



KENNEDALE
Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION
AGENDA
COMMISSIONERS - REGULAR MEETING
March 20, 2014
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION - 6:00 PM
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. WORK SESSION

- A. Discuss any item on the Regular Session agenda
- B. Discuss creation or modification of zoning districts to implement the comprehensive land use plan

IV. REGULAR SESSION

V. CALL TO ORDER

VI. ROLL CALL

VII. MINUTES APPROVAL

- A. Review and consider for approval minutes from the February 20, 2014 Planning & Zoning Commission Regular Meeting

VIII. VISITOR/CITIZENS FORUM

At this time, any person with business before the Planning and Zoning Commission not scheduled on the Agenda may speak to the Commission, provided that an official 'Speaker's Request Form' has been completed and submitted to the Commission Secretary prior to the start of the meeting. All comments must be directed towards the Chair, rather than individual commissioners or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action can be taken on these items.

IX. REGULAR ITEMS

A. **CASE # PZ 13-09** to receive comments and consider action on a request by Adlai Pennington for a replat of Hilltop Addn Blk 1 Lots 1-15, approximately 6.3 acres located at 260 Hilltop (access on 3rd St), legal description of Hilltop Addition Block 1 Lots 1-15, Kennedale, Tarrant County, to create Hilltop Addn Blk 1 Lots 1-29. A variance to section 17-303(8) Cul-de-sac length of the Kennedale city code is requested for this replat.

- (1) Staff Presentation
- (2) Applicant Presentation
- (3) Public Hearing
- (4) Applicant Response
- (5) Staff Response and Summary
- (6) Action by the Planning & Zoning Commission

B. **Case # PZ 14-01** to receive comments and consider action on a request by Bill Bowerman for a zoning change from "R-3" Single family residential district to "AG" Agricultural district for approximately 3.72 acres at 1437 Swiney Hiatt Rd, legal description of C. C. Swiney Subdivision, being a portion of Lots 8, being all of a tract of land described in deed to Charles Blish, recorded in Vol. 8794 p. 2303, D.R.T.C, Kennedale, Tarrant County.

1. Staff presentation
2. Applicant presentation
3. Public hearing
4. Applicant response
5. Staff response and summary
6. Action by the Planning & Zoning Commission

C. **CASE # PZ 14-02** to consider action on a request by Terry Jobe for a Final Plat for approximately 20.5 acres out of an approximately 45 acre parcel located at 925 Mansfield Cardinal Rd, legal description of J M Lilly Survey A 980 Tr 2 and A 985 Tr 3, Kennedale, Tarrant County, to create The Vineyard Phase I Blk 1 Lots 1-12, Blk 2 Lots 1-6, Blk 3 Lots 18-21, Blk 4 Lots 1-23, Blk 5 Lots 1, 7-12, Blk 6 Lots 1-7, Blk 7 Lots 1, 12.

D. **Case PZ 14-03** to receive comments and consider action on a request by Sidney DaSilva, DBA Equity One Group, for the City of Kennedale to vacate 0.1192 acres of public right-of way located adjacent to property at 1453 J R Hawkins Rd, L C Rayburn's Subdivision Remainder Lot 6, Kennedale, Tarrant County, as shown in a deed of record in Vol. 10782 p. 1561, Tarrant County.

1. Staff presentation
2. Applicant presentation
3. Public hearing
4. Applicant response
5. Staff response and summary
6. Action by the Planning & Zoning Commission

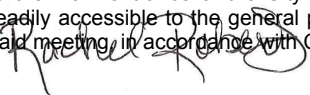
X. REPORTS/ANNOUNCEMENTS

XI. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact Amethyst Cirimo, City Secretary, at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the March 20, 2014, Planning and Zoning Commission agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.



Rachel Roberts, Board Secretary



Date: March 20, 2014

Agenda Item No: WORK SESSION - A.

I. Subject:

Discuss any item on the Regular Session agenda

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

The Commission may discuss any item on the regular agenda during this part of the meeting, but no action may be taken, and no public hearing may be held until the regular session.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:

Neighborhood Center mixed use district

Future Land Use Plan classification: Neighborhood Village

Current zoning of properties classified as Neighborhood Village: C-1 (on Sublett & Little School), AG (on Sublett and Little School), R-1 (on Dick Price at Hudson Village Creek); R-2 (on New Hope); PD & MH (on New Hope)

Uses:

Agricultural Uses:

Produce Stand

Utility Uses:

Cable TV Lines

Sewer lift station

Telephone Exchange

Utility Poles and lines

Utility Mains and lines

Water Pump Station

Water Storage Tank

Government and Institutional Uses:

Church or Rectory

Community Center

Fire Station

Government Office

Library

Museum or art gallery

Park or playground

Police station

Post Office

School (nursery or kindergarten)

School (elementary or middle)

School (high school)

Commercial Uses: (size limit: 15,000 square feet)

Antique shop

Art supply store

Athletic or fitness club

Audio store (retail)

Bakery (retail)

Bank or financial institution
(no drive-thru)

Barber or beauty shop

Bicycle sales and repair

Book store

Business office

Camera store (retail)

Child care center

Computer store
(retail/service)

Convenience store (no gas
sales or auto service)

Electronics store (retail)

Florist shop

Grocery store

Hardware store (no outside
storage or display)

Hobby shop

Insurance sales office

Jewelry store

Laundry or dry cleaners

Leather goods shop (retail)

Meat, fish, or poultry market

Musical instrument store

Office supply store

Optical clinic or office

Optical dispensary store

Pet shop Paint sales store
(retail)

Pharmacy or drug store

Picture framing shop

Professional offices

Real estate or leasing office

Restaurant or café (inside)

Restaurant (kiosk)

Secondhand store

Shoe or boot store

Sporting goods store

Tailor or seamstress shop

Title or abstract office

Travel agency

Veterinary clinic

Residential Uses:

Single family detached

Single family attached [to be defined]

Townhome/rowhouse [to be defined]

Multi-family

Live/work [to be defined]

- 1) Each district shall have a minimum 25% commercial (retail, office, or other commercial uses) and a minimum 25% residential (maximum 40% residential).
- 2) Multi-family uses (including structures and associated parking) shall not exceed 25% of the land area within a Neighborhood Center.
 - Multi-family uses shall not be constructed until the minimum 25% commercial uses have been constructed.
 - In addition, multi-family uses shall not be permitted until a site / concept plan has been submitted for the entire district. The zoning district regulations should include a requirement that the site/concept plan must be agreed to, in writing, by all property owners, with the agreement binding on future property owners.] While the city does not wish to prohibit multi-family residential uses, we also do not want the Neighborhood Center to become a multi-family only district; the intent of the Neighborhood Center is to provide a mix of uses, including neighborhood-serving retail uses.
- 3) No manufacturing or industrial uses shall be permitted.
- 4) New gas well pad sites will not be permitted within a Neighborhood Center district.

Building regulations:

	Neighborhood Center district
Lot area (square feet)	TBD
Minimum lot width (feet)	TBD
Minimum lot depth (feet)	TBD
Residential front yard setback, minimum (feet)	5
Residential front yard setback, maximum (feet)	15

Non-residential front yard setback, minimum (feet)	0
Non-residential front yard setback, maximum (feet)	10
Rear yard setback (feet)	5 ¹
Side yard setback, minimum (feet), interior lot	0
Side yard setback, maximum (feet), interior lot	20
Side yard setback, minimum (feet), corner lot (street side only)	[public works min. for visibility]
Side yard setback, minimum (feet), corner lot (street side only)	30
Maximum height (stories) (feet)	2 40
Maximum lot coverage	TBD
Masonry requirement	80%
Main building living area, townhome or attached single family residential uses (square feet)	1,100
Main building living area per unit, multi-family residential uses (square feet)	700
Glazing requirement for non-residential uses (percent per elevation) Minimum Maximum	10 60
Glazing requirement for residential uses (percent per elevation) Minimum Maximum	10 n/a
¹ A thirty (30) foot minimum setback is required from adjacent properties with existing residential use not located within the Neighborhood Center. A twenty-five (25) foot setback from the floodplain is required. Front setback shall be increased as needed if sidewalk is not wide enough to provide six (6) feet of clear space between the building and the planting strip next to the curb.	

Site regulations:

- 1) As part of the building permit application(s), any development within the Neighborhood Center shall require a detailed site plan showing [borrowed from the city's requirements for PD developments over 5 acres in size]:

- The characteristics of the site, changes in those characteristics as may be proposed by the development;
- How the development will relate to public services and facilities; and
- What protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property.

The site plan shall show at least the following items of information:

- Site/adjacent property information. The land area included within the site; the land area of all abutting sites and zoning classification; all public and private rights-of-way and easements bounding and intersecting the site and the abutting sites which are proposed to be continued, created, relocated and/or abandoned; and the north arrow, date and scale;
 - Building layout. The location of each existing and each proposed structure on the site; the general category of use or uses to be contained therein; the number of stories, gross floor area and the location of entrances and exits to buildings; front, side and rear building setback lines; and elevation views or renderings indicating architectural concepts and building materials proposed;
 - A table showing the type of units by size, number of bedrooms, and number and type of all residential dwellings;
 - Traffic circulation and parking. The location, dimensions and proposed construction of all streets, private drives, alleys, parking areas and drive approaches, as well as their alignment with existing thoroughfares; location and dimensions of sidewalks and/or other pedestrian facilities and their alignment with existing pedestrian facilities and their connections to existing developments/adjacent properties; bicycle paths (if such paths are intended to be provided); off-street parking areas, fire lanes and loading zones;
 - Drainage and utilities. Existing and proposed finished grade of the site, shown to contour intervals not exceeding two (2) feet, proposed handling of on-site surface drainage, location of any floodway or flood-prone area as shown on current FIA mapping; existing and proposed water and sanitary sewer layout; and existing and proposed fire hydrants; and
 - Screening, landscaping and recreational facilities. The location, height and building materials for any proposed or required walls or fences; height, location and type of any proposed berms or living screens; proposed landscaping plan; location and size of any proposed recreational facilities such as swimming pools, tennis courts and playgrounds.
- 2) All districts must have a site design to facilitate pedestrian access within the district, as well as access by pedestrians from outside the district.
 - 3) All off-street parking for non-residential uses must be located behind or to the side of the principal building. If side parking is used, no more than 30% of the frontage of the lot may be used for off-street parking. [WILL NEED AN ILLUSTRATION]
 - 4) At least 50% of the building frontage must be located at the build-to zone. [add illustration]

5) FRONTAGE REQUIREMENT

For lots 50' wide or greater, a minimum of 75% of the primary façade of the primary structure shall be built at the setback line or closer to the right-of-way.

For lots less than 50' wide, a minimum of 90% of the primary façade of the primary structure shall be built at the setback line or closer to the right-of-way.

Other:

- 1) Non-residential uses located within 35' of an adjacent property zoned for single-family residential use shall be subject to the following additional regulations:

Hours of operation are restricted to between 7 AM and 9 PM Sunday through Thursday and 7 AM and 10 PM Fridays and Saturdays.

[Add controls for noise levels, light levels and lighting direction, trash dumpster locations and screening]

[building side adjacent to residential zoned property shall be designed in a way that is visually appealing, with standards to be determined]

[no outdoor events or music, except outdoor seating is permitted for restaurants; if music is played at restaurant outdoor seating, it shall not be loud enough to be heard at the property line shared with the residential zoned property]

- 2) Drive-thru facilities shall not be permitted.
- 3) The mixed-use districts in Rochester Hills, MI have a set of site design standards per use. I've attached two pages from the Rochester Hills zoning ordinance for your reference.

- B. **In the I District.** Automotive service centers in the I district may conduct major mechanical repairs, collision work, undercoating and painting. The sale of gasoline and other fuels is prohibited.

Section 138-4.406 **Banks**

Banks with drive-in facilities are permitted only when drive-in facilities are incidental to a principal bank use on the site.

Section 138-4.407 **Banquet Halls and Conference Centers**

Banquet halls and conference centers in the O-1 district shall comply with the following requirements:

- A. Such uses shall have frontage on and access to a thoroughfare with an existing or planned right-of-way of at least 120 feet.
- B. Events open to the general public, such as brunches or dinners, shall be prohibited.

Section 138-4.408 **Bowling Alleys**

Bowling alleys shall be located at least 100 feet from any adjacent residential zoning district.

Section 138-4.409 **Commercial Communication Towers**

- A. The tower or antenna shall be located on the property so that, if collapse occurs, the structure will not fall on adjacent property or a public road right-of-way. In determining appropriate location on the property, the manufacturer's specifications shall be considered. In lieu of the manufacturer's specifications, a written opinion of a registered professional engineer attesting to the required fall radius based on structural design shall be provided.
- B. Soil borings shall be conducted by a registered professional engineer, who shall provide written evidence that soil conditions will provide sufficient stability for erection of the tower or antenna.
- C. Written evidence shall be provided indicating that the Federal Aviation Agency has no objection to the tower or antenna.
- D. The tower or antenna is not detrimental to the character of the area, it would not adversely affect the use or value of surrounding properties, and it would not be injurious to the health, safety and welfare of the City.

Section 138-4.410 **Drive-Through Facilities**

Any use or building that contains a drive-through facility that is designed to provide service to a patron who remains in their car shall comply with the following requirements:

- A. Drive-through uses must be built as an integral architectural element of the primary structure and use. Building materials shall be the same as those used in the primary structure. Drive-through facilities and structures separate from the primary structure are prohibited.
- B. Drive-through uses must be located to the rear or side of the primary structure, and set back a minimum of 10 feet from the front building wall of the primary structure.
- C. Drive-through uses shall be configured such that glare from headlights is obstructed from shining into a public right-of-way or neighboring residential use.
- D. Unless a more intense buffer is required by [Section 138-12.300](#), a type B landscape buffer shall be provided along rear and side lot lines of a drive-through use located adjacent to a residentially zoned or used property.

Section 138-4.427 **Outdoor Dining**

Outdoor dining and table service, including but not limited to patios and sidewalk cafes, are subject to the following requirements:

- A. The sales and service of food outdoors shall be incidental to a similar principal use indoors and adjacent to that principal use.
- B. Outdoor dining areas shall not obstruct the entrance to any building or sidewalk. If outdoor dining areas are located on a sidewalk in front of a building, a minimum 5-foot wide clear pedestrian travelway shall be maintained on the sidewalk or pathway.
- C. Temporary, manufactured or free standing food service providers are not considered outdoor dining uses.
- D. Encroachment onto the public right-of-way for the purposes of displaying merchandise is not permitted.
- E. The outside table service shall be located in a manner which will not interfere with visibility, vehicular or pedestrian mobility or access to City or public utility facilities. The determination of whether the outside table service (or any part thereof) interferes shall be made by The Planning Department at the time of application based on the characteristics of each proposed site.
- F. The height of any barrier or installed landscaping shall not exceed three feet, six inches (3'6"). Any barriers permitted in a public right-of-way shall be entirely portable.
- G. Signs are not allowed in the outside table service area with the exception of a menu sign. Business names may be allowed on the valence of awnings and/or umbrellas.
- H. All outside table services must be readily accessible to and useable by individuals with disabilities.
- I. Approval of a right of way use permit by the agency with jurisdiction.
- J. Use and occupation of the public right-of-way which is allowed under this ordinance may be temporarily suspended, without prior notice or hearing, when, in the discretion of The Planning Department any such use, occupation or obstruction may interfere with public safety efforts or programs, special events, street improvement activities, construction activities, cleaning efforts, or other similar activities or with the health, welfare, or safety of the citizens of the City.

Section 138-4.428 **Outdoor Recreation, Commercial**

Commercial outdoor recreational space for amusement parks, miniature golf, golf driving ranges, athletic facilities and clubs are subject to the following requirements:

- A. All lighting shall be shielded from adjacent residential districts.
- B. Children's amusement parks must be fenced on all sides with a four-foot, six-inch wall or fence.
- C. Rebound tumbling facilities must be fenced on all sides used for trampoline activity. Such fence shall be no less than six feet high. Pits shall not exceed four feet in depth, shall be drained at all times and shall be filled with earth to grade when the use is discontinued. All manufacturers' specifications for spacing, safety and construction shall be complied with.
- D. No loudspeaker or public address system shall be used except by the written consent of the City Council where it is deemed that no public nuisance or disturbance will be established.

Section 138-4.429 **Outdoor Sales of Used Vehicles**

- A. All lighting shall be shielded from adjacent residential districts.



Date: March 20, 2014

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Review and consider for approval minutes from the February 20, 2014 Planning & Zoning Commission Regular Meeting

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Please find enclosed with your packet the draft minutes from the February 20th meeting for your consideration.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

IX. Attachments:

1.	02.20.2014 PZ Minutes	02.20.2014 PZ Minutes.doc
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Planning and Zoning Commission
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KENNEDALE PLANNING & ZONING COMMISSION
MINUTES
COMMISSIONERS - REGULAR MEETING
February 20, 2014
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

Chairman Harvey called the work session to order at 6:05 P.M.

II. ROLL CALL

Members present: Ernest Harvey, chair; Stephen Brim, Katie McFadden, Don Rawe, Mike Walker, Carolyn Williamson.

Members absent: Tom Pirtle, vice-chair

A quorum was present. Ms. Williamson was asked to serve as a regular member for the meeting.

Staff present: Rachel Roberts, planning director

III. WORK SESSION

A. Discuss any item on the Regular Session agenda

The Commission did not discuss items from the regular session agenda.

B. Discuss creation or modification of zoning districts to implement the comprehensive land use plan

The Commission members indicated they were comfortable with the direction staff is taking in drafting updates to the zoning code but were unsure of how to write the code so that residents are comfortable with the transition. The Commission suggested that defining terms properly so that residents know what is meant could be helpful.

Mr. Harvey said he wanted to make sure new zoning districts allow a mixing of different home sizes, and he wanted to ensure the Urban Corridors permitted live/work units. He also wanted to make sure that the new zoning regulations didn't create a lot of non-conforming uses for existing residents. Ms. McFadden recommended focusing on the Urban Corridor first to show residents what forms of development the City intends to create through new regulations, and then move onto creating neighborhood-related regulations. Mr. Brim noted that efforts to protect trees and topography could protect existing uses around new development.

C. Discuss use of form-based codes and concepts for land use standards in implementing the comprehensive land use plan at the Bowman Springs/Dick Price & Kennedale Pkwy intersection

The Commission did not have time to discuss this item.

D. Discuss item(s) for future consideration

- 1. Green / environmental regulations**
- 2. Subdivision standards for infill lots**
- 3. Zoning standards for Old Town**

The Commission did not have time to discuss this item.

The work session closed at 7:04 P.M.

IV. REGULAR SESSION

V. CALL TO ORDER

Chairman Harvey called the regular session to order at 7:04 P.M.

VI. ROLL CALL

Members present: Ernest Harvey, chair; Stephen Brim, Katie McFadden, Don Rawe, Mike Walker, Carolyn Williamson.

Members absent: Tom Pirtle, vice-chair

A quorum was present.

Staff present: Rachel Roberts, planning director

VII. MINUTES APPROVAL

A. Review and consider approval of minutes from the January 9, 2014 Planning & Zoning Commission regular meeting

Mr. Walker made a motion to approve the minutes as presented from the January 9th meeting, seconded by Mr. Rawe. The motion passed with all in favor.

VIII. VISITOR/CITIZENS FORUM

No one registered to speak. Hank Barnes, 116 Collett Sublett Rd, attended the Commission meeting, and Mr. Harvey asked Mr. Barnes to let the Commission know how the development next to him is going. Mr. Walker said he'd like to know in the future how the water situation is working out. Mr. Barnes said he'd had some things stolen from his property, but the development is coming along.

IX. REGULAR ITEMS

X. REPORTS/ANNOUNCEMENTS

Ms. Roberts said the City was working with the North Central Texas Council of Governments to map the previously unmapped portions of floodplain along the Village Creek tributaries within the city. She also asked for the commissioners' participation in a litter survey the Keep Kennedale Beautiful Commission

was conducting. She reminded the Commission about the upcoming Texas Independence Day Parade on March 1st, and finally, she handed out a flyer about a silent auction to raise funds for Art in the Park.

XI. ADJOURNMENT

Mr. Rawe made a motion to adjourn, seconded by Ms. Williamson. The motion passed with all in favor.

The meeting adjourned at 7:31 P.M.

_____ Ernest Harvey, Chair	_____ Date
ATTEST:	
_____ Rachel Roberts, Secretary	_____ Date



Date: March 20, 2014

Agenda Item No: REGULAR ITEMS - A

I. Subject:

CASE # PZ 13-09 to receive comments and consider action on a request by Adlai Pennington for a replat of Hilltop Addn Blk 1 Lots 1-15, approximately 6.3 acres located at 260 Hilltop (access on 3rd St), legal description of Hilltop Addition Block 1 Lots 1-15, Kennedale, Tarrant County, to create Hilltop Addn Blk 1 Lots 1-29. A variance to section 17-303(8) Cul-de-sac length of the Kennedale city code is requested for this replat.

- (1) Staff Presentation
- (2) Applicant Presentation
- (3) Public Hearing
- (4) Applicant Response
- (5) Staff Response and Summary
- (6) Action by the Planning & Zoning Commission

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Request: replat of 15-lot subdivision into 28 residential lots and 1 drainage lot

Location: Hilltop Dr (accessed from 3rd St)

Applicant: Adlai Pennington / Ashton Holdings

Background.

This property was originally platted in the 1950s as a 15-lot subdivision. The replat, if approved, would eliminate the original 15-lot layout and create a 29-lot layout, with 28 residential lots and one drainage lot. The City approved a Planned Development district ordinance for this property last December. The ordinance included a site plan, and the lot and street layout shown in the replat drawing substantially conform to the site plan.

The proposed layout would create a cul-de-sac street in excess of the maximum allowed by city code (600 feet). The original subdivision layout also called for a cul-de-sac street, but the city had not yet adopted the street length maximum when the property was originally platted. The applicant is requesting a variance from the cul-de-sac street length maximum.

Replat cases such as this one require a public hearing. In addition, because the proposed replat requires a variance, if it is protested in accordance with related state code provisions you will need a vote of at least $\frac{3}{4}$ of the Commission members present in order to approve the replat. However, there are no property owners for this case who qualify for the protest provision; the protest is only allowed for property owners within the same subdivision to be replatted. A super-majority is not required in order to approve the replat.

Application requirements.

Because the infrastructure for this subdivision was never built, this replat is treated as a final plat in terms of application requirements. The application therefore requires a plat drawing, a drainage study, and

engineering/construction drawings. In addition, as part of approving the Planned Development District regulations for this property, the Commission required the applicant to conduct a traffic study. Finally, a replat requiring the construction of public infrastructure requires a city-developer agreement, which will be brought forward at a later date.

Staff Review.

Compliance with the comprehensive land use plan.

As you may recall, the neighborhood is classified as “Downtown Village” in the comprehensive land use plan; the Downtown Village is intended to include “a relatively dense mix of residences and businesses,” sample development types include small-lot single-family residences, live/work units, attached single-family, and pocket parks. The proposed replat fits the character of the Downtown Village, and staff believes the replat to be in compliance with the comprehensive plan.

Compliance with all applicable city regulations.

Plats must comply with all applicable city regulations in addition to complying to the comprehensive plan. These regulations include the subdivision design criteria in the city code, applicable Public Works design manual criteria, and the zoning ordinance governing the Hilltop planned development district. Several aspects of the replat drawing and required construction/engineering plans do not meet all applicable regulations, but it is common for a plat and related plans to require some changes after they are first submitted. Staff believes the plat and plans will be in compliance once certain changes have been made. The city has given a list of the required changes to the applicant’s engineer, and the list is included with this staff report for your reference. Some of the more substantive changes to be made to the plans are listed below.

1. The water line will need to be looped into the existing system, as dead-end lines are not permitted.
2. The applicant must submit a traffic study of the impact the development will have on traffic and safety.
3. Additional information about peak discharges is required to be submitted.
4. A 7.5’ utility easement is required along the rear of the property.

In addition, our consulting engineer has met with one of the neighbors to discuss run-off and drainage concerns.

In terms of the variance request, staff recommends granting the variance. The boundaries of the property constrain the site so as to allow few options for street length and layout; in fact, the original plat also included a cul-de-sac street. The fire department has reviewed the street layout and concluded that the street layout will not constitute a fire safety hazard, since the turn-around radii are sufficient for even the larger fire truck that responds from Mansfield. The property’s width at its only access point to a public street, moreover, limits the possibility of avoiding a cul-de-sac street of this length (and also allows for only one entry point, which is permitted for subdivisions of this size and does not require an additional waiver). That is, due to the property’s size and shape, there are few options for street layout, and even if the owner were to build under the original Hilltop plat, the cul-de-sac street length would slightly exceed the 600 feet maximum.

Staff Recommendation.

Staff considers the proposed plat to be in compliance with the comprehensive land use plan and that it will comply with applicable city regulations once certain changes are made to the plat drawing and related plans, as described in the attached documents. Staff therefore recommends the Commission approve the replat on the

condition that all requested changes are made and are reviewed and approved by staff and consulting engineers by the time the plat is considered by City Council; staff also recommends that as part of the Commission's decision, it recommend denial if the changes are not made or are not approved by city staff and consulting engineer by the time the plat is considered by City Council. Staff also recommends granting the variance to Section 17-303 of the Kennedale city code regarding cul-de-sac length.

Commission Review and Consideration.

Under state law, if a plat conforms to the city's comprehensive land use plan and all applicable regulations, the city must approve it. If the required changes are not made by the time the plat is reviewed by City Council, the City Council should deny the plat request, since the Council is not authorized to approve a plat with conditions. The Planning & Zoning Commission, on the other hand, is authorized to approve a plat with conditions.

For your reference, sample motions are provided below. Please note that you are not required to use one of these motions.

APPROVE

I find that the replat conforms to the City of Kennedale's comprehensive land use plan and all applicable regulations and recommend approval of the plat and a variance to Section 17-303(8) of Kennedale city code.

APPROVE WITH CONDITIONS (staff recommendation)

I find that the replat conforms to the City of Kennedale's comprehensive land use plan but does not comply with all applicable regulations. I therefore recommend approval on the condition that the plat and required plans are amended to comply with all applicable regulations before the plat is considered by City Council and recommend granting a variance to Section 17-303(8) of Kennedale city code.

DENY

I find that the replat does not conform to the City of Kennedale's comprehensive land use plan and all applicable regulations [ALTERNATIVE: I find that the replat conforms to the City of Kennedale's comprehensive land use plan but does not comply with all applicable regulations] and therefore recommend denial.

IV. Notification:

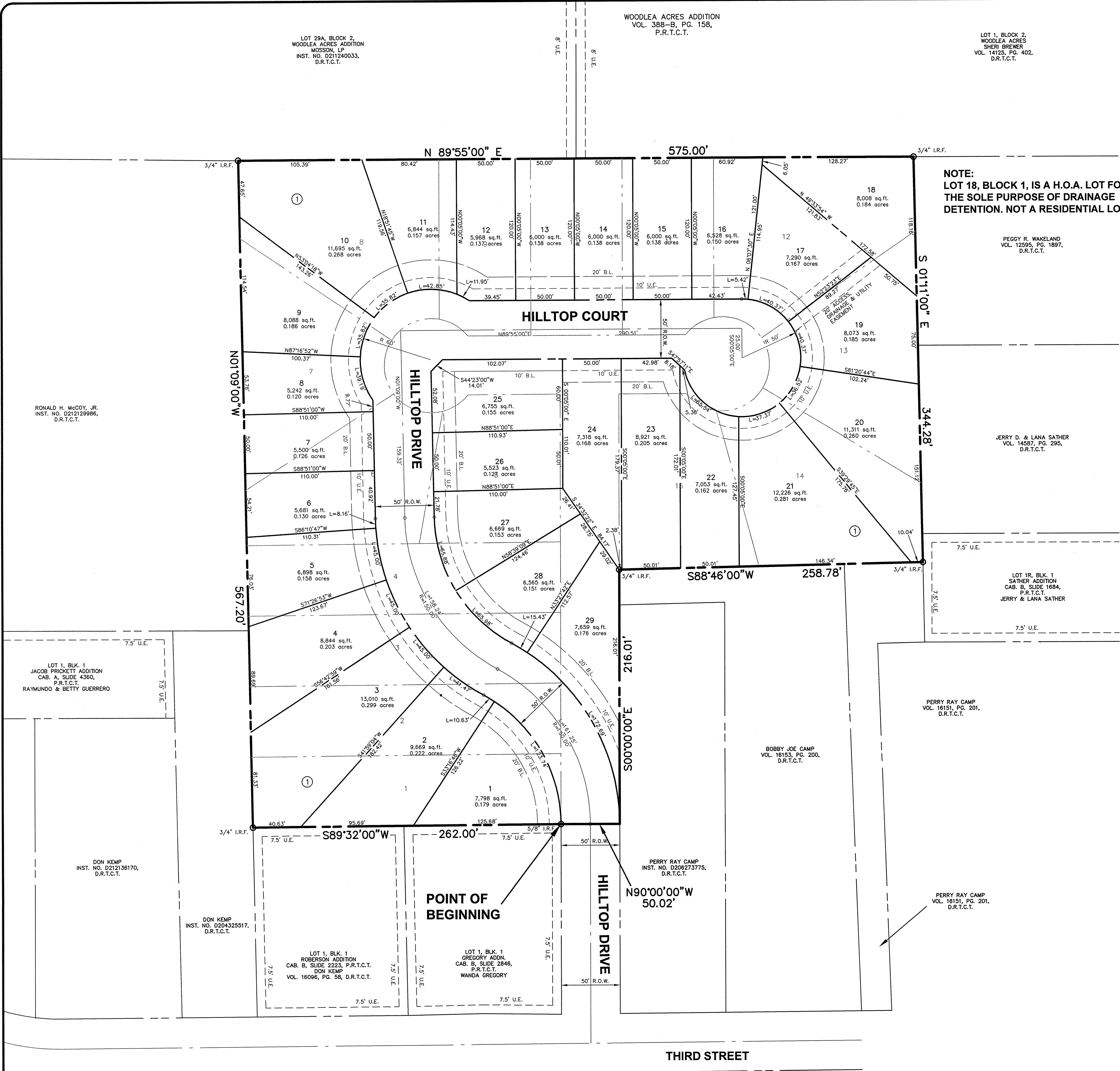
V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, MKP & Associates, Inc., being the sole owners of a 6.160 acre tract of land out of the Jacob Prickett Survey, Abstract Number 1225 and being all of Lots 1-15, Block 1, HILLTOP ADDITION according to the plat recorded in Volume 388-2, Page 68, Plat Records of Tarrant County, Texas as conveyed to Rockshield Investments according to the deed recorded in Clerk Instrument Number D207423630, Deed records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner being the northeast corner of Lot 1, Block 1, Gregory Addition according to the plat recorded in Cabinet B, Slide 2846, P.R.T.C.T.;

THENCE, South 89 degrees 32 minutes 00 seconds West, along the north line of said Gregory Addition and the north line of Lot 1, Block 1, Roberson Addition according to the plat recorded in Cabinet B, Slide 2223, P.R.T.C.T., 262.00 feet to a 3/4" iron rod found for corner, being the northwest corner of said Roberson Addition;

THENCE, North 01 degrees 09 minutes 00 seconds West, along the west line of said Hilltop Addition, 567.20 feet to a 3/4" iron rod found for corner;

THENCE, North 89 degrees 55 minutes 00 seconds East, along the north line of said Hilltop Addition, 575.00 feet to a 3/4" iron rod found for corner;

THENCE, South 01 degrees 11 minutes 00 seconds East, along the east line of said Hilltop Addition, 344.28 feet to a 3/4" iron rod found for corner;

THENCE, South 88 degrees 46 minutes 00 seconds West, along the north line of a tract of land conveyed to Bobby Joe Camp according to the deed recorded in Volume 16153, Page 200, D.R.T.C.T., 258.78 feet to a 3/4" iron rod found for corner;

THENCE, South 00 degrees 00 minutes 00 seconds East, along the west line of said Camp tract, 216.01 feet to a point for corner;

THENCE, North 90 degrees 00 minutes 00 seconds West, 50.02 feet to the POINT OF BEGINNING.

The tract of land herein described contains 6.160 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

That I, Adlai Pennington do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for use: the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat.

Adlai Pennington

State of Texas
County of Tarrant

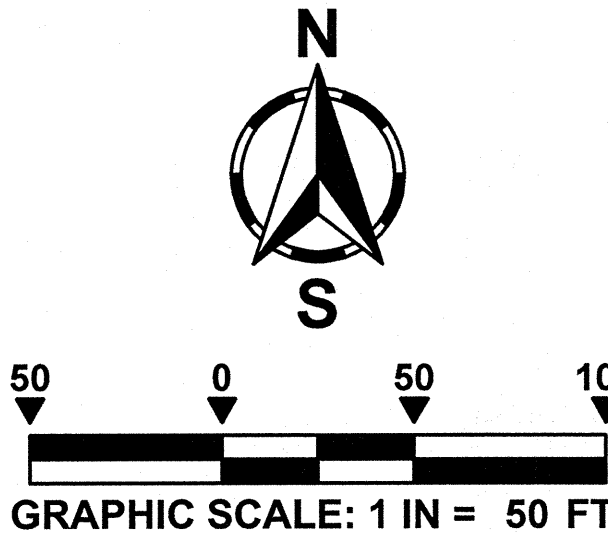
BEFORE ME, the undersigned authority, on this day personally appeared Adlai Pennington of MKP & Associates, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he did the same for the purposes and considerations expressed.

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

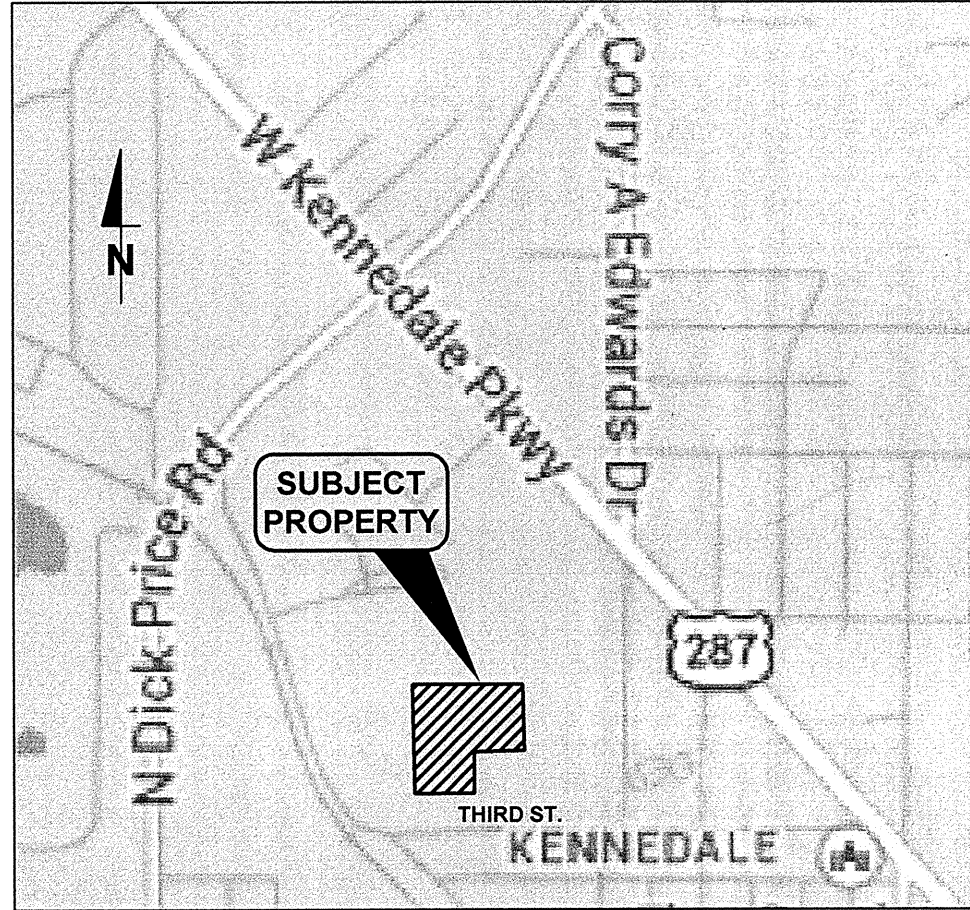
KNOW ALL MEN BY THESE PRESENTS:

THAT I, Johnny D.L. Williams, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Johnny D.L. Williams R.P.L.S. No. 4818
Whitfield-Hall Surveyors, Inc.
3559 Williams Road, Suite 107
Fort Worth, Texas 76116
(817) 560-2916
TX. Reg. Surveyor Firm No. 101385-00



LOCATION MAP
SCALE 1" = 2000'



REPLAT

LOTS 1-29, BLOCK 1, HILLTOP ADDITION

BEING A REVISION OF LOTS 1-15, BLOCK 1, HILLTOP ADDITION
ACCORDING TO THE PLAT RECORDED IN VOLUME 388-2, PAGE 68,
PLAT RECORDS OF TARRANT COUNTY, TEXAS AND ALSO BEING
6.160 ACRES OF LAND IN THE

JACOB PRICKETT SURVEY, ABSTRACT NUMBER 1225,
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

PREPARED FEBRAURY 20, 2014

CivilSolutions Inc
Engineers Surveyors Planners

P.O. Box 100247, Fort Worth, Texas, 76185
(817) 423-0060 (817) 346-0520 Fax
Texas Registered Engineering Firm F-7897
Texas Licensed Surveying Firm 100062-00

OWNER/DEVELOPER:
MKP & ASSOCIATES, INC.
1375 GILMAN ROAD
FORT WORTH, TEXAS 76140
(817) 561-7949
CONTACT: ADLAI PENNINGTON
pennington@mkpassociates.com

SURVEYOR:
WHITFIELD-HALL SURVEYORS, INC.
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916
(817) 560-2996 fax
TX REG. SURVEYOR FIRM NO. 101385-00

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this ____ day of _____, 2014, to approve this Final Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

The City Council of the City of Kennedale, Texas voted affirmatively on this ____ day of _____, 2014, to approve this Final Plat.

Mayor

City Secretary

Staff Review of Hilltop Addn replat

March 7, 2014

City staff have finished reviewing the Hilltop replat and request the following changes to be made.

1. Dead-end water lines are not permitted. The water line will need to be looped.
2. Hilltop Dr and Hilltop Ct already exist in Kennedale; these street names will need to be changed.
3. Plat note for Lot 18 – add a statement that the Home Owners' Association will be responsible for maintenance of the detention facilities.
4. Remove the 20' build line from the plat drawing. Also, please note for future reference that the main structure setback is 15' (measured at the front plane of the front porch) and the garage setback is 20'.
5. Lot 19 does not meet the minimum lot depth of 110'. The lot configuration will need to be changed so that at least one side of the lot measures 110' in length.
6. Lot 8 does not meet the minimum lot area requirement of 5,500 square feet. Please amend the lot configuration so that all lots meet the minimum lot size.
7. Please show the lot width at the front setback line (on the drawing or in a table) so that we can verify each lot meets the minimum lot width of 50' at the front setback.
8. The zoning ordinance approved for this development required a traffic study be conducted to study impact on traffic and traffic safety stemming from the proposed development, to be submitted with the construction plans. Please submit the required traffic study.

Memorandum

To: Rachel Roberts
From: Greg Saunders
cc: KEN 13001
Date: March 5, 2014
RE: **Hilltop Addition Final Plat and Construction Plan Review**

Rachel,

I have reviewed the final plat and construction plan submittal for the above referenced project and offer the following comments:

Final Plat

1. Add a 7.5' Utility Easement along the entire exterior property line of the addition.

Water Layout

1. Add a fire hydrant at the northeast corner of the 3rd Street / Hilltop Court intersection.
2. Add a gate valve at STA 6+00.
3. The City of Kennedale is not allowing dead end water lines. The dead end line proposed for this addition must be looped back into the system.
4. Show all water services to be 1" single services.
5. In General Note 4, refer to Kennedale Standard Details.
6. Remove General Note 5. Water line cover is addressed in Kennedale's General Notes.
7. In General Note 10, all water services should be single 1".
8. Add Notes to specify the following:
 - a. Water Service curb stops are to be Angle Stops.
 - b. All water and sewer metal fittings, valves and castings shall be manufactured in the USA.
 - c. Fire Hydrants are to be Mueller Centurion.
 - d. Water Valves are to be Mueller resilient seat gate valves.



Sewer Layout

1. In General Note 13, specify all pipe to be SDR-26.
2. Specify all manholes to be 4' diameter.

Sanitary Sewer Profile Sheet

1. Specify all pipe to be SDR-26.
2. Specify all manholes to be 4' diameter.

Drainage Area Map and Detention Calculations

1. Provide pre- and post-project peak discharges for the property at 517 Corry Edwards Dr. Include all area that drains to any portion of this property. It appears that the pond discharge plus pond bypass will increase runoff on this property.
2. Provide pre- and post-project peak discharges for the property at 528 W. 3rd St. Include all areas that drain to any portion of this property. It appears that post-project runoff will increase on this property.
3. Include pond outfall details that will promote the spread of water as it enters the property at 517 Corry Edwards Dr., where it is currently sheet flow.
4. Clarify how the 6" and 8" PVC pond outfall pipes are to be constructed. This should include flow line elevations and headwall information at a minimum.

Water Details

1. Add Notes to specify the following:
 - a. Water Service curb stops are to be Angle Stops.
 - b. All water and sewer metal fittings, valves and castings shall be manufactured in the USA.
 - c. Fire Hydrants are to be Mueller Centurion.
 - d. Water Valves are to be Mueller resilient seat gate valves.

Sewer Details

1. Modify the Sanitary Sewer Manhole detail to include a 30" ring and cover.
2. Place a 4" double cleanout at the right of way for each sanitary sewer service connection.

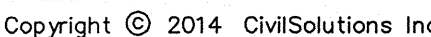
Paving and Drainage Details

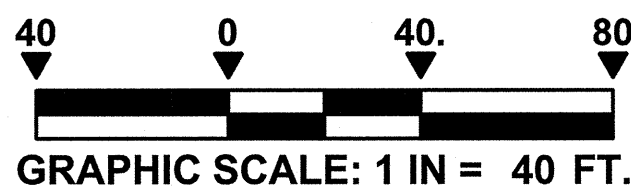
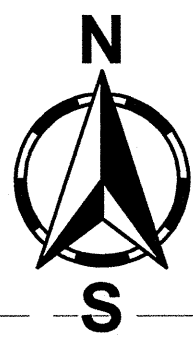
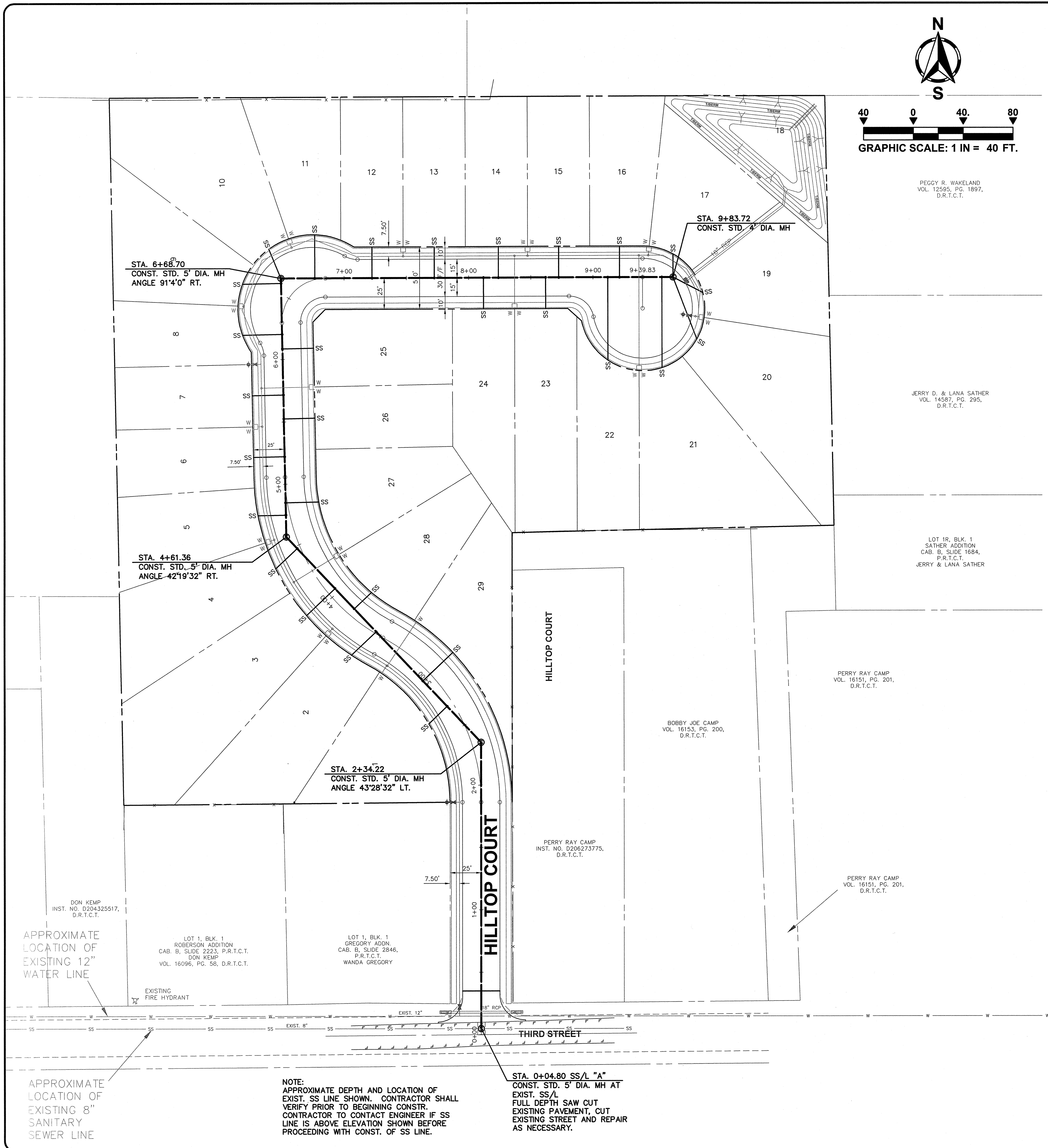
1. Change the Pavement Thickness to 6".

If you have any questions or require additional information, please do not hesitate to contact me.

A handwritten signature in cursive script that reads "Greg D. Saunders". The signature is written in black ink and is positioned above the printed name.

Greg D. Saunders, P.E.



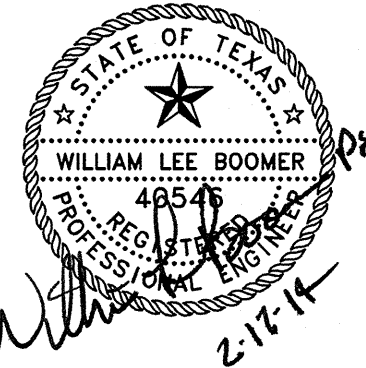


SEWER PLAN

LEGEND	
EXISTING	PROPOSED
W	WATER LINE
SS	SS LINE
SS MANHOLE	SS MANHOLE
FH ASSEMBLY	FH ASSEMBLY
BLOW OFF VALVE	BLOW OFF VALVE
GATE VALVE	GATE VALVE
AUTO FLUSHING VALVE	AUTO FLUSHING VALVE
SEWER SERVICE	SS
SEWER SERVICE SDR-26	SS*
WATER SERVICE	W

GENERAL NOTES - SANITARY SEWER

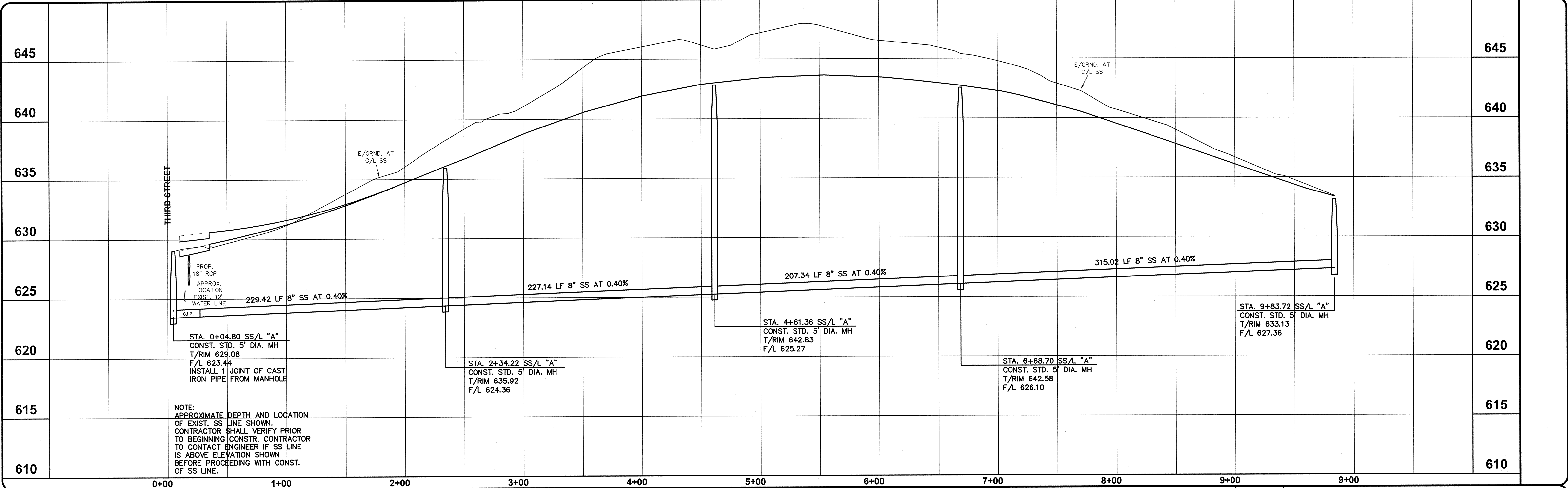
- EXISTING UTILITY DATA IS SHOWN FOR INFORMATION ONLY, ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
- THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION IN THIS AREA.
- DEVELOPER'S SURVEYOR IS RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING TO COMPLETE THIS PROJECT.
- RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN PROPOSED STREETS ARE SHOWN AS FINAL FINISHED GRADES IN THESE PLANS. THEY SHALL BE CONSTRUCTED TO 15" BELOW FINAL FINISHED GRADE BY THE UTILITY CONTRACTOR AND ADJUSTED BY THE PAVING CONTRACTOR.
- SANITARY SEWER WILL BE TESTED TO NEXT MANHOLE ON EXISTING LINES.
- THE NORMAL LOCATION OF SANITARY SEWER SERVICES SHALL BE IN THE PARKWAY IN FRONT OF THE PROPERTY AND AT THE CENTER OF THE PROPERTY FRONTAGE, UNLESS OTHERWISE SHOWN.
- CONTRACTOR TO INSTALL THE FOLLOWING SERVICES THIS CONTRACT: 28 - 4" SANITARY SEWER SERVICES.
- CONTRACTOR TO COORDINATE INSTALLATION OF SANITARY SEWER SERVICES WITH STORM DRAIN CONTRACTOR SO THAT NO CONFLICTS EXIST.
- THE CONTRACTOR SHALL COMPLY WITH TEXAS HOUSE BILL 1569, EFFECTIVE SEPTEMBER 1, 1989, TO MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES.
- WATER MAINS CROSSING OVER SANITARY SEWER MAINS AND THE VERTICAL DISTANCE IS LESS THAN NINE FEET THEN THE SANITARY SEWER SHALL HAVE ONE 20' JOINT OF PVC PIPE CONFORMING TO ASTM D-3034, SDR-26 INSTALLED CENTERED ON THE WATER LINE. IN ADDITION THE JOINT SHALL HAVE A MINIMUM OF 12" OF CEMENT STABILIZED (TWO SACK MINIMUM) BACKFILL DIRECTLY ABOVE THE SANITARY SEWER PIPE.
- WATER MAINS CROSSING UNDER SANITARY SEWER MAINS SHALL HAVE A MINIMUM SEPERATION OF 24", AND THE SANITARY SEWER SHALL HAVE INSTALLED ONE 20' JOINT OF DUCTILE IRON PIPE CENTERED ON THE WATER LINE AND BACKFILLED WITH CEMENT STABILIZED MATERIAL.
- WHERE THE 9 FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED FOR NEW WATERLINES CROSSING EXISTING NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST 9 FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL. THE CROSSING SHALL BE AT LEAST 2 FEET ABOVE THE WASTEWATER MAIN OR LATERAL.
- ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC FOR DEPTHS LESS THAN 10 FEET AND SDR-26 FOR DEPTH GREATER THAN 10 FEET.
- SEWER SERVICE CONNECTIONS SHALL DISCHARGE INTO THE MANHOLE AT THE TOP OF THE BENCH.
- WHEN TYING INTO EXISTING MANHOLES, INVERT MUST BE REWORKED.
- THE MINIMUM HORIZONTAL DISTANCE BETWEEN ANY SANITARY SEWER MAIN AND A STORM DRAIN FACILITY SHALL BE 2.5 FEET OR ON HALF THE DEPTH OF THE WATERLINE, WHICHEVER IS GREATER.
- VERTICAL CURVES IN THE SANITARY SEWER MAIN WILL NOT BE ALLOWED.
- HORIZONTAL CURVES ARE PERMITTED IN ACCORDANCE WITH TCEQ DESIGN CRITERIA (30 TAC CHAPTER 217). HORIZONTAL CURVES SHALL BE ACHIEVED BY PIPE FLEXURE AND NOT JOINT DEFLECTION.



!!!CAUTION!!!
CONTRACTOR SHALL
CONTACT:
TEXAS 811 OR
1-800-DIG-TESS
FOR UTILITY LOCATIONS
PRIOR TO BEGINNING
CONSTRUCTION.

STREET CENTERLINE STATIONING OF SEWER SERVICES

STREET NAME	Block	Lot
C/L Station		
2+65 L	1	1
3+61 L	1	2
4+02 L	1	3
4+41 L	1	4
4+79 L	1	5
5+22 L	1	6
5+72 L	1	7
6+20 L	1	8
6+45 L	1	9
6+62 L	1	10
6+81 L	1	11
7+22 L	1	12
7+72 L	1	13
8+24 L	1	14
8+72 L	1	15
9+21 L	1	16
9+64 L	1	17
9+88 L	1	19
9+83 R	1	20
9+55 R	1	21
9+12 R	1	22
8+62 R	1	23
8+12 R	1	24
6+08 R	1	25
5+52 R	1	26
4+81 R	1	27
3+78 R	1	28
3+00 R	1	29



Profile Scales: Horz. 1" = 40' Vert. 1" = 4'		
BM 656.00 - NGS BM CS2930		
BM 628.20 - TOP OF 1/2" IRON ROD WITH PLASTIC CAP STAMPED GEO DATA SURVEY AT THE NORTHWEST CORNER OF INTERSECTION OF THIRD STREET AND HILLTOP COURT		
BM 631.95 A SQUARE CUT IN CONC. ON TOP OF CURB OF A DRIVEWAY LOCATED 22 FEET EAST OF THE INTERSECTION OF THIRD STREET AND HILLTOP COURT 20 FEET NORTH OF THE C/L OF THIRD STREET		
NO. DESCRIPTION DATE CITY/PRV		
SANITARY SEWER		
PROFILE SHEET STA. 0+04.80 TO STA. 9+83.72		
HILLTOP ADDITION		
CITY OF KENNEDALE TARRANT COUNTY, TEXAS		
CivilSolutions Inc Engineers Surveyors Planners P.O. Box 100247, Fort Worth, Texas, 76185 (817) 423-0060 (817) 346-0520 Fax Texas Registered Engineering Firm F-7997 Texas Licensed Surveying Firm 100062-00		
This document and the ideas and designs incorporated herein, as an instrument of professional service, is the property of CivilSolutions Inc. and is not to be copied or used, in whole or in part, for any other project or purposes without the written authorization of CivilSolutions Inc.		
DESIGNED BY: MS	SUB. Consulting Engineer	DATE: FEB. 2014
DRAWN BY: TB	REC. Chief Design Engineer	JOB NO.: 13-025
CHECKED BY: WLB	REV. Engineer	SHEET NO.: 4 OF

DRAINAGE PLAN

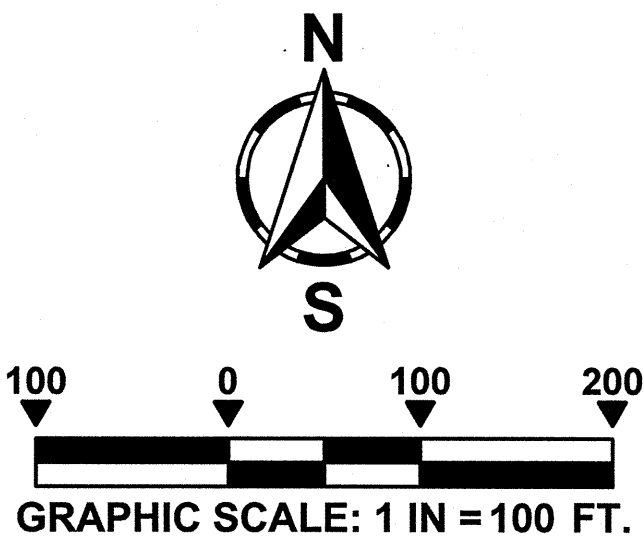
DRAINAGE CRITERIA

RAINFALL INTENSITIES FROM HYDRO 35 MODIFIED
RATIONAL METHOD OF DESIGN: $Q = C \cdot A \cdot I$

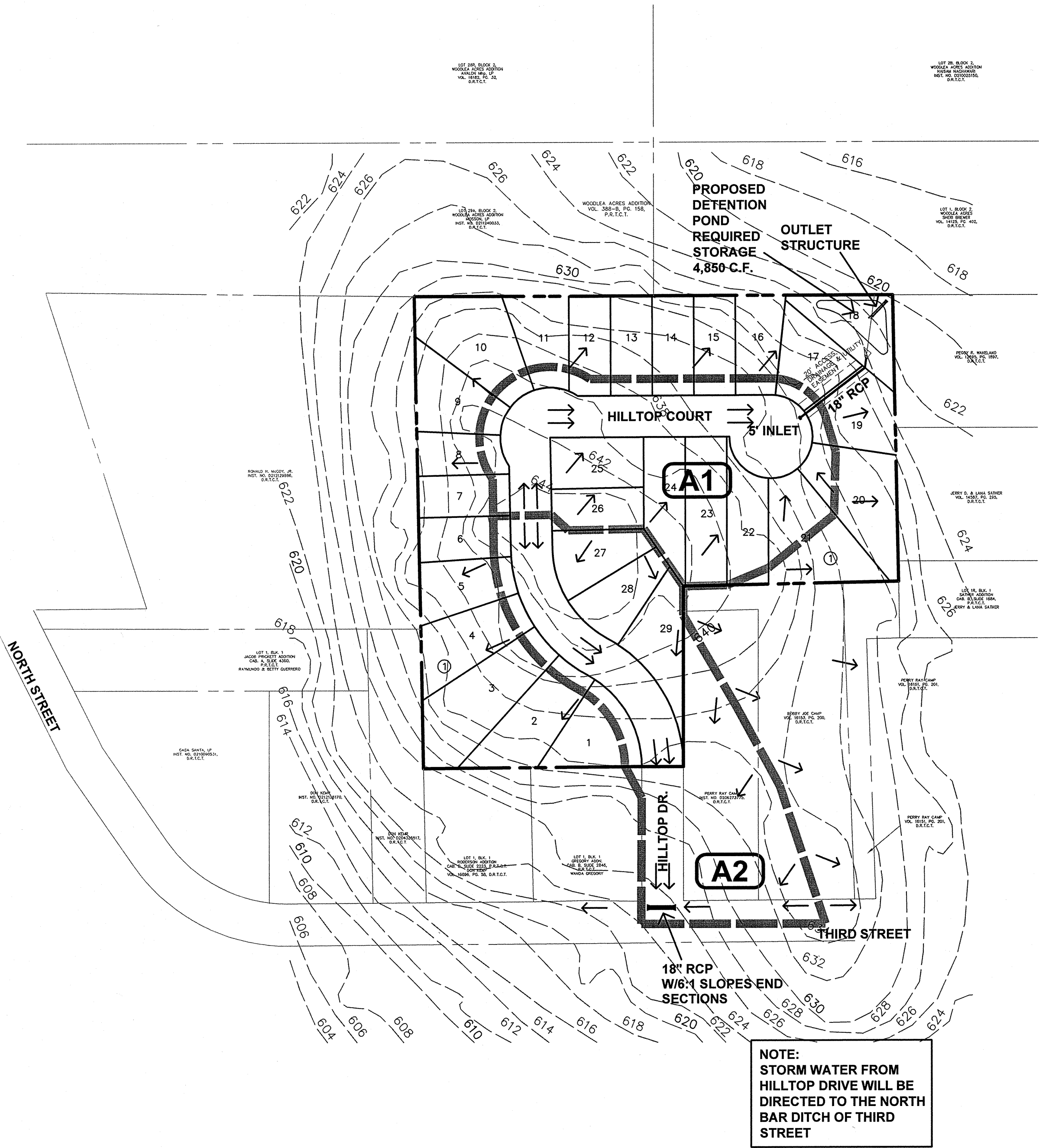
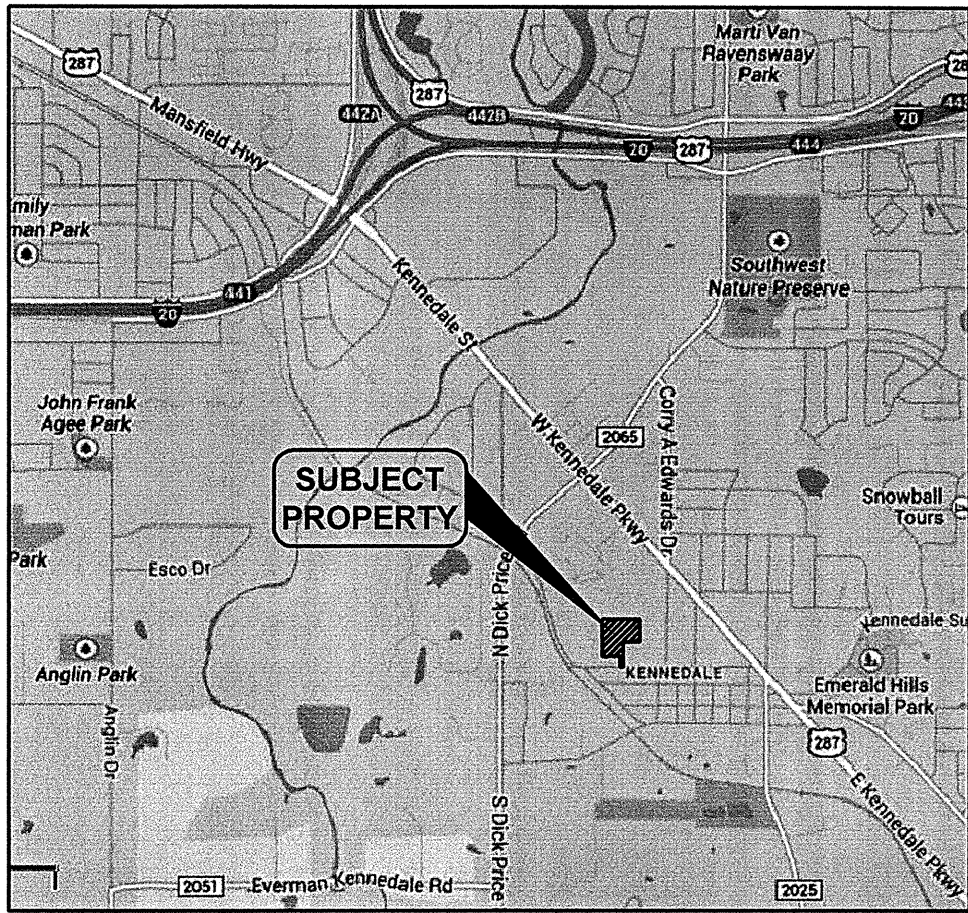
WHERE $C = 1.0$ 2 YR.
 $C = 1.0$ 10 YR.
 $C = 1.10$ 25 YR.
 $C = 1.25$ 100 YR

LEGEND

- A** - DRAINAGE AREA NO.
- PROPOSED CULVERT
- EXISTING CULVERT
- FLOW ARROW
- DRAINAGE AREA DIVIDE LINE



LOCATION MAP



NOTE:
DETENTION POND
TO BE DESIGNED
FOR THE 2, 10 &
100 YEAR STORM
EVENTS

NOTE:
STORM WATER FROM
HILLTOP DRIVE WILL BE
DIRECTED TO THE NORTH
BAR DITCH OF THIRD
STREET

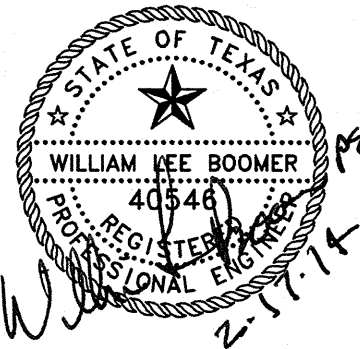
2 YEAR DETENTION									
PRE-DEVELOPMENT:									
A	=	1.53	acre						
C	=	0.3							
t_e	=	15	min						
I_{25}	=	3.90	in/hr						
C_d	=	1.00							
Q_{25}	=	1.79	cfs						(Design Release Rate)
POST DEVELOPMENT:									
A	=	1.53	acre						
C	=	0.55							
t_e	=	15	min						
I_{25}	=	3.90	in/hr						
C_d	=	1							
Q_{25}	=	3.28	cfs						
DURATION	I_{25}	Q_{25}	INFLOW	OUTFLOW	STORAGE	STORAGE			
(min)	(in/hr)	(cfs)	(cf)	(cf)	REQ'D (cf)	REQ'D (ac-ft)			
10	4.71	4.0	2,378	1,343	1,036	0.024			
15	3.90	3.3	2,954	1,611	1,343	0.031			
20	3.34	2.8	3,373	1,880	1,493	0.034			
30	2.63	2.2	3,984	2,417	1,567	0.036			
40	2.19	1.8	4,403	2,854	1,449	0.033			
50	1.88	1.6	4,746	3,491	1,255	0.029			
60	1.66	1.4	5,029	4,028	1,001	0.023			
70	1.48	1.2	5,231	4,566	666	0.016			
80	1.35	1.1	5,453	5,102	351	0.008			
						Storage Req'd	1,567	0.036	

10 YEAR DETENTION									
PRE-DEVELOPMENT:									
A	=	1.53	acre						
C	=	0.3							
t_e	=	15	min						
I_{10}	=	5.53	in/hr						
C_d	=	1.00							
Q_{10}	=	2.54	cfs						(Design Release Rate)
POST DEVELOPMENT:									
A	=	1.53	acre						
C	=	0.55							
t_e	=	15	min						
I_{10}	=	5.53	in/hr						
C_d	=	1							
Q_{10}	=	4.65	cfs						
DURATION	I_{10}	Q_{10}	INFLOW	OUTFLOW	STORAGE	STORAGE			
(min)	(in/hr)	(cfs)	(cf)	(cf)	REQ'D (cf)	REQ'D (ac-ft)			
10	6.51	5.5	3,287	1,904	1,383	0.032			
15	5.53	4.7	4,188	2,284	1,904	0.044			
20	4.83	4.1	4,877	2,665	2,212	0.051			
30	3.88	3.3	5,977	3,427	2,450	0.056			
40	3.27	2.8	6,604	4,188	2,416	0.055			
50	2.84	2.4	7,170	4,950	2,220	0.051			
60	2.52	2.1	7,634	5,711	1,923	0.044			
70	2.27	1.9	8,023	6,473	1,550	0.036			
80	2.07	1.7	8,361	7,234	1,127	0.026			
						Storage Req'd	2,450	0.056	

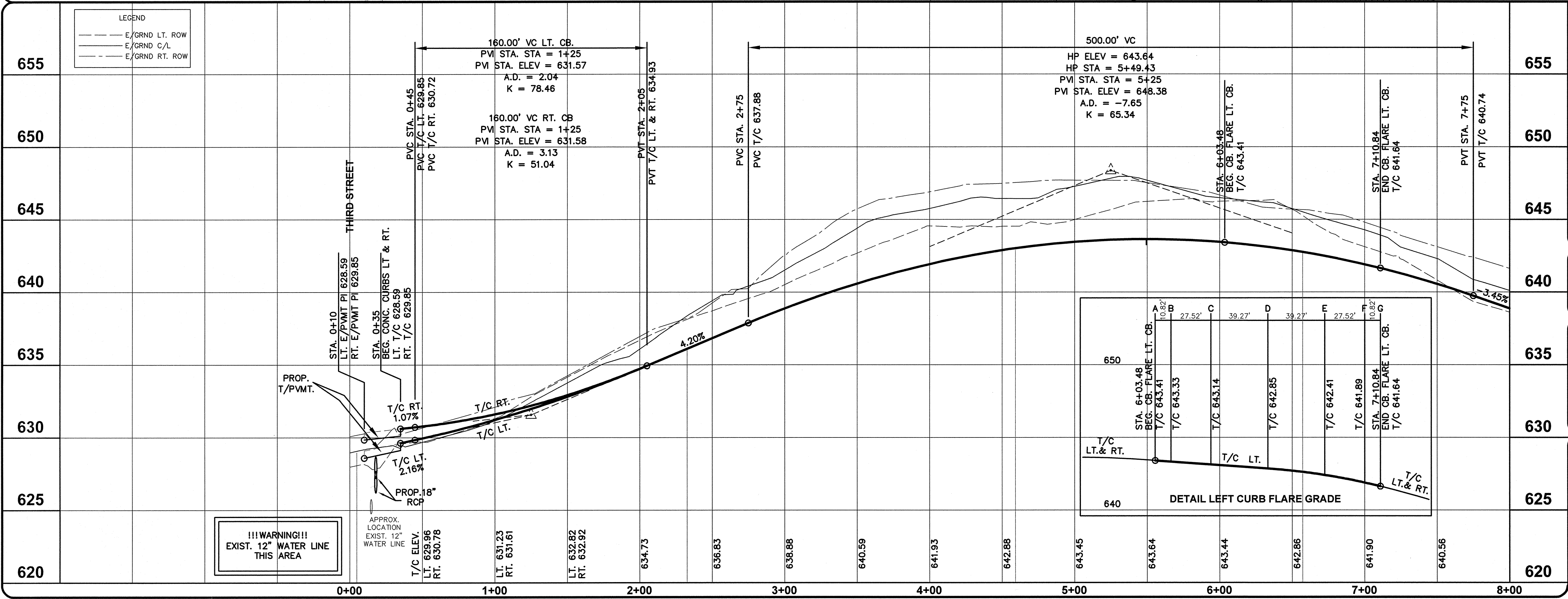
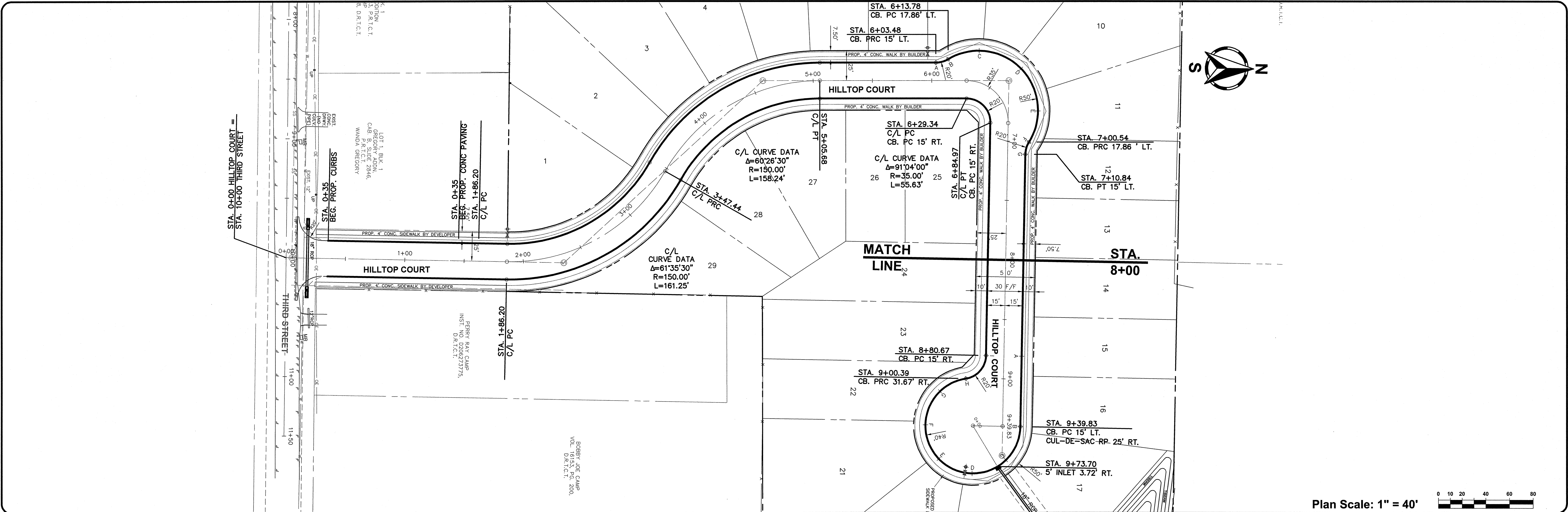
25 YEAR DETENTION									
PRE-DEVELOPMENT:									
A	=	1.53	acre						
C	=	0.3							
t_e	=	15	min						
I_{25}	=	6.46	in/hr						
C_d	=	1.10							
Q_{25}	=	3.26	cfs						(Design Release Rate)
POST DEVELOPMENT:									
A	=	1.53	acre						
C	=	0.55							
t_e	=	15	min						
I_{25}	=	6.46	in/hr						
C_d	=	1.1							
Q_{25}	=	5.98	cfs						
DURATION	I_{25}	Q_{25}	INFLOW	OUTFLOW	STORAGE	STORAGE			
(min)	(in/hr)	(cfs)	(cf)	(cf)	REQ'D (cf)	REQ'D (ac-ft)			
10	7.55	7.0	4,193	2,446	1,747	0.040			
15	6.46	6.0	5,382	2,935	2,446	0.056			
20	5.67	5.2	6,295	3,425	2,973	0.066			
30	4.60	4.3	7,664	4,403	3,261	0.075			
40	3.89	3.6	8,642	5,382	3,260	0.075			
50	3.39	3.1	9,414	6,360	3,054	0.070			
60	3.02	2.8	10,064	7,339	2,725	0.063			
70	2.73	2.5	10,614	8,317	2,296	0.053			
80	2.49	2.3	11,063	9,296	1,768	0.041			
						Storage Req'd	3,261	0.075	

100 YEAR DETENTION									
PRE-DEVELOPMENT:									
A	=	1.53	acre						
C	=	0.3							
t_e	=	15	min						
I_{100}	=	7.97	in/hr						
C_d	=	1.25							
Q_{100}	=	4.97	cfs						(Design Release Rate)
POST DEVELOPMENT:									
A	=	1.53	acre						
C	=	0.55							
t_e	=	15	min						
I_{100}	=	7.97	in/hr						
C_d	=	1.25							
Q_{100}	=	6.38	cfs						
DURATION	I_{100}	Q_{100}	INFLOW	OUTFLOW	STORAGE	STORAGE			
(min)	(in/hr)	(cfs)	(cf)	(cf)	REQ'D (cf)	REQ'D (ac-ft)			
10	9.24	9.7	5,832	3,430	2,402	0.055			
15	7.97	8.4	7,545	4,116	3,430	0.079			
20	7.05	7.4	8,899	4,901	4,097	0.094			
30	5.76	6.1	10,906	6,173	4,733	0.109			
40	4.91	5.2	12,395	7,545	4,890	0.111			
50	4.30	4.5	13,559	8,917	4,652	0.107			
60	3.84	4.0	14,541	10,289	4,252	0.098			
70	3.48	3.7	15,374	11,661	3,714	0.085			
80	3.19	3.4	16,106	13,032	3,074	0.071			
						Storage Req'd	4,890	0.111	

DRAINAGE AREA TABLE													
PRE DEVELOPMENT							POST DEVELOPMENT						
DESIG	AREA	T_c	C	I_5	C_d5	I_{100}	C	I_5	C_d5	I_{100}	C_d100	C5	I_{100}
A1	1.53	15	0.30	4.86	1.00	7.98	0.55	4.86	1.00	7.98	1.25	4.09	8.39
A2	1.99	15	0.30	4.86	1.00	7.98	0.55	4.86	1.00	7.98	1.25	5.32	10.92



NO.	DESCRIPTION	DATE	CITY APRVL
DRAINAGE AREA MAP DETENTION POND STORAGE CALCULATIONS			
HILLTOP ADDITION			
CITY OF KENNEDALE TARRANT COUNTY, TEXAS			
CivilSolutions Inc Engineers Surveyors Planners P.O. Box 100247, Fort Worth, Texas, 76185 (817) 423-0000 (817) 346-0520 Fax Texas Registered Engineering Firm F-7997 Texas Licensed Surveying Firm 100062-00			
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DESIGNED BY: MS	SUB. Consulting Engineer	DATE: FEB 2014	JOB NO.: 13-025
DRAWN BY: TB	REC. Chief Design Engineer	SHEET NO.: 5	OF
CHECKED BY: WLB	REV. Engineer		



Plan Scale: 1" = 40'

Profile Scales: Horiz. 1" = 40' Vert. 1" = 4'

BM 656.00 - NGS BM CS2930

BM 628.20 - TOP OF 1/2" IRON ROD WITH PLASTIC CAP STAMPED GEODATA SURVEY AT THE NORTHWEST CORNER OF INTERSECTION OF THIRD STREET AND HILLTOP COURT

BM 631.95 A SQUARE CUT IN CONC. ON TOP OF CURB OF A DRIVEWAY LOCATED 22 FEET EAST OF THE INTERSECTION OF THIRD STREET AND HILLTOP COURT 20 FEET NORTH OF THE C/L OF THIRD STREET

NO. DESCRIPTION DATE CITY/APRV

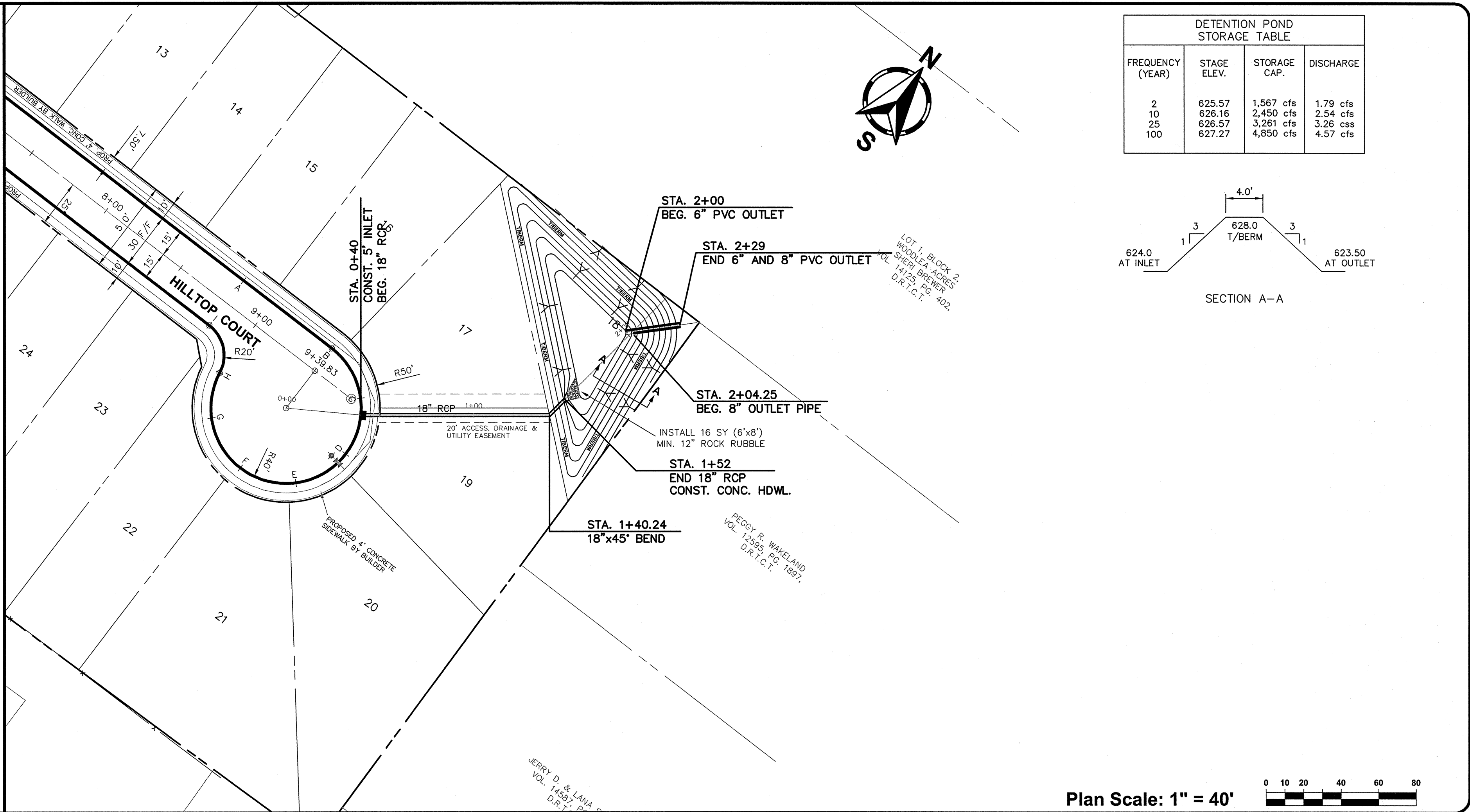
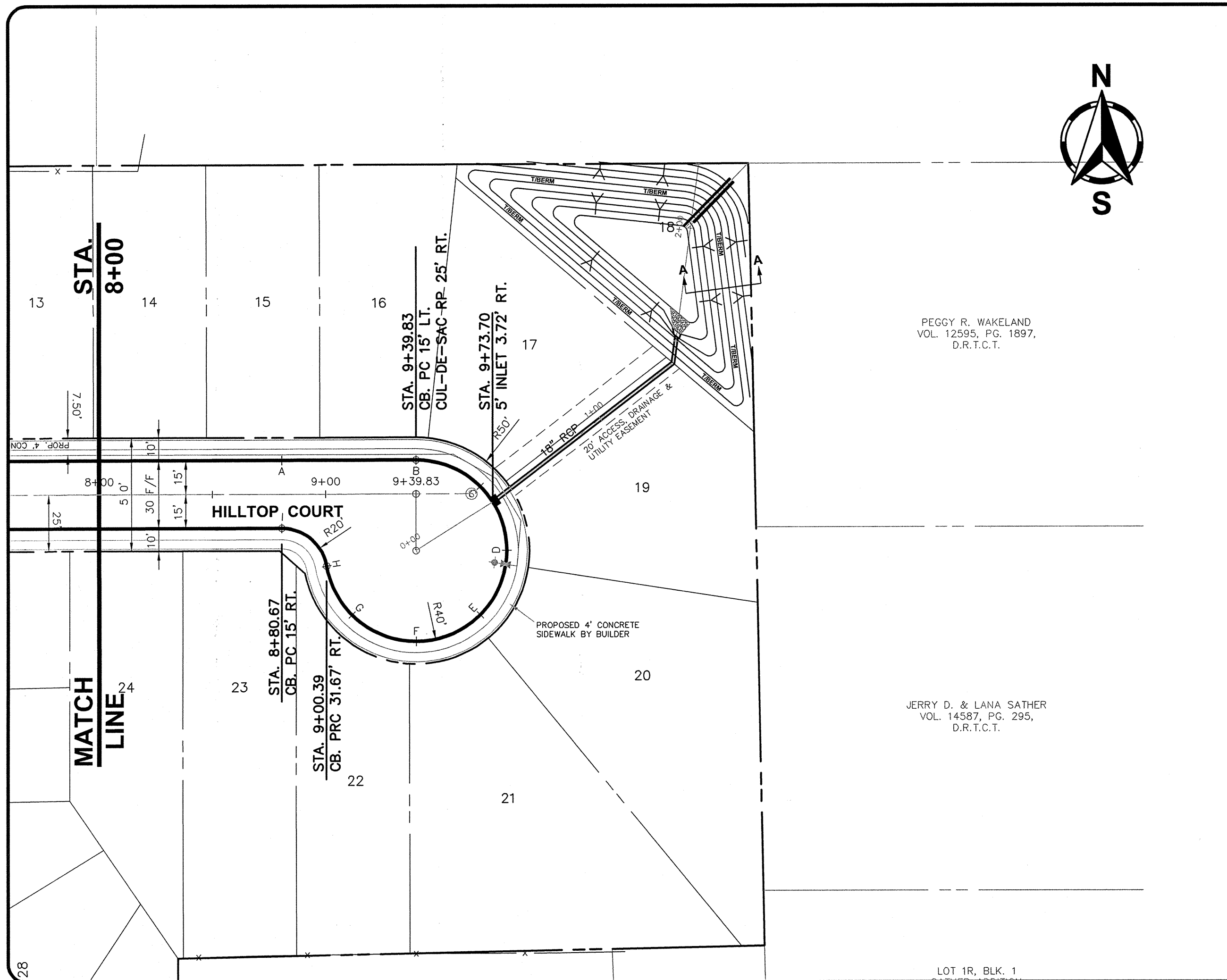
PLAN AND PROFILE

HILLTOP COURT
STA. 0+00 TO STA. 8+00
HILLTOP ADDITION
CITY OF KENNEDALE
TARRANT COUNTY, TEXAS

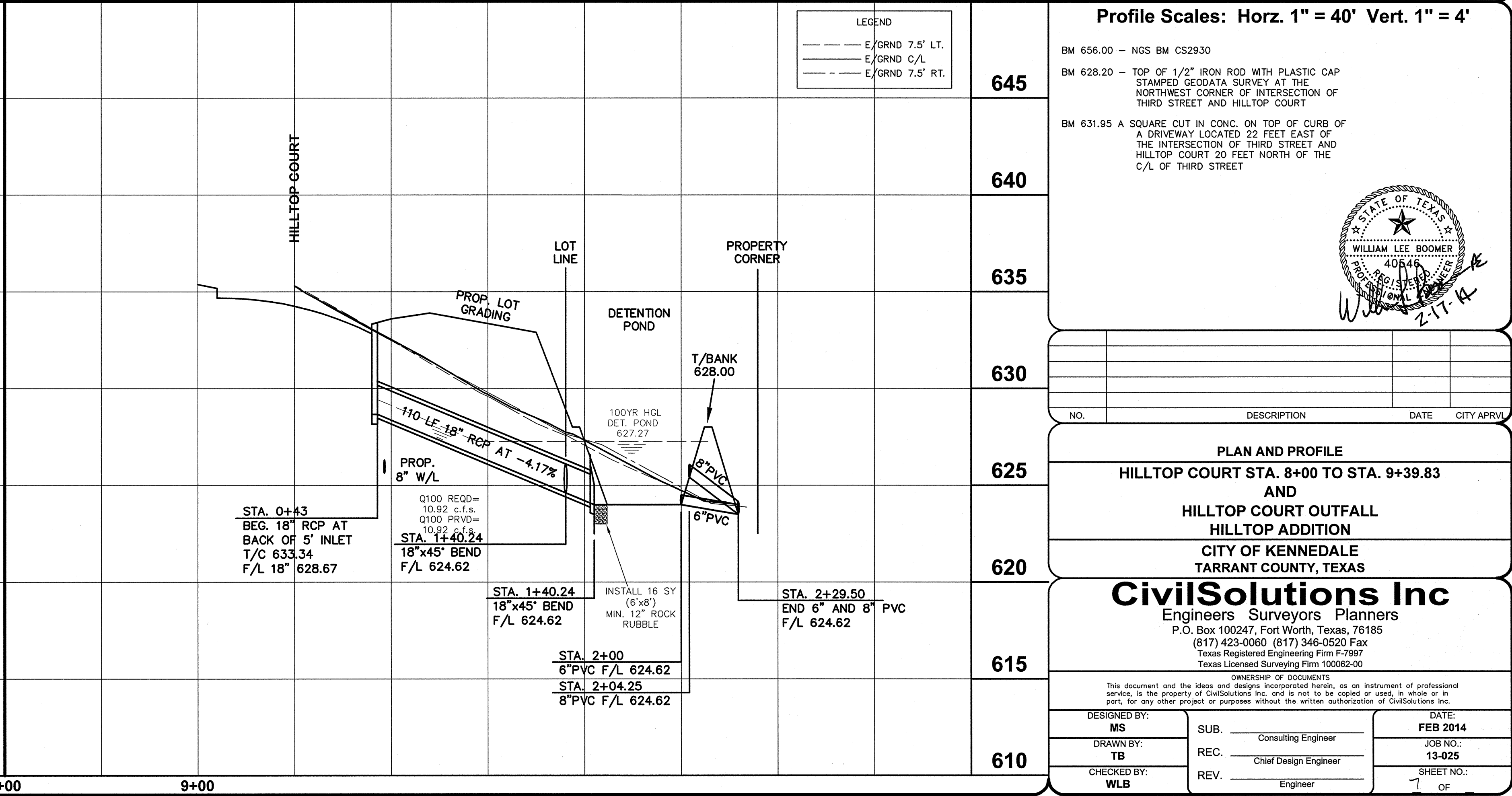
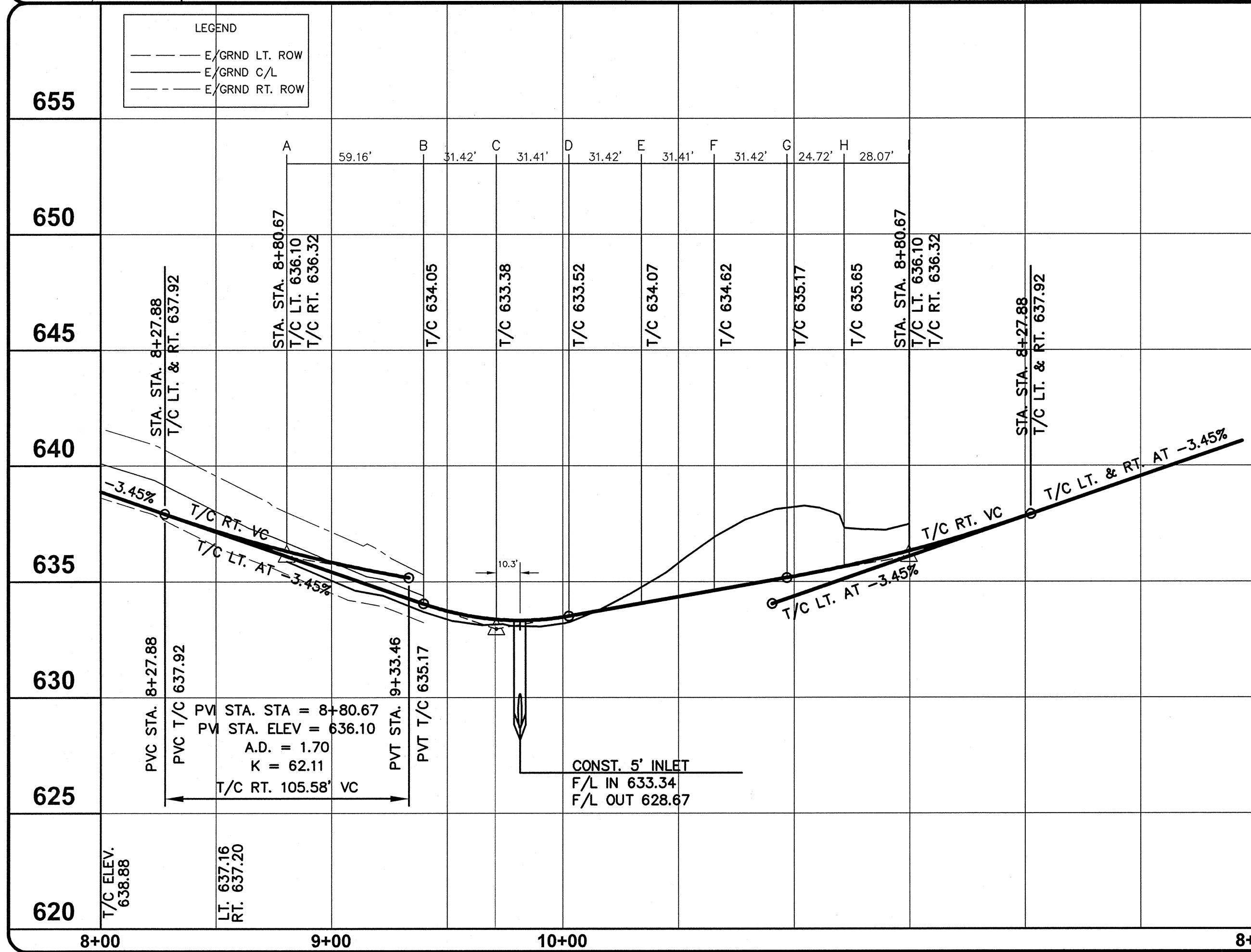
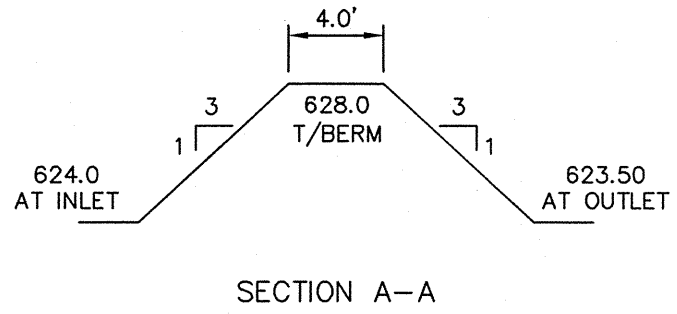
CivilSolutions Inc
Engineers Surveyors Planners
P.O. Box 100247, Fort Worth, Texas, 76185
(817) 423-0060 (817) 346-0520 Fax
Texas Registered Engineering Firm F-7997
Texas Licensed Surveying Firm 100062-00

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DRAWN BY: TB	REC. Chief Design Engineer	JOB NO.: 13-025
CHECKED BY: WLB	REV. Engineer	SHEET NO.: 6 OF 6



DETENTION POND STORAGE TABLE			
FREQUENCY (YEAR)	STAGE ELEV.	STORAGE CAP.	DISCHARGE
2	625.57	1,567 cfs	1.79 cfs
10	626.16	2,450 cfs	2.54 cfs
25	626.57	3,261 cfs	3.26 cfs
100	627.27	4,850 cfs	4.57 cfs



Plan Scale: 1" = 40'

Profile Scales: Horiz. 1" = 40' Vert. 1" = 4'

BM 656.00 - NGS BM CS2930

BM 628.20 - TOP OF 1/2" IRON ROD WITH PLASTIC CAP STAMPED GEODATA SURVEY AT THE NORTHWEST CORNER OF INTERSECTION OF THIRD STREET AND HILLTOP COURT

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PLAN AND PROFILE

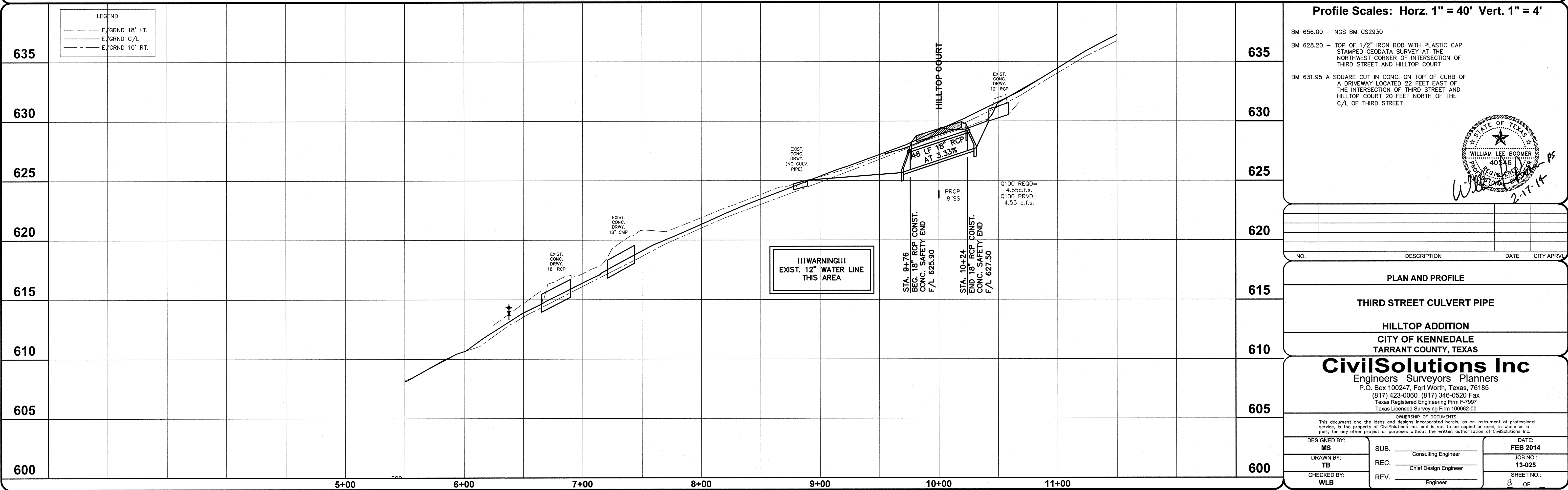
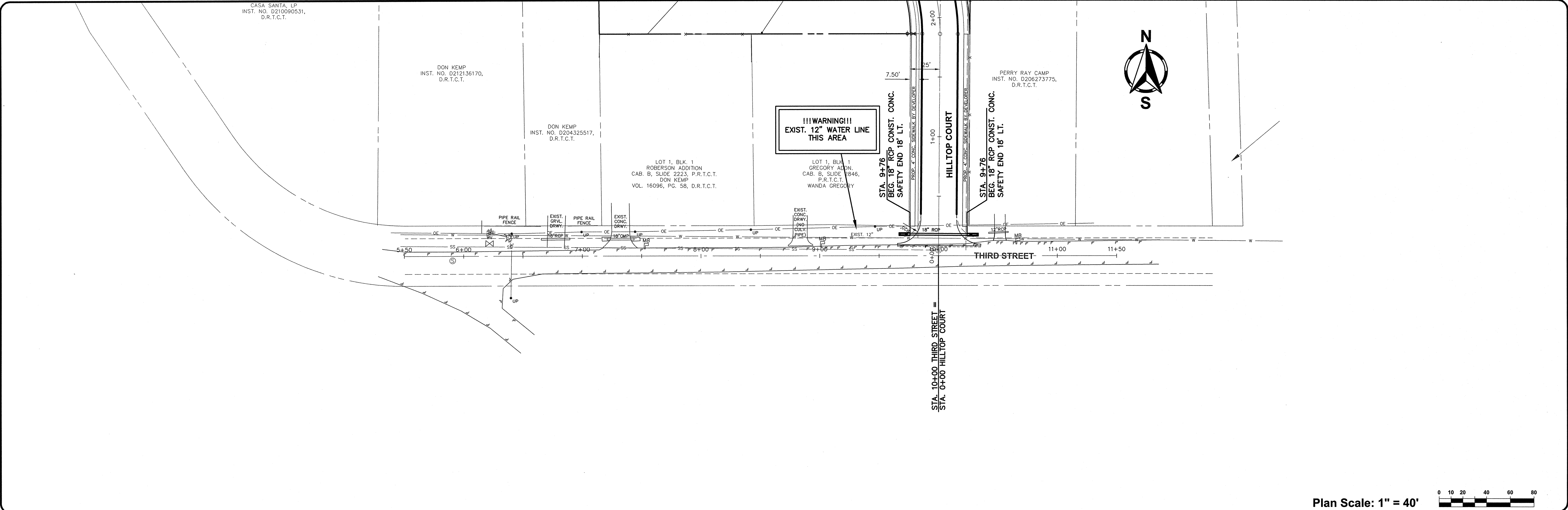
HILLTOP COURT STA. 8+00 TO STA. 9+39.83 AND HILLTOP COURT OUTFALL HILLTOP ADDITION

CITY OF KENNEDALE TARRANT COUNTY, TEXAS

CivilSolutions Inc
Engineers Surveyors Planners
P.O. Box 100247, Fort Worth, Texas, 76185
(817) 423-0060 (817) 346-0520 Fax
Texas Registered Engineering Firm F-7997
Texas Licensed Surveying Firm 100062-00

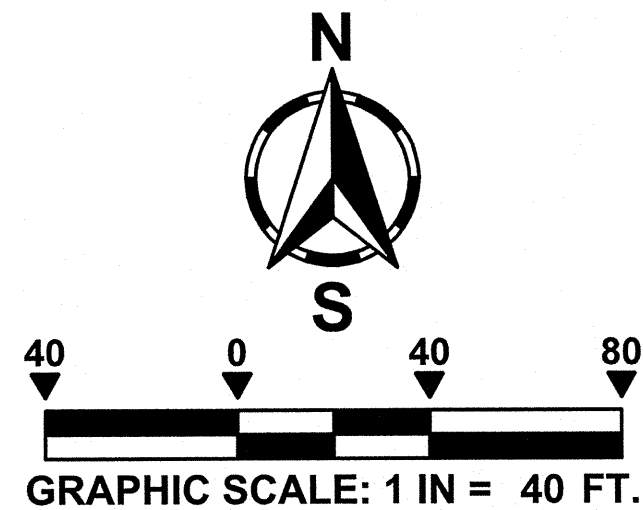
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DRAWN BY: TB	REC. Chief Design Engineer	JOB NO.: 13-025
CHECKED BY: WLB	REV. Engineer	SHEET NO.: 7 OF

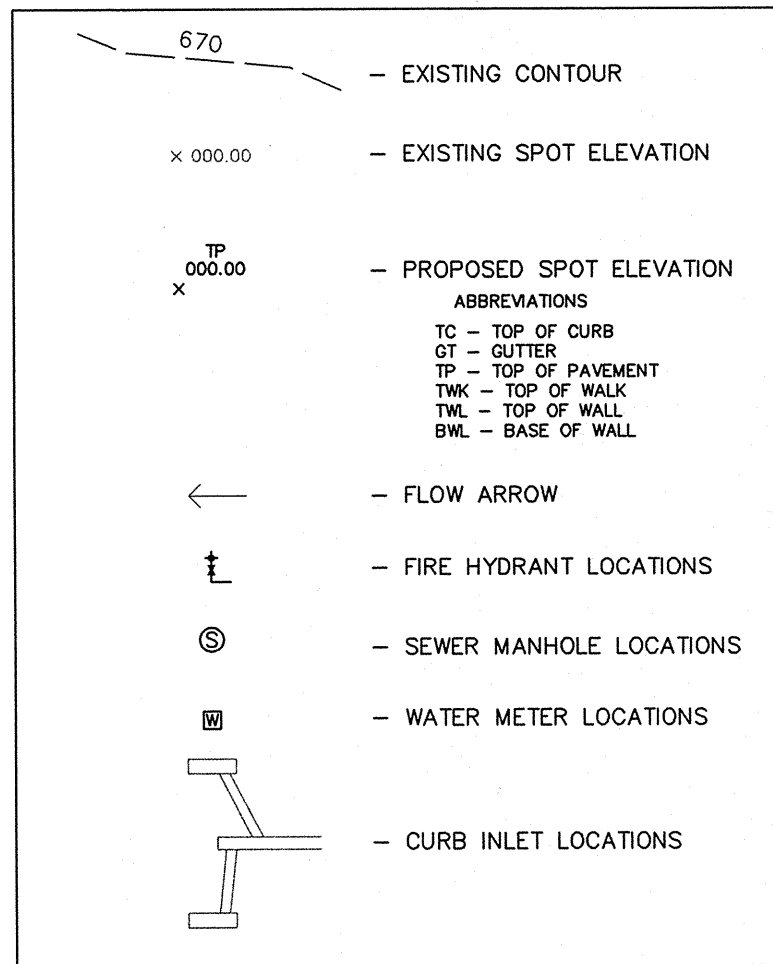


LOT 29A, BLOCK 2,
WOODLEA ACRES ADDITION
MOSSON, LP
INST. NO. D211240033,
D.R.T.C.T.

LOT 1, BLOCK 2,
WOODLEA ACRES
SHERI BREWER
VOL. 14125, PG. 402,
D.R.T.C.T.



LEGEND



NOTE:
RETAINING WALLS TO BE DESIGNED BY OTHERS.

BM 656.00 - NGS BM CS2930
BM 628.20 - TOP OF 1/2" IRON ROD WITH PLASTIC CAP
STAMPED GEODATA SURVEY AT THE
NORTHWEST CORNER OF INTERSECTION OF
THIRD STREET AND HILLTOP COURT
BM 631.95 - A SQUARE CUT IN CONC. ON TOP OF CURB
OF A DRIVEWAY LOCATED 22 FEET EAST OF
THE INTERSECTION OF THIRD STREET AND
HILLTOP COURT 20 FEET NORTH OF THE C/L
OF THIRD STREET

PERRY RAY CAMP
VOL. 16151, PG. 201,
D.R.T.C.T.

BOBBY JOE CAMP
VOL. 16153, PG. 200,
D.R.T.C.T.

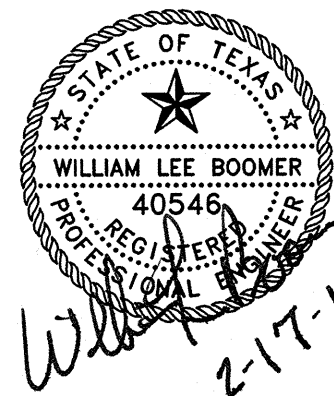
PERRY RAY CAMP
INST. NO. D206273775,
D.R.T.C.T.

PERRY RAY CAMP
VOL. 16151, PG. 201,
D.R.T.C.T.

DON KEMP
INST. NO. D204325517,
D.R.T.C.T.

LOT 1, BLK. 1
ROBERSON ADDITION
CAB. B, SLIDE 2223, P.R.T.C.T.
DON KEMP
VOL. 16096, PG. 58, D.R.T.C.T.

LOT 1, BLK. 1
GREGORY ADDN.
CAB. B, SLIDE 2846,
P.R.T.C.T.
WANDA GREGORY



NO.	DESCRIPTION	DATE	CITY APRV
GRADING PLAN			
HILLTOP ADDITION			
CITY OF KENNEDALE TARRANT COUNTY, TEXAS			
CivilSolutions Inc Engineers Surveyors Planners P.O. Box 100247, Fort Worth, Texas, 76185 (817) 423-0060 (817) 346-0520 Fax Texas Registered Engineering Firm F-7097 Texas Licensed Surveying Firm 100062-00			
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DESIGNED BY: MS	SUB. Consulting Engineer	DATE DEC 2013	
DRAWN BY: TB	REC. Chief Design Engineer	JOB NO.: 13-025	
CHECKED BY: WLB	REV. Engineer	SHEET NO.: 9 OF	

EROSION CONTROL PLAN

LEGEND

A - DRAINAGE AREA NO.

— PROPOSED CULVERT

--- EXISTING CULVERT

→ FLOW ARROW

— DRAIN AREA MAJOR DIVIDE

— PROPOSED STORM DRAIN & MH

— PROPOSED INLET (INLET #)

— ROCK CHECK DAM

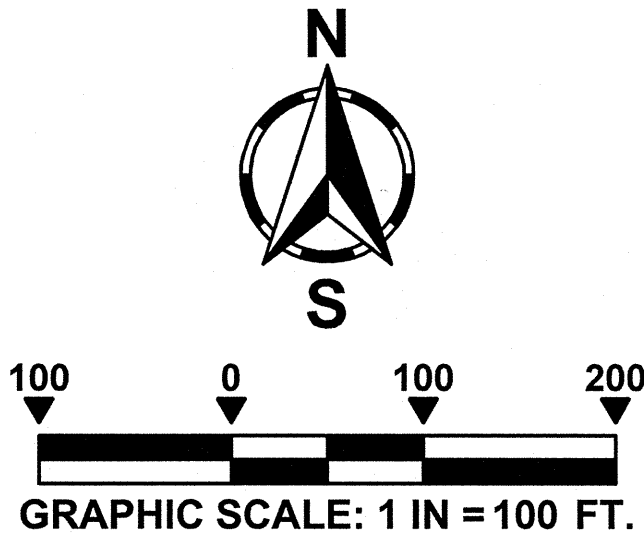
— STRAW BALE DIKE

— INLET PROTECTION

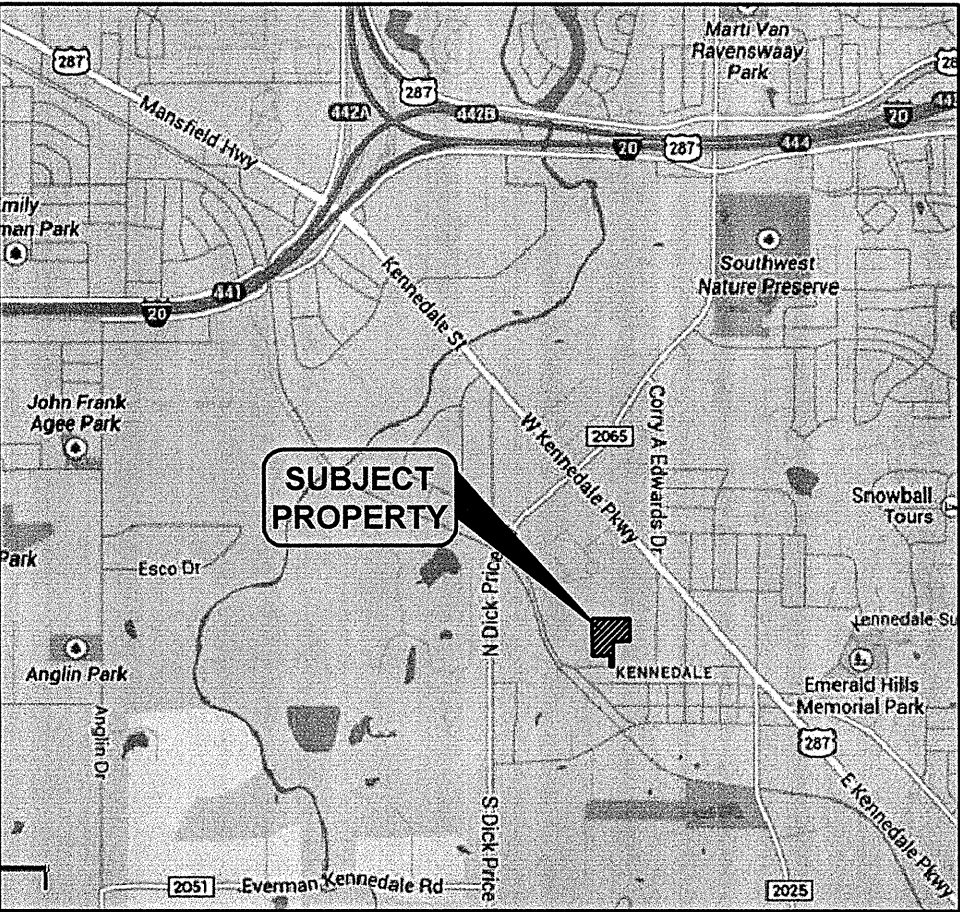
— SILT FENCE

— STABILIZED CONSTRUCTION EXIT

— CURLEX



LOCATION MAP

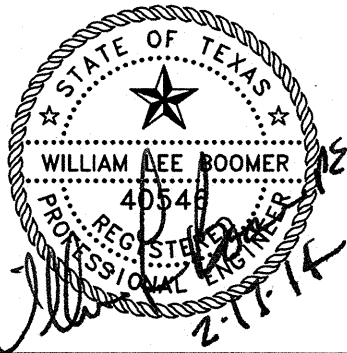
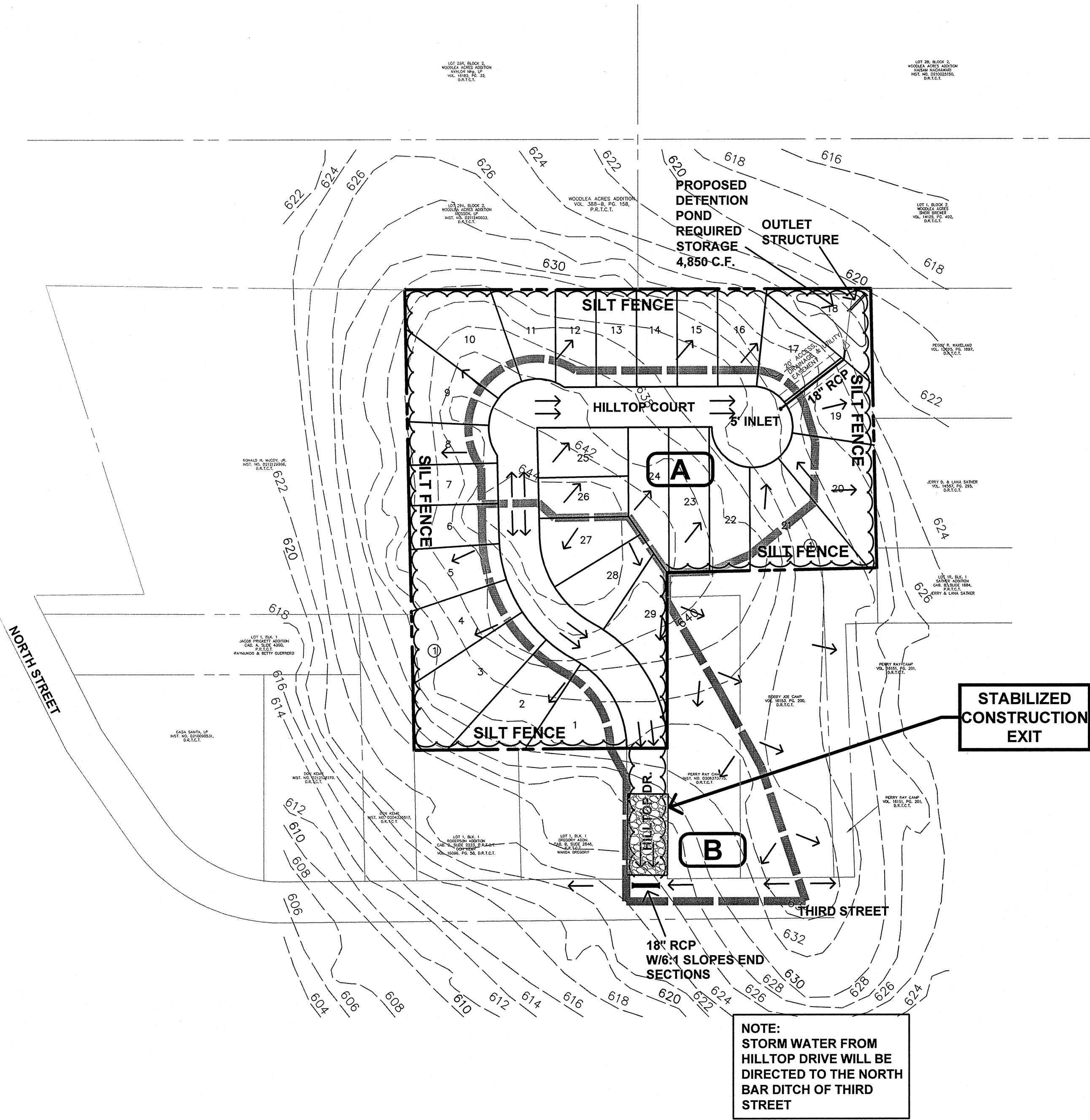


NOTE:
DETENTION POND
TO BE DESIGNED
FOR THE 2, 10 &
100 YEAR STORM
EVENTS

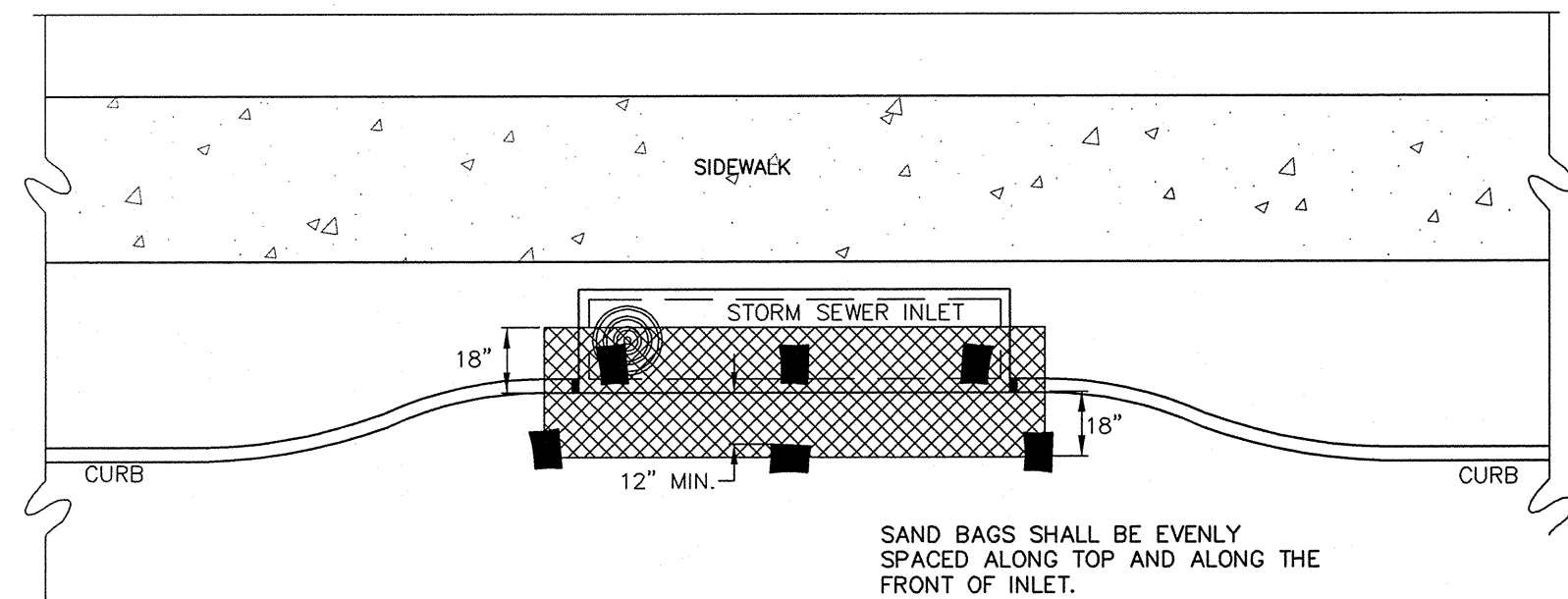
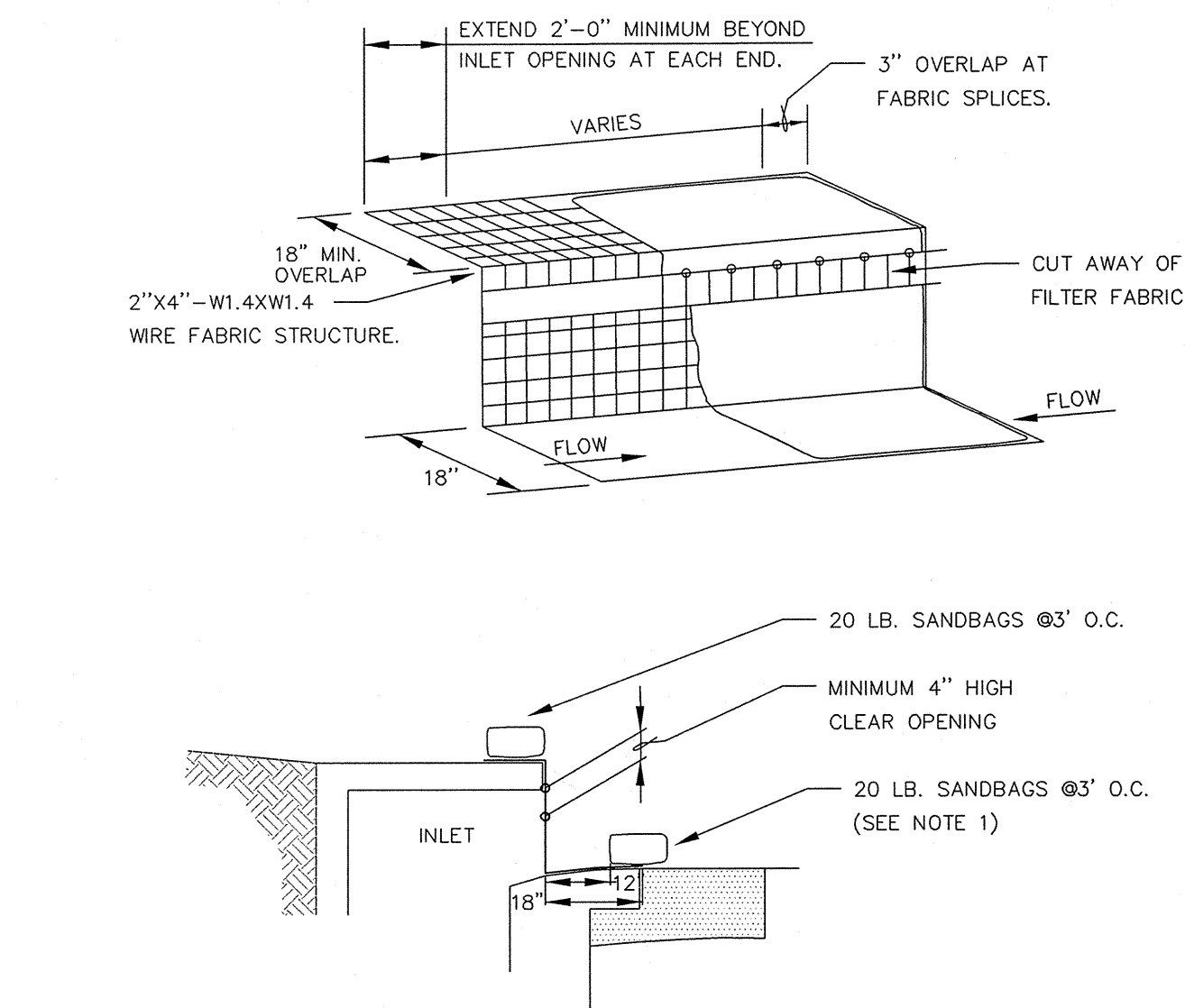
- NOTES:
- CONTRACTOR TO ENSURE EROSION CONTROL DEVICES ARE IN PLACE AND PROPERLY MAINTAINED PRIOR TO AND DURING ALL CONSTRUCTION ACTIVITIES AND UNTIL FINAL STABILIZATION IS ACHIEVED.
 - PRIOR TO REMOVAL OF EARTH MOVING EQUIPMENT FROM SITE, CONTRACTOR SHALL WASH AND/OR KNOCK OFF EXCESS SEDIMENT AND PROPERLY CONTAIN/DISPOSE OF ON-SITE.
 - CONTRACTOR SHALL PLACE ADDITIONAL BALES AND/OR SAND BAGS AS NEEDED TO MAINTAIN CONTROLS IN PLACE.

EROSION CONTROL GENERAL NOTES:

EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR CHANNELS, DRAINAGE WAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. 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.



NO.	DESCRIPTION	DATE	CITY/PRV
STORM WATER POLLUTION PLAN			
HILLTOP ADDITION			
CITY OF KENNEDALE TARRANT COUNTY, TEXAS			
CivilSolutions Inc Engineers Surveyors Planners P.O. Box 100247, Fort Worth, Texas, 76185 (817) 423-0060 (817) 346-0520 Fax Texas Registered Engineering Firm F-7997 Texas Licensed Surveying Firm 100062-00			
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DESIGNED BY: MS	SUB. Consulting Engineer	DATE: FEB 2014	
DRAWN BY: TB	REC. Chief Design Engineer	JOB NO.: 13-025	
CHECKED BY: WLB	REV. Engineer	SHEET NO.: 12 OF	

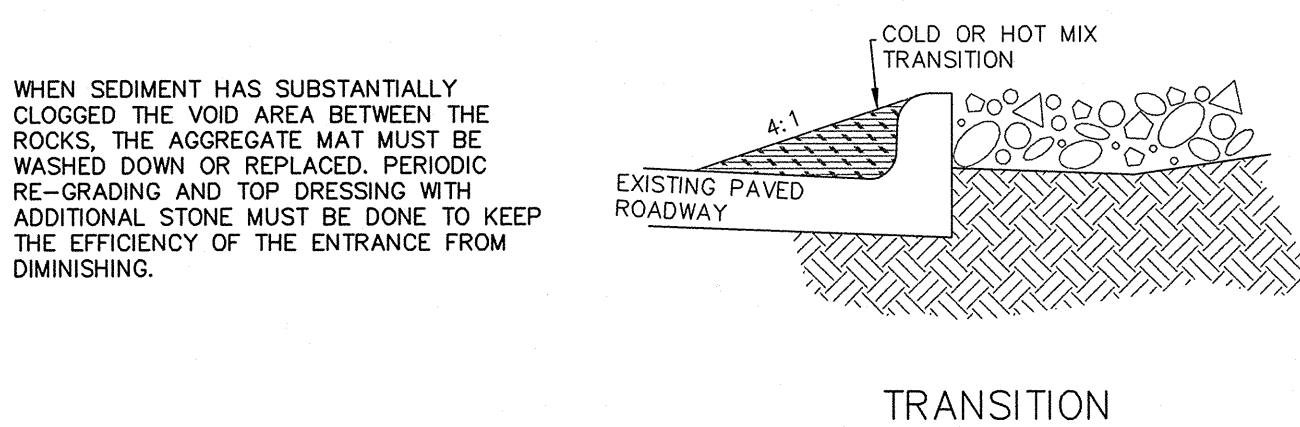
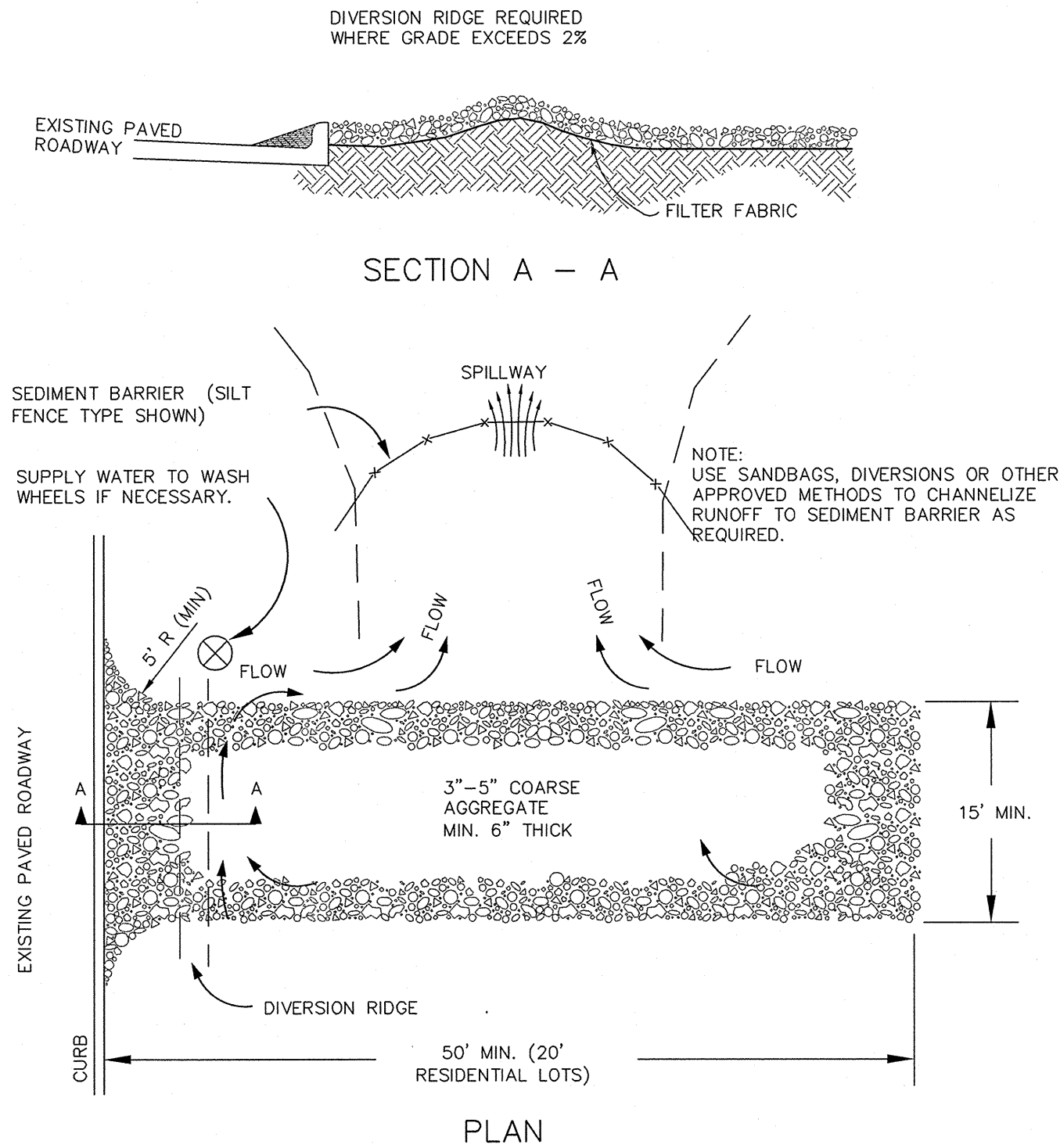


CURB INLET PROTECTION DETAIL
N.T.S.

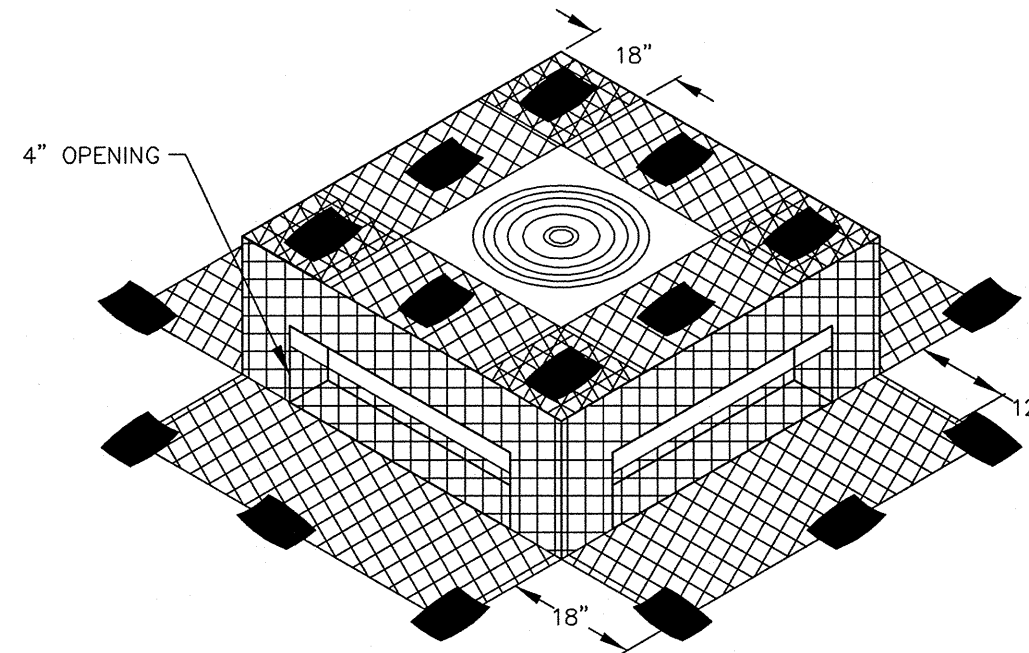
NOTES:

1. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL TO PROVIDE A 4" MINIMUM CLEAR OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
2. INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

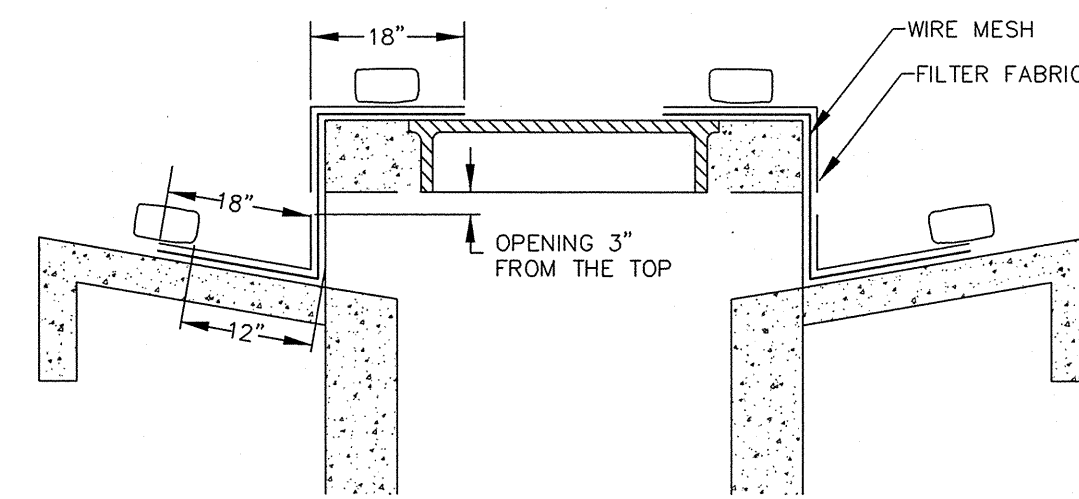
INLET OPENING	MINIMUM NUMBER OF SAND BAGS	
	TOP	FRONT
5'	2	3
10'	3	3
15'	3	4
20'	4	4



STABILIZED CONSTRUCTION EXIT
N.T.S.



ISOMETRIC VIEW



SECTION

FILTER FABRIC WYE INLET PROTECTION
N.T.S.

ESTABLISHMENT OF GROUND COVER

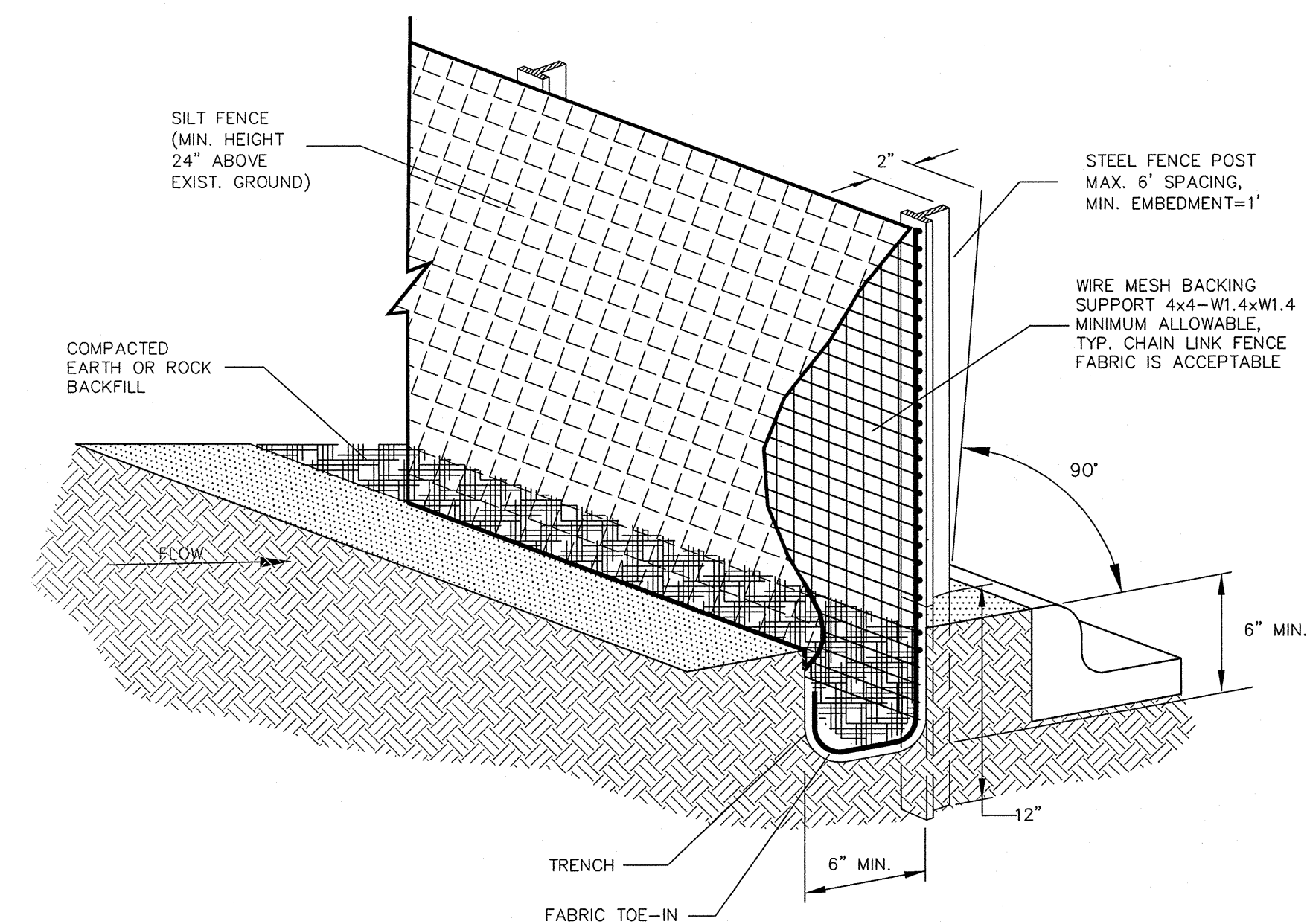
1. Eighty percent (80%) evenly distributed ground cover, without large bare areas, shall be established after the designated areas have been completed to the lines, grades and cross sections shown on the plans and prior to final acceptance by the City Engineer.
2. Ground cover shall be established as per North Central Texas Council of Governments (N.C.T.C.O.G.) "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" 202.6 Seeding Turfgrass. Copies may be obtained from the "NORTH CENTRAL COUNCIL OF GOVERNMENTS", PO Drawer 5888, Arlington, Texas, 76005-5888, Phone (817) 640-3300, also available at www.publicworks.dfwinfo.com. A copy of the contract documents, plans and specifications shall be available on-site at all times by the Contractor.
3. Prior to planting, contractor shall provide the City Engineer, or his designee, with the State of Texas Certificate stating analysis of purity and germination of seed.
4. Planting season and application rates. All planting shall be done between the dates specified in Table 1, for each grass type except when specifically authorized in writing. The seeds planted per acre shall be of a type specified with the mixture, rate and planting dates as shown in the Table 1, or as specified by the Engineer.

Table 1. Seeding Turfgrass

TYPE	PLANTING SEASON	SEED AND RATE
TYPE I	MARCH THROUGH SEPTEMBER	BERMUDA GRASS, HULLED 50-LB (22.7-KG) PLS ¹ PER ACRE
TYPE II	OCTOBER THROUGH FEBRUARY	RYE GRASS, 100-LB (45.4-KG) PLS PER ACRE COMBINED WITH BERMUDA GRASS, HULLED 20-LB (9.1-KG) PLS ¹ PER ACRE.
OTHER	AS SPECIFIED ON PLANS	AS SPECIFIED ON PLANS

¹ PLS - Pure Live Seed is determined by multiplying the gross weight times purity times the germination [For example, a 100-lb bag with 85% purity and 80% germination. (PLS=pounds in bag x Purity x germination) 100 x 0.85 x 0.8 = 68.0 -lbs of pure live seed.]

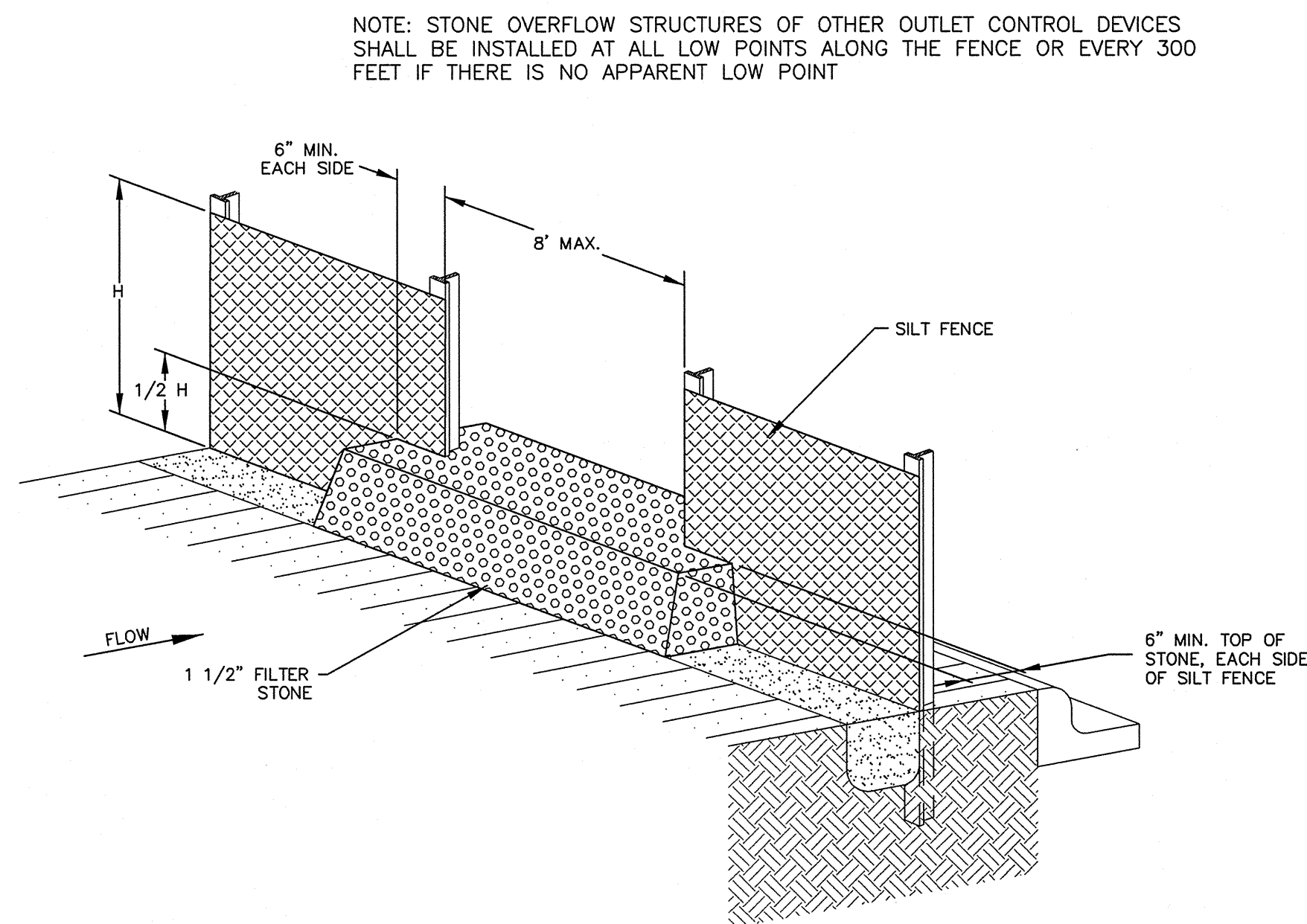
5. Seeded areas shall be maintained, including watering and mowing, at such time and in a manner and quality to establish a minimum 80% evenly distributed ground cover, without large bare areas, until completion and final acceptance of the project by the City Engineer.



ISOMETRIC PLAN VIEW
N.T.S.

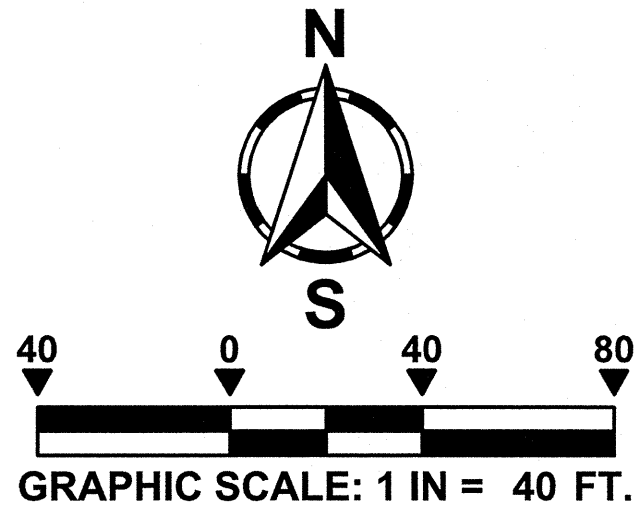
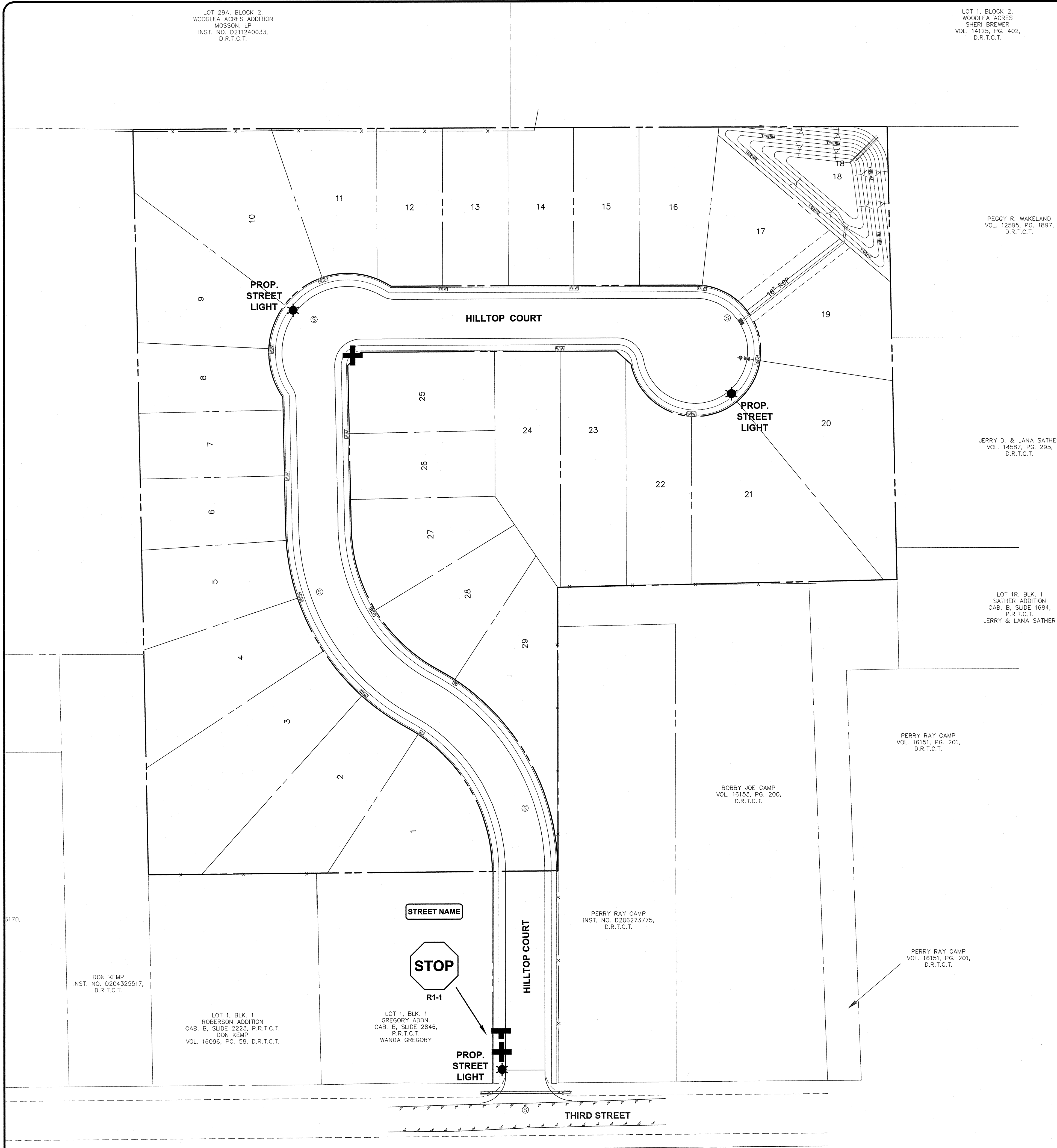
SILT FENCE GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE 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 TWO WEEKS 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.



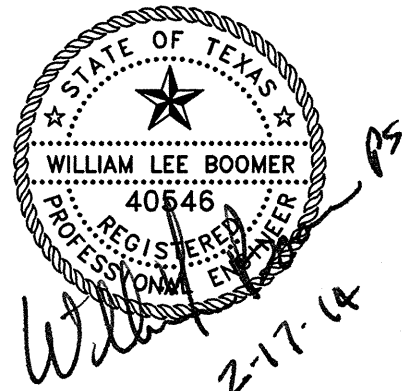
STONE OVERFLOW STRUCTURE
N.T.S.

NO.	DESCRIPTION	DATE	CITY APPROV.
STORM WATER POLLUTION PLAN DETAILS			
HILLTOP ADDITION			
CITY OF KENNEDALE TARRANT COUNTY, TEXAS			
CivilSolutions Inc Engineers Surveyors Planners P.O. Box 100247, Fort Worth, Texas, 76185 (817) 423-0060 (817) 346-0520 Fax Texas Registered Engineering Firm F-7097 Texas Licensed Surveying Firm 100062-00			
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DRAWN BY: TB	REC. Chief Design Engineer	JOB NO.: 13-025	
CHECKED BY: WLB	REV. Engineer	SHEET NO.: 11 OF	



LEGEND	
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	PROPOSED REGULATORY STREET SIGN
	PROPOSED STREET NAME SIGNS

- NOTE:
- TRANSFORMER AND CONDUIT LOCATIONS NOT SHOWN. TO BE DETERMINED PRIOR TO FINAL DESIGN.
 - SERVICE WIRES SHALL BE UNDERGROUND.



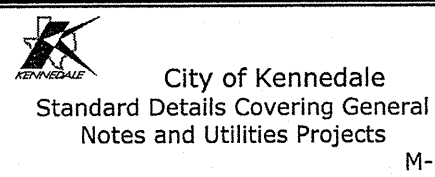
NO.	DESCRIPTION	DATE	CITY APRVL
STREET LIGHT AND SIGNAGE PLAN			
HILLTOP ADDITION			
CITY OF KENNEDALE TARRANT COUNTY, TEXAS			
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DRAWN BY: TB	REC. Chief Design Engineer	JOB NO.: 13-025	
CHECKED BY: WLB	REV. Engineer	SHEET NO.: 12 OF	

Kennedale Standard Notes
General Notes

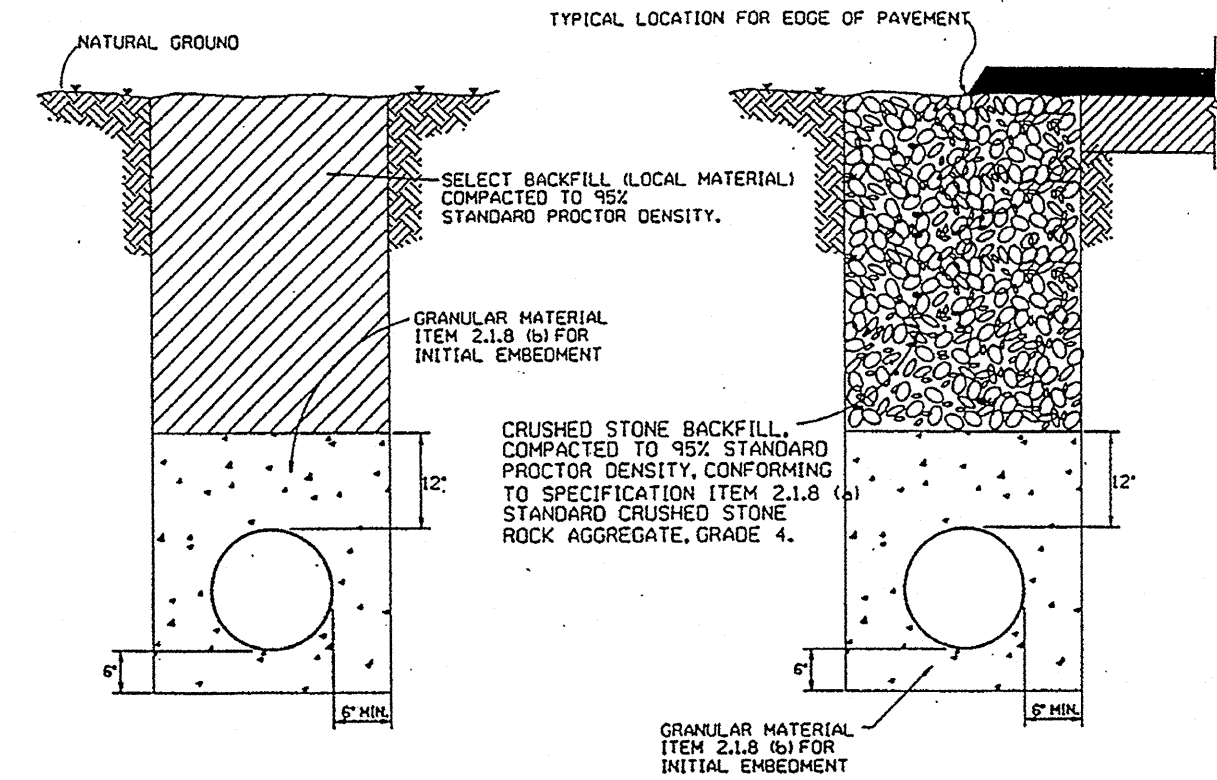
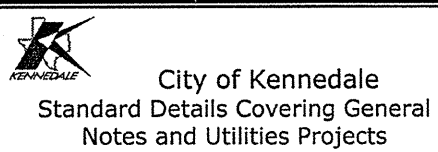
1. All materials and construction shall be in strict accordance with the standards of the City of Kennedale and governed by the North Central Texas Council of Government's Standard Specifications for Public Works Construction.
2. Texas Department of Highways and Public Transportation approval must be obtained prior to construction within State Highway right-of-way.
3. Street cut permit (issued by Public Works Department) is required before cutting any City street.
4. All water meters shall be sized and installed by City Personnel.
5. Fire Hydrants shall be located outside of sidewalk if walk intended.
6. The location of underground facilities indicated on the plans is taken from public records. It is the Contractor's responsibility to make arrangements with the owners of such underground facilities prior to working in the area to confirm their exact location and to determine whether any additional facilities other than those shown on the plans may be present. The Contractor shall preserve and protect all underground facilities.

Underground Facility Owner Telephone Number
City of Kennedale (817) 478-5418
Dig Toss (800) 344-8377
Atmos Gas (800) 460-3030
Oncor (888) 313-6862
SouthWestern Bell (817) 338-6206
Charter (817) 737-9357

7. Where existing utilities or service lines are cut, broken or damaged, the Contractor shall replace or repair the utilities or service lines with the same type of original material and construction, or better, unless otherwise shown or noted on the plans of his own cost and expense. The Contractor shall notify the Engineer at once of any conflicts in grades and alignment.
8. All excavations, trenching and shoring operations shall comply with the requirements of the US Department of Labor, OSHA, "Const. Safety and Health Regulations", Vol 29, Subpart P, pg 128-137; and any amendments thereto.
9. Adequate measures shall be taken to prevent erosion. In the event that significant erosion occurs as a result of construction, the Contractor shall restore the eroded area to original condition.
10. The Contractor shall restore all areas disturbed by construction to original condition or better. Restored areas include, but are not limited to trench backfill, side slopes, fences, culvert pipes, drainage ditches, driveways, private yards, and roadways. All areas disturbed by construction shall be hydro-mulched.
11. All water lines shall be PVC pipe conforming to AWWA standard C-900 or ductile iron pipe pressure class 150, latest revision of AWWA specification. All fittings shall be ductile iron and designed for 200 PSI pressure. Water mains to have a minimum of 42" cover to top of pipe, as measured from the top of the pipe to the existing ground, or the proposed finished grade, whichever is greater. All ductile iron pipe and fittings shall be installed with "Polywrap" for cathodic protection.
12. All water lines to be embedded in sand. Backfill shall be select material compacted to 95% standard proctor density.
13. Curb stops should be tested for leakage and full flow when system is pressure tested.



14. All water main clearance at sanitary sewer main crossings shall be a minimum separation of 2' vertical or 10' horizontal.
15. Contractor is advised that for all water service connections, including all new service, meter, and meter box. Water meter, in each case, shall be OWNER FURNISHED and contractor installed.
16. Service line pay items will include tapping of water main and necessary service line and fittings as per standard detail.
17. Fire hydrant assembly bid items will include the fire hydrant, the pipe extension from the tee and all necessary fittings excluding the 6" gate valve.
18. Any water valves located within pavement areas shall be adjusted to final grade by the paving contractor. The paving contractor shall construct a typical concrete block out per detail on sheet.
19. Any changes from approved construction plans shall be approved by the Water Utility Department and a change order must be obtained from the design engineer. Any deviations from the State regulations shall be approved by the Director of Public Works.
20. Water lines will be installed as shown on the plans. However, field adjustments approved by the inspector or engineer may be made to lessen damage to the road pavement or when other utility locations, trees, or structures warrant such an adjustment.
21. All sanitary gravity sewer line pipes shall be furnished and installed with PVC pipe specifications SDR-35 or SDR-26 depending on depth of cover.
22. Sewage force mains discharging from sewage lift stations shall be PVC pressure sewer pipe designed and manufactured to withstand the maximum anticipated lift station discharge pressures. Meter and meter box (where applicable) shall then be removed and delivered to the City's Water Department.
23. The contractor shall be responsible for all disinfection, chlorination and flushing requirements of the City of Kennedale. This shall include providing temporary isolation valves, plugs, injection ports, flushing valves, tools and for storage equipment necessary to complete this task.
24. In the event that existing utilities such as water, gas, telephone, electric, etc. must be taken out of service to facilitate construction, the contractor shall provide temporary utilities to the satisfaction of the engineer.
25. One lane of traffic shall be maintained at all times. All traffic control signs, barricades, and flagging shall be in accordance with the 1980 Texas Manual of Uniform Control Devices. Contractors shall be responsible for traffic control. Contractor shall maintain access to all adjacent properties at all times.
26. Notwithstanding references to the contrary elsewhere in the plans, all trench backfill performed within existing roadway pavements shall be accomplished from top of granular embedment to top of trench utilizing compacted (95% Standard Proctor density) crushed stone. The stone to be furnished shall conform to the prescribed gradation requirements specified in Standard Specification Item 2.1.8 and classified "Standard Crushed Rock Aggregate Grade 4."
27. When the proposed utilities conflict with an existing structure (culvert, mailbox, etc.) the contractor may bore across the areas in conflict, but the City shall determine the required bore length in each case.
28. The contractor shall field verify the depth and location of all existing utilities before beginning construction and location of all sprinkler system lines shall be located before digging. Any damage to system shall be repaired at contractor's expense.



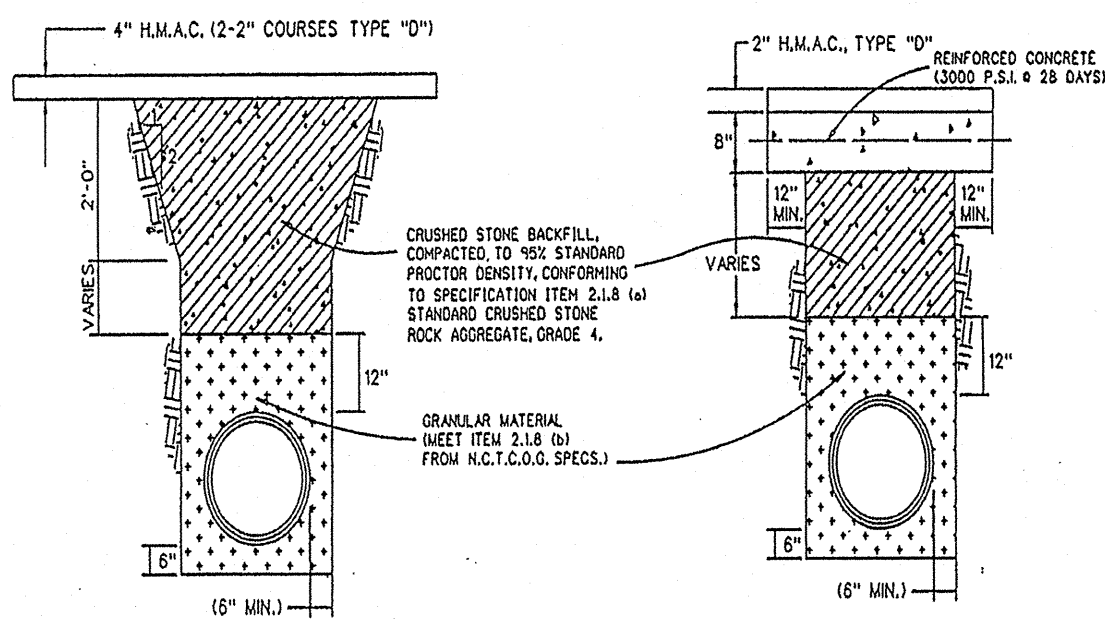
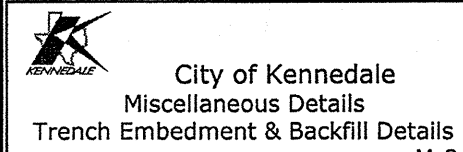
"S"
Standard Embedment / Backfill

The standard embedment detail relates to installations out from under pavement or roadway base such as cross-country easements and parkways or at locations not subject to proposed street pavement.

"P-S"
Standard Embedment / Backfill
For Edge of Pavement & Shoulder

Notes:

1. Pipe may not be filled above spring line until lower portion is compacted to 95% standard proctor density. Embedment below pipe shall be compacted before pipe is laid. Bell shall be dug out.
2. Trenches shall be tested at the rate of one test per 300 linear feet per 12 inch lift (loose). Tests shall be staggered so that tests of adjacent lifts are not directly over that of the previous lift. If the distance between manholes exceeds 300 ft., a minimum of two tests shall be required.
3. Embedment within right-of-way will be used when installing utility lines within street right-of-ways, and under pavement, all other installation locations, such as in easements or cross country locations will comply with standard embedment details.

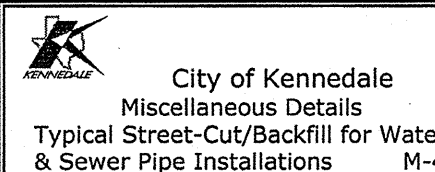


Note: Prior to excavation within pavement the contractor will saw cut an even line to insure a uniform and even match for pavement repairs.

RESIDENTIAL STREET

Note: Prior to excavation within pavement the contractor will saw cut an even line to insure a uniform and even match for pavement repairs.

COLLECTOR STREET



NO.	DESCRIPTION	DATE	CITY APPROV.

GENERAL NOTES AND MISCELLANEOUS DETAILS

HILLTOP
ADDITION

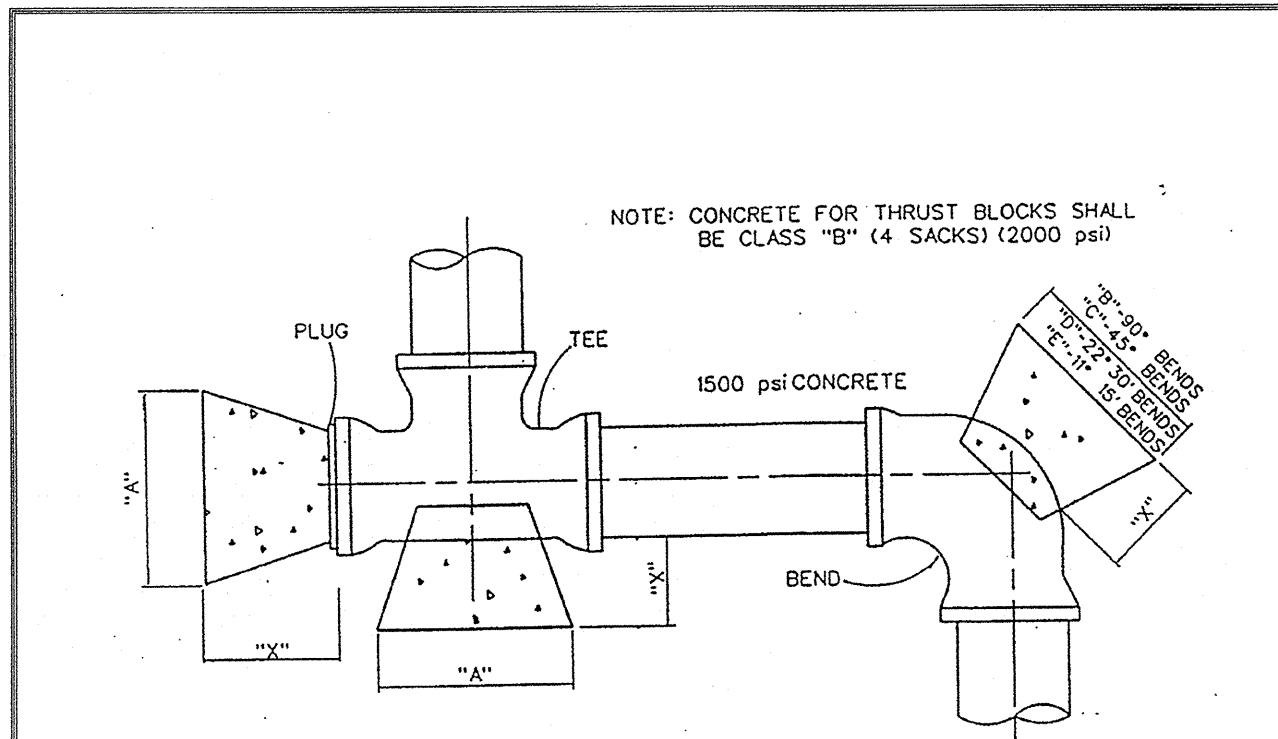
CITY OF KENNEDALE
TARRANT COUNTY, TEXAS

CivilSolutions Inc
Engineers Surveyors Planners

P.O. Box 100247, Fort Worth, Texas, 76185
(817) 423-0060 (817) 346-0520 Fax
Texas Registered Engineering Firm E-7267
Texas Licensed Surveying Firm 10062-00

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DRAWN BY: TB	REC. Chief Design Engineer	JOB NO.: 13-025
CHECKED BY: WLB	REV. Engineer	SHEET NO.: 15 OF



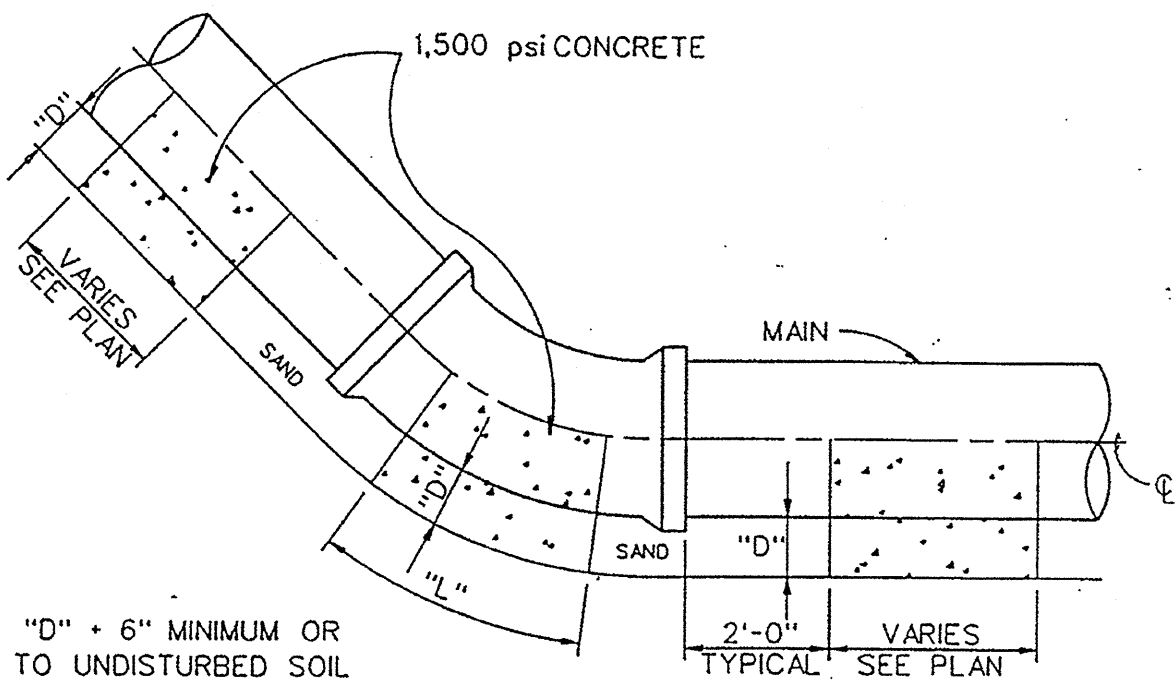
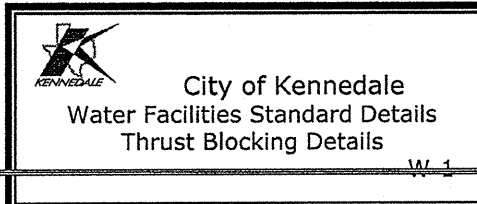
BLOCKING TABLE

Dimension "A" to be a minimum of 1", but is to be increased where necessary to provide bearing against undisturbed trench wall.

PIPE SIZE	"A" DIM.	PLUGS AND TEES		90° BENDS		45° BENDS		22° 30' BENDS		11° 15' BENDS	
		MIN. AREA	MAX. VOL.	MIN. AREA	MAX. VOL.	MIN. AREA	MAX. VOL.	MIN. AREA	MAX. VOL.	MIN. AREA	MAX. VOL.
4"	1'-0"	0.83	0.05	1'-0"	0.83	0.05	1'-0"	0.83	0.05	1'-0"	0.83
6"	1'-6"	1.06	0.09	1'-2"	1.50	0.09	1'-0"	0.83	0.05	1'-0"	0.83
8"	1'-6"	1.89	0.11	1'-6"	2.66	0.16	1'-3"	1.44	0.08	1'-0"	0.83
10"	1'-6"	2.55	0.17	2'-0"	4.17	0.24	1'-6"	2.26	0.13	1'-3"	1.15
12"	1'-6"	4.25	0.24	2'-3"	6.00	0.34	1'-9"	3.25	0.18	1'-3"	1.65
16"	2'-0"	7.34	0.56	3'-0"	10.65	0.79	2'-3"	5.76	0.43	1'-8"	2.94
18"	2'-0"	7.70	0.57	3'-6"	10.89	0.82	2'-6"	5.89	0.44	1'-10"	3.01
20"	2'-0"	3.70	0.59	3'-9"	11.12	0.59	2'-9"	6.01	0.45	2'-0"	3.07
24"	2'-0"	11.33	0.84	4'-3"	16.00	1.20	3'-2"	8.65	0.65	2'-8"	4.42

Note: Calculations in minimum area column are in square feet. Calculations in maximum volume column are in cubic yards.

CONCRETE THRUST BLOCKING



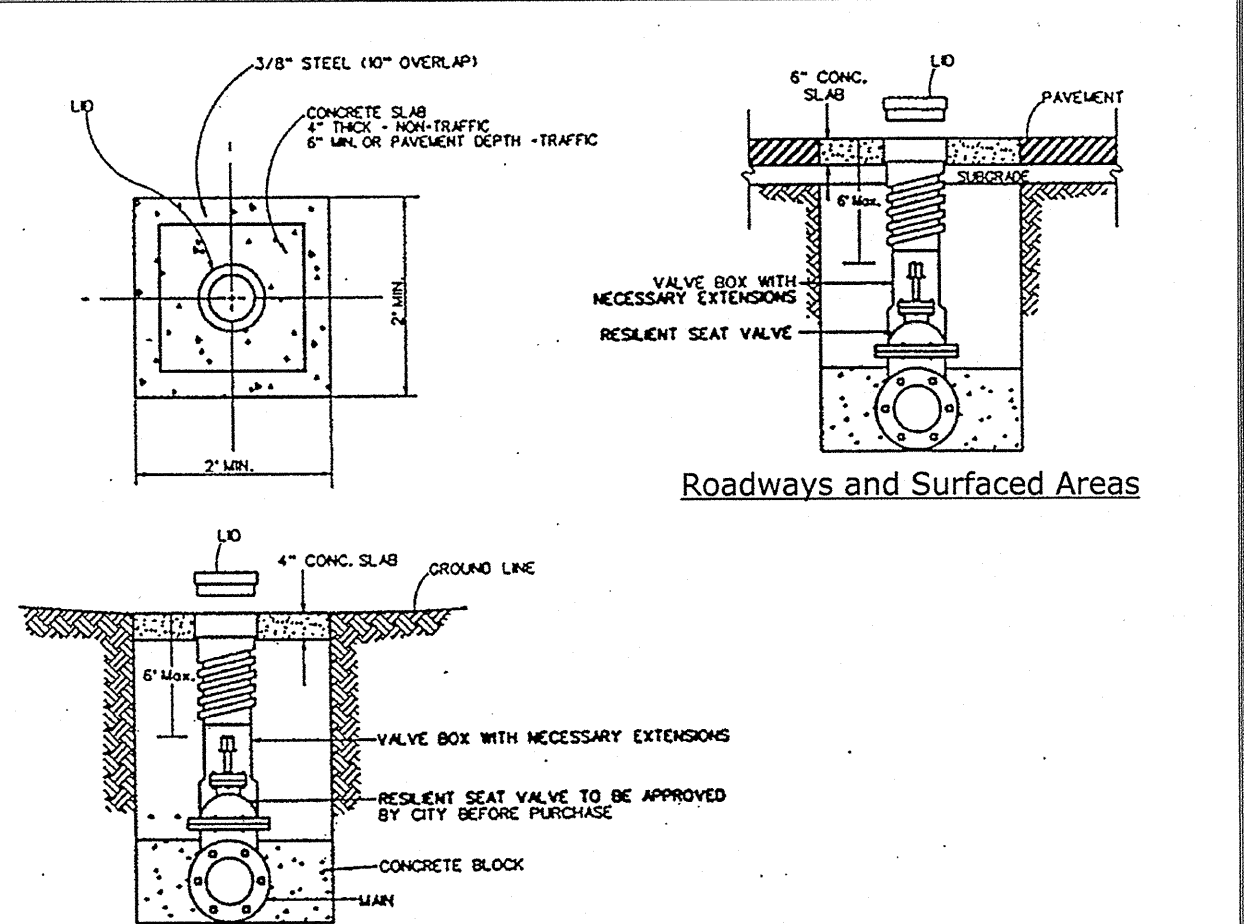
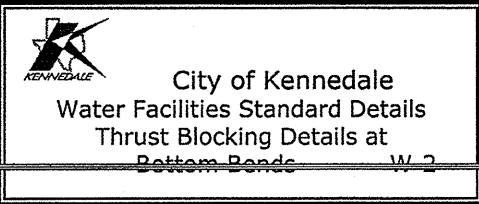
"D" = 6" MINIMUM OR TO UNDISTURBED SOIL

PIPE SIZE	11°-15°		22°-30°		45°		90°	
	L	MAX. VOL.	L	MAX. VOL.	L	MAX. VOL.	L	MAX. VOL.
6"	0.42	0.02	0.45	0.02	0.50	0.02	1.00	0.04
8"	0.42	0.02	0.45	0.02	0.80	0.04	1.40	0.06
10"	0.42	0.03	0.58	0.03	1.15	0.06	2.03	0.11
12"	0.42	0.04	0.73	0.05	1.43	0.09	2.53	0.17
16"	0.42	0.08	0.74	0.14	1.48	0.27	2.61	0.48
18"	0.66	0.14	1.30	0.28				
20"	0.77	0.18	1.53	0.36				
18"	0.88	0.18	1.74	0.37				
20"	1.03	0.24	2.04	0.38				
18"	1.05	0.22	2.03	0.43				
20"	1.20	0.28	2.38	0.56				

Note: Calculations in maximum volume column are in cubic yards.

CONCRETE CRADLE AT VERTICAL BENDS

NOTE: Retainer glands shall be used on fittings 45° or greater.

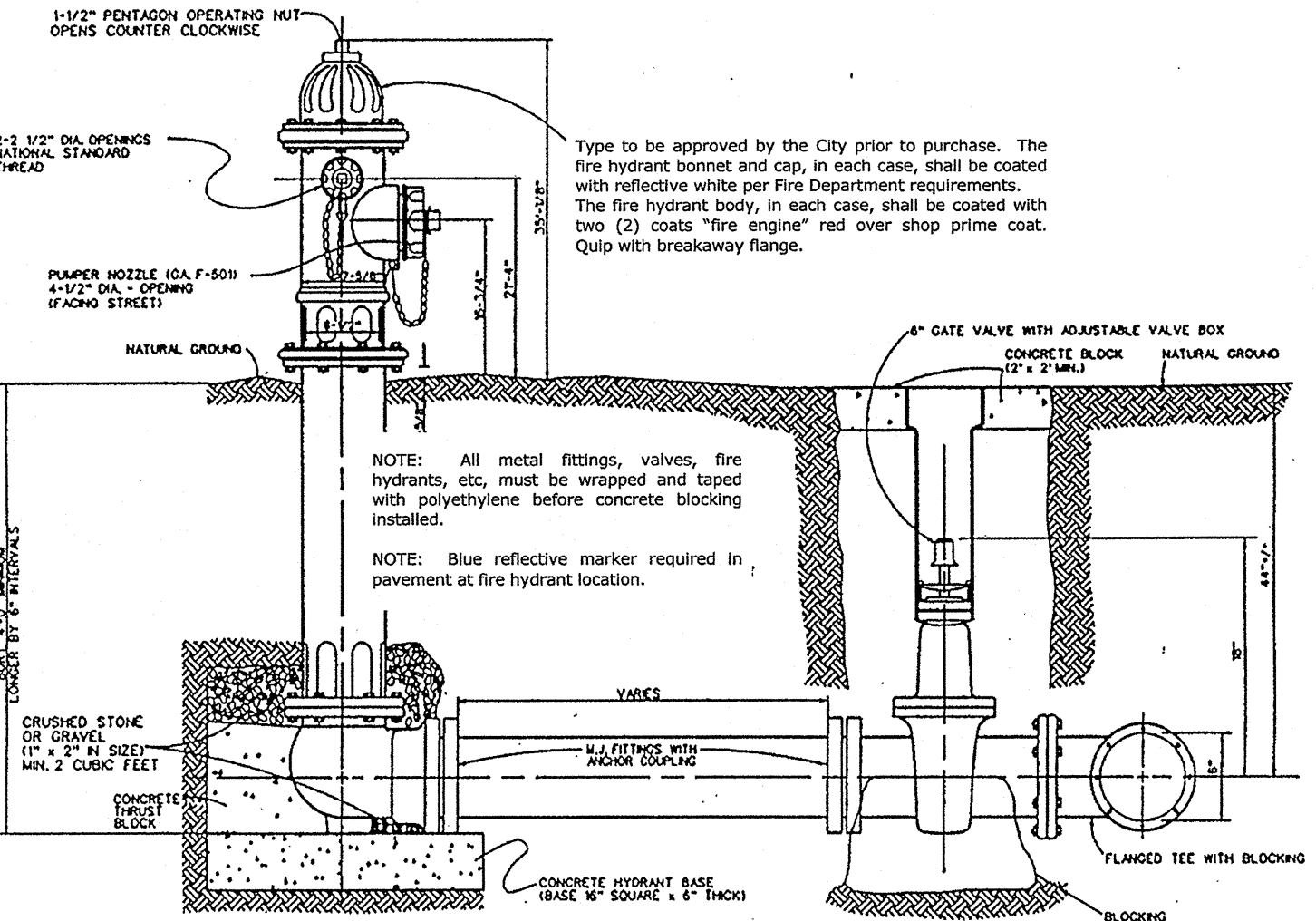


Roadways and Surfaced Areas

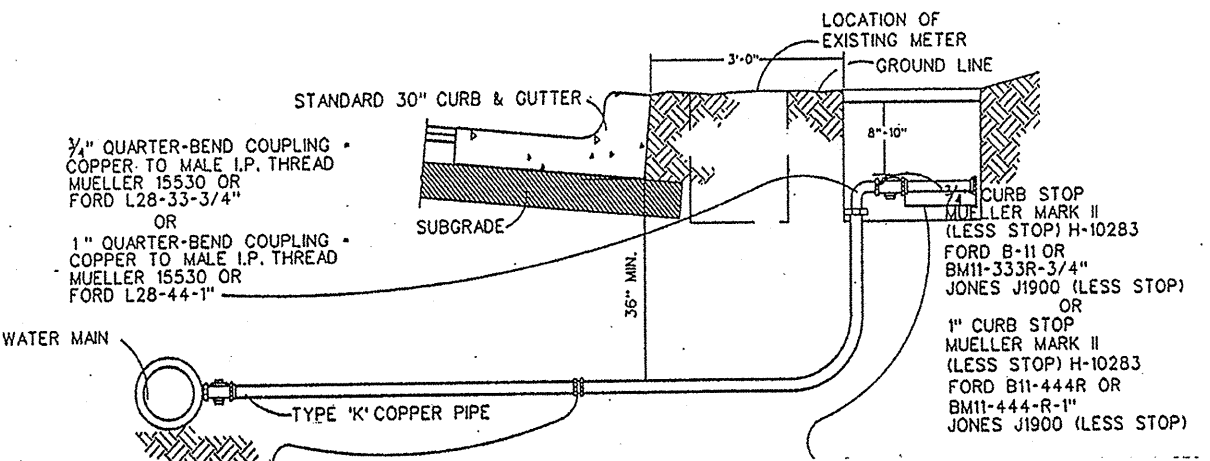
Yards and Non-traffic Areas

TYPICAL VALVE SETTING AND VALVE BOX

Note: In the event the top of the operating nut is more than three feet (3') deep from the existing ground elevation, valve system, and valve box extensions shall be furnished by the contractor to bring the operating nut to within three feet (3') of the existing ground level. Ductile iron pipe may be used for valves deeper than six feet (6'). However, in all cases the top six feet shall be an adjustable valve box.



STANDARD FIRE HYDRANT ASSEMBLY DETAIL



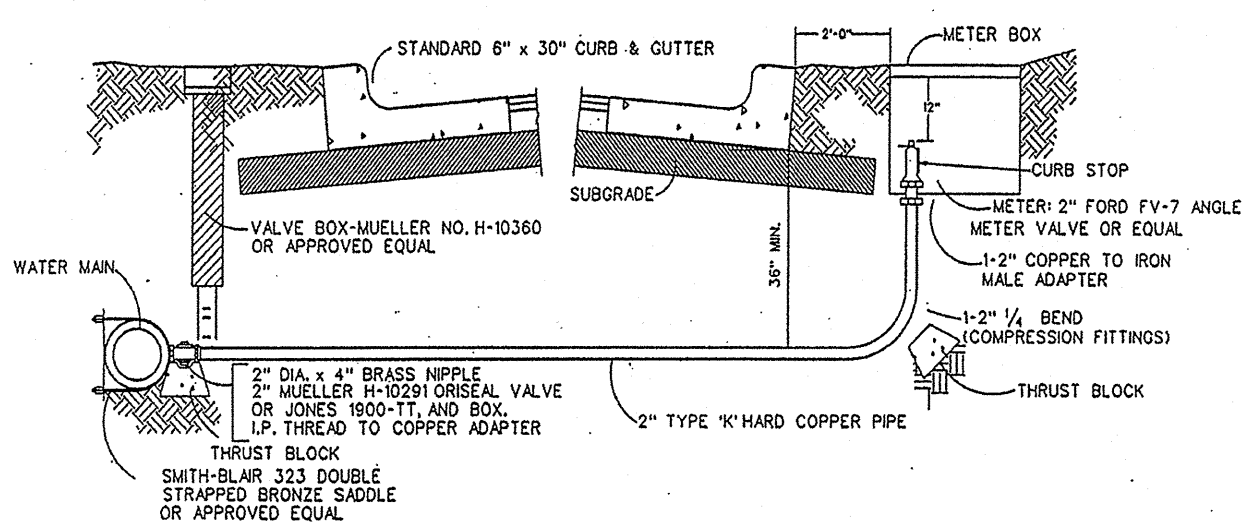
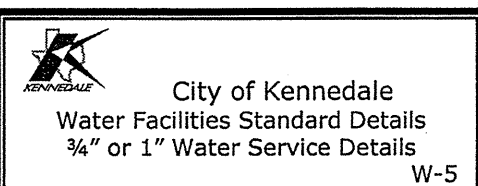
Details for services on opposite side of street are similar except new copper shall tie into old copper with flared-end fittings. The contractor shall renew the service line from the main to the meter if the existing service line is steel pipe or the existing copper service is less than three feet (3') below the proposed top of pavement. No more than one (1) coupling shall be used under pavement area.

3/4" Meter couplings w/ 1/8" gaskets Mueller H-10891 or H-10890 Jones J-134 Ford C-38-23-2.5 1 - 7 1/2" Lg. X 1" O.D. Galv. Pipe Threaded at both ends 1 - Galv. Or Plastic Thread Protector Cap Or 1" Meter couplings w/ 1/8" gaskets Mueller H-10891 or H-10890 (Less Stop) H-10283 Jones J-134 Ford C-38-44-2.625 1 - 10 3/4" Lg. X 1 1/4" O.D. Galv. Pipe Threaded at both ends 1 - Galv. Or Plastic Thread Protector Cap

3/4" or 1" WATER SERVICE

NOTES:

- Details depict water meter and box relocation details where water meter and water main are on the same side of the street.
- (Locations where water lines are being renewed and/or streets are being rebuilt.) Existing quarter-bend couplings and curb stops that are not defective may be salvaged and reused.
- The contractor shall remove and deliver all unused couplings and curb stops will be furnished by the contractor where old ones cannot be reused.

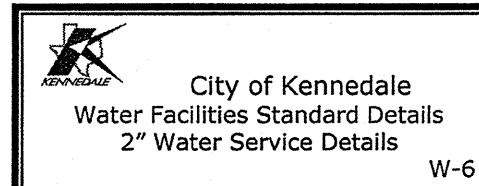


2" WATER SERVICE

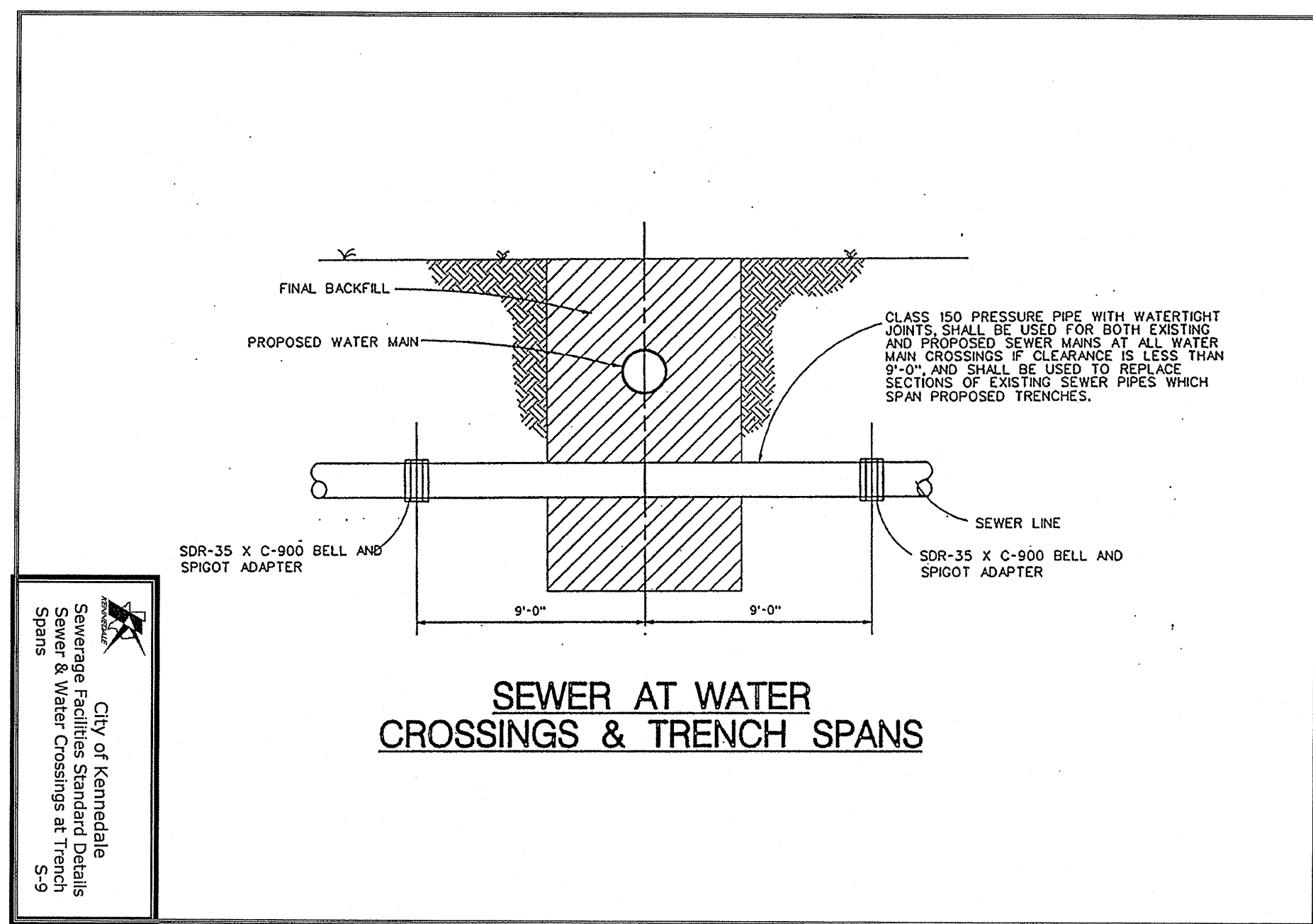
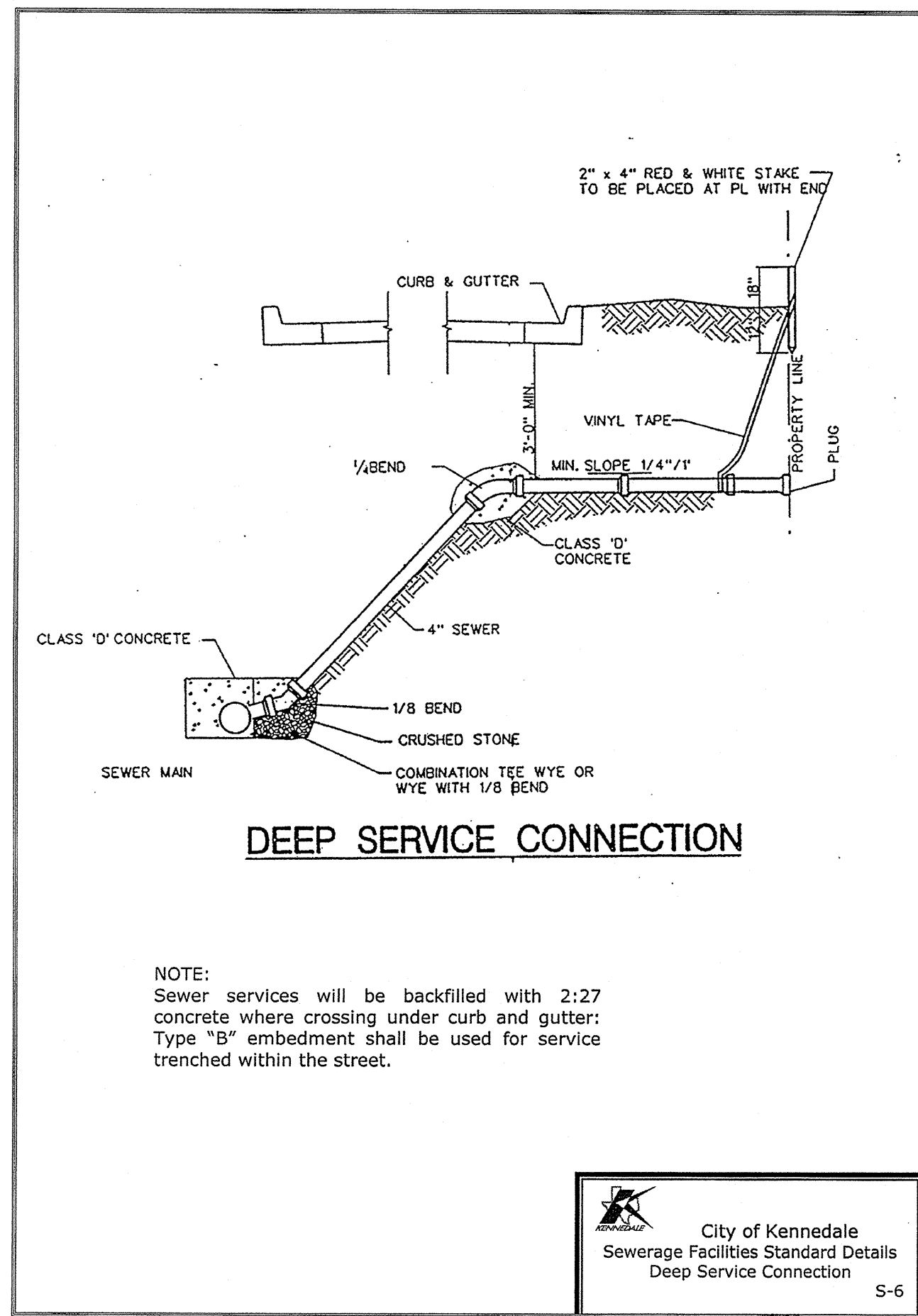
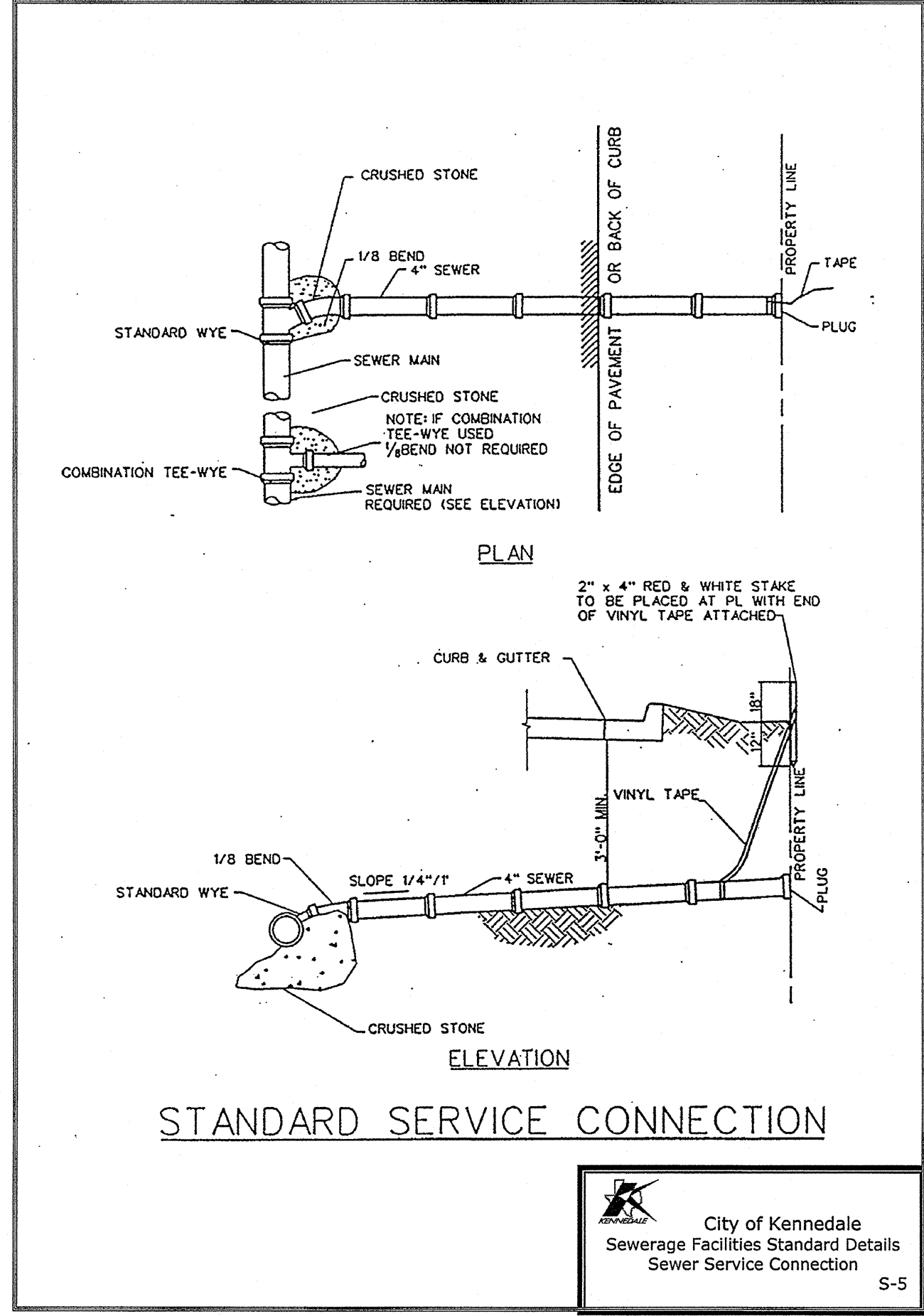
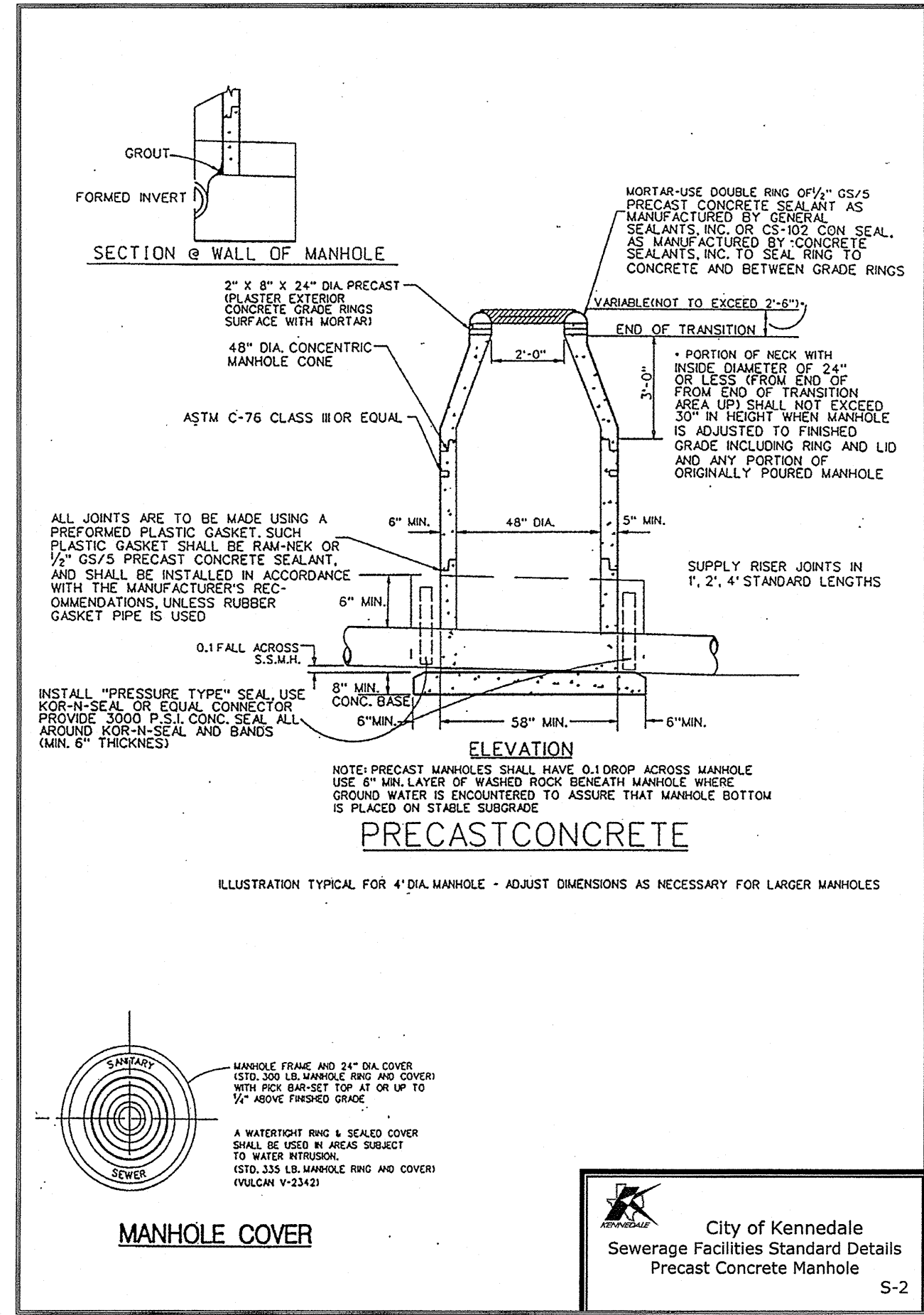
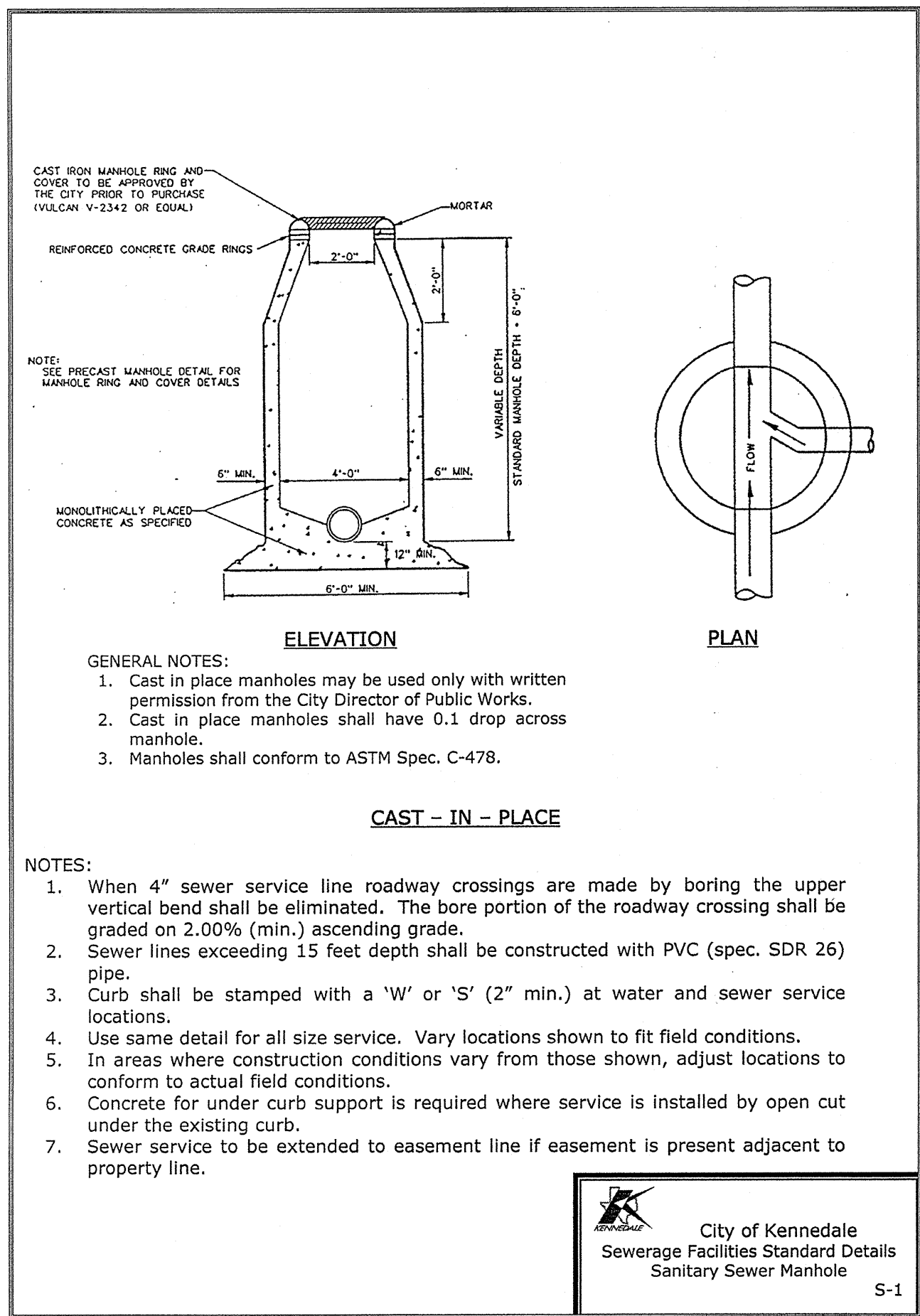
NOTE: Curb shall be stamped with a "W" or "S" (2" min.) at water and sewer service locations.

All polyethylene compression style connectors shall use stainless steel tubing liners or stiffener.

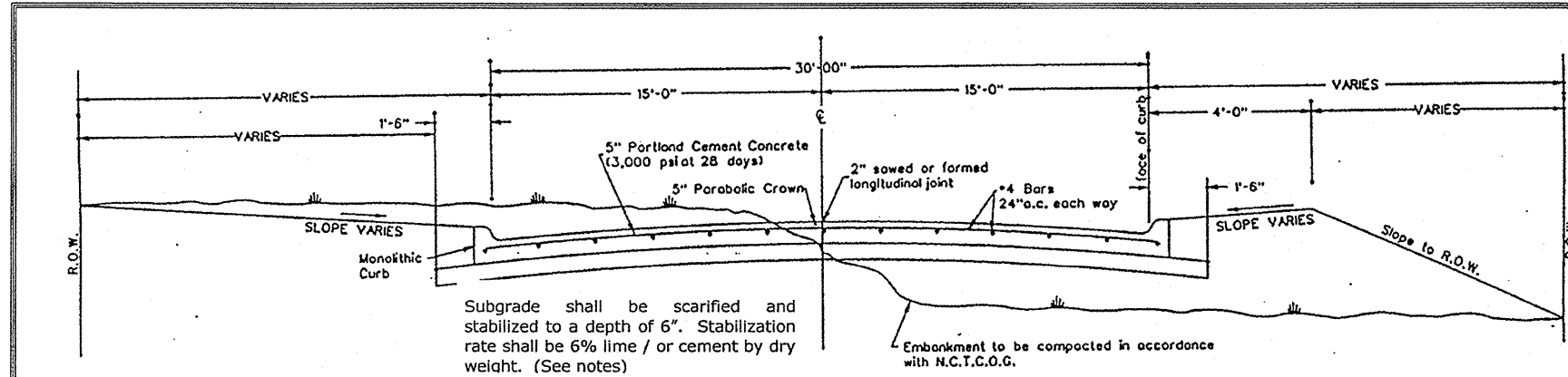
Same detail applies to 1 1/2" water service lines with 1 1/2" pipe and fittings being used instead of 2" as seen above.



NO.	DESCRIPTION	DATE	CITY APRV
WATER DETAILS			
HILLTOP ADDITION			
CITY OF KENNEDALE TARRANT COUNTY, TEXAS			
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NO.	DESCRIPTION	DATE	CITY APRV
SEWER DETAILS			
HILLTOP ADDITION			
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The type and amount of lime/cement shall be determined by an independent soil testing lab employed by the owner. Tests will be performed on the completed subgrade following trench backfill.

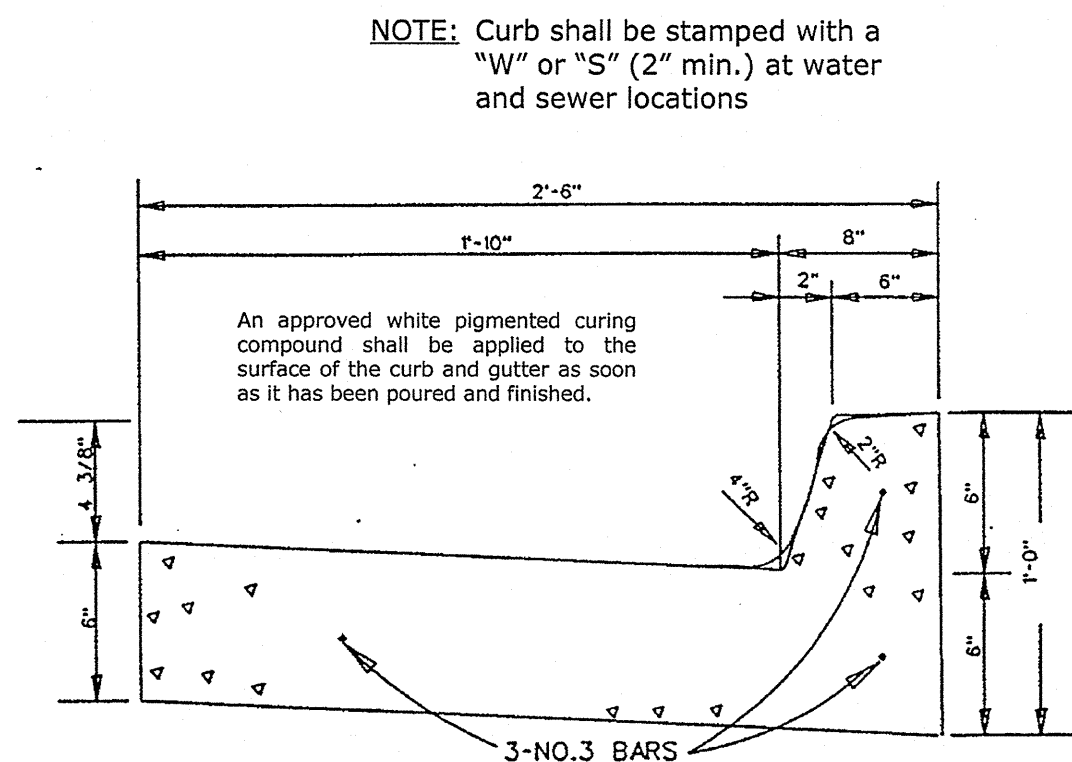
Subgrade shall be scarified to a minimum depth of 6" and recompacted to 95% of standard proctor maximum dry density (ASTM D698) and within the range of 1% below to 3 percentage points above the materials optimum moisture content.

NOTE:
Contractor to grade and shape all adjacent lot frontages for positive drainage into road.

**TYPICAL PAVEMENT SECTION
5" PORTLAND CEMENT CONCRETE
TYPICAL RESIDENTIAL SECTION**
N.T.S.

- GENERAL NOTES:
- On concrete streets all inlets shall be separated from the pavement and curb by boxing out around inlet as shown. Expansion joint material shall extend completely through curb and slab. Manhole castings within the pavement limits shall be boxed in like manner except when telescoping-type castings and fiberglass-type are used. When a joint falls within 5' of or on contacts inlets, manholes or other structures, shorten one or more panels either side of opening to permit joint to fall on round structures and at or between corners of rectangular structures.
 - All reinforcing steel shall be deformed bars, reinforcing steel shall be placed with the center of the outside layer of bars 2" from the surface of the concrete.
 - Where reinforcing bars are spliced, a 30 diameter lap shall be used.
 - Type C transverse contraction joints shall be on 15' centers.
 - All concrete shall be 3000 psi compressive strength at 28 days.
 - An approved white pigmented curing compound shall be applied to the surface of the concrete as soon as it has been poured and finished.
 - Dowels to be 12" O.C. when poured on half street.
 - Subgrade stabilization will depend on soil report submitted to owner.
 - Seal all voids and honeycombs at all curbs before placing backfill.

City of Kennedale
Paving & Related Improvement Details
Residential Streets Reinforced
Concrete Pavement
P-2

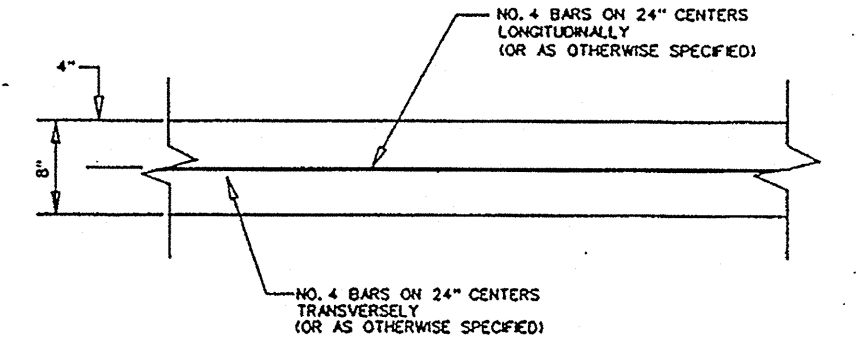


**TYPICAL SECTION STANDARD 30"
CONCRETE CURB & GUTTER**
Expansion joint (preformed asphalt board) on 40' centers maximum

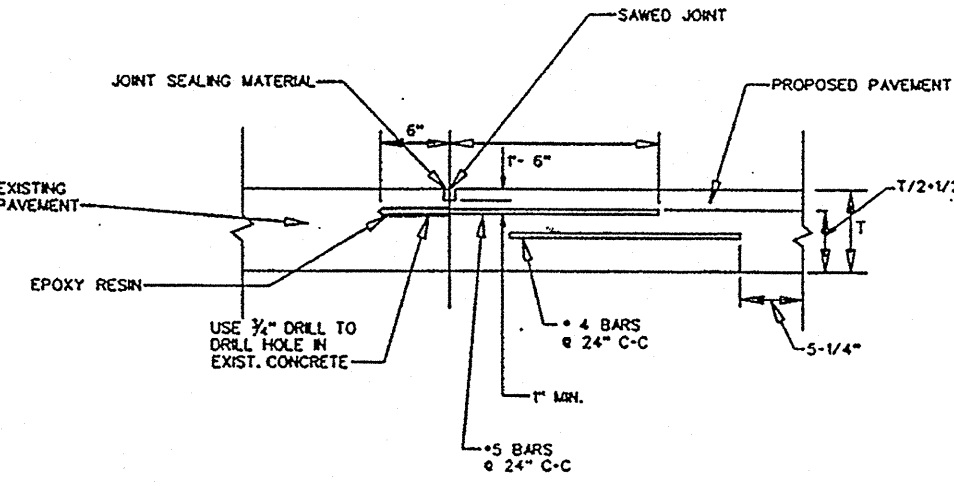
City of Kennedale
Paving & Related Improvement Details
Concrete Curb and Gutter
P-5



MONOLITHIC CONCRETE CURB & GUTTER
N.T.S.



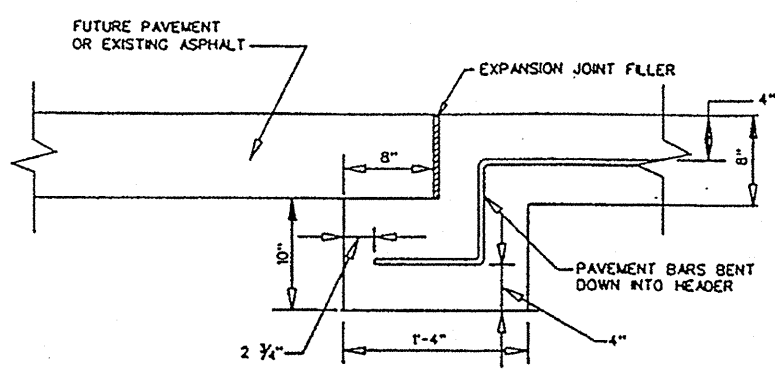
PAVEMENT REINFORCING
N.T.S.



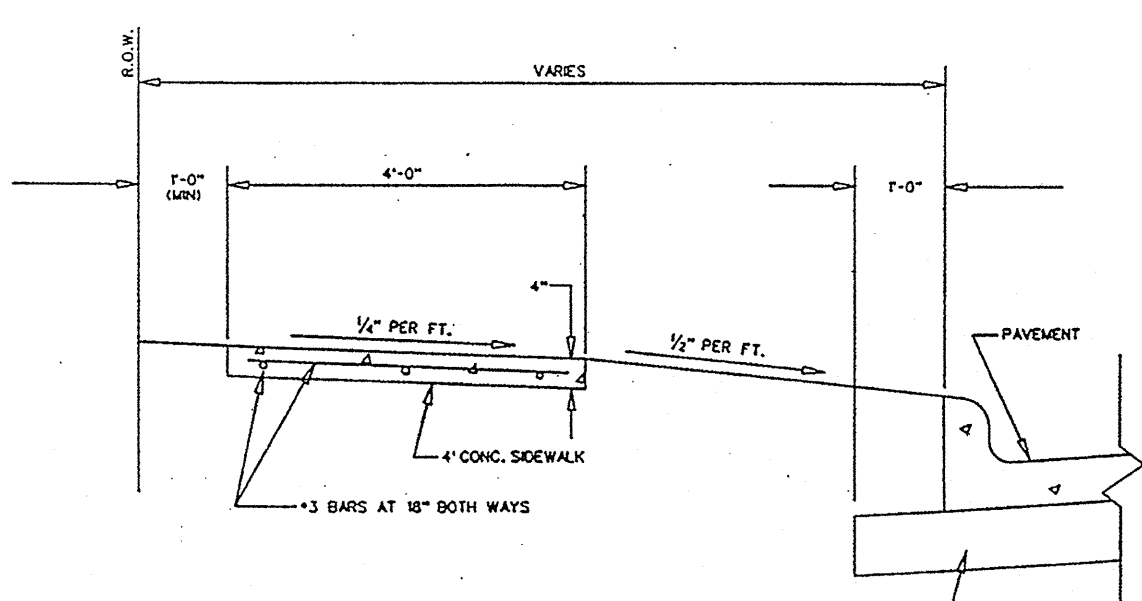
EPOXY TIE BAR
N.T.S.

GENERAL NOTES:
All reinforcing steel shall be new billet steel conforming to ASTM A-615.
All concrete shall be class "A" (5 bags of cement per C.Y. & a minimum compressive strength at 28 days of 3000 psi.) All corners shall be chamfered 3/4".

City of Kennedale
Paving & Related Improvement Details
Miscellaneous Pavement Details
P-7



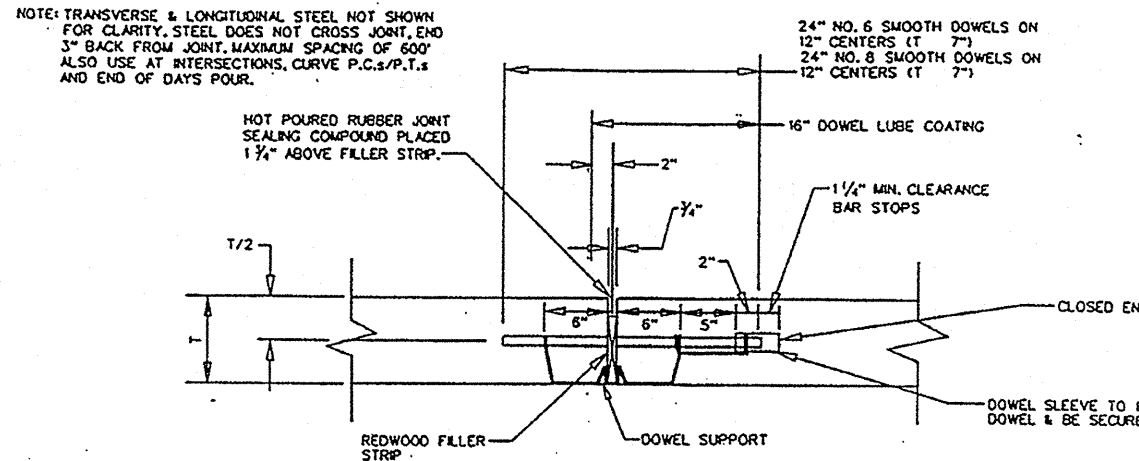
PAVEMENT HEADER
N.T.S.



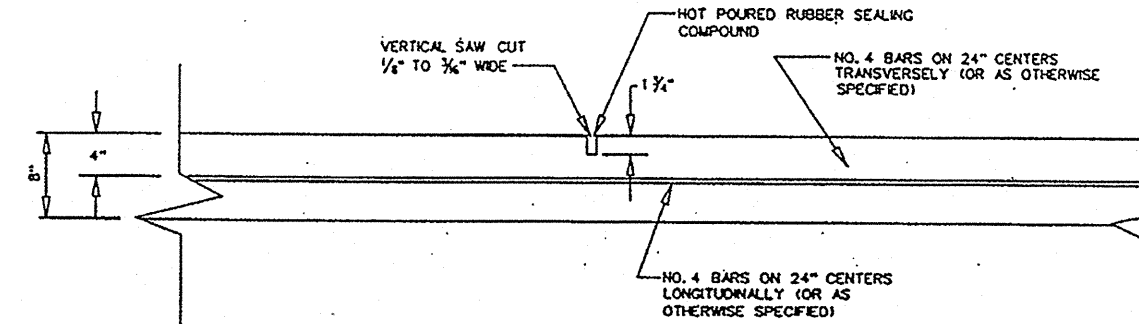
TYP. 4 FT. SIDEWALK LAYOUT
N.T.S.

GENERAL NOTES:
All reinforcing steel shall be new billet steel conforming to ASTM A-615.
All concrete shall be class "A" (5 bags of cement per C.Y. & a minimum compressive strength at 28 days of 3000 psi.) All corners shall be chamfered 3/4".

City of Kennedale
Paving & Related Improvement Details
Miscellaneous Pavement Details
P-8



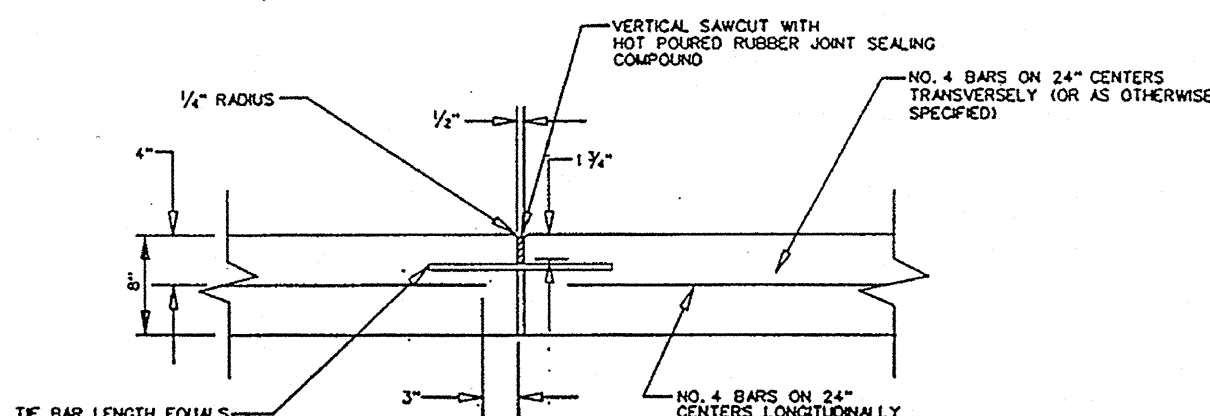
TRANSVERSE EXPANSION JOINT
N.T.S.



**SAWED LONGITUDINAL AND TRANSVERSE
CONTRACTION JOINT AT QUARTER POINTS
FOR LONGITUDINAL POINTS AND AT 15'
FOR TRANSVERSE JOINTS**
N.T.S.

GENERAL NOTES:
All reinforcing steel shall be new billet steel conforming to ASTM A-615.
All concrete shall be class "A" (5 bags of cement per C.Y. & a minimum compressive strength at 28 days of 3000 psi.) All corners shall be chamfered 3/4".

City of Kennedale
Paving & Related Improvement Details
Miscellaneous Pavement Details
P-9

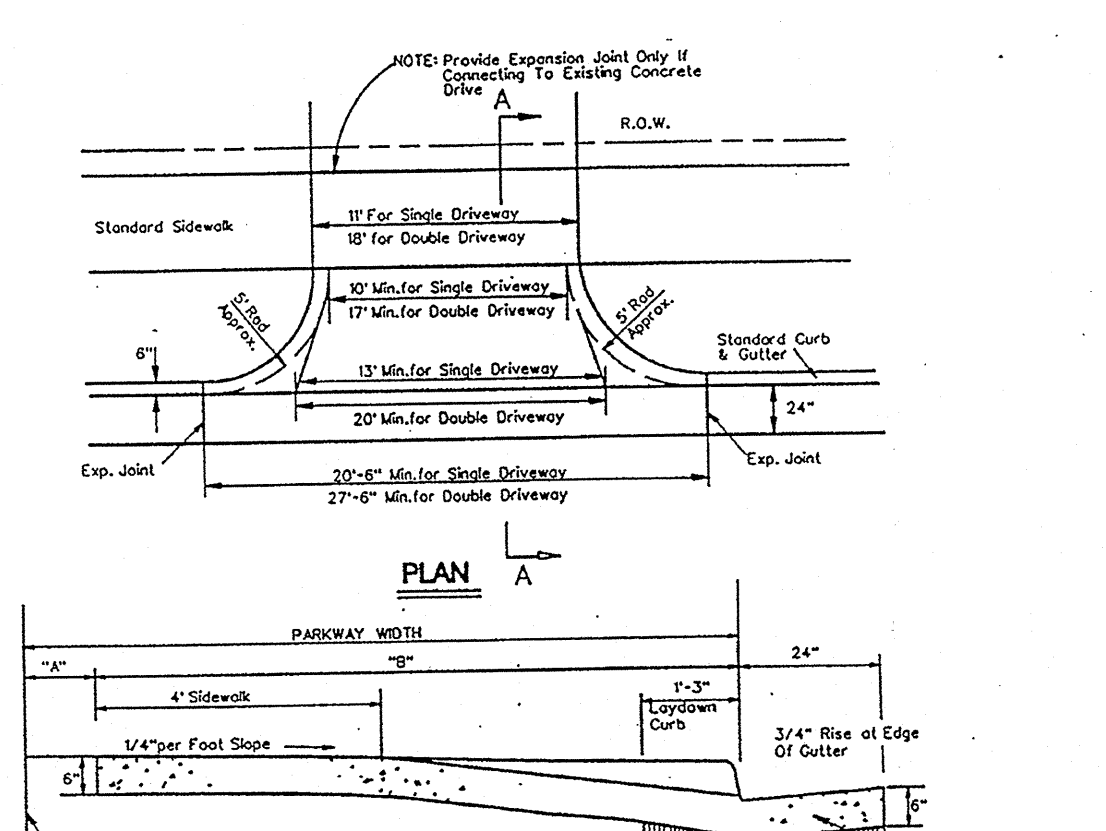


**LONGITUDINAL
CONSTRUCTION JOINT**
(4" TIE BARS @ 18" OR 15" TIE BARS @ 24")
N.T.S.

GENERAL NOTES:
All reinforcing steel shall be new billet steel conforming to ASTM A-615.
All concrete shall be class "A" (5 bags of cement per C.Y. & a minimum compressive strength at 28 days of 3000 psi.) All corners shall be chamfered 3/4".

City of Kennedale
Paving & Related Improvement Details
Miscellaneous Pavement Details
P-10

NO.	DESCRIPTION	DATE	CITY APRVL
PAVING AND DRAINAGE DETAILS SHEET ONE			
HILLTOP ADDITION			
CITY OF KENNEDALE TARRANT COUNTY, TEXAS			
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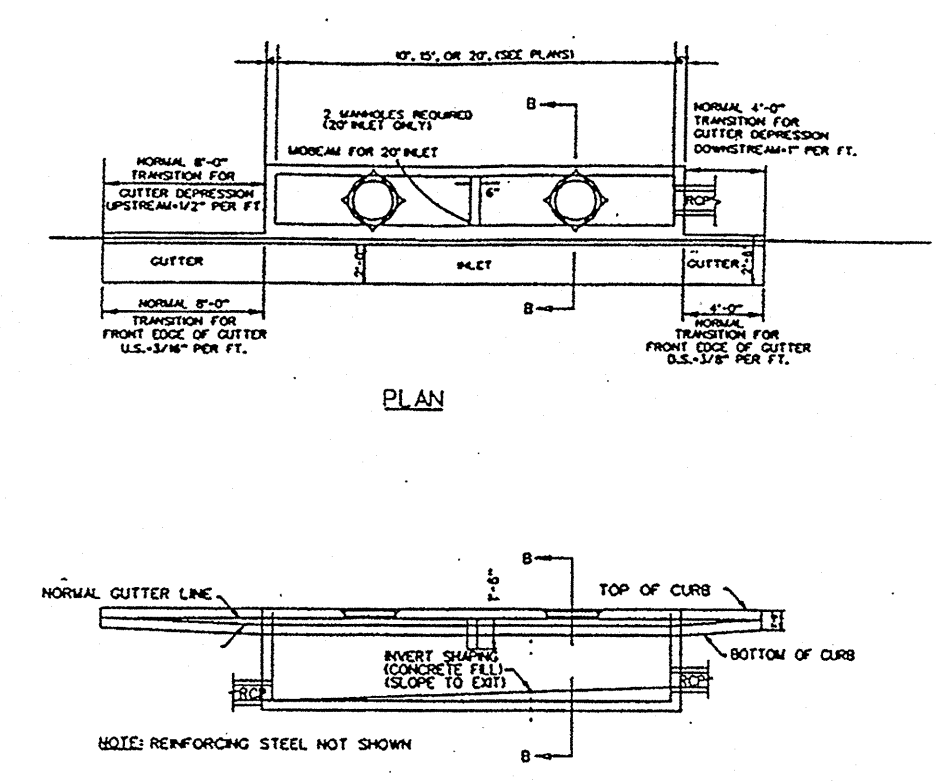
SECTION A-A
LAYDOWN CURB & DRIVEWAY

Sidewalk sections thru driveway to be poured same thickness as driveway approach and pad for as driveway approach.

All sidewalks shall be 4" in thickness and shall be reinforced with 8 x 8 no. 10 gage wire mesh or equivalent.

All driveways shall be reinforced with no. 3 with 18" o.c.

City of Kennedale
Paving & Related Improvement Details
Laydown Curb and Driveway
P-11



SECTION B-B
STANDARD CURB INLET DETAIL
N.T.S.

City of Kennedale
Drainage Facilities Standard Details
Standard Curb Inlet Details
D-1

NO.	DESCRIPTION	DATE	CITY APRVL
PAVING AND DRAINAGE DETAILS SHEET TWO			
HILLTOP ADDITION			
CITY OF KENNEDALE TARRANT COUNTY, TEXAS			
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Section 1-06 Street Lighting

- A. Installation – Street lights in all subdivisions shall be installed on approved metal poles.
1. Poles must be approved by a public electric utility holding a City franchise and the City Engineer.
 2. Poles shall be contracted and paid for by the Developer during the construction phase of a subdivision and before building permits are issued.
 3. Poles not purchased through a public electric utility company holding a City franchise, shall be certified by an engineer as meeting the specifications as required by a public electric utility company holding a City franchise.
- B. Location – The location of street lights shall be as follows:
1. At all intersections.
 2. Where a new street intersects an existing street.
 3. Street lights shall be located adjacent to fire hydrants whenever possible.
 4. Where a block is six hundred (600') feet or longer, a street light shall be installed every six hundred (600') feet or mid-block, whichever is the shortest distance.
 5. If more than one mid-block light is required, they shall be installed to create an equal balance of light throughout the entire length of block.
 6. If a cul-de-sac block is four hundred (400') feet or longer, a street light shall be installed in the end of the cul-de-sac.
 7. Intersection street lights shall be 200 watts, high pressure sodium. Internal block street lights shall be 100 watts, high pressure sodium.
 8. Street lights shall be installed at any other location as may be directed by the City's Director of Development and Enforcement for the welfare and safety of the community.

Page 6-1

Section 1-08 Earthwork

This section shall apply to all subdivisions which are proposed for development; are existing and require additional grading; or are single lot subdivisions (platted or unplatted) which are proposing excavation or fill.

- A. Definitions
1. Conceptual Grading Plan – A topographical map of the subdivision with sufficient perimeter area to provide a clear definition of the initial elevations, watercourses, ground configuration, and drainage patterns. In addition, the plan shall include proposed flow arrows, cross-sections and spot elevations sufficient to control the magnitude of excavation and fill. The plan must be sealed and signed by a Registered Professional Engineer licensed by the State of Texas.
 2. Excavation – The removal of turf, soil, rock, or weeds such that the surface is six inches (6") lower than the initial elevation.
 3. Fill – The deposition of rock, concrete, soil, or sod such that the cumulative thickness of all materials is equivalent to six inches (6") or greater.
 4. Final Grading Plan – The final grading plan shall include a topographical map of the subdivision with sufficient perimeter area to provide a clear definition of the initial elevations, watercourses, and drainage patterns. In addition, the plan shall include one foot (1') contours, spot elevations, and flow arrows. The plan must be in sufficient detail and scale to determine limits and depths of excavation or fill. The plan must be signed and sealed by a Registered Professional Engineer licensed by the State of Texas.
 5. Grading – The movement of dirt, top soil, grass, native material, brush, trees, landscaping, or other forms of surface material which will result in a long term difference of six inches (6") or greater from the initial elevation.
 6. Initial Elevation – Shall be understood as the mean sea level elevation as it existed prior to modification.
 7. Multi-Lot Subdivision – A division of any tract of land into two or more parcels.
- B. Unplatted Multi-Lot Subdivision – When a multi-lot subdivision has been proposed for platting, but has not yet been approved by the City Council, the following provisions shall govern the excavation and fill process.
1. A conceptual grading plan shall be submitted to the City Engineer. The plan will be reviewed for consistency with City ordinances and policies. If the concept is approved, a 30-day permit will be issued to allow grading to begin.

Page 8-1

2. The process must be inspected by a City representative and all fill shall be tested for proper compaction. All tests costs are the responsibility of the developer.
 3. Areas which fail the compaction tests shall be excavated, the material replaced (or new material imported, depending on moisture content) re-compacted and retested.
 4. Areas which have been filled without adequate compaction tests or without inspection by a City representative shall be considered as areas which have failed the compaction tests.
- C. Platted Multi-Lot Subdivision – When a multi-lot subdivision has been platted in accordance with the existing Subdivision Ordinance and the plat has been filed with the County, the following provisions shall apply.
1. A final grading plan shall be submitted to the City Engineer. The plan will be reviewed for consistency with City ordinances and policies. If the plan is approved by the City Engineer, the applicant will be allowed to begin the excavation and fill process.
 2. The process must be inspected by a City representative and all fill shall be tested for acceptable compaction.
 3. Areas which fail the compaction tests shall be excavated, the material replaced (or new material imported, depending on moisture content) re-compacted and retested.
 4. Areas which have been filled without adequate compaction tests or without inspection by a City representative shall be considered as areas which have failed the compaction tests.
 5. Areas of multi-lot subdivision which are not graded at the same time as the rest of the subdivision will be required to comply with the provisions of a single-lot subdivision.
- D. Single-Lot Subdivision – All single lot subdivisions shall be required to obtain a Grading Excavation Permit as required by the current City Building Code. Note that a single-lot subdivision shall be considered multi-lot if the subject parcel and any adjacent parcels are owned by the same individual or entity.
- E. Testing – All compaction shall be tested by an approved soil testing laboratory.
1. The testing facility must maintain a current permit with the Development and Enforcement Department. The City Engineer may disallow any and all firms which cannot or refuse to meet the minimum criteria established in the application forms.

Page 8-2

2. All fill must be compacted to 95% Standard Proctor Dry Density.
3. Samples shall be taken for compaction density at the rate of one (1) per lift per 500 cubic yards of fill, or; one (1) per lot, whichever is greater.
4. Slopes created by excavation or fill shall not exceed 3 horizontal to 1 vertical except for use of retaining walls and other slope control devices.

Page 8-3

NO.	DESCRIPTION	DATE	CITY APRV
STREET LIGHTING AND EARTHWORKS DETAILS			
HILLTOP ADDITION			
CITY OF KENNEDALE TARRANT COUNTY, TEXAS			
CivilSolutions Inc Engineers Surveyors Planners P.O. Box 100247, Fort Worth, Texas, 76185 (817) 423-0060 (817) 346-0520 Fax Texas Registered Engineering Firm F-7997 Texas Licensed Surveying Firm 10092-00			
OWNERSHIP OF DOCUMENTS This document and the ideas and designs incorporated herein, as an instrument of professional service, is the property of CivilSolutions Inc. and is not to be copied or used, in whole or in part, for any other project or purposes without the written authorization of CivilSolutions Inc.			
DESIGNED BY: MS	SUB. Consulting Engineer	DATE: FEB. 2014	
DRAWN BY: TB	REC. Chief Design Engineer	JOB NO.: 13-025	
CHECKED BY: WLB	REV. Engineer	SHEET NO.: 13 OF	

City of Kennedale
Re-Plat Application

RECEIVED

FEB 20 2014

BY: Roberts

APPLICANT NAME: Adlai Pennington DATE: 2-20-14
SUB-DIVISION NAME: HILLTOP ADDITION LOTS 1-29 BLOCK 1
LEGAL DESCRIPTION: LOTS 1-19, BLK 1 HILLTOP ADD ACRES: 6.160
CURRENT ZONING: PD PROPOSED ZONING: _____
BEING PLATTED AS: LOTS: 1-29 BLOCKS: 1 PHASES: 1

OWNER OF RECORD: Ashton Holdings, INC
ADDRESS: 1375 Gilman Rd PHONE: 817 561 7949
CITY: Fort Worth STATE: TX ZIP: 76140

SURVEYOR: WHITFIELD-HALL SURVEYORS
ADDRESS: 3559 Williams Rd Suite 107 PHONE: 817 560-2916
CITY: FT WORTH STATE: TX ZIP: 76116

ENGINEER: Wm L. Boomer PE, CIVIL SOLUTIONS LLC
ADDRESS: 6610 Bryant Irwin Rd Suite 200 PHONE: 817 561 1398
CITY: FT WORTH STATE: TX ZIP: 76132

DEVELOPER: MKP Associates, INC.
ADDRESS: 1375 Gilman Rd PHONE: 817 561 7949
CITY: Fort Worth STATE: TX ZIP: 76140

DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND
USES AND THEIR LOCATIONS:

APPLICANT SIGNATURE: _____

DATE: _____

OWNER SIGNATURE: _____

DATE: _____

SURVEYOR SIGNATURE: _____

DATE: _____

ENGINEER SIGNATURE: _____

DATE: 10-21-13

DEVELOPER SIGNATURE: _____

DATE: _____

Please submit with your application a tax certificate from Tarrant County showing that any delinquent taxes, fee, and outstanding liens due to the city have been paid.

KENNEDALE



Date: March 20, 2014

Agenda Item No: REGULAR ITEMS - B

I. Subject:

Case # PZ 14-01 to receive comments and consider action on a request by Bill Bowerman for a zoning change from "R-3" Single family residential district to "AG" Agricultural district for approximately 3.72 acres at 1437 Swiney Hiatt Rd, legal description of C. C. Swiney Subdivision, being a portion of Lots 8, being all of a tract of land described in deed to Charles Blish, recorded in Vol. 8794 p. 2303, D.R.T.C, Kennedale, Tarrant County.

- (1) Staff Presentation
- (2) Applicant Presentation
- (3) Public Hearing
- (4) Applicant Response
- (5) Staff Response and Summary
- (6) Action by the Planning & Zoning Commission

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Request: rezone 3.72 acre parcel from R-3 to AG

Location: north side of Swiney Hiatt Rd near the intersection with Joplin Rd

Applicant: Bill Bowerman / Bowerman Oil & Gas

Classification in comprehensive land use plan: Neighborhood and Conservation Overlay

Recommended action by the board: Recommend denial to City Council

Background.

The applicant owns approximately 47 acres already zoned AG adjacent to the subject property to the north. He purchased the subject property recently and would like to rezone it as an Agricultural zoning district so that he can keep livestock on the property.

The neighborhood is somewhat rural in character. The surrounding properties – including the lots on either side of the subject property –are zoned R-3 residential.

Staff Review.

Compliance with the comprehensive land use plan.

The Future Land Use Plan classifies this property as Neighborhood and Conservation Overlay. Neighborhoods are intended to be primarily residential in nature. Neighborhoods "should have defined boundaries, a clear center, and be easily accessible to day-to-day goods and services...The center of a

neighborhood should be a civic, public, or community use in which people can come together...” [description from the comprehensive plan]. Sample development types include detached and attached single family residential, townhomes, cluster developments, schools, and small parks. The Conservation Overlay “is intended to preserve the rural and cultural landscape of Kennedale and serve as a buffer between adjacent communities. This will provide a greenbelt gateway into Kennedale and help the city retain a geographic identity distinct from surrounding areas.” Sample development types include agriculture and open space preservation.

The proposed rezoning would be in compliance with the Conservation Overlay character district described in the comprehensive land use plan. It may not be compatible, however, with the Neighborhood character district. While some limited agricultural uses may fit the Neighborhood character district, such uses would only be compatible in certain circumstances where the keeping of cattle can be controlled. Unfortunately, the city’s regulations on livestock do not restrict the amount of cattle permitted per lot in Agricultural zoning districts, and because surrounding properties are R-3 and are used for residential rather than agricultural purposes, a rezoning may not be compatible with surrounding uses.

Compliance with the strategic plan.

The strategic plan has no recommendations related to this rezoning request.

Compliance with City Council priorities.

City Council priorities as defined in the Balanced Scorecard approach do not relate to this rezoning request.

Staff Recommendation.

City code states that the proponent of any zoning change shall satisfy the city council that either the general welfare of the portion of the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning. Staff’s recommendation – and the Commission’s recommendation – should take this factor into consideration.

While agricultural uses do fit the vision of the comprehensive land use plan, the city’s land use decisions should be based on a variety of factors, including suitability of a property for uses allowed under its zoning classification. Mr. Bowerman’s representative has stated he intends to keep a bull on the property. One bull could be compatible with surrounding residential uses if it is kept properly, but the city cannot base a zoning decision on one property owner’s intended use of the property. Instead, zoning decisions must be made on the basis of whether the permitted uses in a particular zoning district would meet the qualifications for a zoning change, since there is no way to guarantee that what one applicant intends to do is how the property will be used in perpetuity. Because there is no way to limit the number of livestock permitted on the property once it is zoned AG, and because surrounding properties are residential rather than agricultural, **staff recommends the requested rezoning be denied.**

The applicant could seek a special exception from the Board of Adjustment to keep livestock on this property, and the Board of Adjustment could, if it grants the special exception, place a condition restricting the number of cattle allowed to be kept.

Commission Review and Consideration.

The city code outlines the Commission’s review process:

The planning and zoning commission, after conducting a hearing on a zoning request, shall report its recommendations on the zoning request to the city council for their consideration. The planning and zoning commission may recommend favorable approval of the request or that the request be denied, with or without prejudice...The planning and zoning commission in considering a rezoning application shall have the authority to consider and recommend approval of any zoning classification set forth in the zoning ordinance having a lesser intensity and being more restrictive than the zoning designation requested by the applicant.

For your reference, sample motions are provided below. Please note that you are not required to use one of these motions.

SAMPLE MOTIONS:

APPROVE

I find the request complies with the comprehensive land use plan and would not have a negative effect on the public health, safety, or general welfare and recommend approval.

DENY

I find the request does not comply with the comprehensive land use plan [or I find the rezoning would have a negative effect on public health, safety, or general welfare] and recommend denial. [If desired, the motion can include a statement that the denial is without prejudice.]

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

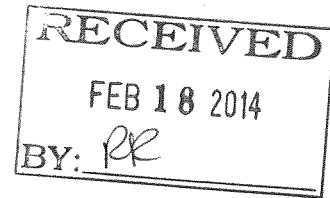
VII. Recommendation:

None

VIII. Alternative Actions:

IX. Attachments:

PZ: March 20, 2014



CHANGE OF ZONING CLASSIFICATION

ZONING CASE # 14-01
(assigned by city staff)

DATE: February 18, 2014

City Council
City of Kennedale
Kennedale, Texas 76060

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL:

You are hereby respectfully requested to approve the following request for a change of zoning classification. I, the applicant, request to change the zoning classification of the property described on

Exhibit "A" attached, from its current zoning classification of

R-3
RR
2-27-14
" R-1 " (Residential) to that of
" Ag " (Agricultural) in its entirety as shown on Exhibit

"B" attached. The property totals some 3.713 acres.

A statement of why the zoning change should be approved is attached to this application. I understand that I must satisfy the Council that either the general welfare of all the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.

Legal Description is Lots 8-8 Swiney Subdivision, Volume 1776, Page 33 Tarrant County

Present use of the property is Vacant

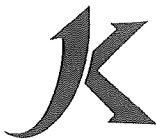
Address of the property is 1437 Swiney Hiatt Road, Kennedale, TX 76060

Property Owner's Name: Bowerman Oil & Gas, Inc.

Address: P.O. Box 171199,
Arlington, TX 76003

Telephone Number: (817) 478-8200

405 Municipal Drive, Kennedale, TX 76060 | Telephone: 817-985-2135 | Fax: 817-483-0812

**KENNEDALE**

Planning Department

www.cityofkennedale.com

Applicant's Name:

Bill Bowerman – President, Bowerman Oil & Gas, Inc.

Address:

P.O. Box 171199Arlington, TX 76003

Telephone Number:

(817) 478-8200

If applicant is not the owner, an owner's affidavit must be submitted with this application.

I, the applicant, understand that city staff, the Planning & Zoning Commission, or the City Council may request from me a site plan or other supporting documents concerning the nature, extent, and impact of my request for rezoning, in addition to what I supply with my application for a change in zoning.

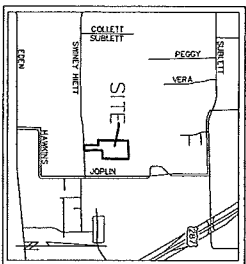
I further certify that Bowerman Oil & Gas, Inc. is the sole owner(s) of the property described in the legal description and shown in the map attached to this application, as of the date of this application.

Bill Bowerman
Applicant Signature

2/18/14
Date

[illegible]

• L E G E N D •

VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT.

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I STATE THAT AS A RESULT OF A SURVEY MADE "ON THE GROUND" TO THE NORMAL STANDARD OF CARE OF REGISTERED PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF TEXAS, I FIND THAT THE LINES AND DIVISIONS OF THE PROPERTY ARE AS INDICATED ON THIS MAP: THE SIZE, LOCATION, AND TYPE OF BUILDING IMPROVEMENTS ARE AS SHOWN; THE IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED; AND THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS.

ALTA/ACSM
LAND TITLE SURVEY

SHEET NO.
1

BOUNDARY SURVEY
3.713 ACRES OF LAND
LOCATED IN THE B. JOPLING SURVEY, ABSTRACT No. 866
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

REVISIONS	DATE	BY
-----------	------	----

WIA PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com
Texas Board of Land Surveying Registration No. 10033990

* FIELD NOTES *

BEING A TRACT OF LAND LOCATED IN THE B. JOPLING SURVEY, ABSTRACT No. 866, TARRANT COUNTY, TEXAS, BEING A PORTION OF TRACT 8, C.C. SWINEY'S SUBDIVISION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1776, PAGE 33, DEED RECORDS, TARRANT COUNTY TEXAS (D.R.T.C.T.) BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO CHARLES T. BLISH RECORDED IN VOLUME 8794, PAGE 2303, D.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SWINEY HIETT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 03°32' WEST, 0.3 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID CHARLES T. BLISH TRACT, AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DANNY C. AND PEGGY J. PRATER RECORDED IN VOLUME 6509, PAGE 431, D.R.T.C.T.;

THENCE SOUTH 87°39'45" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SWINEY HIETT ROAD AND THE SOUTH LINE OF SAID TRACT 8, A DISTANCE OF 90.55 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CATALINA GARCIA RECORDED IN INSTRUMENT No. D208221965, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.);

THENCE NORTH 00°35'20" EAST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID SWINEY HIETT ROAD, ALONG THE EAST LINE OF SAID CATALINA GARCIA TRACT, A DISTANCE OF 225.76 FEET TO A 3/4" IRON ROD FOUND BEING THE NORTHEAST CORNER OF SAID CATALINA GARCIA TRACT;

THENCE SOUTH 87°22'30" WEST, ALONG THE NORTH LINE OF SAID CATALINA GARCIA TRACT, A DISTANCE OF 85.00 FEET TO A 5/8" IRON ROD FOUND IN THE COMMON WEST LINE OF SAID TRACT 8, AND THE EAST LINE OF TRACT 7 OF SAID C.C. SWINEY'S SUBDIVISION, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID CATALINA GARCIA TRACT AND THE MOST WESTERLY SOUTHWEST CORNER OF SAID CHARLES T. BLISH TRACT;

THENCE NORTH 00°47'55" EAST, ALONG THE COMMON WEST LINE OF SAID TRACT 8 AND THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 502.49 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF LOT 1R, BLOCK A, BOWERMAN ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. D212279531, PLAT RECORDS, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID TRACT 8 AND SAID CHARLES T. BLISH TRACT, AND BEING THE NORTHEAST CORNER OF SAID TRACT 7;

THENCE NORTH 86°33'47" EAST, ALONG THE SOUTH LINE OF SAID LOT 1R A DISTANCE OF 200.18 FEET TO A 1/2" IRON ROD FOUND BEING AN ELL CORNER IN THE SOUTH LINE OF SAID LOT 1R AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO VICKI S. LAMB AND SUSAN K. NICHOLS RECORDED IN VOLUME 15961, PAGE 70, D.R.T.C.T.;

THENCE NORTH 89°30'43" EAST, A DISTANCE OF 98.02 FEET TO A 5/8" IRON ROD FOUND BEING THE NORTHEAST CORNER OF SAID TRACT 8, AND SAID CHARLES T. BLISH TRACT, AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 2 PARKER ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET B, SLIDE 3184, P.R.T.C.T.;

THENCE SOUTH 00°34'43" WEST, ALONG THE EAST LINE OF SAID TRACT 8 AND SAID CHARLES T. BLISH TRACT, AT A DISTANCE OF 144.13 PASSING A POINT FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 88°56' EAST, 0.9 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, PARKER ADDITION, AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1 KIRBY ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, AS SHOWN ON THE PLAT RECORDED IN CABINET B, SLIDE 3136, P.R.T.C.T., AT A DISTANCE OF 219.86 FEET PASSING A POINT FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DISCIULLO & TERRY" BEARS SOUTH 87°27' EAST, 0.9 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID KIRBY ADDITION, AT A DISTANCE OF 295.58 FEET PASSING A POINT FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 89°47' EAST, 1.0 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ANITA GRAMMER, RECORDED IN INSTRUMENT No. 2013048400, O.P.R.T.C.T., IN ALL A TOTAL DISTANCE OF 443.35 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF SAID ANITA GRAMMER TRACT, THE MOST EASTERLY SOUTHEAST CORNER OF SAID CHARLES T. BLISH TRACT AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DANNY C. AND PEGGY J. PRATER RECORDED IN VOLUME 6793, PAGE 1139, D.R.T.C.T.;

THENCE SOUTH 87°48'04" WEST, ALONG THE NORTH LNE OF SAID DANNY C. AND PEGGY J. PRATER TRACT AND THE EAST LINE OF SAID CHARLES T. BLISH TRACT, A DISTANCE OF 134.82 FEET TO A 5/8" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID DANNY C. AND PEGGY J. PRATER TRACT AND AN ELL CORNER IN THE EAST LINE OF SAID CHARLES T. BLISH TRACT;

THENCE ALONG THE COMMON EAST LINE OF SAID CHARLES T. BLISH TRACT AND THE WEST LINES OF SAID DANNY C. AND PEGGY J. PRATER TRACTS AS FOLLOWS:

SOUTH 00°37'16" WEST, A DISTANCE OF 100.00 FEET TO A 3/8" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF SAID DANNY C. AND PEGGY J. PRATER TRACT RECORDED IN VOLUME 6793, PAGE 1139, D.R.T.C.T., AND THE NORTHWEST CORNER OF SAID DANNY C. AND PEGGY J. PRATER TRACT RECORDED IN VOLUME 6509, PAGE 431, D.R.T.C.T.;

SOUTH 02°03'19" EAST, A DISTANCE OF 89.60 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 03°10'21" EAST, A DISTANCE OF 95.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.713 ACRES (161,748 SQUARE FEET) OF LAND, MORE OR LESS.



Date: March 20, 2014

Agenda Item No: REGULAR ITEMS - C

I. Subject:

CASE # PZ 14-02 to consider action on a request by Terry Jobe for a Final Plat for approximately 20.5 acres out of an approximately 45 acre parcel located at 925 Mansfield Cardinal Rd, legal description of J M Lilly Survey A 980 Tr 2 and A 985 Tr 3, Kennedale, Tarrant County, to create The Vineyard Phase I Blk 1 Lots 1-12, Blk 2 Lots 1-6, Blk 3 Lots 18-21, Blk 4 Lots 1-23, Blk 5 Lots 1, 7-12, Blk 6 Lots 1-7, Blk 7 Lots 1, 12.

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Request: Final Plat, The Vineyard Phase I

Location: corner Mansfield Cardinal Rd and Little School Rd

Applicant: Terry Jobe / Alluvium Development

Background.

The Commission approved a preliminary plat for The Vineyard in January (Case # PZ 13-07). The Vineyard contains approximately 45 acres of land with a proposed 117 residential lots and seven (7) common area lots, which will include detention ponds. The preliminary plat shows the property to be developed in two phases; the final plat under consideration for this case is for Phase I only. Phase I contains fifty-seven (57) residential lots and four (4) common area lots with detention features; the total acreage for Phase I is 20.475 acres. The property is zoned as The Vineyard Planned Development district.

Application requirements.

Applications for a final plat shall include a plat drawing, a drainage study, and engineering/construction drawings. In addition, final plats require a city-developer agreement, which will be brought forward at a later date. Also, as part of approval for the preliminary plat, the Commission required the applicant to identify the level of service (in terms of traffic) for two of the streets in the proposed development.

Staff Review.

Compliance with the comprehensive land use plan.

In terms of the proposed use and the concepts in the site design (i.e., the drainage/detention features designed as neighborhood open space amenities), the final plat conforms to the comprehensive plan; in addition, the final plat also conforms to the Vineyard PD regulations, which are also in compliance with the comprehensive plan. Staff considers the final plat for Phase I to be in compliance with the comprehensive plan.

Compliance with city regulations.

In addition to being in compliance with the comprehensive land use plan, plats must also comply with all applicable city regulations. These regulations include the subdivision design regulations, the Public Works design manual criteria for public improvements, and the zoning ordinance governing the Vineyard Planned Development district. In addition, the final plat must substantially conform to the preliminary plat. City staff and the consulting engineers have reviewed the proposed plat and construction plans for compliance to these regulations.

While the plat and related plans are largely in compliance with applicable regulations, some aspects of the plat and plans do not comply, and these aspects should be corrected before the plat is approved. It is common for a plat to need changes after it is submitted, and the failure to meet all the plat and city regulations after a plat is submitted is not indicative of a problem with a development. However, because the plat is such an important document, it is imperative the plat and related plans meet city regulations before final approval by the City Council.

Some of the more substantial changes that need to be made or additional required submissions are listed below. City staff have given the applicant's engineers a full list of the changes that need to be made; they are attached to this message for your reference.

1. the addition of a temporary hammerhead or cul-de-sac on one of the streets (Quintessa);
2. the addition in Phase I of one of the drainage lots that was included in Phase I in the preliminary plat but not in the Phase I Final Plat;
3. identification of the level of service for Bordeaux Crossing and Vintage Lane, required by the Commission as a condition of approving the preliminary plat;
4. submission of documentation for required drainage easements;
5. submission of additional information regarding drainage calculations.

Once the changes have been made and approved by staff and the required information or documents have been submitted, the plat and related plans will comply with the applicable city regulations.

Staff Recommendation.

Staff considers the proposed plat to be in compliance with the comprehensive land use plan and also considers that the plat will comply with applicable city regulations once certain changes are made to the plat drawing and related plans. Staff therefore recommends the Commission recommend approval of the final plat on the condition that all requested changes are made by the time the plat is considered by City Council. Staff also recommends that as part of the Commission's decision, it recommend denial if the changes are not made by the time the plat is considered by City Council.

Commission Review and Consideration.

Under state law, if a plat conforms to the city's comprehensive land use plan and its regulations, the city must approve it. If the required changes are not made by the time the plat is reviewed by City Council, the City Council should deny the plat request, since the Council is not authorized to approve a plat with conditions. The Planning & Zoning Commission, on the other hand, is authorized to approve a plat with conditions.

For your reference, sample motions are provided below. Please note that you are not required to use one of these motions.

APPROVE

I find that the final plat conforms to the City of Kennedale's comprehensive land use plan and all applicable regulations and recommend approval.

APPROVE WITH CONDITIONS [Staff recommendation]

I find that the final plat conforms to the City of Kennedale's comprehensive land use plan but does not comply with all applicable regulations. I therefore recommend approval on the condition that the plat and required plans are amended to comply with all applicable regulations and approved by staff before the plat is considered by City Council.

DENY

I find that the plat does not conform to the City of Kennedale's comprehensive land use plan and all applicable regulations [ALTERNATIVE: I find that the plat conforms to the City of Kennedale's comprehensive land use plan but does not comply with all applicable regulations] and therefore recommend denial.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve with conditions

VIII. Alternative Actions:

IX. Attachments:

Comments on The Vineyard final plat, Phase I

The comments listed below are in addition to the comments provided separately by the city's consulting engineer, Teague, Nall & Perkins.

Plat comments

1. The city code does not permit dead-end streets; Quintessa will be required to have a temporary cul-de-sac or hammerhead.
2. As a condition of approving the preliminary plat, the Planning & Zoning Commission required the level of service for Bordeaux Crossing and Vintage Lane to be identified based on the existing traffic assessment for the Little School Road and Mansfield Cardinal corridor (in other words, provide documentation that shows you've examined the study and have factored the study's results into your street/traffic plans). You will be required to meet this condition before receiving plat approval from the Planning & Zoning Commission. For your reference, I'm sending you traffic projects the city's engineers used when doing the traffic study for Little School Rd.
3. Remove the zoning classification shown on the lots.
4. Correct year in Planning & Zoning Commission signature block.
5. Add signature block for City Council.
6. Correct spelling of "herein" in owner's dedication.
7. Add the bearing and distance for L26 to the appropriate table.

Other comments

8. If you will be doing rough grading on Phase II along with the work on Phase I, you will need to seed and maintain the property for Phase II.

Memorandum

To: Rachel Roberts
From: Greg Saunders
cc: KEN 13001
Date: February 25, 2014
RE: **The Vineyard Final Plat and Construction Plan Review**

Rachel,

I have reviewed the final plat and construction plan submittal for the above referenced project and offer the following comments:

General

1. Include Kennedale's standard details in the plan set.

Final Plat

1. In the property description, the Point of Beginning is not described.
2. 3 of the 5 Common Area / Drainage Easement pond lots are shown to be in Phase 2, instead of Phase 1 as shown in the Preliminary Plat. All of these ponds must be constructed as part of Phase 1.
3. Separate easements must be dedicated for storm drains, ponds and utilities constructed on unplatted Phase 2 property. Submit copies of the filed easement documents prior to beginning construction.
4. Submit a copy of the filed storm drain easement document for the Calhoun property prior to beginning construction.
5. Change the date in the P & Z approval block to 2014.
6. Add the City Council certification block from the Subdivision Ordinance.

Paving Plan and Profiles

1. Revise the Typical Pavement Section from a 5" roof top crown to a roof top section with 1/4" per foot cross slopes.
2. Raise the west Chateau Avenue curb and superelevate the pavement section to decrease the longitudinal grade of Bordeaux Crossing and decrease the vertical P.I. at the Bordeaux / Chateau intersection.
3. Raise the south Chateau Avenue curb and superelevate the pavement section to decrease the longitudinal grade of Vintage Lane and decrease the vertical P.I. at the Vintage / Chateau intersection.



Grading Plan

1. Show typical sections and normal depth calculations for each unique segment of swale along the east and north property lines. Include existing conditions and verify that no increase in normal depth or velocity will occur.
2. Show grading contours for each proposed detention pond.

Existing Drainage Area Map

1. Hydrologic summary data should correlate with the drainage study. Also reference the drainage study on this sheet.
2. Include offsite areas draining along The Vineyards property line for reference to swale calculations.

Detention Calculations

1. Provide a, Elevation-Discharge Rating Curve and Elevation-Area-Volume rating curve for each pond. These tables should correspond with each pond as modeled in the drainage study.

Detention Outfall Structure

1. Clarify the function/operation of the trash screens. The 1"x1" size openings seem to pose a clogging hazard, especially if all openings are covered.

Water and Sanitary Sewer Plan

1. Notes 1 and 2: Change sanitary sewer laterals from 6" to 4".
2. The City of Kennedale is not allowing dead end lines caused by phasing. The dead end lines proposed for Phase 1 must be looped back into the system.
3. Add a 20' section of pipe east of the easternmost water valve on Diamond Creek Lane.
4. Add Notes to specify the following:
 - a. Water pipe is to be DR-18 C-900 PVC.
 - b. Water Service curb stops are to be Angle Stops.
 - c. All water and sewer metal fittings, valves and castings shall be manufactured in the USA.
 - d. Water Valves are to be Mueller resilient seat gate valves.
 - e. Fire Hydrants are to be Mueller Centurion.
5. Modify the Sanitary Sewer Manhole detail to include a 30" ring and cover.
6. Place a 4" double cleanout at the right of way for each sanitary sewer service connection.

Sanitary Sewer Profiles

1. Sanitary Sewer Line 'S1': Change the pipe to SDR-26 from STA 0+00 to STA 1+61.

If you have any questions or require additional information, please do not hesitate to contact me.

A handwritten signature in cursive script that reads "Greg D. Saunders". The signature is written in a dark ink and is positioned above the printed name.

Greg D. Saunders, P.E.

City of Kennedale
Final Plat Application

RECEIVED

FEB 25 2014

APPLICANT NAME: Terry Jobe DATE: 2/24/14
SUB-DIVISION NAME: The Vineyard Ph. 1
LEGAL DESCRIPTION: _____ ACRES: 20.475
CURRENT ZONING: PD PROPOSED ZONING: -
BEING PLATTED AS: LOTS: _____ BLOCKS: _____ PHASES: 2
1-12, Blk 1, 1-6 Blk 2, 18-21 Blk 3, 1-23 Blk 4, 7-12, Blk 5
1-7, Blk 6, 1-12 Blk 7

OWNER OF RECORD: FIRST TEXAS HOMES INC.
ADDRESS: 500 CRESENT CT ST 350 PHONE: 214.613.3338
CITY: DALLAS STATE: TX ZIP: 75201

SURVEYOR: Votex Surveying Company
ADDRESS: 4548 Tuscan Drive PHONE: (972) 964-0858
CITY: Plano STATE: Texas ZIP: 75093

ENGINEER: Macatee Engineering, LLC
ADDRESS: 3919 Miles ST. PHONE: (214) 373-1180
CITY: Dallas STATE: TX ZIP: ~~75206~~ 75209

DEVELOPER: ALLUVIUM DEVELOPMENT INC
ADDRESS: 3526 Rowlett ST. PHONE: 817.925-9500
CITY: DALLAS STATE: TX ZIP: 75219

DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND
USES AND THEIR LOCATIONS:

APPLICANT SIGNATURE: _____

DATE: 2/23/14

OWNER SIGNATURE: _____

DATE: 2/24/14

SURVEYOR SIGNATURE: _____

DATE: 2/24/14

ENGINEER SIGNATURE: _____

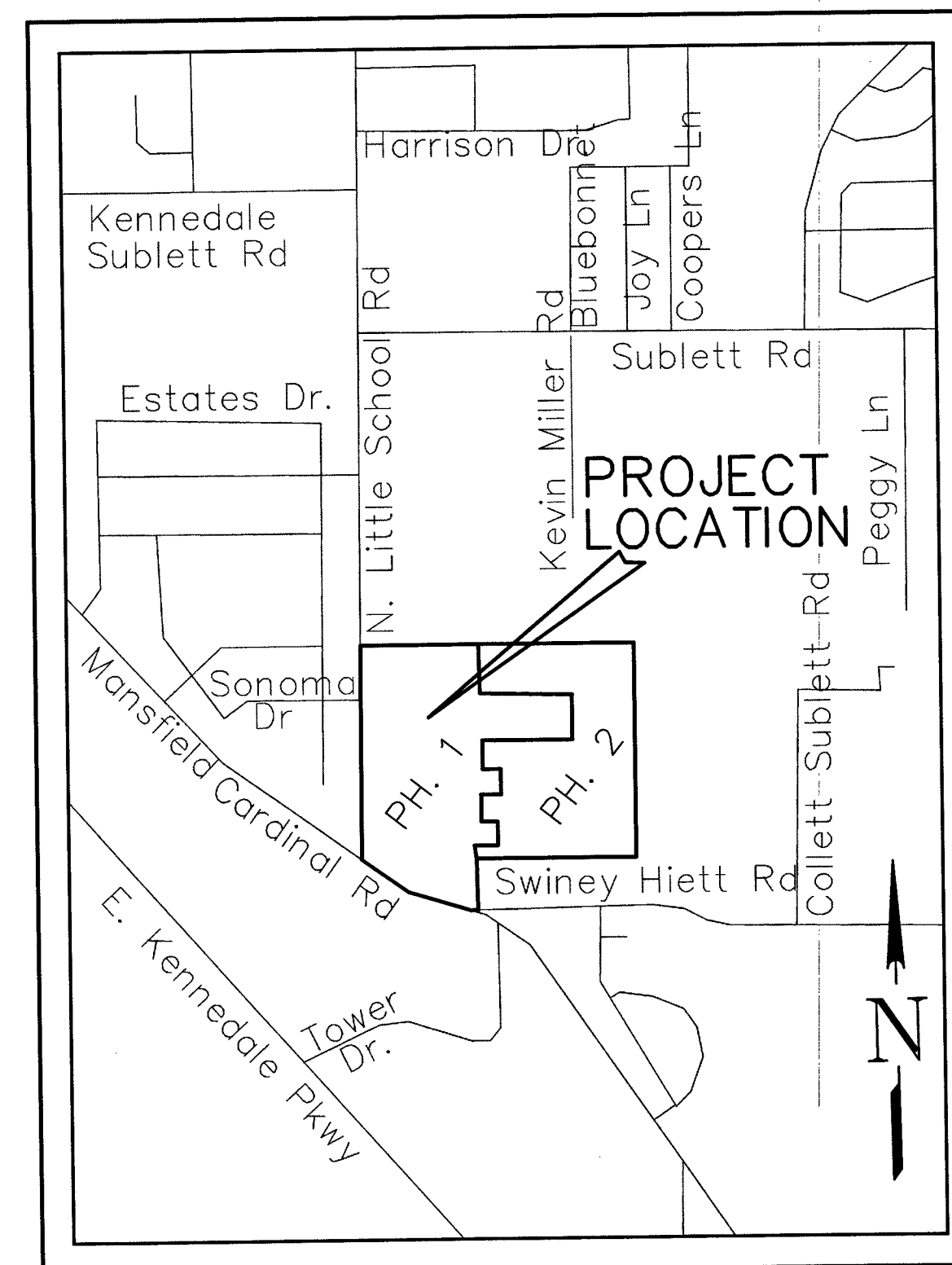
DATE: 2/24/14

DEVELOPER SIGNATURE: _____

DATE: 2/23/14

Please submit with your application a tax certificate from Tarrant County showing that any delinquent taxes, fee, and outstanding liens due to the city have been paid.

CONSTRUCTION PLANS FOR THE VINEYARD - PHASE 1 CITY OF KENNEDALE TARRANT COUNTY, TEXAS FEBRUARY 2014



LOCATION MAP
NTS
MAPSCO: 108-F

INDEX

SHEET NO.	DESCRIPTION
1	FINAL PLAT
2-7	PAVING PLAN & PROFILES
8-10	EROSION CONTROL PLAN
11, 12	GRADING PLAN
12A	RETAINING WALL DETAILS
13	EXISTING DRAINAGE AREA MAP
14	DRAINAGE AREA MAP
15	DRAINAGE CALCULATIONS
16	DETENTION STRUCTURE DETAILS
17-19	STORM SEWER PLAN & PROFILES
20	WATER & SANITARY SEWER PLAN
21, 22	SANITARY SEWER PROFILES

OWNER:

FIRST TEXAS HOMES, INC.
500 CRESENT COURT, SUITE 350
DALLAS, TEXAS 75201
(817) 995-9500

ENGINEER:

DAYTON MACATEE
ENGINEERING, LLC
(TX REG. NO. F-456)
3519 MILES STREET
DALLAS, TEXAS 75209
(214) 373-1180
(214) 373-6580 FAX

OWNER'S CERTIFICATE

Being a 20.475 acre tract of land situated in the J.M. Lilly Survey, Abstract Number 980, and the J.M. Lilly Survey, Abstract Number 985, in the City of Kennedale, Tarrant County, Texas, and being a portion of that certain tract of land described in a deed to First Texas Homes, Inc., as recorded in Instrument Number D213258396, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

THENCE N 69°17'48" W, along the south line of said First Texas tract and the north right-of-way line of said Mansfield-Cardinal Road, a distance of 162.00 feet to a 1/2 inch iron rod set for corner;

THENCE N 63°17'05" W, along the south line of said First Texas tract and the north right-of-way line of said Mansfield-Cardinal Road, a distance of 411.18 feet to a 1/2 inch iron rod set for corner, said point being in the southeast intersection of Mansfield-Cardinal Road and North Little School Road, (a variable width right-of-way), said point being in a curve to the right having a radius of 75.46 feet, a delta angle of 25°36'19";

THENCE along the south line of said First Texas tract and the intersection of Mansfield-Cardinal Road and North Little School Road, an arc distance of 33.72 feet, a chord bearing and distance of N 30°13'57" W, 33.44 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a curve to the left having a radius of 94.54 feet, a delta angle of 27°17'55";

THENCE along the south line of said First Texas tract and the intersection of Mansfield-Cardinal Road and North Little School Road, an arc distance of 45.05 feet, a chord bearing and distance of N 24°15'20" W, 44.62 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a curve to the right having a radius of 57.32 feet, a delta angle of 47°37'38";

THENCE along the west line of said First Texas tract and the east line of said North Little School Road, an arc distance of 47.65 feet, a chord bearing and distance of N 19°17'08" W, 46.29 feet to a 1/2 inch iron rod set for corner;

THENCE N 03°15'12" E, along the west line of said First Texas tract and the east right-of-way line of said North Little School Road, a distance of 75.08 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a curve to the left having a radius of 472.30 feet, a delta angle of 06°44'13";

THENCE along the west line of said First Texas tract and the east line of said North Little School Road, an arc distance of 55.53 feet, a chord bearing and distance of N 01°32'19" E, 55.50 feet to a 1/2 inch iron rod set for corner;

THENCE N 00°02'30" E, along the west line of said First Texas tract and the east right-of-way line of said North Little School Road, a distance of 173.75 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a curve to the right having a radius of 302.17 feet, a delta angle of 08°07'18";

THENCE along the west line of said First Texas tract and the east line of said North Little School Road, an arc distance of 42.83 feet, a chord bearing and distance of N 02°27'09" E, 42.80 feet to a 1/2 inch iron rod set for corner;

THENCE N 04°14'05" E, along the west line of said First Texas tract and the east right-of-way line of said North Little School Road, a distance of 88.02 feet to a 1/2 inch iron rod set for corner;

THENCE N 00°01'42" E, along the west line of said First Texas tract and the east right-of-way line of said North Little School Road, a distance of 63.75 feet to a 1/2 inch iron rod set for corner, said point being in the south line of a tract of land described in a deed to Juanita Russell Truit recorded in Volume 12766, Page 254, Deed Records, Tarrant County, Texas;

THENCE S 89°58'20" E, along the north line of said First Texas tract and the south line of said Truit tract passing the common corner of said Truit tract and a tract of land described in a deed to Sandra Lacour recorded in Volume 11091, Page 960, Deed Records, Tarrant County, Texas, and continuing a total distance of 495.89 feet to a 1/2 inch iron rod set for a corner;

THENCE over and across said First Texas tract for the following calls:

THENCE South 00 degrees 01 minutes 40 seconds West, a distance of 139.92 feet to a 1/2-inch iron rod set for corner, said corner being in a circular curve to the left, having a radius of 220.00 feet, a central angle of 00 degrees 43 minutes 45 seconds and a chord which bears North 88 degrees 05 minutes 48 seconds East, a distance of 2.80 feet;

THENCE Northeasterly, along said circular curve to the left, an arc distance of 2.80 feet to a 1/2-inch iron rod set for a corner;

THENCE South 02 degrees 16 minutes 05 seconds East, a distance of 60.00 feet to a 1/2-inch iron rod set for a corner, said corner being in a circular to the left having a radius of 280.00 feet, a central angle of 13 degrees 42 minutes 06 seconds and a chord which bears North 80 degrees 52 minutes 38 seconds East, a distance of 66.80 feet;

THENCE Northeasterly, an arc distance of 66.96 feet to the point of reverse curvature of a circular curve to the right, having a radius of 240.00 feet, a central angle of 16 degrees 42 minutes 18 seconds, and a chord which bears North 82 degrees 22 minutes 44 seconds East, a distance of 63.73 feet;

THENCE Northeasterly, an arc distance of 69.97 feet to a 1/2-inch iron rod set for a corner;

THENCE South 89 degrees 16 minutes 07 seconds East, a distance of 105.32 feet to a 1/2-inch iron rod set for a corner;

THENCE South 00 degrees 43 minutes 53 seconds West, a distance of 120.00 feet to a 1/2-inch iron rod set for a corner;

THENCE South 89 degrees 16 minutes 07 seconds East, a distance of 240.00 feet to a 1/2-inch iron rod set for a corner;

THENCE South 00 degrees 43 minutes 53 seconds West, a distance of 300.00 feet to a 1/2-inch iron rod set for a corner;

THENCE North 89 degrees 16 minutes 07 seconds West, a distance of 240.00 feet to a 1/2-inch iron rod set for a corner;

THENCE South 00 degrees 43 minutes 53 seconds West, a distance of 120.00 feet to a 1/2-inch iron rod set for a corner;

THENCE North 89 degrees 16 minutes 07 seconds West, a distance of 162.81 feet to a 1/2-inch iron rod set for a corner;

THENCE South 00 degrees 43 minutes 53 seconds West, a distance of 360.00 feet to a 1/2-inch iron rod set for a corner;

THENCE North 89 degrees 16 minutes 07 seconds West, a distance of 19.24 feet to a 1/2-inch iron rod set for a corner;

THENCE South 00 degrees 43 minutes 53 seconds West, a distance of 135.00 feet to a 1/2-inch iron rod set for a corner;

THENCE South 89 degrees 16 minutes 07 seconds East, a distance of 12.10 feet to a 1/2-inch iron rod set for a corner;

THENCE S00°43'53" W, along the common line of said First Texas tract and said Lot 1-R, Block 1, a distance of 215.98 feet to the POINT OF BEGINNING, containing 891,908 square feet or 20.475 acres of land, more or less.

BLOCK	LOT	AREA (Sq. Ft.)	Acres
1	1	9632	0.221
1	2	8832	0.203
1	3	11976	0.275
1	4	11967	0.275
1	5	10349	0.238
1	6	10011	0.230
1	7	9999	0.230
1	8	10100	0.232
1	9	10398	0.239
1	10	10488	0.241
1	11	10488	0.241
1	12	10388	0.238

BLOCK	LOT	AREA (Sq. Ft.)	Acres
2	1	10291	0.236
2	2	16513	0.379
2	3	18465	0.424
2	4	13941	0.320
2	5	14000	0.321
2	6	14000	0.321

BLOCK	LOT	AREA (Sq. Ft.)	Acres
3	18	3981	0.091
3	19	14659	0.337
3	20	11897	0.273
3	21	10513	0.241

BLOCK	LOT	AREA (Sq. Ft.)	Acres
6	1	9695	0.223
6	2	9640	0.221
6	3	9669	0.222
6	4	29934	0.687
6	5	9600	0.220
6	6	9600	0.220
6	7	9600	0.220

BLOCK	LOT	AREA (Sq. Ft.)	Acres
4	1	10745	0.247
4	2	9778	0.224
4	3	9614	0.221
4	4	9602	0.220
4	5	9674	0.222
4	6	9637	0.221
4	7	9600	0.220
4	8	9600	0.220
4	9	9600	0.220
4	10	9600	0.220
4	11	9550	0.219
4	12	9550	0.219
4	13	9600	0.220
4	14	9600	0.220
4	15	9600	0.220
4	16	9600	0.220
4	17	9614	0.221
4	18	9686	0.222
4	19	9604	0.220
4	20	9603	0.220
4	21	9666	0.222
4	22	9735	0.223
4	23	9015	0.207

BLOCK	LOT	AREA (Sq. Ft.)	Acres
5	1	28323	0.650
5	7	9600	0.220
5	8	9600	0.220
5	9	9600	0.220
5	10	10012	0.230
5	11	10080	0.231
5	12	9639	0.221

BLOCK	LOT	AREA (Sq. Ft.)	Acres
7	1	11212	0.257
7	12	10307	0.237

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, DENNIS D. VOTE, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND

PRELIMINARY

THIS PLAT IS FOR REVIEW PURPOSES ONLY AND SHALL NOT BE RECORDED FOR ANY REASON.

DENNIS D. VOTE, REGISTERED PROFESSIONAL LAND SURVEYOR, #4813
VOTEX SURVEYING COMPANY (972) 964-0858

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Dennis D. Vote, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this _____ of _____, 2014.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, First Texas Homes, Inc. being the owner of the above described tract of land, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as THE VINEYARD - PHASE 1, an addition to the City of Kennedale, Tarrant County, Texas and does hereby dedicate to the public for public use, the streets, alleys, rights-of-way, easements and any other public areas shown on this plat.

By: First Texas Homes, Inc.

Owner Signature

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this _____ of _____, 2014.

Notary Public, State of Texas

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2013, TO APPROVE THIS FINAL PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

CURVE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	23.62'	N17°28'52"W	60.00'	22°33'03"	23.46'	11.98'
C2	49.97'	N17°39'15"E	60.00'	47°43'13"	48.54'	26.54'
C3	63.10'	N71°38'30"E	60.00'	60°15'17"	60.23'	34.82'
C4	17.85'	N69°42'32"W	60.00'	17°02'39"	17.78'	8.99'
C11	94.66'	N09°43'17"W	60.00'	90°23'54"	85.15'	60.42'
C12	38.91'	N54°03'26"E	60.00'	37°09'31"	36.23'	20.17'
C13	53.35'	N81°53'34"W	60.00'	50°56'29"	51.61'	28.58'
C14	11.24'	N61°03'14"W	60.00'	10°44'10"	11.23'	5.64'
C15	20.50'	N81°59'29"W	60.00'	19°34'09"	20.40'	10.35'
C16	57.67'	S44°36'21"E	60.00'	55°03'58"	55.47'	31.28'
C17	44.00'	N03°56'16"E	60.00'	42°01'14"	43.02'	23.04'
C18	54.19'	N45°01'41"E	34.50'	88°59'58"	48.79'	34.50'
C25	58.18'	N04°17'07"E	400.00'	8°20'03"	58.13'	29.14'
C26	47.92'	N04°12'07"E	330.00'	8°19'14"	47.88'	24.00'
C27	86.06'	S04°04'03"E	600.00'	81°30'6"	85.99'	43.11'
C28	58.42'	S41°09'58"W	34.50'	98°41'09"	52.34'	40.17'
C29	120.21'	S75°42'56"E	250.00'	27°33'02"	119.08'	61.29'
C30	34.39'	N33°22'53"W	34.50'	57°07'05"	32.99'	18.78'
C31	70.48'	N02°23'25"W	83.00'	4°51'50"	70.44'	35.25'
C32	91.49'	N04°12'07"E	630.00'	8°19'14"	91.41'	45.83'
C33	39.27'	S04°11'43"W	270.00'	8°20'03"	39.24'	19.67'

LEGEND

- Boundary Line
- Phase Line
- Iron Rod Found
- Iron Rod Set
- Existing Easement
- Control Monument
- Deed Records, Tarrant County, Texas
- Plat Records, Tarrant County, Texas
- Easement
- Reference Bearing
- Common Area
- Visibility Easement
- Instrument Number
- Right-of-way
- Block Number

FLOOD STATEMENT:
THIS SUBJECT TRACT OF LAND IS IN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48459C0340K. MAP EFFECTIVE: AUGUST 25, 2009, AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONED: AGRICULTURAL
LOT 1, BLOCK 1
AGGELAND ADDITION
CAB. B. SLIDE 2196
P.R.T.C.T.

ZONED: AGRICULTURAL
LINDA MILLER
VOL. 13341, PG. 275
D.R.T.C.T.

ZONED: AGRICULTURAL
SANDRA LACOUR
VOL. 11091, PG. 960
D.R.T.C.T.

ZONED: AGRICULTURAL
JUANITA RUSSELL TRUITT
VOL. 12766, PG. 254
D.R.T.C.T.

J.M. LILLY SURVEY
ABST. NO. 985

J.M. LILLY SURVEY
ABST. NO. 980

FIRST TEXAS HOMES, INC.
D213258396
D.R.T.C.T.

TRACIE L. & DWAYNE CALHOUN
LOT 1-R, BLOCK 1
OLIVER ACRES
CAB. B. SLIDE 1785
P.R.T.C.T.

ZONED: AGRICULTURAL

J.M. LILLY SURVEY ABST. NO. 980

R.C. CANNON SURVEY ABST. NO. 378

F. WOOD SURVEY ABST. NO. 1628

DEVELOPER

ALLUVIUM DEVELOPMENT
CONTACT: TERRY JOBE
3526 ROUTH STREET
DALLAS, TEXAS 75219
(817) 995-9500
jobeterrance@yahoo.com

OWNER

FIRST TEXAS HOMES, INC.
500 CRESENT COURT, SUITE 350
DALLAS, TEXAS 75201
CONTACT: TERRY JOBE
(817) 995-9500

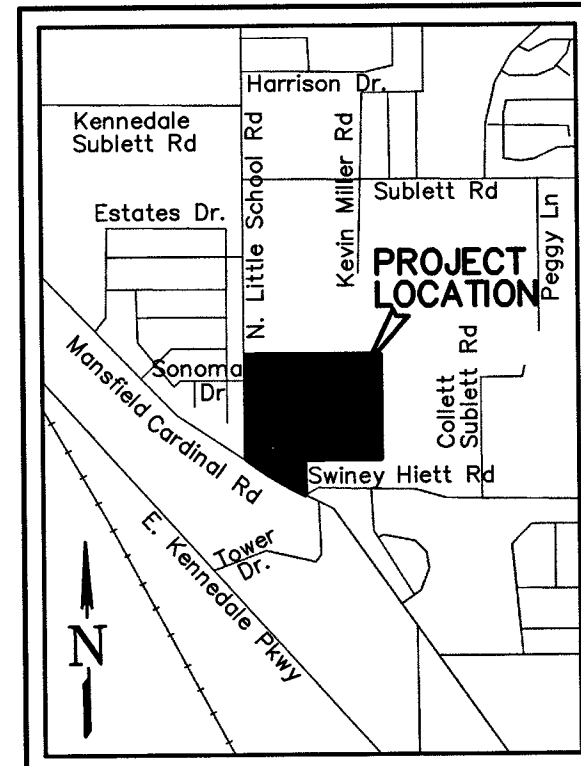
ENGINEER

MACATEE ENGINEERING
3519 MILES STREET
DALLAS, TEXAS 75209
TEL (214) 373-1180

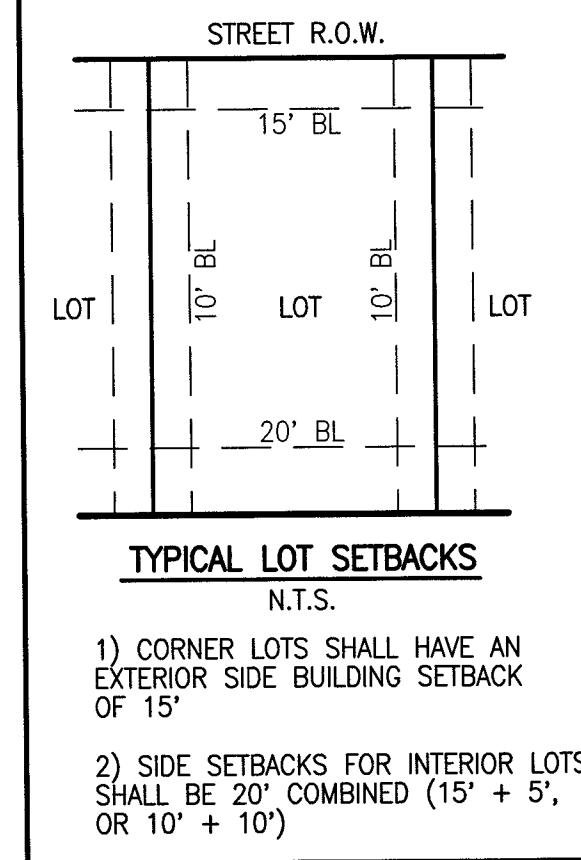
SURVEYOR

VOTEX SURVEYING COMPANY
CONTACT: DENNIS VOTE
4548 TUSCANY DRIVE
PLANO, TEXAS 75093-7042
TEL (972) 964-0858
FAX (972) 964-3604

100 50 0 100
SCALE 1"=100' FEET



LOCATION MAP
SCALE: 1"=2000'
MAPSCO: 108-F



TYPICAL LOT SETBACKS

N.T.S.

1) CORNER LOTS SHALL HAVE AN EXTERIOR SIDE BUILDING SETBACK OF 15'

2) SIDE SETBACKS FOR INTERIOR LOTS SHALL BE 20' COMBINED (15' + 5', OR 10' + 10')

FINAL PLAT OF
THE VINEYARD
PHASE 1

BLOCK 1, LOTS 1-12
BLOCK 2, LOTS 1-6
BLOCK 3, LOTS 18-21
BLOCK 4, LOTS 1-23
BLOCK 5, LOTS 1-7
BLOCK 6, LOTS 1-7
BLOCK 7, LOTS 1, 12

20.475 ACRES
57 RESIDENTIAL LOTS
4 COMMON AREAS

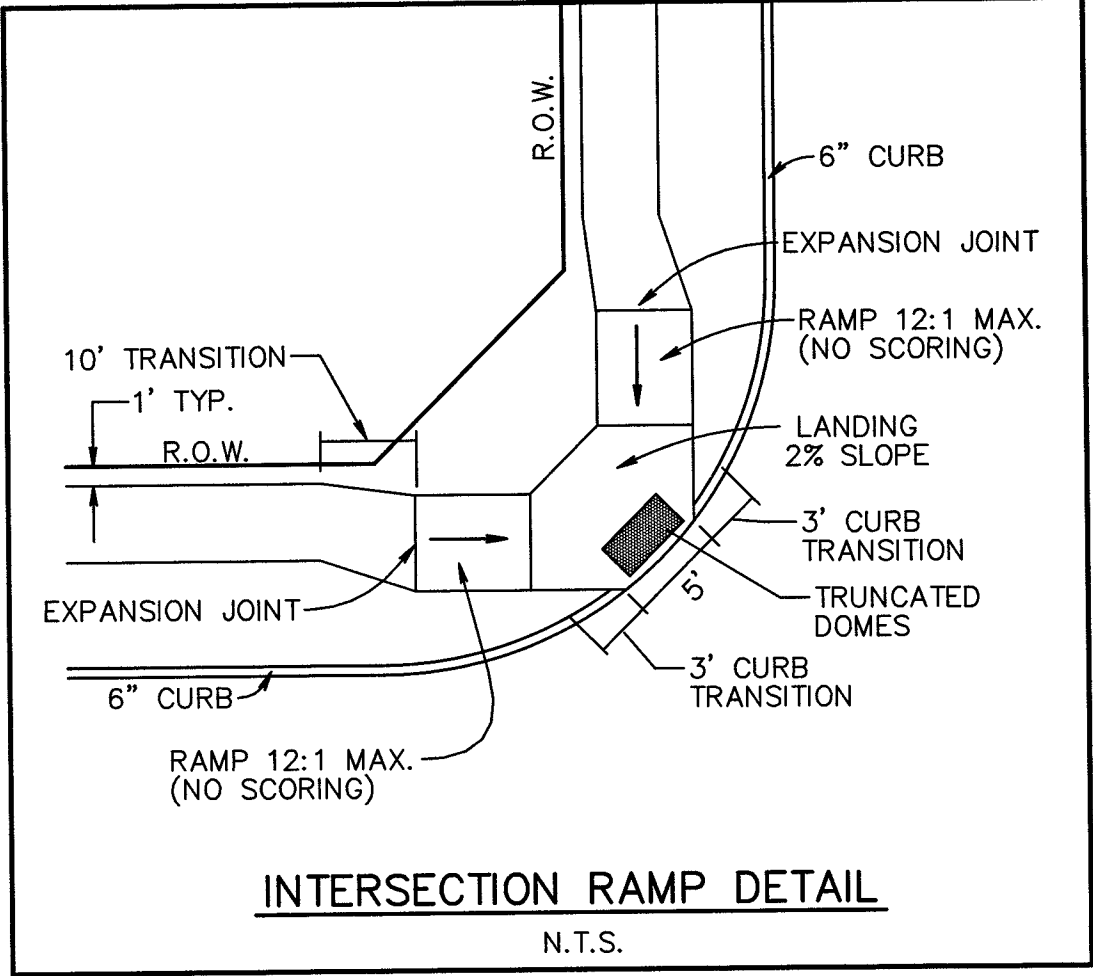
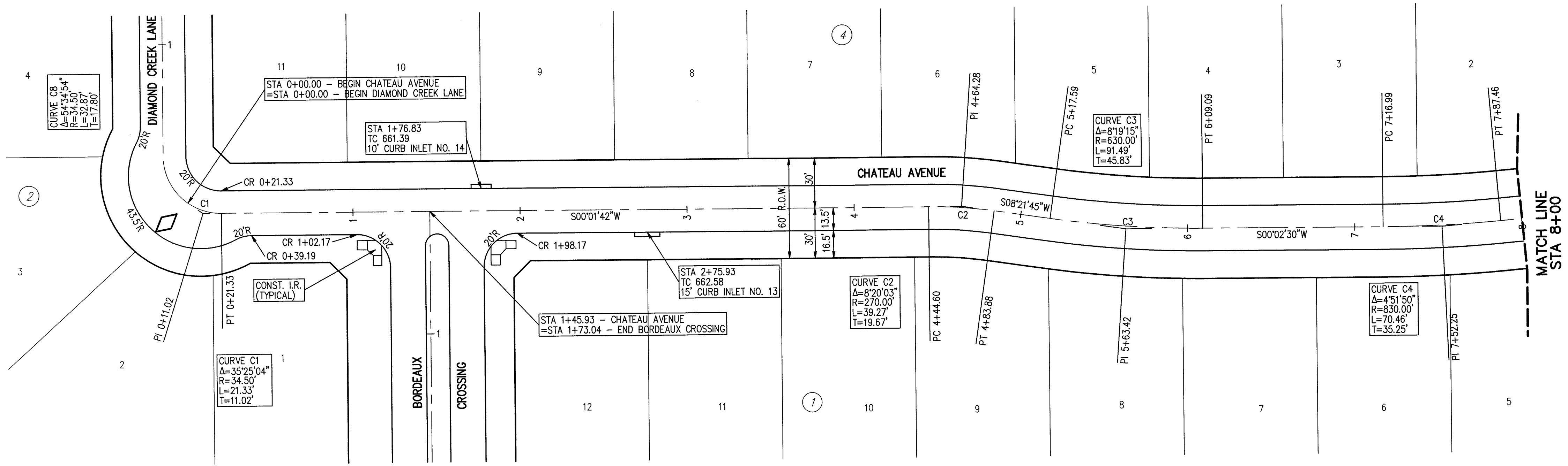
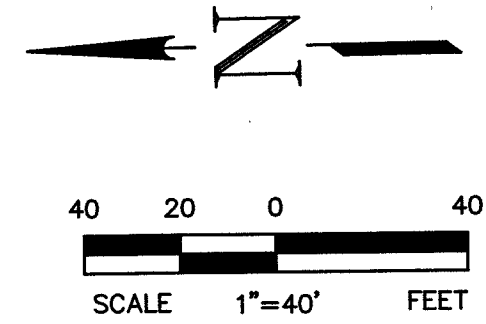
SITUATED IN THE
J.M. LILLY SURVEY, ABSTRACT NO. 985
J.M. LILLY SURVEY, ABSTRACT NO. 980
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

DATE: FEBRUARY 2014

NO. 2013-049A

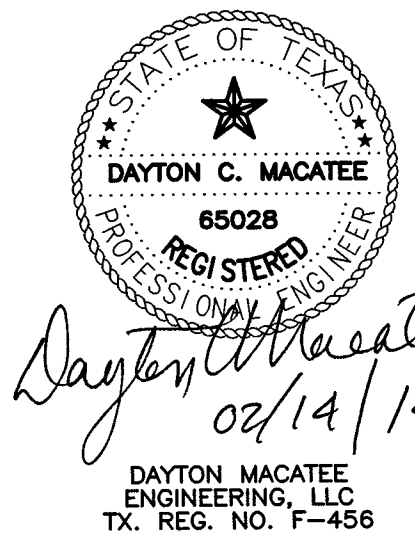
CAUTION - CONTRACTOR'S NOTE
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LEGEND		
TC	TOP OF CURB	V.G.
GB	GRADE BREAK	VALLEY GUTTER
LP	LOW POINT	
HP	HIGH POINT	DIRECTION OF FLOW
C.O.K.	CITY OF KENNEDALE	
I.R.	INTERSECTION RAMP	EASEMENT LINE
25'R	RADIUS	OVERHEAD ELECTRIC
PC	POINT OF CURVATURE	
PT	POINT OF TANGENCY	POWER POLE
PI	POINT OF INTERSECTION	
CONST.	CONSTRUCT	CENTERLINE
CL	CENTERLINE	
FL	FLOW LINE	
RT	RIGHT	
LT	LEFT	
GND	GROUND	



BENCHMARK

'X' CUT ON PARAPET WALL AT THE SOUTHWEST CORNER OF BRIDGE ON EDEN ROAD. 150 FEET WEST OF EDEN TAP ROAD. ELEV=669.04

REV.	BY	DATE	DESCRIPTION

PAVING PLAN & PROFILE

THE VINEYARD - PHASE I

CHATEAU AVENUE

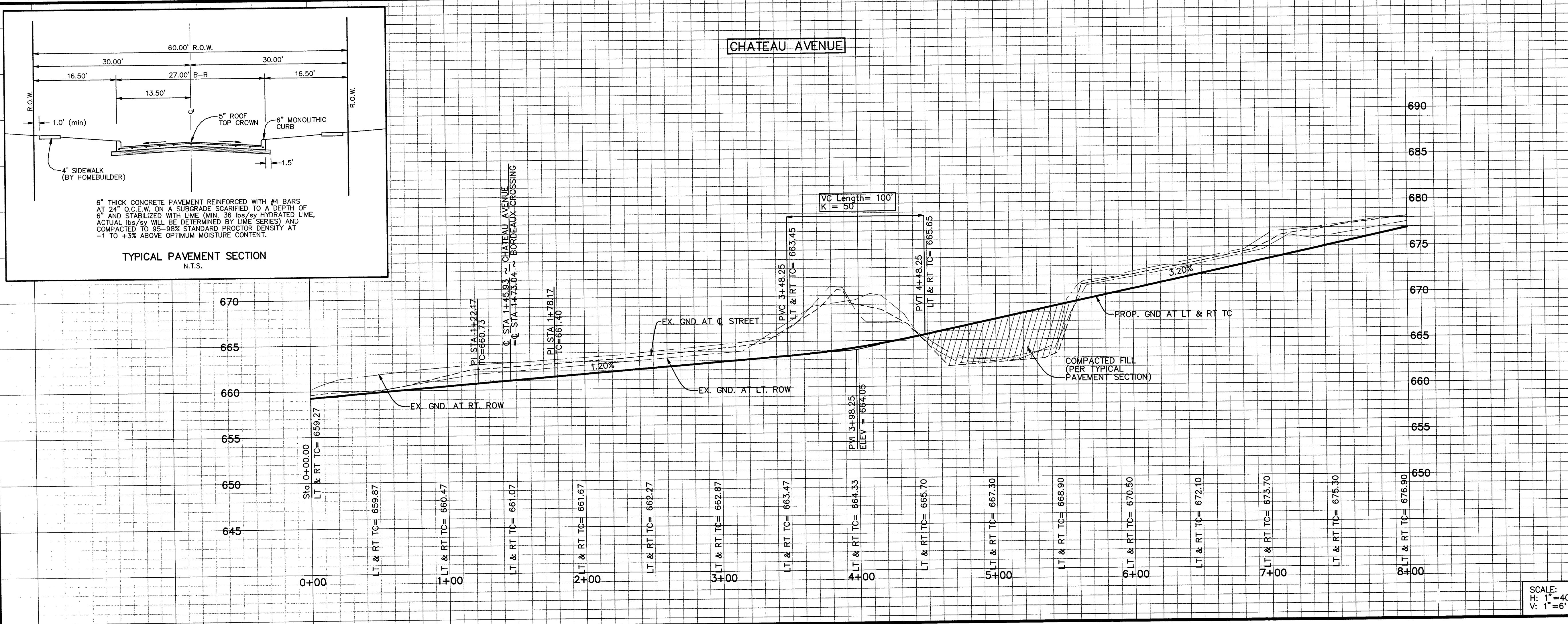
CITY OF KENNEDALE

TARRANT COUNTY, TEXAS

MACATEE ENGINEERING
DAYTON MACATEE ENGINEERING, LLC
3619 MILES STREET, SUITE 200
DALLAS, TEXAS 75209
TEL 214-373-1180 * FAX 214-373-6580
EMAIL: dayton@macatee-engineering.com

DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
PJF	PJF	02/10/14	TJ402BASE	TJ402	2 OF 22

SCALE:
H: 1"=40'
V: 1"=6'

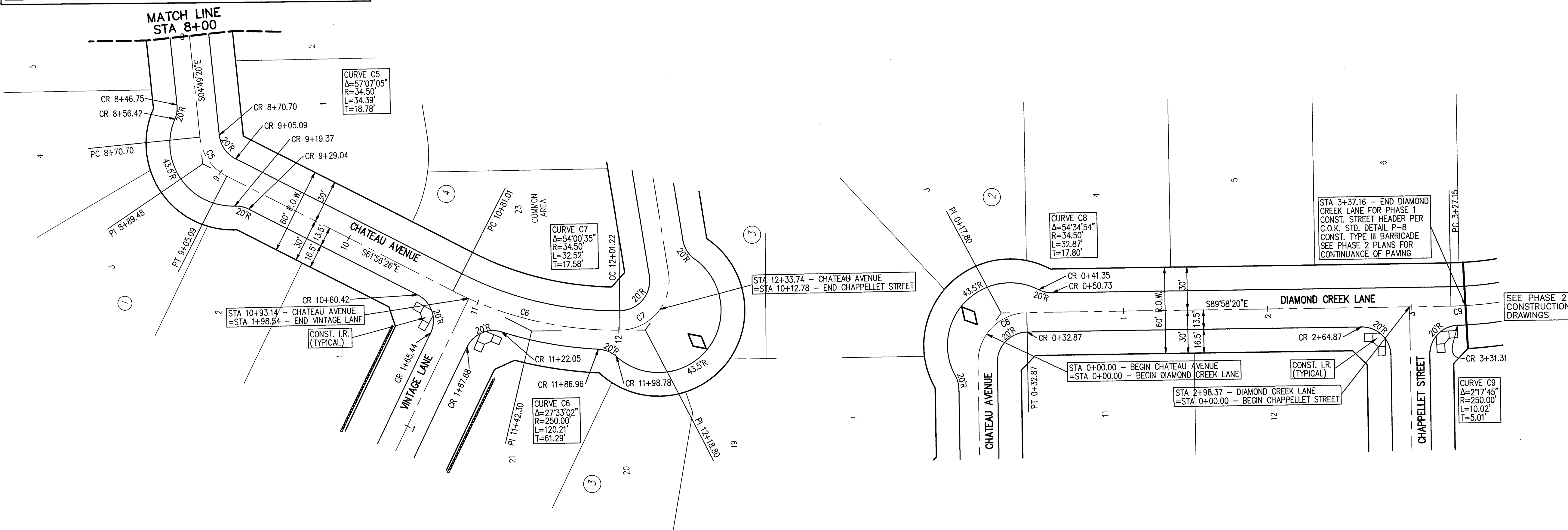
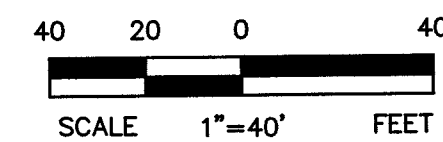


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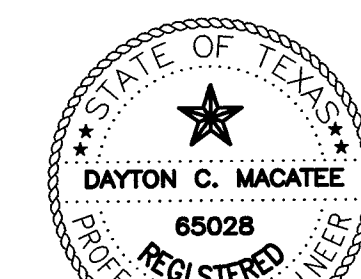


SEE SHEET 2 FOR TYPICAL PAVEMENT SECTION

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Dayton C. Macatee
02/14/14
DAYTON MACATEE
ENGINEERING, LLC
TX. REG. NO. F-456

BENCHMARK

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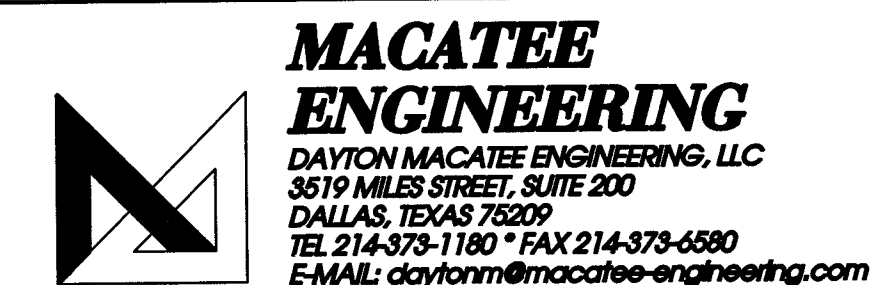
PAVING PLAN & PROFILE

THE VINEYARD - PHASE 1

CHATEAU AVENUE
& DIAMOND CREEK LANE

CITY OF KENNEDALE

TARRANT COUNTY, TEXAS

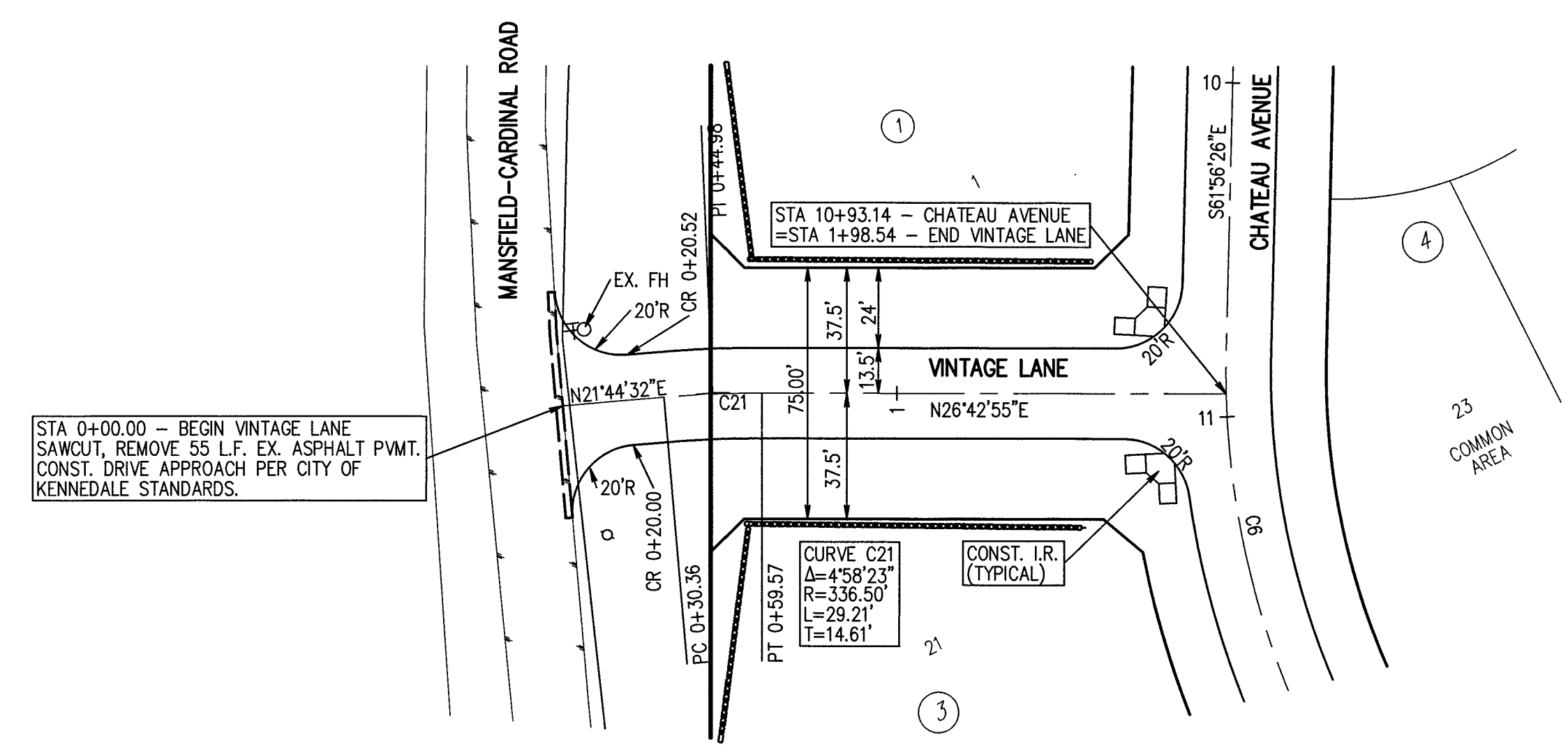
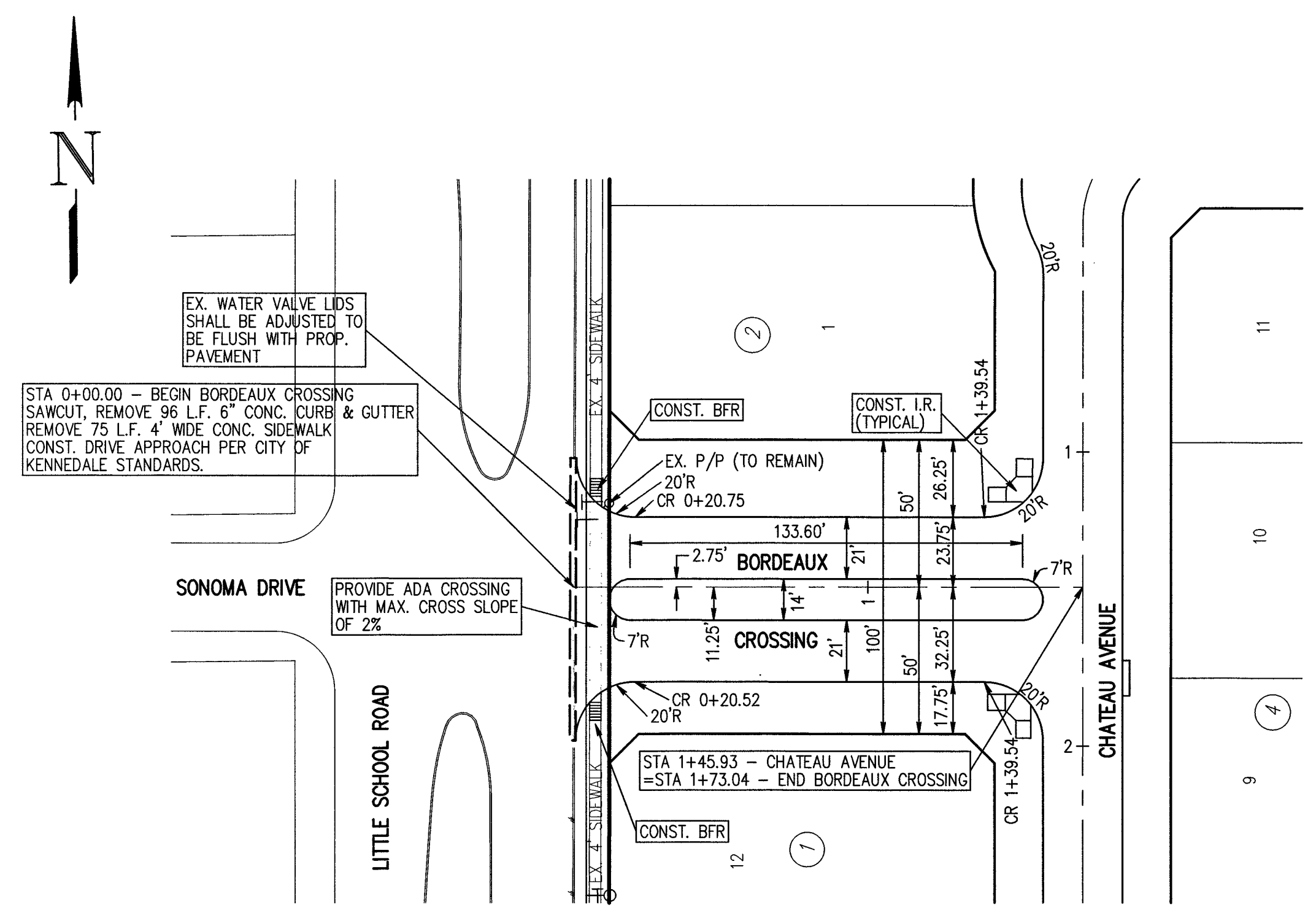
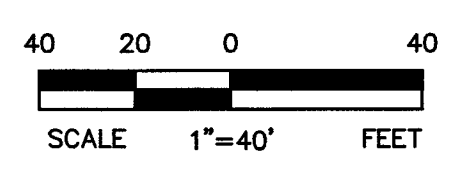


SCALE:
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PJF	PJF	02/10/14	TJ402BASE	TJ402	3 OF 22

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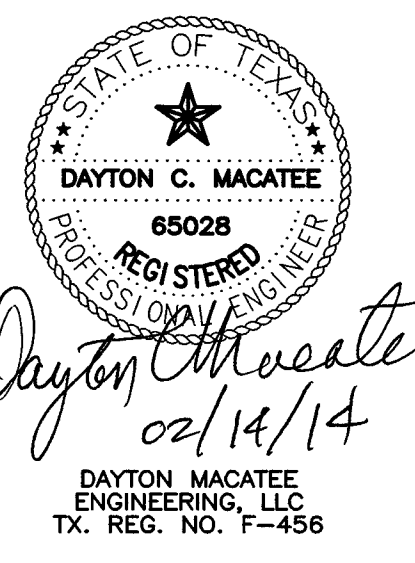
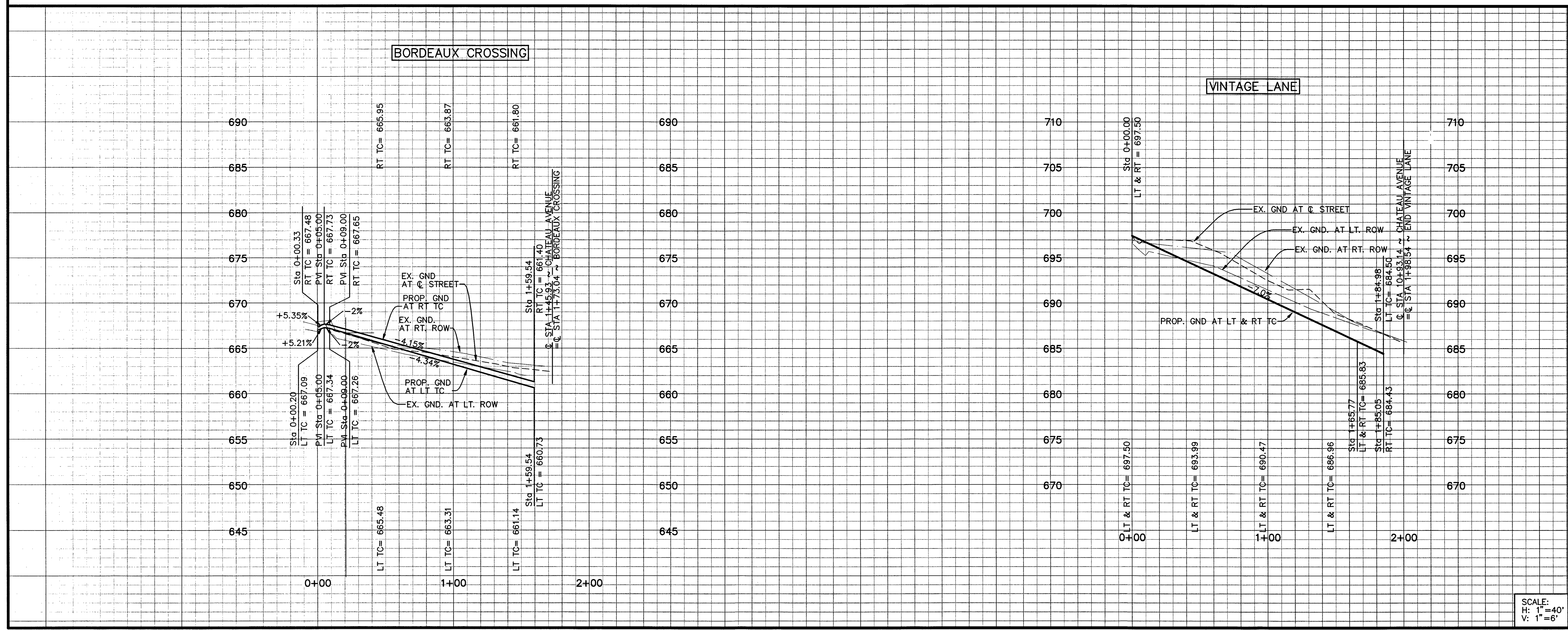
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REV.	BY	DATE	DESCRIPTION

PAVING PLAN & PROFILE
THE VINEYARD - PHASE 1
BORDEAUX CROSSING & VINTAGE LANE
CITY OF KENNEDALE
TARRANT COUNTY, TEXAS

MACATEE ENGINEERING
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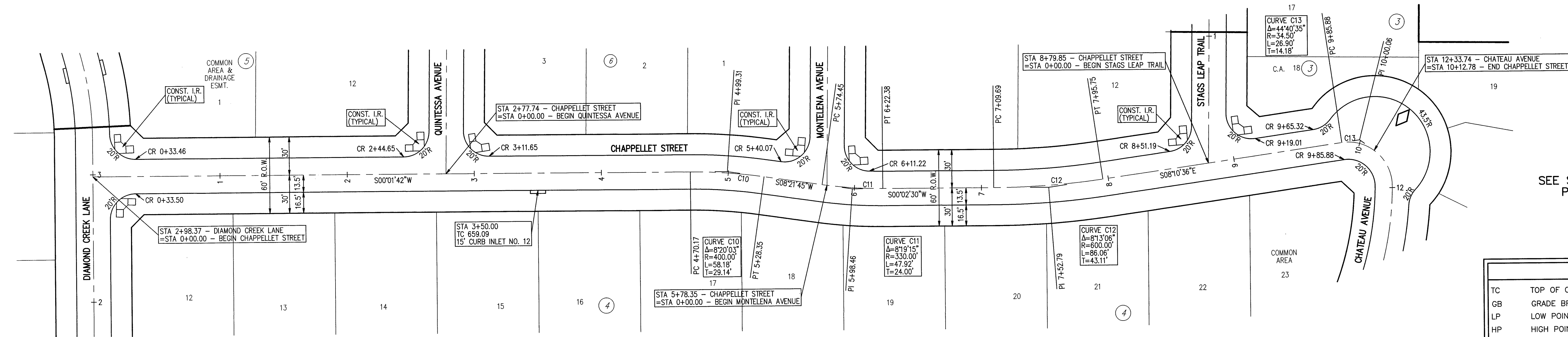
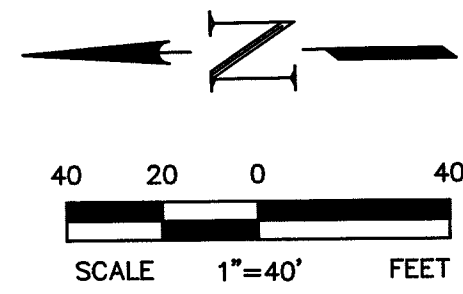
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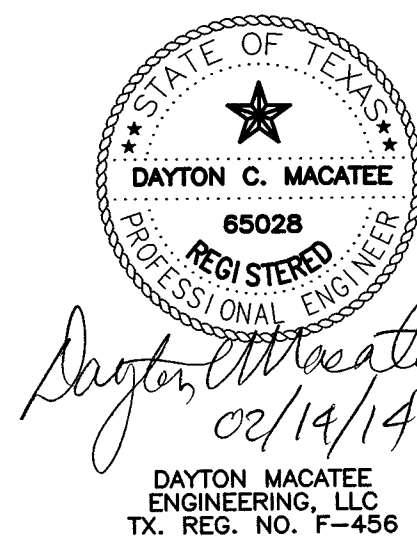
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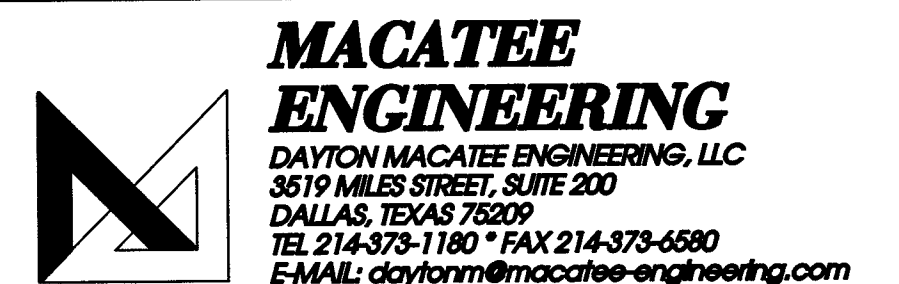
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CITY OF KENNEDALE

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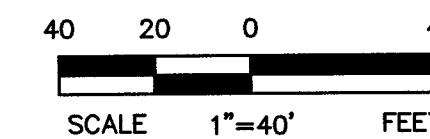
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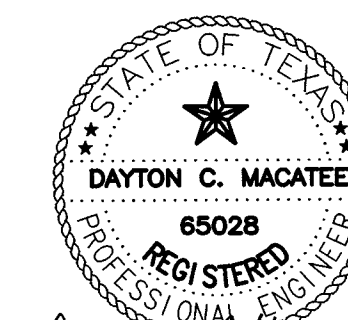
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Dayton C. Macatee
02/14/14

DAYTON MACATEE
ENGINEERING, LLC
TX. REG. NO. F-456

BENCHMARK

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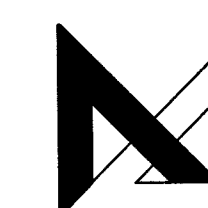
PAVING PLAN & PROFILE

THE VINEYARD - PHASE 1

QUINTESSA AVENUE

CITY OF KENNEDALE

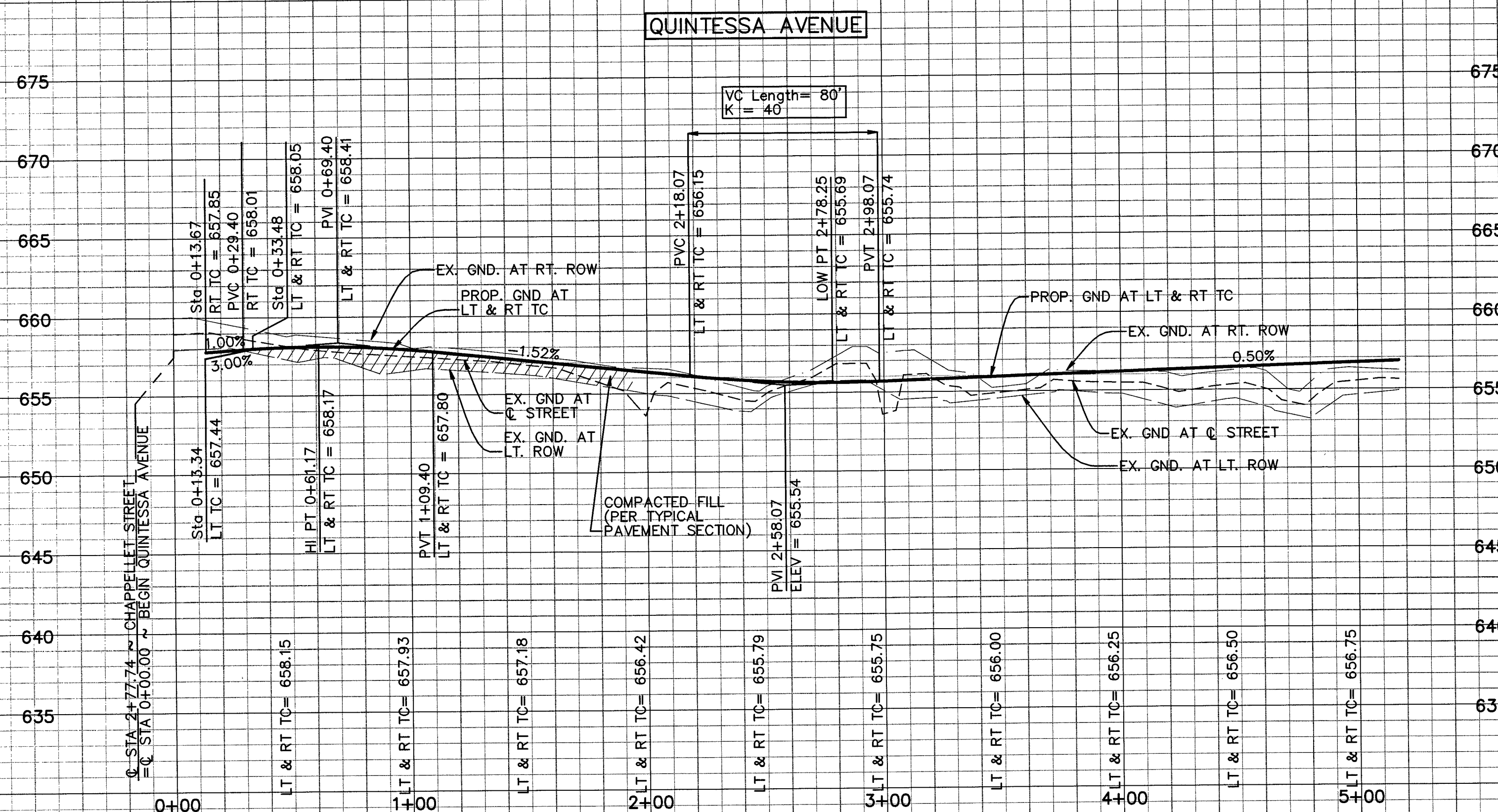
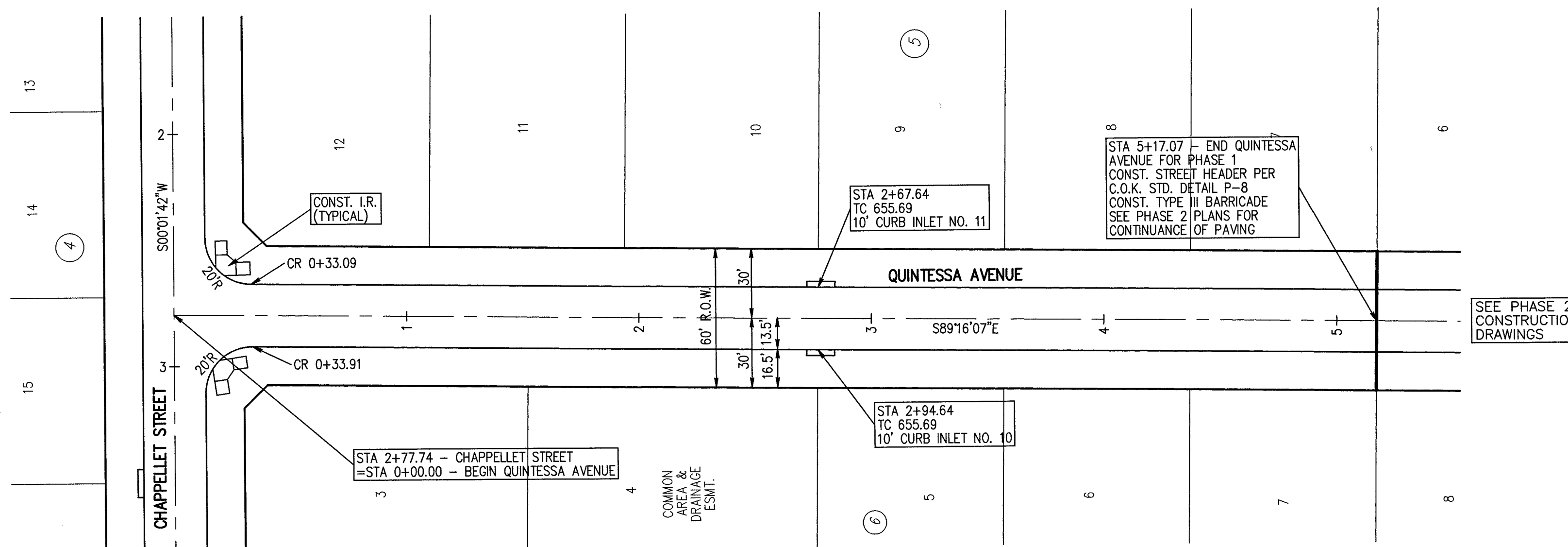
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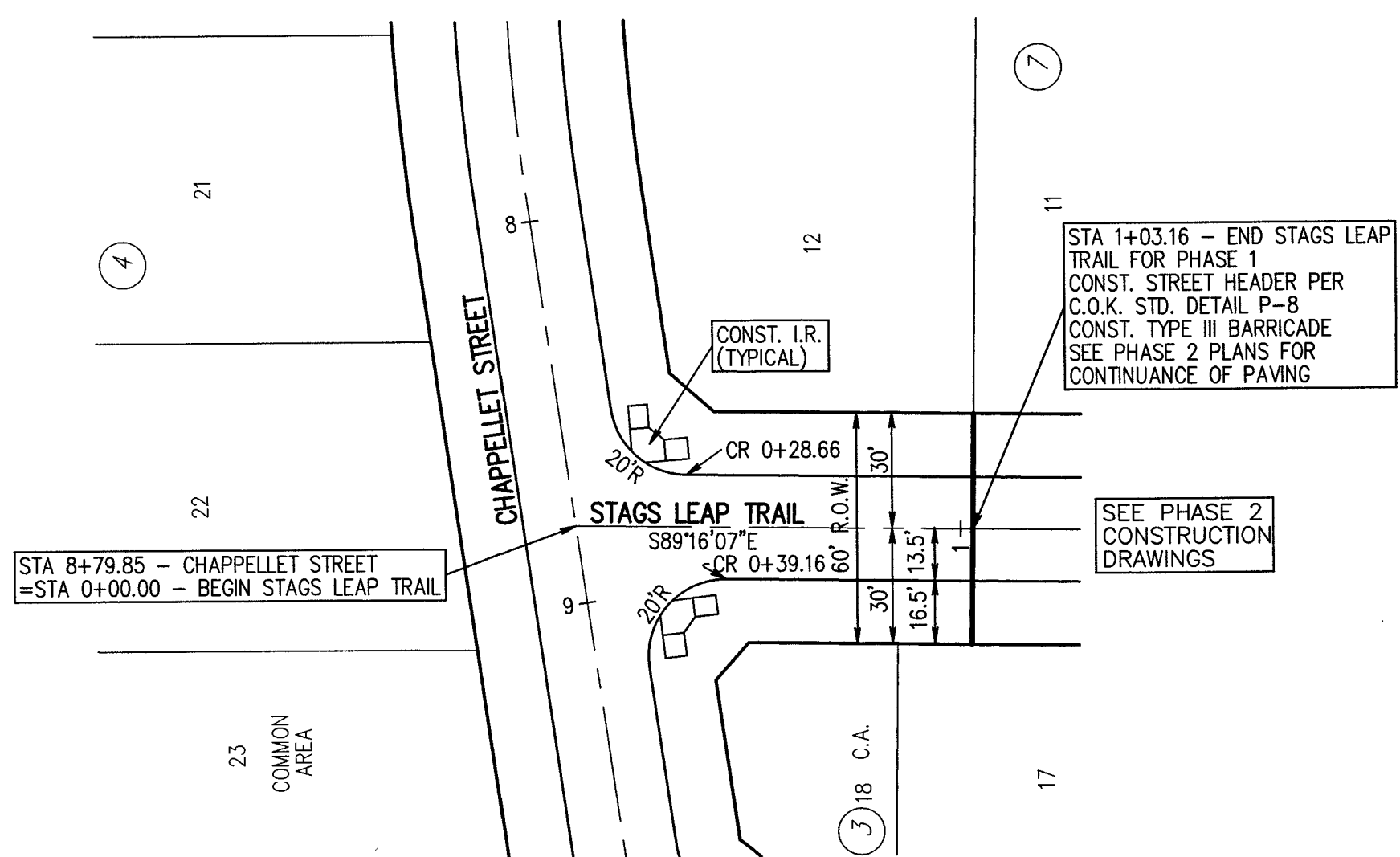
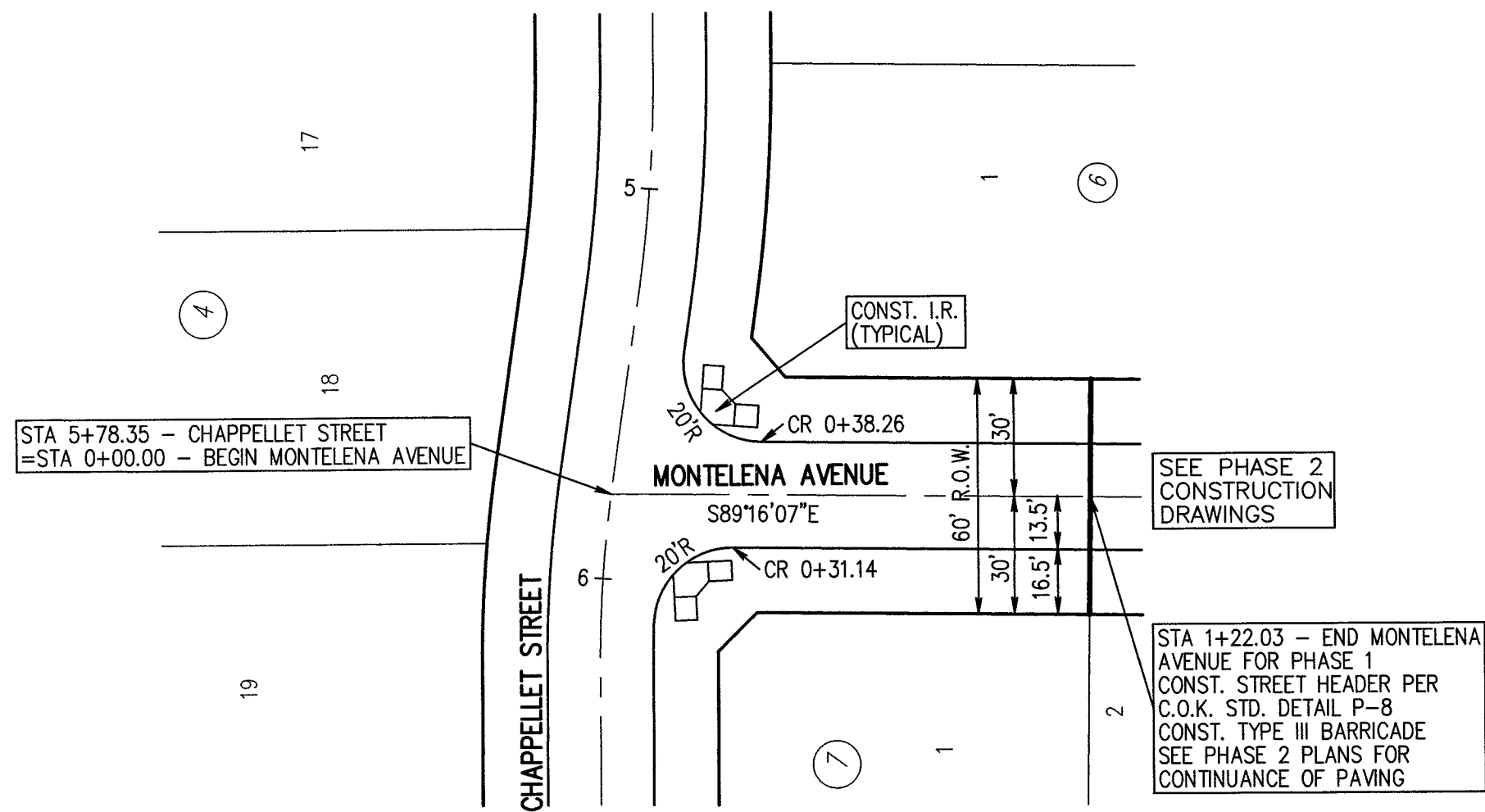
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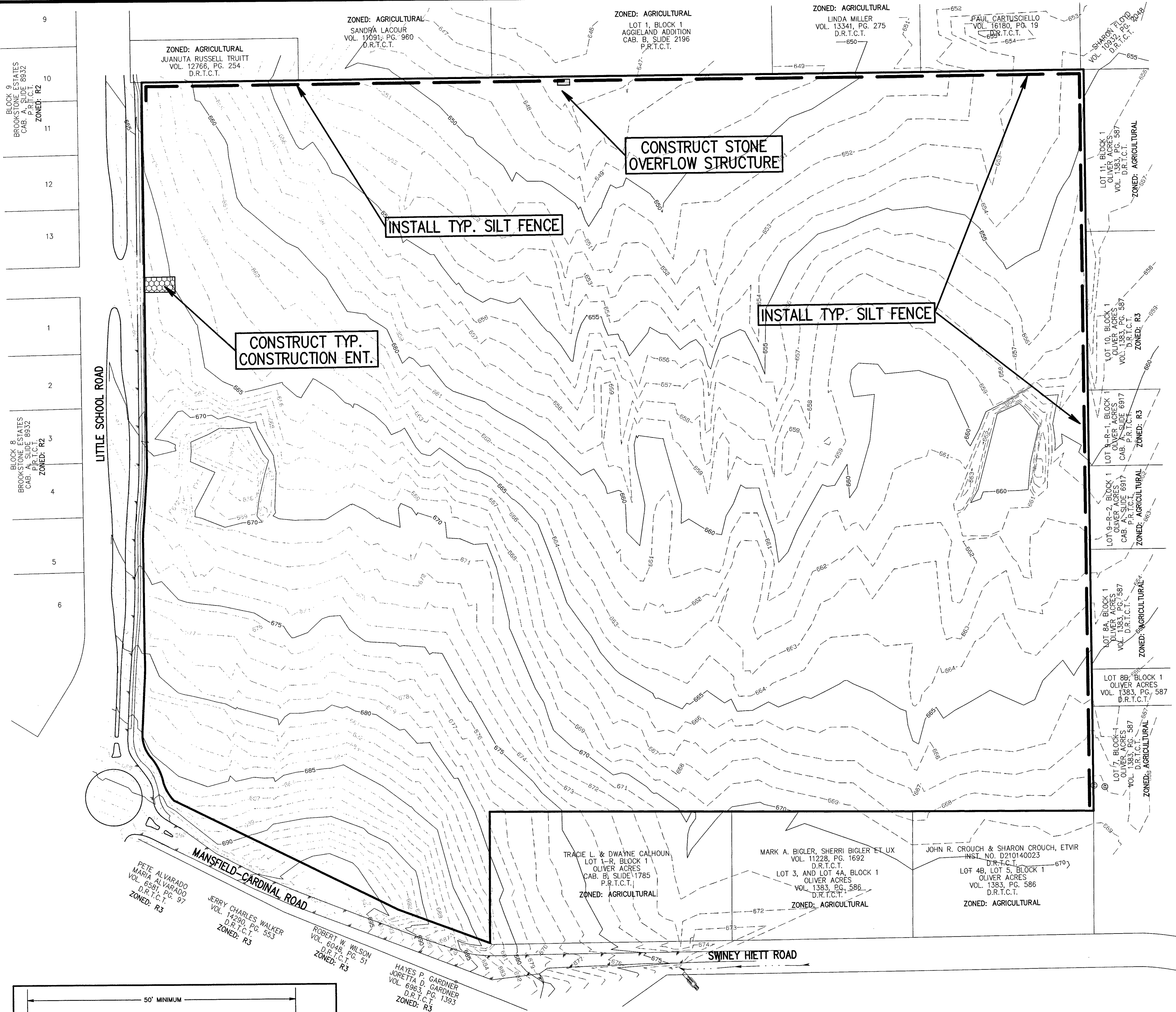
MONTELENA AVENUE
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THE GENERAL CONTRACTOR HAS ULTIMATE RESPONSIBILITY FOR MAINTAINING EROSION CONTROL FACILITIES THROUGHOUT CONSTRUCTION. IF MULTIPLE CONTRACTORS ARE USED, THE GRADING CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES CONTINUOUS UNTIL ROUGH GRADING IS COMPLETE. FINISHED CUT/FILL SLOPES HAVE BEEN RE-VEGETATED AND RESPONSIBILITY FOR THE SITE HAS BEEN ACCEPTED BY THE UTILITY CONTRACTOR.

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT

DESCRIPTION

AN AGGREGATE AREA OR PAD LOCATED WHERE VEHICLES ENTER AND LEAVE A CONSTRUCTION SITE.

PURPOSE

TO PROVIDE AN AREA WHERE VEHICLES CAN REMOVE MUD AND SEDIMENT FROM THEIR TIRES PRIOR TO DRIVING ON PUBLIC STREETS. IF USED PROPERLY, IT REDUCES THE REQUIREMENT TO REMOVE SEDIMENT FROM PUBLIC STREETS, DIRECTS THE MAJORITY OF TRAFFIC TO A SINGLE LOCATION, AND PROVIDES PROTECTION FOR OTHER BEST MANAGEMENT PRACTICES ON SITE THROUGH TRAFFIC CONTROL.

APPLICATIONS

USE WHEREVER TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVING DIRECTLY ONTO A PUBLIC ROAD OR AN OFF-SITE PAVED SURFACE. PRIMARY INSTALLATIONS INCLUDE EXITS FROM STORAGE AREAS, STAGING AREAS, TRUCK HAUL ROUES, AND BORROW/SPOIL AREAS.

LIMITATIONS

SELECTION OF THE STONE CONSTRUCTION EXIT/ENTRANCE LOCATION IS CRITICAL, SINCE TO BE EFFECTIVE ALL TRAFFIC MUST USE THE AREA(S) TO EXIT A SITE. THE DEVICE IS NOT SUITABLE FOR USE ON LONG, LINEAR PROJECTS UNLESS THERE ARE DESIGNATED POINTS FOR CONTROLLED ACCESS. CONTRACTORS SHALL CLEAN-UP EXCESSIVE STONE FROM EXISTING PAVED STREETS DURING THE CONSTRUCTION PROCESS.

DESIGN CRITERIA

- MINIMUM PAD DIMENSIONS: WIDTH = 20 FEET OR TOTAL WIDTH OF VEHICLE ACCESS, WHICHEVER IS GREATER. LENGTH = 50 FEET (RESIDENTIAL LOTS USE 20') DEPTH = 6 INCHES
- GRADE: AVOID GRADES STEPER THAN 5% AND GRADE TO DRAIN BACK ON TO THE SITE OR TO ANOTHER BEST MANAGEMENT PRACTICE TO CONTROL OFF-SITE SEDIMENTATION.
- LOCATION: LOCATE THE CONSTRUCTION ENTRANCE/EXIT TO LIMIT THE AMOUNT OF SEDIMENT THAT LEAVES THE CONSTRUCTION SITE AND TO PROVIDE FOR MAXIMUM USE BY VEHICLES LEAVING THE SITE. DO NOT PLACE ALONG CURVES IN THE PUBLIC ROADWAY.
- FILTER FABRIC: SHALL BE USED FOR INSTALLATIONS WITH A CONSTRUCTION PERIOD OF OF MORE THAN 6 MONTHS, WHERE HEAVY TRUCK TRAFFIC IS ANTICIPATED DAILY, OR VERY WEAK SUB-GRADE SOILS ARE PRESENT.

MATERIAL SPECIFICATIONS

- AGGREGATE - NATURAL STONE OR RE-CYCLED CONCRETE MEETING THE GRADATION REQUIREMENTS OF MTCOG SPECIFICATION ITEM 2.1.8 (d), [3"-4" DIAMETER]
- FILTER STONE - MTCOG SPECIFICATION 2.23.3.

MAINTENANCE REQUIREMENTS

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

STANDARDS FOR SILT FENCE

DEFINITION

TEMPORARY BARRIER FENCE MADE OF BURLAP OR POLYPROPYLENE MATERIAL WHICH IS WATER PERMEABLE BUT WILL TRAP WATER - BORNE SEDIMENT.

PURPOSE

TO INTERCEPT AND DETAIN WATER - BORNE SEDIMENT FROM UNPROTECTED AREAS OF LIMITED EXTENT.

CONDITIONS WHERE PRACTICE APPLIES

SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY.

DESIGN CRITERIA

SILT FENCE IS CONSTRUCTED NEAR THE PERIMETER OF A DISTURBED SITE WITHIN THE DEVELOPING AREA. IT IS NOT TO BE CONSTRUCTED OUTSIDE THE PROPERTY LINES WITHOUT OBTAINING A LETTER OF PERMISSION FROM THE AFFECTED ADJACENT PROPERTY OWNERS.

A DESIGN IS NOT REQUIRED FOR THE INSTALLATION OF THE SILT FENCE. HOWEVER, THE FOLLOWING CRITERIA SHALL BE OBSERVED:

- HEIGHT - 30 INCHES MINIMUM HEIGHT MEASURED FROM EXISTING OR GRADED GROUND.
- MATERIAL - BURLAP, POLYPROPYLENE FABRIC, OR NYLON REINFORCED WITH POLYESTER NETTING. THE MULLEN BURST STRENGTH SHALL BE GREATER THAN 150 PSI. THE EDGES SHALL BE TREATED TO PREVENT UNRAVELING.
- SUPPORT - STEEL FENCE POSTS SPACED A MAXIMUM OF 8 FEET APART. WOVEN WIRE WILL BE USED TO SUPPORT THE MATERIAL.
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.

THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

THE TRENCH SHOULD BE A MINIMUM OF 4 INCHES DEEP AND 4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.

SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.

SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

OUTLET

SILT FENCE SHALL BE PLACED AND CONSTRUCTED IN SUCH A MANNER THAT RUNOFF FROM A DISTURBED SURFACE OR EXPOSED UPLAND AREA SHALL BE INTERCEPTED, SEDIMENT TRAPPED, AND THE SURFACE RUNOFF ALLOWED TO PERCOLATE THROUGH THE STRUCTURE.

SILT FENCE SHALL BE PLACED IN SUCH A MANNER THAT SURFACE RUNOFF WHICH PURCHOLATES THROUGH WILL FLOW ONTO AN UNDISTURBED STABILIZED AREA OR STABILIZED OUTLET.

GENERAL NOTES:

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE 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.
- ALL SEEDING AND FERTILIZATION OF DISTURBED AREAS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL CONTRACTOR.
- EROSION PROTECTION WILL BE DELETED OR ADDED PER THE CITY.
- THE EROSION CONTROL CONTRACTOR SHALL MAKE INSPECTIONS OF THE EROSION CONTROL DEVICES EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH.
- THE EROSION CONTROL CONTRACTOR SHALL SEED, WATER, AND FERTILIZE ALL DISTURBED AREAS BY THE 14TH DAY AFTER THE LAST DISTURBANCE (EXCEPT THOSE WITHIN LANDSCAPED AREAS) UNTIL SUFFICIENT GRASS GROWTH HAS BEEN PROVIDED TO STOP EROSION. SILT FENCES SHALL REMAIN IN GOOD WORKING CONDITION UNTIL GRASS HAS BEEN ESTABLISHED.

EROSION CONTROL SEQUENCING

- THE EROSION CONTROL CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN IN THE PLAN AND CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCES AT THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
- THE GRADING CONTRACTOR SHALL STRIP, CLEAR AND MASS GRADE THE SITE. THE GRADING CONTRACTOR IS TO ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING GRADING OPERATIONS AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER GRADING IS COMPLETE, THE GRADING CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
- BEGIN UTILITY INSTALLATION. THE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING UTILITY CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER THE STORM DRAIN INLET INVERT AND WALLS ARE ERECTED, THE CONTRACTOR SHALL PROTECT THE INLET FROM SILTATION BY SURROUNDING IT WITH SILT FENCE. AFTER THIS PHASE OF UTILITY INSTALLATION IS COMPLETE, THE UTILITY CONTRACTOR SHALL INSPECT THE DEVICES PRIOR TO MOVING OFF SITE TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
- BEGIN PAVING CONSTRUCTION. THE PAVING CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING PAVING CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER PAVING CONSTRUCTION IS COMPLETE, THE PARKWAYS SHALL BE BACKFILLED TO A FINISHED SLOPE OF 1/4" PER FOOT. THE PAVING CONTRACTOR SHALL INSPECT THE DEVICES PRIOR TO MOVING OFF SITE TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
- THE UTILITY CONTRACTOR SHALL REMEDIOLIZE AND FINISH THE STORM DRAIN INLET CONSTRUCTION BY COMPLETING THE ERECTION OF THE WALLS AND TOP. AFTER PUBLIC UTILITY CONSTRUCTION IS COMPLETE, THE UTILITY CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
- THE EROSION CONTROL CONTRACTOR SHALL INSTALL THE CURB INLET PROTECTION DETAILED ON THIS PLAN, AND SHALL INSTALL SILT FENCE ALONG STREET RIGHTS-OF-WAY.
- BEGIN FRANCHISE UTILITY CONSTRUCTION. EACH FRANCHISE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING FRANCHISE UTILITY CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER FRANCHISE UTILITY CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
- AFTER CONSTRUCTION IS COMPLETE, THE EROSION CONTROL CONTRACTOR SHALL SEED ALL DISTURBED AREAS. WHEN SUFFICIENT GRASS GROWTH HAS BEEN ESTABLISHED, ALL SILT FENCE AND OTHER EROSION CONTROL DEVICES SHALL BE REMOVED FROM THE SITE.

LEGEND

Silt Fence

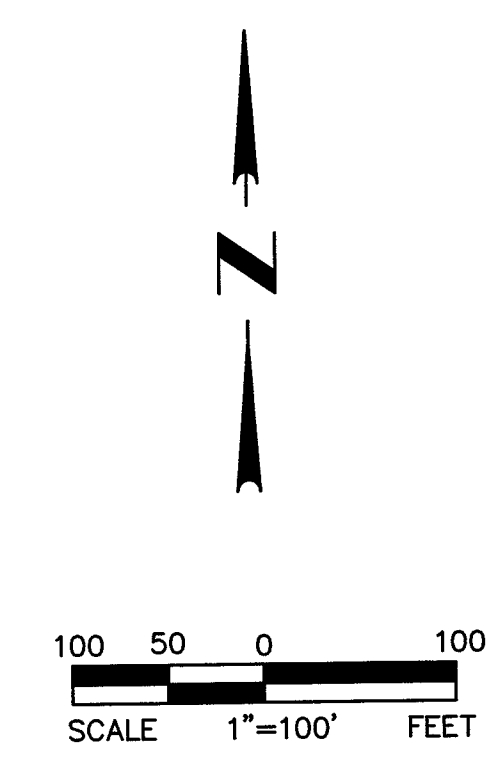
TOTAL DISTURBED AREA = 45 ACRES

REV.	BY	DATE	DESCRIPTION
EROSION CONTROL			
MOBILIZATION & ROUGH GRADING			
THE VINEYARD - PHASE 1			
CITY OF KENNEDALE			
TARRANT COUNTY, TEXAS			
MACATEE ENGINEERING DAYTON MACATEE ENGINEERING, LLC 8019 MILES STREET, SUITE 200 DALLAS, TEXAS 75209 TEL 214-373-1180 * FAX 214-373-6580 E-MAIL: daytonm@macatee-engineering.com			
DESIGNED	DRAWN	DATE	DWG FILE
PJF	PJF	02/10/14	TJ402
PROJECT #		SHEET NO.	
TJ402		8 OF 22	



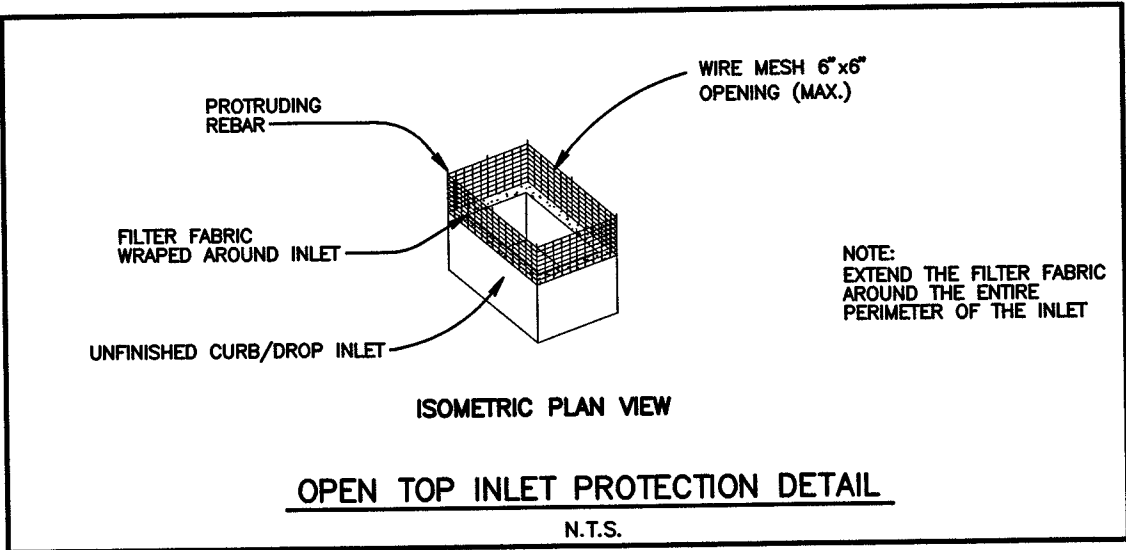
Dayton C. Macatee
02/14/14

DAYTON MACATEE
ENGINEERING, LLC
TX. REG. NO. F-456



1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL DEMONSTRATE APPROPRIATE EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWING TO PREVENT EROSION.
2. ALL SEEDING AND FERTILIZATION OF DISTURBED AREAS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL CONTRACTOR.
3. EROSION PROTECTION WILL BE DELETED OR ADDED PER THE CITY.
4. THE EROSION CONTROL CONTRACTOR SHALL MAKE INSPECTIONS OF THE EROSION CONTROL DEVICES EVERY 7 DAYS OR WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE IN DEPTH.
5. THE EROSION CONTROL CONTRACTOR SHALL SEED, WATER, AND FERTILIZE ALL DISTURBED AREAS BY THE 14TH DAY AFTER THE LAST DISTURBANCE (EXCEPT THOSE WITHIN LANDSCAPED AREAS) UNTIL SUFFICIENT GRASS GROWING HAS BEEN PROVIDED TO STOP EROSION. SILT DEVICES SHALL REMAIN IN GOOD WORKING CONDITION UNTIL GRASS HAS BEEN ESTABLISHED.

1. THE EROSION CONTROL CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN IN THE PLAN AND CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCES AT THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
2. THE GRADING CONTRACTOR SHALL STRIP, CLEAR AND MASS GRADE THE SITE. THE GRADING CONTRACTOR IS TO ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING GRADING OPERATIONS AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER GRADING CONSTRUCTION IS COMPLETE, THE GRADING CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
3. BEGIN UTILITY INSTALLATION. THE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING UTILITY CONSTRUCTION AND ENSURE THAT THE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER THE STORM DRAIN INLET INVERT AND WALLS ARE ERECTED, THE CONTRACTOR SHALL PROTECT THE INLET FROM SILTATION BY SURROUNDING IT WITH SILT FENCE. AFTER THIS PHASE OF UTILITY INSTALLATION IS COMPLETE, THE UTILITY CONTRACTOR SHALL INSPECT THE DEVICES PRIOR TO MOVING OFF SITE TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
4. BEGIN PAVING CONSTRUCTION. THE PAVING CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING PAVING CONSTRUCTION AND ENSURE THAT THE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER PAVING CONSTRUCTION IS COMPLETE, THE PARKWAYS SHALL BE BACKFILLED TO A FINISHED SLOPE OF 1/4" PER FOOT. THE PAVING CONTRACTOR SHALL INSPECT THE DEVICES PRIOR TO MOVING OFF SITE TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
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6. THE EROSION CONTROL CONTRACTOR SHALL INSTALL THE CURB INLET PROTECTION DETAILED ON THIS PLAN, AND SHALL INSTALL SILT FENCE ALONG STREET RIGHTS-OF-WAY.
7. BEGIN FRANCHISE UTILITY CONSTRUCTION. EACH FRANCHISE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING FRANCHISE UTILITY CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER FRANCHISE UTILITY CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
8. AFTER CONSTRUCTION IS COMPLETE, THE EROSION CONTROL CONTRACTOR SHALL SEED ALL BARE AREAS. WHEN SUFFICIENT GRASS GROWTH HAS BEEN ESTABLISHED, ALL SILT FENCE AND OTHER EROSION CONTROL DEVICES SHALL BE REMOVED FROM THE SITE.



LEGEND

	Silt Fence
	Inlet Protection

REV.	BY	DATE	DESCRIPTION

DRAINAGE & UTILITIES

THE VINEYARD - PHASE 1

CITY OF KENNEDALE

TARRANT COUNTY, TEXAS

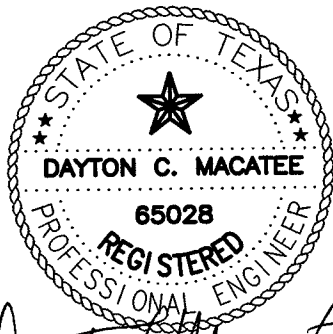
MACATEE

MACATEE
ENGINEERING
DAYTON MACATEE ENGINEERING, LLC
3519 MILES STREET, SUITE 200
DALLAS, TEXAS 75209
TEL 214-373-1180 • FAX 214-373-6580
E-MAIL: daytonm@macatee-engineering.com

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DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
PJE	PJE	02/10/14	TJ402	TJ402	9 OF 22

THE GENERAL CONTRACTOR HAS ULTIMATE RESPONSIBILITY FOR MAINTAINING EROSION CONTROL FACILITIES THROUGHOUT CONSTRUCTION. IF MULTIPLE CONTRACTORS ARE USED, THE DRAINAGE & UTILITY CONTRACTOR'S RESPONSIBILITY CONTINUES UNTIL DRAINAGE AND UTILITY WORK IS COMPLETE, THE EXISTING EROSION CONTROL FACILITIES HAVE BEEN RESTORED TO PROPER WORKING CONDITION AS NECESSARY, THE ADDITIONAL EROSION CONTROL FACILITIES HAVE BEEN INSTALLED AS INDICATED, AND RESPONSIBILITY FOR THE SITE HAS BEEN ACCEPTED BY THE PAVING CONTRACTOR.



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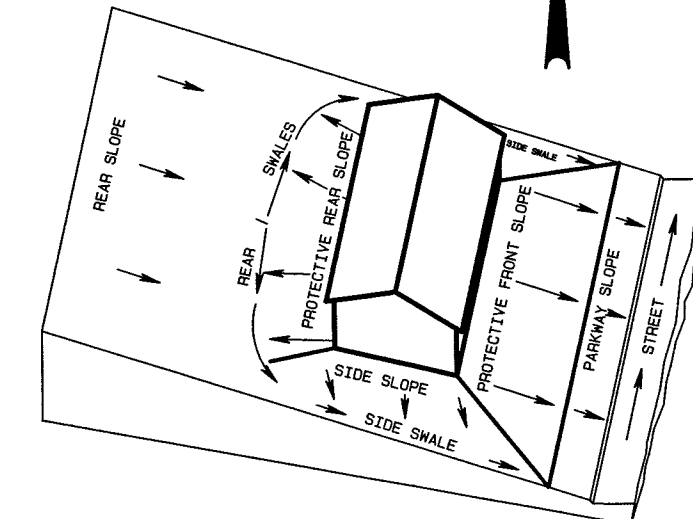


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ENGINEERING, LLC
TX. REG. NO. F-456

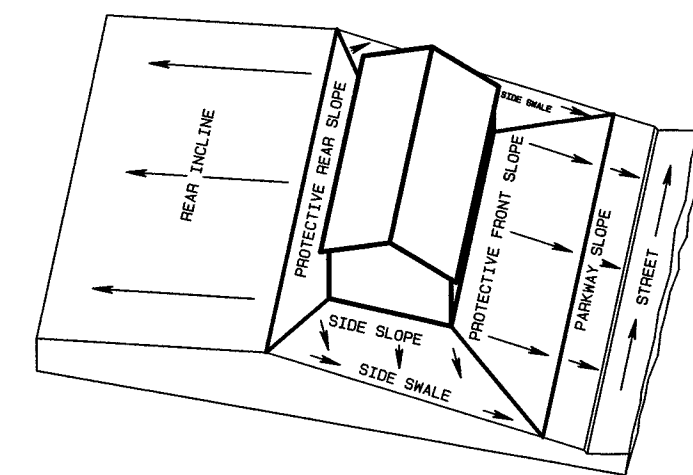
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SCALE 1"=60' FEET



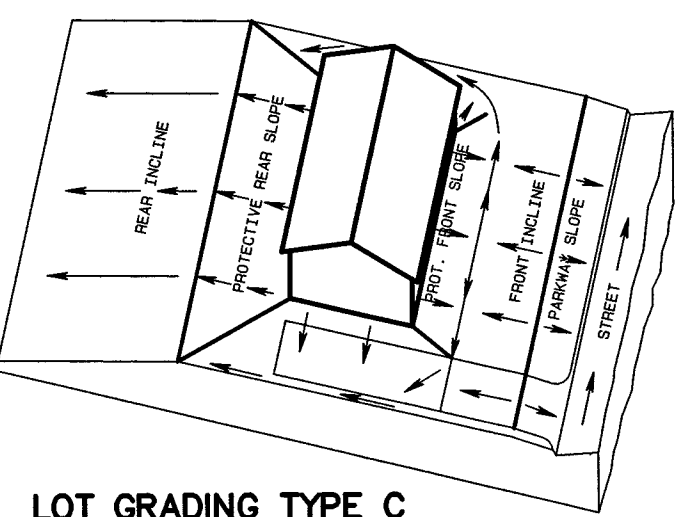
- Notes:
1. Contractor must insure that no slopes exceed 4:1
 2. Contractor must insure that all areas will be graded to drain.
 3. Contractor must field verify all existing utilities prior to construction.
 4. Contractor must notify engineer of any discrepancies.



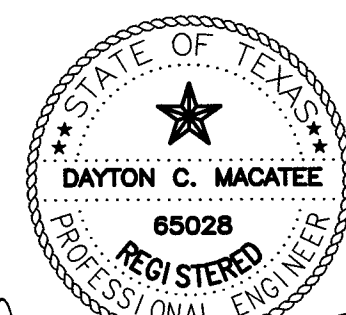
LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE TO STREET & REAR LOT LINE



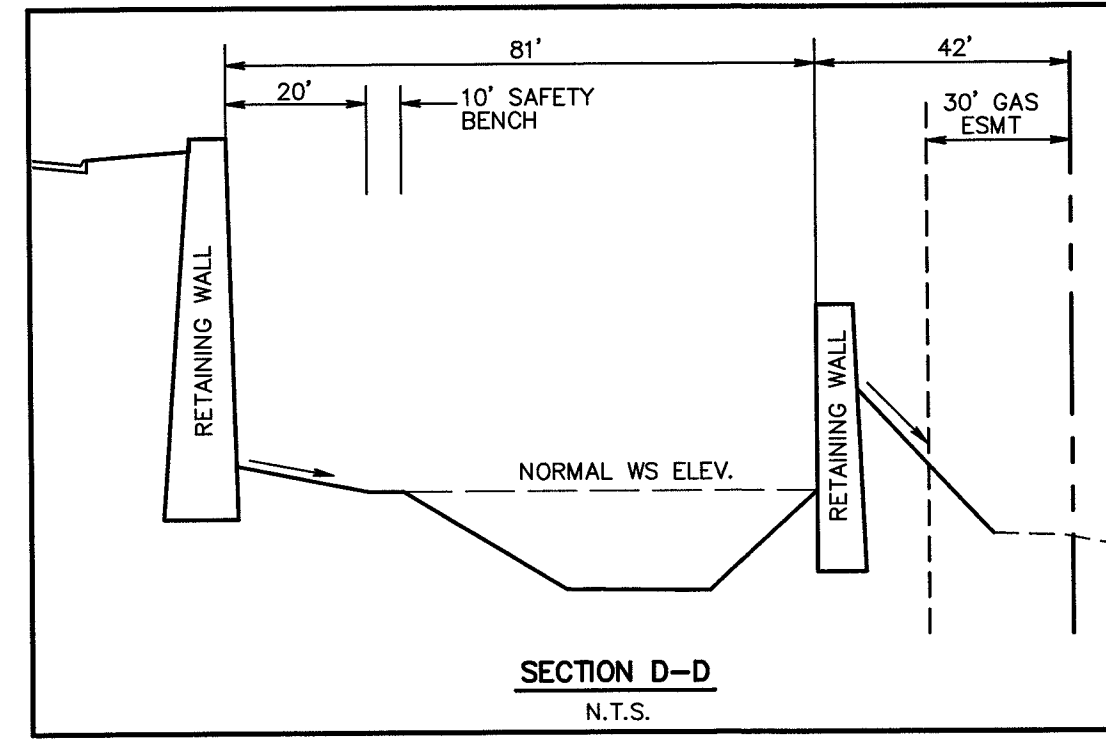
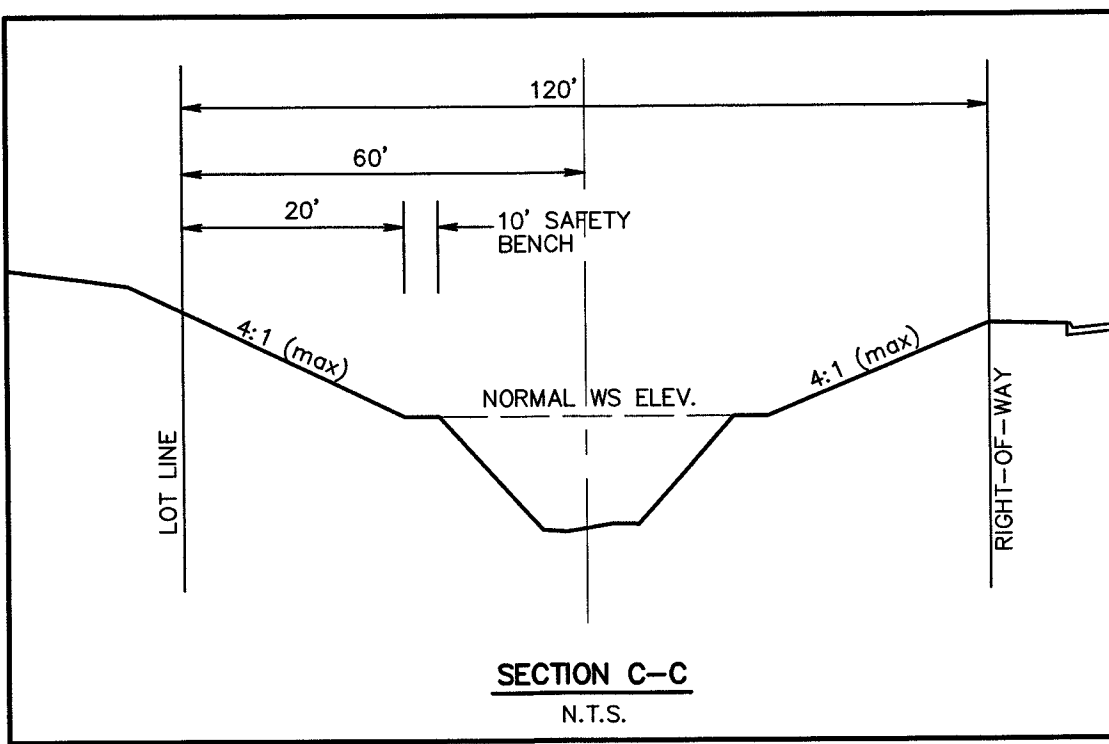
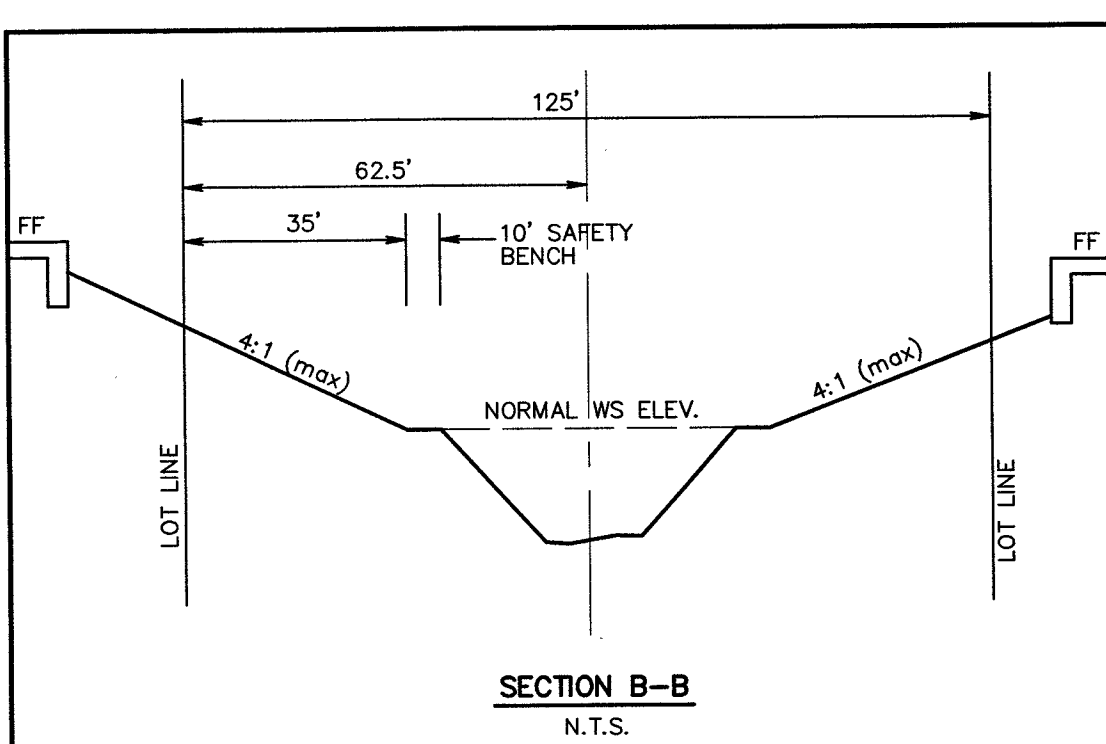
LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE



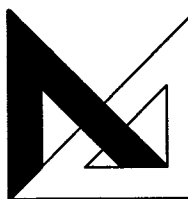
Dayton C. Macatee
02/14/14
DAYTON MACATEE
ENGINEERING, LLC
TX. REG. NO. F-456

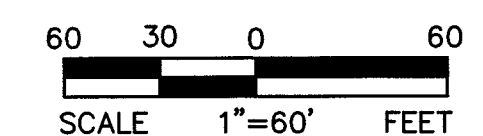
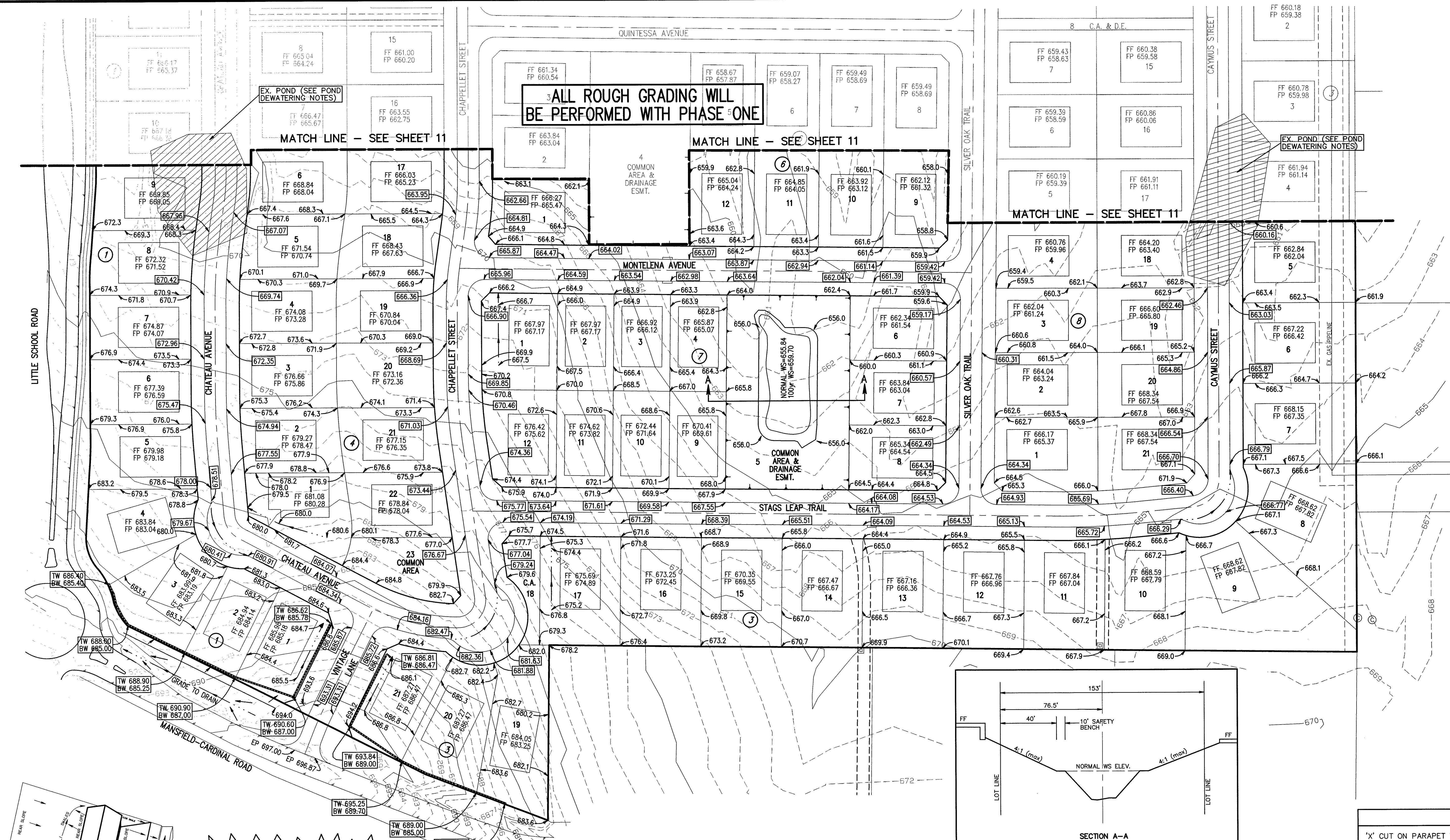
ALL ROUGH GRADING WILL
BE PERFORMED WITH PHASE ONE

- POND DEWATERING NOTES:
- 1) DRAIN WATER FROM POND.
 - 2) REMOVE SILT & MUCK TO SOLID MATERIAL PRIOR TO PLACING FILL.
 - 3) SILT & MUCK MAY BE SPREAD OUT AND MIXED WITH ONSITE MATERIAL FOR USE IN FILL AREAS.

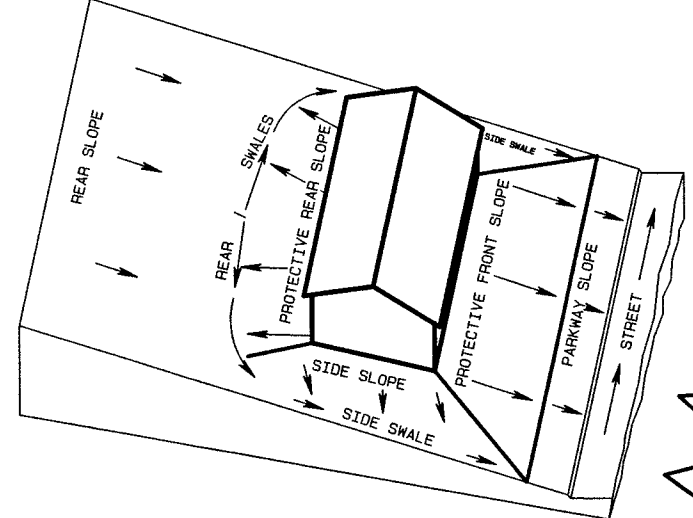
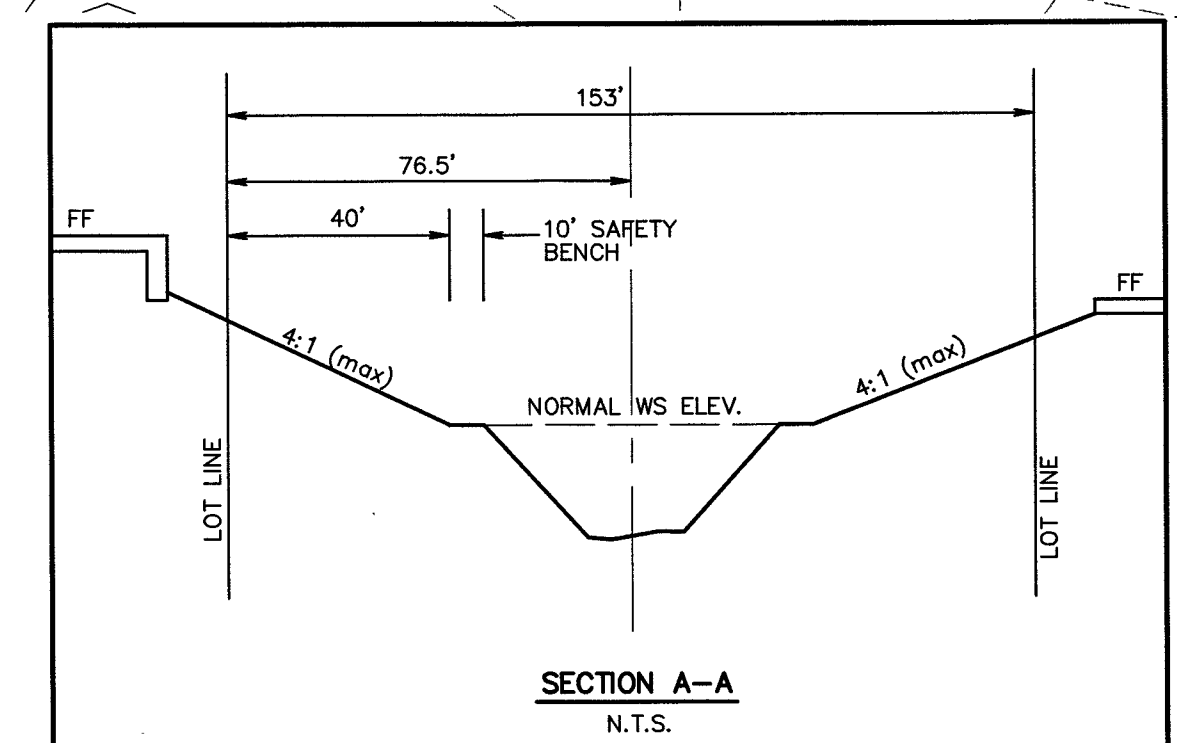
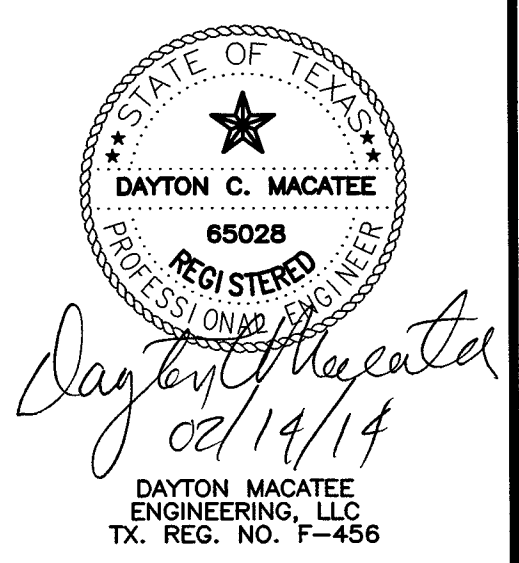


- LEGEND
- 650 — EXISTING 5' CONTOUR INTERVAL
 - 652 --- EXISTING 1' CONTOUR INTERVAL
 - VALLEY GUTTER/EARTHEN SWALE
 - DIRECTION OF FLOW
 - HP HIGH POINT
 - LP LOW POINT
 - GB GRADE BREAK
 - FF FINISHED FLOOR
 - FP FINISHED PAD
 - EG 643.0 EXISTING GROUND ELEVATION
 - 649.0 PROPOSED GROUND ELEVATION
 - [653.00] PROPOSED TOP OF CURB ELEVATION

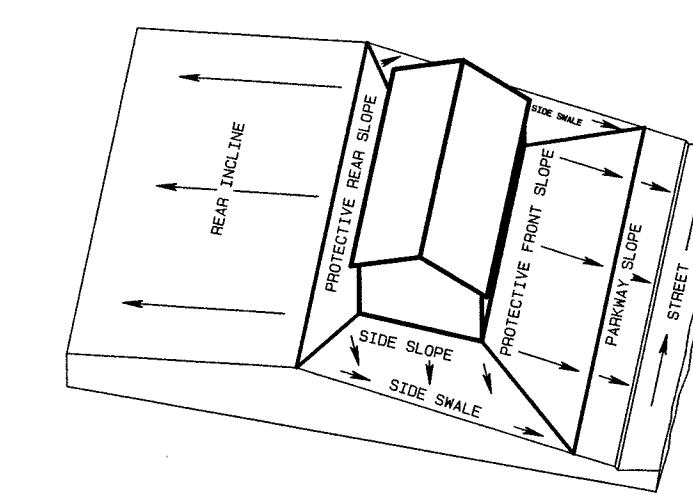
BENCHMARK					
'X' CUT ON PARAPET WALL AT THE SOUTHWEST CORNER OF BRIDGE ON EDEN ROAD, 150 FEET WEST OF EDEN TAP ROAD. ELEV=669.04					
REV.	BY	DATE	DESCRIPTION		
GRADING PLAN					
THE VINEYARD					
CITY OF KENNEDALE					
TARRANT COUNTY, TEXAS					
 MACATEE ENGINEERING DAYTON MACATEE ENGINEERING, LLC 3519 MILES STREET, SUITE 200 DALLAS, TEXAS 75209 TEL 214-373-1180 * FAX 214-373-6580 E-MAIL: dayton@macatee-engineering.com					
DESIGNED PJF	DRAWN PJF	DATE 02/10/14	DWG FILE TJ402	PROJECT # TJ402	SHEET NO. 11 OF 22



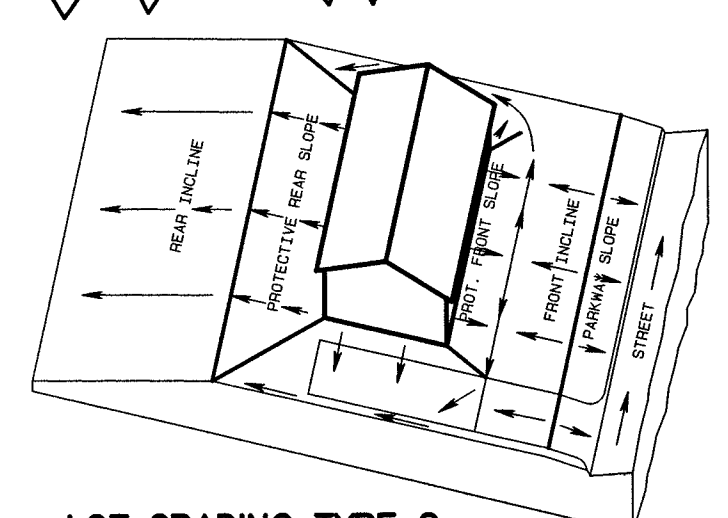
EX. POND DEWATERING NOTES:
1) DRAIN WATER FROM POND.
2) REMOVE SILT & MUCK TO SOLID MATERIAL PRIOR TO PLACING FILL.
3) SILT & MUCK MAY BE SPREAD OUT AND MIXED WITH ONSITE MATERIAL FOR USE IN FILL AREAS.



LOT GRADING TYPE A
ALL DRAINAGE TO STREET



LOT GRADING TYPE B
DRAINAGE TO STREET & REAR LOT LINE



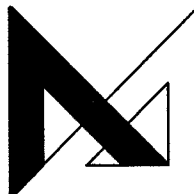
LOT GRADING TYPE C
ALL DRAINAGE TO REAR LOT LINE

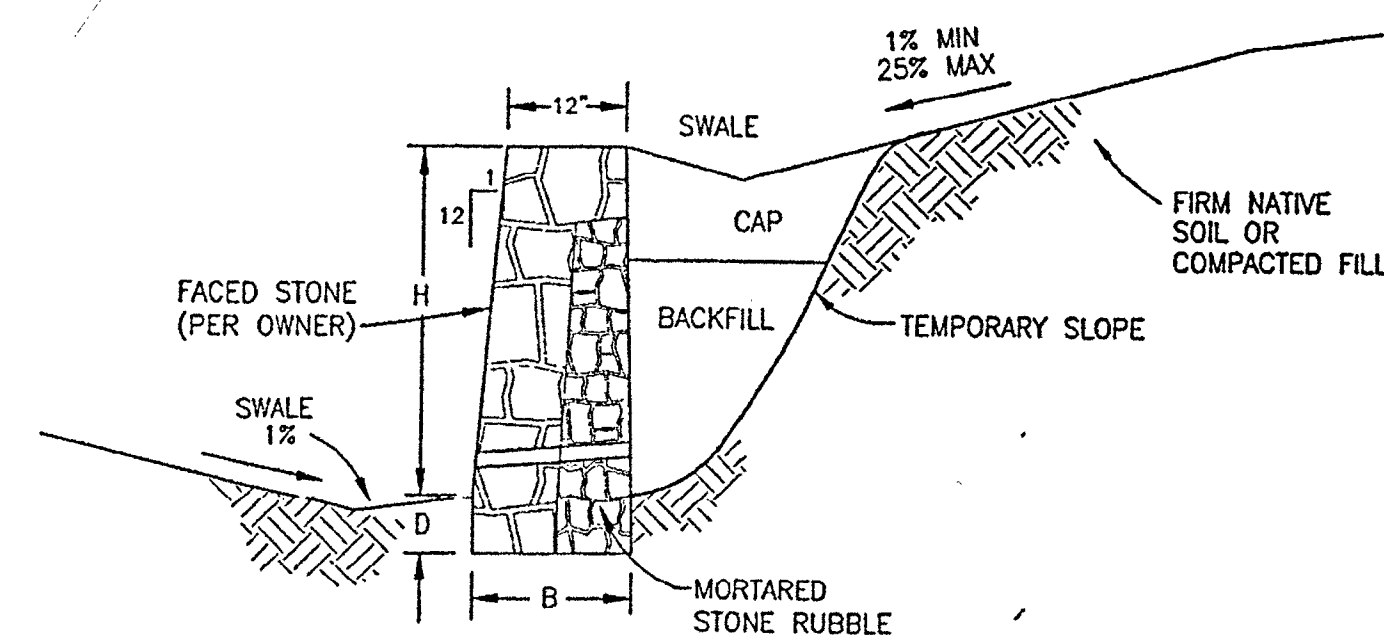
- Notes:
1. Contractor must insure that no slopes exceed 4:1
 2. Contractor must insure that all areas will be graded to drain.
 3. Contractor must field verify all existing utilities prior to construction.
 4. Contractor must notify engineer of any discrepancies.

- EARTHWORK NOTES
1. Site Preparation
All trees, stumps, brush, abandoned structures, roots, vegetation, rubbish and any other undesirable matter should be properly removed and disposed of.
 2. Compacting Area to be Filled
All areas to be filled should be disc'd or bladed until uniform and free from large clods, brought to a moisture content between optimum and five (5) percentage points above the optimum moisture value for clayey soils and between optimum to +3 percentage points for silty clay soils and soil containing limestone fragments and compacted to between 95 and 98 percent of optimum density in accordance with ASTM D 698.
 3. Fill Materials
Off-site materials to be used for fill should be approved by the Soils Engineer. There should be no roots, vegetation or any other undesirable matter in the soil, and no rocks larger than six (6) inches in diameter.
 4. Depth of Mixing of Fill Layers
The fill material should be placed in level, uniform layers, which, when compacted, should have a moisture content and density conforming to the stipulations called for herein. Each layer should be thoroughly mixed during the spreading to insure the uniformity of the layer. The fill thickness should not exceed 10-inch loose lifts.
 5. Rock
There should be no rock incorporated within the fill which exceeds six (6) inches in its greatest dimension, and no large rocks will be permitted within twelve (12) inches of the finished subgrade.
 6. Moisture Content
Prior to and in conjunction with the compacting operation, each layer should be brought to the proper moisture content as determined by ASTM D 698, within plus or minus three (3) percentage points of optimum for fill containing limestone rock pieces and between optimum and five percentage points above the optimum for clayey soils.

7. Amount of compaction
After each layer has been properly placed, mixed and spread, it should be thoroughly compacted to between 95 and 98 percent of Standard Proctor Density as determined by ASTM D 698.
8. Compaction of Fill Layers
Compaction equipment should be of such design that it will be able to compact the fill to the specified density. Compaction of each layer shall be continuous over its entire area.
9. Density Tests
Field Density tests should be made by the Soils Engineer or his representative. Density tests should be taken in the compacted material below the disturbed surface. After each layer of fill, compaction tests, as necessary, should be made by the Soils Engineer. If the materials fail to meet the density specified, the course should be reworked as necessary to obtain the specified compaction.
10. Supervision
Supervision by the Soils Engineer should be of such continuity during the grading operation that he can certify that all cut and filled areas were graded in accordance with the accepted specifications.
11. Slope Control
Embankment slopes should not be steeper than a ratio of three (3) horizontal to one (1) vertical for either fill or cut slopes. Any slope, existing or proposed, steeper than three (3) feet in height should incorporate stabilization methods to include erosion control, embankment stabilization and other slope control measures as required by the slope control specialist.
12. Accommodation of Landscaping
(FC) Finished Grades must be maintained after the installation of landscaping. The Landscaper must ensure positive drainage away from all buildings consistent with design.

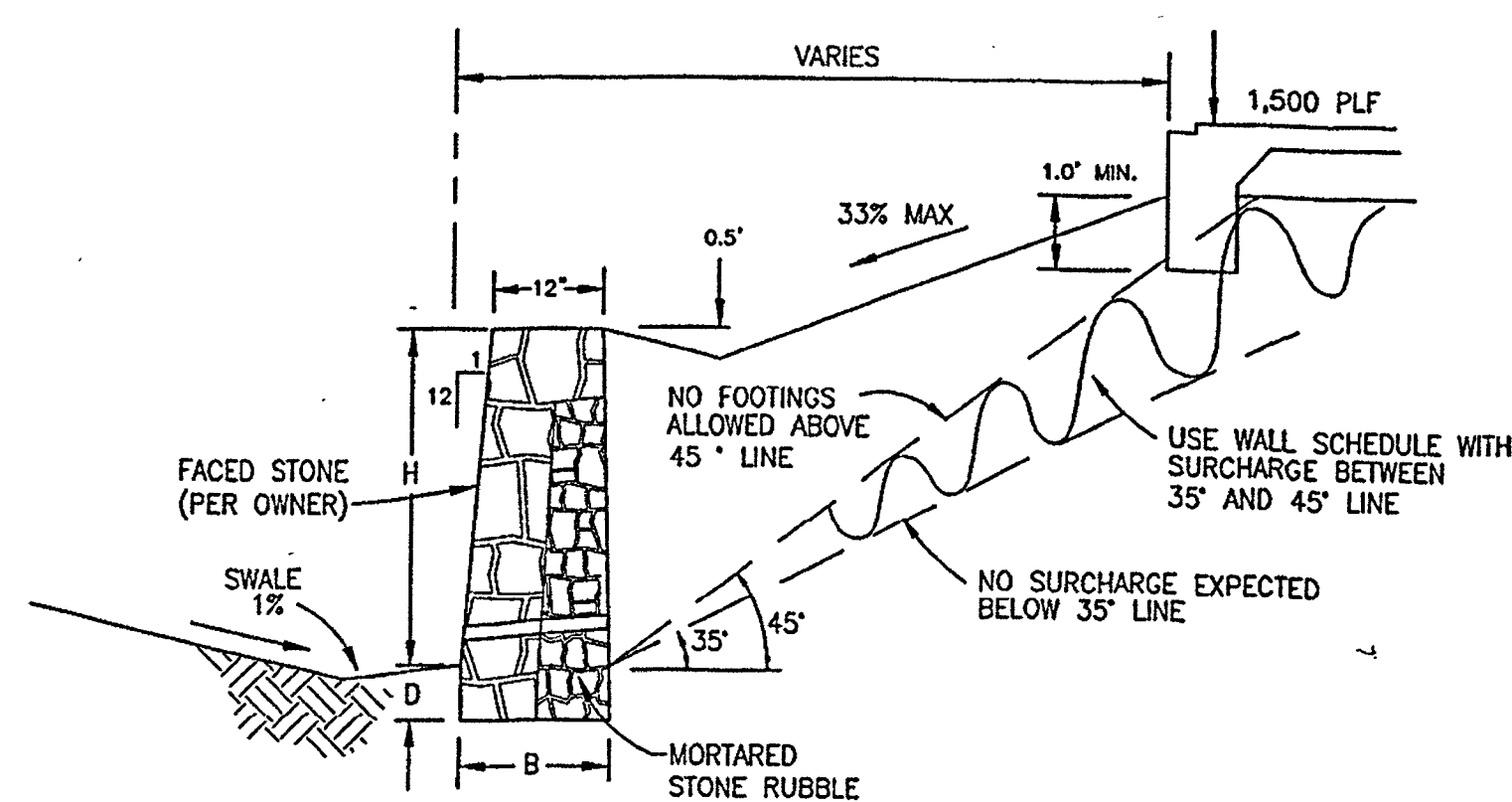
LEGEND	
— 650 —	EXISTING 5' CONTOUR INTERVAL
--- 652 ---	EXISTING 1' CONTOUR INTERVAL
---	VALLEY GUTTER/EARTHEN SWALE
→	DIRECTION OF FLOW
HP	HIGH POINT
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649.0	PROPOSED GROUND ELEVATION
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BENCHMARK					
"X" CUT ON PARAPET WALL AT THE SOUTHWEST CORNER OF BRIDGE ON EDEN ROAD. 150 FEET WEST OF EDEN TAP ROAD. ELEV=669.04					
REV.	BY	DATE	DESCRIPTION		
GRADING PLAN					
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DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
PJF	PJF	02/10/14	TJ402	TJ402	12 OF 22



WALL SCHEDULE			
HEIGHT (H)	1'	2'	3'
WIDTH (B)	12"	14"	16"
EMBEDMENT (D)	6"	6"	6"

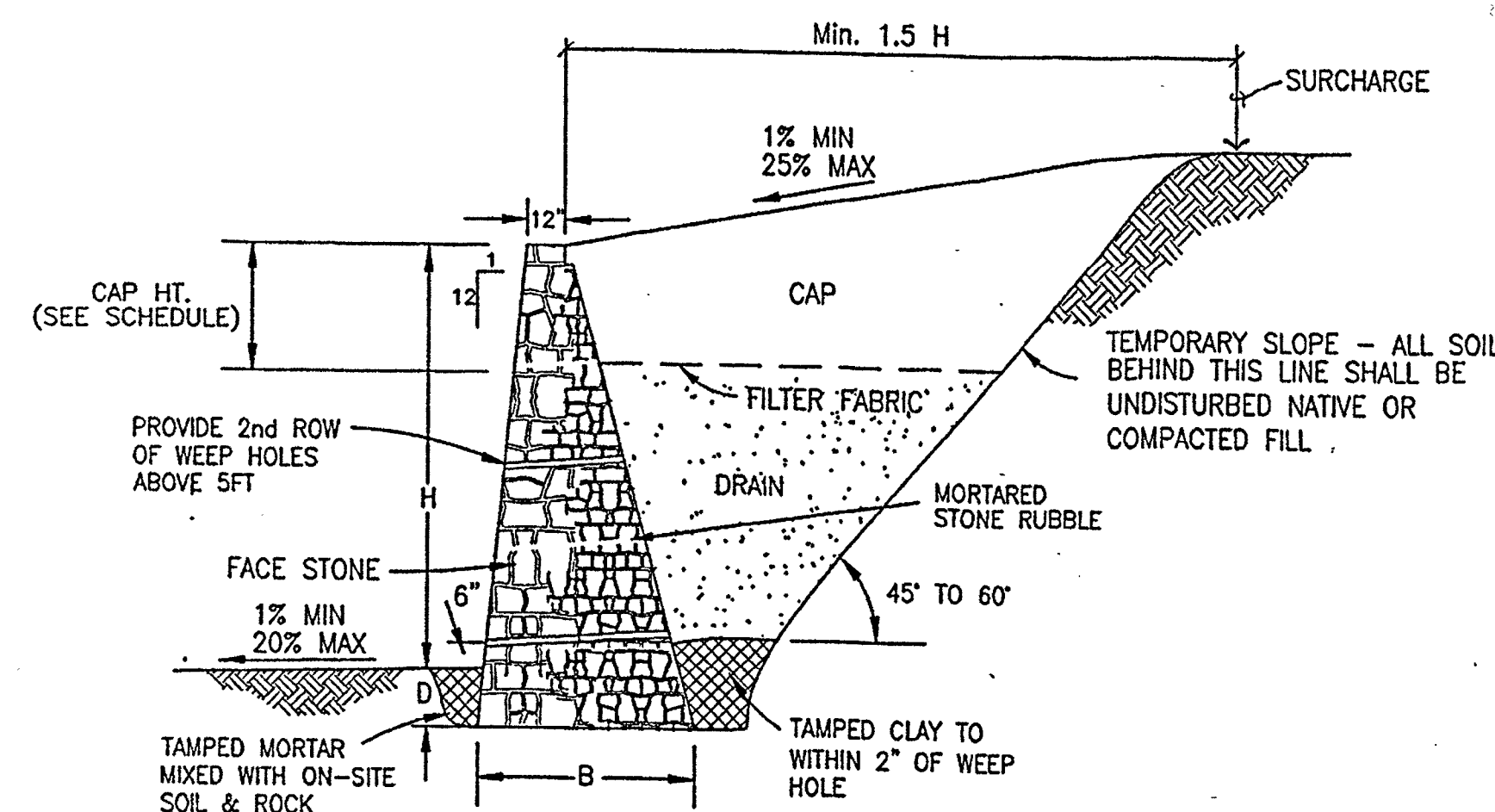
TYPICAL LOW WALL



WALL SCHEDULE W/SURCHARGE*				
HEIGHT (H)	1'	2'	3'	4'
WIDTH (B)	12"	14"	18"	30"
EMBEDMENT (D)	6"	6"	6"	12"

* Based on criteria shown above, no surcharge is expected below H=3.0' for 5.0' offset, nor below H=3.5' for 7.0' offset.

SIDE YARD WALL WITH SURCHARGE



WALL SCHEDULE - CLAY AND LIMESTONE									
HEIGHT (H)	4'	5'	6'	7'	8'	9'	10'		
WIDTH (B)	20"	28"	32"	42"	48"	54"	60"		
EMBEDMENT (D)	6"	12"	12"	12"	18"	18"	18"		
CAP HT. *	24"	24"	24"	28"	32"	36"	40"		

WALL SCHEDULE - ALL LIMESTONE									
HEIGHT (H)	4'	5'	6'	7'	8'	9'	10'		
WIDTH (B)	20"	24"	30"	36"	40"	48"	54"		
EMBEDMENT (D)	6"	12"	12"	12"	12"	12"	12"		
CAP HT. *	24"	24"	24"	28"	32"	36"	40"		

TYPICAL WALL 4' - 10'

DESIGN CRITERIA: CLAY (CH)
 EFP - 40 pcf
 FRICTION - 0.65
 PASSIVE - 350 pcf
 F.S. SLIDING = 1.50 F.S. OVERTURNING - 1.75
 ALLOWABLE BEARING - 2,000 psf

- These specifications are applicable only for the site and retained height (H) shown herein.
- TEMPORARY SLOPE - By builder, as required for safety. Temporary slopes in COMPACTED FILL shall be constructed "fat" and cut back to reveal a firm compacted surface.
- SURCHARGE LOADS - NONE. No surcharge is expected for structures located greater than 1.5H distance from retaining walls.
- Periodic observation during construction is recommended by or under the direction of a licensed professional engineer experienced in retaining wall design and construction.
- Periodic observations are made only to develop a general opinion regarding the contractors compliance with project specifications. No warranty or guarantee is provided.
- If conditions change from those described herein, the engineer should be notified immediately to determine the effect, if any, on the retaining wall design.
- Wall design complies with Section 1611.6 of the 1997 Uniform Building Code.

MATERIALS

- All MORTAR shall be Type 'S' - 1,800 psi.
- FACE STONE and pattern shall be approved by owner. Min. compressive strength - 4,500psi. All stone shall be fully mortared. Provide 18" deep "row lock" stone @ 3'x5' spacing.
- DRAIN - Continuous back fill 3/4"x3" angular gravel or crushed stone with max. 12 percent #200 sieve size. Provide with Mirafli 140N filter fabric cover or approved equivalent. Provide min. 2" diameter weep holes @ 10' o.c. spacing.
- CAP - Moist native soil graded, compacted and sealed to reduce infiltration of runoff. Use equipment and methods that will not damage walls.
- CONTROL JOINTS - shall be provided @ max. 25' spacing.

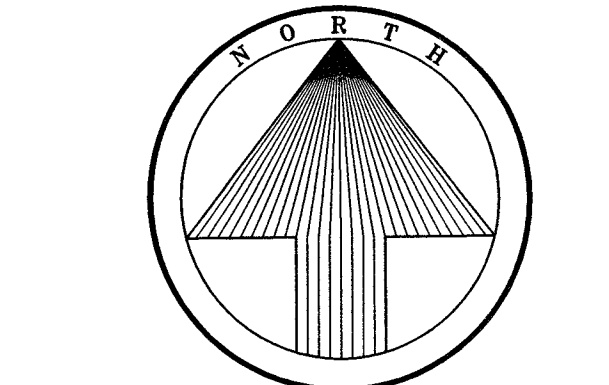
FOOTING

- All walls shall be provided a MORTAR leveling course.
- All walls shall be bedded in UNDISTURBED SOIL OR ROCK to the minimum depth (D) specified on the Wall Schedule.

NOT FOR
CONSTRUCTION

FINAL CALS
IN PROCESS
02/14/14

BENCHMARK						
* CUT ON PARAPET WALL AT THE SOUTHWEST CORNER OF BRIDGE ON EDEN ROAD. 150 FEET WEST OF EDEN TAP ROAD. ELEV=689.04						
REV.	BY	DATE	DESCRIPTION			
RETAINING WALL DETAILS						
THE VINEYARD - PHASE 1						
CITY OF KENNEDALE						
TARRANT COUNTY, TEXAS						
MACATEE ENGINEERING DAYTON MACATEE ENGINEERING, LLC 3519 MILES STREET, SUITE 200 DALLAS, TEXAS 75229 TEL 214-373-1180 * FAX 214-373-6580 E-MAIL: dayton@macatee-engineering.com						
DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #		
		02/10/14	TJ402	TJ402		
SHEET NO.				12A OF 22		

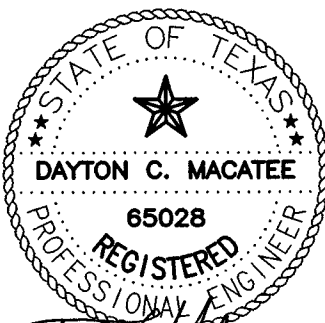


200 100 0 200 400
SCALE: 1" = 200'

XX	AREA DESIGNATION
XX	ACRES
XX	Q100 cfs

EXISTING RUNOFF CALCULATIONS

AREA	ACRES	T _c (min)	'C'	'1100'	'Q100' (cfs)
1	44.00	30	0.40	5.80	100.9
2	15.73	15	0.55	7.98	69.0



Dayton Macatee
02/14/14

DAYTON MACATEE
ENGINEERING, LLC
TX. REG. NO. F-456

REV.	BY	DATE	DESCRIPTION

EXISTING DRAINAGE AREA MAP

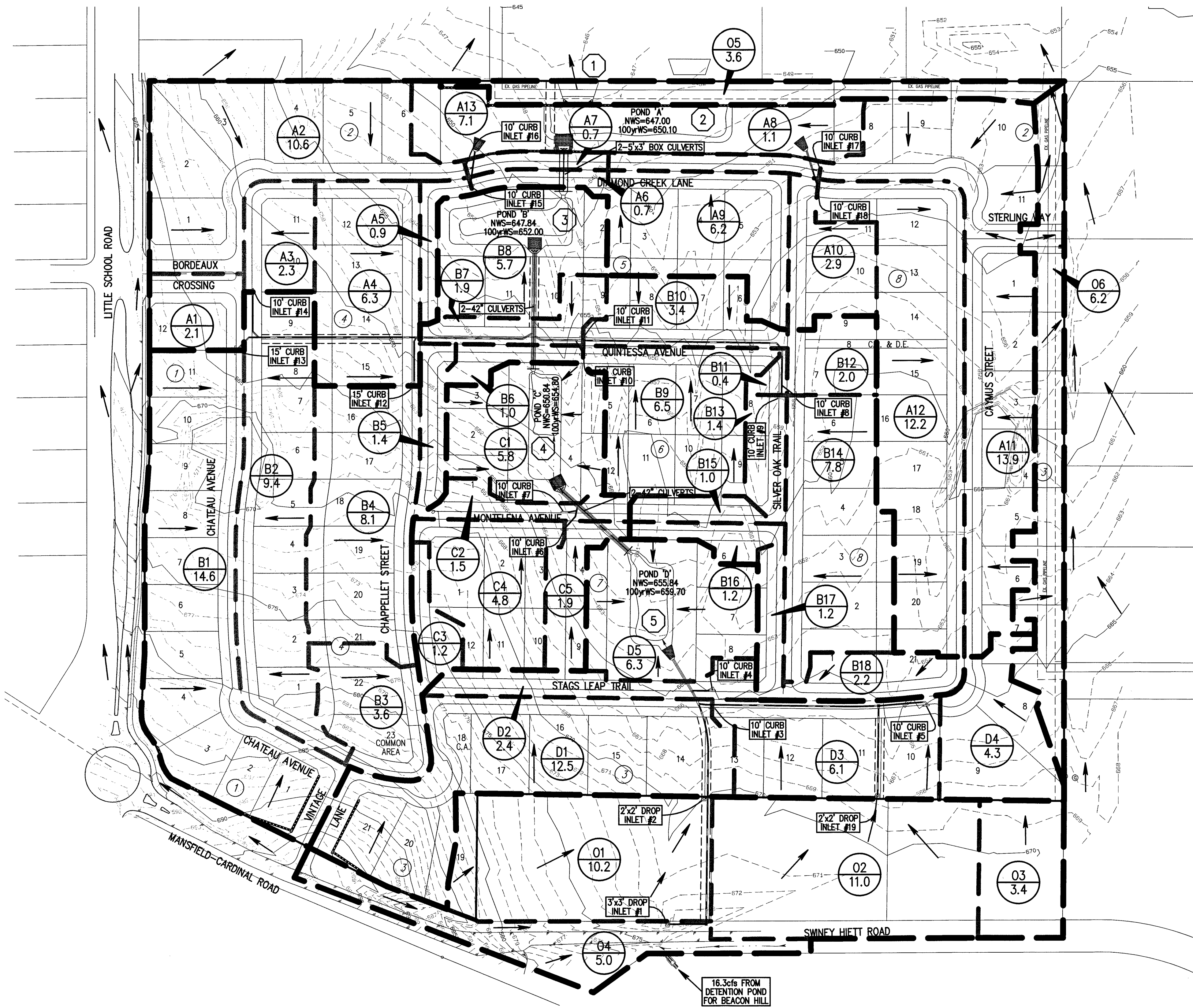
THE VINEYARD

CITY OF KENNEDALE

TARRANT COUNTY, TEXAS

MACATEE
ENGINEERING
DAYTON MACATEE ENGINEERING, LLC
(Tex. Reg. No. F-456)
3519 MILES STREET
DALLAS, TEXAS 75209
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DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
PJF	PJF	02/10/14	TJ402	TJ402	13 OF 22



RATIONAL METHOD

Q=CIA

Q ~ Flow (c.f.s.)

C ~ Runoff Coefficient

I ~ Intensity (in./hr.)

A ~ Drainage Area (Acres)

LEGEND

- DRAINAGE AREA
- 100yr RUNOFF (cfs)
- SUB DRAINAGE DIVIDE
- OVERALL DRAINAGE AREA
- PROPOSED STORM SEWER
- DIRECTION OF FLOW

100 50 0 100
SCALE 1"=100' FEET

RUNOFF CALCULATIONS

AREA	ACRES	"C"	Tc (min)	"I100"	"Q100"	NOTES
A1	0.48	0.55	15	7.98	2.1	TO POND 'A'
A2	2.41	0.55	15	7.98	10.6	TO POND 'A'
A3	0.52	0.55	15	7.98	2.3	TO POND 'A'
A4	1.44	0.55	15	7.98	6.3	TO POND 'A'
A5	1.41	0.55	15	7.98	6.2	TO POND 'A'
A6	0.17	0.55	15	7.98	0.7	TO POND 'A'
A7	0.17	0.55	15	7.98	0.7	TO POND 'A'
A8	0.25	0.55	15	7.98	1.1	TO POND 'A'
A9	0.42	0.55	15	7.98	1.9	TO POND 'A'
A10	0.66	0.55	15	7.98	2.9	TO POND 'A'
A11	3.16	0.55	15	7.98	13.9	TO POND 'A'
A12	2.77	0.55	15	7.98	12.2	TO POND 'A'
A13	1.63	0.55	15	7.98	7.1	TO POND 'A'
B1	3.33	0.55	15	7.98	14.6	TO POND 'B'
B2	2.14	0.55	15	7.98	9.4	TO POND 'B'
B3	0.83	0.55	15	7.98	3.6	TO POND 'B'
B4	1.85	0.55	15	7.98	8.1	TO POND 'B'
B5	0.31	0.55	15	7.98	1.4	TO POND 'B'
B6	0.22	0.55	15	7.98	1.0	TO POND 'B'
B7	0.42	0.55	15	7.98	1.9	TO POND 'B'
B8	1.31	0.55	15	7.98	5.7	TO POND 'B'
B9	1.49	0.55	15	7.98	6.5	TO POND 'B'
B10	0.77	0.55	15	7.98	3.4	TO POND 'B'
B11	0.08	0.55	15	7.98	0.4	TO POND 'B'
B12	0.45	0.55	15	7.98	2.0	TO POND 'B'
B13	0.33	0.55	15	7.98	1.4	TO POND 'B'
B14	1.79	0.55	15	7.98	7.8	TO POND 'B'
B15	0.23	0.55	15	7.98	1.0	TO POND 'B'
B16	0.26	0.55	15	7.98	1.2	TO POND 'B'
B17	0.28	0.55	15	7.98	1.2	TO POND 'B'
B18	0.49	0.55	15	7.98	2.2	TO POND 'B'
C1	1.32	0.55	15	7.98	5.8	TO POND 'C'
C2	0.34	0.55	15	7.98	1.5	TO POND 'C'
C3	0.28	0.55	15	7.98	1.2	TO POND 'C'
C4	1.10	0.55	15	7.98	4.8	TO POND 'C'
C5	0.44	0.55	15	7.98	1.9	TO POND 'C'
D1	2.84	0.55	15	7.98	12.5	TO POND 'D'
D2	0.55	0.55	15	7.98	2.4	TO POND 'D'
D3	1.38	0.55	15	7.98	6.1	TO POND 'D'
D4	0.98	0.55	15	7.98	4.3	TO POND 'D'
D5	1.44	0.55	15	7.98	6.3	TO POND 'D'
O1	2.32	0.55	15	7.98	10.2	TO POND 'D'
O2	2.50	0.55	15	7.98	11.0	TO POND 'D'
O3	0.78	0.55	15	7.98	3.4	TO POND 'D'
O4	1.13	0.55	15	7.98	5.0	TO POND 'D'
O5	0.83	0.55	15	7.98	3.6	TO NEIGHBOR
O6	1.42	0.55	15	7.98	6.2	TO NEIGHBOR

DESIGN POINT	**RUNOFF FROM STREET DRAINAGE Q100 (cfs)	*DISCHARGE FROM UPSTREAM POND Q100 (cfs)	TOTAL FLOW INTO POND (cfs)
①	---	274.0	---
②	70.0	205.6	275.6
③	69.8	121.4	191.2
④	15.2	111.9	127.1
⑤	77.5	---	77.5

**ON SITE RUNOFF WAS CALCULATED USING THE RATIONAL METHOD

*THE SERIES OF DETENTION PONDS WERE SIZED BASED ON A HYDROLOGIC AND HYDRAULIC ANALYSIS USING HEC-HMS. FOR DETAILED INFORMATION REGARDING THESE CALCULATIONS, REFER TO "DETENTION POND STUDY FOR THE VINEYARD" PREPARED BY CARDINAL STRATEGIES, PLLC DATED FEBRUARY 10, 2014.



DRAINAGE AREA MAP

THE VINEYARD

CITY OF KENNEDEALE

TARRANT COUNTY, TEXAS

MACATEE ENGINEERING

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EMAIL: dayton@macatee-engineering.com

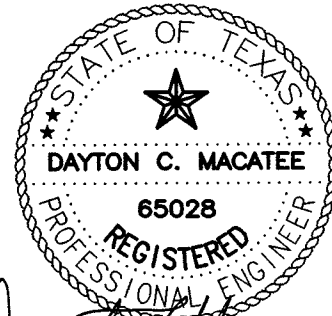
DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
PJF	PJF	02/10/14	TJ402	TJ402	14 OF 22

[illegible]

Pond D		Discharge Orifice Calculations		Normal WS Elev=655.84	
A= (Qa/(C(2gh)^0.5))					
Orifice for 2yr Event Discharge Coeff (C): 0.6 Discharge (Q): 32.9 cfs ws elev= 657.7 2yr Depth (cnt to ws): 1.46 ft Required Cross Sectional Area: 5.65 sq. ft. 814.31 sq. in.		Orifice for 10yr Event Discharge Coeff (C): 0.6 Discharge (Q): 28.3 cfs ws elev= 658.7 10yr Depth (cnt to ws): 0.6 ft Required Cross Sectional Area: 7.59 sq. ft. 1092.42 sq. in.		Orifice for 25yr Event Discharge Coeff (C): 0.6 Discharge (Q): 3.0 cfs ws elev= 659.1 25yr Depth (cnt to ws): 0.2 ft Required Cross Sectional Area: 1.40 sq. ft. 202.31 sq. in.	
10yr Depth (cnt to ws): 2.46 ft Flow During 10yr Event: 42.7 cfs 25yr Depth (cnt to ws): 2.86 ft Flow During 25yr Event: 46.0 cfs 100yr Depth (cnt to ws): 3.56 ft Flow During 100yr Event: 51.4 cfs		25yr Depth (cnt to ws): 1 ft Flow During 25yr Event: 36.5 cfs 100yr Depth (cnt to ws): 1.7 ft Flow During 100yr Event: 47.6 cfs		Orifice for 100yr Event Discharge Coeff (C): 0.6 Discharge (Q): 6.7 cfs ws elev= 659.7 100yr Depth (cnt to ws): 0.78 ft Required Cross Sectional Area: 1.57 sq. ft. 225.63 sq. in.	

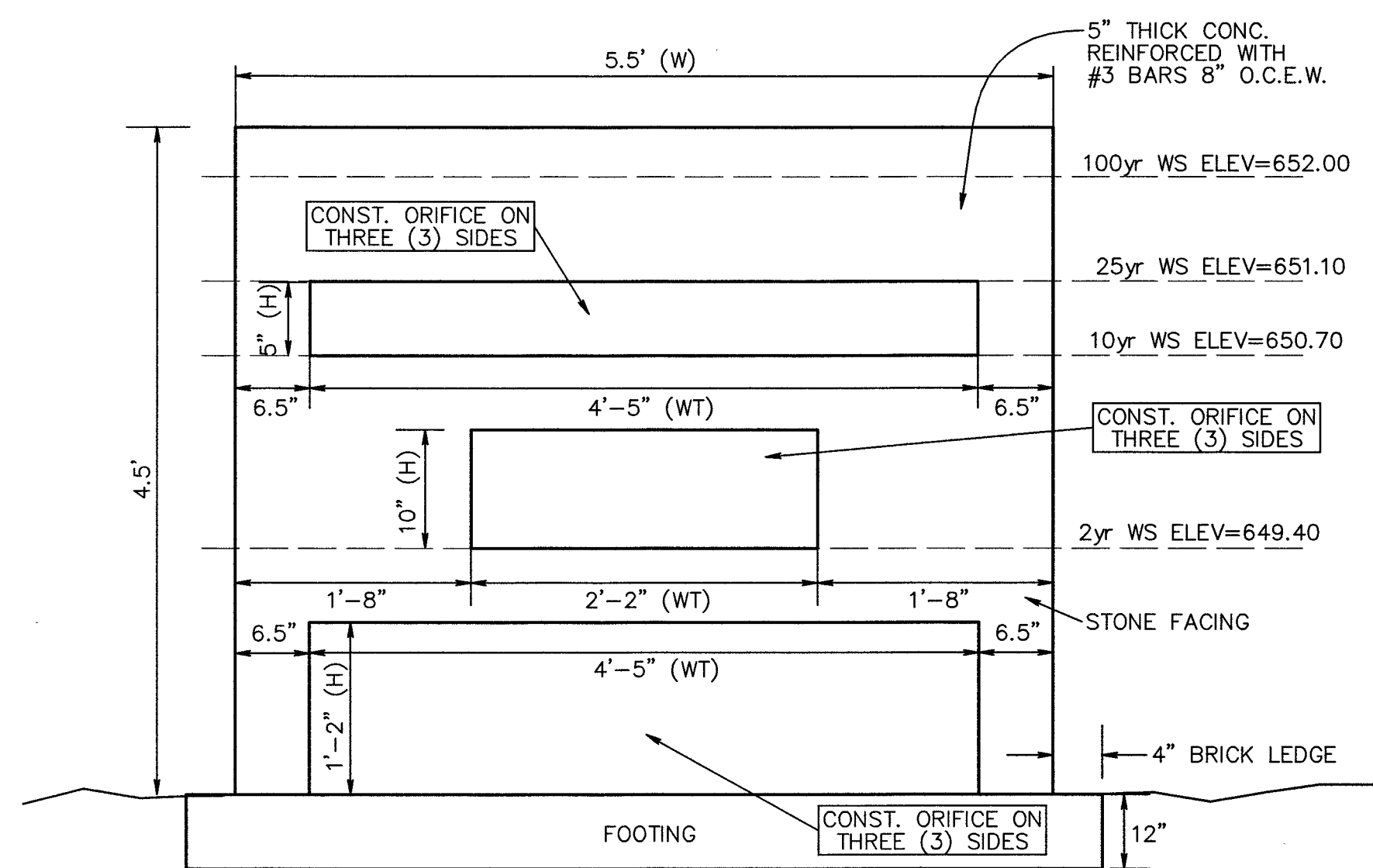
Inlet Calculations													
Inlet No.	Inlet Type	Q100 (cfs)	Q100+ Bypass (cfs)	Yo (depth of flow) (ft)	a (gutter depression)	H1 (a + Yo)	q (cfs/L.F.)	Required Length (ft)	Actual Length (ft)	Bypass (cfs)	Intercept (cfs)	Bypass To	Notes
1	Drop	21.3	21.3	0.5	n/a	n/a	2.0	10.7	12	0.0	21.3		n/a
2	Drop	10.2	10.2	0.5	n/a	n/a	2.0	5.1	8	0.0	10.2		n/a
3	C.I.	18.6	18.6	0.42	0.42	0.84	2.0	9.3	10	0.0	18.6		Sag
4	C.I.	2.4	2.4	0.42	0.42	0.84	2.0	1.2	10	0.0	2.4		Sag
5	C.I.	6.8	6.8	0.42	0.42	0.84	0.9	7.7	10	0.0	6.8		On-Grade
6	C.I.	7.9	7.9	0.42	0.42	0.84	2.0	4.0	10	0.0	7.9		Sag
7	C.I.	1.5	1.5	0.42	0.42	0.84	2.0	0.8	10	0.0	1.5		Sag
8	C.I.	12	12	0.42	0.42	0.84	2.0	6.0	10	0.0	12.0		Sag
9	C.I.	5.2	5.2	0.42	0.42	0.84	2.0	2.6	10	0.0	5.2		Sag
10	C.I.	10.7	10.7	0.42	0.42	0.84	2.0	5.4	10	0.0	10.7		Sag
11	C.I.	10.1	10.1	0.42	0.42	0.84	2.0	5.1	10	0.0	10.1		Sag
12	C.I.	11.7	11.7	0.36	0.42	0.78	0.8	14.2	15	0.0	11.7		On-Grade
13	C.I.	14.6	14.6	0.42	0.38	0.80	0.8	18.1	15	2.5	12.1	No. 16	On-Grade
14	C.I.	9.4	9.4	0.42	0.42	0.84	0.9	10.6	10	0.5	8.9	No. 15	On-Grade
15	C.I.	14.9	15.4	0.42	0.42	0.84	2.0	7.7	10	0.0	14.9		Sag
16	C.I.	14.1	16.6	0.42	0.42	0.84	2.0	8.3	10	0.0	14.1		Sag
17	C.I.	14.3	14.3	0.42	0.42	0.84	2.0	7.2	10	0.0	14.3		Sag
18	C.I.	16.8	16.8	0.42	0.42	0.84	2.0	8.4	10	0.0	16.8		Sag
19	Drop	11	11	0.5	n/a	n/a	2.0	5.5	8	0.0	11.0		n/a

Pond D - Outflow During Each Event	
<i>yr</i>	<i>cfs</i>
2	32.9
10	71
25	85.6
100	111.9

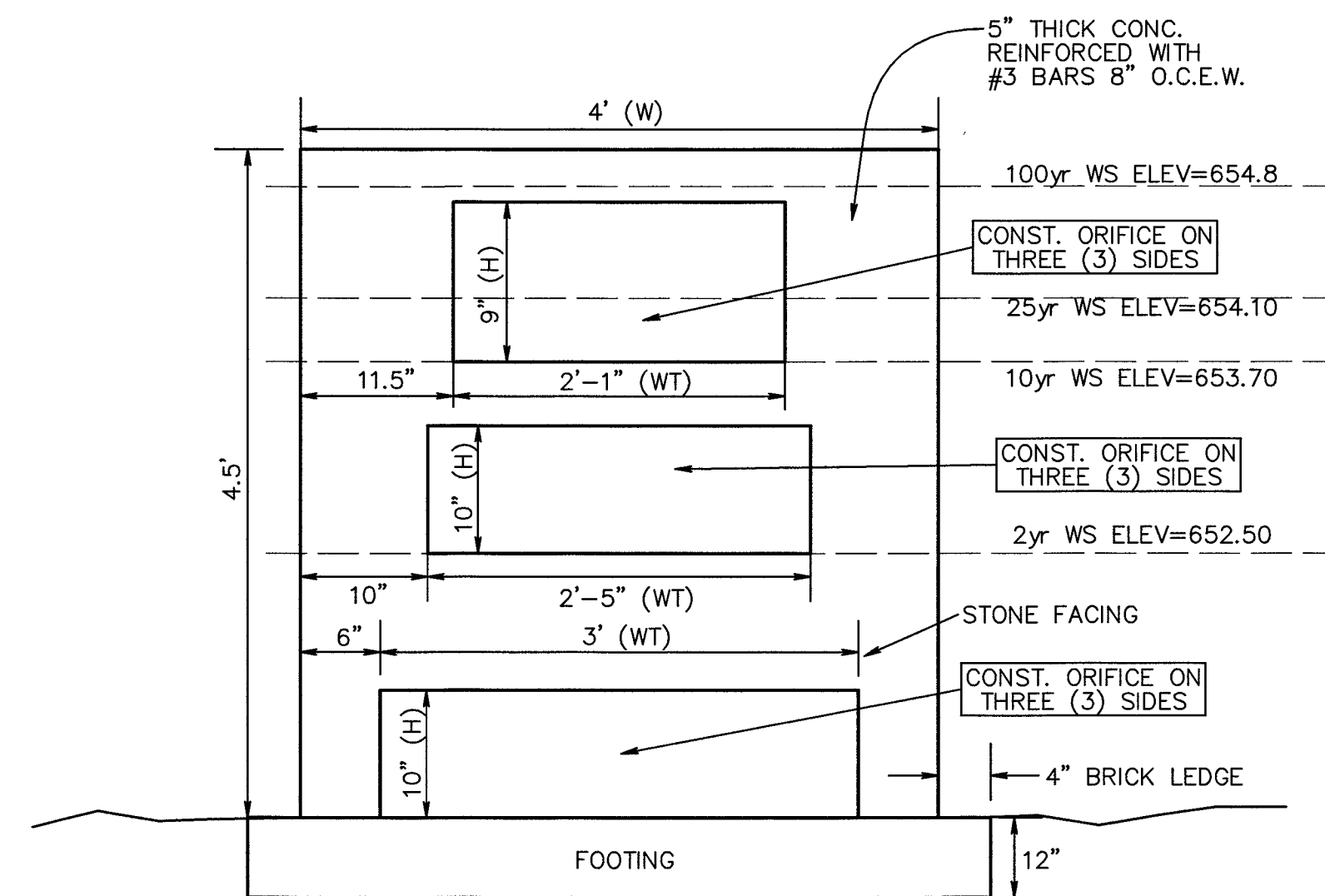


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ENGINEERING, LLC
TX. REG. NO. F-456

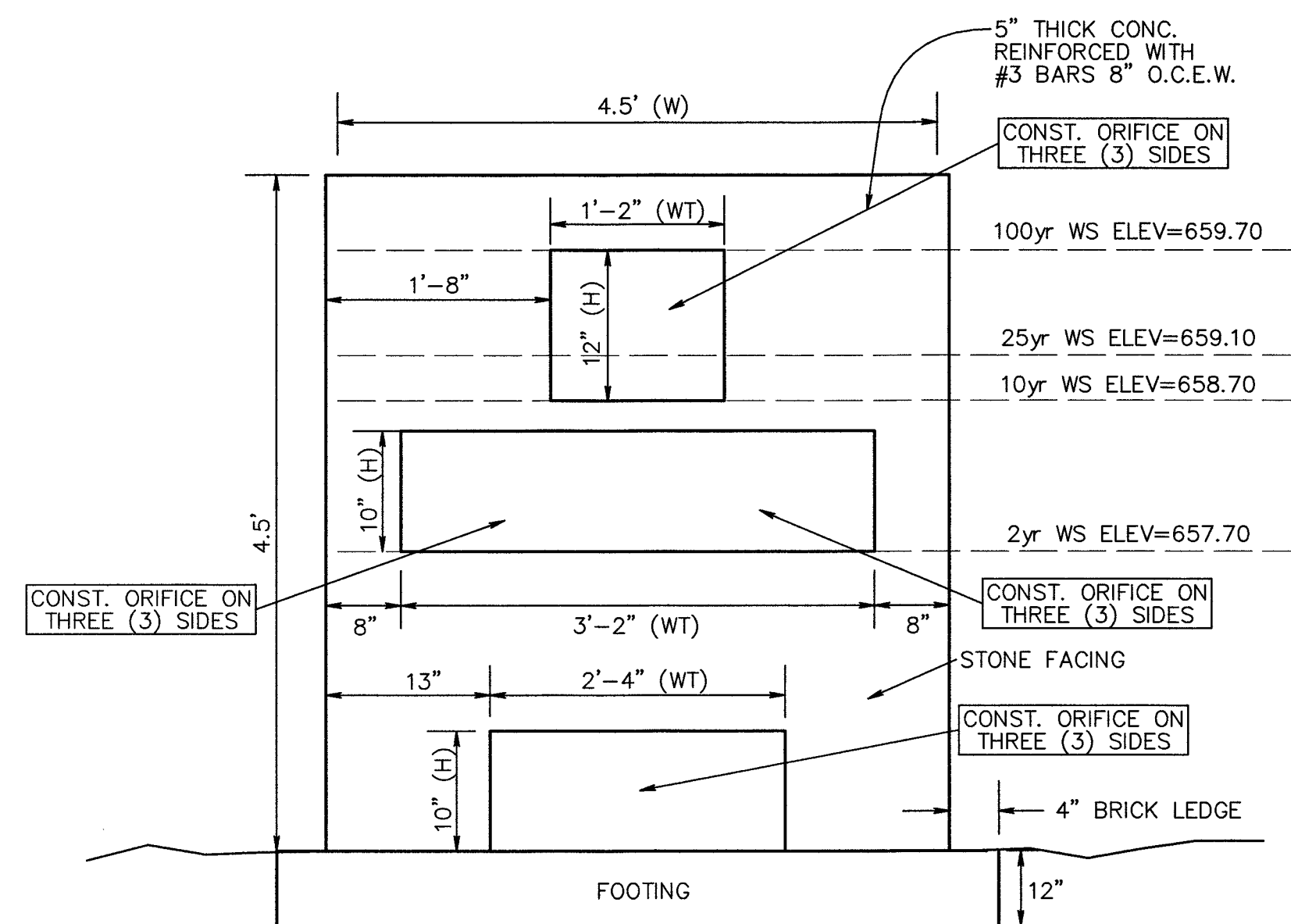
REV.	BY	DATE	DESCRIPTION	
DRAINAGE & DETENTION DISCHARGE STRUCTURE CALCULATIONS				
THE VINEYARD				
CITY OF KENNEDALE				
TARRANT COUNTY, TEXAS				
 MACATEE ENGINEERING DAYTON MACATEE ENGINEERING, LLC (Tex. Reg. No. F-456) 3519 MILES STREET DALLAS, TEXAS 75209 TEL 214-373-1180 * FAX 214-373-6580 E-MAIL: daytonm@macatee-engineering.com				
DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #
PJUF	PJUF	02/10/14	TJ402	TJ402
				SHEET NO.
				15 OF 22



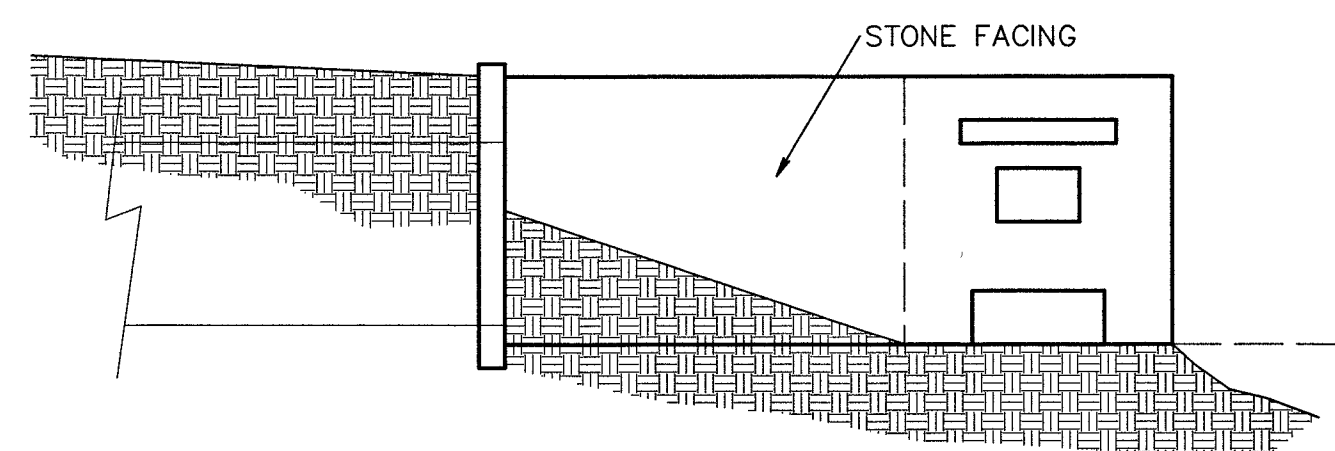
OUTFALL STRUCTURE
POND 'B'



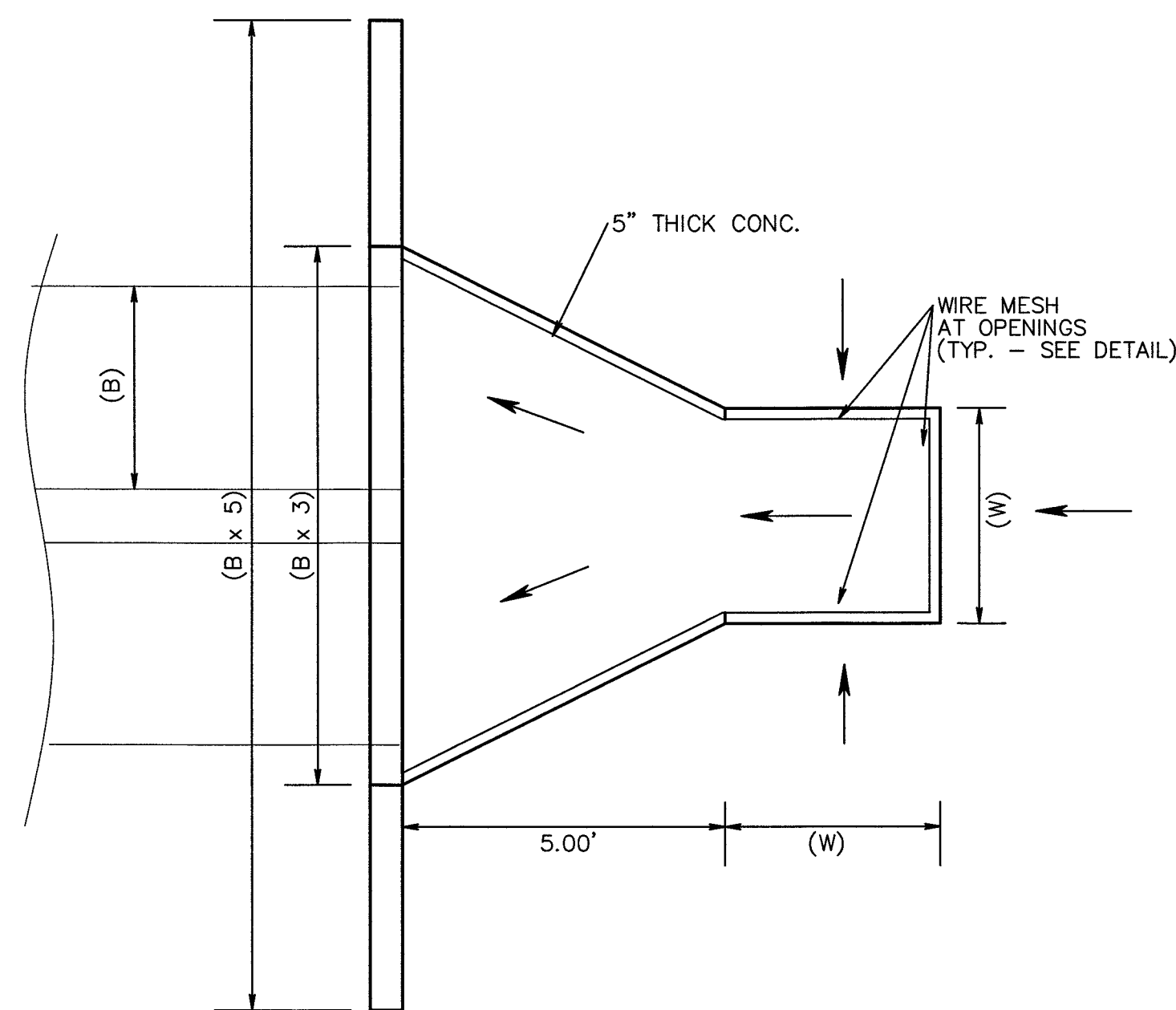
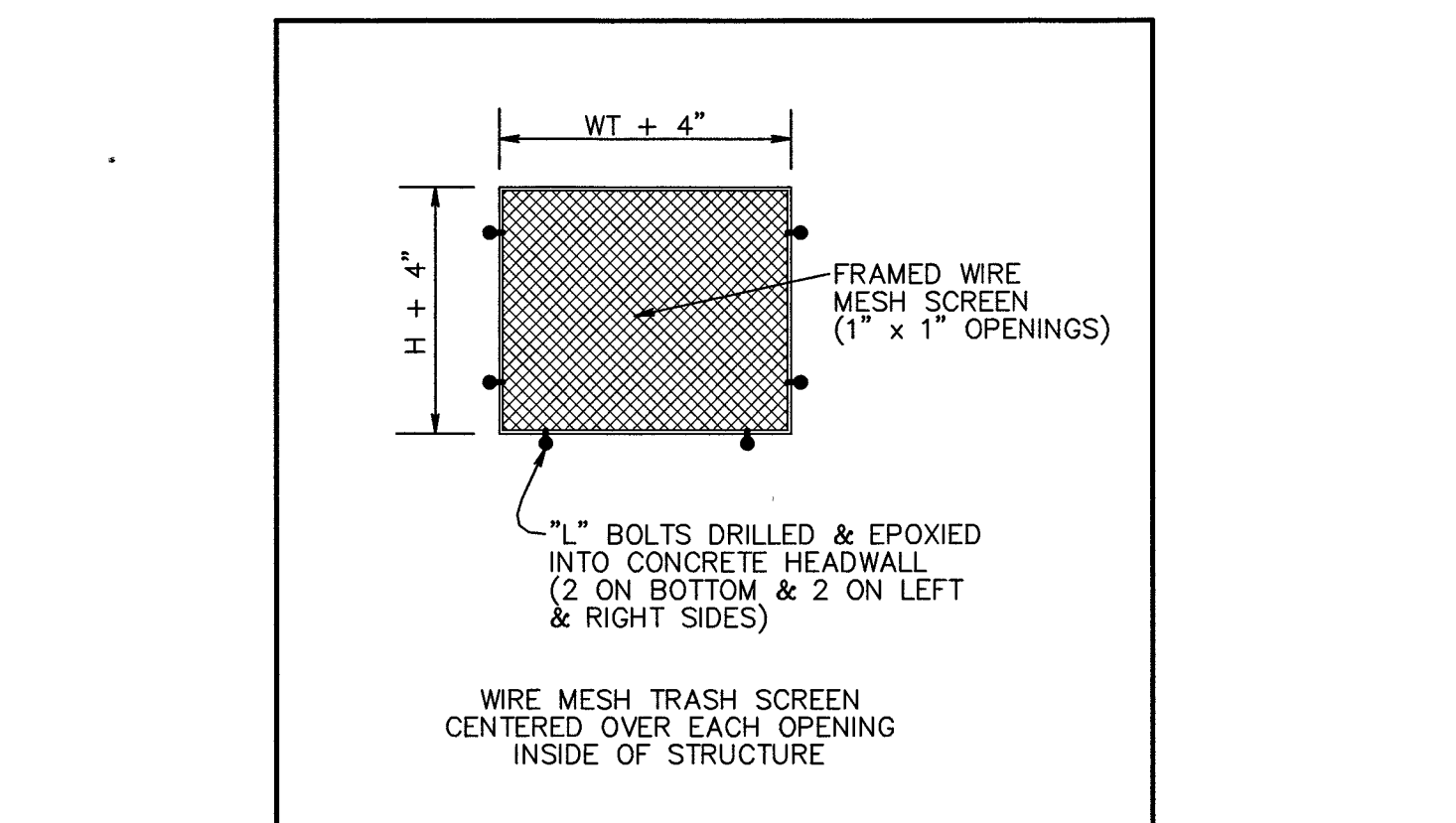
OUTFALL STRUCTURE
POND 'C'



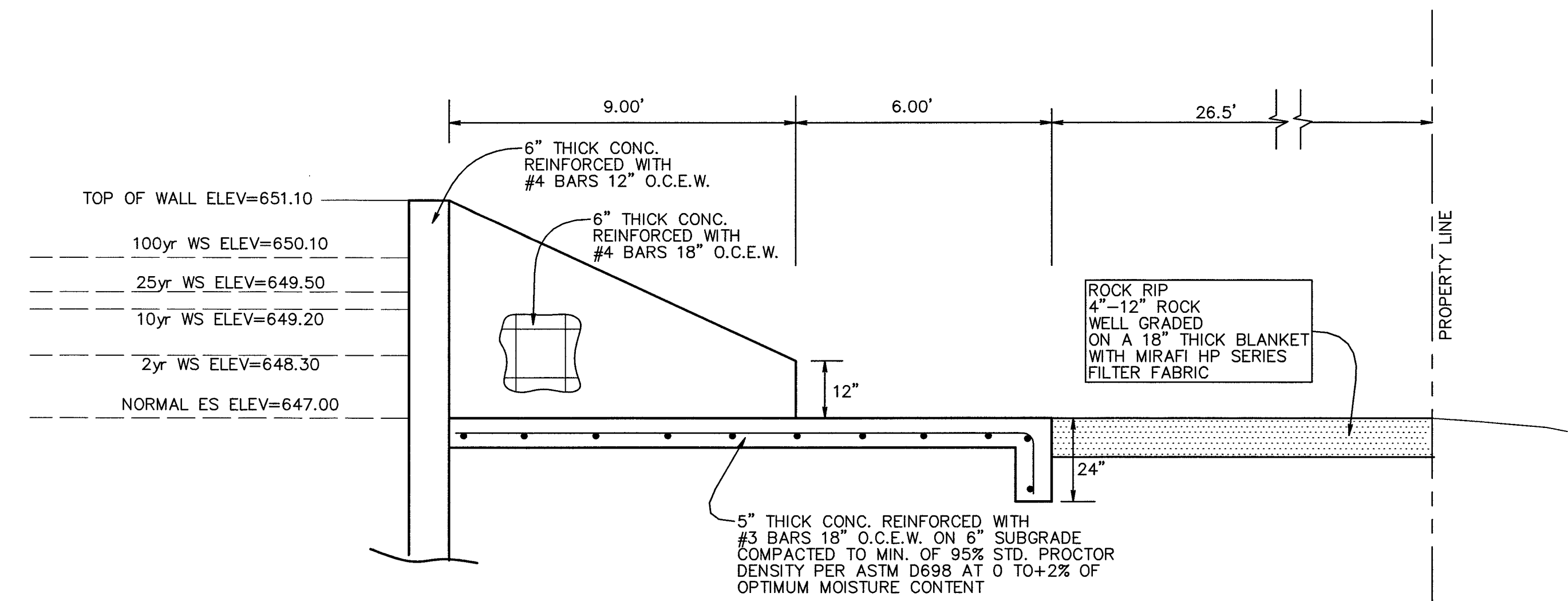
OUTFALL STRUCTURE
POND 'D'



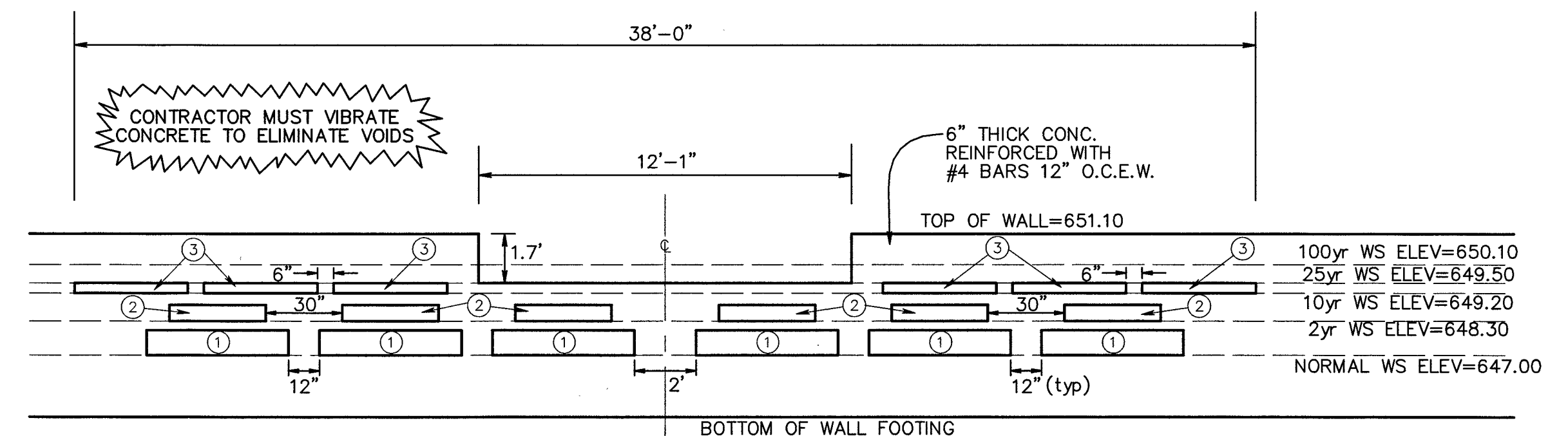
TYPICAL OUTFALL STRUCTURE ELEVATION
N.T.S.



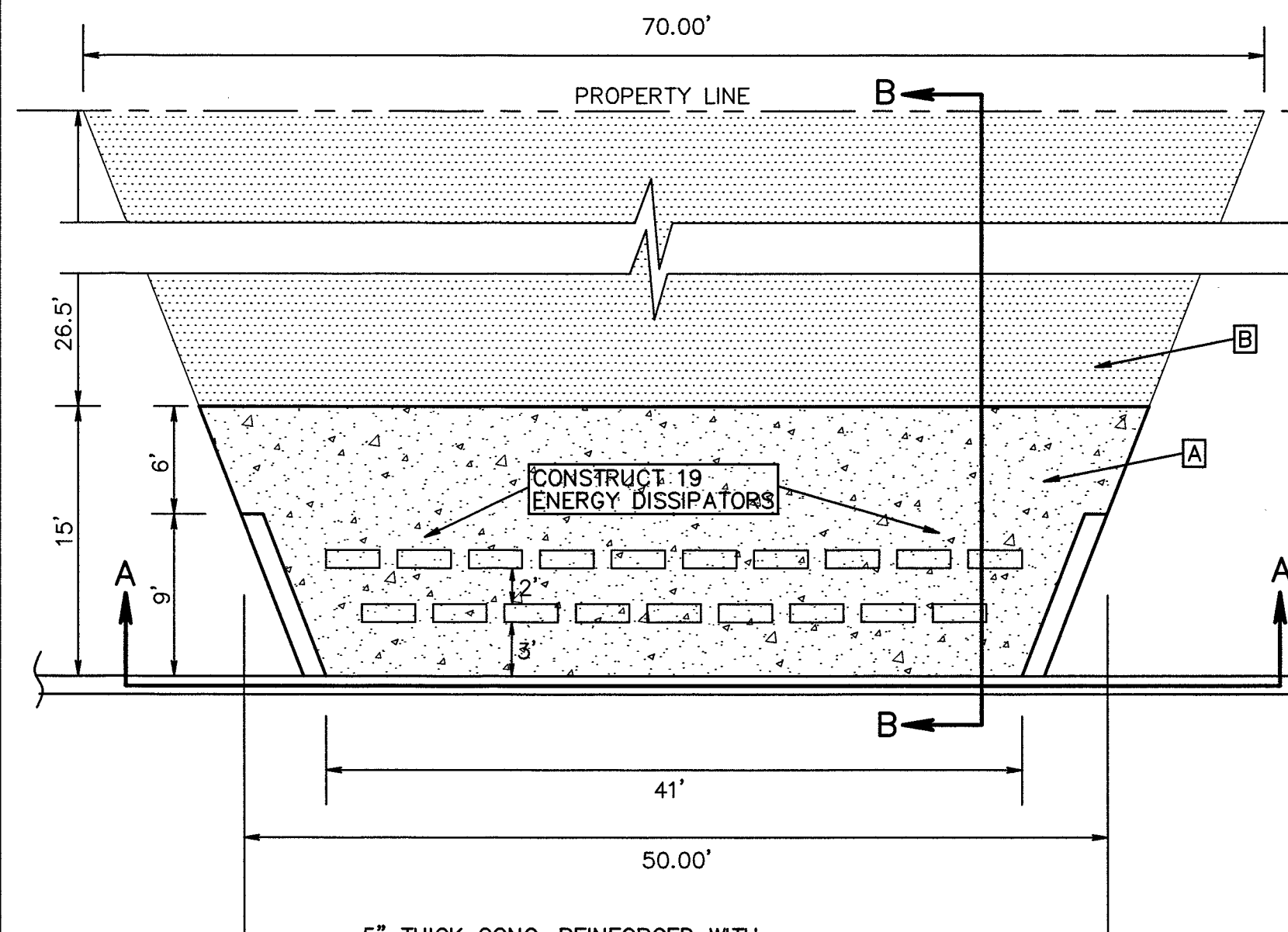
TYPICAL OUTFALL STRUCTURE PLAN
N.T.S.



SECTION B-B



SECTION A-A



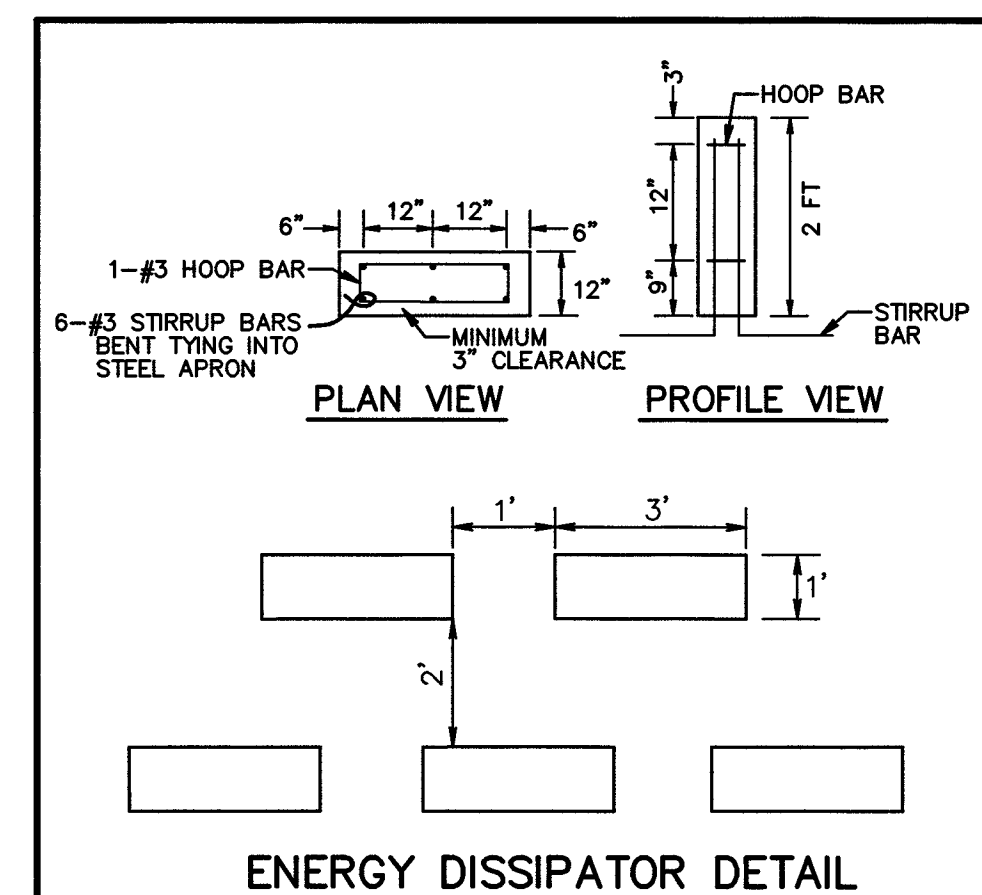
5" THICK CONC. REINFORCED WITH
#3 BARS 18" O.C.E.W. ON 6" SUBGRADE
COMPACTED TO MIN. OF 95% STD. PROCTOR
DENSITY PER ASTM D698 AT 0 TO+2% OF
OPTIMUM MOISTURE CONTENT

ROCK RIP
4"-12" ROCK
WELL GRADED
ON A 18" THICK BLANKET
WITH MIRAFI HP SERIES
FILTER FABRIC

OUTFALL STRUCTURE
POND 'A'

NOTES:

- 1) CONCRETE FOR STRUCTURES SHALL HAVE
A 28-DAY COMPRESSIVE STRENGTH OF 3,600psi.
- 2) REINFORCING STEEL SHALL BE GRADE 60



ENERGY DISSIPATOR DETAIL

BENCHMARK

'X' CUT ON PARAPET WALL AT THE SOUTHWEST CORNER OF BRIDGE
ON EDEN ROAD, 150 FEET WEST OF EDEN TAP ROAD.
ELEV=669.04

REV.	BY	DATE	DESCRIPTION

DETENTION OUTFALL STRUCTURES

THE VINEYARD

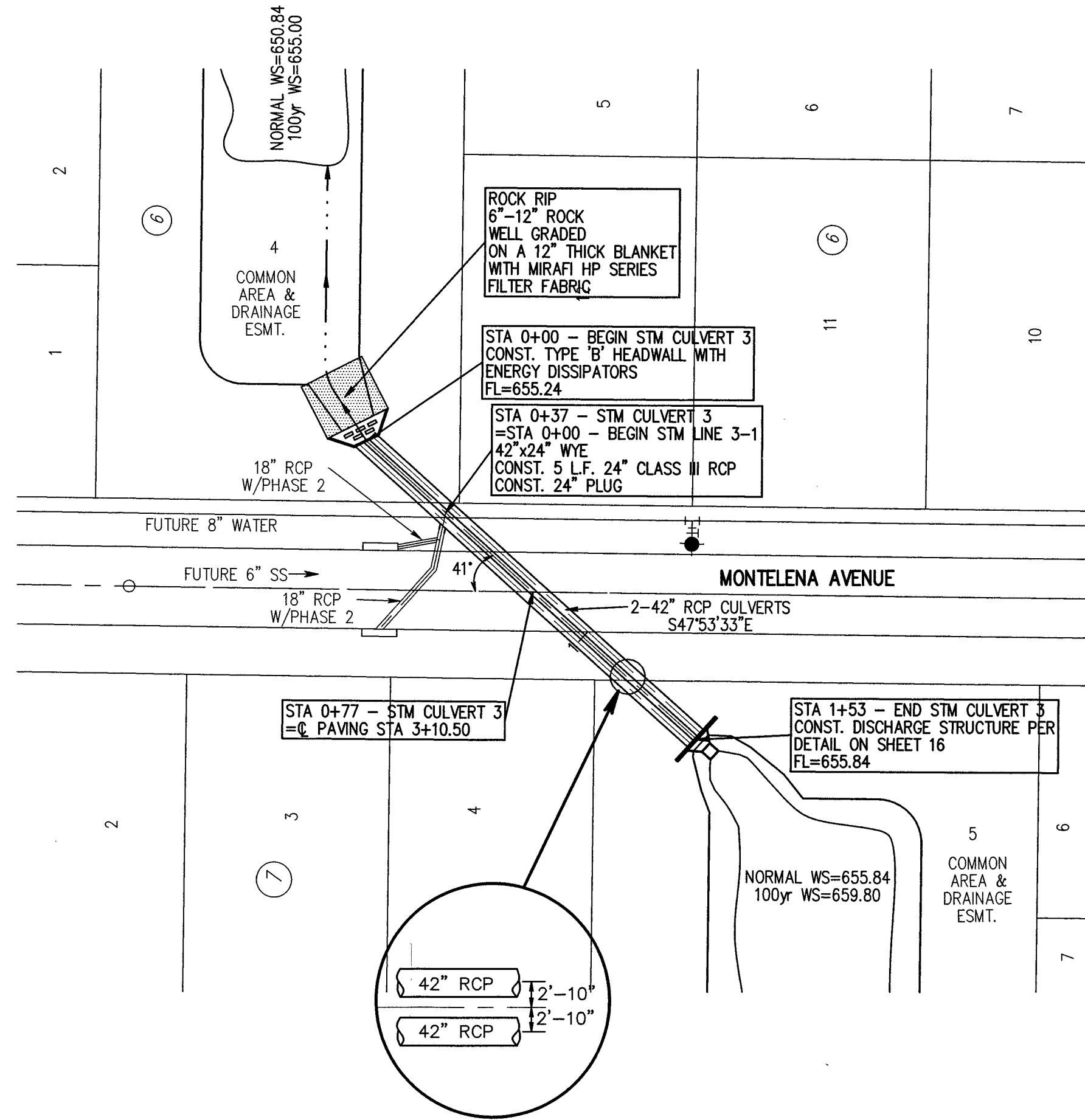
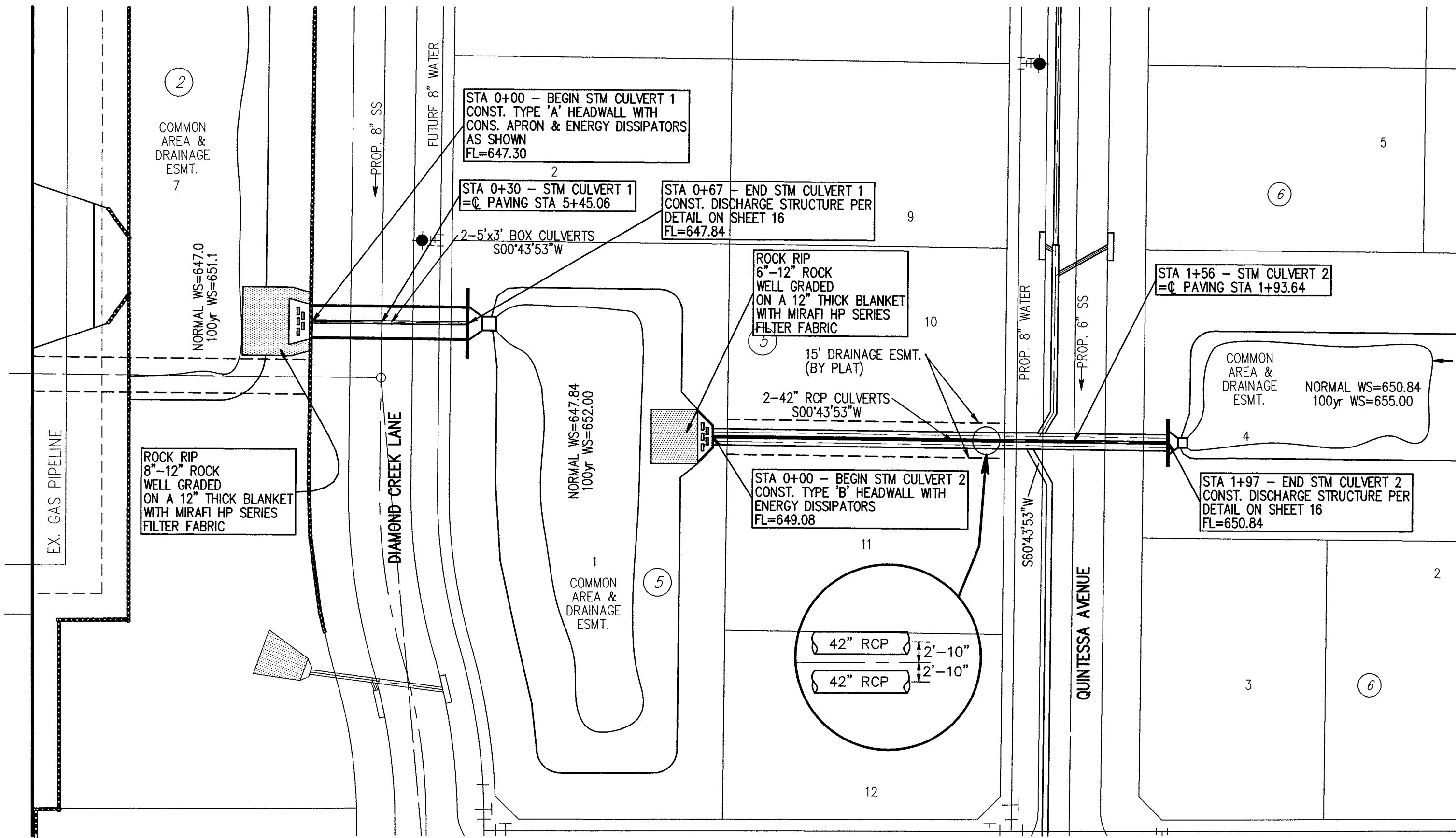
CITY OF KENNEDALE
TARRANT COUNTY, TEXAS

**MACATEE
ENGINEERING**
DAYTON MACATEE ENGINEERING, LLC
3619 MILES STREET, SUITE 200
DALLAS, TEXAS 75209
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EMAIL: dayton@macatee-engineering.com

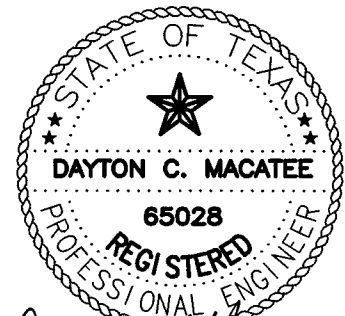
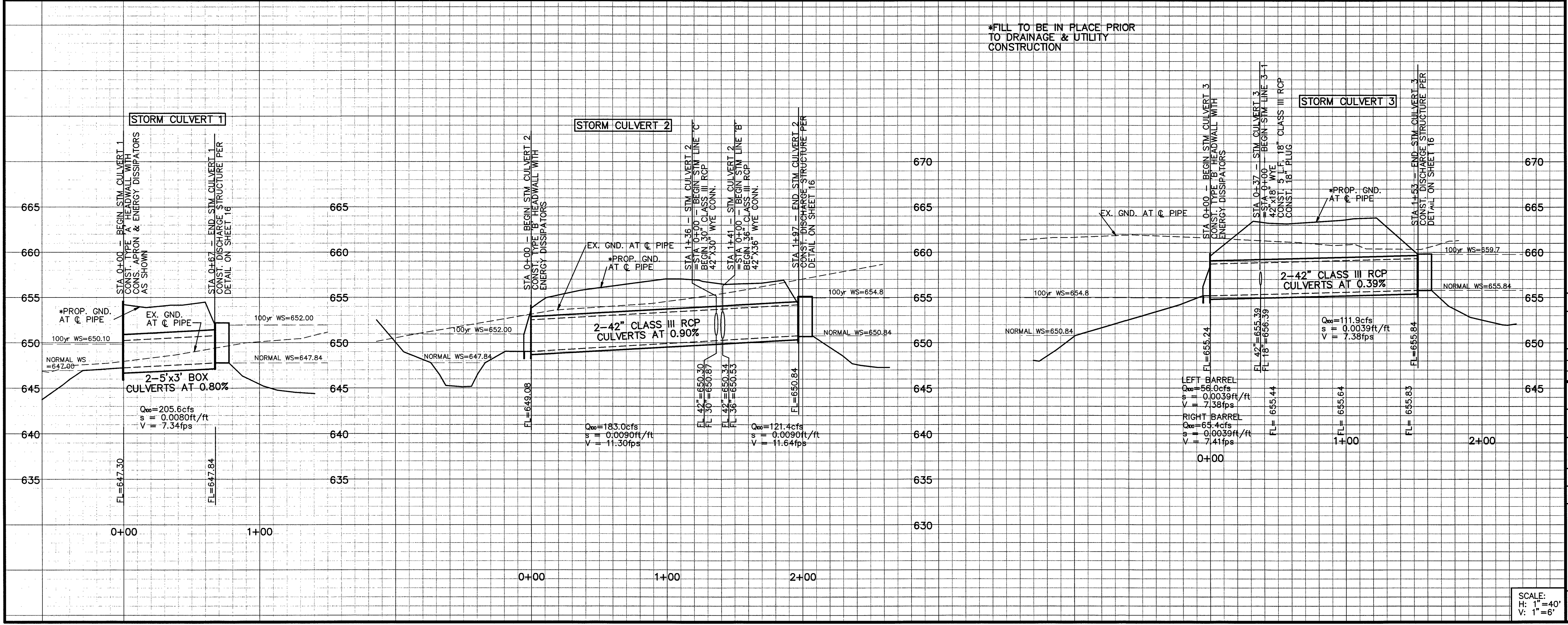
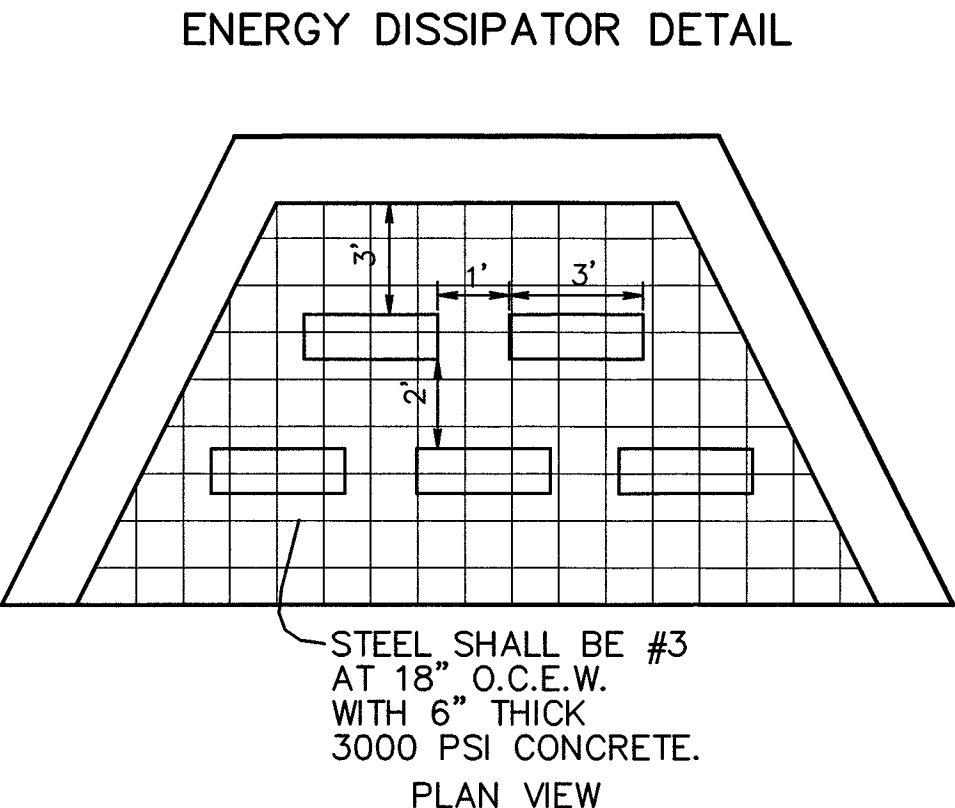
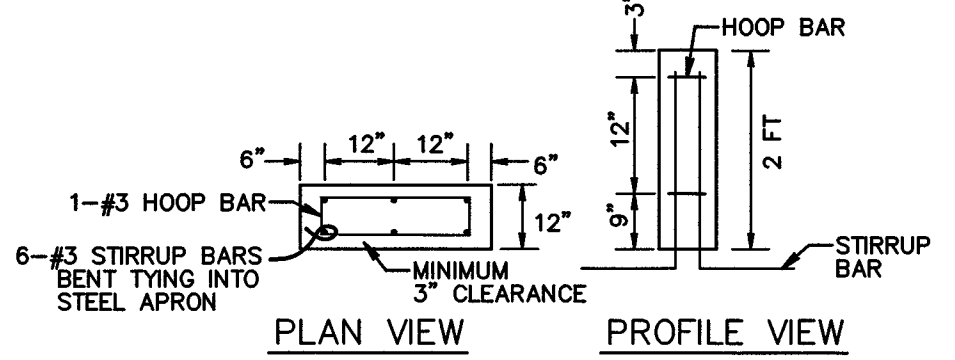
DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
PJF	PJF	02/10/14	TJ402	TJ402	16 OF 22

CAUTION - CONTRACTOR'S NOTE
THE CONTRACTOR SHALL LOCATE THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND SHALL NOT BE TAKEN AS EXACT OR COMPLETE. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION NEAR THEIR FACILITY.

CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM (800-245-4545) MUST BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE TEXAS ONE CALL SYSTEM.



- NOTES:
- 1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KENNEDALE CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 - 2) THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION.
 - 3) THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS.



Dayton C. Macatee
ce/14/14
DAYTON MACATEE
ENGINEERING, LLC
TX. REG. NO. F-456

BENCHMARK

'X' CUT ON PARAPET WALL AT THE SOUTHWEST CORNER OF BRIDGE ON EDEN ROAD, 150 FEET WEST OF EDEN TAP ROAD. ELEV=669.04

REV.	BY	DATE	DESCRIPTION

STORM SEWER PLAN & PROFILE

THE VINEYARD - PHASE 1

STORM CULVERTS 1, 2 & 3

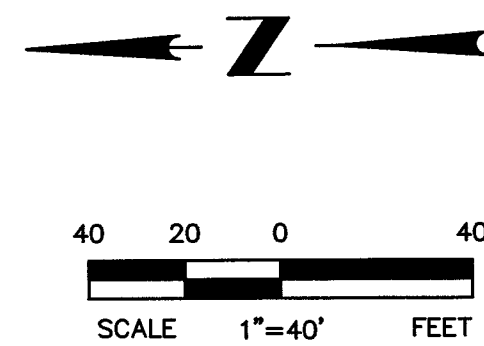
CITY OF KENNEDALE
TARRANT COUNTY, TEXAS

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DAYTON MACATEE ENGINEERING, LLC
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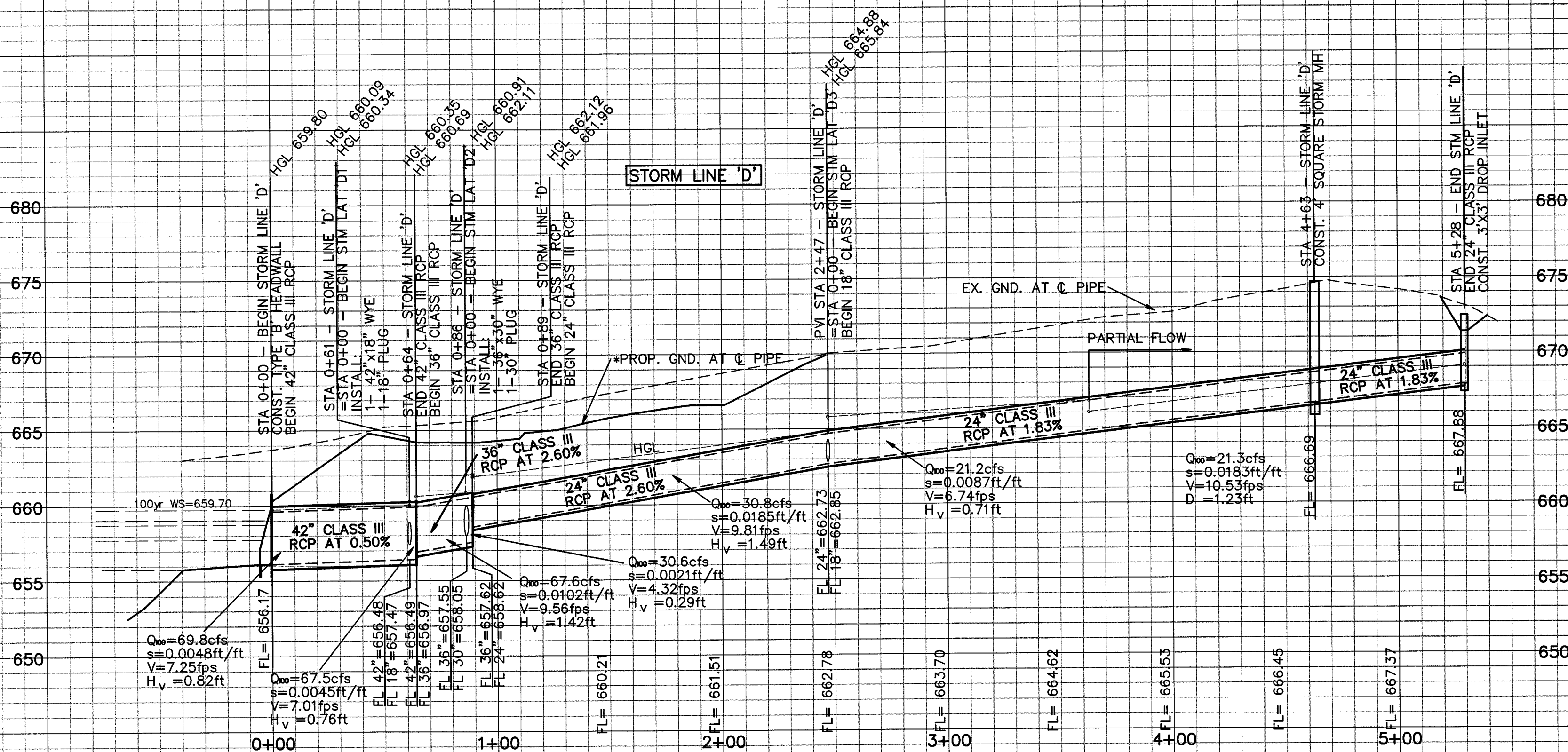
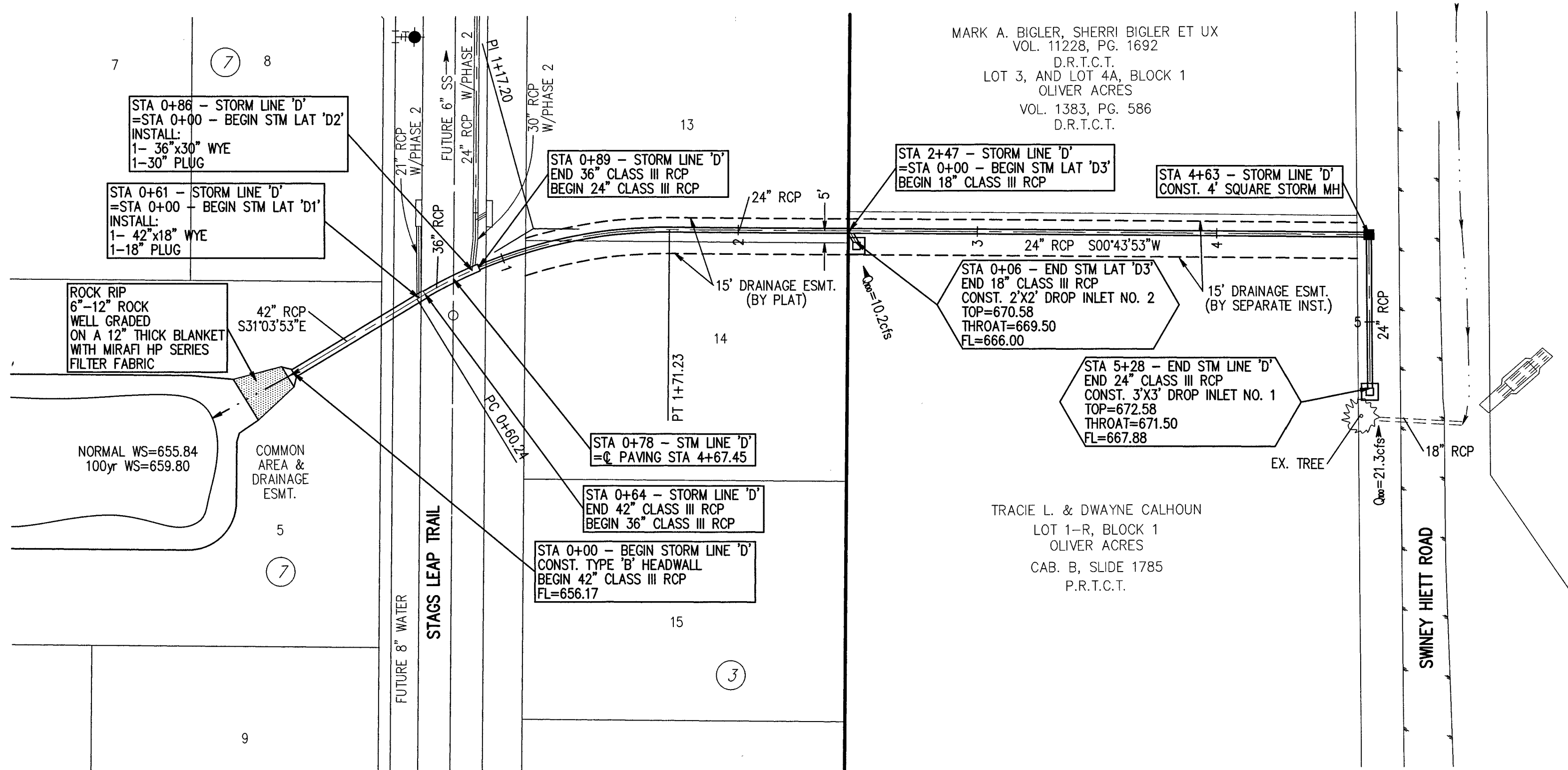
DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
PJF	PJF	02/10/14	TJ402	TJ402	17 OF 22

CAUTION - CONTRACTOR'S NOTE
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TEXAS ONE CALL SYSTEM (800-245-4545) MUST BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE TEXAS ONE CALL SYSTEM.



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 - 2) THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION.
 - 3) THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS.



*FILL TO BE IN PLACE PRIOR TO DRAINAGE & UTILITY CONSTRUCTION



BENCHMARK

'X' CUT ON PARAPET WALL AT THE SOUTHWEST CORNER OF BRIDGE ON EDEN ROAD. 150 FEET WEST OF EDEN TAP ROAD. ELEV=669.04

REV.	BY	DATE	DESCRIPTION

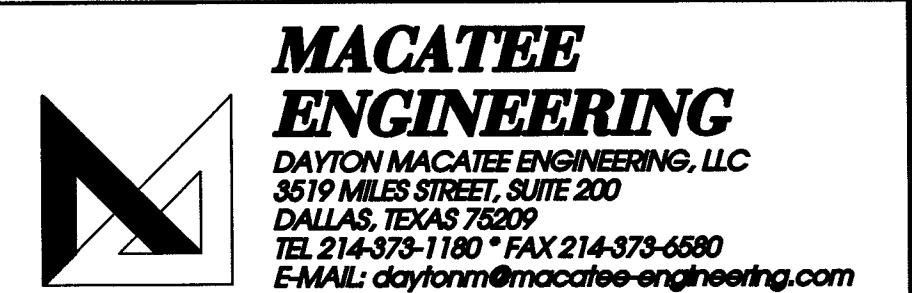
STORM SEWER PLAN & PROFILE

THE VINEYARD - PHASE 1

STORM LINE 'D'

CITY OF KENNEDALE

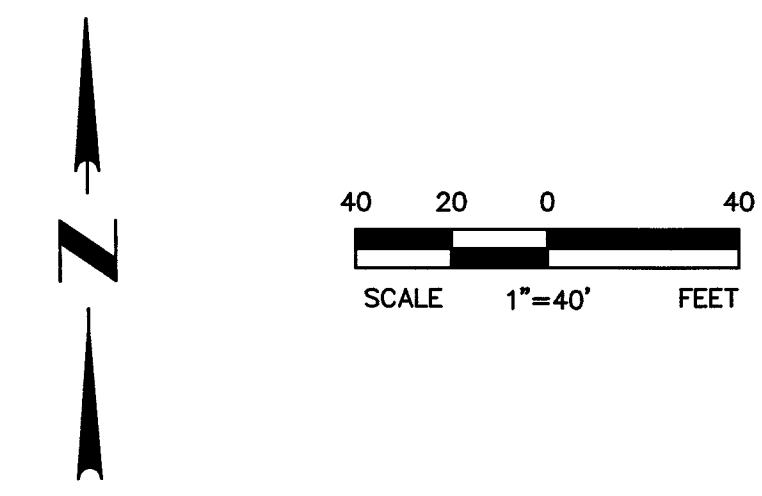
TARRANT COUNTY, TEXAS



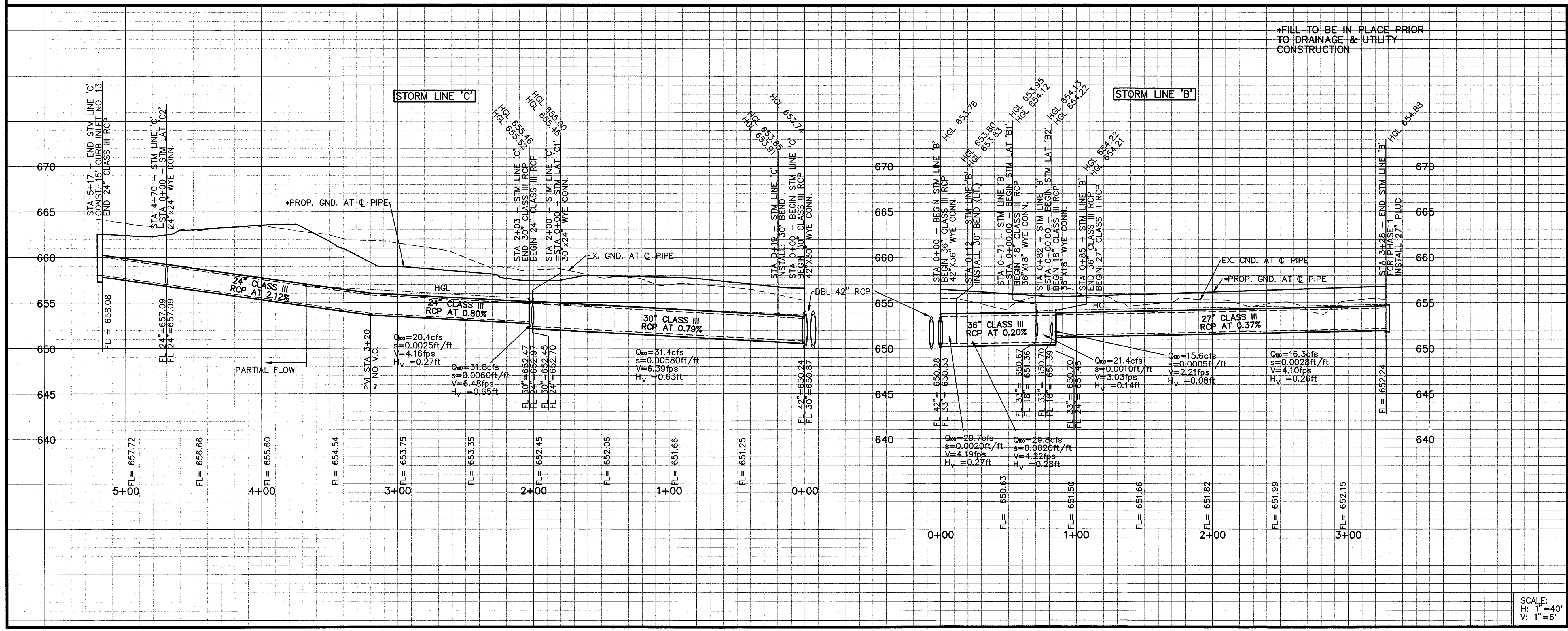
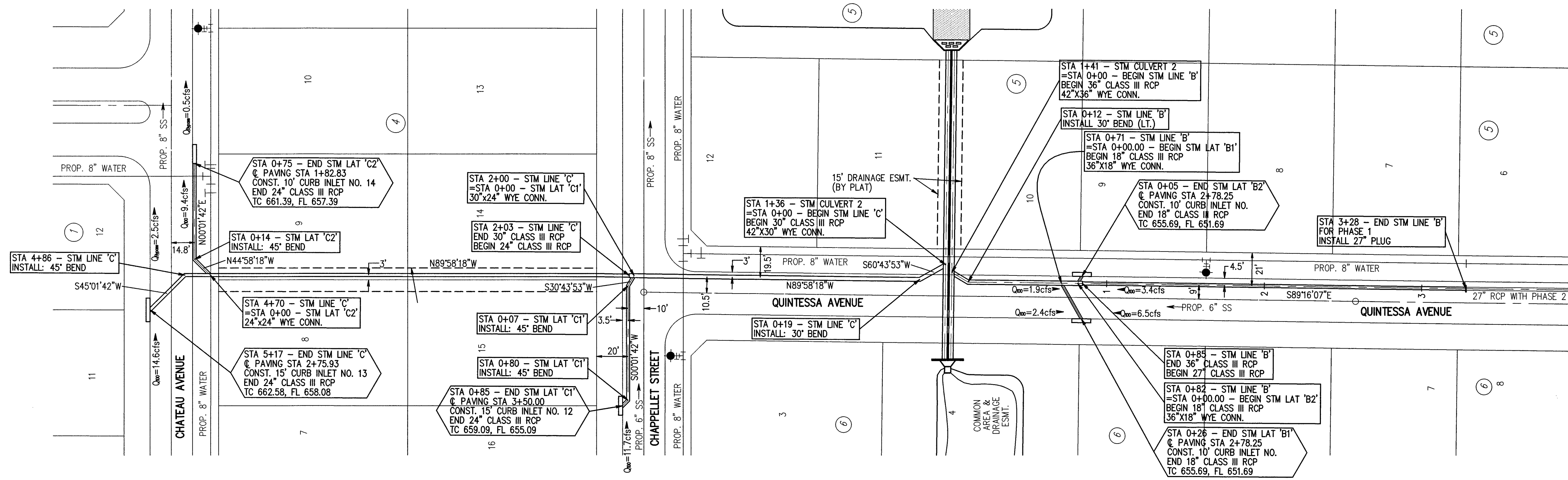
DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
PJF	PJF	02/10/14	TJ402	TJ402	18 OF 22

CAUTION - CONTRACTOR'S NOTE
THE CONTRACTOR SHALL LOCATE THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND SHALL NOT BE TAKEN AS EXACT OR COMPLETE. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION NEAR THEIR FACILITY.

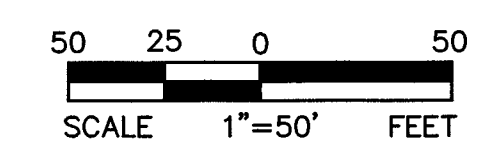
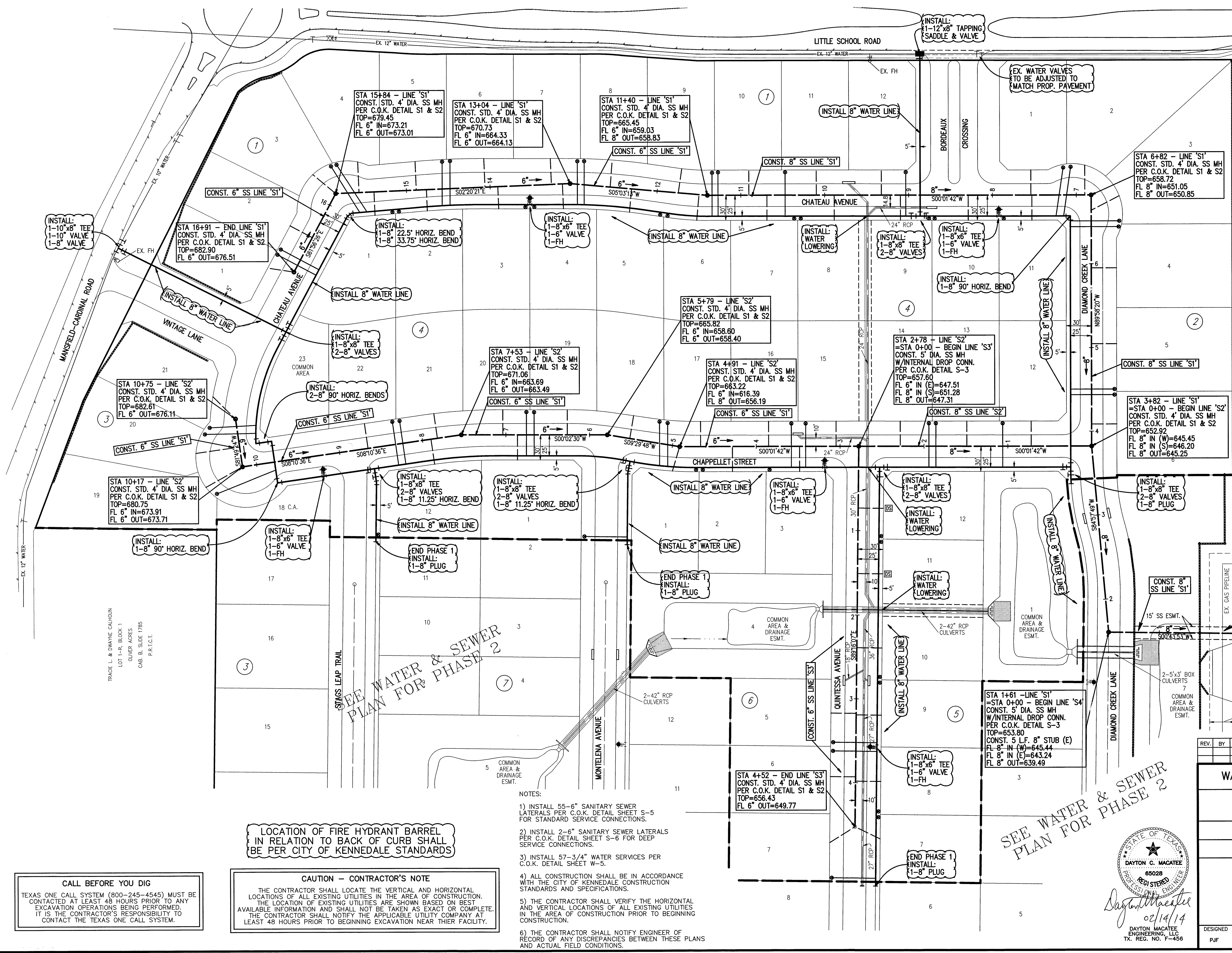
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM (800-245-4545) MUST BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE TEXAS ONE CALL SYSTEM.



- NOTES:
- 1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KENNEDALE CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 - 2) THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION.
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BENCHMARK				
'X' CUT ON PARAPET WALL AT THE SOUTHWEST CORNER OF BRIDGE ON EDEN ROAD, 150 FEET WEST OF EDEN TAP ROAD. ELEV=669.04				
REV.	BY	DATE	DESCRIPTION	
STORM SEWER PLAN & PROFILE				
THE VINEYARD - PHASE 1				
STORM LINE 'B' & 'C'				
CITY OF KENNEDALE				
TARRANT COUNTY, TEXAS				
 MACATEE ENGINEERING DAYTON MACATEE ENGINEERING, LLC 3519 MILES STREET, SUITE 200 DALLAS, TEXAS 75239 TEL 214-373-1180 * FAX 214-373-6580 E-MAIL: daytonm@macatee-engineering.com				
DESIGNED PJF	DRAWN PJF	DATE 02/10/14	DWG FILE TJ402	PROJECT # TJ402
SHEET NO. 19 OF 22				SCALE: H: 1"=40' V: 1"=6'



JANUTA RUSSELL TRUITT
VOL. 12768, PG. 254
D.R.T.C.T.

LEGEND	
C.O.K.	CITY OF KENNEDALE
CONST.	CONSTRUCT
CL	CENTERLINE
FL	FLOW LINE
R	RIGHT
L	LEFT
ND	GROUND
FH	FIRE HYDRANT
CONN.	CONNECT
DS	DEEP SEWER SERVICE PER CITY OF KENNEDALE DETAIL SHEET S-6

SANDRA LACOUR
VOL. 11091, PG. 680

LOT 1, BLOCK 1
AGGELAND ADDITION
CAB. B, SLIDE 2196
P.R.T.C.T.

CAUTION!
EX. GAS MAIN IN AREA
CONTACT DFW MIDSTREAM
AT 214-462-7723 AT LEAST
72 HOURS BEFORE WORKING
IN THIS AREA

STA 0+00
CONN. TO EX. SS MH
BEGIN 8" SS LINE 'S1'
TOP=649.28
FL 8" IN (W)=636.28
FL EX. 12" OUT (N)=636.18

REV.	BY	DATE	DESCRIPTION
------	----	------	-------------

WATER & SANITARY SEWER PLAN

THE VINEYARD - PHASE 1

CITY OF KENNEDALE

TARRANT COUNTY, TEXAS

MACATEE ENGINEERING
DAYTON MACATEE ENGINEERING, LLC
3519 MILES STREET, SUITE 200
DALLAS, TEXAS 75229
TEL 214-378-1180 *FAX 214-378-6580
EMAIL: daytonm@macatee-engineering.com

DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
PJF	PJF	02/10/14	TJ402	TJ402	20 OF 22

CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM (800-245-4545) MUST BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE TEXAS ONE CALL SYSTEM.

LOCATION OF FIRE HYDRANT BARREL IN RELATION TO BACK OF CURB SHALL BE PER CITY OF KENNEDALE STANDARDS

CAUTION - CONTRACTOR'S NOTE
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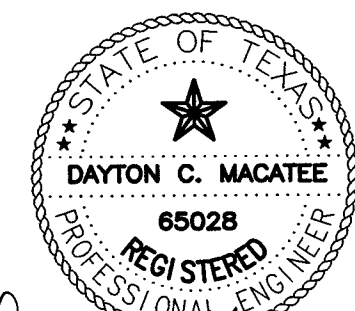
- NOTES:
- 1) INSTALL 55-6" SANITARY SEWER LATERALS PER C.O.K. DETAIL SHEET S-5 FOR STANDARD SERVICE CONNECTIONS.
 - 2) INSTALL 2-6" SANITARY SEWER LATERALS PER C.O.K. DETAIL SHEET S-6 FOR DEEP SERVICE CONNECTIONS.
 - 3) INSTALL 57-3/4" WATER SERVICES PER C.O.K. DETAIL SHEET W-5.
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DAYTON C. MACATEE
REGISTERED PROFESSIONAL ENGINEER
65028
02/14/14
DAYTON MACATEE ENGINEERING, LLC
TX. REG. NO. F-456



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Dayton C. Macatee
02/14/14
DAYTON MACATEE
ENGINEERING, LLC
TX. REG. NO. F-456

BENCHMARK

'X' CUT ON PARAPET WALL AT THE SOUTHWEST CORNER OF BRIDGE ON EDEN ROAD, 150 FEET WEST OF EDEN TAP ROAD. ELEV=669.04

REV.	BY	DATE	DESCRIPTION

SANITARY SEWER PROFILES

THE VINEYARD - PHASE 1

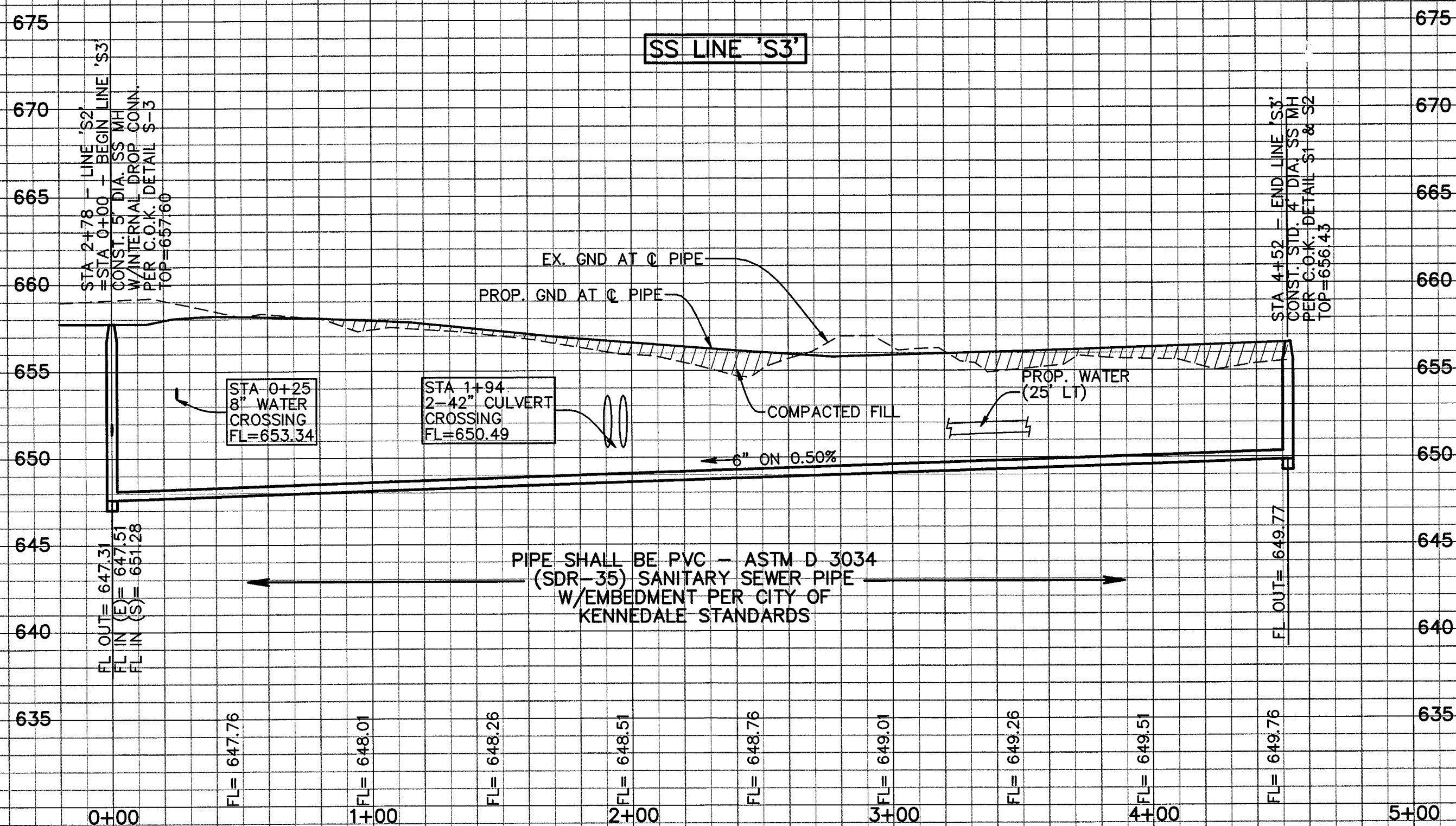
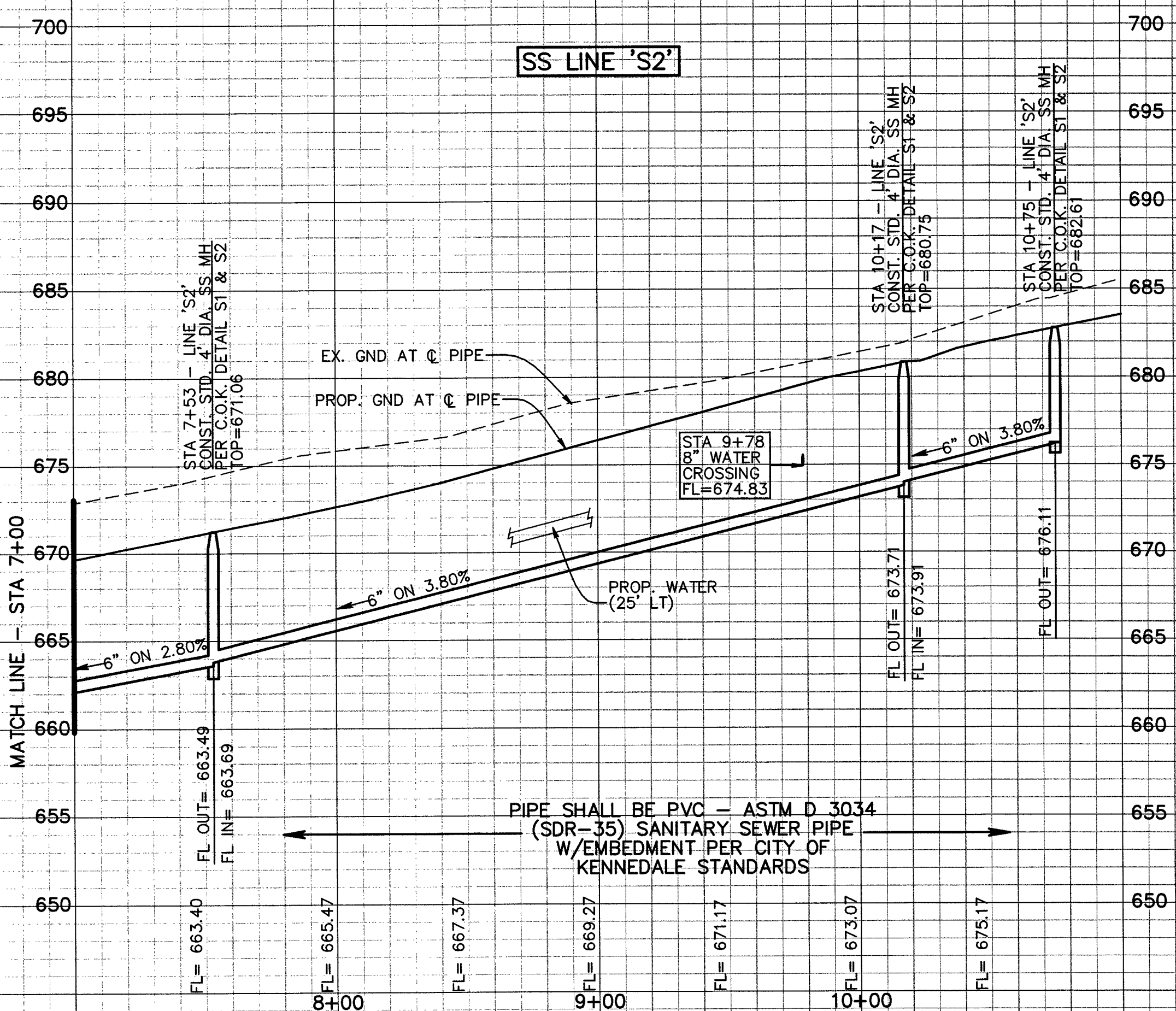
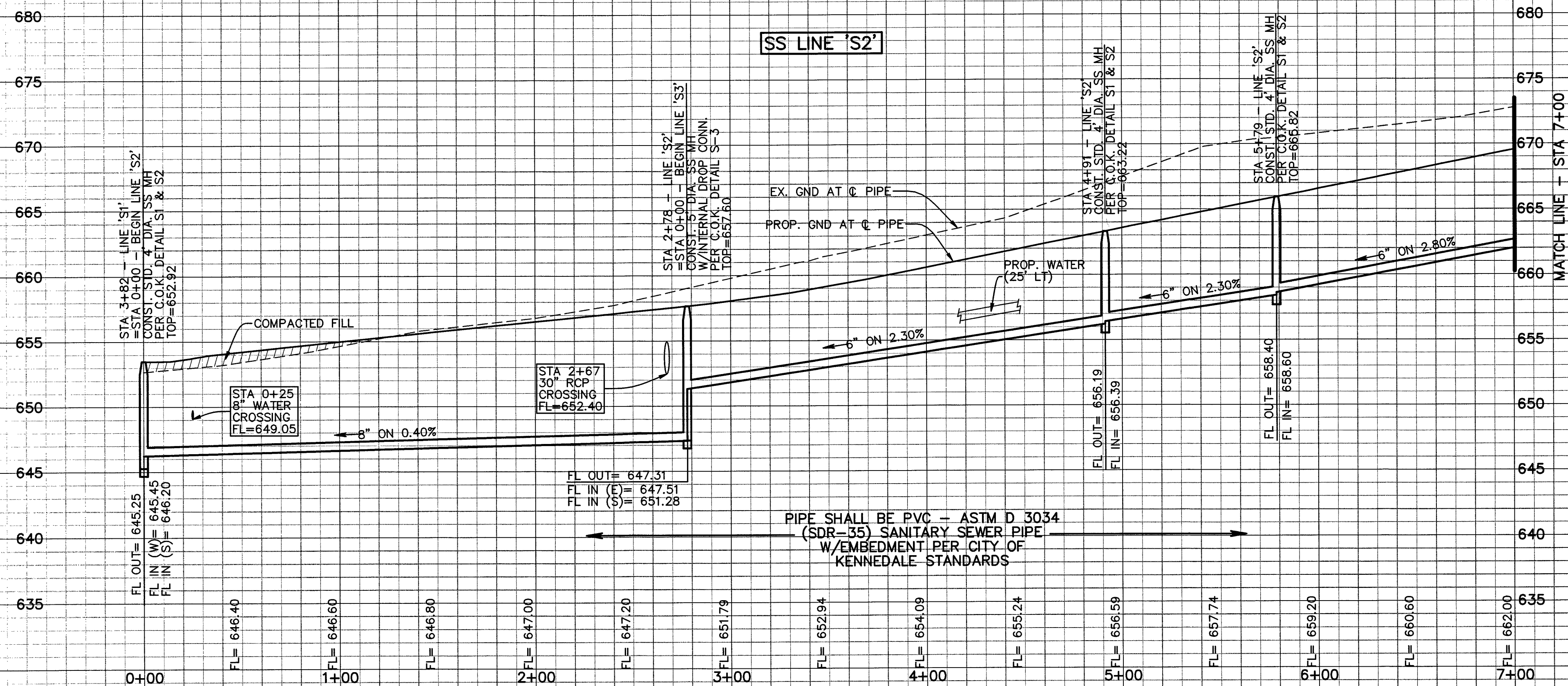
SANITARY SEWER LINE 'S1'

CITY OF KENNEDALE

TARRANT COUNTY, TEXAS

MACATEE ENGINEERING
DAYTON MACATEE ENGINEERING, LLC
3519 MILES STREET, SUITE 200
DALLAS, TEXAS 75209
TEL 214-373-1180 * FAX 214-373-6680
E-MAIL: daytonm@macatee-engineering.com

DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
PJF	PJF	02/10/14	TJ402	TJ402	21 OF 22

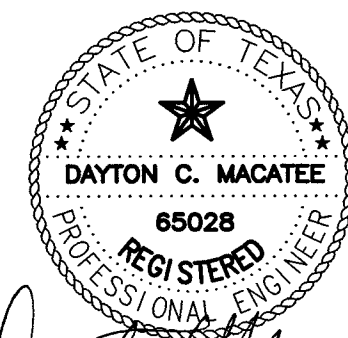


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Dayton C. Macatee
02/14/14
DAYTON MACATEE
ENGINEERING, LLC
TX. REG. NO. F-456

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REV.	BY	DATE	DESCRIPTION

SANITARY SEWER PROFILES

THE VINEYARD - PHASE I

SANITARY SEWER LINE 'S2' & 'S3'

CITY OF KENNEDALE

TARRANT COUNTY, TEXAS

MACATEE ENGINEERING
DAYTON MACATEE ENGINEERING, LLC
3519 MILLS STREET, SUITE 200
DALLAS, TEXAS 75229
TEL 214-373-1180 * FAX 214-373-6580
EMAIL: daytonm@macatee-engineering.com

DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
PJF	PJF	02/10/14	TJ402	TJ402	22 OF 22

SCALE:
H: 1"=40'
V: 1"=6'



Date: March 20, 2014

Agenda Item No: REGULAR ITEMS - D

I. Subject:

Case PZ 14-03 to receive comments and consider action on a request by Sidney DaSilva, DBA Equity One Group, for the City of Kennedale to vacate 0.1192 acres of public right-of way located adjacent to property at 1453 J R Hawkins Rd, L C Rayburn's Subdivision Remainder Lot 6, Kennedale, Tarrant County, as shown in a deed of record in Vol. 10782 p. 1561, Tarrant County.

- (1) Staff Presentation
- (2) Applicant Presentation
- (3) Public Hearing
- (4) Applicant Response
- (5) Staff Response and Summary
- (6) Action by the Planning & Zoning Commission

II. Originated by:

Rachel Roberts, City Planner

III. Summary:

Request: vacate (abandon) public right-of-way

Location: adjacent to 1453 J R Hawkins (Joplin Rd at J R Hawkins Rd)

Applicant: Sidney DaSilva (owner of adjacent property)

Background.

Mr. DaSilva bought the property at the corner of Joplin and J. R. Hawkins roads in 2011. He bought the property at auction and did not realize until he attempted to replat how much of his property is located under the public right-of-way. As you will see in the attached exhibits, the right-of-way extends well beyond the built portions of Joplin and J. R. Hawkins roads.

City code provides a means for residents and developers to petition the city to abandon public right-of-way, and Mr. DaSilva, as a developer, is requesting the city to abandon a portion of the right-of-way adjacent to his property. He would like to subdivide his property into two lots. The property in its current size is large enough to subdivide into two legal lots, but Mr. DaSilva would like the city to abandon a portion of the right-of-way (as shown in the attached exhibit) so that he could have larger lots than would be possible now.

The right-of-way belongs to the City of Arlington, but it is within the Kennedale city limits, so the City of Arlington staff have asked Kennedale to process the right-of-way request. If the request is approved, the City of Kennedale will provide Mr. DaSilva with a quit claim deed to the property in question.

As part of the process of reviewing the petition, city staff are required to assess the fair market value of the right-of-way. The applicant is typically then asked to pay that fair market value, since if the request is granted, the land would convert from publicly-held land to privately-held land, and the private land owner

(ROW recipient) benefits at the expense of the public. The payment of fair market value is intended to compensate the public for its loss of ROW. Mr. DaSilva is requesting the city not to charge him the fair market value if the abandonment request is approved, as he believes he paid for the right-of-way when he purchased the property.

Application requirements.

Under city code, the applicant must submit a metes and bounds legal description and a graphic exhibit of the portion of the ROW to be abandoned, which must be signed and sealed by a registered professional land surveyor. In addition, a standard form of vacation acknowledgment shall be completed and submitted for each utility currently located within the right-of-way or easement.

The applicant submitted the metes and bounds legal description and exhibit (Exhibit "A"), but we are still waiting for Oncor and Atmos to say whether they have utilities within this right-of-way. Staff have sent a copy of the exhibit to both companies for their reference.

Staff Review.

The City of Arlington has plans for a future road project along Joplin Rd. Arlington engineering staff have determined the city does not need the right-of-way in question in order to complete their future road project. The City of Arlington staff therefore do not object to the abandonment request. If the abandonment is approved, however, Arlington would like to review the abandonment document before it is filed with the county to verify the area to be abandoned does not need to be decreased so as not to interfere with their future road plans.

City of Kennedale staff are generally reluctant to relinquish right-of-way until it can be determined with certainty that the right-of-way will not be needed. It is difficult and costly to acquire additional right-of-way once a road project has started, and it is therefore better to retain right-of-way whenever possible, until it can be absolutely certain the right-of-way will not be needed in the future. With that said, Kennedale staff do not object to vacating a portion of the right-of-way. Staff do not support abandoning the full amount requested but would support a partial abandonment – provided fair market value for the land is paid—because a partial abandonment should not interfere with future road projects.

The applicant has secured the signatures of the property owners on either side of his property in support of his application. In addition, city staff sent letters to property owners along Joplin and J. R. Hawkins near the property in question and have received no phone calls or letters in opposition to the abandonment.

Staff have assessed the fair market value for the total right-of-way at \$3,321.16, or 64 cents per square foot.

Staff Recommendation.

Staff recommends abandoning a portion of the requested right-of-way vacation, as shown in the attachment labeled "Exhibit B." Staff also recommends requiring the applicant to pay fair market value of 64 cents per square foot for the vacated right-of-way. And staff further recommends the abandonment be approved subject to a condition that the area to be vacated may be decreased if the City of Arlington determines that any portion of the proposed abandonment is needed for its future road plans.

Commission Review and Consideration.

The city code outlines the Commission's review process. From Section 17-304(4):

The commission will conduct a public hearing allowing the opportunity for interested parties to express their opinions of the proposed closing or vacation. At the close of the public hearing the commission will

make a recommendation to the city council as to the advisability of approving the proposed closing or vacation.

APPROVE AS STAFF RECOMMENDS

I recommend the City of Kennedale grant the requested right-of-way abandonment as recommended by staff and shown on Exhibit "B"; I recommend the applicant be required to pay the City of Kennedale the fair market value for the right-of-way in the amount of 64-cents per square foot of right-of-way to be vacated.

APPROVE AS APPLICANT REQUESTED

I recommend the City of Kennedale grant the request to vacate the right-of-way as requested by the applicant; I further recommend the applicant not be required to pay fair market value for the vacated right-of-way.

DENY

I recommend the City of Kennedale deny the request to vacate the right-of-way.

IV. Notification:

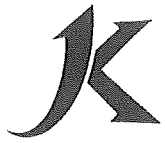
V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

VIII. Alternative Actions:

IX. Attachments:



KENNEDALE
Planning Department
www.cityofkennedale.com

Application for Vacation or Closure of Street or Right-Of-Way

Applicant Name: SIDNEY R DASILVA, DBA EQUITY ONE GROUP

Applicant Address: 6500 GREENSPRING DR, ARLINGTON, TX 76016

Applicant Phone Number: 682-230-1820

Applicant Email Address (optional): SIDNEYDASILVA@YAHOO.COM

Request:

☒ Vacate right-of-way

☐ Close public street

Subdivision Name: <u>RAYBURN, LC SUBDIVISION</u>	
Affected Block and Lot Numbers: <u>BLOCK LOT 6A</u>	
Length of area proposed to be vacated:	
Width of area proposed to be vacated:	
Area (square feet): <u>3,489 SQ FT</u>	

How did the city originally acquire the r-o-w or easement?

- ☐ Plat Dedication / Donation
☐ City Purchase
☐ Obtained Through Prescription

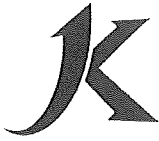
NOTE: THIS R-O-W OR EASEMENT WAS ACQUIRED BY THE COUNTY (TARRANT). SQ

Plat or other recorded instrument must be attached to application.

Existing physical improvements within the right-of-way:

Surface or above grade:

- | | | |
|--|---|--|
| ☒ None | ☐ Telephone | ☐ Curb & gutter |
| ☐ Paving | ☐ Cable | ☐ Structures (describe) |
| ☐ Electric | ☐ Fences / walls | ☐ Other |



KENNEDALE
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www.cityofkennedale.com

Underground or below grade:

- ☐ None
☐ Water
☐ Sewer

- ☐ Gas
☐ Telephone
☐ Electric

- ☐ Storm drainage
☐ Other (describe)
☐ Unknown

Intended Use of the vacated right-of-way:

TO USE IN ACCORDANCE TO KENNEDALE CITY CODE, ZONING
DISTRICT REGULATION / R-3.

Adjacent property owners:

This petition must include the names, addresses, phone numbers, and signatures of all property owners holding property adjacent to the portion of the street or easement that is proposed to be vacated (list on a separate page if needed).

Property Owner 1:

ARLINGTON LAWN SERVICE, INC
MICHAEL DUGAN

Name (printed)

1441 J.R. HAWKINS RD

Address Kennedale, TX 76060

Legal Description

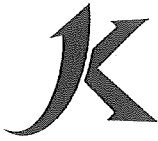
If property owner consents to right-of-way abandonment or street closure, the property owner's signature is required.

Michael Dugan

Signature

1/24/2014

Date



KENNEDALE
Planning Department
www.cityofkennedale.com

Property Owner 2:

Sandra Sehermerhorw
Name (printed)

148 S. Joplin
Address

Legal Description

If property owner consents to right-of-way abandonment or street closure, the property owner's signature is required.

[Signature]
Signature

11/23/2014
Date

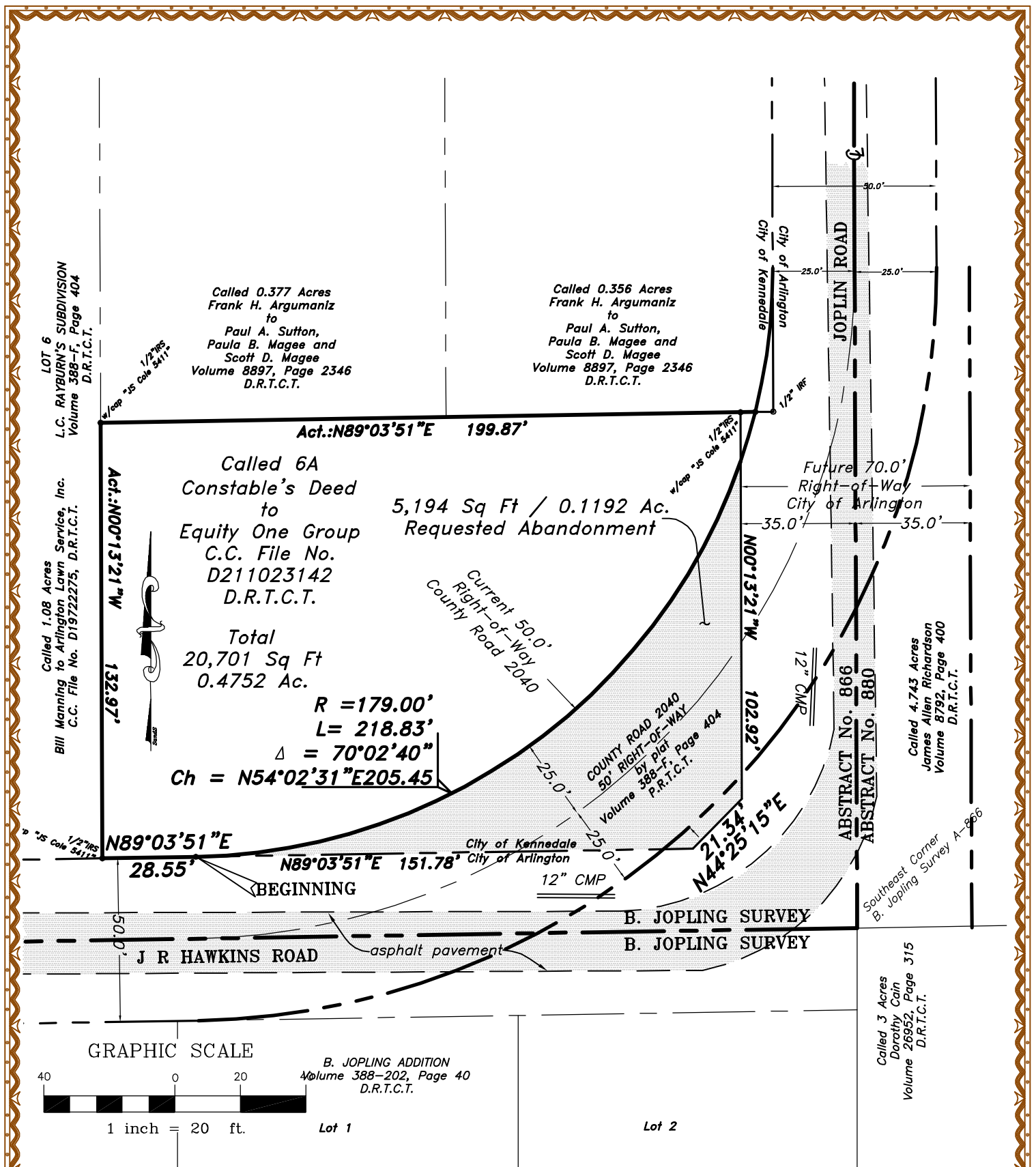
Required additional documentation:

- ☐ a metes and bounds legal description and a graphic exhibit of the portion of the ROW to be abandoned, which must be signed and sealed by a registered professional land surveyor.
- ☐ a standard form of vacation acknowledgment shall be completed and submitted for each utility currently located within the right-of-way or easement.

I, the undersigned, do hereby request the City of Kennedale to vacate right-of-way or close a public street (or a portion thereof) as described above. I will hold the City of Kennedale harmless and indemnify it against all suits, costs, expenses, and damages that may arise or grow out of such vacation and abandonment.

[Signature]
Signature of Applicant

02/21/2014
Date



**REQUESTED ABANDONMENT
JOPLIN ROAD AND J R HAWKINS ROAD
REMAINDER LOT 6
L. C. RAYBURNS SUBDIVISION
situated in the
B. JOPLING SURVEY, ABSTRACT No. 866
CITY OF KENNEDALE
TARRANT COUNTY, TEXAS**

SANDS SURVEYING CORPORATION

422 Willow Way,
Highland Village Texas 75077
(817) 355-5253 ph
(817) 510-0432 e-fax
www.SandSSurveyingTX.com



Land Surveying

COPYRIGHT © 2012 SANDS Surveying Corporation
All Rights Reserved.
Texas Firm Registration No. 10014600

SCALE: 1"=40'
DATE: 02/14/2014
W.O.: 127542
DRAWN BY: JSC II
CHECKED BY: SC

REQUESTED ABANDONMENT
JOPLIN ROAD AND J R HAWKINS ROAD
REMAINDER LOT 6
L. C. RAYBURNS SUBDIVISION
situated in the
B. JOPLING SURVEY, ABSTRACT No. 866
CITY OF KENNEDALE
TARRANT COUNTY, TEXAS

BEING a 5,194 square foot or 0.1192 acre parcel of land situated in the B. Jopling Survey, Abstract No. 866, City of Kennedale, Tarrant County, Texas a part of Joplin Road and J. R. Hawkins Road (County Road 2040 50 foot Right-of-Way) a part Lot 6, of the L. C. Rayburns Subdivision according to the Map or Plat thereof recorded in Volume 388-F, Page 404 of the Map or Plat records of Tarrant County, Texas said 5,194 square foot or 0.1192 acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner in the South line of said Lot 6, the North line of said County Road and being North 89°03'51" East a distance of 28.55 from ½" capped iron rod found for corner at the Southwest corner of that certain called Lot 6A as described in Constable's Deed to Equity One Group and recorded in County Clerks File No. D211023142 of the Deed records of Tarrant County, Texas said point being at the beginning of a tangent curve to the left;

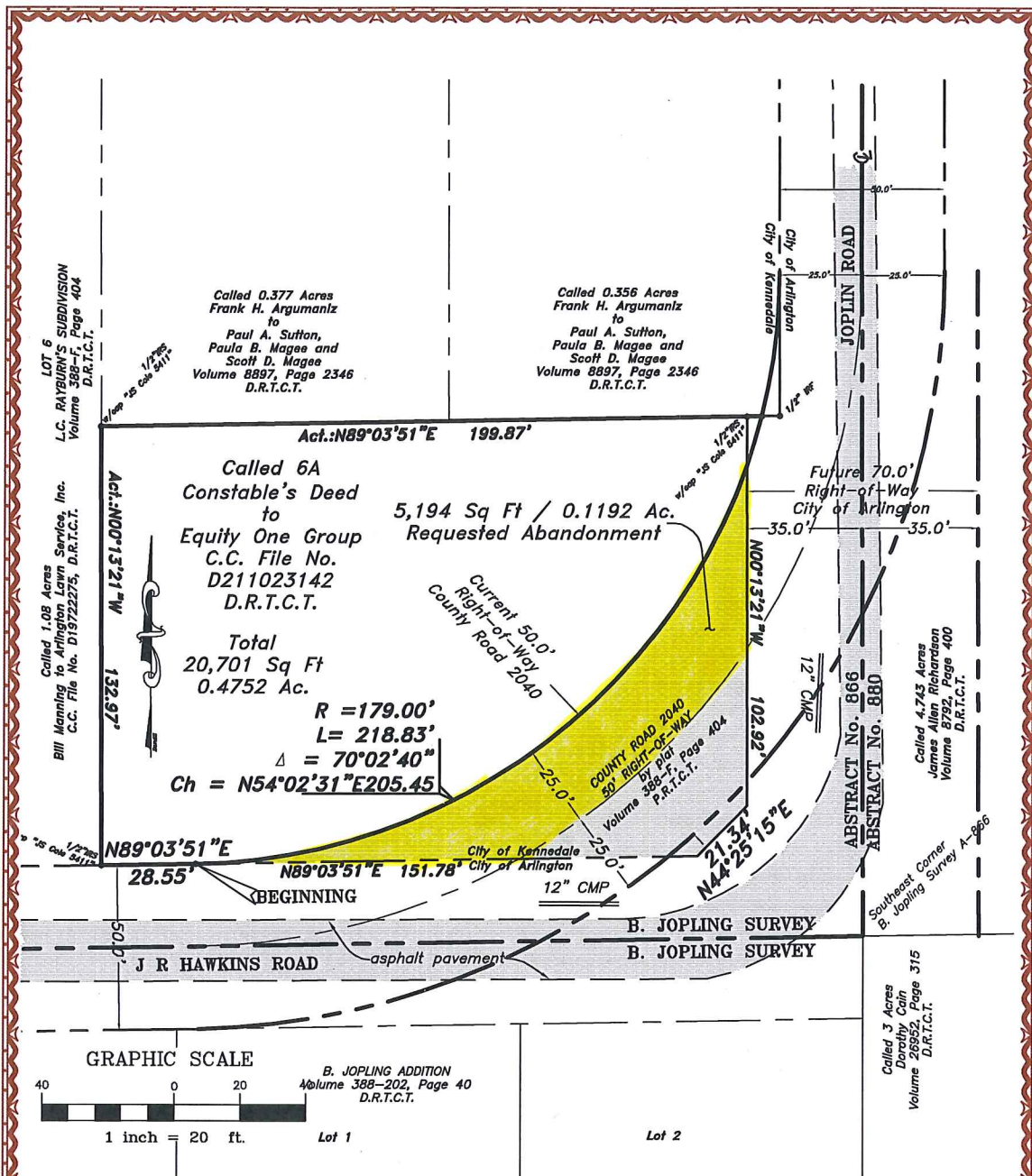
THENCE with said County Road and with said curve to the right having a radius of 179.00 feet, a central angle of 70°02'40", a tangent length of 125.44 feet, the long chord of which bears South 54°02'31" West-205.45 feet for an arc length of 218.83 feet to a point for corner in the future right-of-way line of Joplin Road (70 foot Right-of-Way);

THENCE North 89°03'51" East with said Right-of-Way a distance of 151.78 feet to a point for corner at the North end of a corner clip at the intersection of the West line of said future Right-of-Way with the North line of the Future right-of-way of J R Hawkins Road (50 foot Right-of-Way);

THENCE North 44°25'15" East with said corner clip a distance of 21.34 feet to a point for corner in the North line of said J R Hawkins;

THENCE North 00°13'21" West with said North line a distance of 102.92 feet back to the **POINT OF BEGINNING** and **CONTAINING:** 5,194 square feet or 0.1192 acres of land, more or less.

EXHIBIT B



REQUESTED ABANDONMENT JOPLIN ROAD AND J R HAWKINS ROAD REMAINDER LOT 6 L. C. RAYBURNS SUBDIVISION situated in the B. JOPLING SURVEY, ABSTRACT No. 866 CITY OF KENNEDALE TARRANT COUNTY, TEXAS

SANDS SURVEYING CORPORATION

422 Willow Way,
Highland Village Texas 75077
(817) 355-5253 ph
(817) 510-0432 e-fax
www.SandsSurveyingTX.com



Land Surveying

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Texas Firm Registration No. 10014600

SCALE:
DATE: 02/14/2014
W.O.: 127542
DRAWN BY: JSC II
CHECKED BY: SC

Aerial View of Road & Adjacent Properties (PZ 14-03)

Parcel boundary data from the Tarrant Appraisal District
Road data and aerial imagery from North Central Texas Council of Governments

