9	-6.538%
12/2018	1,394.7	1,885.9	(158.0)	(491.2)	2,703.0	135.2	-5.845%	2,107.9	-7.496%
01/2019	1,049.0	1,713.5	(173.3)	(664.5)	2,202.0	110.1	-7.870%	2,370.9	-7.309%
02/2019	1,567.0	2,397.8	(166.3)	(830.8)	2,801.0	140.1	-5.937%	2,070.9	-8.030%
03/2019	930.0	1,945.8	(185.0)	(1,015.8)	2,024.0	101.2	-9.140%	2,433.9	-7.601%
04/2019	1,453.3	2,595.8	(126.7)	(1,142.5)	3,334.0	166.7	-3.800%	2,684.0	-4.721%
05/2019	1,433.0	1,429.8	3.2	3.2	2,922.0	146.1	0.110%	2,945.5	0.109%
06/2019	910.0	910.0	(3.2)	0.0	2,480.0	124.0	-0.129%	3,021.4	-0.106%
07/2019	1,156.0	1,170.4	(14.4)	(14.4)	3,557.0	177.9	-0.405%	3,274.0	-0.440%
08/2019	1,143.0	1,281.0	(123.6)	(138.0)	3,696.0	184.8	-3.344%	3,595.2	-3.438%
09/2019	1,319.0	1,588.0	(131.0)	(269.0)	3,546.0	177.3	-3.694%	3,239.0	-4.044%

For October 2018	YTD Total Deliveries	17,939.0	YTD Total Usage	16,275.7
through April 2019	YTD Variance %	-6.369%	YTD Variance %	-7.020%
For May 2019	YTD Total Deliveries	16,201.0	YTD Total Usage	16,075.1
through September 2019	YTD Variance %	-1.660%	YTD Variance %	-1.673%

DIESEL

	Inventory				Deliveries			Usage	
Month	Actual	Should Be	Mo Var	YTD Var	Total	5% Var	Mo Var %	Gallons	Var %
05/2019	431.8	410.1	21.7	21.7	497.0	24.9	4.366%	811.3	2.675%
06/2019	630.6	720.5	(111.6)	(89.9)	1,158.0	57.9	-9.637%	1,005.0	-11.104%
07/2019	694.0	789.6	(5.7)	(95.6)	1,006.0	50.3	-0.567%	936.0	-0.609%
08/2019	803.0	898.6	0.0	(95.6)	788.0	39.4	0.000%	691.8	0.000%
09/2019	951.4	1,072.1	(25.1)	(120.7)	845.0	42.3	-2.970%	671.5	-3.738%

For May 2019	YTD Total Deliveries	4,294.0	YTD Total Usage	4,115.6
through September 2019	YTD Variance %	-2.811%	YTD Variance %	-2.933%

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. F.8

FROM: Suzanne Meason, Planning and Zoning Administrator

ITEM: Discuss and consider Resolution No. 2019-25, appointing members to the Planning & Zoning Commission.

SUMMARY:

Within the regulations of the new Zoning Ordinance, the Planning and Zoning Commission is made up of five (5) regular members and two (2) alternate members. To facilitate this change appointments to the Planning and Zoning Commission we need to be re-administered.

Below are the requirements, per the Zoning Ordinance:

D. Organization

Commission members shall be appointed in accordance with the following:

1. All Commissioners will be appointed by a majority vote of the City Council.

a. It is the intent of the City Council that members shall, by reason of diversity of their individual occupation, constitute a Commission which is broadly representative of the community.
b. Members may be removed by a majority vote of the members of the City Council.
c. Commission members may be appointed to succeed themselves.

2. A member of the Commission shall not serve simultaneously as a member of the Board of Adjustment.

3. The members shall serve for a period of two (2) years or until their successors are duly appointed and qualified.

4. The regular members of the Commission shall be identified by place numbers 1 through 5.

a. Places 1, 3 and 5 shall be appointed to serve for two-year terms beginning on January 1 of odd numbered years.
b. Places 2 and 4 shall be appointed to serve for two-year terms beginning on January 1 of even numbered years.

5. Vacancies shall be filled for the unexpired terms, as follows:

a. Newly appointed members shall serve at the first regular Commission meeting after their appointment.

b. Any member of the Commission who misses three (3) consecutive meetings without Commission

Chair approval shall be deemed to have vacated his Commission membership

i. The City Council, upon receiving certification of three (3) consecutive absences from the Commission Chair, shall fill the vacancy for the expires

ii. Six (6) disapproved absences in any 12-month period shall be deemed as grounds for removal from said Commission by the City Council.

iii. The Commission shall enter into its minutes a statement either approving or disapproving a given members' absence.

6. The Commission elect a chairperson and vice-chairperson from among its members.

7. The Commission shall meet regularly and shall designate the time and place of its meetings.

8. The members of the Commission shall serve without compensation, except for reimbursement of authorized expenses attendant to the performance of their duties.

9. The Commission shall keep a record of its proceedings consistent with the provisions of this article and the requirements of law.

Planning & Zoning Commission		**Term Expires**
Don Riley		10/2021
Sherrie Kubala Watkins*		10/2020
Jeanie Turley		10/2021
Patty Biggers		10/2020
Troy Jones		10/2021
Diane Smith		10/2020
Coy Pennington**		10/2021

*Current Chair
**Current Vice-Chair

FISCAL IMPACT:

N/A

ATTACHMENTS:

Resolution No. 2019-25

RECOMMENDED MOTION OR ACTION:

Move to approve Resolution No. 2019-25, appointing members to the Planning and Zoning Commission.

RESOLUTION NO. 2019-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE WORTH; APPOINTING MEMBERS TO THE PLANNING AND ZONING COMMISSION WITHIN THE REGULATIONS OF THE NEW ZONING ORDINANCE; ESTABLISHING TERMS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City Council appoints members of the public to serve on various boards, commissions, and committees; and

WHEREAS, appointed members serve a two-year term, unless appointed to fulfill an unexpired term; and

WHEREAS, new annual appointment terms begin on January 1st and consist of Places 1, 3, 5 and alternate Place 7 being appointed in odd-numbered years and Places 2, 4 and alternate Place 6 appointments in even-numbered years; and

WHEREAS, each member serves until their successor has been duly appointed and qualified; and

WHEREAS, the applications for appointment have been submitted for consideration by the City Council.

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

SECTION 1. The following members have been submitted for nomination and approved by a majority of the City Council.

Position	**Commission Member**	**Term Expiring**
Place 1	_____	December 31, 2021
Place 2	_____	December 31, 2022
Place 3	_____	December 31, 2021
Place 4	_____	December 31, 2022
Place 5	_____	December 31, 2021
Place 6, Alternate	_____	December 31, 2022
Place 7, Alternate	_____	December 31, 2021

PASSED AND APPROVED this the 12th day of November, 2019

CITY OF LAKE WORTH

By:_____
Walter Bowen, Mayor

ATTEST:

_____
Monica Solko, City Secretary

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. G.1

FROM: Stacey Almond, City Manager and Geoffrey White, Council member Place 2

ITEM: Discuss and receive feedback on the TxDOT - SH 199 Project.

SUMMARY:

This item will be a standing item on the agenda to allow Council member liaison White and city staff the opportunity to update Council of the ongoing projects and details associated with the SH 199 project.

Council member White and city staff attended the following meetings to discuss the upcoming TxDOT projects in, and around, Lake Worth:

1. October 17th - SH 199 Utility Coordination Re-Kickoff Meeting
   - The meeting was set to discuss identified conflicts and plan of action for utilities. Lake Worth was informed of wastewater conflicts, however, that was a miscommunication. We were assured that no relocation of any water or wastewater would be necessary for the project extending from FM 1886 to Azle Ave.

2. October 25th - Value Engineering Presentation results at NCTCOG
   - The results of the value engineering presentation were provided to the group (see attached). This information was very valuable and will need to be discussed further as we navigate future design stages.

3. November 1st - Meeting with Commissioner Johnson's Office
   - Meeting to discuss SH 199 project and show them the aerial renderings we had created by Kimley-Horn. This discussion was very positive and resulted in an additional meeting the following week with additional staff from Tarrant County.

3. November 8th - 2nd Meeting with Commissioner Johnson's Office
   - Meet with additional staff from Tarrant County Judge's office along with Transportation Engineer.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Value Engineering Presentation 10.2019

RECOMMENDED MOTION OR ACTION:

This item is for discussion purposes only.

Value Engineering Presentation

SH 199 at I-820 Interchange

From Azle Avenue to Azle Way

In Tarrant County

CSJ: 0171-05-068

October 25, 2019

1

AGENDA

- Welcome and Introduction
- Description of VE Recommendations
- Closing Comments

2

PURPOSE OF PRESENTATION

- Clarification of intent of VE Recommendations
- No decisions expected

3

VE JOB PLAN

- ***Information Phase***
  - Design team briefing
  - Project documents
- ***Function Phase***
  - Function analysis
- ***Creative Phase***
  - Brainstorming by Function
  - 80 ideas generated
- ***Evaluation Phase***
  - Prioritized criteria
  - Evaluated each idea against criteria
  - Ranked each idea
- ***Development Phase***
  - 11 Recommendations
  - 47 Design Suggestions
- ***Presentation Phase***
  - Present Results
  - VE Reports

4

VE Team Member

- Clarence Rumancik, PE, FHWA, Area Engineer
- Arilyn Joy Carter, PE, TxDOT FTW Dist., Transportation Engineer
- Temi Abayomi, PE, TxDOT FTW Dist., Transportation Engineer
- Ariel Castillo-Rodriguez, TxDOT FTW Dist. Central Design, Engineering Assistant
- Miguel Cortez, PE TxDOT FTW Dist. Bridge Design
- Abdelnasir Gabir, TxDOT FTW Dist. Bridge, Engineering Assistant
- Veronica Martinez, TxDOT FTW Dist. Central Design, Design Tech
- John Poskey, PE, TxDOT FTW Construction, Transportation Engineer
- Taya Retterer, PE, TxDOT BRG, Bridge Engineer
- Jun Zhu, PE, TxDOT DES, Transportation Engineer
- Steve Perez, PE, PTOE, RJ RIVERA Associates, Inc. Traffic Engineer
- Erik Walsh, PE, Cobb Fendley, Design Engineer
- Frank Yuan, PE, Wood, Transportation Engineer
- Rudy Rivera, PE, VMA, RJ RIVERA, Inc. Assistant Team Leader
- Martin Hsu, PE, CVS-Life, MHA, Inc., VE Team Leader

5

Purpose and Need

- Improve Mobility; Reduce Congestion on SH 199
- Improve SH 199 at I-820 Interchange Operations
- Improve safety for cars, pedestrians, and bicycles

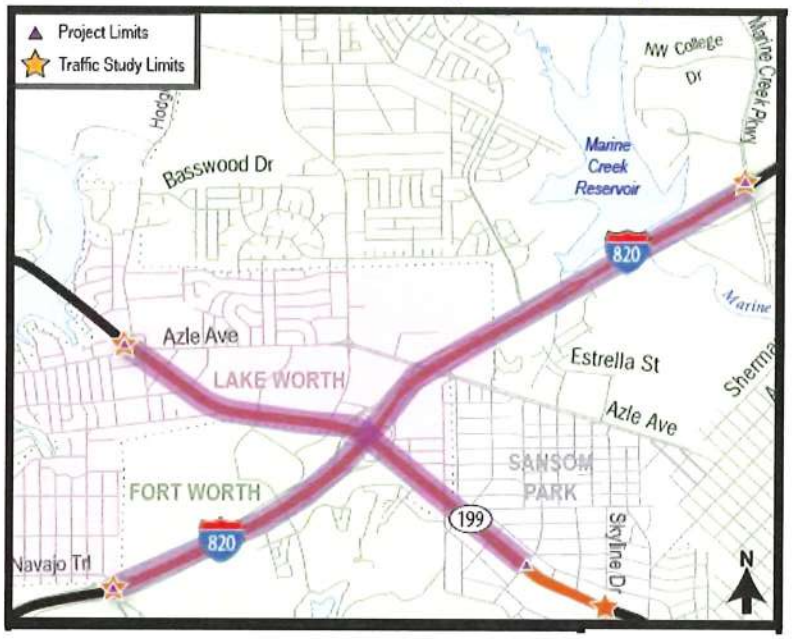
6

Project Scope (Baseline)

- Direct connectors between SH 199 and I-820
- Removal of cloverleaf ramps
- Diverging Diamond Interchange (DDI) for SH 199 under I-820
- Ramp relocations
- Addition of shared use paths along SH 199 and I-820
- Addition of U-Turn Bridges at Quebec St and FM 1220 (Azle Ave.)
- Schematic Design Phase
- Let date: FY 2024
- Current total estimated construction cost: $138 Million

7

Project Location Map



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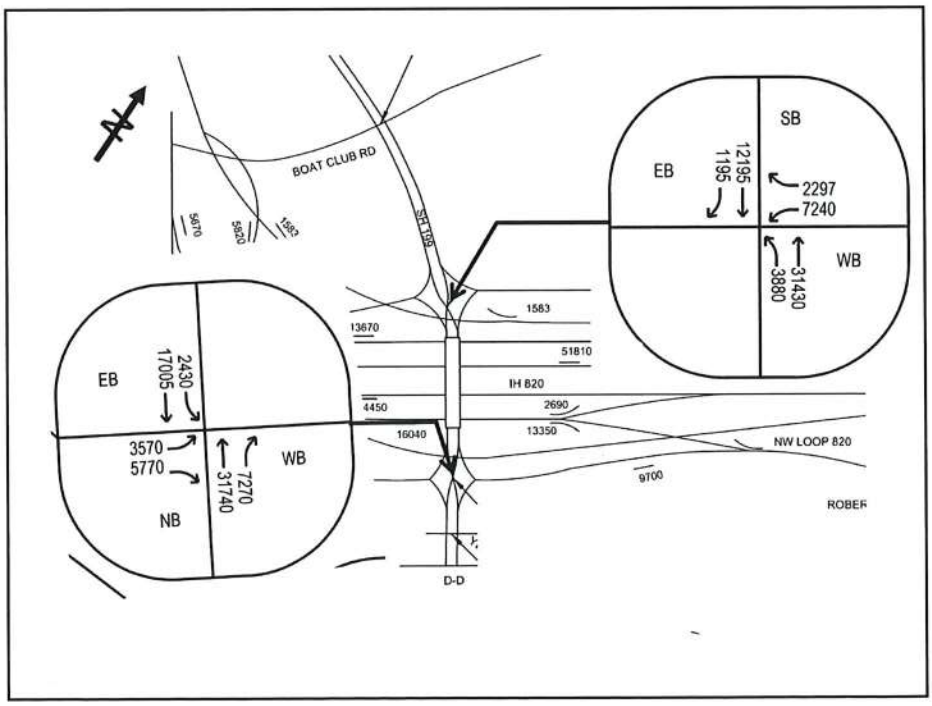
Project Issues

- Does Diverging Diamond Interchange address traffic issues?
  - Majority of the traffic on SH 199 are THROUGH TRAFFIC, and left turn conflicts are minimal
  - Westbound 2040 through-traffic approaching the DDI is 31,740 ADT, with exiting estimated at 31,430 ADT that continues on SH 199.
- Highest cost item, 78% of the total cost is for bridges (Direct Connectors)

9



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$$\text{Value} = \frac{\text{Function}}{\text{Cost}}$$

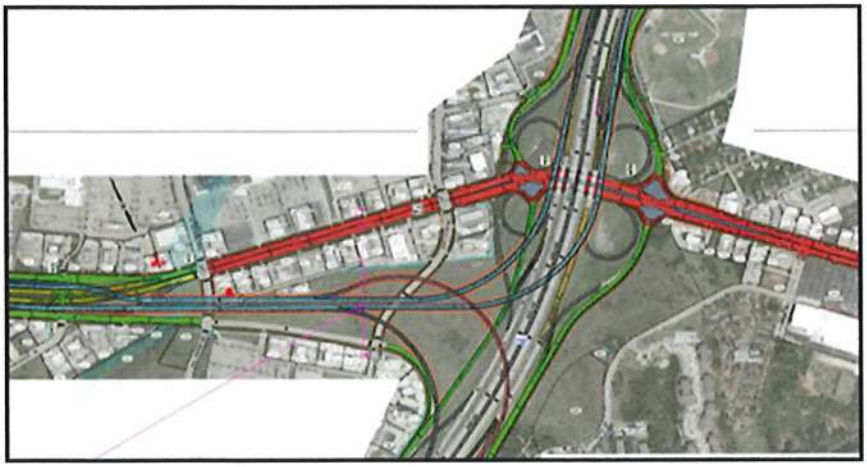
11

1.0 Build SH 199 Expressway from Azle Avenue to Roberts Cut Off with baseline DCs

- Advantages:
  - Improves mobility for through traffic
  - Reduces congestion on existing SH 199
  - Improves access to businesses on existing SH 199
  - Improves air quality
  - Offers direct route for freight traffic to avoid mixing with local traffic
- Disadvantages:
  - Additional cost
  - Requires additional ROW
  - May have more utility impacts
- *Potential cost savings: $15,813,000*

12

Baseline Concept



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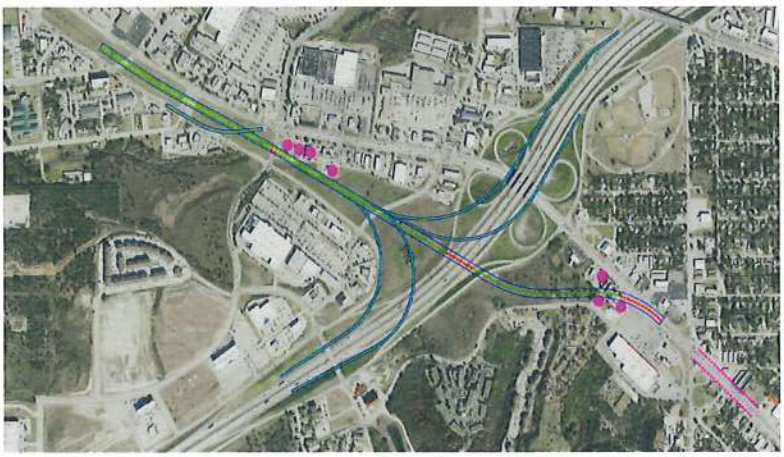
Proposed VE Concept



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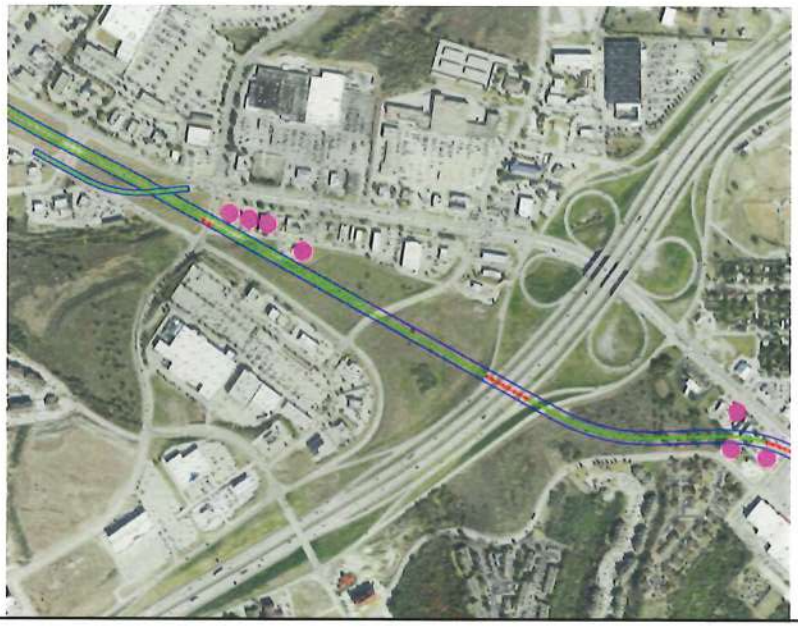
Proposed VE Concept



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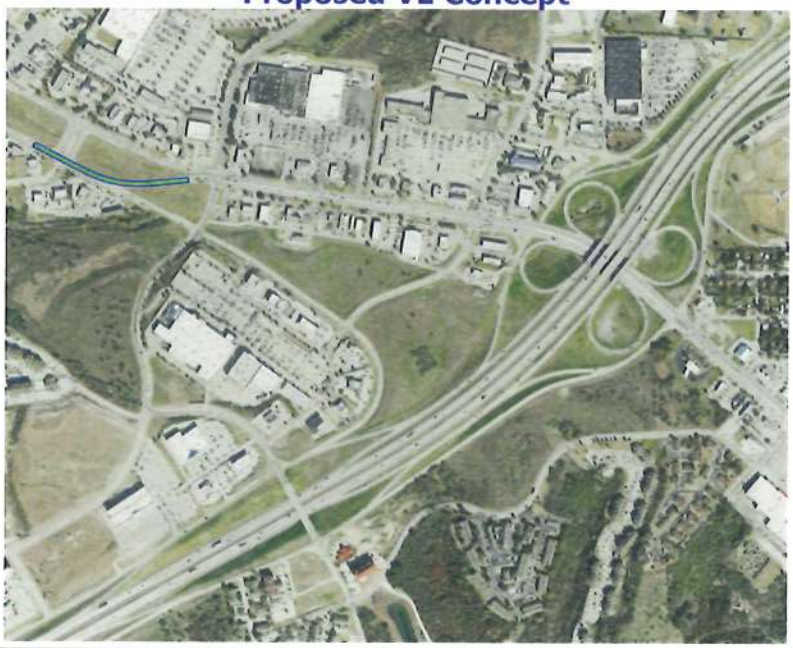
Proposed VE Concept



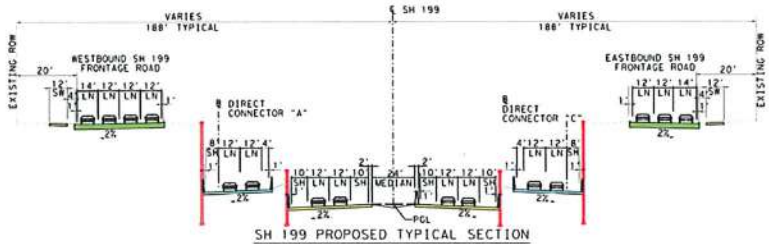
16

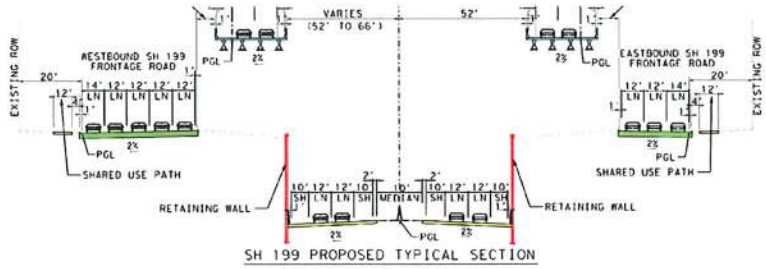
2.1 Construct SH 199 EB DC from Azle Avenue to Paul Meador Rd/NW Centre Drive at the same grade of SH 199 ML

- Advantages:
  - Improves DC vertical profiles
  - Improves constructability and schedule
  - Potentially reduces visual impact
- Disadvantages:
  - Drainage issues (FEMA-ZONE A)
  - May need to adjust profile of cross streets
- *Potential cost savings: $8,697,000*

17

Baseline Concept





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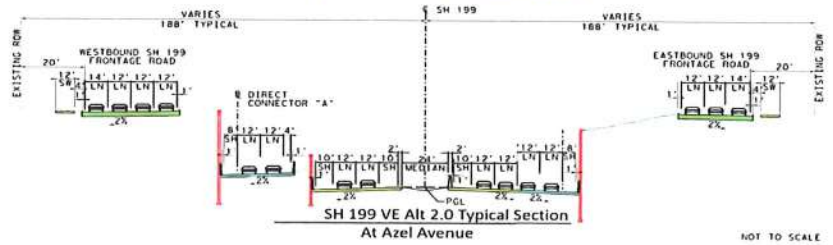
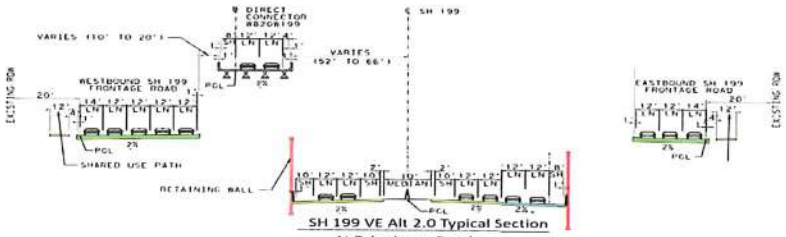
Proposed VE Concept



SH 199 VE Alt 2.0 Typical Section
At Azel Avenue

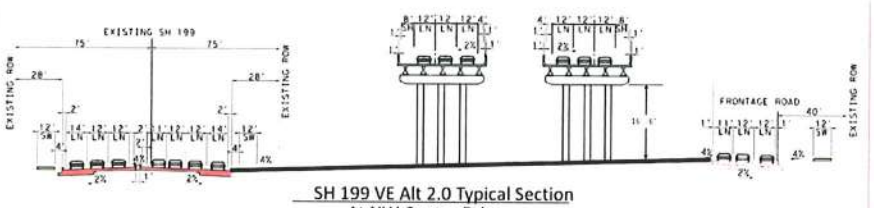
NOT TO SCALE



SH 199 VE Alt 2.0 Typical Section
At Telephone Road

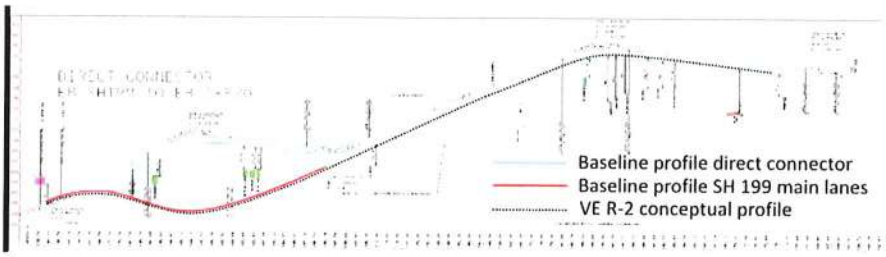
19

Proposed VE Concept



SH 199 VE Alt 2.0 Typical Section
At NW Center Drive

NOT TO SCALE



20

2.2 Continue 3-lane SH 199 EB past Charbonneau Bridges and Introduce 2-lane SH 199 EB DC starting from Charbonneau Bridges

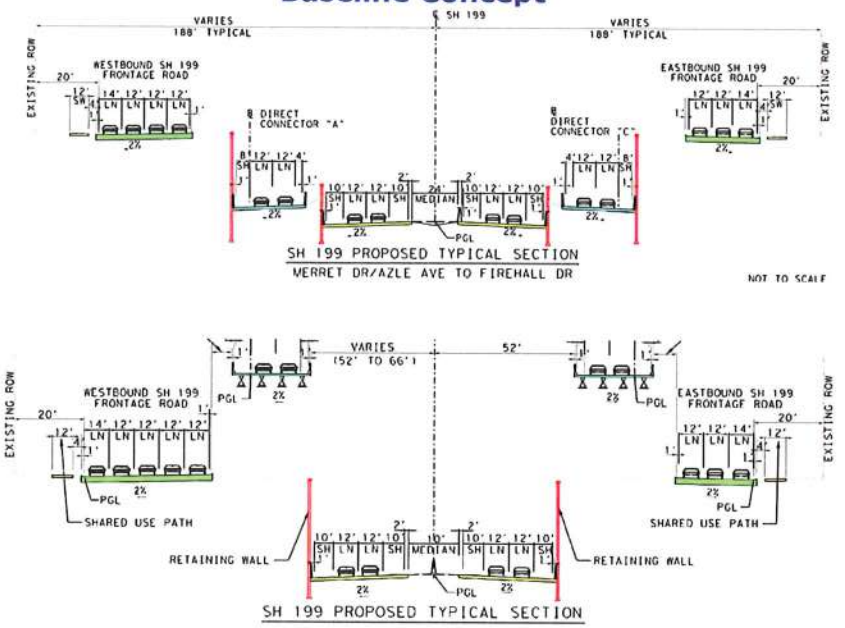
- Advantages:
  - Reduces structural costs on DC
  - Allows for an on-ramp to EB SH 199
  - Simplifies design and construction
  - Reduces cost
  - Eliminates on ramp to DC
- Disadvantages:
  - Potential vertical profile issue
- *Potential cost savings: $10,208,000*

21

Baseline Concept

22

Baseline Concept



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VE Concept

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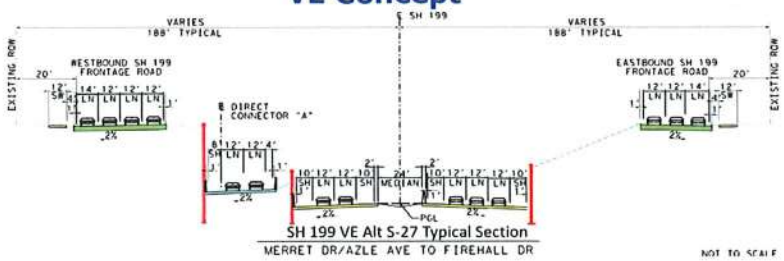
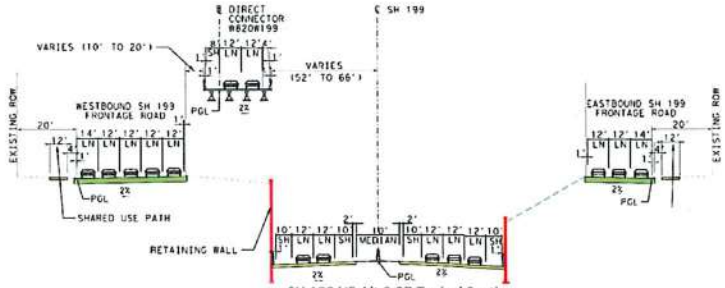
VE Concept



SH 199 VE Alt S-27 Typical Section
MERRET DR/AZLE AVE TO FIREHALL DR

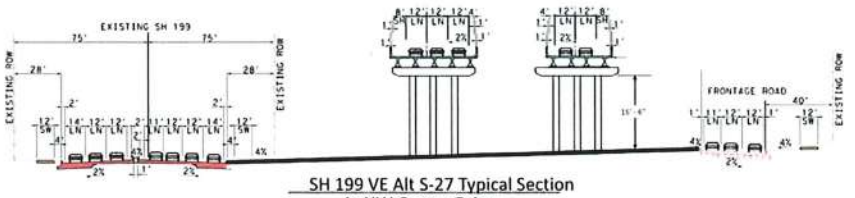
NOT TO SCALE



SH 199 VE Alt S-27 Typical Section
East of Charbonneau

25

VE Concept



SH 199 VE Alt S-27 Typical Section
At NW Center Drive

NOT TO SCALE

26

3.0 Eliminate all 4 Entrance and Exit ramps off DCs

- Advantages:
  - Eliminates exit from DC (now comply FHWA policy)
  - Better geometry
  - Eliminates gore on the bridge (near Home Depot)
  - Fewer conflict points
  - Separates local and commuter traffic
  - Reduces bridge and embankment costs
- Disadvantages:
  - Exit traffic must now exit 1.5 miles earlier (near Home Depot)
- *Potential cost savings: $6,533,000*

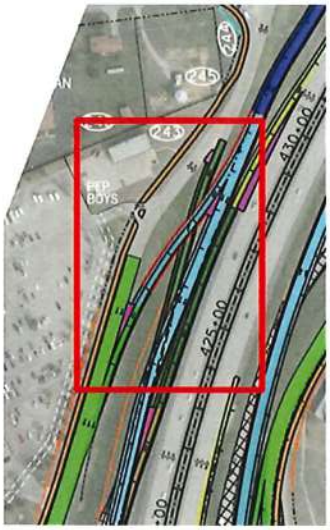
27

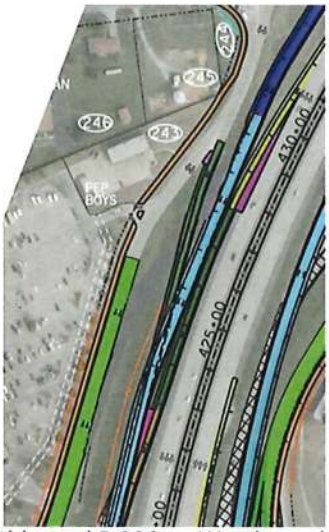
Baseline/VE Concept

Westbound SH 199 at DC tie ins

28

Proposed VE Concept

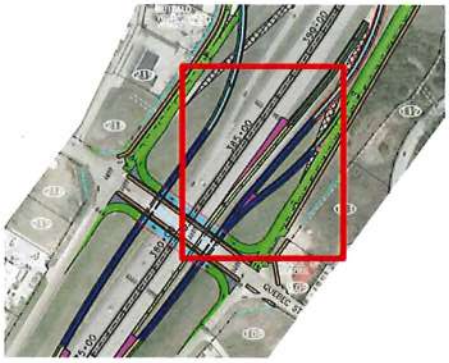


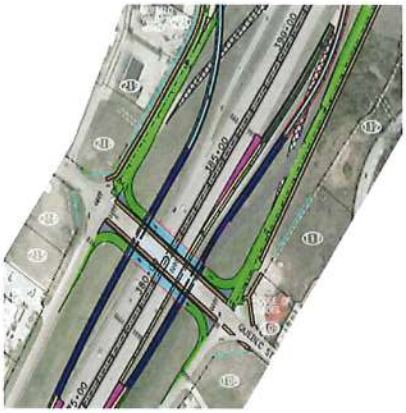


Southbound I-820 to Westbound SH 199 tie in to I-820

29

Baseline/VE Concept





Eastbound SH 199 to Northbound I-820 tie in to I-820

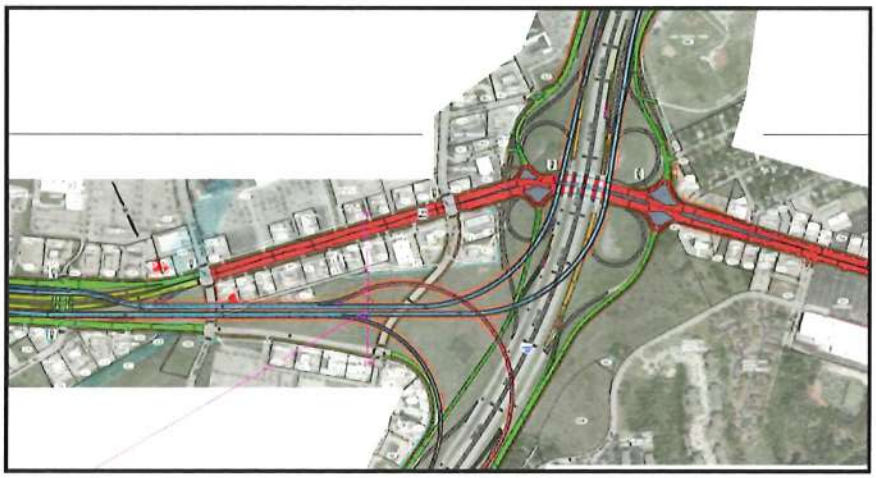
30

4.0 Construct EB 199 to SB 820 and SB 820 to WB 199 DCs at grade; Construct NB 820 to WB 199 and EB 199 to NB 820 under I-820

- Advantages:
  - Reduces bridge structures
  - Reduces visual impact
  - Easier to construct
  - Easier to maintain
  - Improves profile grades
  - Improves traffic OPS
  - Allows design to meet criteria
- Disadvantages:
  - Increases earthwork
  - Adds bridges on I-820
  - Impacts traffic to I-820 during construction
- *Potential cost savings: $36,773,000*

31

Baseline Concept



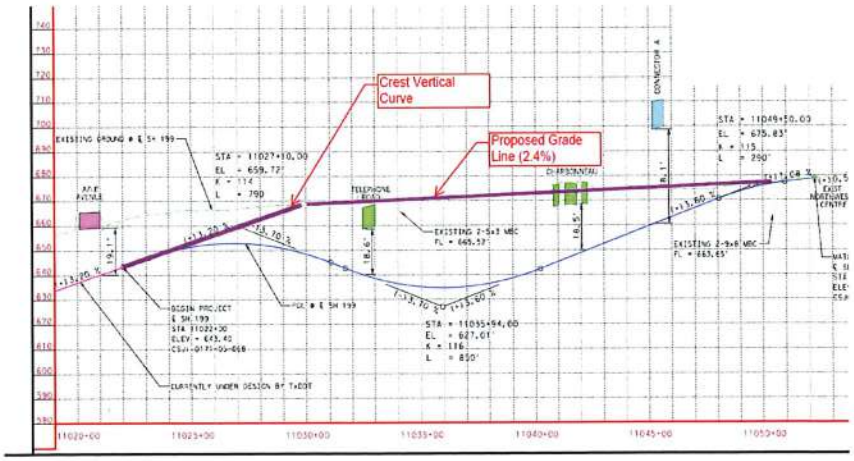
32

Proposed VE Concept

BLUE AREA INDICATES EXCAVATED TUNNEL FOR THE ROAD

33

Proposed VE Concept



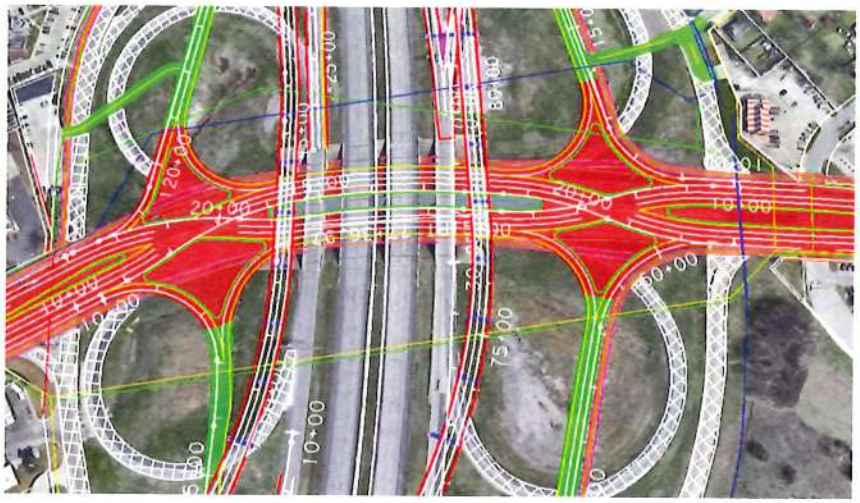
34

5.1 Replace Diverging Diamond Interchange (DDI) with Double Rain-Drop Roundabout

- Advantages:
  - Continuous flow; reduces delay
  - Reduces conflict points
  - Eliminates signals
  - Reduces severity of crashes
  - Reduces spill back to I-820
  - Opportunity for aesthetics
  - Easier to maintain
  - Provides more pedestrian refuge
- Disadvantages:
  - Public learning curve
  - Increases pavement footprint
- *Total Potential cost saving: $498,000*

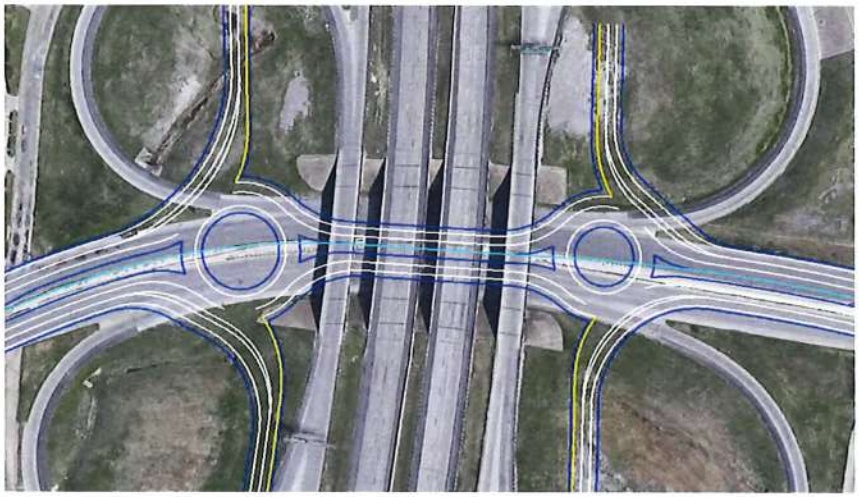
35

Baseline Concept



36

Proposed VE Concept



37

Proposed VE Concept

Paired Raindrop Roundabout Sample Layout

38

5.2 Relocate SH 199 interchange to South and construct a "Turbine" interchange in lieu of DCs

- Advantages:
  - Eliminates all DCs
  - Provides fully directional interchange with continuous flow
  - Consistent with FHWA guidance and has already been built on US interstate highways
  - Improves traffic mobility
  - Eliminates traffic signals
  - Minimizes conflict points
  - Reduces visual impact
- Disadvantages:
  - May require additional ROW

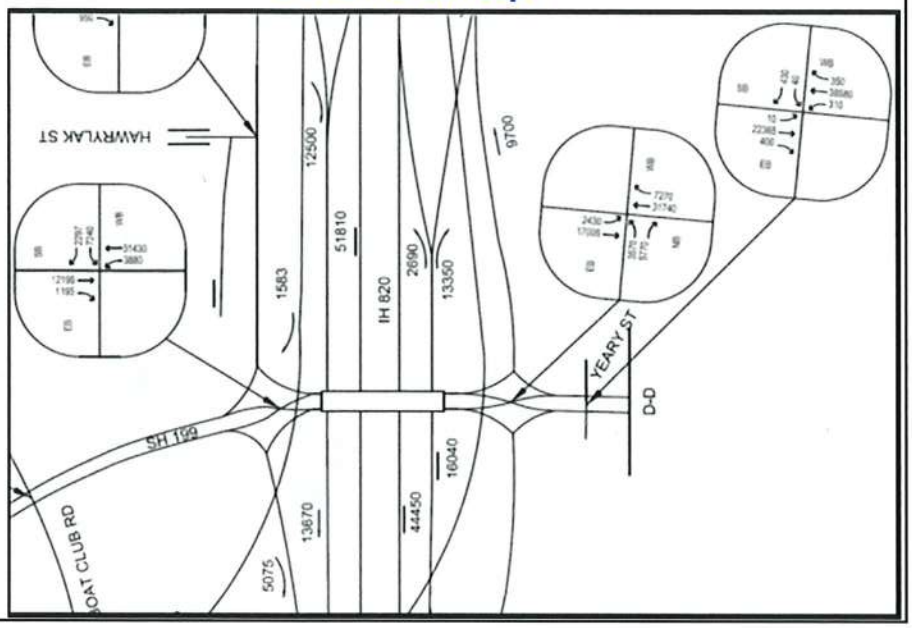
- *Total Potential cost saving: $71,605,000*

39

Baseline Concept

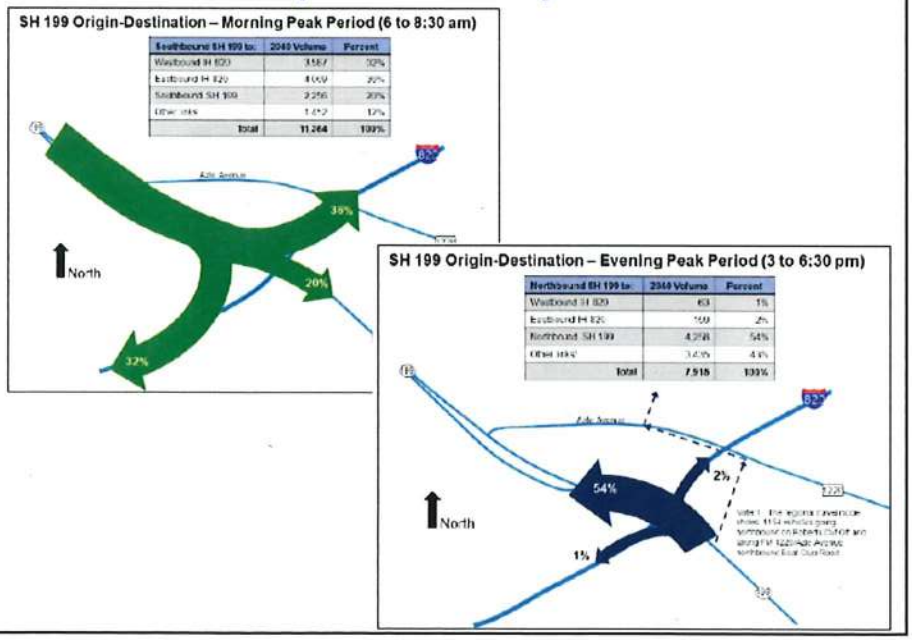
40

Baseline Concept



41

Proposed VE Concept



42

Proposed VE Concept

43

Proposed VE Concept

Below: Example Compact Turbine in Denver, CO (approx. 1400-FT wide footprint with approx. 500-ft curvature)

44

Proposed VE Concept

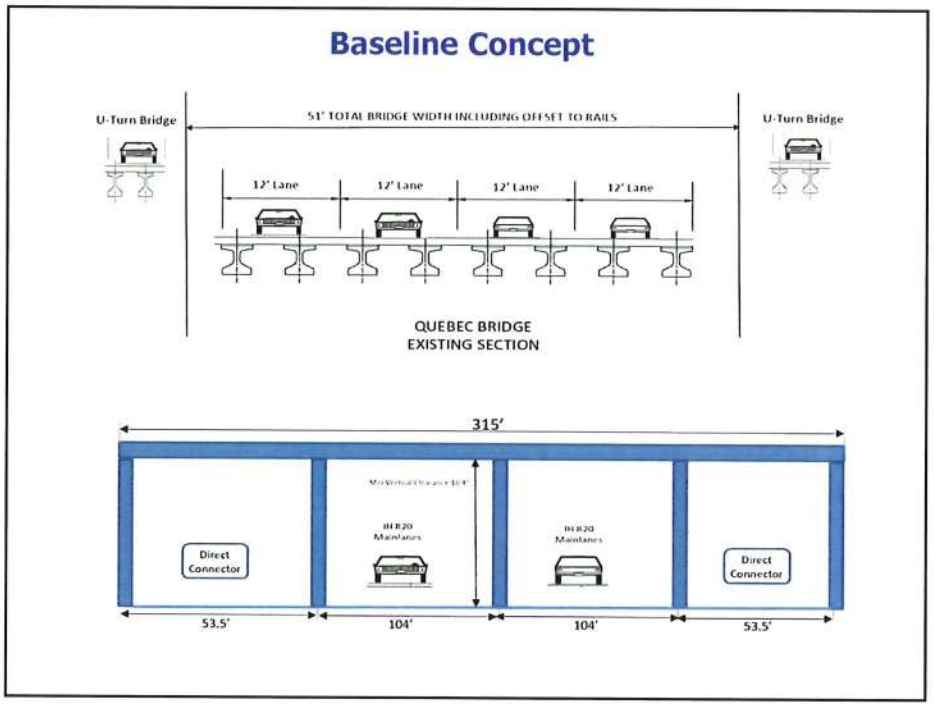
Below: Partial Turbine in Charlotte, NC (approx. 2000-FT wide footprint)

45

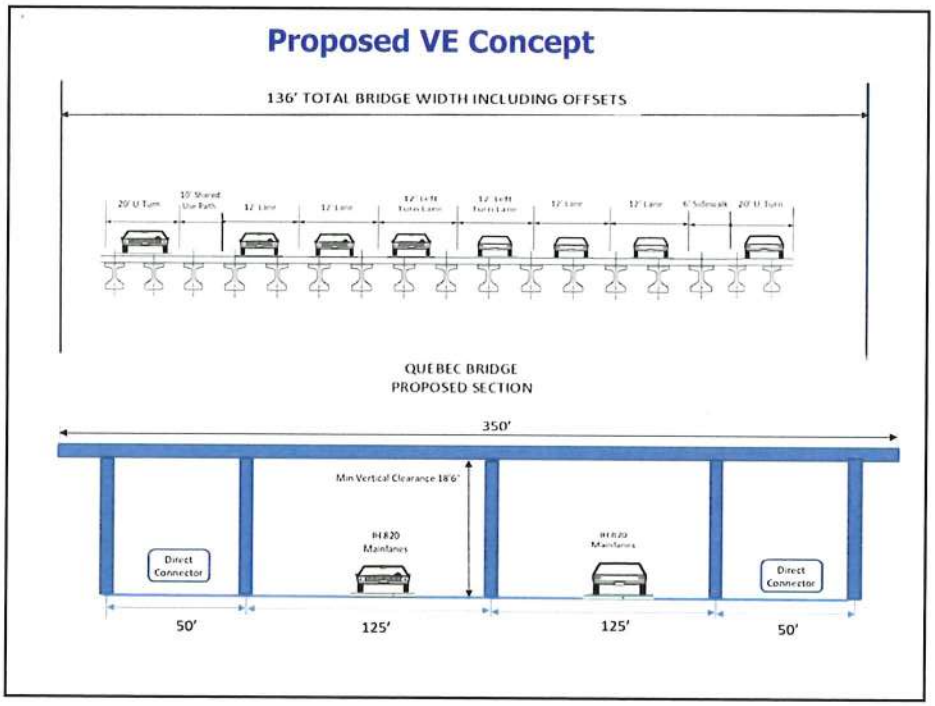
6.0 Remove and replace Quebec bridge in lieu of U-turn bridges

- Advantages:
  - Achieve vertical clearance for freight corridor
  - Allows Columns to be designed for impact load
  - Enables the bridge to address traffic volume
  - One bridge vs. 3
  - Can accommodate future I-820 expansion
- Disadvantages:
  - Increases bridge cost
- *Additional Cost: ($1,750,000)*

46


Baseline Concept
U-Turn Bridge
51' TOTAL BRIDGE WIDTH INCLUDING OFFSET TO RAILS
U-Turn Bridge
12' Lane
12' Lane
12' Lane
12' Lane
QUEBEC BRIDGE
EXISTING SECTION
315'
Direct Connector
Direct Connector
53.5'
104'
104'
53.5'

47


Proposed VE Concept
136' TOTAL BRIDGE WIDTH INCLUDING OFFSETS
QUEBEC BRIDGE
PROPOSED SECTION
350'
Min Vertical Clearance 18'6"
Direct Connector
Direct Connector
50'
125'
125'
50'

48

7.1 Eliminate bridges at Charbonneau Road

- Advantages:
  - Allows improved profile grades on DCs and SH 199
  - Eliminates signals
  - Reduces conflict points
  - Reduces maintenance
- Disadvantages:
  - None apparent
- *Total Potential cost saving: $1,702,000*

49

Baseline Concept

50

Proposed VE Concept

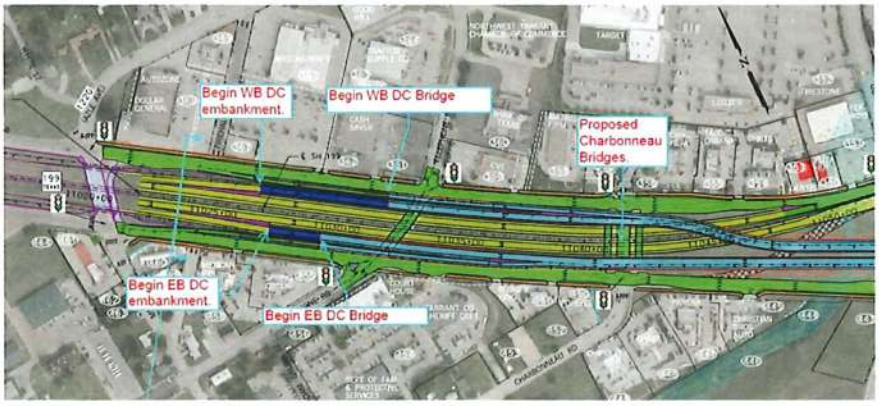
51

7.2 Eliminate bridges at Charbonneau Road, and depress DC under Telephone Road

- Advantages:
  - Improves profile grades on DCs and SH 199
  - Eliminates signals
  - Reduces conflict points
  - Reduces maintenance
- Disadvantages:
  - None apparent
- *Total Potential cost saving: $12,292,000*

52

Baseline Concept



53

Proposed VE Concept

54

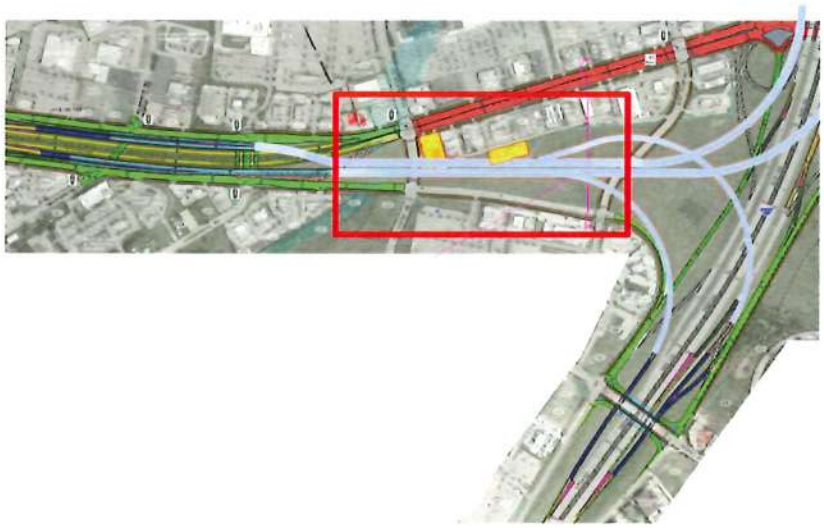
8.0 Realign geometry of DC from NB 820 to WB 199, to avoid ROW impact

- Advantages:
  - Avoids ROW impact
  - Addresses stakeholders' concerns
  - Expedite project delivery
- Disadvantages:
  - None apparent

- *Minimal Construction Cost Impact*
- *Savings on ROW (no data available)*

55

Baseline Concept



56

Proposed VE Concept

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What's next?

- Preliminary VE Report - within 7 days
- Final VE Report, to be published within 2 weeks after review
- Distribute Final VE report

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Q & A

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Special Thanks

- NCTCOG
- TxDOT
- Stakeholders
- VE Team Members

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SUMMARY OF VE RECOMMENDATIONS *SH 199 at I-820 Interchange in Tarrant County*			TxDOT
Alt Number	**Idea**	**Description**	**Potential Initial Savings** *(additional cost)*
ROADWAY (*Support Loads, Carry Traffic*)			
1.0	R-1	Build SH 199 Expressway from Azle Avenue to Roberts Cut Off with baseline Direct Connectors (DCs)	*($15,813,000)*
2.1	R-2	Construct SH 199 EB DC from Azle Avenue to Paul Meador Rd/NW Center Drive at the same grade of SH 199 mainlanes (ML)	$8,697,000
2.2	S-27	Continue 3-lane SH 199 EB past Charbonneau Bridges and Introduce 2-lane SH 199 EB DC starting from Charbonneau Bridges	$10,208,000
3.0	R-13	Eliminate all 4 Entrance and Exit ramps off DCs	$6,533,000
4.0	R-23 + R-24	Construct EB 199 to SB 820 and SB 820 to WB 199 DCs at grade in lieu of elevated; Construct NB 820 to WB 199 and EB 199 to NB 820 under I-820	$36,773,000
5.1	R-8	Replace Diverging Diamond Interchange (DDI) with Double Rain-Drop Roundabout	$498,000
5.2	R-27	Relocate SH 199 interchange to South and construct a "Turbine" interchange in lieu of DCs	$71,605,000
STRUCTURES/BRIDGE (*Eliminate Conflicts, Separate Traffic*)			
6.0	S-1	Remove and replace Quebec bridge in lieu of U-turn bridges	*($1,750,000)*
7.1	S-4	Eliminate bridges at Charbonneau Road	$1,702,000
7.2	S-5	Eliminate bridges at Charbonneau Road, and depress DC under Telephone Road	$12,292,000
8.0	S-11a	Realign geometry of DC from NB 820 to WB 199, to avoid ROW impact	*No data for ROW savings Minimal cost impact in construction

SUMMARY OF VE DESIGN SUGGESTIONS *SH 199 at IH 820 Interchange in Tarrant County*	TxDOT
Idea No.	**Description**
ROADWAY (*Support Loads, Carry Traffic*)	
R-4	Use alternate Interchange design for SH 199 at IH 820 in lieu of Diverging Diamond Interchange (DDI)
R-15	Use Single Point Urban Interchange (SPUI) in lieu of DDI
R-14	Use alternate interchange options for IH 820 at Azle Avenue
R-36	Use alternate intersection design at Boat Club Road to mitigate heavy WN to NB right turn
R-18	Include dedicated right turn lane on SH 199 at NB Boat Club Road
R-19	Install dedicated right and one optional right turn lane at Boat Club Road from WB SH 199
R-41	Relocate driveways at RaceTrac Gas away from the Boat Club Intersection
R-10	Relocate driveways (along IH 820 frontage roads) just north of SH 199 to further north
R-11	Eliminate City street access to SH 199 at Graham , Azle Way and Yeary Street
R-6	Consolidate driveways to minimize conflict points to Shared Use Path (SUP)
R-30	Relocate SUP behind businesses on South side of SH 199
R-33	Separate SUPs from traffic on different alignments than SH 199
R-3	Reduce 14' shared use lane to 12' general purpose lane (on SH 199)
R-35	Upgrade Roberts Cut Off
R-7	Clarify where and when to use Embankment Type C or Type B
R-9	Eliminate proposed SH 199 depressed roadway section between Azle and NW Center
R-16	Relocate SB IH 820 on-ramp at Huffine to east
R-17	Do not preclude future improvements to IH 820
R-21	Evaluate the need for noise walls
R-22	Construct a Deck Park over the depressed section between Telephone Road and Azle Avenue or where feasible
R-28	Build park under elevated SH 199 ML at Telephone Road area
R-46	Create a park within remaining TxDOT ROW
R-31	Minimize off-site disposal of excavated materials (Engineering marginal materials for embankment)
R-32	Accommodate bus-stops within project limits
R-34	Use polymer cement overlay as traffic calming before pedestrian crossing
R-38	Invest more money for permanent signage

SUMMARY OF VE DESIGN SUGGESTIONS *SH 199 at IH 820 Interchange in Tarrant County*	TxDOT
Idea No.	**Description**
R-39	Consider detention ponds within available ROW
R-44	Evaluate existing drainage structures for new construction induced structural loading
R-45	Identify possible locations for pump stations
R-47	Consider additional ROW for drainage
R-42	Updating safety elements, e.g. MBGF
R-43	Upgrade overhead bridge signs to concrete
R-48	Install "actuator (crossing buttons" at intersects compatible to Pedestrians and cyclists, and ADA compliant
STRUCTURES/BRIDGES (*Eliminate Conflicts, Separate Traffic, Span Roadways*)	
S-2	Depress SH 199 under IH 820 to meet 18'-6" vertical clearance
S-3	Raise IH 820 bridges to meet 18'-6" vertical clearance
S-9	Evaluate retaining wall alternatives
S-10	Reduce 3-lane DC sections to 2 lanes
S-12	Construct 4-lane stub-out of DCs to accommodate future widening
S-14	Provide space under DCs for future new alternate SH 199 ML
S-16	Add pier protection at Quebec St bridges and Azle Avenue along IH 820
S-21	Add concrete barrier to protect columns under existing IH 820
S-17	Add bridge rail retrofit at Quebec St and Azle Avenue along IH 820
S-20	Retrofit bridge rail on IH 820 to SSTR Single Slope Traffic Rail
S-18	Allow spliced concrete U-beams as alternate to curve steel for DCs (alternate bid)
S-22	Eliminate custom Bridge Enhancements (aesthetics)
S-28	Use integral color for structure aesthetics
S-29	Use non-structural walls under DCs and create murals

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. H.1

FROM: Mayor Walter Bowen

ITEM: Update on Tarrant County Mayor's Council by Mayor Walter Bowen

SUMMARY:

The purpose of this item is to allow the Mayor or City Council an opportunity to give an overview of the previous Tarrant County Mayor's Council meeting.

FISCAL IMPACT:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

Lake Worth City Council Meeting - November 12, 2019

Agenda Item No. I.1

FROM: Stacey Almond, City Manager

ITEM: Pursuant to Section 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employee - Chief of Police

SUMMARY:

Pursuant to Section 551.074: Personnel matters to deliberate the employment, evaluation, and duties of public employee - Chief of Police

FISCAL IMPACT:

RECOMMENDED MOTION OR ACTION: