



**KENNEDALE**  
Planning and Zoning Commission  
[www.cityofkennedale.com](http://www.cityofkennedale.com)

**PLANNING & ZONING COMMISSION AGENDA**  
**COMMISSIONERS SPECIAL MEETING | DECEMBER 2, 2019**  
**REGULAR SESSION AT 6:00 PM**  
**CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

**I. CALL TO ORDER**

**NOTE: Pursuant to Texas Government Code §551.071, the Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the Work Session or the Regular Session to discuss posted Executive Session items or to seek legal advice from the City Attorney on any item posted on the agenda.**

**II. REGULAR SESSION**

**III. ROLL CALL**

**IV. VISITOR AND CITIZEN FORUM**

*At this time, any person may address the board or governing body, provided that an official 'Speaker's Request Form' has been submitted to the secretary prior to the start of the meeting. All comments must be directed towards the body as a whole, rather than individual members 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 nor discussion held regarding these items.*

**V. REPORTS AND ANNOUNCEMENTS**

**VI. MINUTES APPROVAL**

- A. Consider approval of minutes for November 7, 2019 regular meeting

**VII. DECISION ITEMS**

- A. **CASE # PZ 19-11** to conduct a public hearing and consider a request by Trifecta Homes, LLC for a rezoning from "R3" Residential to "R4" Residential for approximately 4 acres located at 962 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 6, 968 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 5R, 1022 N. Bowman Springs Road, Block 1, Lot 4R, 1028 N. Bowman Springs Road, Block 1, Lot 3R, 1034 N. Bowman Springs Road, Block 1, Lot 2R, and 1040 N. Bowman Springs Road, Block 1, Lot 1R, City of Kennedale, Tarrant County, Texas.
- B. **CASE # PZ 19-12** Consider request by Josiah Development, Inc. for approval of construction plans for the Oak's Court development of approximately 2 acres at 917 Kennedale Sublett Road, Tract 5, J. M. Lilly Survey, Abstract 980

**VIII. EXECUTIVE SESSION**

*The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to §551.071(2) when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.*

**IX. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO**

## **EXECUTIVE SESSION, IF NEEDED**

### **X. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. Please contact the City Secretary at 817-985-2104 or (TTY) 1-800-735-2989.

### **CERTIFICATION**

I CERTIFY THAT A COPY OF THE December 2, 2019, 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 SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

A handwritten signature in black ink, appearing to read 'MD', is written over a horizontal line.

MELISSA DAILEY, AICP  
DIRECTOR OF PLANNING AND  
ECONOMIC DEVELOPMENT

**PLANNING & ZONING COMMISSION MINUTES**  
**COMMISSIONERS REGULAR MEETING | NOVEMBER 7, 2019**  
**REGULAR MEETING AT 6:00 PM**  
**CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

**I. CALL TO ORDER** Martha Dibella called the meeting to order at 6:00 PM

**Staff present** – Melissa Dailey, Meghan Riddlespurger

**II. REGULAR SESSION**

Martha Dibella called the meeting to order at 6:00 PM

**III. ROLL CALL**

Attendance was noted at time of meeting.

| PLANNING & ZONING COMMISSION |                      |         |        |        |
|------------------------------|----------------------|---------|--------|--------|
| PLACE                        | MEMBER               | PRESENT | ABSENT | VOTING |
| 1                            | GREG ADAMS           |         | X      |        |
| 2                            | MARTHA DIBELLA       | X       |        | X      |
| 3                            | AUSTIN DEGENHART     | X       |        | X      |
| 4                            | KAYLA HUGHES         | X       |        | X      |
| 5                            | DAVID GREEN          |         | X      |        |
| 6                            | BILLY DON GILLEY     | X       |        | X      |
| 7                            | MARK PERKINS         | X       |        | X      |
| 8                            | BRENT JONES (Alt)    | X       |        |        |
| 9                            | PERRY CLEMENTI (Alt) | X       |        |        |

**A QUORUM WAS PRESENT**

**IV. VISITOR AND CITIZEN FORUM**

There were no speakers.

**V. REPORTS AND ANNOUNCEMENTS**

There were no reports or announcements.

**VI. MINUTES APPROVAL**

Consider approval of minutes for regular meeting on October 17, 2019.

Mark Perkins made a motion to approve the minutes. Kayla Hughes seconded the motion. The motion passed unanimously.

**VII. DECISION ITEMS**

- A. **CASE # PZ 19-11** to conduct a public hearing and consider a request by Trifecta Homes, LLC for a rezoning from "R3" Residential to "R4" Residential for approximately 4 acres located at 962 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 6, 968 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 5R, 1022 N. Bowman Springs Road, Block 1, Lot 4R, 1028 N. Bowman Springs Road, Block 1, Lot 3R, 1034 N. Bowman Springs Road, Block 1, Lot 2R, and 1040 N. Bowman Springs Road, Block 1, Lot 1R, City of Kennedale, Tarrant County, Texas.

Staff Presentation: Melissa Dailey gave a presentation on the zoning request. She discussed the previous

zoning request for the site, reviewed the location and its adjacent lots and streets, discussed R-4 zoning requirements, discussed how R-4 spatial requirements might function based on the shape of the site compared to the larger spatial requirements of R-3, stated the use was compatible with the future land use map, and stated the request was compatible with the comprehensive plan. She stated that staff recommends approval. She answered board questions regarding differences between R-3 and R-4.

Public Hearing: Applicant Tejas Naik stated the R-4 zoning would make the development of single-family homes on the lot financially and spatially viable. Mr. Naik answered questions from commission members regarding the configuration of the lots, ability to mitigate drainage issues, and his team's prior experience as developers.

There were no members of the public in attendance who requested to speak on the matter. Ms. Dibella closed the public hearing.

Commission Discussion:

Mr. Perkins made a motion to approve. Ms. Hughes seconded the motion.

The commission members discussed the number of homes in the potential development, the experience of the developers applying for the zoning change, concerns regarding West Nile Virus and detention ponds, the previous years of vacancy on the site, and the appreciation of efforts made by the applicants in their presentation. Ms. Dailey clarified to Billy Gilley that detention ponds are not stagnant bodies of water. Mr. Gilley stated he would vote to recommend approval of the zoning change. He stated that although he dislikes R-4 zoning, he likes it better than multi-family developments.

The motion passed unanimously.

## **XI. ADJOURNMENT**



## **I. SUBJECT**

**CASE # PZ 19-07** to conduct a public hearing and consider a request by Trifecta Homes, LLC for a rezoning from “R3” Residential to “R4” Residential for approximately 4 acres located at 962 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 6, 968 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 5R, 1022 N. Bowman Springs Road, Block 1, Lot 4R, 1028 N. Bowman Springs Road, Block 1, Lot 3R, 1034 N. Bowman Springs Road, Block 1, Lot 2R, and 1040 N. Bowman Springs Road, Block 1, Lot 1R, City of Kennedale, Tarrant County, Texas.

## **II. SUMMARY**

### **BACKGROUND AND OVERVIEW**

|                                         |                                                                |
|-----------------------------------------|----------------------------------------------------------------|
| <b>Request</b>                          | Rezone from R3 Single Family (Residential) to R4 Residential   |
| <b>Applicant</b>                        | Trifecta Homes, LLC                                            |
| <b>Location</b>                         | Multiple lots at Bowman Springs Road and Corry A Edwards Drive |
| <b>Surrounding Uses</b>                 | Schools, Single-Family Residential, Commercial, Industrial     |
| <b>Surrounding Zoning</b>               | PD-UV, UV, R1, R3, C2, I                                       |
| <b>Future Land Use Plan Designation</b> | Residential                                                    |
| <b>Staff Recommendation</b>             | Approve                                                        |

### **CURRENT STATUS OF PROPERTY**

The property is currently vacant land.

### **SURROUNDING PROPERTIES & NEIGHBORHOOD**

The property fronts Bowman Springs Road and is located at the Corry A Edwards intersection. Bowman Springs is identified in the Future Transportation Plan as a Boulevard and a priority bicycle/pedestrian project. The corridor is characterized by a variety of uses, including Kennedale Junior High School, Fellowship Academy, single family homes and subdivisions, a golf driving range, commercial buildings, industrial buildings, undeveloped land, and the Southwest Nature Preserve.

### **STAFF REVIEW**

#### **FUTURE LAND USE PLAN**

The Future Land Use Plan indicates this property as residential.

#### **RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN**

The comprehensive plan goal related to this rezoning request falls under:

Principle #2 – Economic Prosperity: Promote access to housing – The 1949 Housing Act promised a “decent home...for every American family.” This necessitates providing housing options for people of varying financial means and residential preferences. Provide the regularly framework and developer support to provide quality housing for residents.

Principle #3 – Thriving Community: Create vibrant centers –Promote social integration and economic activity throughout the development of different-scale centers throughout the community.

#### CITY COUNCIL ENDS STATEMENTS AND GOALS

Business uses are compatible with residential areas.

Sidewalks and landscaping are integral to the community.

Financially responsible and sustainable.

Well planned community based on principles of a connected city, economic prosperity, and a thriving community.

#### SUMMARY

This property has been vacant for many years. The growth in the area along with the surrounding development in the immediate vicinity has made this property viable for development. Surrounding uses are mixed with institutional, commercial and residential development. The developer plans to build single-family homes in a walkable, sustainable development on this 4 acre site, providing for single family homes consistent with single family adjacent to the north/northeast. The development will be required to meet standards for R4 zoning, which allows for 50-foot widths and must meet all requirements for single family development. This development will provide quality housing for residents of Kennedale.

#### STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval of the rezoning.

#### ACTION BY THE PLANNING & ZONING COMMISSION

Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.

Deny: Based on the information presented, I find that the proposed use does not meet [list standards or requirements not met] and make a motion to deny the request.

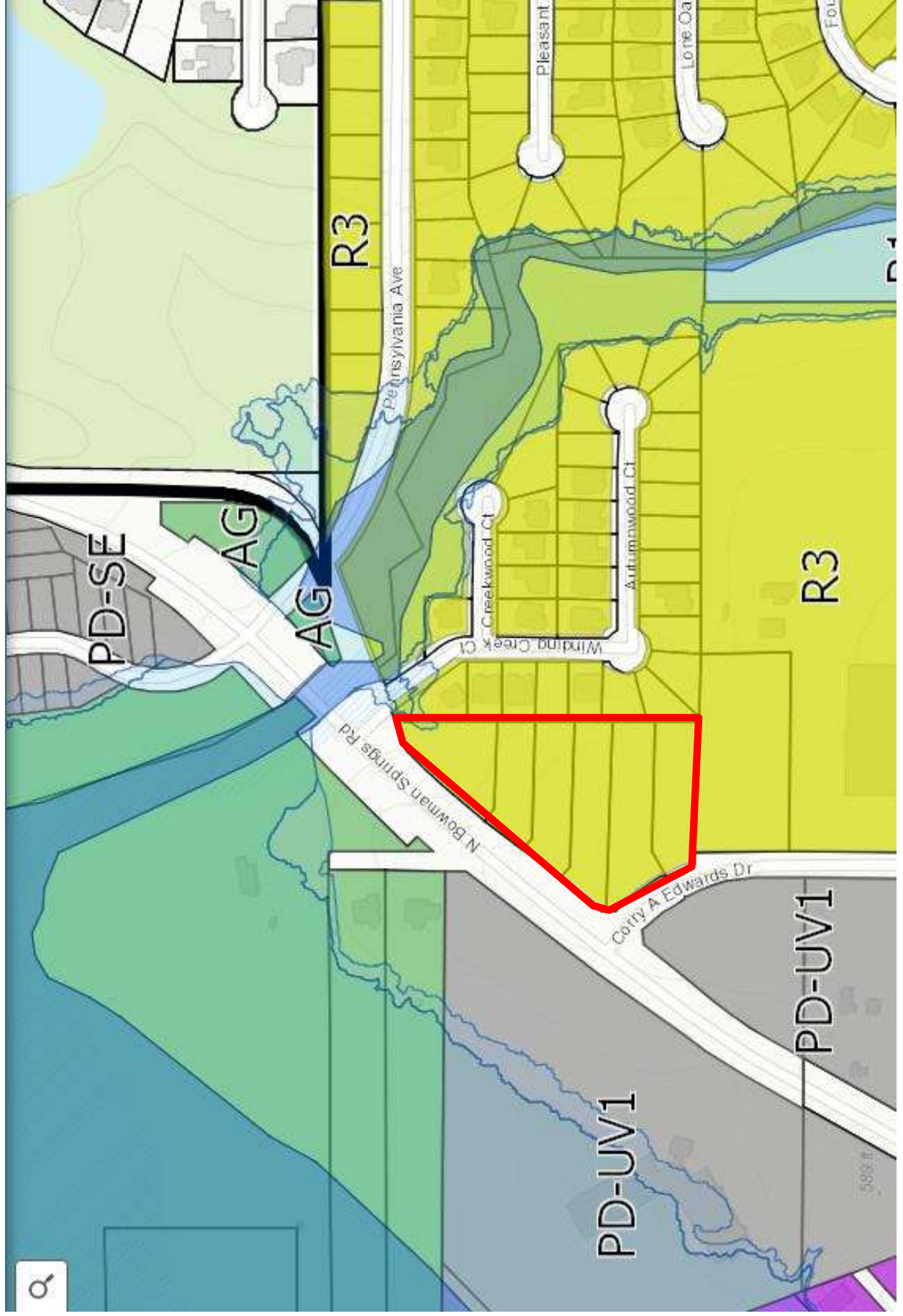


PZ 19-11  
Location Map





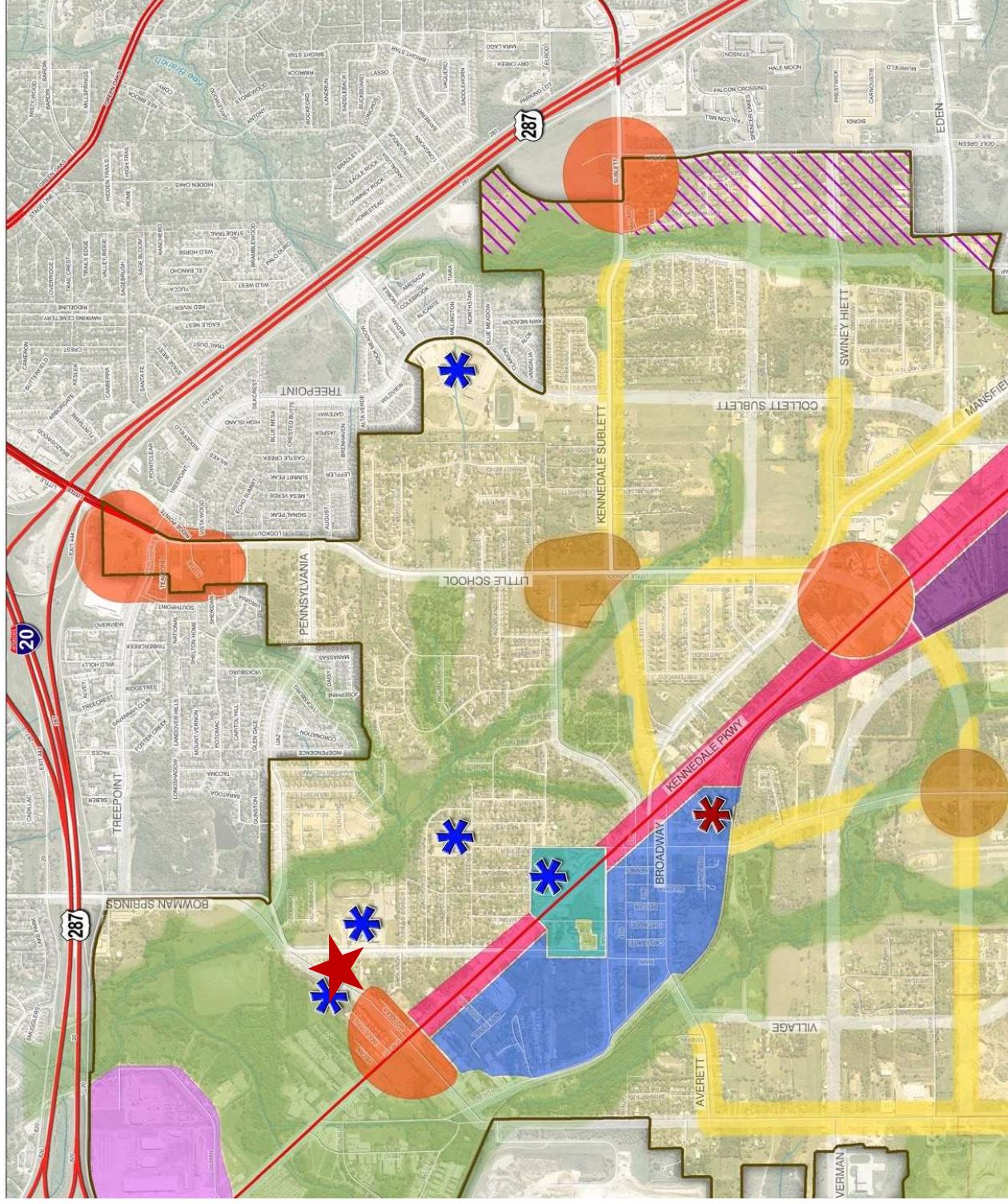
PZ 19-11  
Zoning Map





# PZ 19-11 Future Land Use Map

★ Property location



## KENNEDALE COMPREHENSIVE PLAN UPDATE

### FUTURE LAND USE PLAN

#### CATEGORIES

- Town Center
- Downtown Village
- Urban Village
- Urban Corridor
- Neighborhood Village
- Neighborhood Corridor
- Neighborhoods
- Employment Center
- Light Industrial District
- Park & Open Space
- Conservation Overlay
- Potential Commuter Train or Park & Ride Station
- Schools

## STAFF REPORT TO THE BOARD OF DIRECTORS

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**Date:** December 2, 2019

**Agenda Item No:** DECISION ITEMS - B.

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**I. Subject:**

**CASE # PZ 19-12** Consider request by Josiah Development, Inc. for approval of construction plans for the Oak's Court development of approximately 2 acres at 917 Kennedale Sublett Road, Tract 5, J. M. Lilly Survey, Abstract 980

**II. Originated by:** Melissa Dailey

**III. Summary:** Oak's Court is a mixed-use development with Neighborhood Village zoning. The developer has submitted construction plans for the residential portion of the development that includes 14 single family homes. The construction plans have been reviewed by City staff and by the City's engineers and have been determined to meet all city requirements.

**VII. Recommendation:**

Approve

**VIII. Alternative Actions:**

Approve with conditions (must indicate city code requiring the conditions)

**IX. Attachments:**

|    |                                     |                                         |
|----|-------------------------------------|-----------------------------------------|
| 1. | 2019-11-12 Oaks Court_2nd Submittal | 2019-11-12 Oaks Court_2nd Submittal.pdf |
|----|-------------------------------------|-----------------------------------------|



PAVING, WATER, DRAINAGE  
AND SANITARY SEWER  
CONSTRUCTION PLANS  
for  
OAK'S COURT  
KENNEDALE, TEXAS

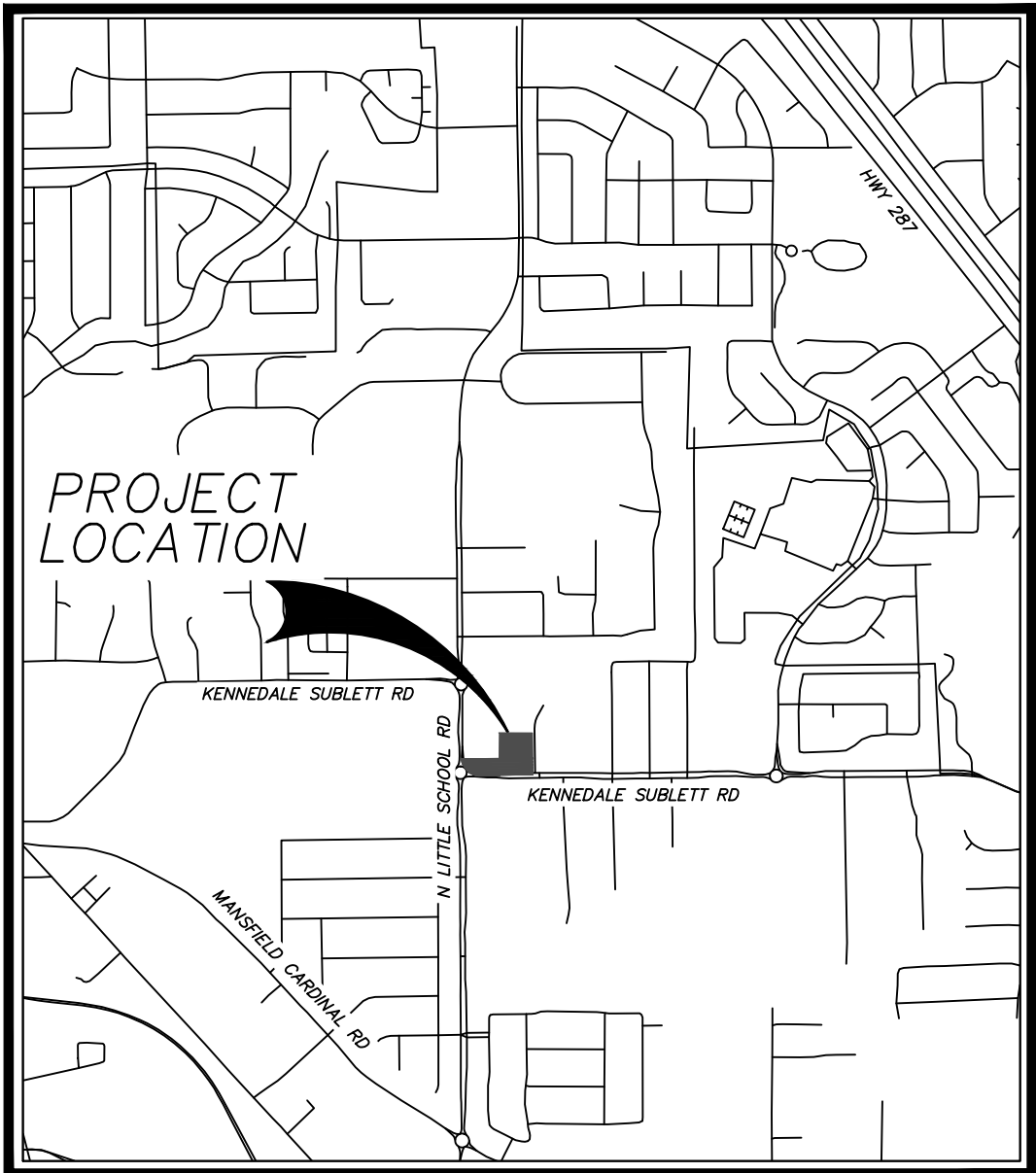
OWNER/DEVELOPER:

OAK'S COURT LTD.  
2880 WEST PIONEER PARKWAY, STE A  
ARLINGTON, TEXAS 76013  
EMAIL: CARL@STHENOSPROPERTIES.COM  
CONTACT: CARL GREER  
PHONE: 817-274-7137

PREPARED BY:



CONTACT: ANDREA TAYLOR, P.E.



VICINITY MAP

NO SCALE

BENCHMARK:

SITE BM #1  
BOX CUT WITH "X" IN CENTER SET AT NOSE OF CONCRETE  
MEDIAN ON THE CENTERLINE OF KENNEDALE SUBLETT ROAD,  
APPROXIMATELY 623' FROM THE CENTER LINE OF N LITTLE  
SCHOOL ROAD.

NAD83 GRID  
N: 6920699.6  
E: 2366600.0  
ELEV: 650.98

SITE BM #2  
BOX CUT WITH "X" IN CENTER SET ON THE TOP OF CURB  
ALONG THE NORTH CURBLINE OF A MEDIAN ON KENNEDALE  
SUBLETT ROAD, APPROXIMATELY 240' FROM THE CENTER LINE  
OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920696.8  
E: 23666218.7  
ELEV: 644.87

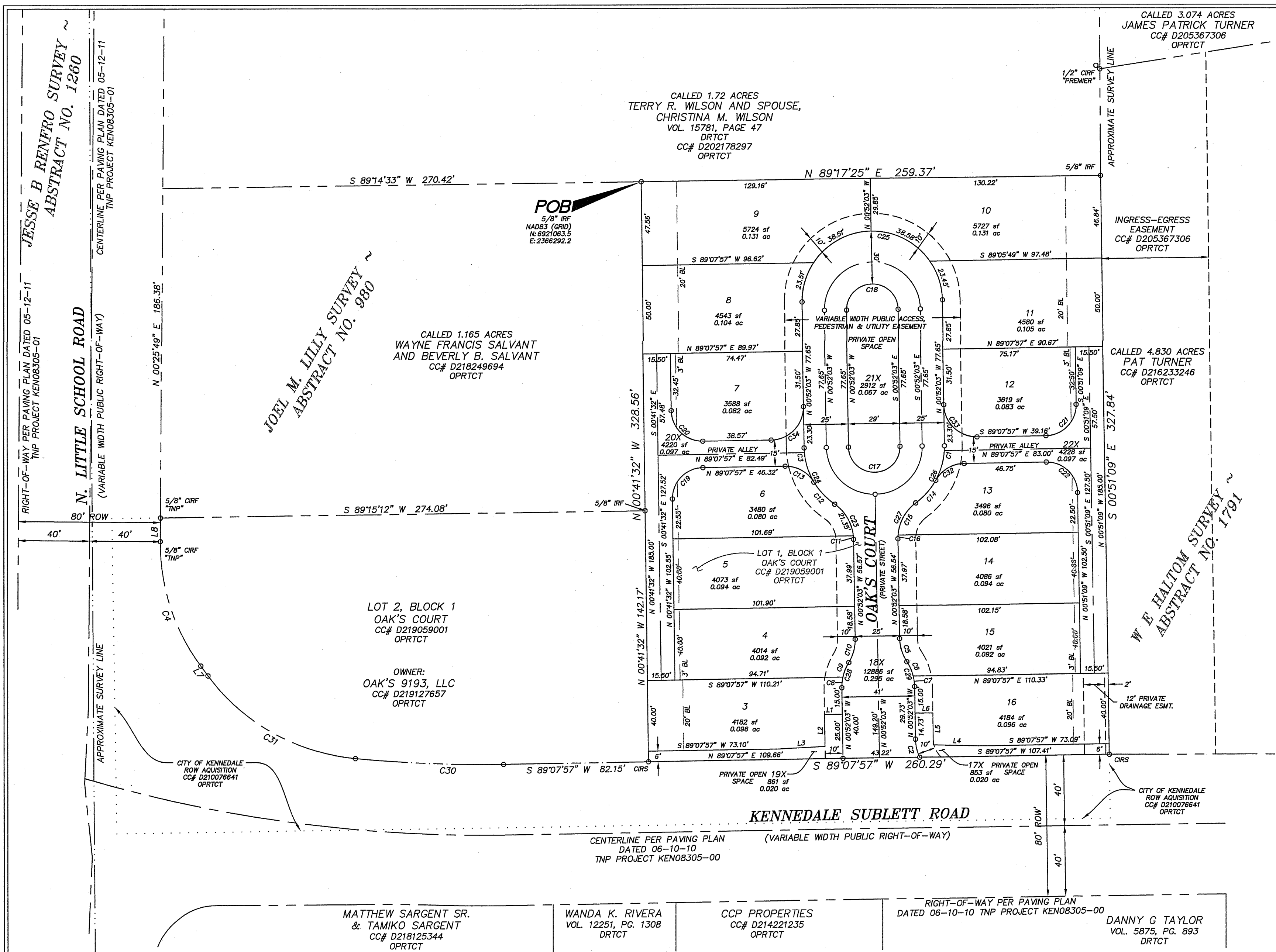
BEARINGS & COORDINATE VALUES SHOWN HEREON  
ARE IN REFERENCE TO THE NAD83 - TEXAS  
COORDINATE SYSTEM - NORTH CENTRAL ZONE,  
4202, BASED ON GPS OBSERVATIONS UTILIZING THE  
LEICA GPS REFERENCE NETWORK. ALL DISTANCES  
SHOWN HEREON WERE ADJUSTED TO SURFACE  
USING A COMBINED SCALE FACTOR OF  
1.00012913990, BASE POINT OF 0,0,0.

SHEET INDEX

| <i>SHEET NO.</i> | <i>SHEET TITLE</i>                  |
|------------------|-------------------------------------|
| 1                | COVER SHEET                         |
| 2                | FINAL PLAT                          |
| 3                | GENERAL NOTES                       |
| 4                | DEMOLITION PLAN                     |
| 5                | WATER LAYOUT                        |
| 6                | SEWER PLAN AND PROFILE              |
| 7                | EROSION CONTROL PLAN                |
| 8                | GRADING PLAN                        |
| 9                | GRADING PLAN                        |
| 10               | OAK'S COURT PAVING PLAN AND PROFILE |
| 11               | ALLEY PAVING PLAN AND PROFILE       |
| 11.1             | TURN AROUND PAVING PLAN AND PROFILE |
| 12               | POST DRAINAGE AREA MAP              |
| 12.1             | PRE DRAINAGE AREA MAP               |
| 13               | STREET LIGHT AND SIGNAGE PLAN       |
| 14-20            | DETAILS                             |
| 21               | TRAFFIC CONTROL PLAN                |

THIS DOCUMENT IS RELEASED  
FOR THE PURPOSES OF REVIEW  
UNDER THE AUTHORITY OF  
ANDREA E. TAYLOR, P.E.  
NO. 124055 ON 11/12/2019 AND  
IS NOT TO BE USED FOR  
CONSTRUCTION, BIDDING OR  
PERMIT PURPOSES.





| CURVE TABLE |         |            |              |               |
|-------------|---------|------------|--------------|---------------|
| CURVE       | RADIUS  | ARC LENGTH | DELTA ANGLE  | CHORD BEARING |
| C1          | 39.50'  | 10.32'     | 14° 57' 54"  | S 06°36'54" W |
| C2          | 24.00'  | 10.59'     | 25° 17' 15"  | S 13°04'47" E |
| C3          | 39.50'  | 10.32'     | 14° 57' 54"  | N 08°21'00" W |
| C4          | 117.00' | 75.36'     | 36° 54' 08"  | N 17°57'59" W |
| C5          | 24.50'  | 13.91'     | 32° 31' 38"  | N 17°07'51" W |
| C6          | 26.50'  | 8.99'      | 19° 26' 28"  | S 23°40'26" W |
| C7          | 26.50'  | 8.05'      | 13° 05' 10"  | N 07°24'38" W |
| C8          | 26.50'  | 8.05'      | 13° 05' 10"  | S 05°40'32" W |
| C9          | 26.50'  | 8.99'      | 19° 26' 28"  | S 21°56'21" W |
| C10         | 24.50'  | 13.91'     | 32° 31' 38"  | S 15°23'46" W |
| C11         | 24.50'  | 2.01'      | 4° 42' 03"   | S 03°13'04" E |
| C12         | 39.50'  | 17.25'     | 25° 01' 22"  | S 43°02'14" E |
| C13         | 18.50'  | 19.48'     | 60° 20' 30"  | S 60°41'48" E |
| C14         | 39.50'  | 17.25'     | 25° 01' 22"  | N 41°18'09" E |
| C15         | 24.50'  | 21.37'     | 49° 58' 23"  | N 28°52'46" E |
| C16         | 24.50'  | 2.04'      | 4° 45' 38"   | N 01°30'46" E |
| C17         | 14.50'  | 45.55'     | 180° 00' 00" | S 89°07'57" W |
| C18         | 14.50'  | 45.55'     | 180° 00' 00" | N 89°07'57" E |
| C19         | 17.50'  | 27.44'     | 89° 49' 30"  | N 44°13'13" E |
| C20         | 17.50'  | 27.54'     | 90° 10' 30"  | N 45°46'47" W |
| C21         | 17.50'  | 27.48'     | 89° 59' 07"  | S 44°08'24" W |
| C22         | 17.50'  | 27.49'     | 90° 00' 53"  | S 45°51'36" E |
| C23         | 24.50'  | 23.36'     | 54° 37' 50"  | N 28°10'57" W |
| C24         | 39.50'  | 37.70'     | 54° 40' 52"  | S 28°12'29" E |
| C25         | 39.50'  | 124.09'    | 180° 00' 00" | S 89°07'57" W |
| C26         | 39.50'  | 37.70'     | 54° 40' 52"  | N 26°28'24" E |
| C27         | 24.50'  | 23.40'     | 54° 44' 01"  | S 26°29'57" W |
| C28         | 26.50'  | 15.04'     | 32° 31' 38"  | S 15°23'46" W |
| C29         | 26.50'  | 15.04'     | 32° 31' 38"  | N 17°07'51" W |

| CURVE TABLE |         |            |             |               |
|-------------|---------|------------|-------------|---------------|
| CURVE       | RADIUS  | ARC LENGTH | DELTA ANGLE | CHORD BEARING |
| C30         | 760.00' | 83.88'     | 6° 19' 26"  | N 87°42'19" W |
| C31         | 117.00' | 98.27'     | 48° 07' 31" | N 60°28'51" W |
| C32         | 18.50'  | 19.48'     | 60° 20' 30" | N 58°57'42" E |
| C33         | 18.50'  | 29.06'     | 89° 59' 09" | S 45°52'03" E |
| C34         | 18.50'  | 29.06'     | 90° 00' 00" | N 44°07'57" E |

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | BEARING       | LENGTH |
| L1         | S 89°07'57" W | 10.00' |
| L2         | S 00°52'03" E | 18.05' |
| L3         | S 87°04'26" W | 26.56' |
| L4         | N 88°48'32" W | 26.56' |
| L5         | N 00°52'03" W | 18.05' |
| L6         | S 89°07'57" W | 10.00' |
| L7         | N 36°25'07" W | 6.91'  |
| L8         | N 00°29'10" E | 13.45' |

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. ALL DISTANCES SHOWN HEREON WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00012913390, BASE POINT 0,0,0.
- ALL IRON RODS SET (IRS) ARE 1/2" IN DIAMETER AND HAVE A PINK PLASTIC CAP STAMPED "STANTON-RPLS 6173".
- ALL LOTS DESIGNATED WITH "X" ARE COMMON AREA LOTS.
- THE PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48439C0340K, MAP REVISED: SEPTEMBER 25, 2009. ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL PRIVATE OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THE CITY OF KENNEDALE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF KENNEDALE, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS OAK'S COURT, LTD. IS THE SOLE OWNER OF A 1.958 ACRE TRACT OF LAND LOCATED IN THE J.M. LILLY SURVEY, ABSTRACT NO. 980, TARRANT COUNTY, TEXAS, AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO OAK'S COURT, LTD., FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. (CC#) D219127657, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), BEING ALL OF LOT 1, BLOCK 1, OAK'S COURT, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CC# D219059001, OPRTCT, SAID 1.958 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BEING COMMON WITH THE NORTHEAST CORNER OF A CALLED 1.165 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO WAYNE FRANCIS SALVANT AND BEVERLY B. SALVANT, FILED FOR RECORD IN CC# D21824964, OPRTCT, AND BEING ON THE SOUTH LINE OF A CALLED 1.72 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO TERRY R. WILSON AND SPOUSE, CHRISTINA M. WILSON, FILED FOR RECORD IN VOLUME 15781, PAGE 47, DEED RECORDS, TARRANT COUNTY, TEXAS (DRCTCT);

THENCE NORTH 89 DEGREES 17 MINUTES 25 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 259.37 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BEING COMMON WITH THE SOUTHEAST CORNER OF THE SAID CALLED 1.72 ACRE TRACT OF LAND, AND BEING ON THE WEST LINE OF A CALLED 4.830 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO PAT TURNER, FILED FOR RECORD IN CC# D216233246, OPRTCT;

THENCE SOUTH 00 DEGREES 51 MINUTES 09 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 1, BEING COMMON WITH THE WEST LINE OF SAID TURNER TRACT, A DISTANCE OF 327.84 FEET TO A 1/2 INCH IRON ROD SET WITH PINK PLASTIC CAP STAMPED "STANTON RPLS 6173" AT THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF KENNEDALE SUBLETT ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 89 DEGREES 07 MINUTES 57 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 1, AND THE NORTH RIGHT-OF-WAY LINE OF KENNEDALE SUBLETT ROAD, A DISTANCE OF 260.29 FEET, TO A 1/2 INCH IRON ROD SET WITH PINK PLASTIC CAP STAMPED "STANTON RPLS 6173" AT THE SOUTHWEST CORNER OF SAID LOT 1, BEING COMMON WITH THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, SAID OAK'S COURT;

THENCE NORTH 00 DEGREES 41 MINUTES 32 SECONDS WEST, DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE, WITH THE COMMON LINE BETWEEN SAID LOT 1 AND SAID LOT 2, OAK'S COURT, AT A DISTANCE OF 142.17 FEET PASSING A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2, BEING COMMON WITH THE SOUTHEAST CORNER OF THE SAID CALLED 1.165 ACRE TRACT OF LAND, CONTINUING IN ALL A TOTAL DISTANCE OF 325.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.958 ACRES (85,277 SQUARE FEET) OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK'S COURT, LTD., A TEXAS LIMITED PARTNERSHIP, DOES HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CONVEY TO THE PUBLIC, FOR PUBLIC USE: THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND ANY OTHER PUBLIC AREAS SHOWN ON THIS PLAT, EXCEPT THE PRIVATE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: OAK'S COURT, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: JOSIAH OAKS CONSTRUCTION, INC.,  
A TEXAS CORPORATION,  
GENERAL PARTNER

BY: \_\_\_\_\_  
CARL E. GREER, PRESIDENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARL E. GREER, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_, COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOYCE P. STANTON, 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 document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

JOYCE P. STANTON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6173

DATE \_\_\_\_\_

PHONE NUMBER: 817-275-3361

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOYCE P. STANTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_, COUNTY, TEXAS

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

BY: \_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING COMMISSION

BY: \_\_\_\_\_

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

OWNER/DEVELOPER:

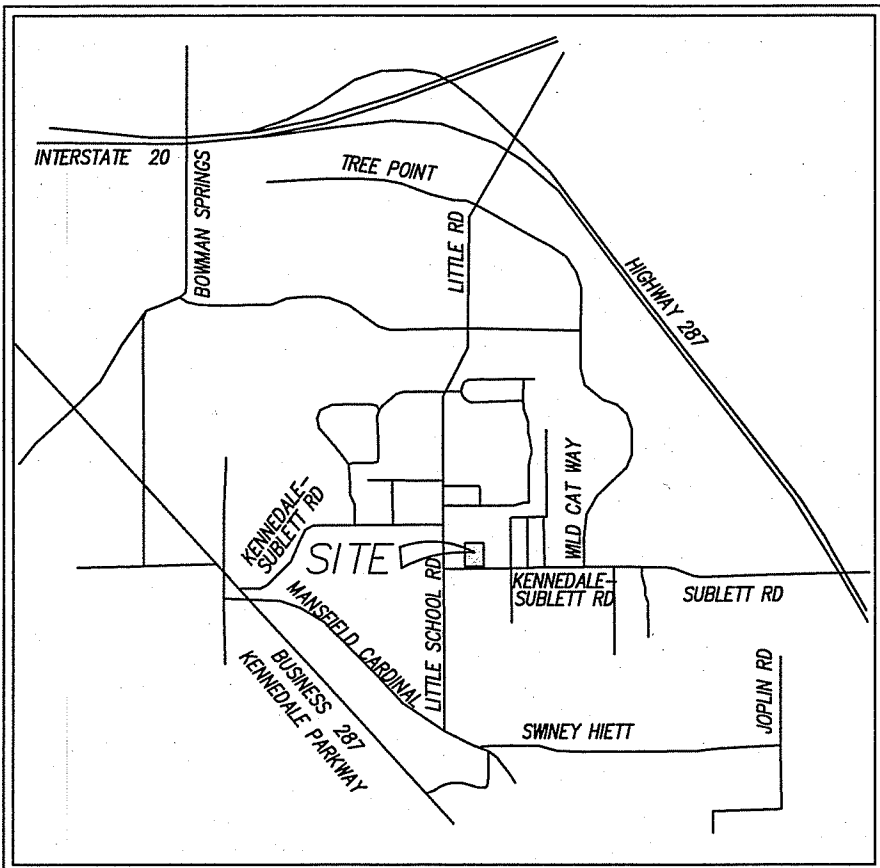
OAK'S COURT, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
2880 W. PIONEER PKWY., SUITE A  
ARLINGTON, TX 76013-5964  
TEL: 817-274-7137  
EMAIL: carl@thenosproperties.com  
CONTACT: CARL E. GREER

ENGINEER:

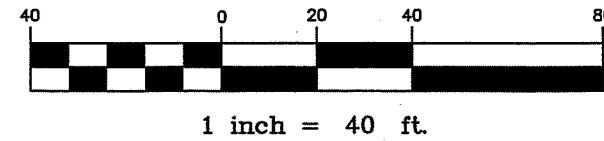
**mimja**  
civil engineering, surveying, landscape architecture, planning  
texas registration number: 1-2758  
texas registration/license number: 10088000  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

SURVEYOR:

**DI SCIULLO-TERRY, INC.**  
STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING  
ESTABLISHED 1953  
908 WEST MAIN STREET  
ARLINGTON, TEXAS 76013  
FIRM Nos. E-615 and S-100049-00



VICINITY MAP  
NOT TO SCALE



LEGEND/ABBREVIATIONS

|        |                                                             |
|--------|-------------------------------------------------------------|
| IRF    | IRON ROD FOUND                                              |
| CIRS   | 1/2" IRON ROD SET WITH PINK CAP STAMPED "STANTON RPLS 6173" |
| CIRF   | CAPPED IRON ROD FOUND                                       |
| POB    | POINT OF BEGINNING                                          |
| OPRTCT | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS              |
| PRCTCT | PLAT RECORDS, TARRANT COUNTY, TEXAS                         |
| DRCTCT | DEED RECORDS, TARRANT COUNTY, TEXAS                         |
| CC#    | COUNTY CLERK'S INSTRUMENT NUMBER                            |
| ESMT.  | EASEMENT                                                    |
| VOL.   | VOLUME                                                      |
| PG.    | PAGE                                                        |
| WLE    | WATER LINE EASEMENT                                         |
| BL     | BUILDING LINE                                               |

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, TO APPROVE THIS PLAT FOR FILING OF RECORD.

BY: \_\_\_\_\_  
MAYOR, CITY OF KENNEDALE

BY: \_\_\_\_\_

ATTEST: CITY SECRETARY

FINAL PLAT  
LOTS 3-16, LOTS 17X-22X  
BLOCK 1  
**OAK'S COURT**  
AN ADDITION TO THE CITY OF KENNEDALE,  
TARRANT COUNTY, TEXAS  
BEING 1.958 ACRES OF LAND SITUATED IN THE  
JOEL M. LILLY SURVEY, ABSTRACT NO. 980,  
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

14 BUILDABLE LOTS  
6 PRIVATE OPEN SPACE LOTS  
NOVEMBER 2019



## 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. Right-of-Way 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.

| <u>Underground Facility Owner</u> | <u>Telephone Number</u> |
|-----------------------------------|-------------------------|
| City of Kennedale                 | (817) 985-2170          |
| Dig Tess                          | (800) 344-8377          |
| Atmos Gas                         | (888) 286-6700          |
| Oncor                             | (888) 313-6862          |
| AT&T                              | (800) 288-2020          |
| Charter                           | (855) 757-7328          |

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, unless otherwise specified in the plans.
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.



CITY OF KENNEDALE, TEXAS  
STANDARD DETAILS COVERING GENERAL  
NOTES AND UTILITIES PROJECTS

DECEMBER 2016

**M-1**

## Kennedale Standard Notes

### General Notes

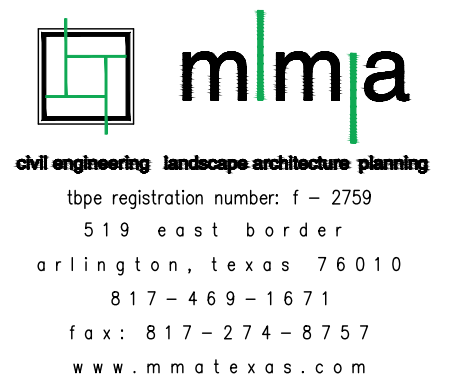
22. Sewage force mains discharging from sewage lift stations shall be PVC pressure sewer pipe designed and manufactured to withstand the maximum anticipated lift station discharge pressures. Meter and meter box (where applicable) shall then be removed and delivered to the City's Water Department.
23. 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 504.2.2 and classified "Standard Crushed Stone 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.



CITY OF KENNEDALE, TEXAS  
STANDARD DETAILS COVERING GENERAL  
NOTES AND UTILITIES PROJECTS

DECEMBER 2016

M-2



THIS DOCUMENT IS RELEASED  
FOR THE PURPOSES OF REVIEW  
UNDER THE AUTHORITY OF  
ANDREA E. TAYLOR, P.E.  
NO. 124055 ON 11/12/2019 AND  
IS NOT TO BE USED FOR  
CONSTRUCTION, BIDDING OR  
PERMIT PURPOSES.

|                  |            |
|------------------|------------|
| PROJECT NUMBER:  | 3031-00-01 |
| PROJECT MANAGER: | A.TAYLOR   |
| DRAWN BY:        | K.WADE     |
| CHECKED BY:      | A.TAYLOR   |
| ISSUE DATE:      | 11/12/2019 |

[illegible]

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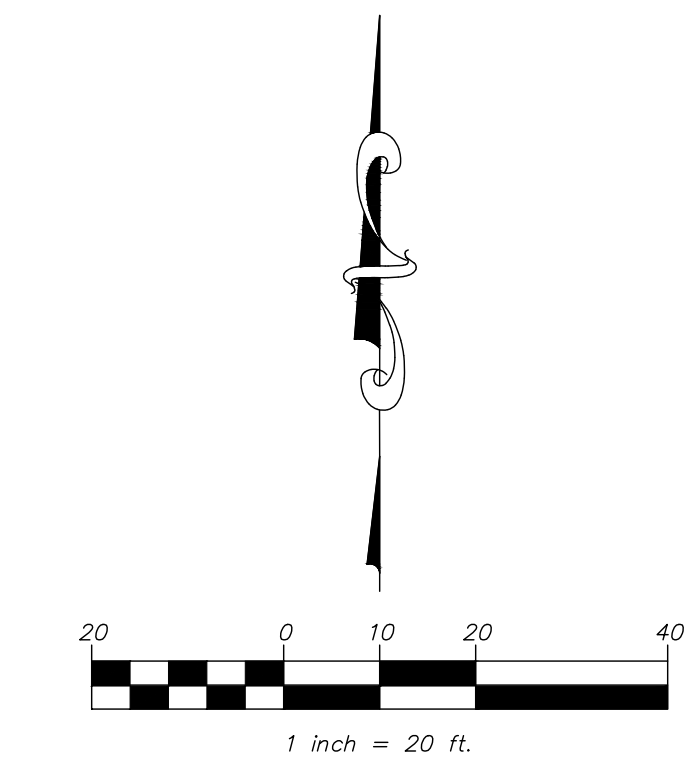
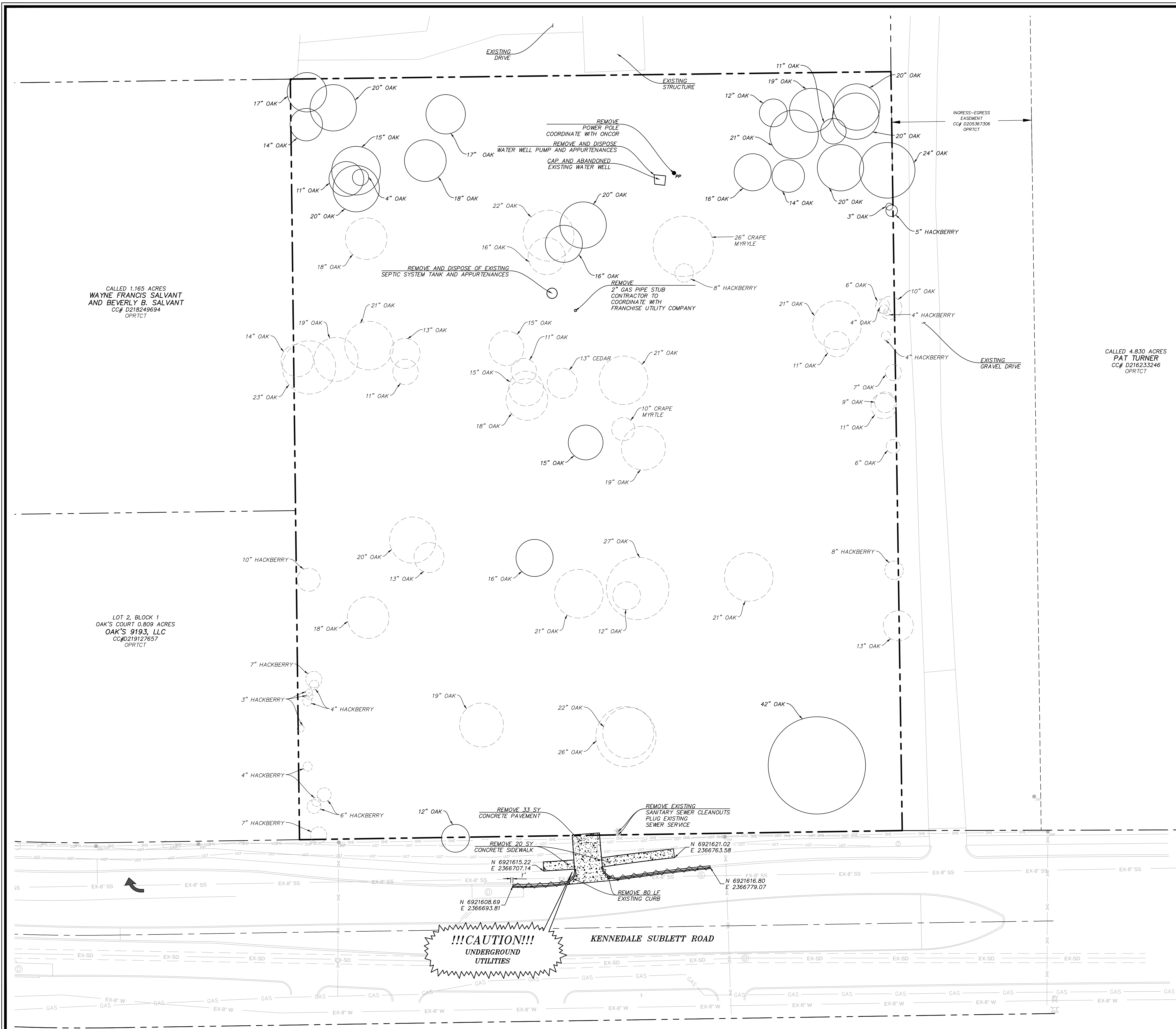
## GENERAL NOTES

SHEET NO:

3

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| LEGEND:                                      |  |
|----------------------------------------------|--|
| SAWCUT & REMOVE EXIST. CURB & GUTTER         |  |
| REMOVE EXIST. CONCRETE PAVEMENT              |  |
| EXISTING TREES TO BE PRESERVED AND PROTECTED |  |
| REMOVE EXIST. TREE                           |  |

**NOTES:**

1. CONTRACTOR TO DISPOSE OF ALL DEMOLITION DEBRIS IN AN APPROVED DISPOSAL FACILITY.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND PROTECTING THEM THROUGH CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR SITE DEMOLITION.
4. ALL WASTE WATER AND SANITARY SEWER SERVICES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE METER OR PROPERTY LINE.
5. REFER TO SITE AND GRADING PLAN FOR CONSTRUCTION LIMITS.
6. EXISTING TURF AREA AND TREES TO REMAIN WITHIN EXISTING LANDSCAPE ISLANDS.
7. CONTRACTOR TO MAINTAIN EXISTING DRAINAGE PATTERN FOLLOWING REMOVAL OF EXISTING CONCRETE PAVEMENT.

**GENERAL UTILITY NOTES:**

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUME NOR IMPLY ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL TEXAS 811 OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MMA INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

**BENCHMARK:**

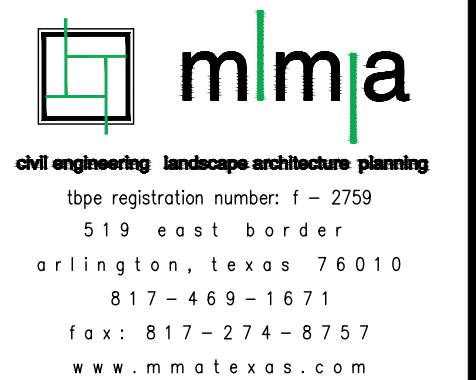
SITE BM #1  
BOX CUT WITH "X" IN CENTER SET AT NOSE OF CONCRETE MEDIAN ON THE CENTERLINE OF KENNEDALE SUBLETT ROAD, APPROXIMATELY 623' FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920699.6  
E: 2366600.0  
ELEV: 650.98

SITE BM #2  
BOX CUT WITH "X" IN CENTER SET ON THE TOP OF CURB ALONG THE NORTH CURBLINE OF A MEDIAN ON KENNEDALE SUBLETT ROAD, APPROXIMATELY 240' FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920696.8  
E: 2366218.7  
ELEV: 644.87

# OAK'S COURT KENNEDALE, TEXAS DEMOLITION PLAN



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|                  |            |
|------------------|------------|
| PROJECT NUMBER:  | 3031-00-01 |
| PROJECT MANAGER: | A.TAYLOR   |
| DRAWN BY:        | K.WADE     |
| CHECKED BY:      | A.TAYLOR   |
| ISSUE DATE:      | 11/12/2019 |

| REV. | DATE | DESCRIP. | BY |
|------|------|----------|----|
|      |      |          |    |
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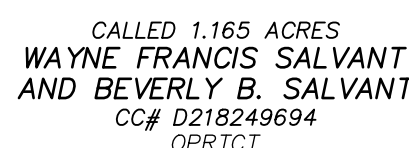
SHEET CONTENT:

## DEMOLITION PLAN

SHEET NO:  
**4**

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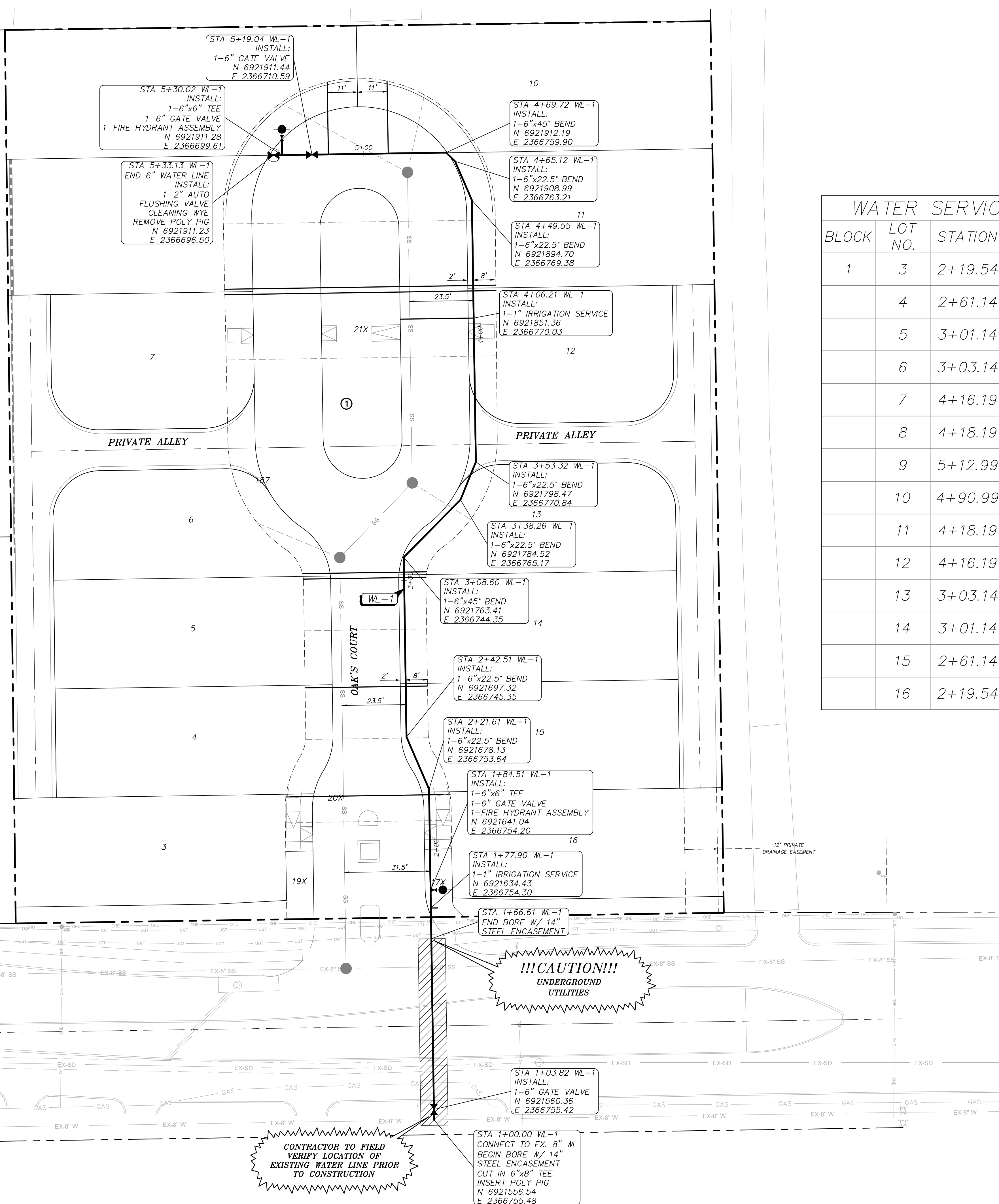




①

LOT 2, BLOCK 1  
OAK'S COURT 0.809 ACRES  
OAK'S 9193, LLC  
CC#D219127657  
OPRTCT

2



| WATER SERVICES |         |         |      |
|----------------|---------|---------|------|
| BLOCK          | LOT NO. | STATION | LINE |
| 1              | 3       | 2+19.54 | WL-1 |
|                | 4       | 2+61.14 | WL-1 |
|                | 5       | 3+01.14 | WL-1 |
|                | 6       | 3+03.14 | WL-1 |
|                | 7       | 4+16.19 | WL-1 |
|                | 8       | 4+18.19 | WL-1 |
|                | 9       | 5+12.99 | WL-1 |
|                | 10      | 4+90.99 | WL-1 |
|                | 11      | 4+18.19 | WL-1 |
|                | 12      | 4+16.19 | WL-1 |
|                | 13      | 3+03.14 | WL-1 |
|                | 14      | 3+01.14 | WL-1 |
|                | 15      | 2+61.14 | WL-1 |
|                | 16      | 2+19.54 | WL-1 |

**LEGEND:**

PROP. FIRE HYDRANT ASSEMBLY  
(INCLUDES ALL FITTINGS)

PROP. GATE VALVE

PROP. AUTOMATIC FLUSH VALVE

PROP. WATER SERVICE

PROP. WATER LINE

PROP SANITARY SEWER LINE

PROP. STORM LINE

PROP STORM INLE

EXIST WATER LINE

EXIST FIRE HYDRANT

EXIST VALVE

500' FIRE HYDRANT RADIUS

LIMITS OF ROBE

**NOTES:**

1. ALL PROPOSED WATER LINES ARE PUBLIC AND 6" UNLESS OTHERWISE NOTED.
2. ALL WATER LINE SERVICES ARE 1" UNLESS OTHERWISE NOTED. REFER TO SHEET 3 FOR WATER SERVICE TABLE.
3. REFER TO SHEET 3 FOR GENERAL.
4. REFER TO SHEET 19 FOR WATER DETAILS.
5. REFER TO FINAL PLAN FOR CENTERLINE GEOMETRY AND EASEMENT INFORMATION.
6. CONTRACTOR SHALL MAINTAIN SEPARATION BETWEEN WATER AND SEWER PER TCEQ REQUIREMENTS.
7. DOMESTIC WATER METERS SHALL BE 1" AND WILL BE LOCATED OUTSIDE OF THE DRIVEWAY 1' OFF
8. LOCATION AND REQUIRED FITTINGS FOR POLYPIGS SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE CITY INSPECTOR. CLEANOUT WYES MUST BE REMOVED OR TURNED UNDER PIPE.
9. CONTRACTOR TO INSTALL ALL COPPER WATER SERVICE WITH ONE INCH PLUS LINE. NO SERVING OF ANY KIND WILL BE ALLOWED.

GENERAL UTILITY NOTES:

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CALL TEXAS 811 OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MMA INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

**BENCHMARK:**

SITE BM #1  
BOX CUT WITH "X" IN CENTER SET AT NOSE OF  
CONCRETE MEDIAN ON THE CENTERLINE OF  
KENNEDALE SUBLETT ROAD, APPROXIMATELY 623'  
FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920699.6  
E: 2366600.0  
ELEV: 650.98

SITE BM #2  
BOX CUT WITH "X" IN CENTER SET ON THE TOP OF  
CURB ALONG THE NORTH CURBLINE OF A MEDIAN ON  
KENNEDALE SUBLETT ROAD, APPROXIMATELY 240'  
FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920696.8  
E: 2366218.7  
ELEV: 644.87

OAK'S COURT  
KENNEDALE, TEXAS  
WATER LAYOUT



civil engineering, landscape architecture, planning  
tbp registration number: f - 2759  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

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UNDER THE AUTHORITY OF  
ANDREA E. TAYLOR, P.E.  
NO. 124055 ON 11/25/2019 AND  
IS NOT TO BE USED FOR  
CONSTRUCTION, BIDDING OR  
PERMIT PURPOSES.

|                  |            |
|------------------|------------|
| PROJECT NUMBER:  | 3031-00-0  |
| PROJECT MANAGER: | A.TAYLOR   |
| DRAWN BY:        | K.WADE     |
| CHECKED BY:      | A.TAYLOR   |
| ISSUE DATE:      | 11/25/2019 |

| REV.           | DATE | DESCRIP. |
|----------------|------|----------|
| SHEET CONTENT: |      |          |

SHEET CONTENT:

## WATER LAYOUT

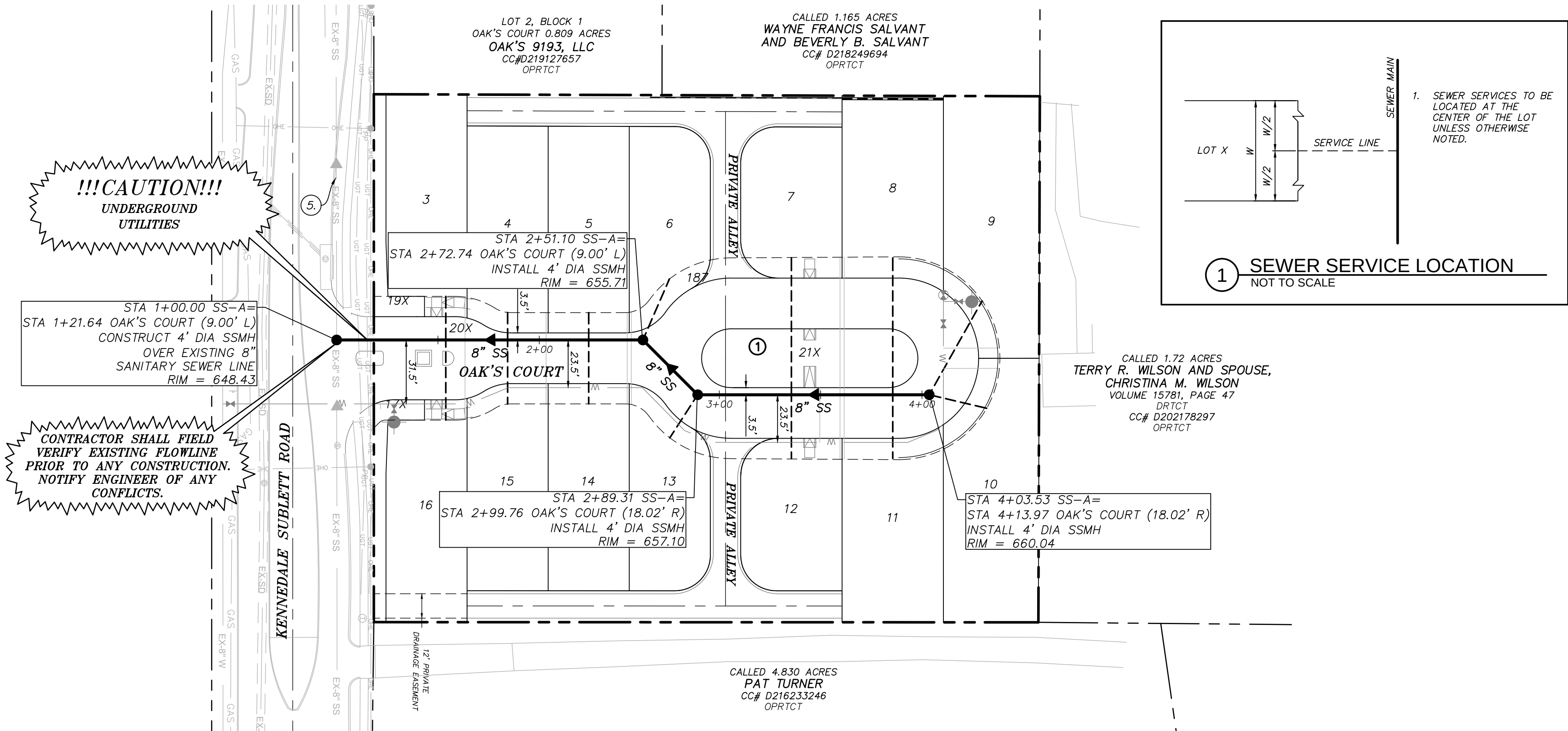
SHEET NO:

5

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| SEWER SERVICES |         |         |      |
|----------------|---------|---------|------|
| BLOCK          | LOT NO. | STATION | LINE |
| 1              | 3       | 1+53.86 | SS-A |
|                | 4       | 1+84.36 | SS-A |
|                | 5       | 2+24.36 | SS-A |
|                | 6       | 2+51.10 | SS-A |
|                | 7       | 3+35.56 | SS-A |
|                | 8       | 3+85.56 | SS-A |
|                | 9       | 4+03.53 | SS-A |
|                | 10      | 4+03.53 | SS-A |
|                | 11      | 3+85.56 | SS-A |
|                | 12      | 3+35.56 | SS-A |
|                | 13      | 2+89.31 | SS-A |
|                | 14      | 2+24.36 | SS-A |
|                | 15      | 1+84.36 | SS-A |
|                | 16      | 1+53.86 | SS-A |



LEGEND:

- EXIST. SANITARY SEWER LINE — EX-SS —
- EXIST. SS MANHOLE — (S) —
- PROP. SANITARY SEWER LINE — SS —
- PROP. SANITARY SEWER MANHOLE — SS —
- PROP. SANITARY SEWER SERVICE — SS —
- PROP. FIRE HYDRANT ASSEMBLY  
(INCLUDES ALL FITTINGS) —
- PROP. GATE VALVE —
- PROP. WATER LINE — W —
- PROP. STORM LINE —
- PROP. STORM INLET —
- REFER TO NOTE NUMBER — (5) —

NOTES:

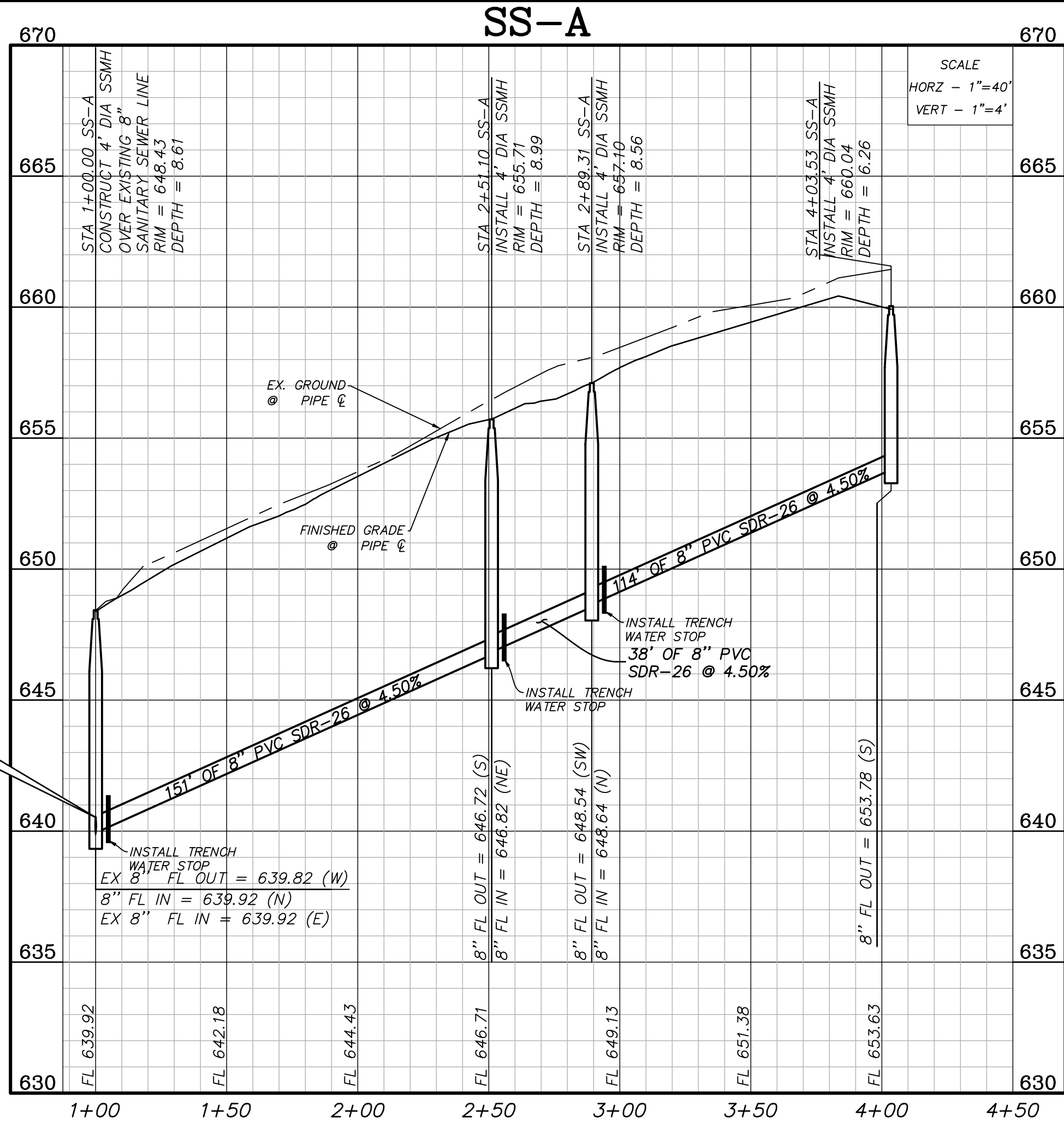
- ALL PROPOSED SANITARY SEWER LINES ARE PUBLIC.
- REFER SHEET 3 FOR GENERAL NOTES.
- REFER SHEET 18 FOR SANITARY SEWER DETAILS.
- ALL SERVICES TO BE CONSTRUCTED WITH 4" PVC. REFER TO SHEET 3 FOR SANITARY SEWER SERVICE STATION TABLE.
- EXISTING UTILITIES ARE BASED OFF THE KENNEDALE SUBLETT ROAD, ASBUILT PLANS BY: TEAGUE NALL AND PERKINS, JUNE 2010.

GENERAL UTILITY NOTES:

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUME NOR IMPLY ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL TEXAS 811 OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MMA INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

CONTRACTOR SHALL FIELD  
VERIFY EXISTING FLOWLINE  
PRIOR TO ANY CONSTRUCTION.  
NOTIFY ENGINEER OF ANY  
CONFLICTS.



BENCHMARK:

SITE BM #1  
BOX CUT WITH "X" IN CENTER SET AT NOSE OF  
CONCRETE MEDIAN ON THE CENTERLINE OF  
KENNEDALE SUBLETT ROAD, APPROXIMATELY 623'  
FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920699.6  
E: 2366600.0  
ELEV: 650.98

SITE BM #2  
BOX CUT WITH "X" IN CENTER SET ON THE TOP OF  
CURB ALONG THE NORTH CURBLINE OF A MEDIAN ON  
KENNEDALE SUBLETT ROAD, APPROXIMATELY 240'  
FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920696.8  
E: 2366218.7  
ELEV: 644.87

OAK'S COURT  
KENNEDALE, TEXAS  
SEWER PLAN AND PROFILE



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UNDER THE AUTHORITY OF  
ANDREA E. TAYLOR, P.E.  
NO. 124055 ON 11/12/2019 AND  
IS NOT TO BE USED FOR  
CONSTRUCTION, BIDDING OR  
PERMIT PURPOSES.

PROJECT NUMBER: 3031-00-01  
PROJECT MANAGER: A.TAYLOR  
DRAWN BY: K.WADE  
CHECKED BY: A.TAYLOR  
ISSUE DATE: 11/12/2019

REV. DATE DESCRIP. BY

SHEET CONTENT:

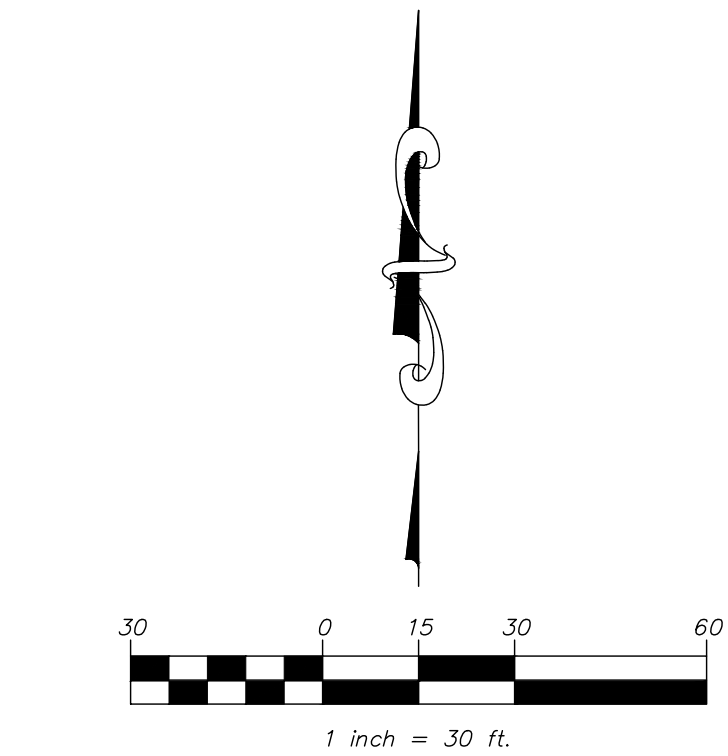
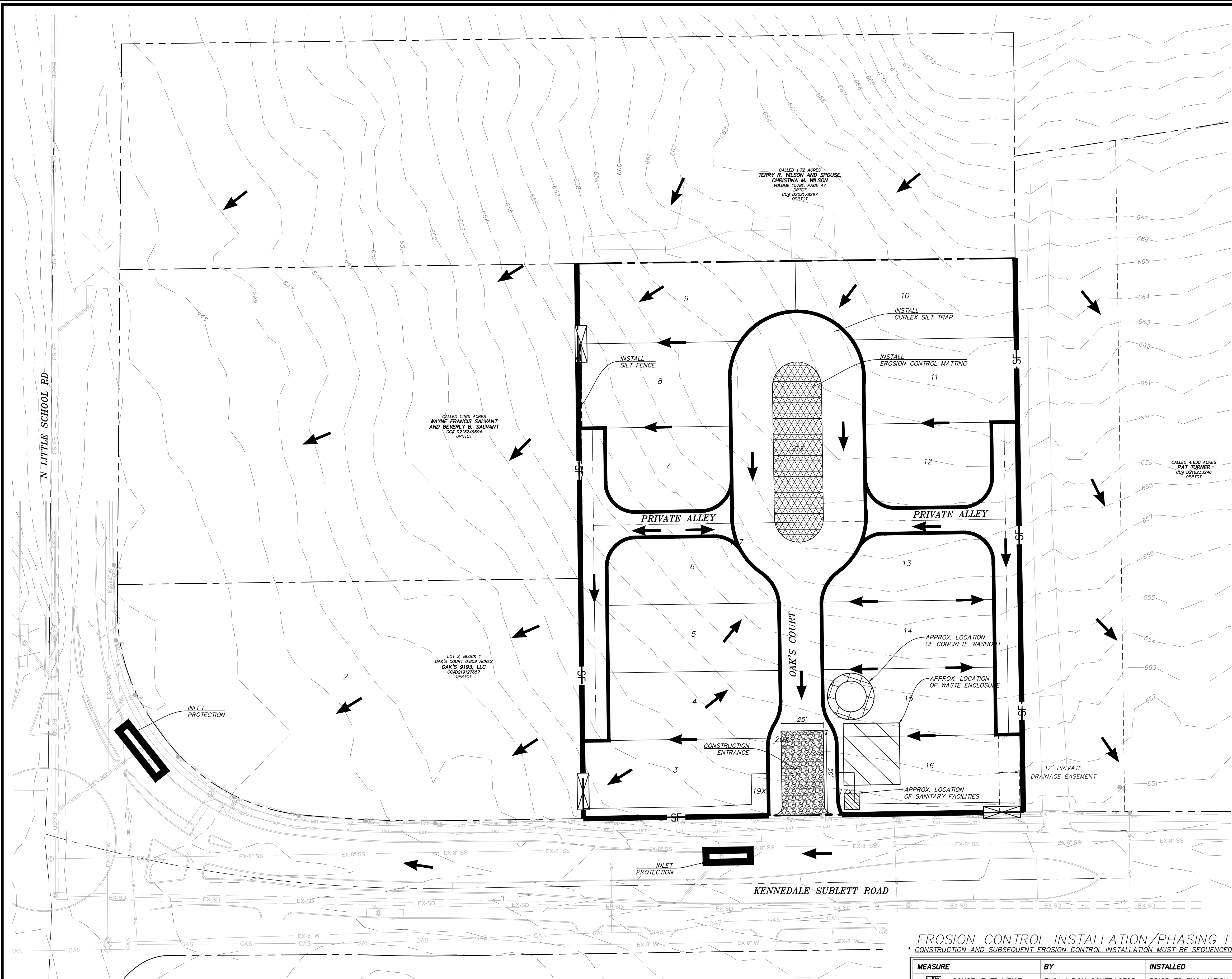
SEWER  
PLAN  
AND  
PROFILE

SHEET NO:

6

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**EROSION CONTROL NOTES**

1. THE FOLLOWING ARE THE CONTACT PERSONNEL FOR THE PROJECT:  
OWNER: OAK'S COURT LTD  
2880 W PIONEER PARKWAY, STE A  
ARLINGTON, TX 76013  
CONTACT: CONTACT NAME: CARL GREER  
EMAIL: CARL@THENOSPROPERTIES.COM  
PHONE: 817-274-7137
2. PERIMETER EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE STARTING ANY SOIL DISTURBING ACTIVITIES.
3. STREET EXCAVATION TO BE PERFORMED AND EROSION CONTROL MEASURES IN PLACE BEFORE GRUBBING/LOT GRADING.
4. SEDIMENT DISCHARGED OR TRACKED ON TO EXISTING PAVEMENT SHALL BE REMOVED DAILY.
5. CONTRACTOR IS TO CONTAIN ALL RUNOFF FROM MATERIALS USED IN THE SUBGRADE STABILIZATION PROCESS.
6. RETAIN FLOATABLE AND WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL. AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK-UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
7. PAVING CONTRACTOR TO INSTALL A PIT FOR TEMPORARY ON-SITE DISPOSAL OF CONCRETE WASTE FROM MIXING DRUMS AND CHUTES.
8. INSPECT POLLUTION CONTROL MEASURES EVERY TWO WEEKS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2" OR MORE. REPAIR OR REPLACE DAMAGED MEASURES TO RETAIN SEDIMENT AND OTHER POLLUTANTS ON SITE. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS.
9. PERMANENTLY STABILIZE EXPOSED SOIL WITHIN AND ADJACENT TO THE SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION ACTIVITIES. STABILIZATION IS OBTAINED WHEN THE SOIL IS COVERED BY A COMBINATION OF STRUCTURES, PAVING, AND PERENNIAL VEGETATION.
10. INSTALL A LIQUID TIGHT BERMED AREA (LINER REQUIRED), OR OTHER SPILL PROTECTION MEASURE PER THE FIRE CODE, FOR ANY TEMPORARY FUEL TANKS PLACED ON SITE DURING CONSTRUCTION.
11. ALL CONTRACTORS TO MAINTAIN EXISTING EROSION CONTROL MEASURES IN PLACE.
12. CONSTRUCTION ENTRANCE/EXIT TO BE LOCATED BY GRADING CONTRACTOR AND APPROVED BY OWNER.
13. ALL GRADING TO CONFORM TO THE APPROVED GRADING PLAN FOR OAK'S COURT.
14. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS OR IN CHANNELS, DRAINAGEWAYS 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. SEE LANDSCAPE PLAN FOR SOD LOCATIONS.
- 15.
16. **TOTAL DISTURBED AREA = 1.98 AC.**

**GENERAL UTILITY NOTES:**

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CALL TEXAS 811 OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MMA INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

**EROSION CONTROL INSTALLATION/PHASING LEGEND**

\* CONSTRUCTION AND SUBSEQUENT EROSION CONTROL INSTALLATION MUST BE SEQUENCED AS WRITTEN BELOW

| MEASURE                              | BY                    | INSTALLED                                                                              |
|--------------------------------------|-----------------------|----------------------------------------------------------------------------------------|
| CONST. ENTRY/EXIT                    | EXCAVATION CONTRACTOR | PRIOR TO EXCAVATION                                                                    |
| SILT FENCE                           | EXCAVATION CONTRACTOR | PRIOR TO EXCAVATION                                                                    |
| INLET PROTECTION                     | UTILITY CONTRACTOR    | IMMEDIATELY AFTER INLET CONSTRUCTION AND REMOVED AFTER ACCEPTANCE OF PUBLIC FACILITIES |
| CURLEX SILT TRAP (OR APPROVED EQUAL) | EXCAVATION CONTRACTOR | IMMEDIATELY AFTER PAVING CONSTRUCTION AT BACK OF CURB                                  |
| STONE OVERFLOW                       | EXCAVATION CONTRACTOR | PRIOR TO EXCAVATION ALONG SILT FENCE (PLACED EVERY 300 FT AND AT LOW POINTS)           |
| EROSION CONTROL MATTING AND SEEDING  | EXCAVATION CONTRACTOR | IMMEDIATELY AFTER EXCAVATION                                                           |
| CONCRETE TRUCK WASHOUT               | GENERAL CONTRACTOR    | PRIOR TO START OF CONSTRUCTION                                                         |
| CONSTRUCTION TRASH RECEPTACLE        | GENERAL CONTRACTOR    | PRIOR TO START OF CONSTRUCTION                                                         |

**BENCHMARK:**

SITE BM #1  
BOX CUT WITH "X" IN CENTER SET AT NOSE OF CONCRETE MEDIAN ON THE CENTERLINE OF KENNEDALE SUBLETT ROAD, APPROXIMATELY 623' FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920699.6  
E: 2366600.0  
ELEV: 650.98

SITE BM #2  
BOX CUT WITH "X" IN CENTER SET ON THE TOP OF CURB ALONG THE NORTH CURBLINE OF A MEDIAN ON KENNEDALE SUBLETT ROAD, APPROXIMATELY 240' FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920696.8  
E: 2366218.7  
ELEV: 644.87

**OAK'S COURT  
KENNEDALE, TEXAS  
EROSION CONTROL PLAN**



civil engineering landscape architecture planning  
type registration number: 1 - 2759  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

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PROJECT NUMBER: 3031-00-01  
PROJECT MANAGER: A.TAYLOR  
DRAWN BY: K.WADE  
CHECKED BY: A.TAYLOR  
ISSUE DATE: 11/12/2019

REV. DATE DESCRIP. BY

SHEET CONTENT:

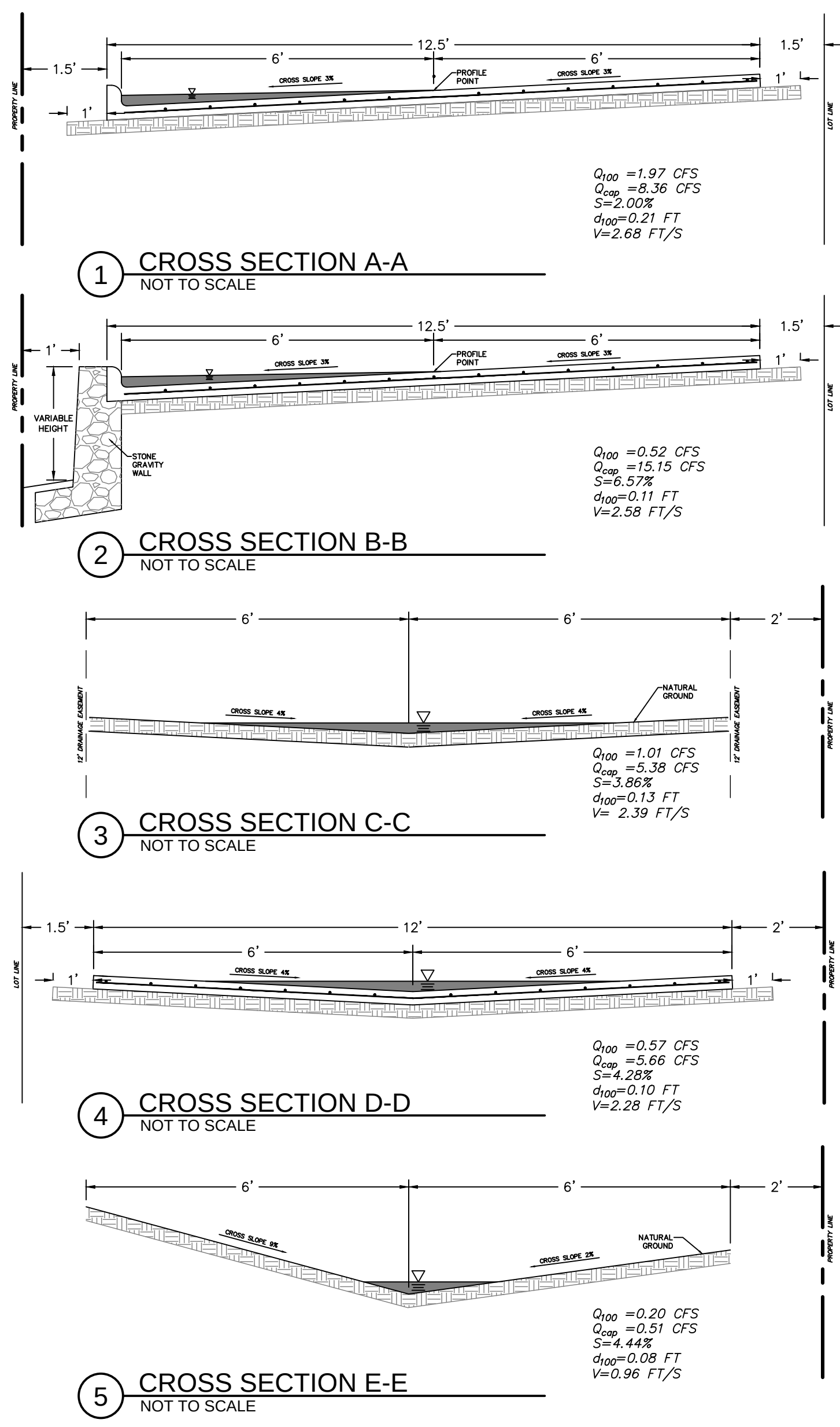
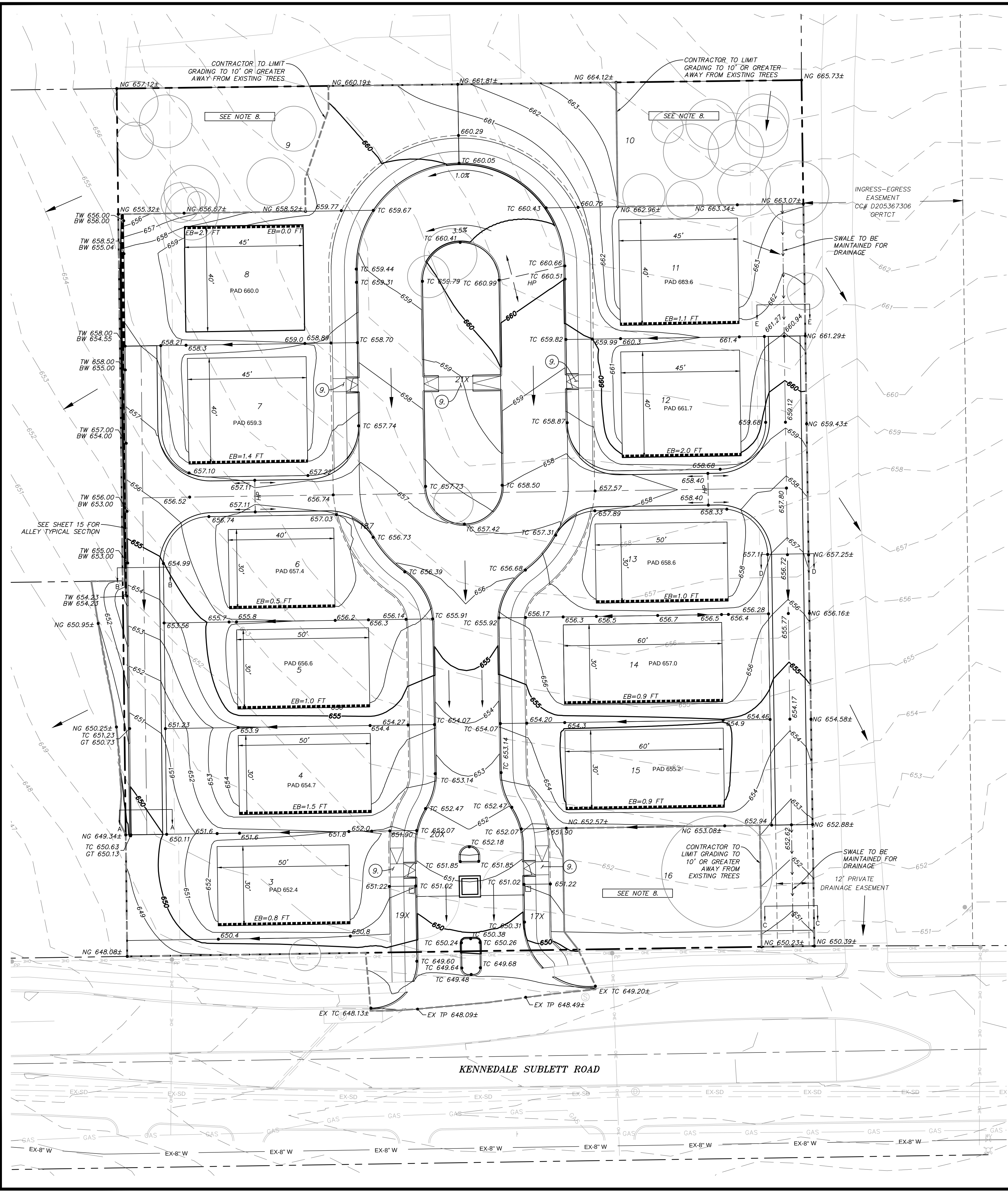
**EROSION  
CONTROL  
PLAN**

SHEET NO:

7

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LEGEND:

PAD ELEVATION

PROP. ELEVATION

PROP. TOP OF CURB

NATURAL GROUND

EXIST. TOP OF CURB

TOP OF WALL ELEVATION

BOTTOM OF WALL ELEVATION

EXPOSED FOUNDATION BEAM

HIGH POINT

LOW POINT

LIMITS OF GRADING

PROP. CONTOUR

EXIST. CONTOUR

PROPOSED RETAINING WALL

FLOW ARROW

EXISTING TREES TO BE PRESERVED AND PROTECTED

REFER TO NOTE NUMBER

- NOTES:
- MINIMUM LOT SLOPES SHALL BE 1.00%.
  - SIDE YARD SLOPES SHALL BE 33% MAX.
  - WALLS CONSTRUCTED ALONG FUTURE FENCE LINE SHALL BE DESIGNED TO ACCEPT SLEEVES FOR FENCE POST. SLEEVES SHALL BE INSTALLED EVERY 8' AND AT ALL PROPERTY CORNERS TO ALLOW INSTALLATION OF STANDARD FENCING ON TOP OF WALL.
  - PRIVATE RETAINING WALL TO BE WHOLLY LOCATED ON LOT WITH TOP OF WALL GRADE AND WILL BE MAINTAINED BY PROPERTY OWNER.
  - THE GEOTECHNICAL REPORT AND ITS ADDENDUMS ARE A PART OF THE CONSTRUCTION DOCUMENTS. ALL EXCAVATION, EMBANKMENT AND OTHER APPURTENANCES ASSOCIATED WITH THE GRADING PROCESS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OUTLINES IN THE GEOTECHNICAL REPORT.
  - PRIOR TO ANY GRADING THE CONTRACTOR IS TO INSTALL THE CONSTRUCTION ENTRANCE AS SHOWN ON THE EROSION CONTROL PLAN (SHEET 7).
  - CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN FOR STONE GRAVITY RETAINING WALL AND OBTAIN PERMIT FROM THE CITY OF KENNEDALE.
  - LOTS SHOWN WITHOUT A PAD ARE TO BE CUSTOM AS SPECIFIED BY HOME BUILDER. AN INDIVIDUAL GRADING PLAN FOR EACH OF THESE LOTS IS TO BE PROVIDED BY THE HOME BUILDER FOR CONSTRUCTION OF THESE LOTS.
  - REFER GRADING DETAIL A AND DETAIL B ON SHEET 9 FOR RAMP ELEVATIONS.

GENERAL UTILITY NOTES:

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BENCHMARK:

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N: 6920696.8  
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OAK'S COURT  
KENNEDALE, TEXAS  
GRADING PLAN

civil engineering landscape architecture planning  
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519 east border  
arlington, texas 76010  
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www.mimatex.com

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|                  |            |
|------------------|------------|
| PROJECT NUMBER:  | 3031-00-01 |
| PROJECT MANAGER: | A.TAYLOR   |
| DRAWN BY:        | K.WADE     |
| CHECKED BY:      | A.TAYLOR   |
| ISSUE DATE:      | 11/12/2019 |

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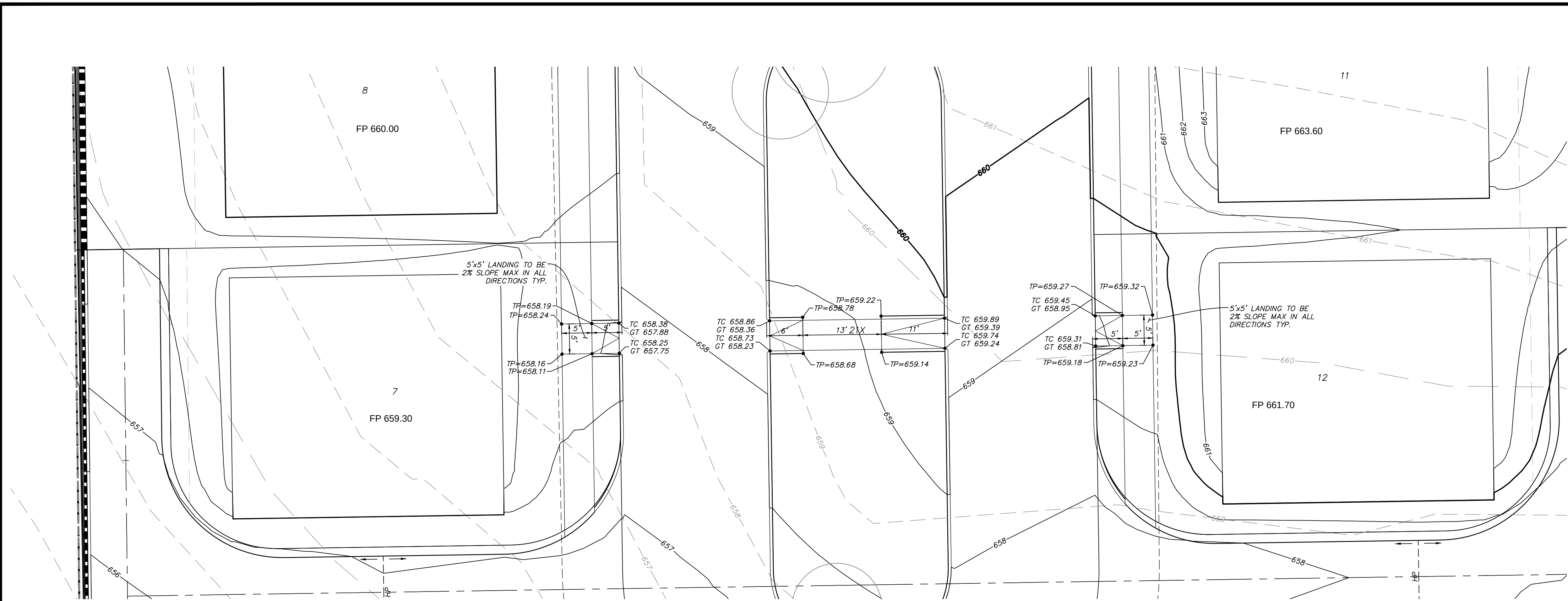
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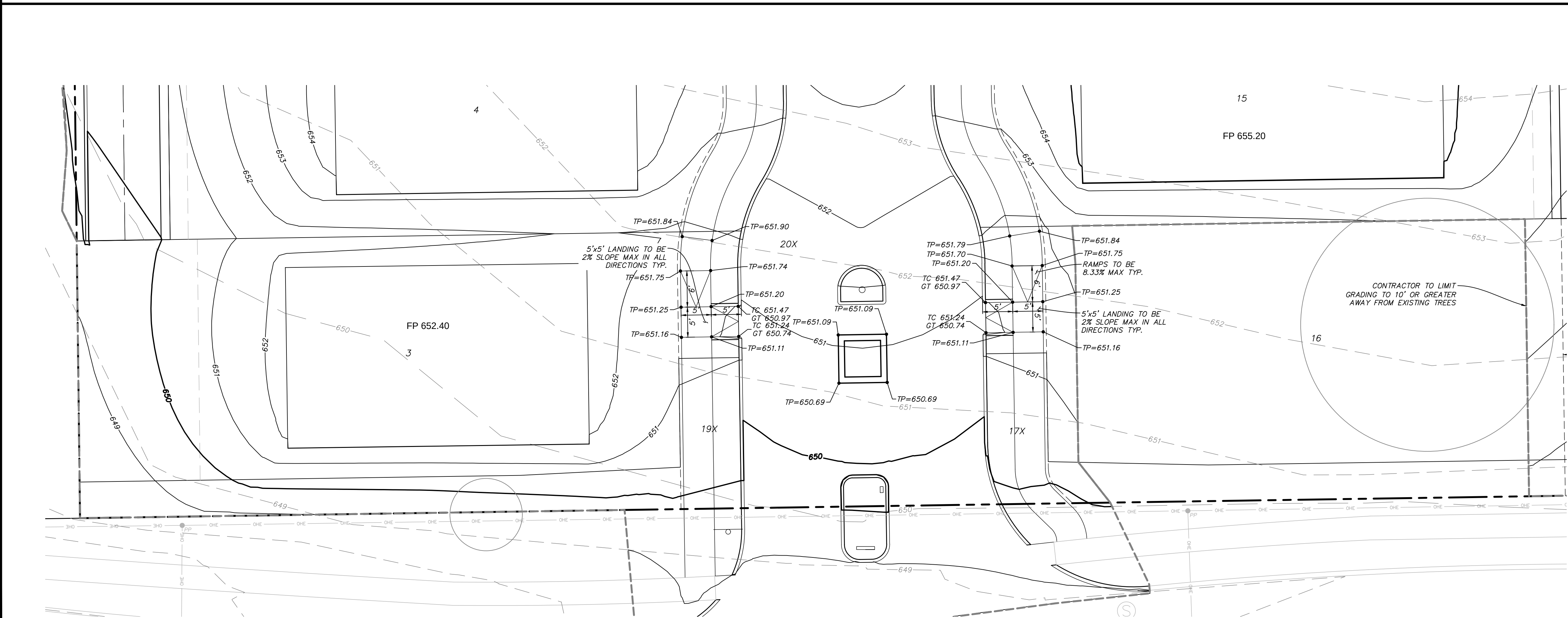
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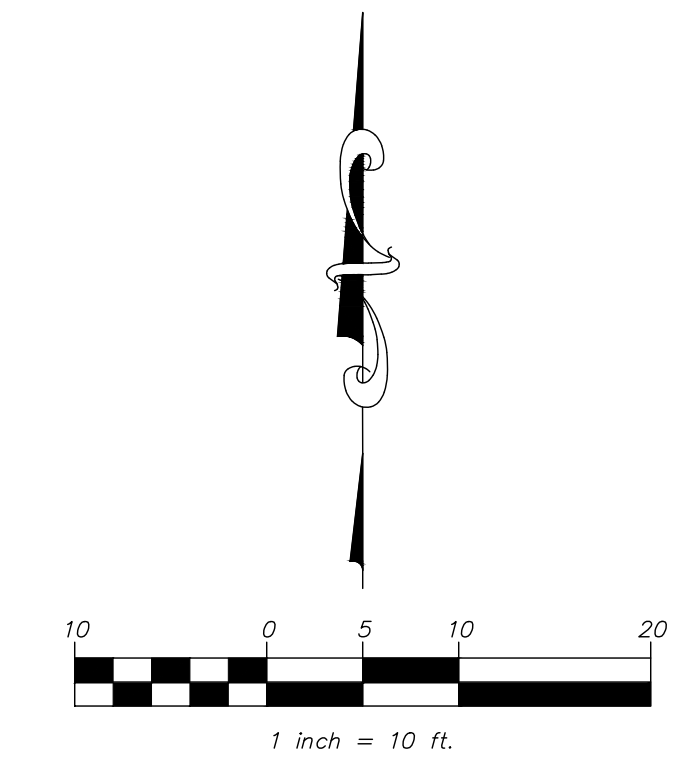




GRADING DETAIL A



GRADING DETAIL B



LEGEND:

- PROP. TOP OF CURB AND GUTTER • TC 630.00  
GT 629.50
- PROP. TOP OF PAVEMENT • TP 630.00
- LIMITS OF GRADING ---
- PROP. CONTOUR -6.30
- EXIST. CONTOUR -6.30
- EXISTING TREES TO BE PRESERVED AND PROTECTED ○

NOTES:

- MINIMUM LOT SLOPES SHALL BE 1.00%.
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- WALLS CONSTRUCTED ALONG FUTURE FENCE LINE SHALL BE DESIGNED TO ACCEPT SLEEVES FOR FENCE POST. SLEEVES SHALL BE INSTALLED EVERY 8' AND AT ALL PROPERTY CORNERS TO ALLOW INSTALLATION OF STANDARD FENCING ON TOP OF WALL.
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OAK'S COURT  
KENNEDALE, TEXAS  
GRADING PLAN

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| PROJECT NUMBER:  | 3031--00-01 |
| PROJECT MANAGER: | A.TAYLOR    |
| DRAWN BY:        | K.WADE      |
| CHECKED BY:      | A.TAYLOR    |
| ISSUE DATE:      | 11/12/2019  |

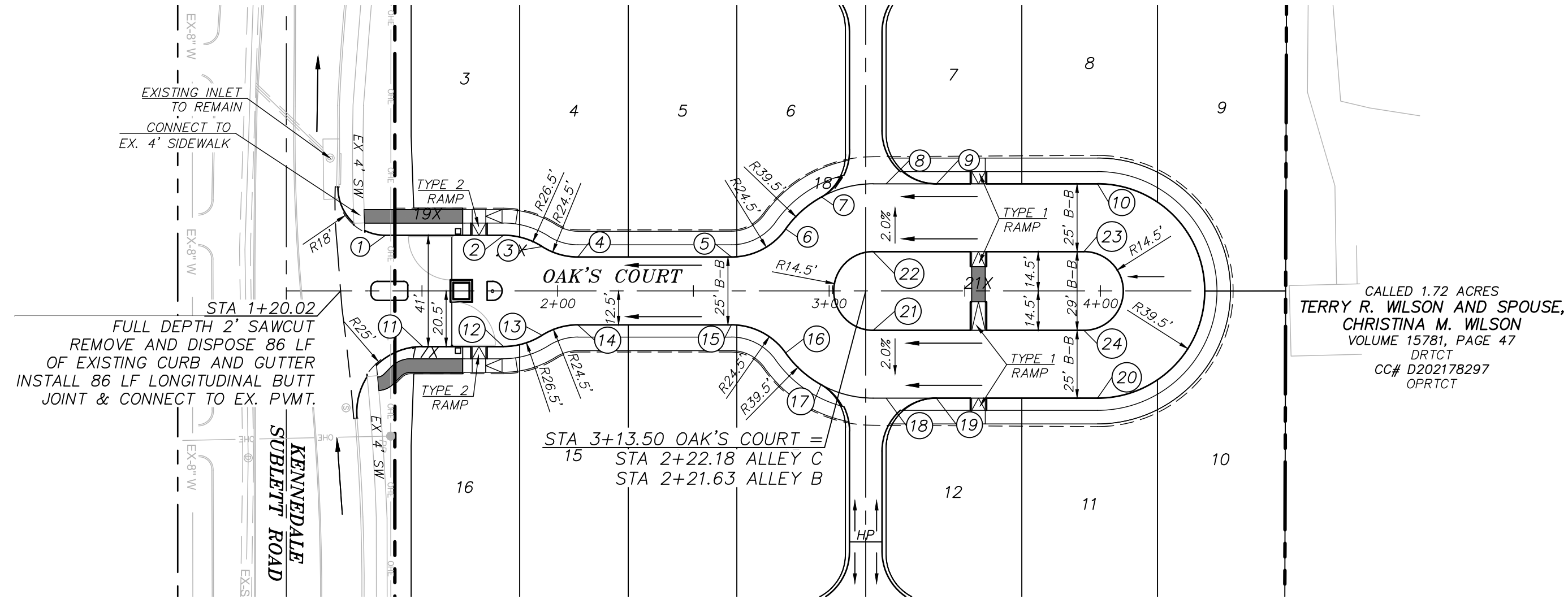
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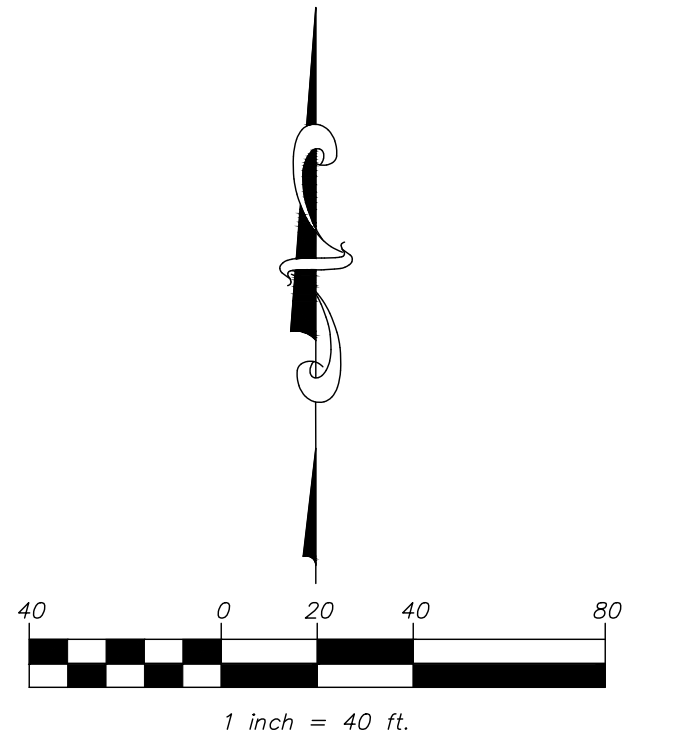
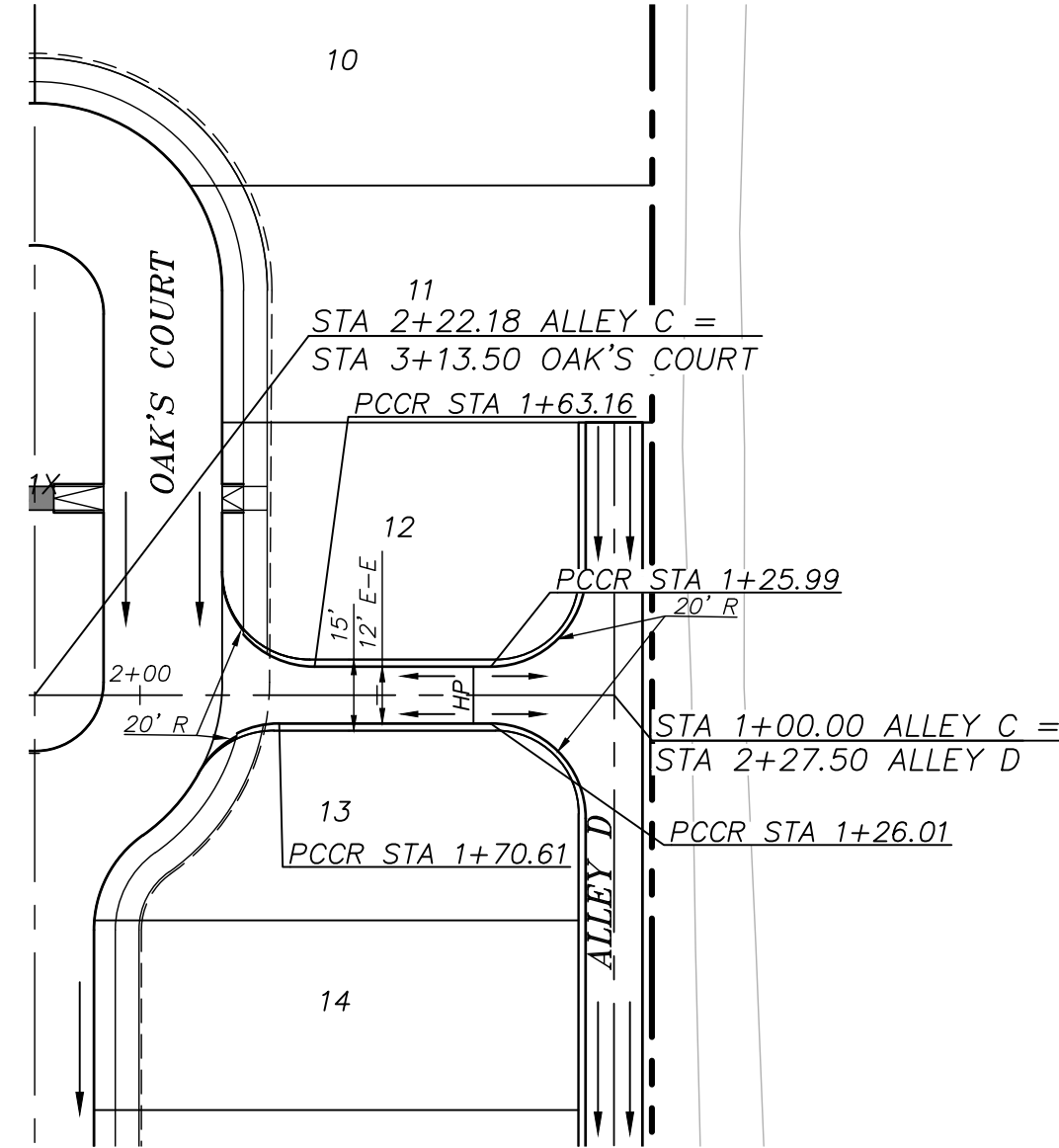
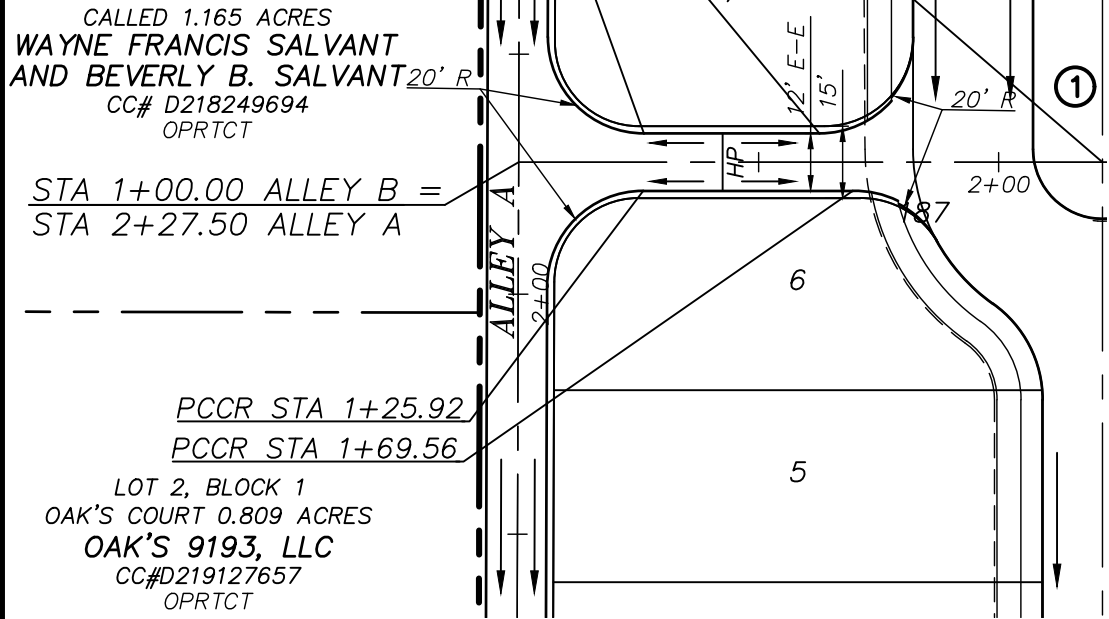
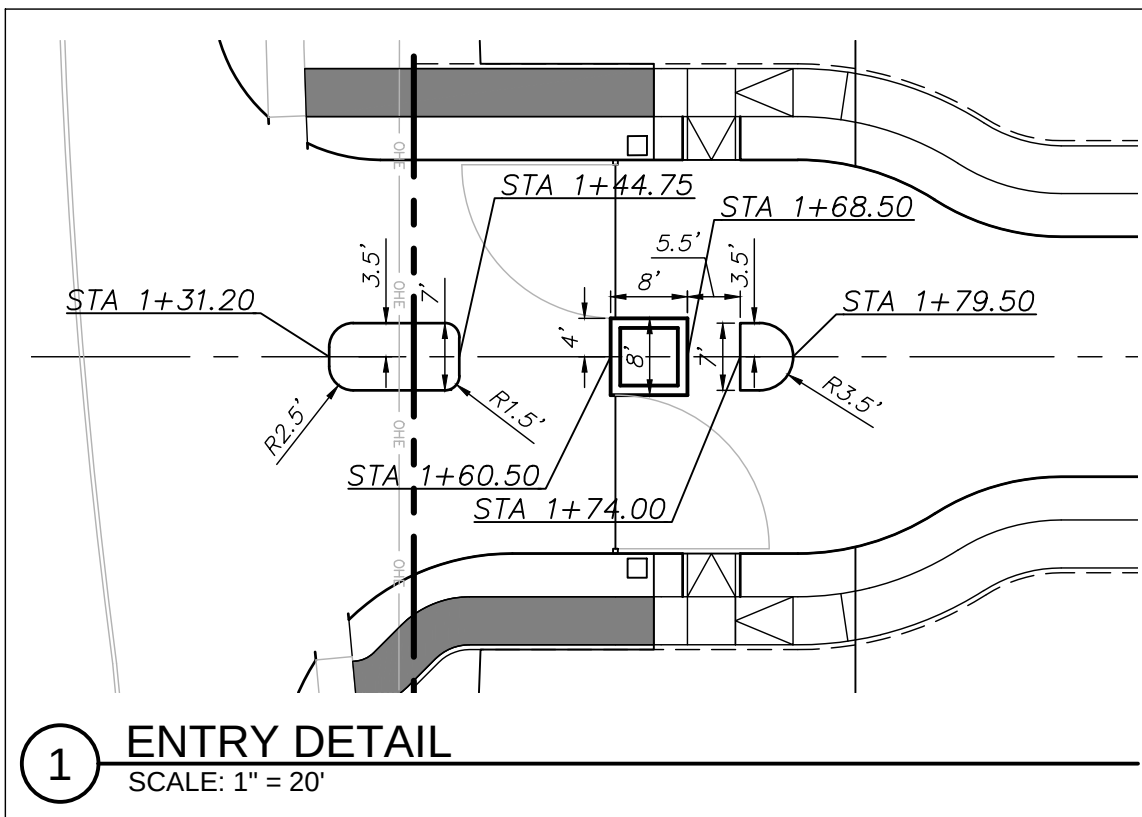
GRADING PLAN

SHEET NO:  
**9**  
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| OAK'S COURT STA OFFSETS |                          | OAK'S COURT STA OFFSETS |                          |
|-------------------------|--------------------------|-------------------------|--------------------------|
| TAG                     | POINT AND STATION        | TAG                     | POINT AND STATION        |
| 1                       | PCCR 1+36.52 (20.50' LT) | 13                      | PRC 1+94.25 (16.34' RT)  |
| 2                       | PC 1+80.00 (20.50' LT)   | 14                      | PT 2+07.42 (12.50' RT)   |
| 3                       | PRC 1+94.25 (16.34' LT)  | 15                      | PC 2+63.97 (12.50' RT)   |
| 4                       | PT 2+07.42 (12.50' LT)   | 16                      | PRC 2+83.96 (22.84' RT)  |
| 5                       | PC 2+63.99 (12.50' LT)   | 17                      | PCCR 2+96.99 (34.53' RT) |
| 6                       | PRC 2+83.98 (22.83' LT)  | 18                      | PT 3+21.00 (39.52' RT)   |
| 7                       | PCCR 2+97.23 (34.63' LT) | 19                      | PCCR 3+39.50 (39.52' RT) |
| 8                       | PT 3+21.00 (39.48' LT)   | 20                      | PC 3+98.85 (39.52' RT)   |
| 9                       | PCCR 3+39.50 (39.48' LT) | 21                      | PC 3+16.20 (14.52' RT)   |
| 10                      | PT 3+98.85 (39.48' LT)   | 22                      | PT 3+16.20 (14.48' LT)   |
| 11                      | PCCR 1+50.27 (20.50' RT) | 23                      | PC 3+93.85 (14.48' LT)   |
| 12                      | PC 1+80.00 (20.50' RT)   | 24                      | PT 3+93.85 (14.52' RT)   |



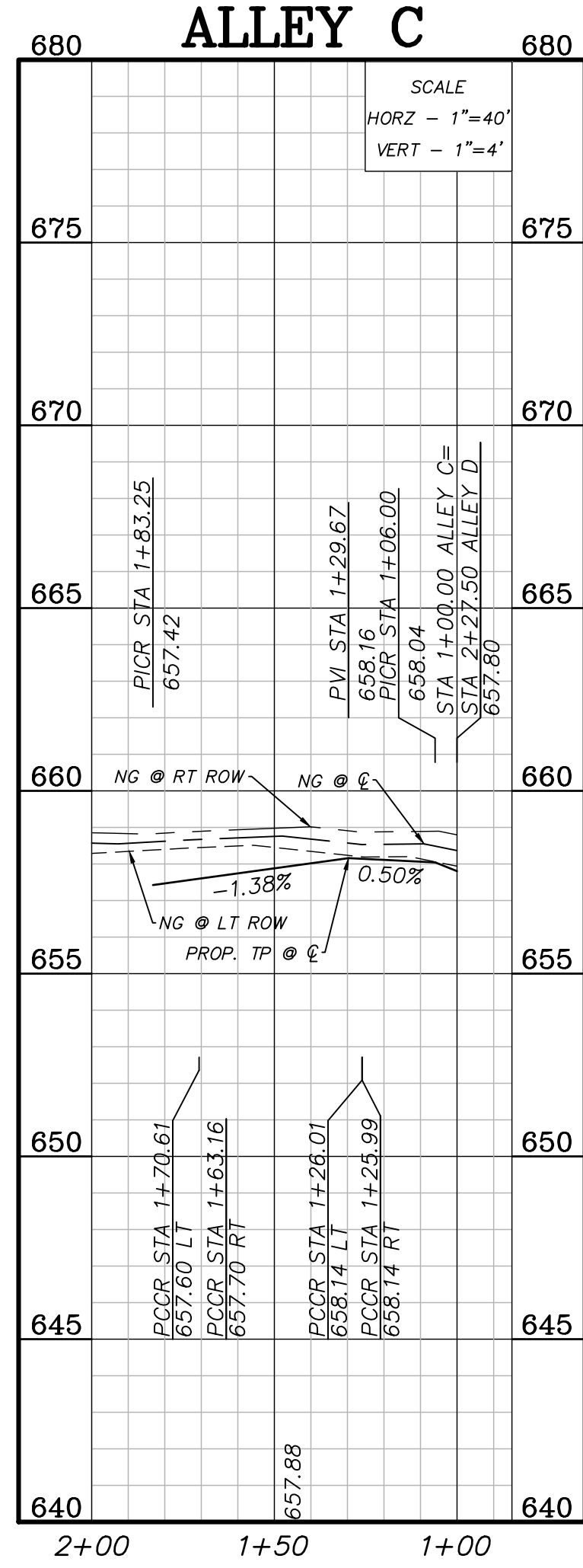
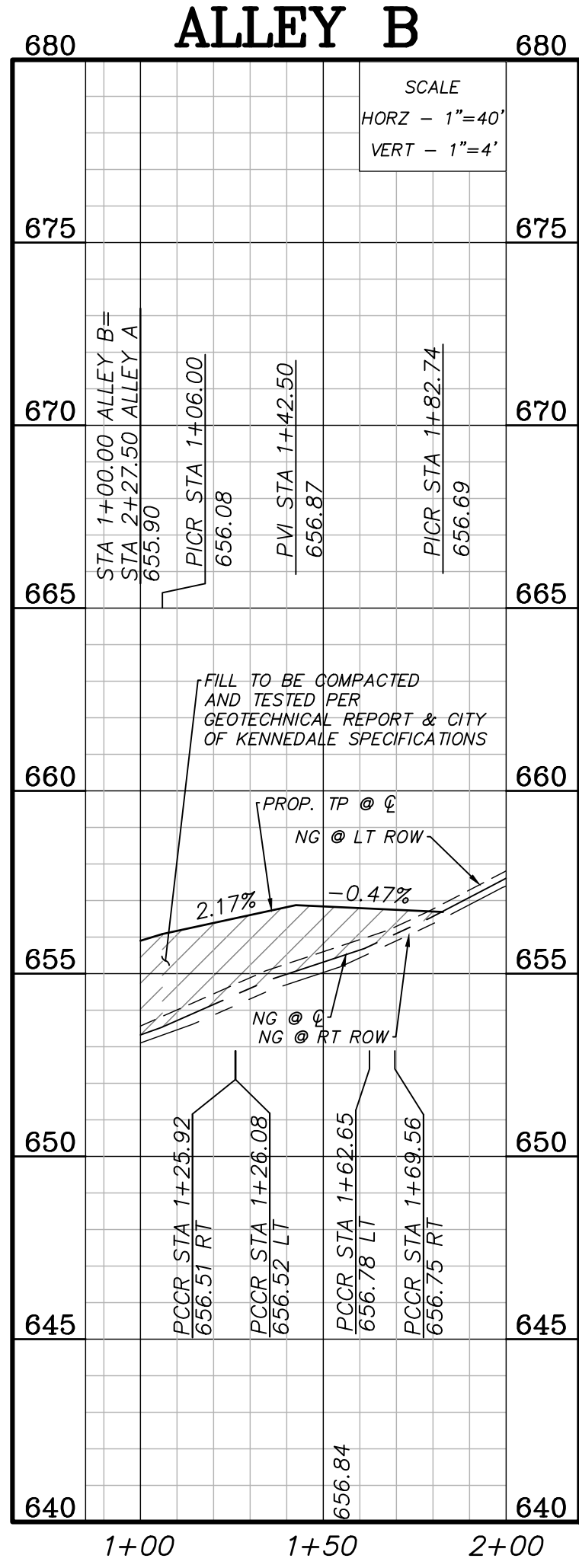
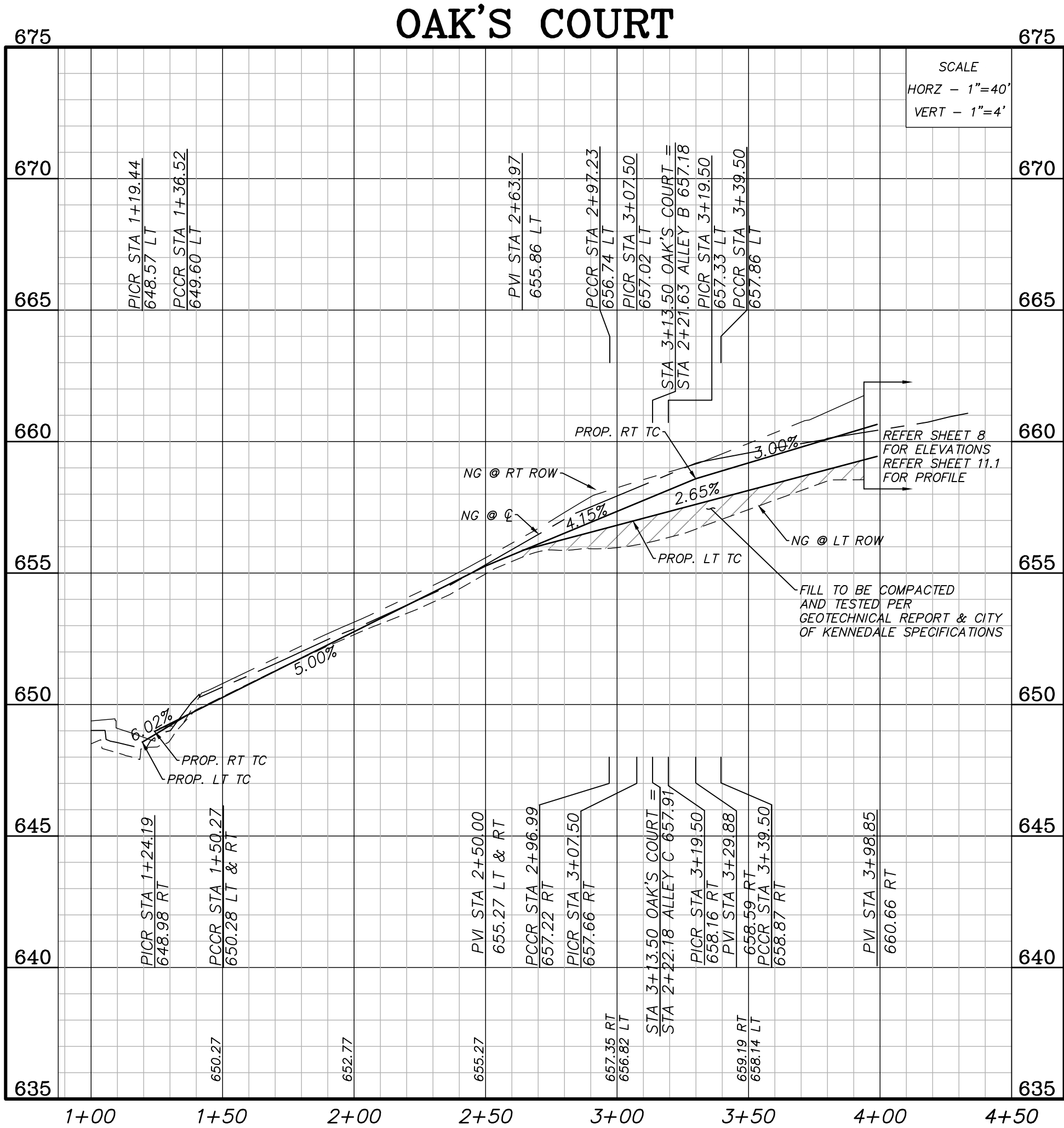
- LEGEND:**
- PROP. SIDEWALK (DEVELOPER)
  - PROP. SIDEWALK (BUILDER)
  - PROP. TYPE 1 BARRIER FREE RAMP
  - PROP. TYPE 2 BARRIER FREE RAMP

- NOTES:**
- REFER TO FINAL PLAT FOR CENTERLINE GEOMETRY.
  - REFER TO SHEETS 15-17 FOR PAVING DETAILS.
  - REFER TO SHEET 16 FOR SIDEWALK DETAILS.
  - REFER TO SHEET 17 FOR RAMP DETAILS.
  - ALL SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER UNLESS OTHERWISE NOTED.
  - ALL IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF KENNEDALE STANDARD DETAILS AND SPECIFICATIONS.
  - REFER TO SHEET 13 FOR STREET SIGNS.

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**BENCHMARK:**

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BOX CUT WITH "X" IN CENTER SET AT NOSE OF CONCRETE MEDIAN ON THE CENTERLINE OF KENNEDALE SUBLETT ROAD, APPROXIMATELY 623' FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
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NAD83 GRID  
N: 6920696.8  
E: 2366218.7  
ELEV: 644.87

# OAK'S COURT KENNEDALE, TEXAS OAK'S COURT PAVING PLAN AND PROFILE

**m|ma**  
civil engineering landscape architecture planning  
license registration number: 1 - 2759  
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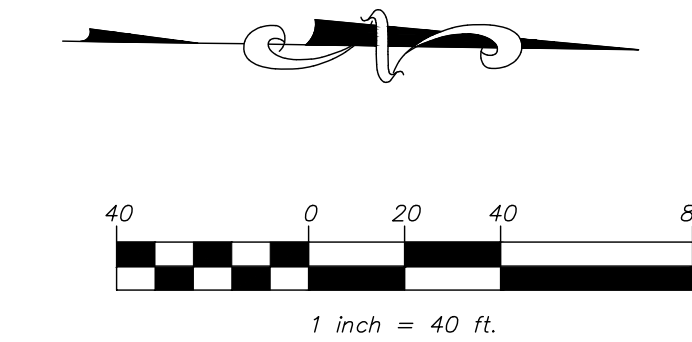
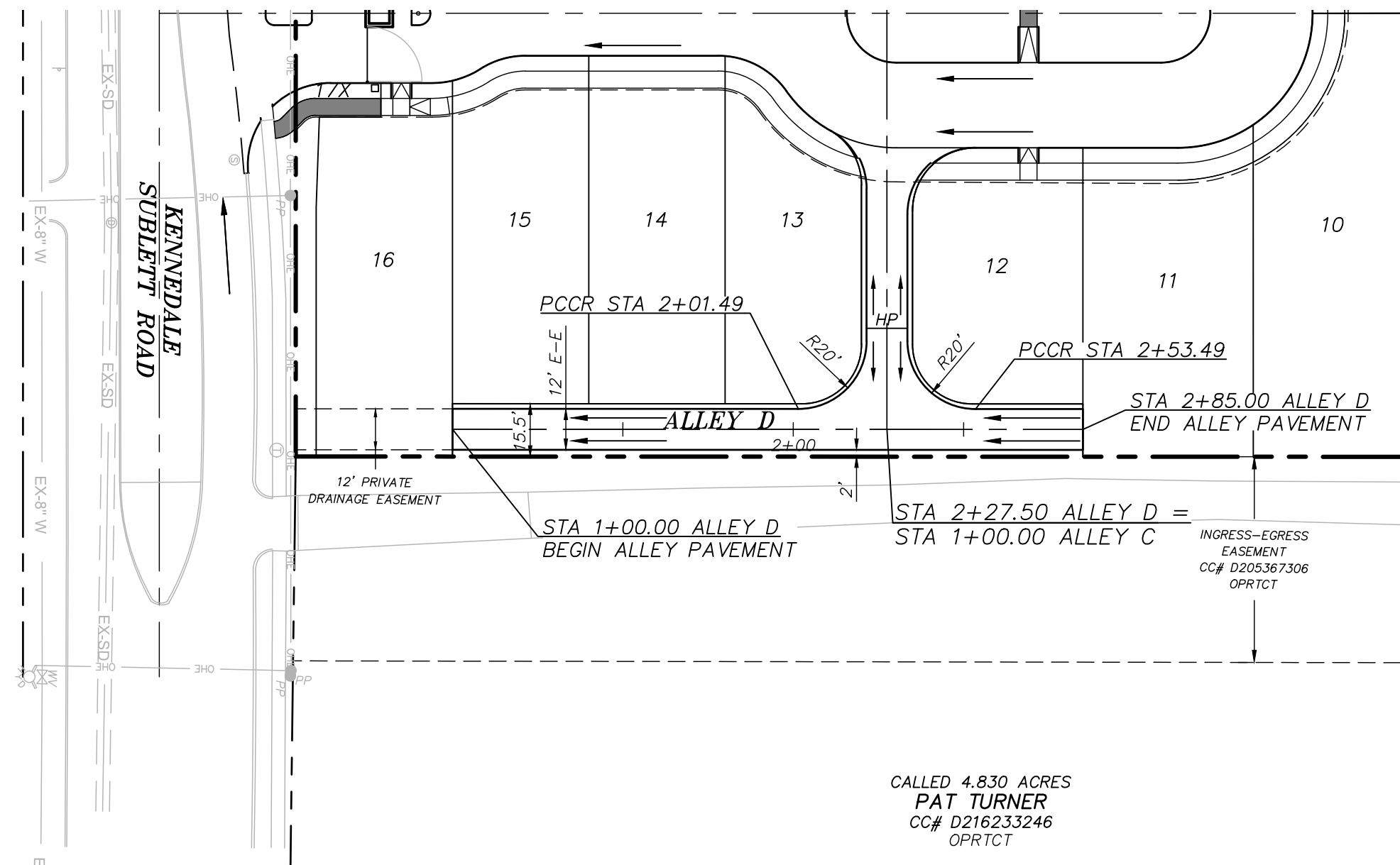
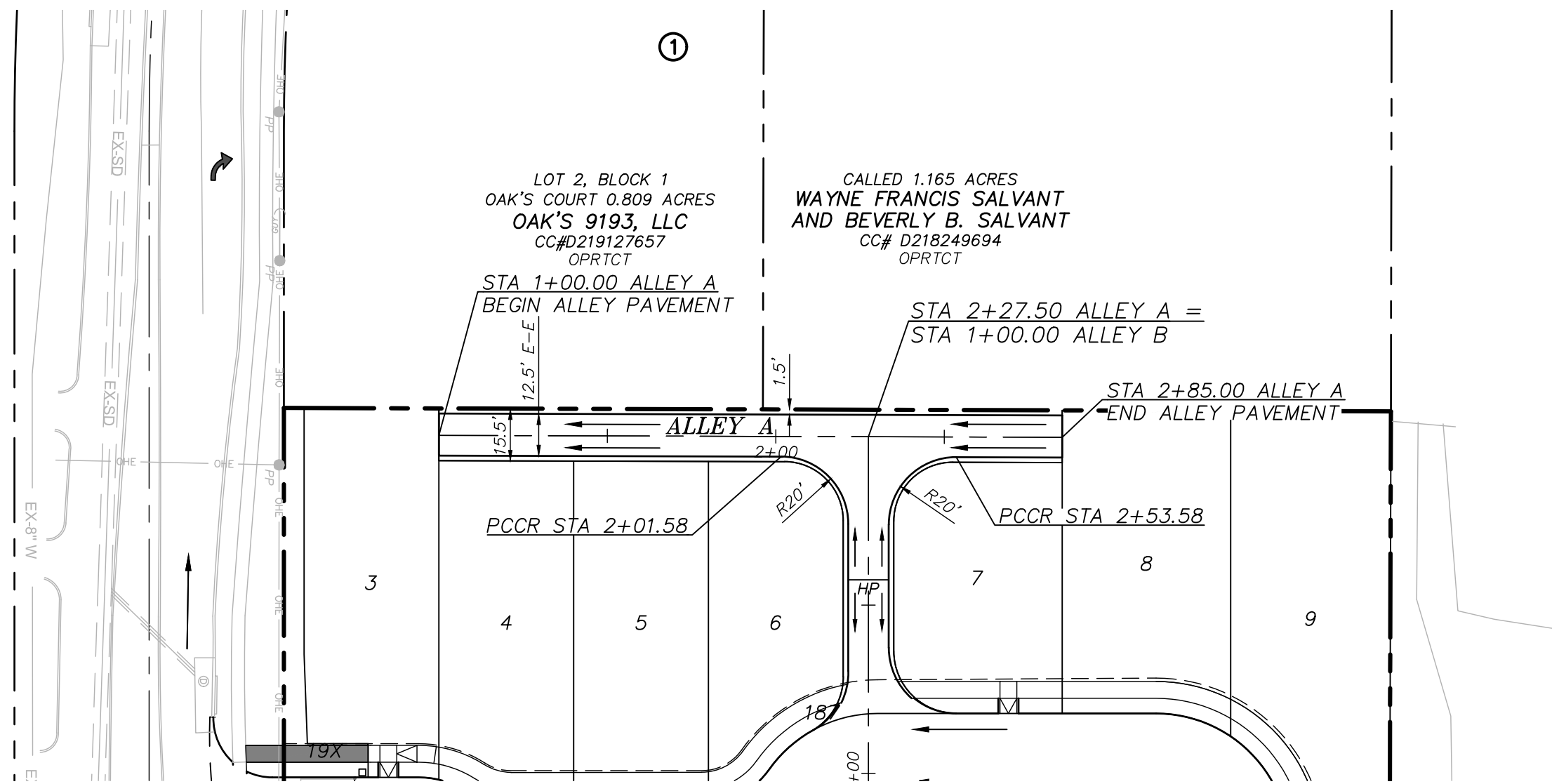
PROJECT NUMBER: 3031-00-01  
PROJECT MANAGER: A.TAYLOR  
DRAWN BY: K.WADE  
CHECKED BY: A.TAYLOR  
ISSUE DATE: 11/12/2019

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## OAK'S COURT PAVING PLAN AND PROFILE

SHEET NO: **10**  
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#### LEGEND:

- PROP. SIDEWALK (DEVELOPER)
- PROP. SIDEWALK (BUILDER)
- PROP. INLET
- PROP. TYPE 1 BARRIER FREE RAMP
- PROP. TYPE 2 BARRIER FREE RAMP

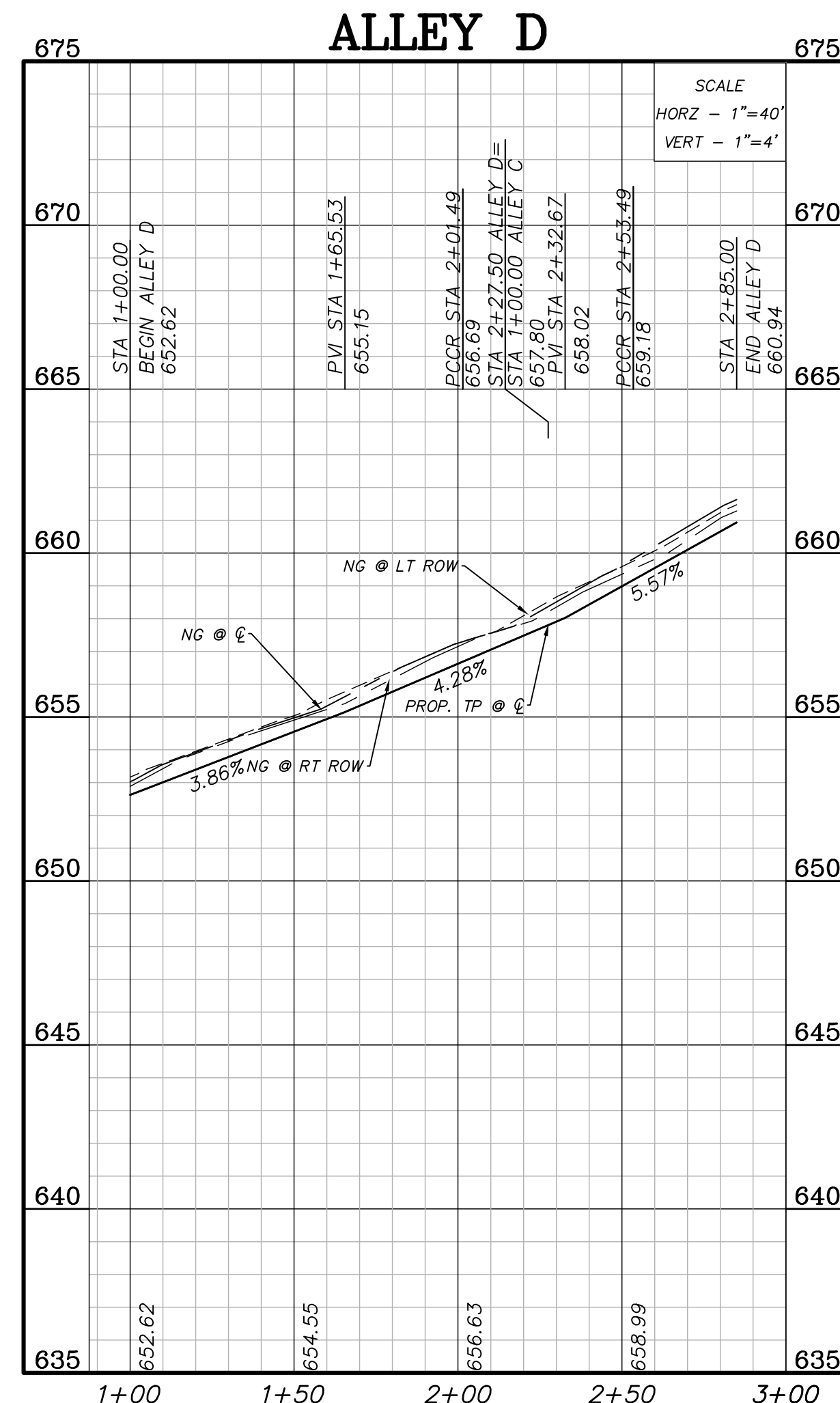
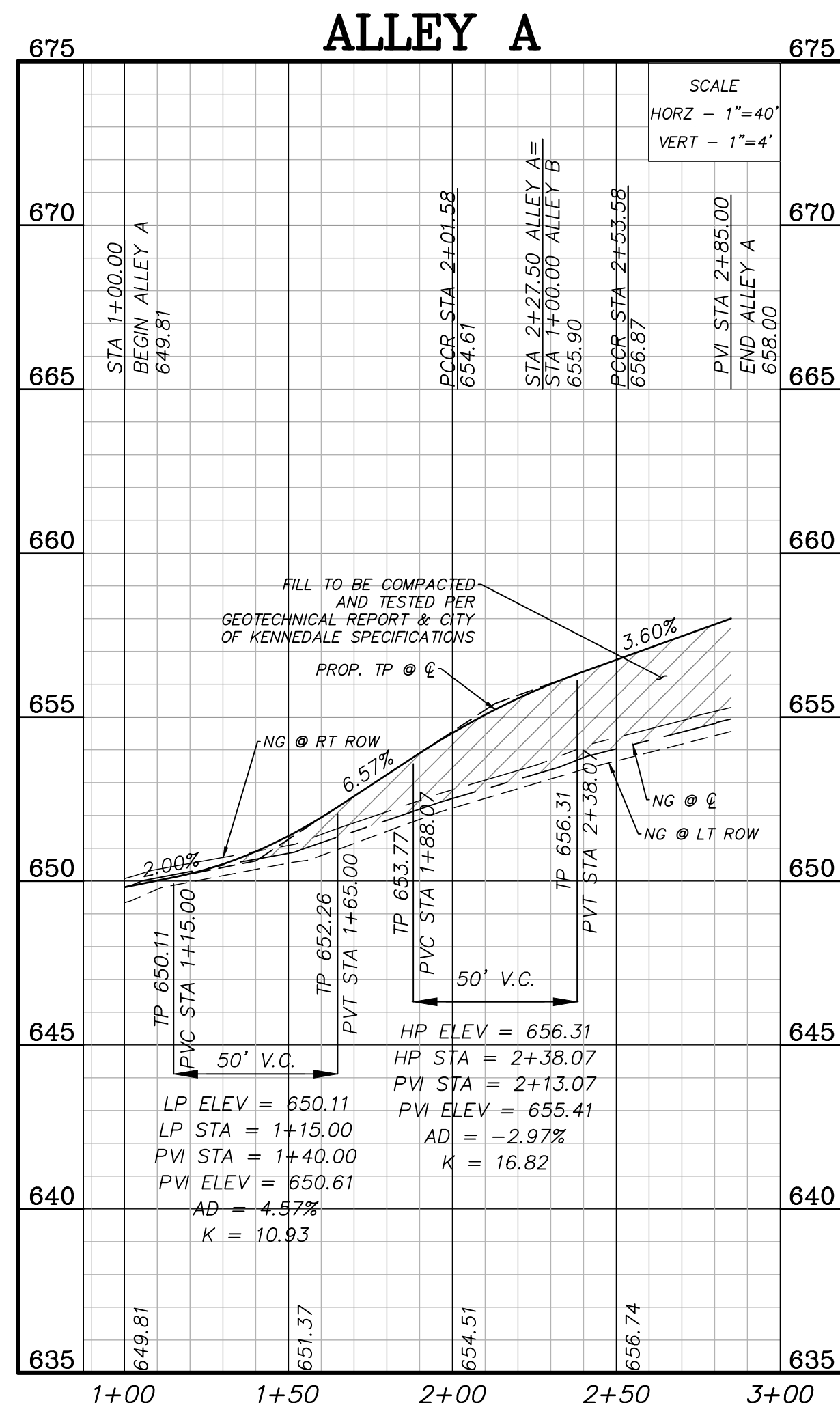
#### NOTES:

- REFER TO FINAL PLAT FOR CENTERLINE GEOMETRY.
- REFER TO SHEETS 15-17 FOR PAVING DETAILS.
- REFER TO SHEET 16-17 FOR RAMP AND SIDEWALK DETAILS.
- ALL SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER UNLESS OTHERWISE NOTED.
- ALL IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF KENNEDALE STANDARD DETAILS AND SPECIFICATIONS.
- REFER TO SHEET 13 FOR STREET SIGNS.

#### GENERAL UTILITY NOTES:

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#### BENCHMARK:

SITE BM #1  
BOX CUT WITH "X" IN CENTER SET AT NOSE OF CONCRETE MEDIAN ON THE CENTERLINE OF KENNEDALE SUBLETT ROAD, APPROXIMATELY 623' FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920699.6  
E: 2366600.0  
ELEV: 650.98

SITE BM #2  
BOX CUT WITH "X" IN CENTER SET ON THE TOP OF CURB ALONG THE NORTH CURBLINE OF A MEDIAN ON KENNEDALE SUBLETT ROAD, APPROXIMATELY 240' FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920696.8  
E: 2366218.7  
ELEV: 644.87

# OAK'S COURT KENNEDALE, TEXAS ALLEY PAVING PLAN AND PROFILE



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PROJECT NUMBER: 3031-00-01  
PROJECT MANAGER: A.TAYLOR  
DRAWN BY: K.WADE  
CHECKED BY: A.TAYLOR  
ISSUE DATE: 11/12/2019

| REV. | DATE | DESCRIP. | BY |
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SHEET CONTENT:

ALLEY PAVING  
PLAN AND  
PROFILE

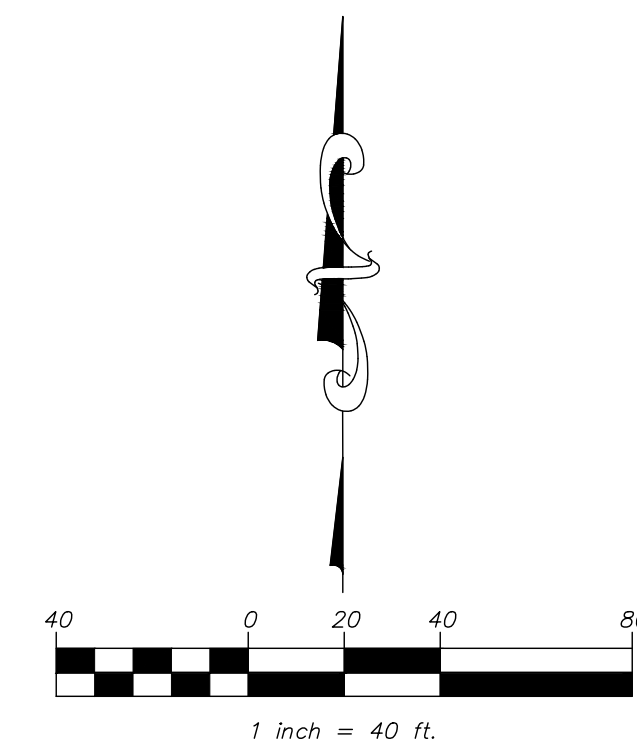
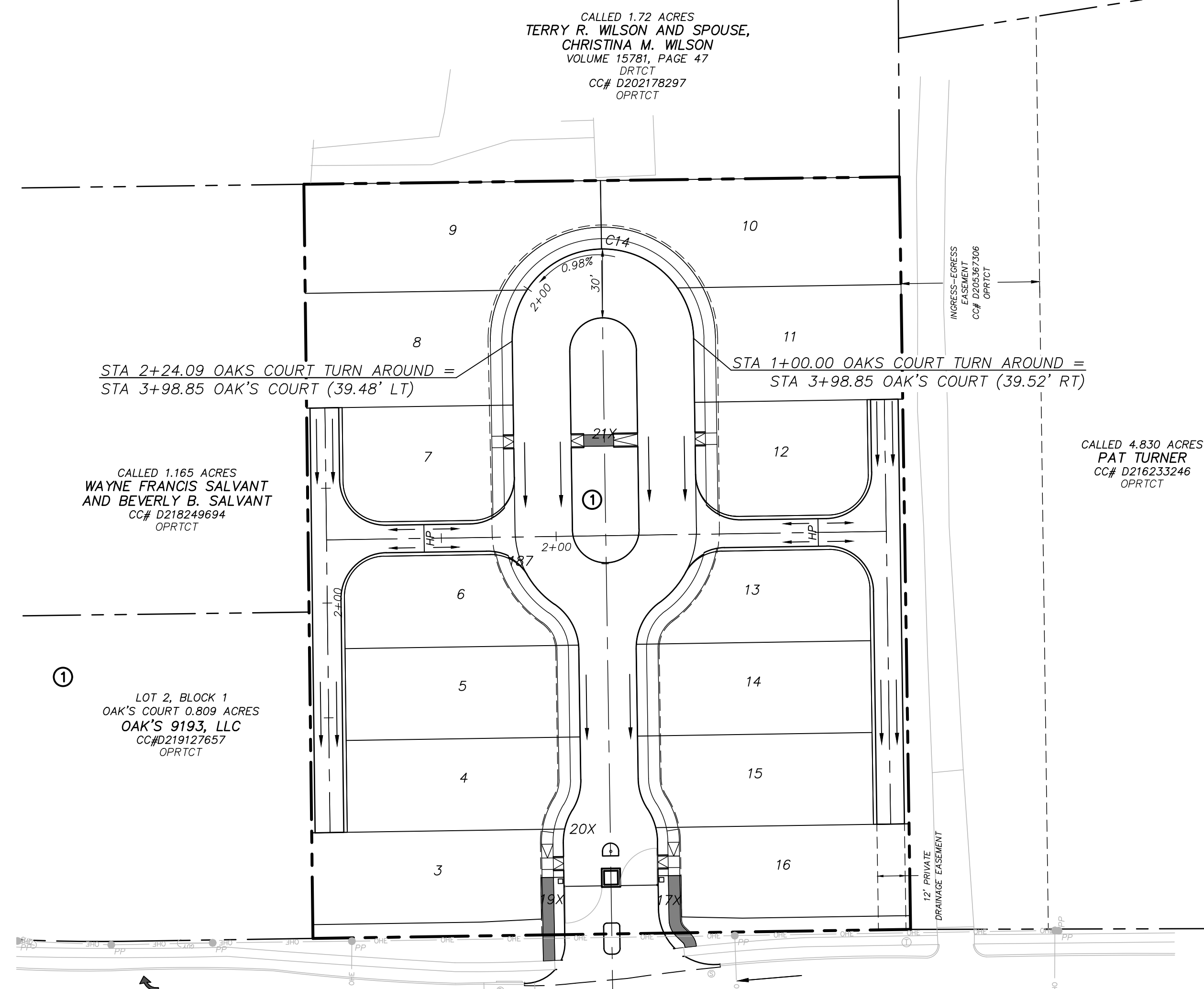
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11

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| CURVE TABLE |         |        |              |                 |              |
|-------------|---------|--------|--------------|-----------------|--------------|
| CURVE #     | LENGTH  | RADIUS | DELTA        | CHORD DIRECTION | CHORD LENGTH |
| C14         | 124.09' | 39.50' | 180° 00' 00" | S 89°07'57" W   | 79.00'       |



**LEGEND:**

- |                                |                                                                                     |
|--------------------------------|-------------------------------------------------------------------------------------|
| PROP. SIDEWALK (DEVELOPER)     |  |
| PROP. SIDEWALK (BUILDER)       |  |
| PROP. TYPE 1 BARRIER FREE RAMP |  |
| PROP. TYPE 2 BARRIER FREE RAMP |  |

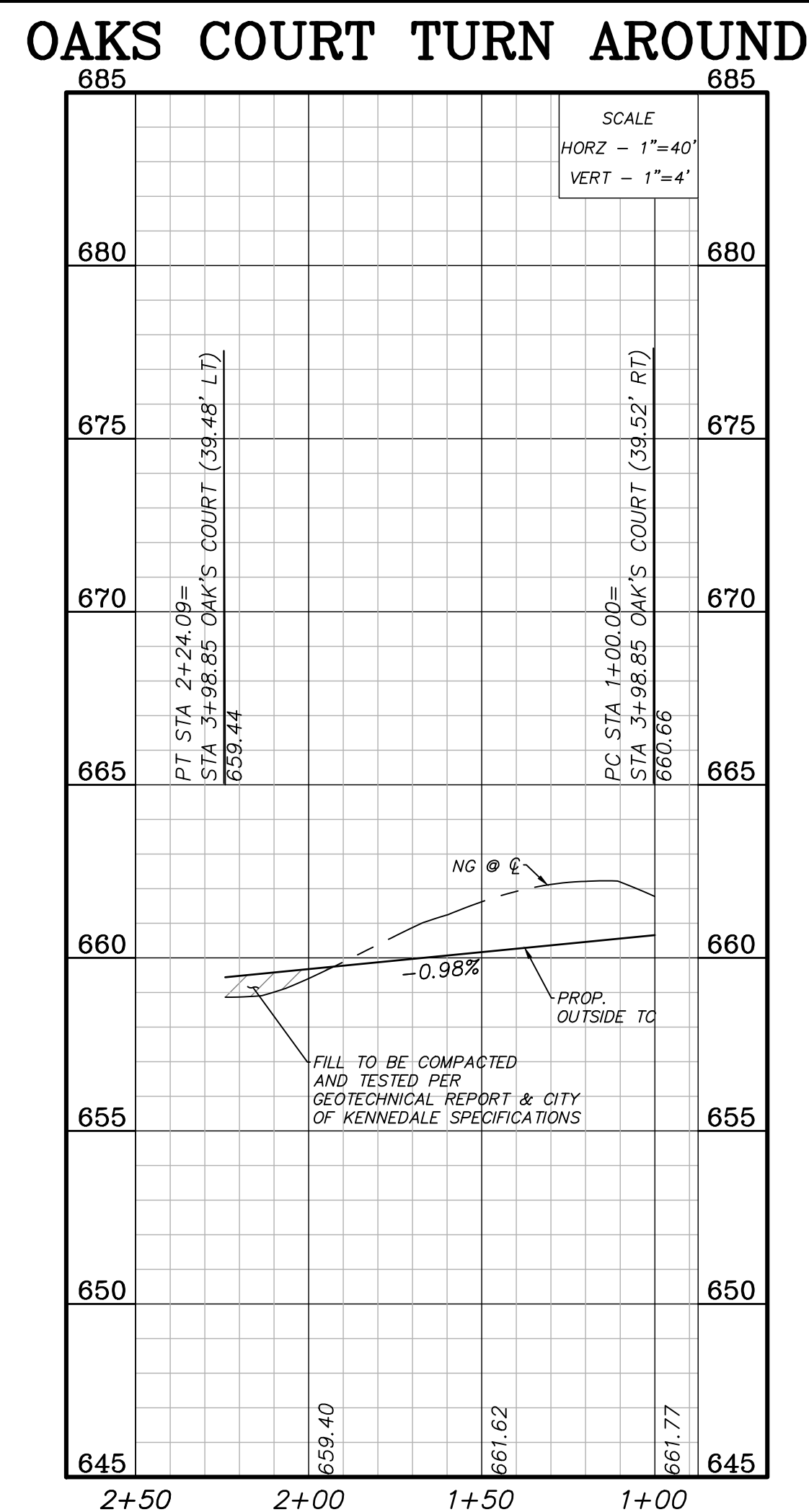
**NOTES:**

1. REFER TO FINAL PLAT FOR CENTERLINE GEOMETRY.
2. REFER TO SHEETS 15-17 FOR PAVING DETAILS.
3. REFER TO SHEET 16 FOR SIDEWALK DETAILS.
4. REFER TO SHEET 17 FOR RAMP DETAILS.
5. ALL SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER UNLESS OTHERWISE NOTED.
6. ALL IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF KENNEDALE STANDARD DETAILS & SPECIFICATIONS.
7. REFER TO SHEET 13 FOR STREET SIGNS.

GENERAL UTILITY NOTES:

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**BENCHMARK:**

SITE BM #1  
BOX CUT WITH "X" IN CENTER SET AT NOSE OF  
CONCRETE MEDIAN ON THE CENTERLINE OF  
KENNEDALE SUBLETT ROAD, APPROXIMATELY 623'  
FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920699.6  
E: 2366600.0  
ELEV: 650.98

SITE BM #2  
BOX CUT WITH "X" IN CENTER SET ON THE TOP OF  
CURB ALONG THE NORTH CURBLINE OF A MEDIAN ON  
KENNEDALE SUBLETT ROAD, APPROXIMATELY 240'  
FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920696.8  
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ELEV: 644.87



civil engineering landscape architecture planning  
tpe registration number: f - 2759  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

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| PROJECT NUMBER:  | 3031-00-01 |
| PROJECT MANAGER: | A.TAYLOR   |
| DRAWN BY:        | K.WADE     |
| CHECKED BY:      | A.TAYLOR   |
| ISSUE DATE:      | 11/12/2019 |

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SHEET CONTENT:

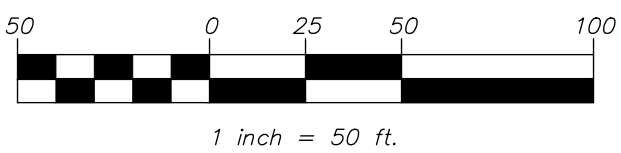
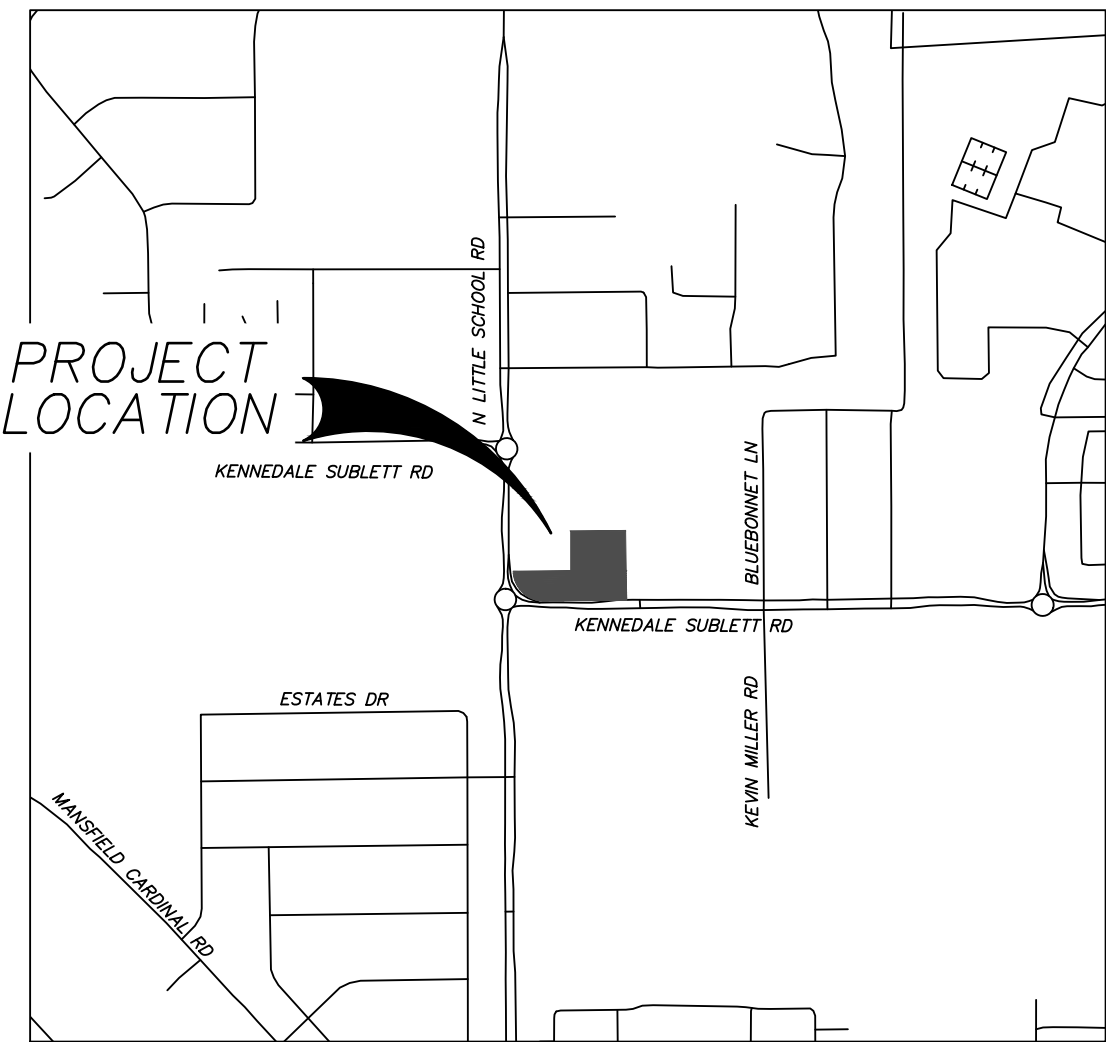
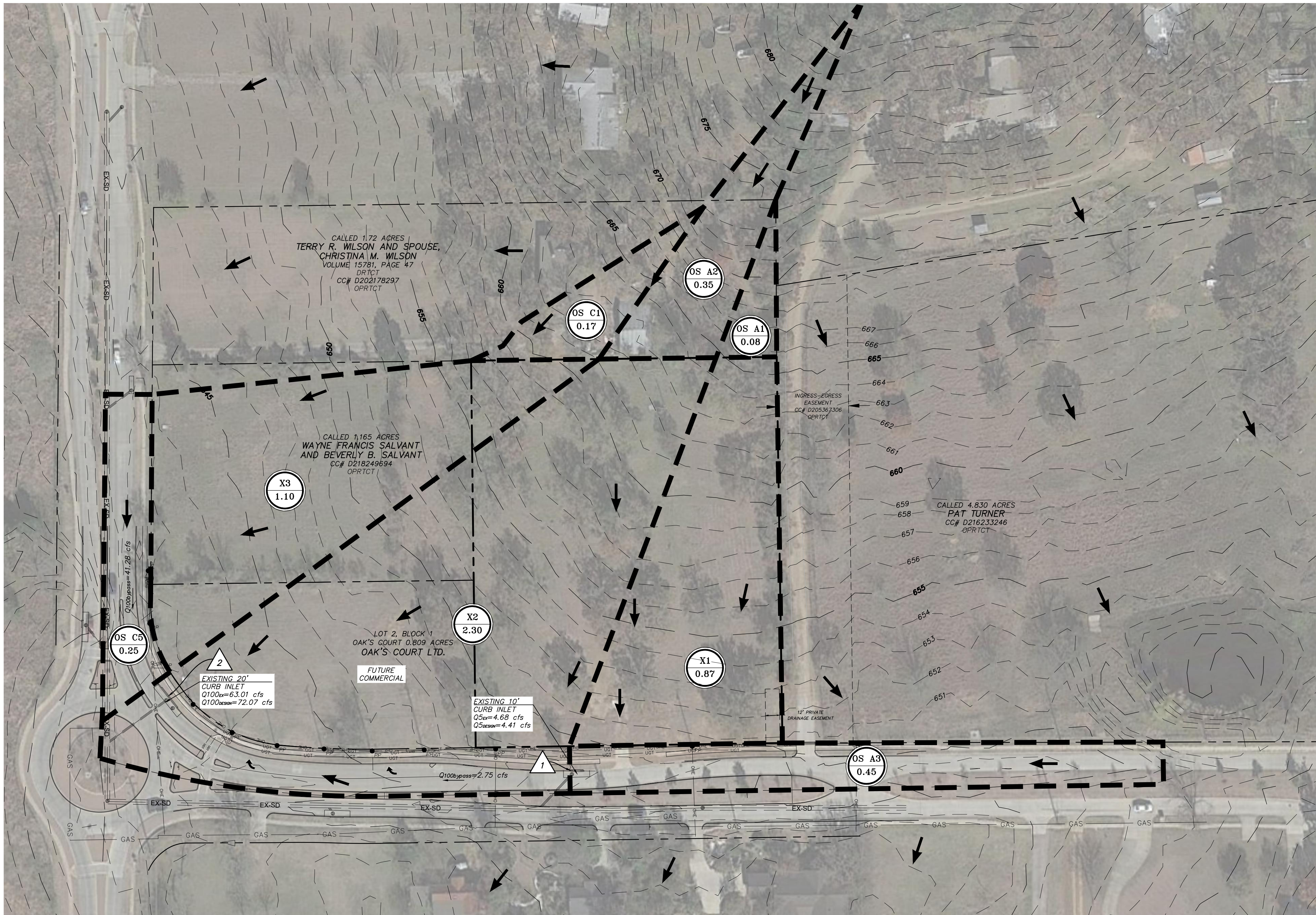
## OAK'S COURT TURN AROUND PAVING PLAN AND PROFILE

SHEET NO:

## 11.1

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LEGEND:

- EXISTING STORM DRAIN
- EXISTING STORM DRAIN INLET
- PROP. DRAINAGE AREA BOUNDARY
- PROP. WATERSHED AREA BOUNDARY
- DRAINAGE AREA LABEL
  - NAME
  - AREA (ACRES)
- INLET DESIGNATION
- FLOW ARROW
- EXISTING CONTOUR

NOTES:

- EXISTING STORM DRAIN IMPROVEMENTS ARE BASED ON KENNEDALE SUBLETT ROAD ASBUILT PLANS.
- OFFSITE CONTOURS ARE BASED OFF LIDAR DATA FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRIS)
- BASED ON THE CONSTRUCTION PLANS FOR KENNEDALE SUBLETT ROAD BY TEAGUE NALL AND PERKINS DATED JUNE 2010 THE EXISTING INLETS HAVE BEEN DESIGNED FOR FULLY DEVELOPED FLOW. NO DETENTION WILL BE REQUIRED.
- QDESIGN FOR THE 10' CURB INLET ALONG KENNEDALE SUBLETT ROAD IS BASED OFF THE KENNEDALE SUBLETT ROAD ASBUILT PLANS BY: TEAGUE NALL AND PERKINS DATE: JUNE 2010.
- QDESIGN FOR THE 20' SUMP INLET AT THE INTERSECTION OF N LITTLE SCHOOL ROAD AND KENNEDALE SUBLETT ROAD IS BASED OFF THE LITTLE SCHOOL ROAD ASBUILT PLANS BY: TEAGUE NALL AND PERKINS DATE: JUNE 2011.
- Q100BYPASS ALONG N LITTLE SCHOOL ROAD IS TAKEN FROM THE LITTLE SCHOOL ROAD ASBUILT PLANS BY TEAGUE NALL AND PERKINS DATE: JUNE 2011.

BENCHMARK:

SITE BM #1  
BOX CUT WITH "X" IN CENTER SET AT NOSE OF CONCRETE MEDIAN ON THE CENTERLINE OF KENNEDALE SUBLETT ROAD, APPROXIMATELY 623' FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

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N: 6920699.6  
E: 2366600.0  
ELEV: 650.98

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BOX CUT WITH "X" IN CENTER SET ON THE TOP OF CURB ALONG THE NORTH CURBLINE OF A MEDIAN ON KENNEDALE SUBLETT ROAD, APPROXIMATELY 240' FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920696.8  
E: 2366218.7  
ELEV: 644.87

| OAK'S COURT                         |                  |                |            |                             |            |          |             |           |              |            |                   |
|-------------------------------------|------------------|----------------|------------|-----------------------------|------------|----------|-------------|-----------|--------------|------------|-------------------|
| EXISTING DRAINAGE AREA COMPUTATIONS |                  |                |            |                             |            |          |             |           |              |            |                   |
| Area Name                           | Runoff Coef. "C" | AREA "A" (ac.) | Total "CA" | Time of Concentration (min) | I5 (in/hr) | Q5 (cfs) | I25 (in/hr) | Q25 (cfs) | I100 (in/hr) | Q100 (cfs) | COMMENTS          |
| 1                                   | 2                | 3              | 4          | 5                           | 6          | 7        | 8           | 9         | 10           | 11         | 12                |
| OS A1                               | 0.70             | 0.08           | 0.06       | 10.00                       | 5.74       | 0.32     | 7.55        | 0.42      | 9.24         | 0.52       | To design point 1 |
| OS A2                               | 0.70             | 0.35           | 0.25       | 10.00                       | 5.74       | 1.41     | 7.55        | 1.85      | 9.24         | 2.26       | To design point 2 |
| OS A3                               | 0.95             | 0.45           | 0.43       | 10.00                       | 5.74       | 2.46     | 7.55        | 3.23      | 9.24         | 3.95       | To design point 1 |
| OS C1                               | 0.70             | 0.17           | 0.12       | 10.00                       | 5.74       | 0.68     | 7.55        | 0.90      | 9.24         | 1.10       | To design point 2 |
| OS C5                               | 0.95             | 0.20           | 0.19       | 10.00                       | 5.74       | 1.09     | 7.55        | 1.43      | 9.24         | 1.76       | To design point 2 |
| X1                                  | 0.45             | 0.87           | 0.39       | 15.00                       | 4.86       | 1.90     | 6.46        | 2.53      | 7.98         | 3.12       | To design point 1 |
| X2                                  | 0.54             | 2.30           | 1.24       | 15.00                       | 4.86       | 6.04     | 6.46        | 8.02      | 7.98         | 9.91       | To design point 2 |
| X3                                  | 0.45             | 1.10           | 0.50       | 15.00                       | 4.86       | 2.41     | 6.46        | 3.20      | 7.98         | 3.95       | To design point 2 |

| GREER KENNEDALE - OAKS COURT  |                          |  |                |      |        |
|-------------------------------|--------------------------|--|----------------|------|--------|
| WEIGHTED C VALUE COMPUTATIONS |                          |  |                |      |        |
| AREA NAME                     | DESCRIPTION              |  | AREA - A (AC.) | "C"  | C*A    |
| Area No.                      | X2                       |  |                |      |        |
|                               | EXISTING UNIMPROVED LAND |  | 1.8800         | 0.45 | 0.8460 |
|                               | ROADWAY                  |  | 0.4200         | 0.95 | 0.3990 |
|                               | TOTALS                   |  | 2.3000         |      | 1.2450 |
|                               |                          |  |                |      | 0.54   |

OAK'S COURT  
KENNEDALE, TEXAS  
PRE DEVELOPMENT DRAINAGE AREA MAP

**m|ma**  
civil engineering landscape architecture planning  
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519 east border  
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817-469-1671  
fax: 817-274-8757  
www.mma-texas.com

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|                  |            |
|------------------|------------|
| PROJECT NUMBER:  | 3031-00-01 |
| PROJECT MANAGER: | A.TAYLOR   |
| DRAWN BY:        | K.WADE     |
| CHECKED BY:      | A.TAYLOR   |
| ISSUE DATE:      | 11/12/2019 |

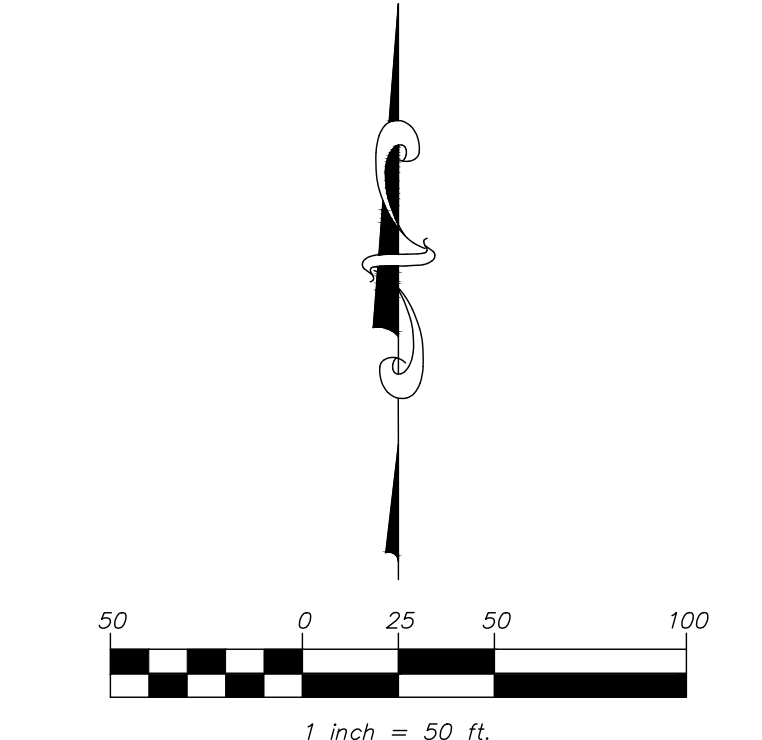
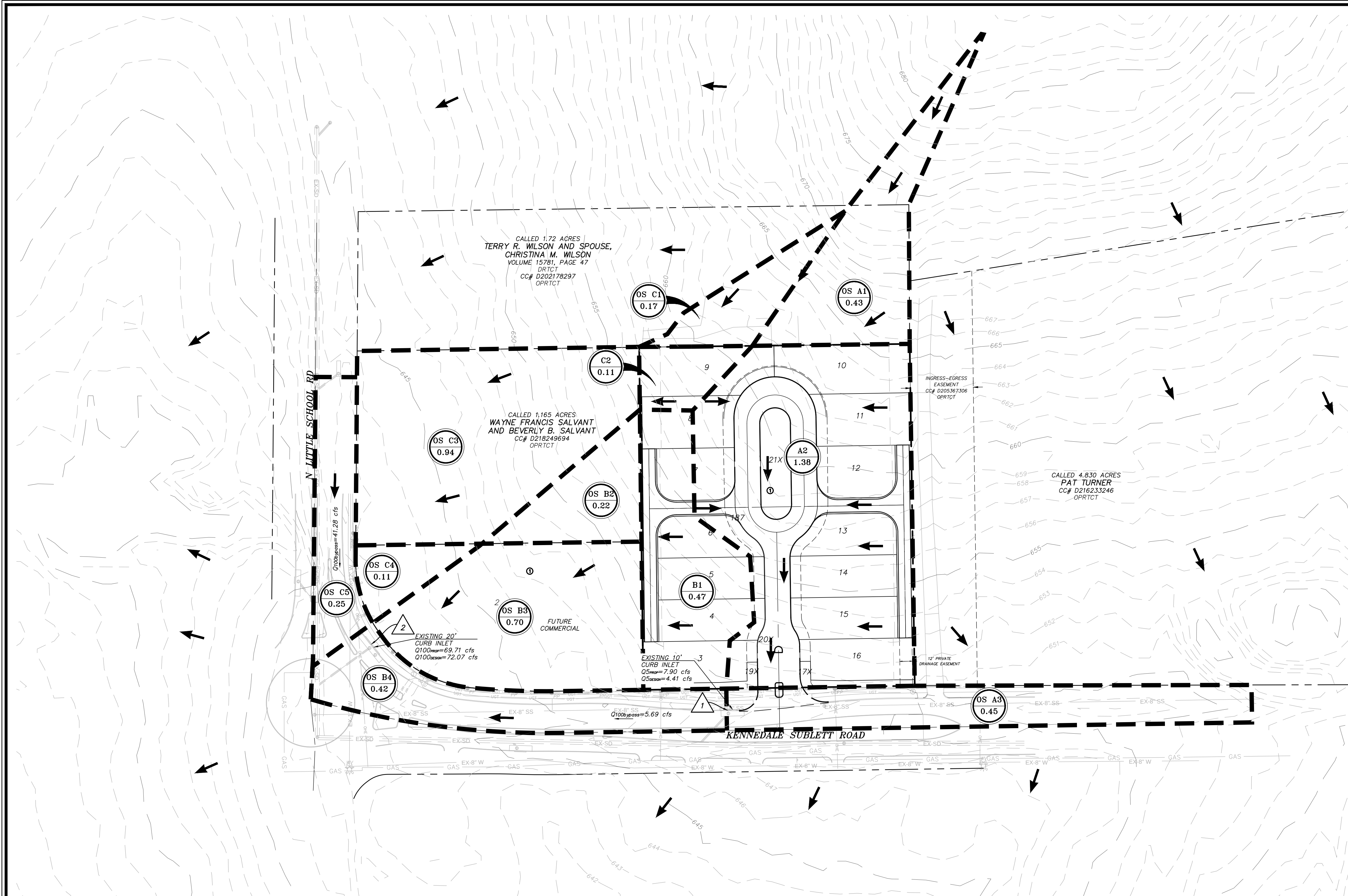
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| REV. | DATE | DESCRIP. | BY |
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SHEET CONTENT:

PRE  
DEVELOPMENT  
DRAINAGE  
AREA MAP

SHEET NO:  
12.0





- LEGEND:**
- EX. STORM DRAIN
  - EX. DRAINAGE AREA BOUNDARY
  - DRAINAGE AREA LABEL
  - NAME
  - AREA (ACRES)
  - FLOW ARROW
  - EXISTING CONTOUR
  - ANALYSIS POINT

- NOTES:**
- EXISTING STORM DRAIN IMPROVEMENTS ARE BASED ON KENNEDALE SUBLETT ROAD ASBUILT PLANS.
  - OFFSITE CONTOURS ARE BASED OFF LIDAR DATA FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRIS)
  - EXISTING CONTOURS ARE BASED ON TOPOGRAPHIC SURVEY PREPARED BY MMA, DATED: MARCH 19, 2019.
  - QDESIGN FOR THE 10' CURB INLET ALONG KENNEDALE SUBLETT ROAD IS BASED OFF THE KENNEDALE SUBLETT ROAD ASBUILT PLANS BY TEAGUE NALL AND PERKINS DATE: JUNE 2010.
  - QDESIGN FOR THE 20' SUMP INLET AT THE INTERSECTION OF N LITTLE SCHOOL ROAD AND KENNEDALE SUBLETT ROAD IS BASED OFF THE LITTLE SCHOOL ROAD ASBUILT PLANS BY TEAGUE NALL AND PERKINS DATED: JUNE 2011.
  - Q100BYPASS ALONG N LITTLE SCHOOL ROAD IS TAKEN FROM THE LITTLE SCHOOL ROAD ASBUILT PLANS BY TEAGUE NALL AND PERKINS: DATE JUNE 2011.

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| DRAINAGE AREA COMPUTATIONS |                  |                |            |                             |            |          |             |           |              |            |                                                           |
|----------------------------|------------------|----------------|------------|-----------------------------|------------|----------|-------------|-----------|--------------|------------|-----------------------------------------------------------|
| Area Name                  | Runoff Coef. "C" | AREA "A" (ac.) | Total "CA" | Time of Concentration (min) | I5 (in/hr) | Q5 (cfs) | I25 (in/hr) | Q25 (cfs) | I100 (in/hr) | Q100 (cfs) | COMMENTS                                                  |
| 1                          | 2                | 3              | 4          | 5                           | 6          | 7        | 8           | 9         | 10           | 11         | 12                                                        |
| OS A1                      | 0.70             | 0.43           | 0.30       | 10.00                       | 5.74       | 1.73     | 7.55        | 2.27      | 9.24         | 2.78       | FUTURE COMMERCIAL TO 10' CURB INLET ANALYSIS POINT 1      |
| A2                         | 0.65             | 1.38           | 0.90       | 15.00                       | 4.86       | 4.36     | 6.46        | 5.79      | 7.98         | 7.15       | PROPOSED SINGLE FAMILY TO 10' CURB INLET ANALYSIS POINT 1 |
| OS A3                      | 0.95             | 0.45           | 0.43       | 10.00                       | 5.74       | 2.46     | 7.55        | 3.23      | 9.24         | 3.95       | DEVELOPED STREET TO 10' CURB INLET ANALYSIS POINT 1       |
| B1                         | 0.65             | 0.47           | 0.31       | 15.00                       | 4.86       | 1.49     | 6.46        | 1.97      | 7.98         | 2.44       | PROPOSED SINGLE FAMILY TO 20' CURB INLET ANALYSIS POINT 2 |
| OS B2                      | 0.70             | 0.22           | 0.15       | 10.00                       | 5.74       | 0.88     | 7.55        | 1.16      | 9.24         | 1.42       | FUTURE COMMERCIAL TO 20' CURB INLET ANALYSIS POINT 2      |
| OS B3                      | 0.70             | 0.70           | 0.49       | 10.00                       | 5.74       | 2.81     | 7.55        | 3.70      | 9.24         | 4.53       | FUTURE COMMERCIAL TO 20' CURB INLET ANALYSIS POINT 2      |
| OS B4                      | 0.95             | 0.42           | 0.40       | 10.00                       | 5.74       | 2.29     | 7.55        | 3.01      | 9.24         | 3.69       | DEVELOPED STREET TO 20' CURB INLET ANALYSIS POINT 2       |
| OS C1                      | 0.70             | 0.17           | 0.12       | 10.00                       | 5.74       | 0.68     | 7.55        | 0.90      | 9.24         | 1.10       | FUTURE COMMERCIAL TO 20' CURB INLET ANALYSIS POINT 2      |
| C2                         | 0.65             | 0.11           | 0.07       | 15.00                       | 4.86       | 0.35     | 6.46        | 0.46      | 7.98         | 0.57       | PROPOSED SINGLE FAMILY TO 20' CURB INLET ANALYSIS POINT 2 |
| OS C3                      | 0.70             | 0.94           | 0.66       | 10.00                       | 5.74       | 3.78     | 7.55        | 4.97      | 9.24         | 6.08       | FUTURE COMMERCIAL TO 20' CURB INLET ANALYSIS POINT 2      |
| OS C4                      | 0.70             | 0.11           | 0.08       | 10.00                       | 5.74       | 0.44     | 7.55        | 0.58      | 9.24         | 0.71       | FUTURE COMMERCIAL TO 20' CURB INLET ANALYSIS POINT 2      |
| OS C5                      | 0.95             | 0.25           | 0.24       | 10.00                       | 5.74       | 1.36     | 7.55        | 1.79      | 9.24         | 2.20       | DEVELOPED STREET TO 20' CURB INLET ANALYSIS POINT 2       |

**BENCHMARK:**

SITE BM #1  
BOX CUT WITH "X" IN CENTER SET AT NOSE OF CONCRETE MEDIAN ON THE CENTERLINE OF KENNEDALE SUBLETT ROAD, APPROXIMATELY 623' FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920699.6  
E: 2366600.0  
ELEV: 650.98

SITE BM #2  
BOX CUT WITH "X" IN CENTER SET ON THE TOP OF CURB ALONG THE NORTH CURBLINE OF A MEDIAN ON KENNEDALE SUBLETT ROAD, APPROXIMATELY 240' FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

NAD83 GRID  
N: 6920696.8  
E: 2366218.7  
ELEV: 644.87

OAK'S COURT  
KENNEDALE, TEXAS  
DRAINAGE AREA MAP

**m|ma**  
civil engineering landscape architecture planning  
type registration number: 1 - 2759  
519 east border  
orlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com

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| PROJECT NUMBER:  | 3031-00-01 |
| PROJECT MANAGER: | A.TAYLOR   |
| DRAWN BY:        | K.WADE     |
| CHECKED BY:      | A.TAYLOR   |
| ISSUE DATE:      | 11/12/2019 |

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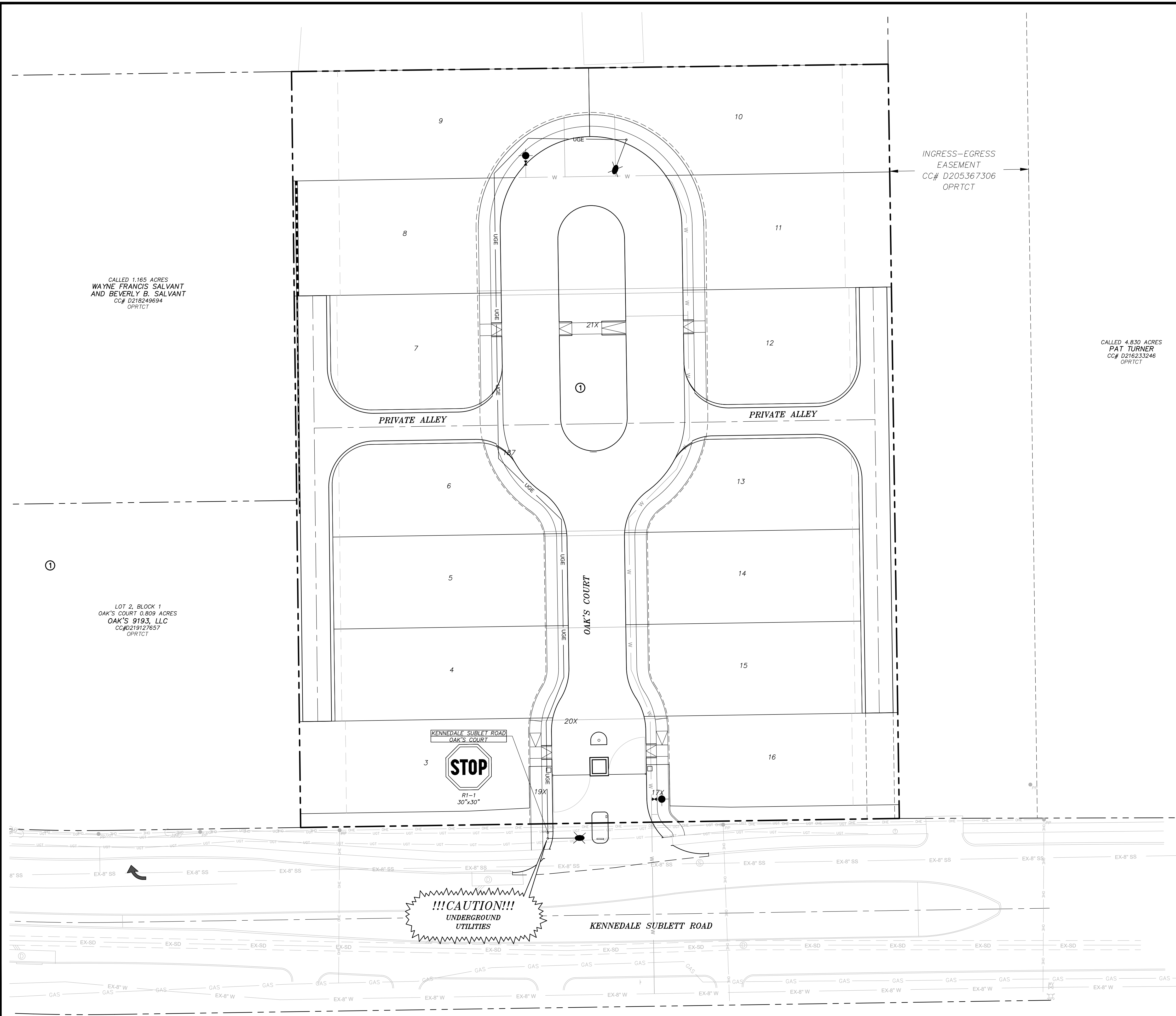
SHEET CONTENT:

**DRAINAGE AREA MAP**

SHEET NO: **12.1**

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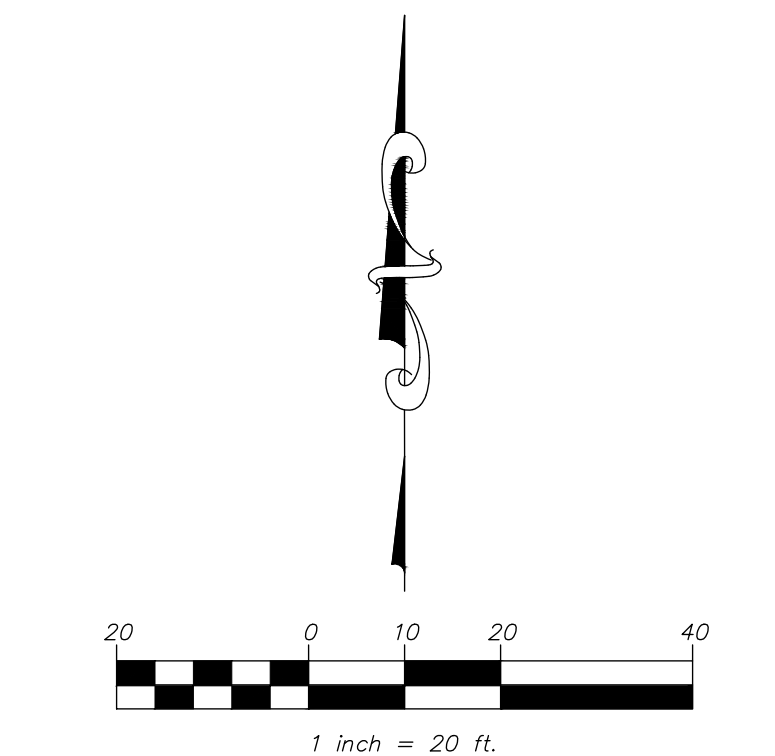


CALLED 1.165 ACRES  
WAYNE FRANCIS SALVANT  
AND BEVERLY B. SALVANT  
CC# D218249694  
OPRTCT

LOT 2, BLOCK 1  
OAK'S COURT 0.809 ACRES  
OAK'S 9193, LLC  
CC#D219127657  
OPRTCT

INGRESS-EGRESS  
EASEMENT  
CC# D205367306  
OPRTCT

CALLED 4.830 ACRES  
PAT TURNER  
CC# D216233246  
OPRTCT



**LEGEND:**

- PROPOSED STREETLIGHT
- PROPOSED STREET SIGN
- PROPOSED STREET NAME BLADE  
KENNEDALE SUBLETT ROAD  
OAK'S COURT
- PROPOSED 30" STOP SIGN  
(UNLESS OTHERWISE NOTED)
- EXISTING STREETLIGHT
- EXISTING STREET SIGN
- EXISTING 30" STOP SIGN
- PROP. TYPE 1 BARRIER FREE RAMP
- PROP. TYPE 2 BARRIER FREE RAMP
- FIRE HYDRANT
- WATER MAIN
- PROP. UNDER GROUND ELECTRIC

**NOTES:**

- CONTRACTOR TO COORDINATE WITH ONCOR ON ELECTRIC SERVICE.

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BOX CUT WITH "X" IN CENTER SET AT NOSE OF CONCRETE MEDIAN ON THE CENTERLINE OF KENNEDALE SUBLETT ROAD, APPROXIMATELY 623' FROM THE CENTER LINE OF N LITTLE SCHOOL ROAD.

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ELEV: 644.87

# OAK'S COURT KENNEDALE, TEXAS STREET LIGHT AND SIGNAGE PLAN



civil engineering, landscape architecture, planning  
type registration number: 1 - 2759  
519 east border  
arlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
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| PROJECT NUMBER:  | 3031-00-01 |
| PROJECT MANAGER: | A.TAYLOR   |
| DRAWN BY:        | K.WADE     |
| CHECKED BY:      | A.TAYLOR   |
| ISSUE DATE:      | 11/25/2019 |

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## STREET LIGHT AND SIGNAGE PLAN

SHEET NO:

13

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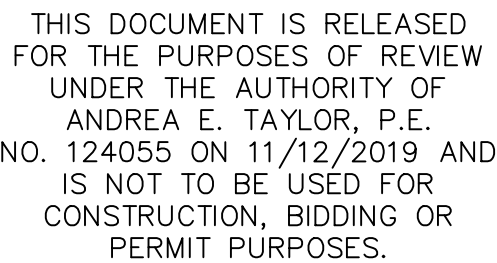


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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
|  <p><b>KENNEDALE</b><br/>Texas<br/>EST. 1981<br/>YOU'RE HERE. YOUR HOME.</p> | <p>CITY OF KENNEDALE, TEXAS<br/>MISCELLANEOUS DETAILS<br/>TYPICAL STREET-CUT/BACKFILL FOR WATER &amp; SEWER<br/>PIPE INSTALLATIONS</p> | <p>DECEMBER 2016</p> <p style="font-size: 24pt; font-weight: bold;">M-4</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|



|                                                                                                                                                                                                                                              |               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
|  <p><b>CITY OF KENNEDALE, TEXAS</b><br/> <b>MISCELLANEOUS DETAILS</b><br/> <b>TYPICAL STREET-CUT/BACKFILL FOR WATER &amp; SEWER PIPE INSTALLATIONS</b></p> | DECEMBER 2016 |
|                                                                                                                                                                                                                                              | M-5           |

## DETAILS



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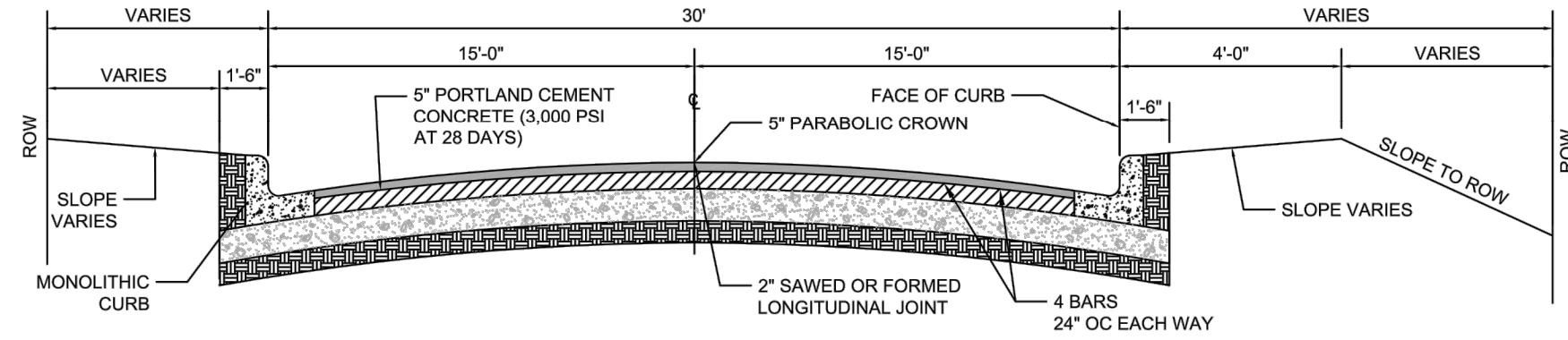
## DETAILS

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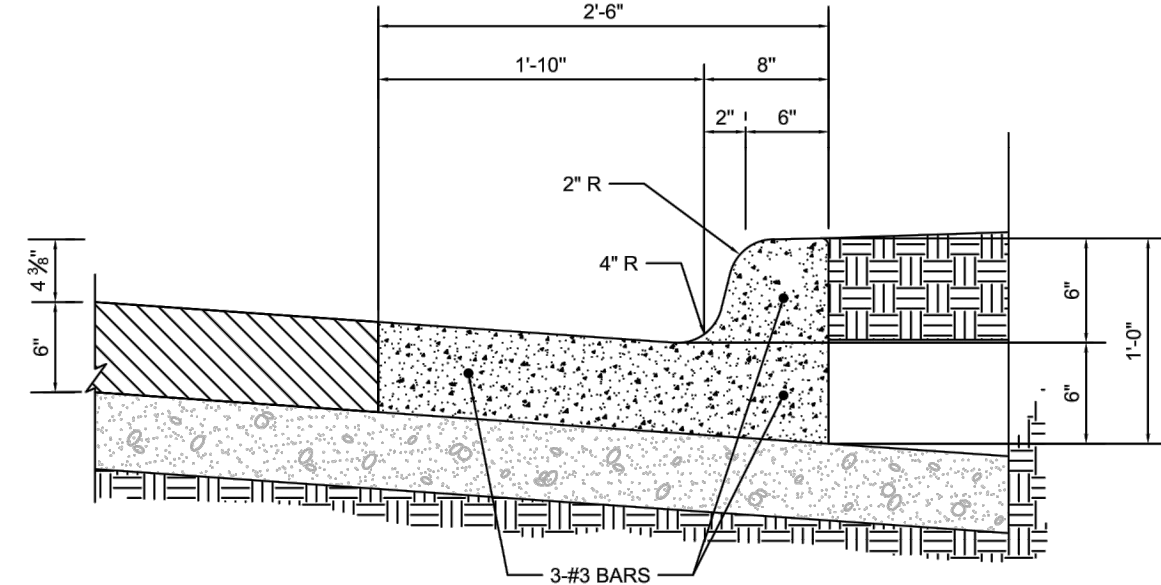
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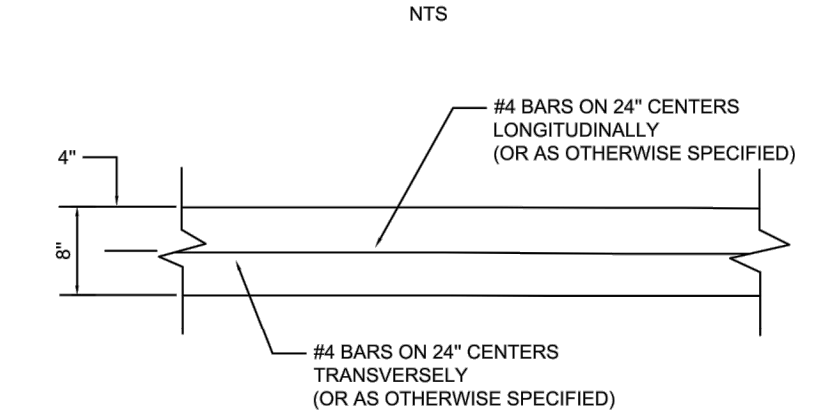


- GENERAL NOTES:
- ON CONCRETE STREETS ALL INLETS SHALL BE SEPARATED FROM THE PAVEMENT AND CURB BY BOXING OUT AROUND INLETS AS SHOWN. EXPANSION JOINT MATERIAL SHALL EXTEND COMPLETELY THROUGH CURB AND SLAB. MANHOLE CASTINGS WITHIN THE PAVEMENT LIMITS SHALL BE BOXED IN LIKE MANNER EXCEPT WHEN TELESCOPING-TYPE CASTINGS AND FIBERGLASS-TYPE ARE USED. WHEN A JOINT FALLS WITHIN 5' OF OR 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 SPICED, 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" OC 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.
  - THE TYPE AND AMOUNT OF LIMBCEMENT 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.
  - CONTRACTOR TO GRADE AND SHAPE ALL ADJACENT LOT FRONTAGES FOR POSITIVE DRAINAGE INTO ROAD.
  - EMBANKMENT TO BE COMPACTED IN ACCORDANCE WITH NCTCOG.

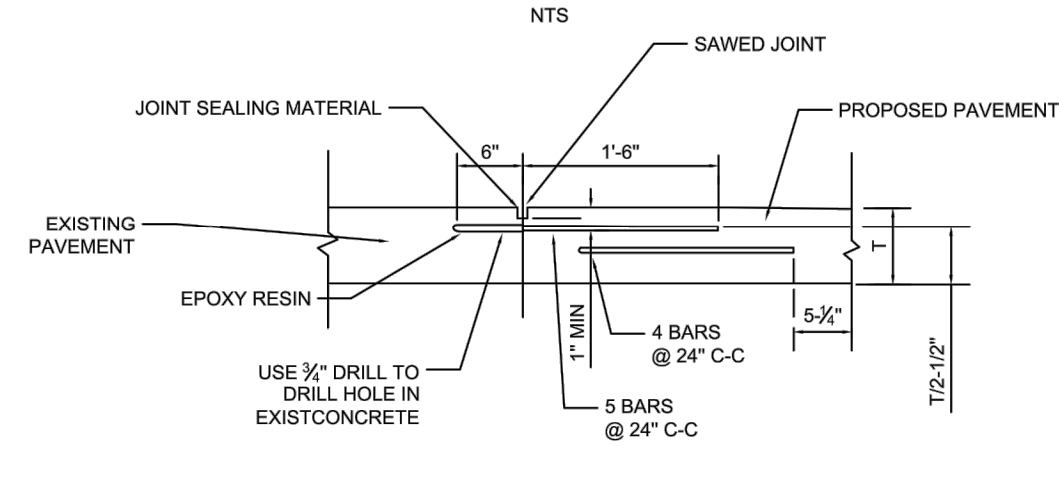


- GENERAL NOTES:
- EXPANSION JOINT (PREMOLDED ASPHALT BOARD) ON 40' CENTERS MAXIMUM
  - AN APPROVED WHITE PIGMENTED CURING COMPOUND SHALL BE APPLIED TO THE SURFACE OF THE CURB AND GUTTER AS SOON AS IT HAS BEEN POURED AND FINISHED.
  - CURB SHALL BE STAMPED WITH A "W" OR "S" (2" MIN) AT WATER AND SEWER LOCATIONS.

## MONOLITHIC CONCRETE CURB & GUTTER

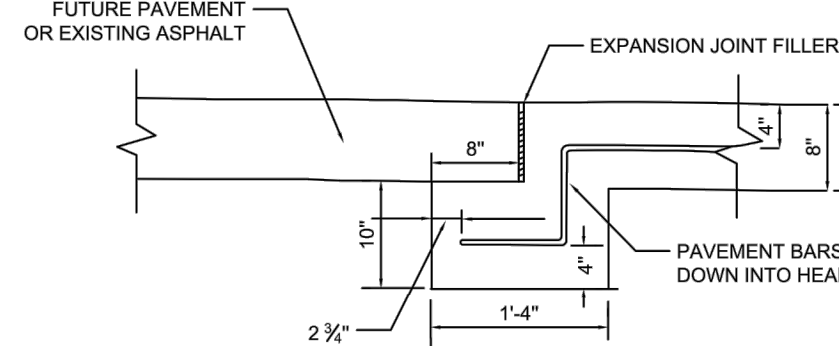


## PAVEMENT REINFORCING

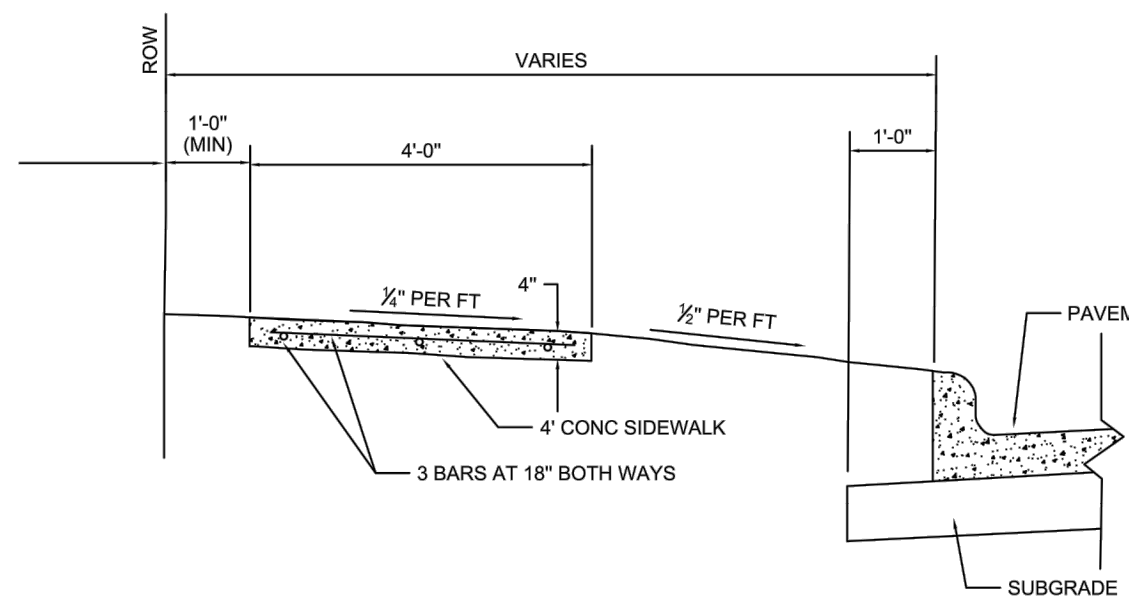


## EPOXY TIE BAR

- 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 CY & A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI) ALL CORNERS SHALL BE CHAMFERED 3/4"
  - AN APPROVED WHITE PIGMENTED CURING COMPOUND SHALL BE APPLIED TO THE SURFACE OF THE CURB AND GUTTER AS SOON AS IT HAS BEEN POURED AND FINISHED.

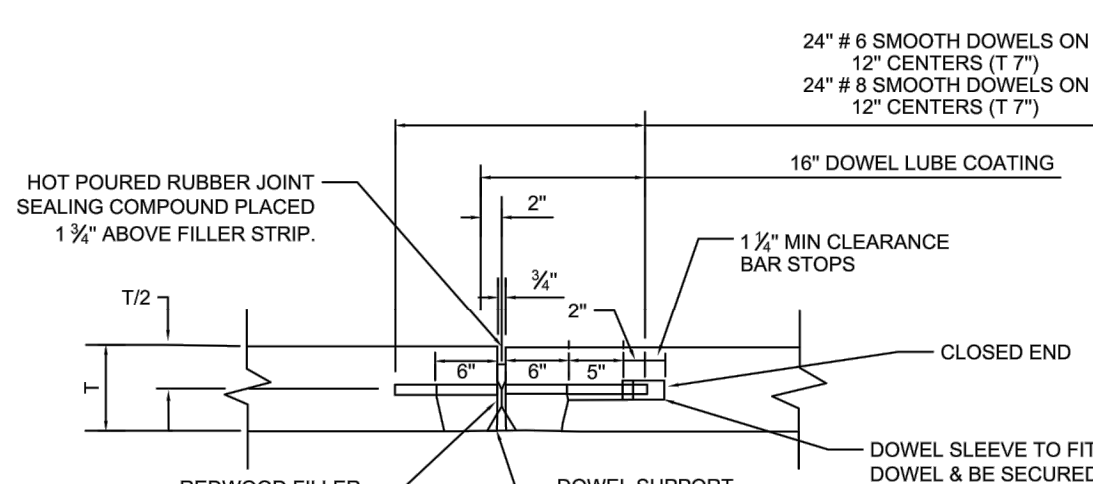


## PAVEMENT HEADER

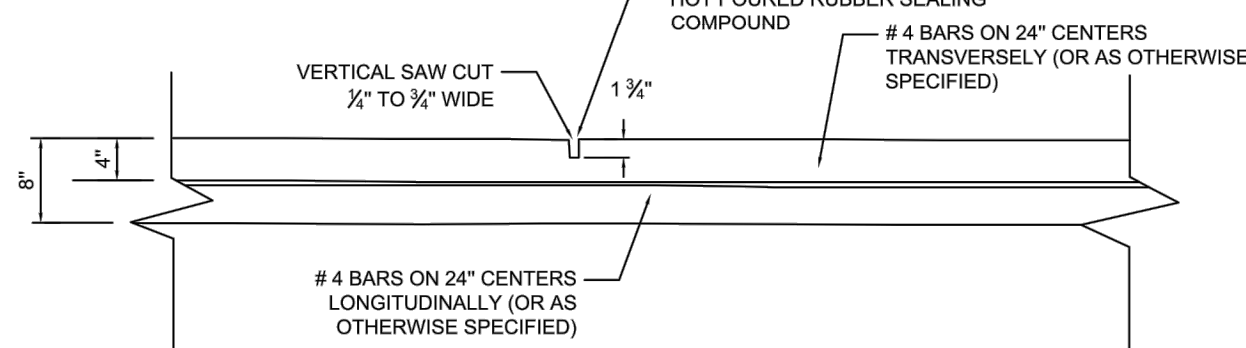


## TYP 4 FT SIDEWALK LAYOUT

- 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 CY & A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI) ALL CORNERS SHALL BE CHAMFERED 3/4"
  - PAVEMENT & HEADER TO BE POURED MONOLITHICALLY

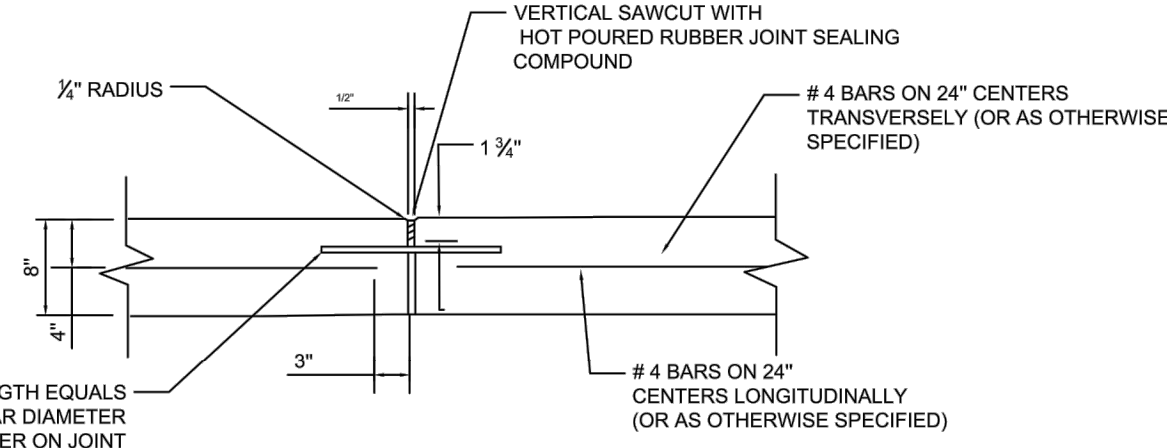


## TRANSVERSE EXPANSION JOINT

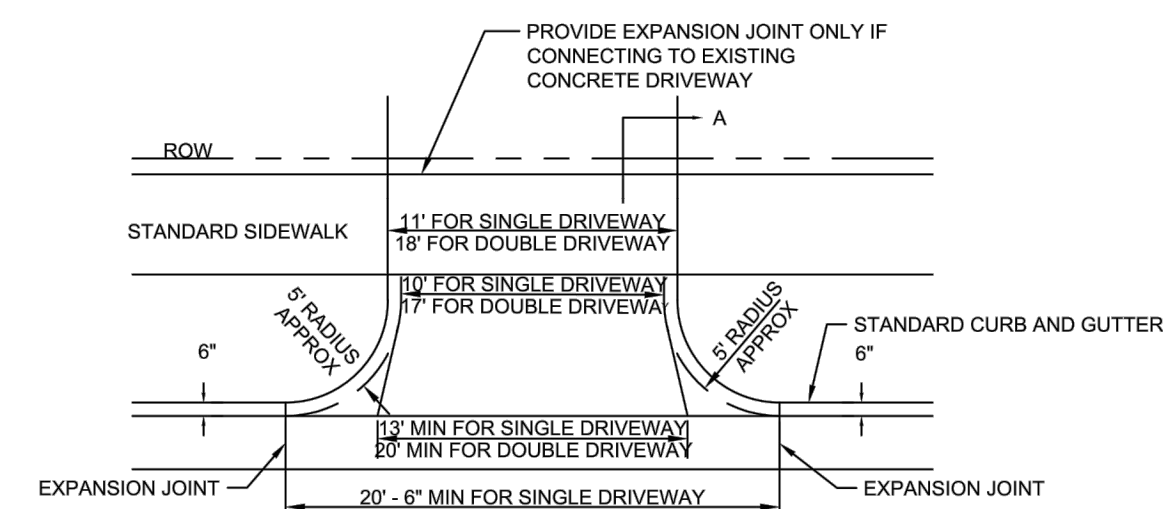


## SAWED LONGITUDINAL AND TRANSVERSE CONTRACTION JOINT AT QUARTER POINTS FOR LONGITUDINAL POINTS AND AT 15' FOR TRANSVERSE JOINTS

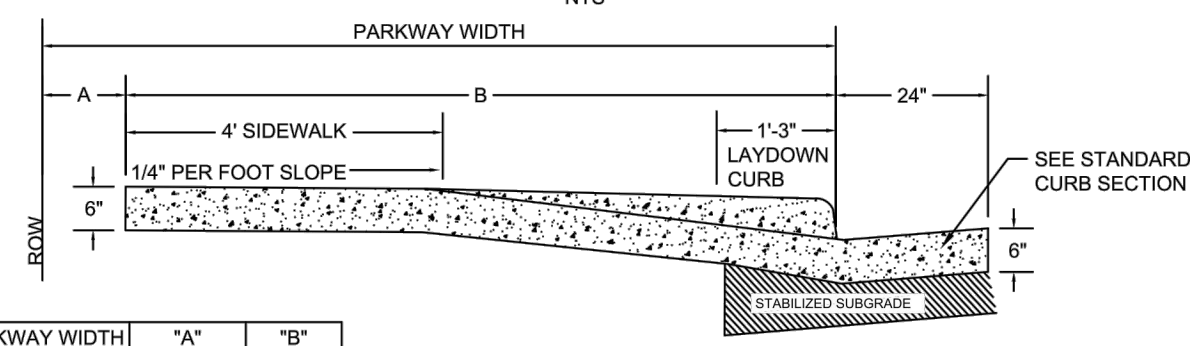
- GENERAL NOTES:
- ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A-615
  - ALL CONCRETE SHALL BE CLASS "A" (5 BAGS OF CEMENT PER CY & A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI) ALL CORNERS SHALL BE CHAMFERED 3/4"
  - TRANSVERSE & LONGITUDINAL STEEL NOT SHOWN FOR CLARITY. STEEL DOES NOT CROSS JOINT. END 3" BACK FROM JOINT. MAXIMUM SPACING OF 600' ALSO USED AT INTERSECTIONS. CURVE PC&PTs AND END OF DAYS POUR.



- 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 CY & A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI) ALL CORNERS SHALL BE CHAMFERED 3/4"



## PLAN



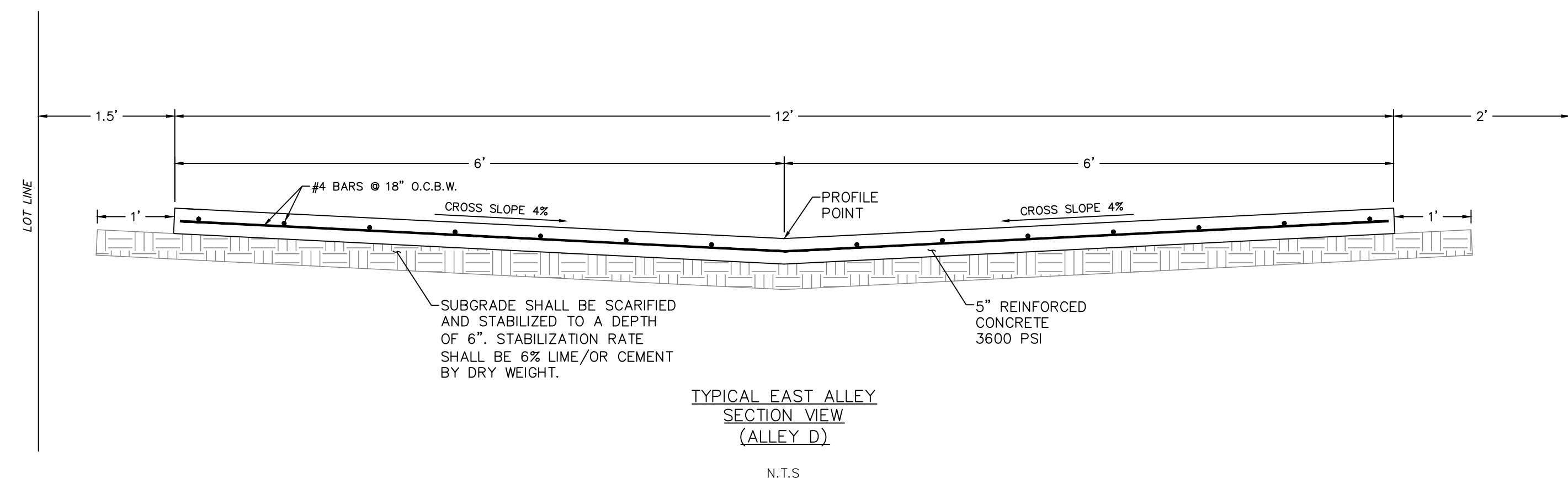
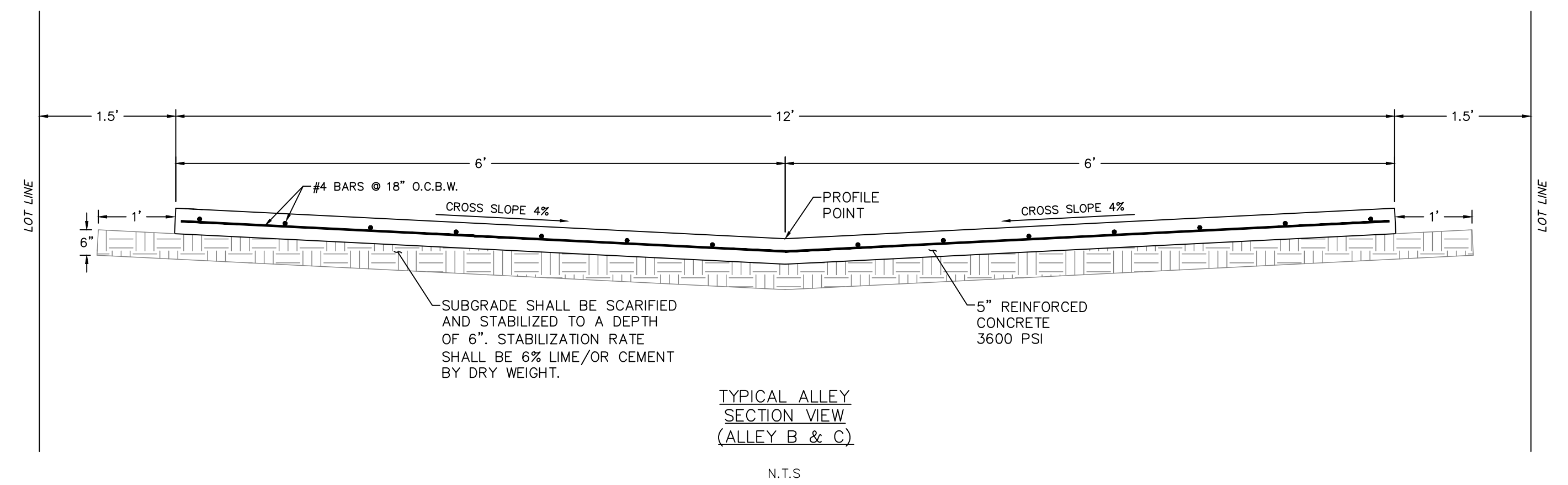
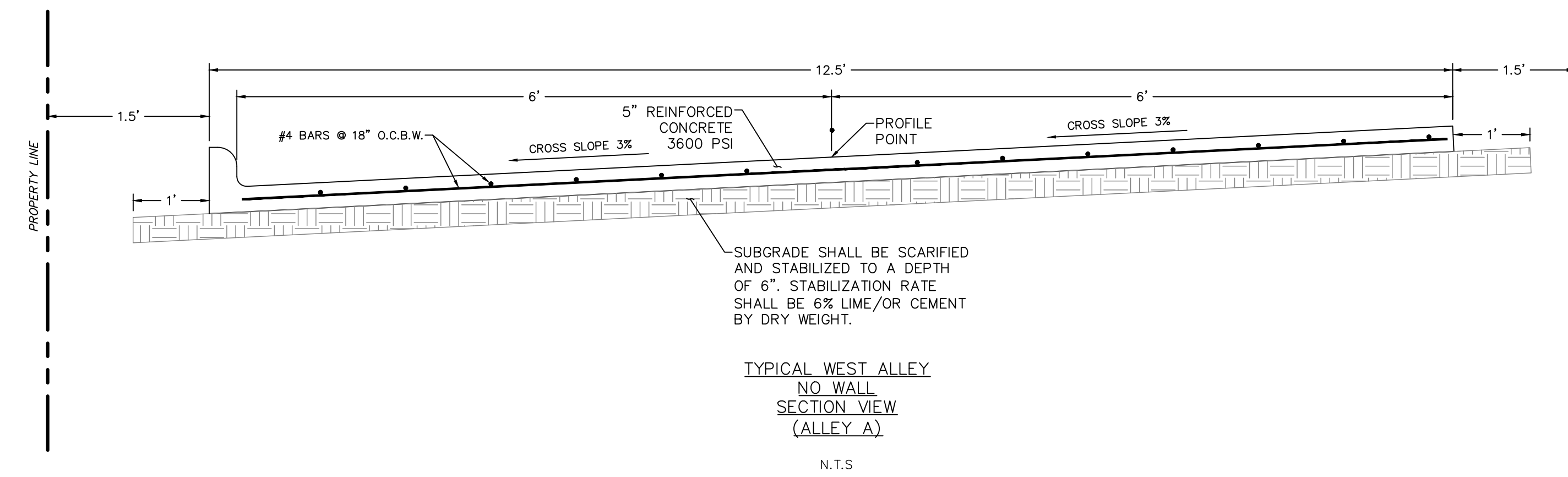
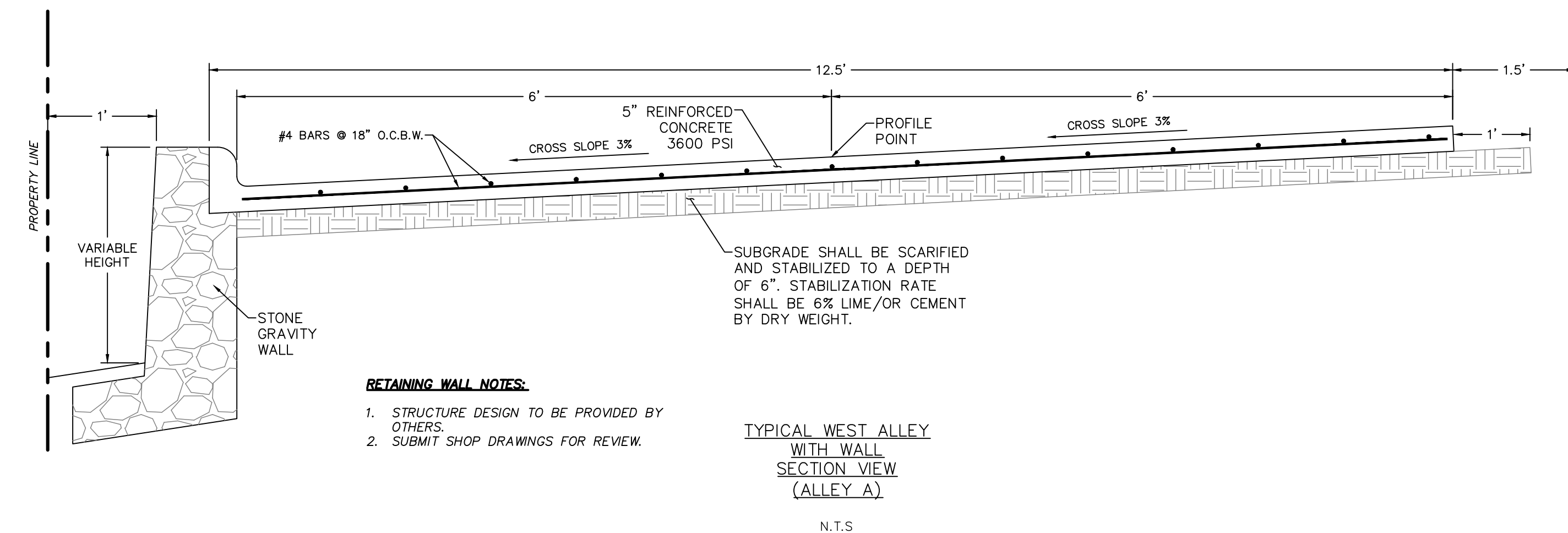
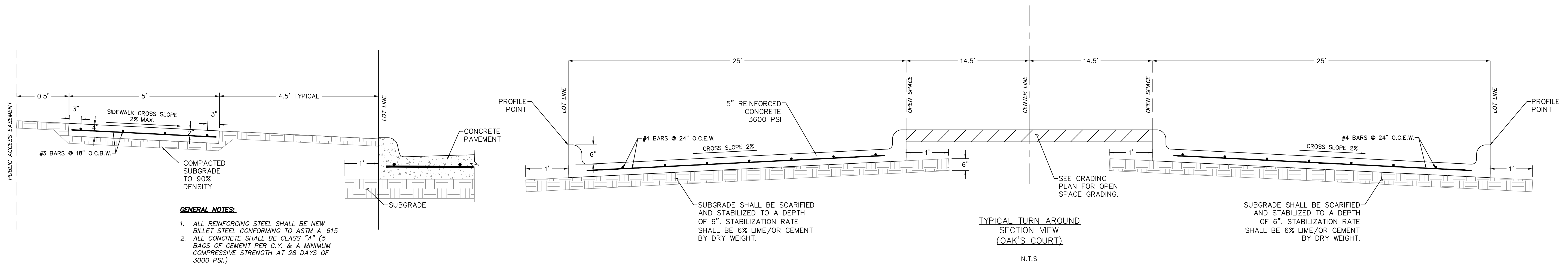
## SECTION A-A

| PARKWAY WIDTH | "A"      | "B" |
|---------------|----------|-----|
| 10'           | 1'       | 9'  |
| 11' TO 14'    | 1' TO 2' | 10' |
| 15' TO 19'    | 3' TO 4' | 12' |
| 20' TO 22'    | 5' TO 7' | 15' |

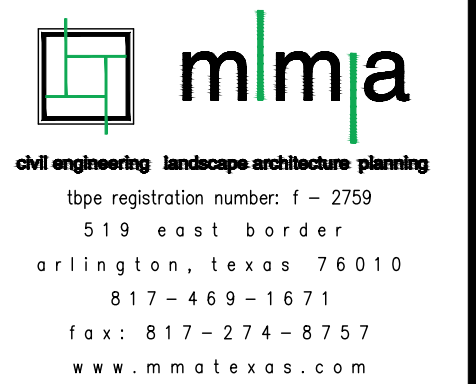
- GENERAL NOTES:
- SIDEWALK SECTIONS THRU DRIVEWAY TO BE POURED AT THE SAME THICKNESS AS THE DRIVEWAY APPROACH
  - ALL SIDEWALKS SHALL BE 4" INCHES IN THICKNESS AND SHALL BE REINFORCED WITH 6 X 6 # 10 GAGE WIRE MESH OR EQUIVALENT
  - ALL DRIVEWAYS SHALL BE REINFORCED WITH # 3 AT 18" OC

# OAK'S COURT KENNEDALE, TEXAS PAVING DETAILS





# OAK'S COURT KENNEDALE, TEXAS PAVING DETAILS



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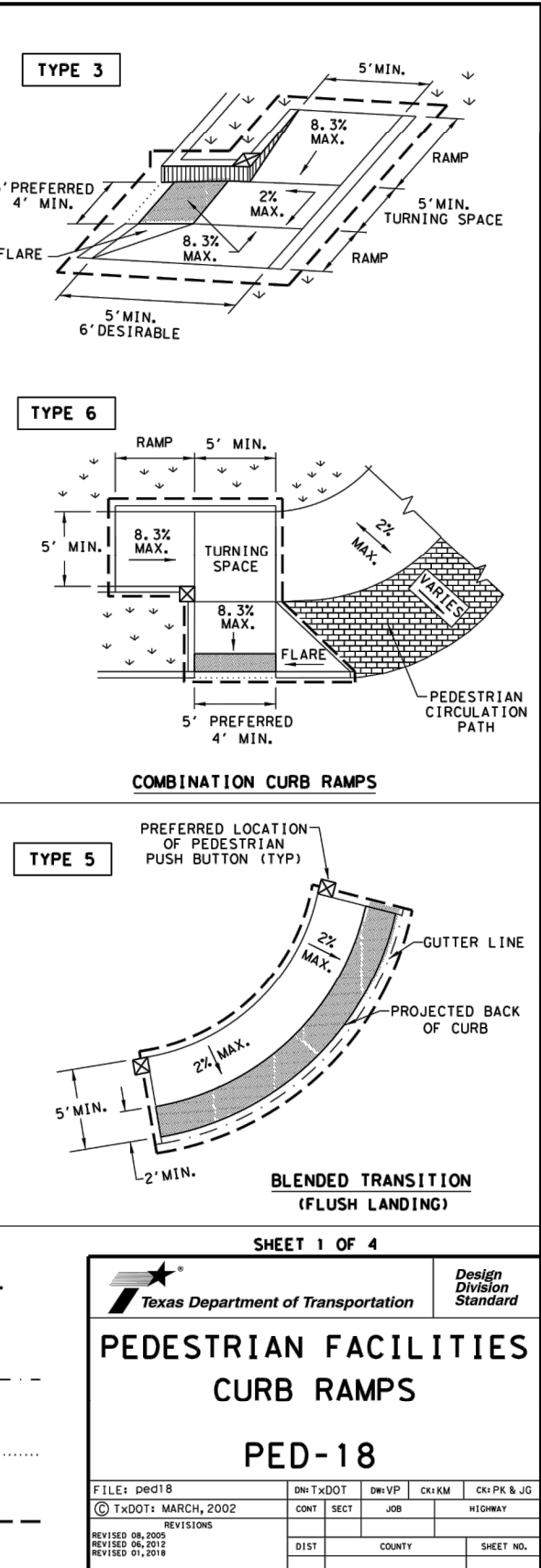
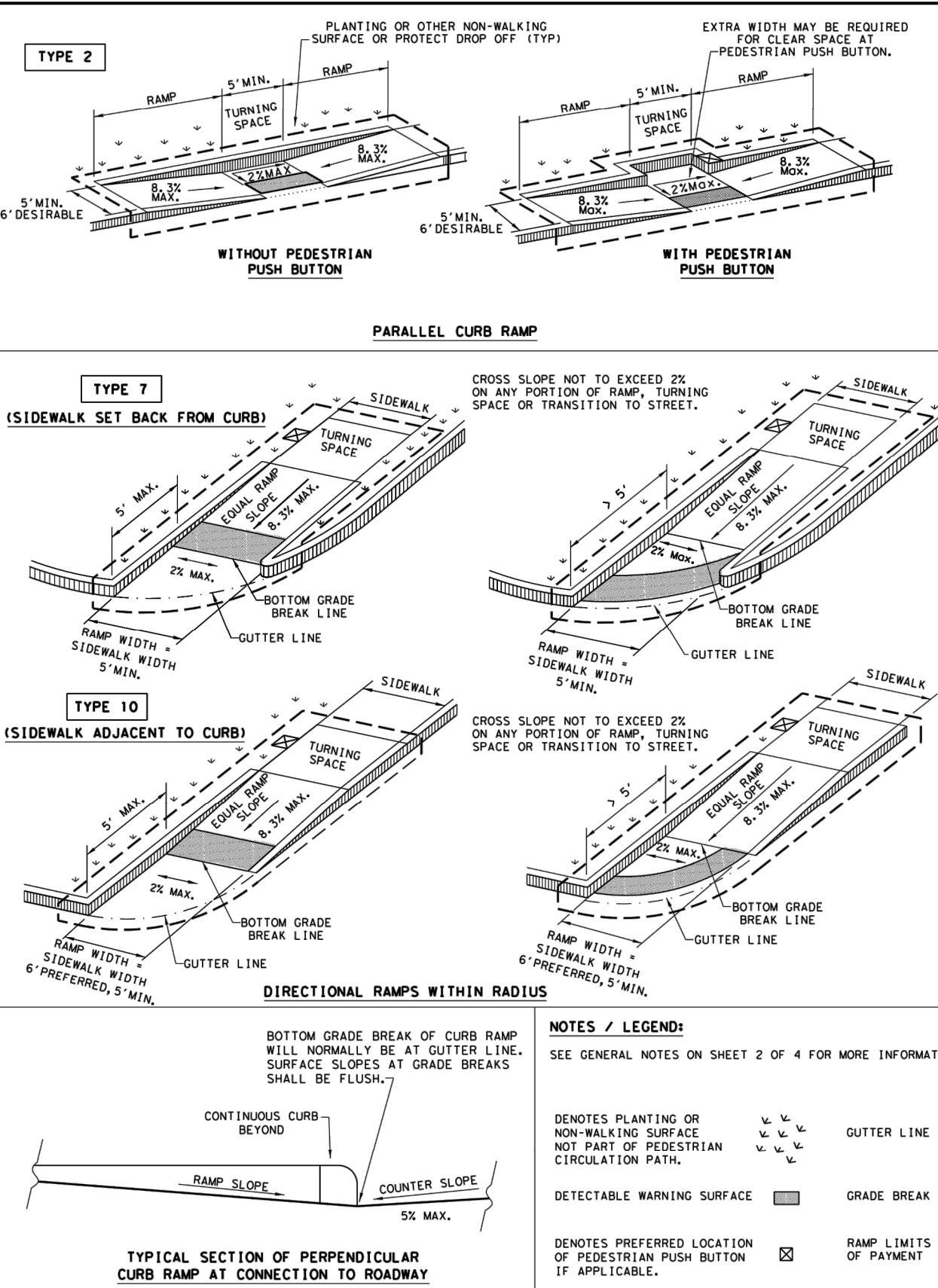
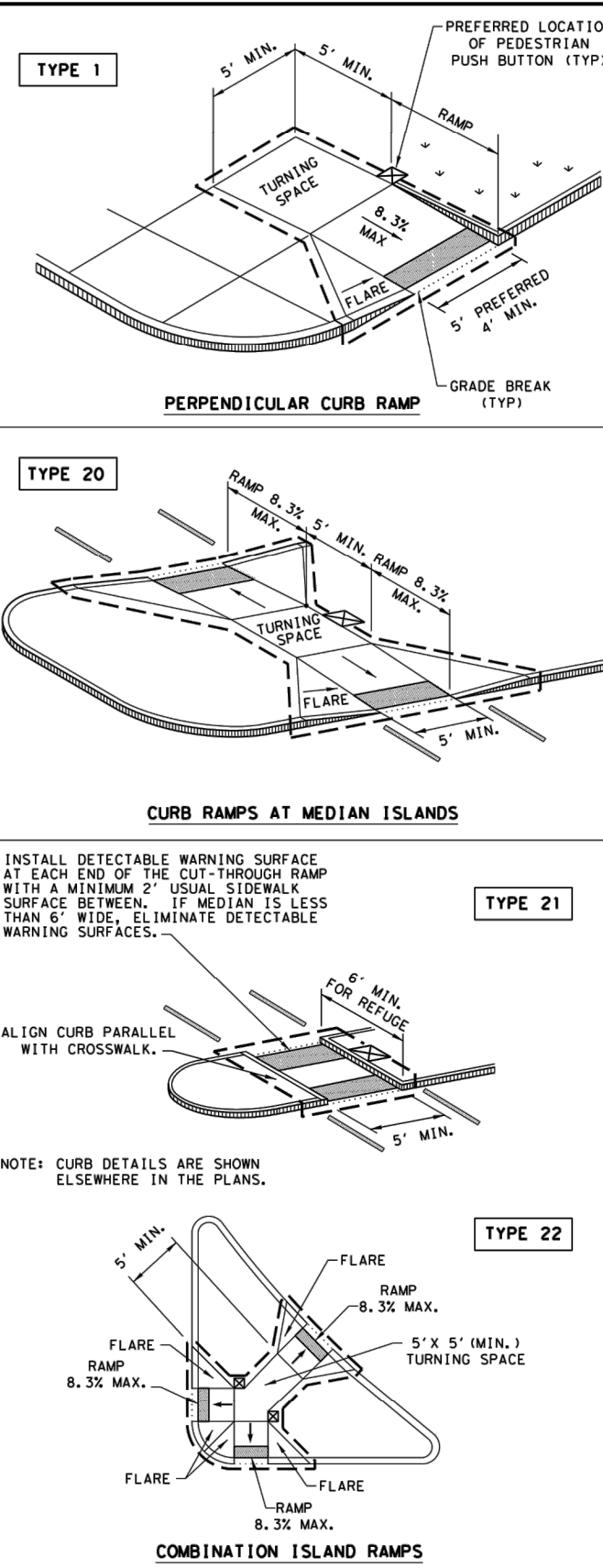
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| PROJECT NUMBER:  | 3031-00-01 |
| PROJECT MANAGER: | A.TAYLOR   |
| DRAWN BY:        | K.WADE     |
| CHECKED BY:      | A.TAYLOR   |
| ISSUE DATE:      | 11/12/2019 |

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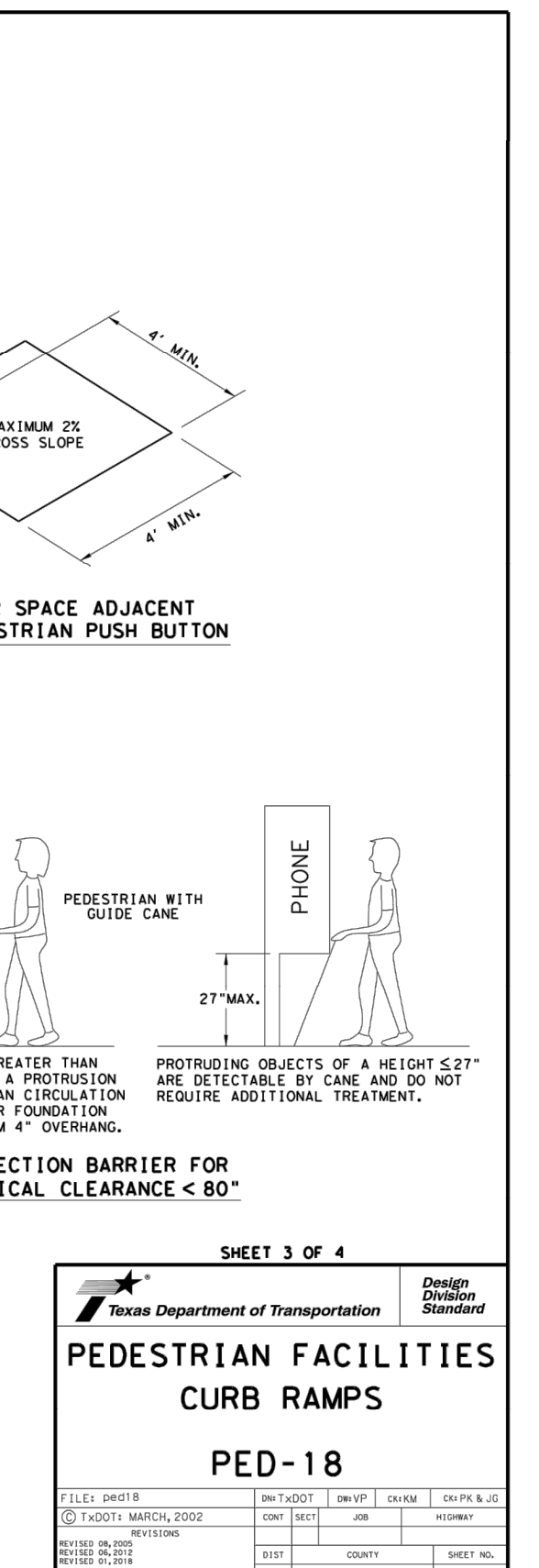
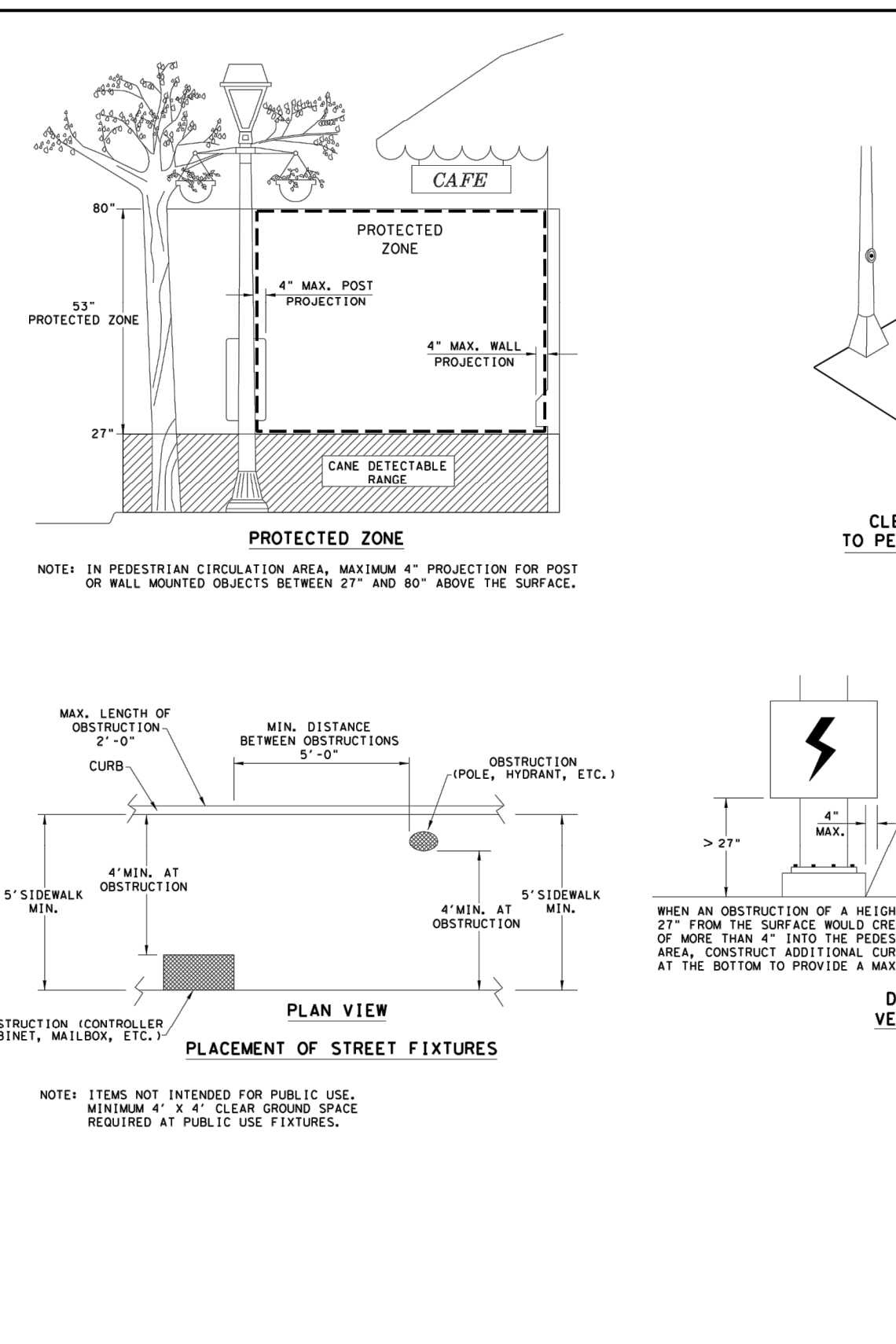
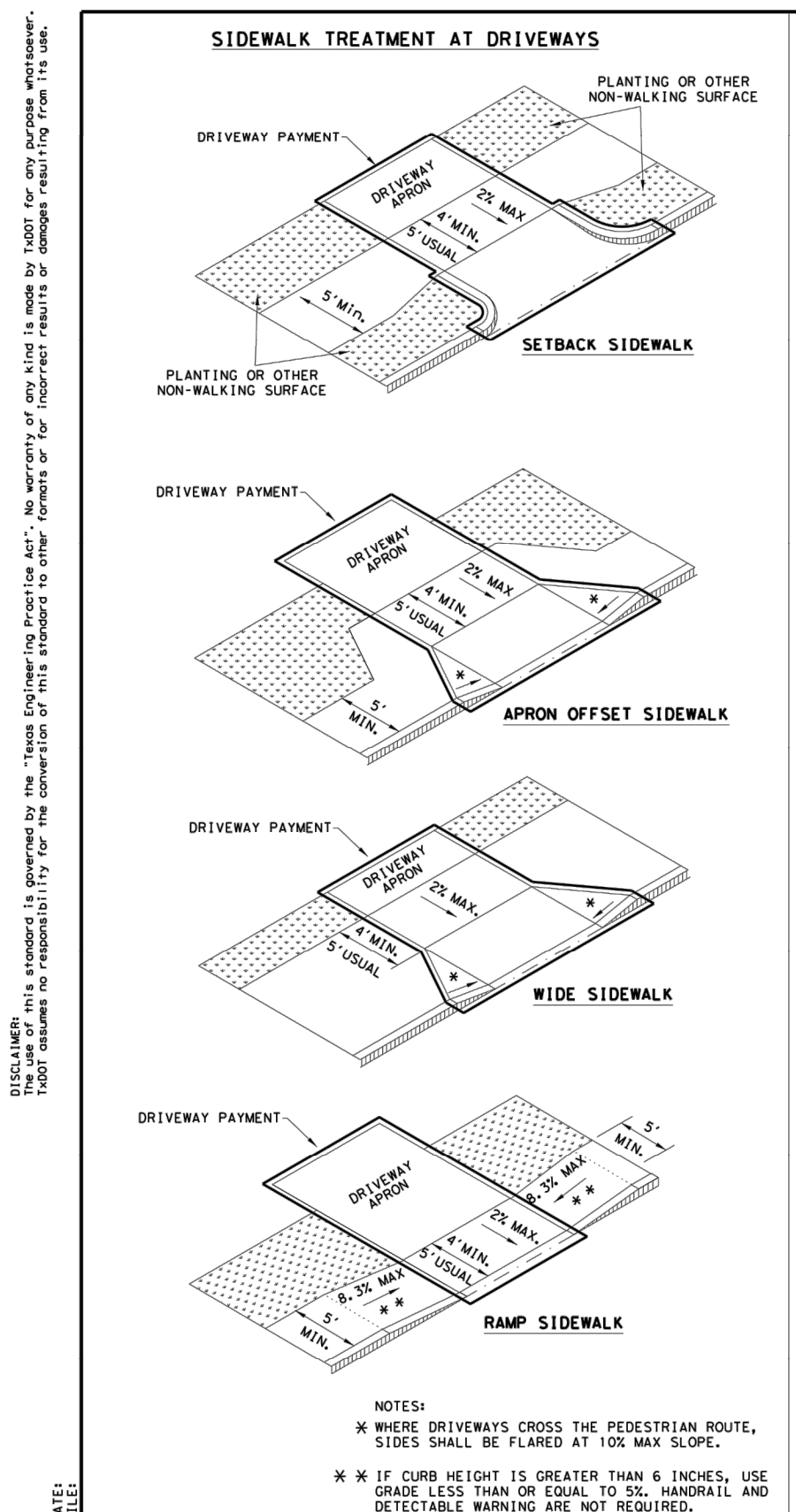
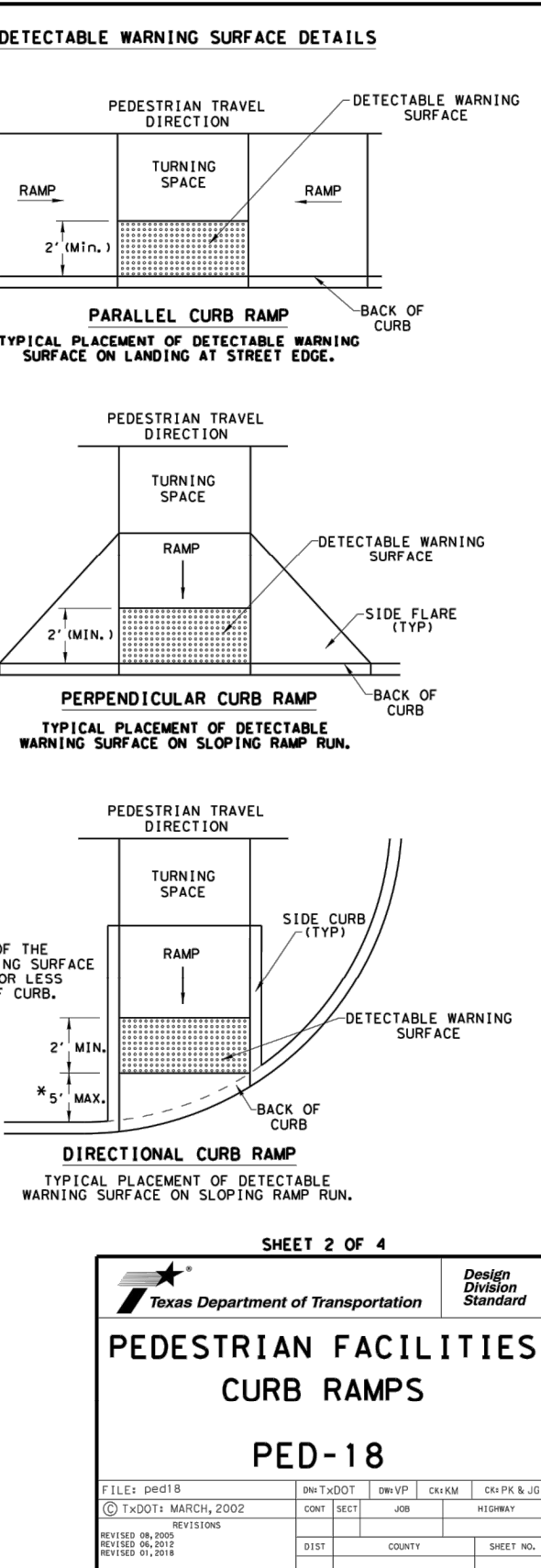
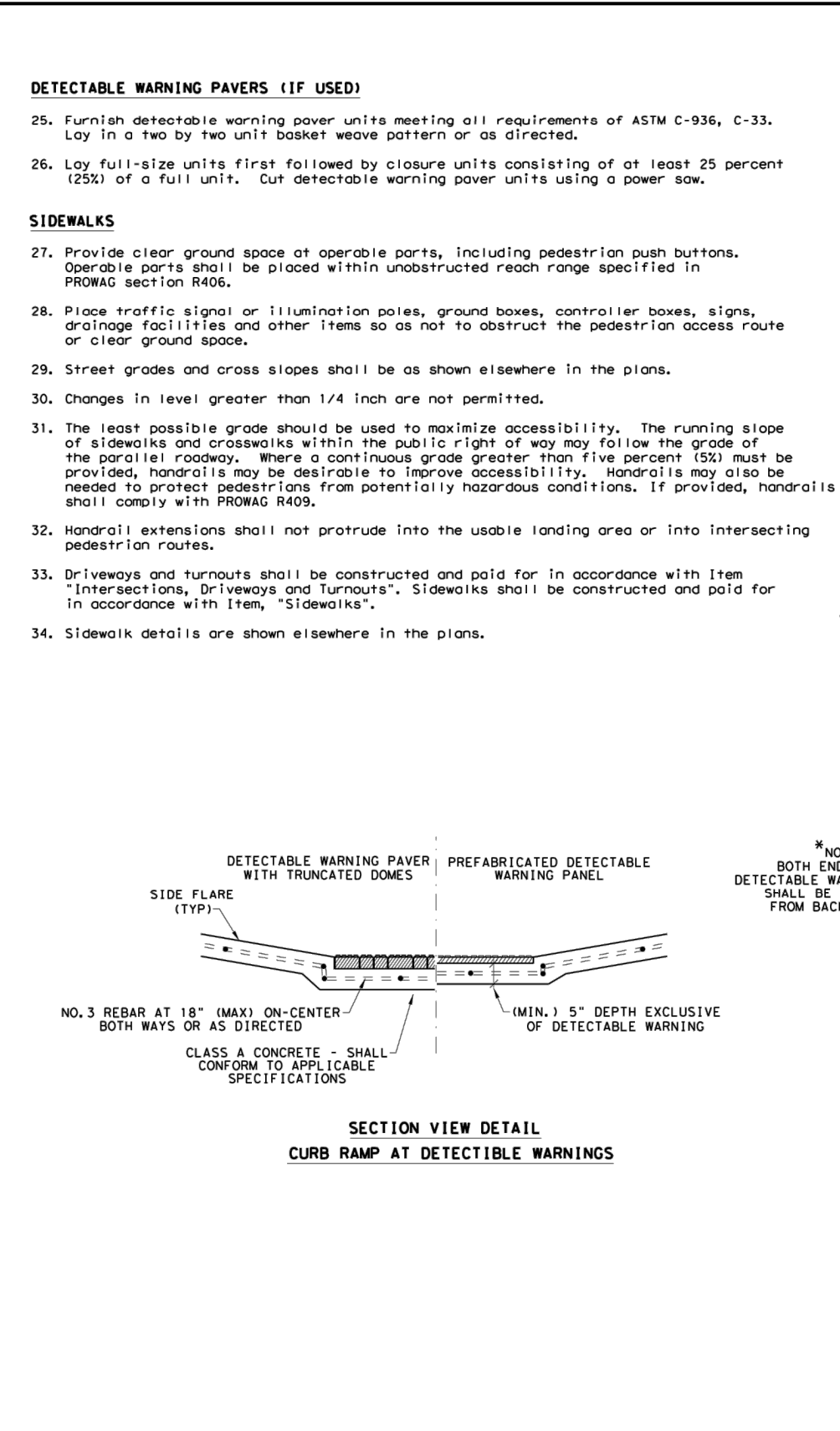
**GENERAL NOTES**

**CURB RAMPS**

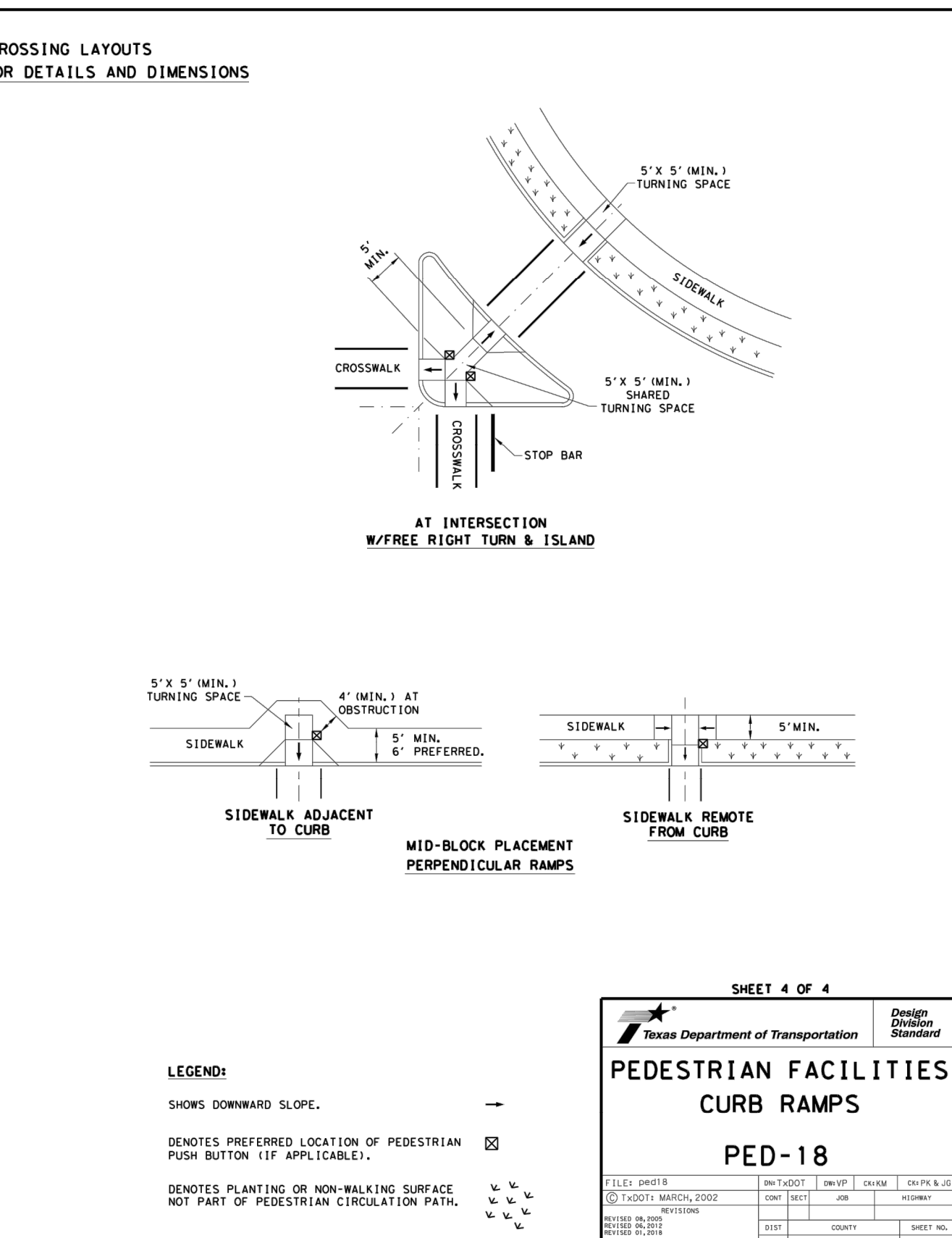
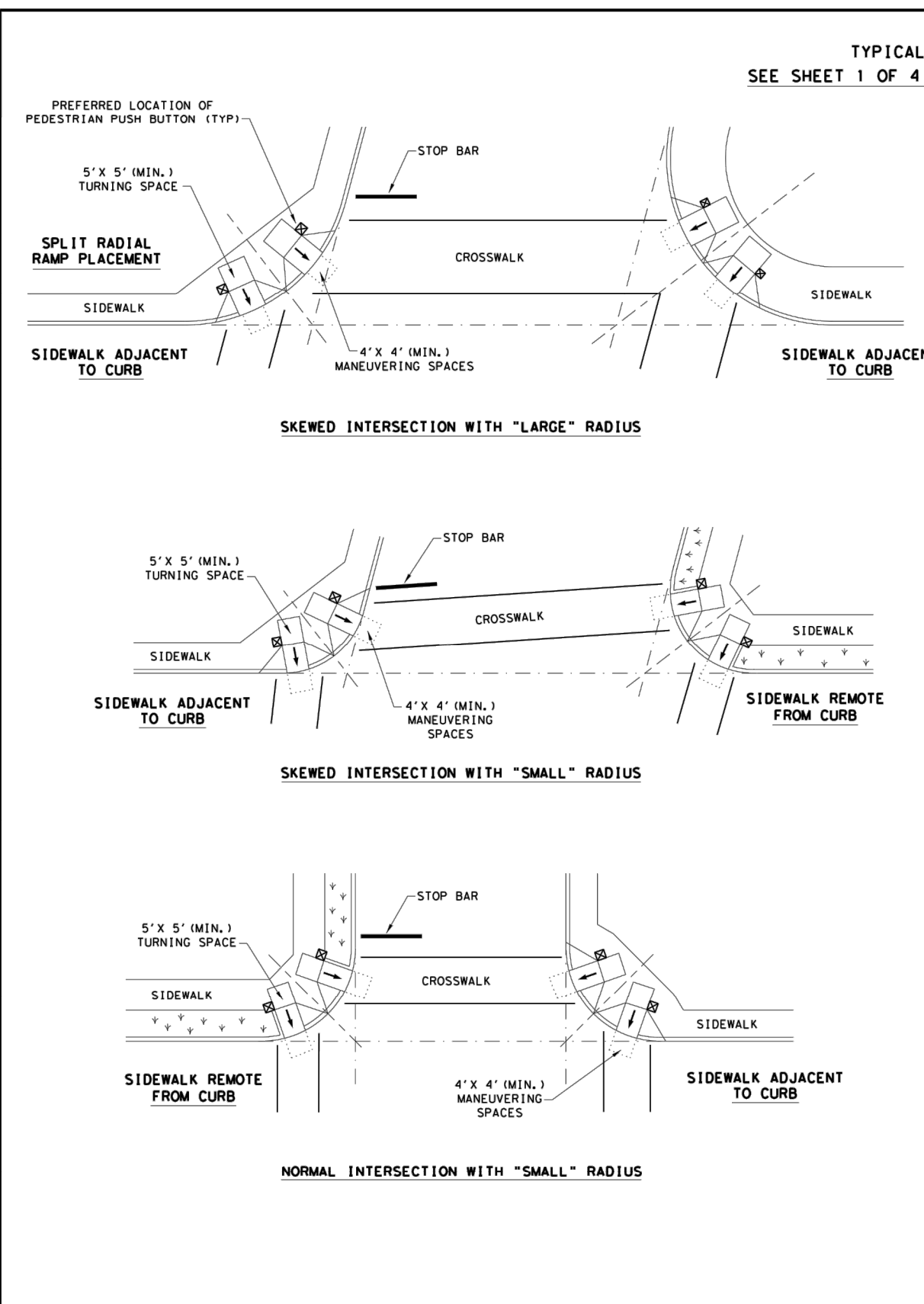
1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
4. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances.
5. 5' x 5' passing areas of intervals not to exceed 200' are required.
6. Turning Spaces shall be 5' x 5' minimum. Cross slope shall be maximum 2%.
7. Clear space at the bottom of curb ramps shall be a minimum of 4' x 4' and wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
8. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5' x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
16. Provide a smooth transition where the curb ramps connect to the street.
17. Curb ramps on street 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

**DETECTABLE WARNING MATERIAL**

19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with ASTM F1951. The surface must contrast visually with adjoining surfaces, including the sidewalk and the street. The surface may be cast-in-place dark brown or dark red detectable warning surface material adjacent to unpolished concrete, unless specified otherwise in the plans.
20. Detectable Warning Material (DWM) must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.



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KENNEDALE, TEXAS  
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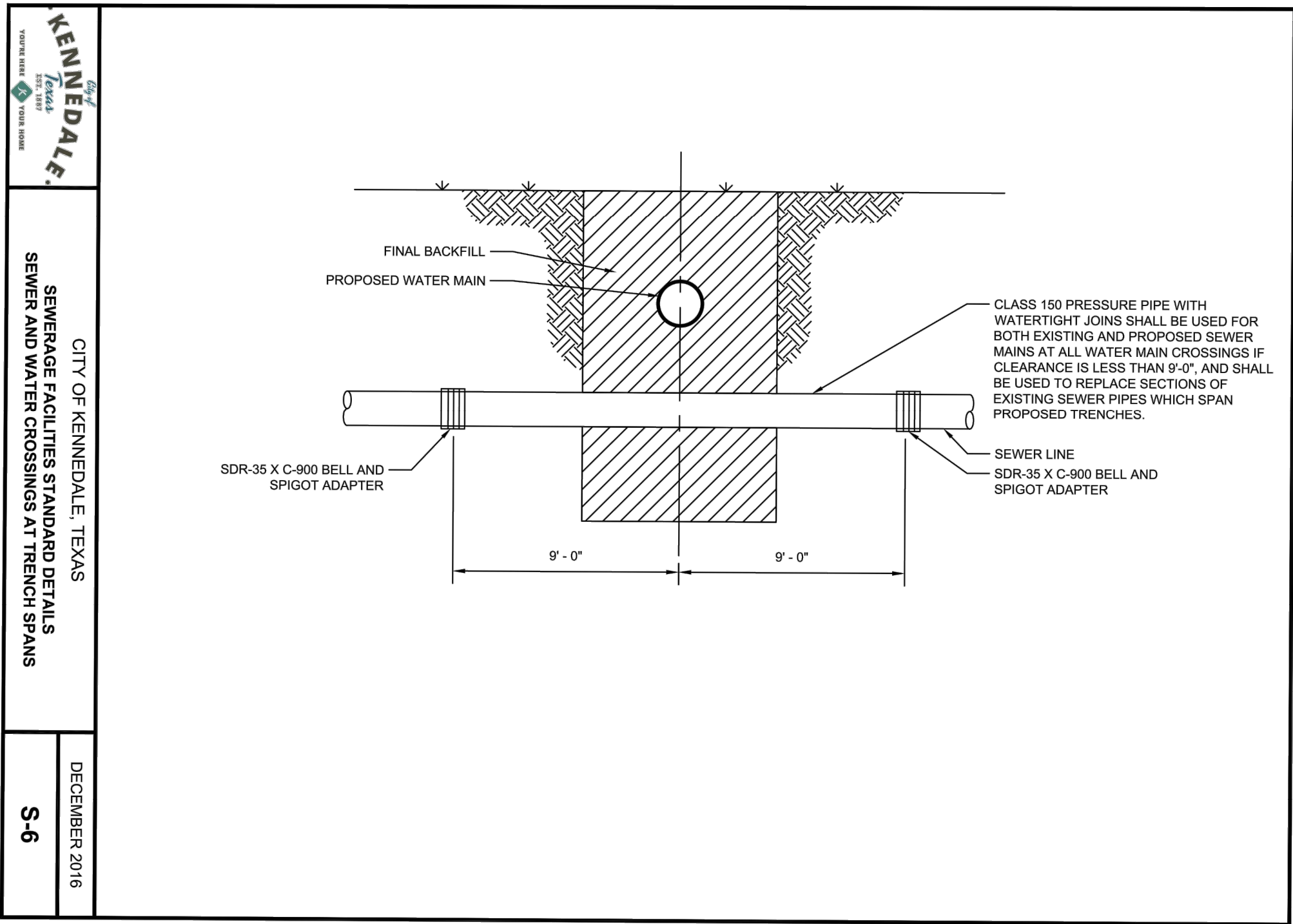
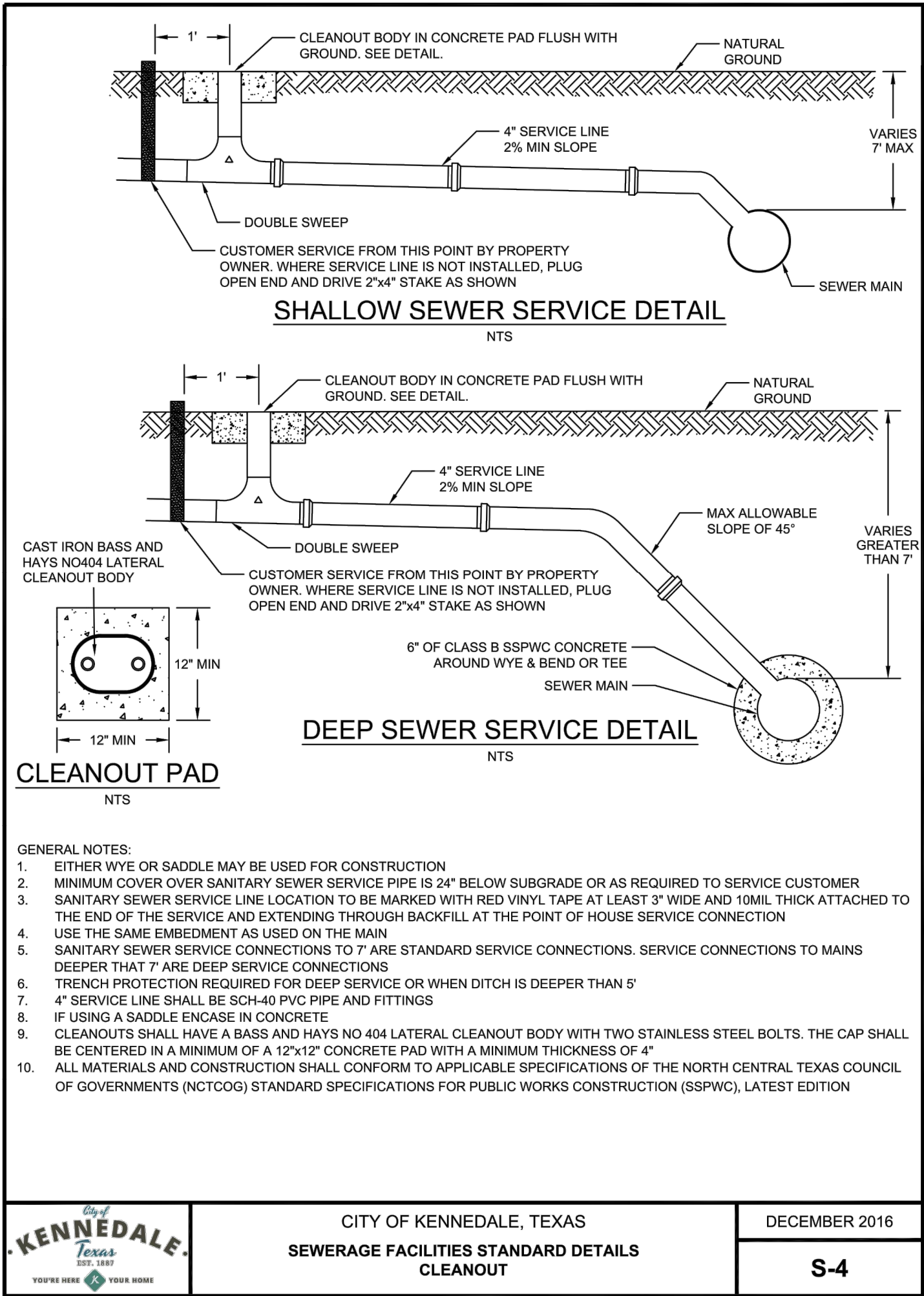
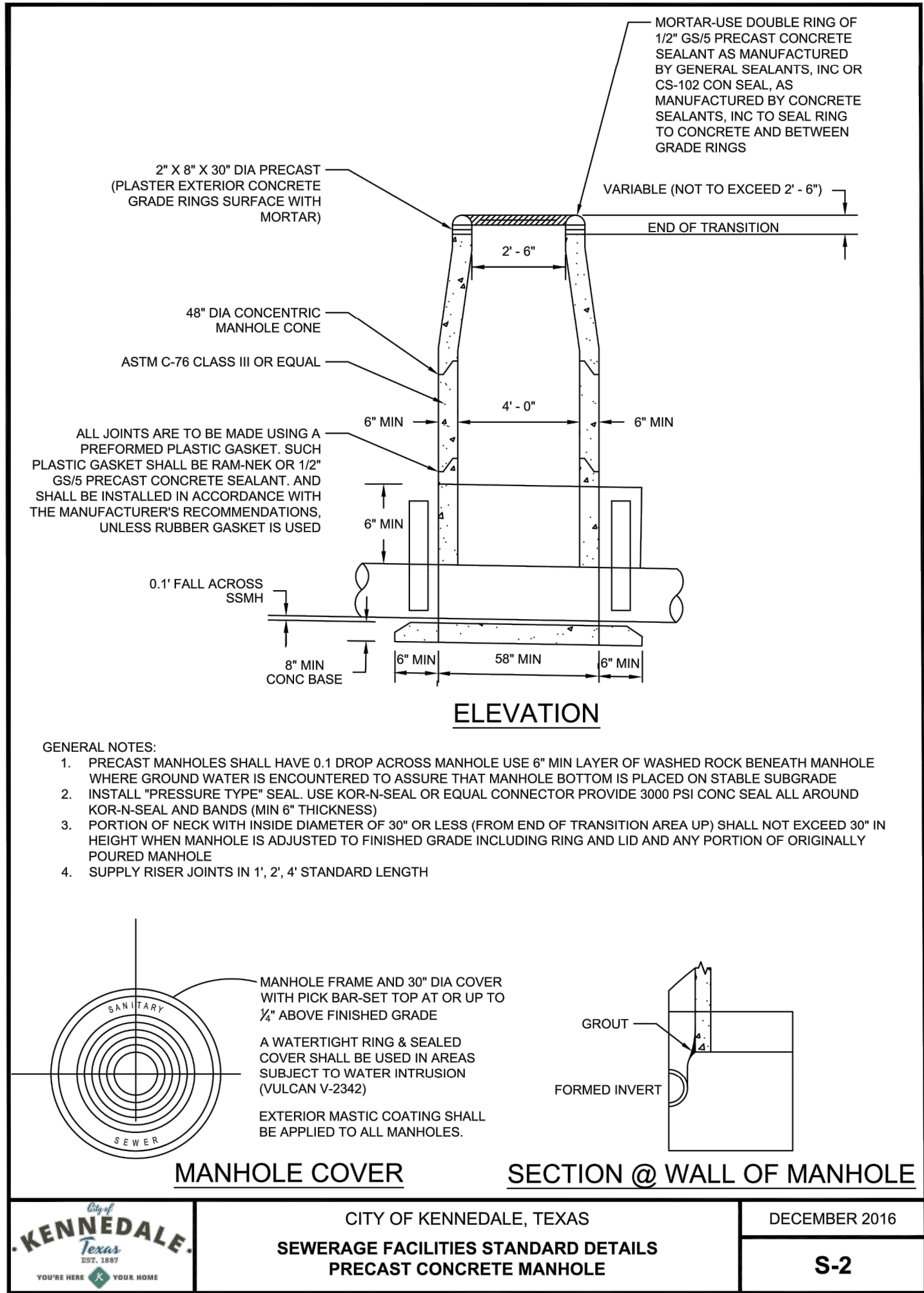
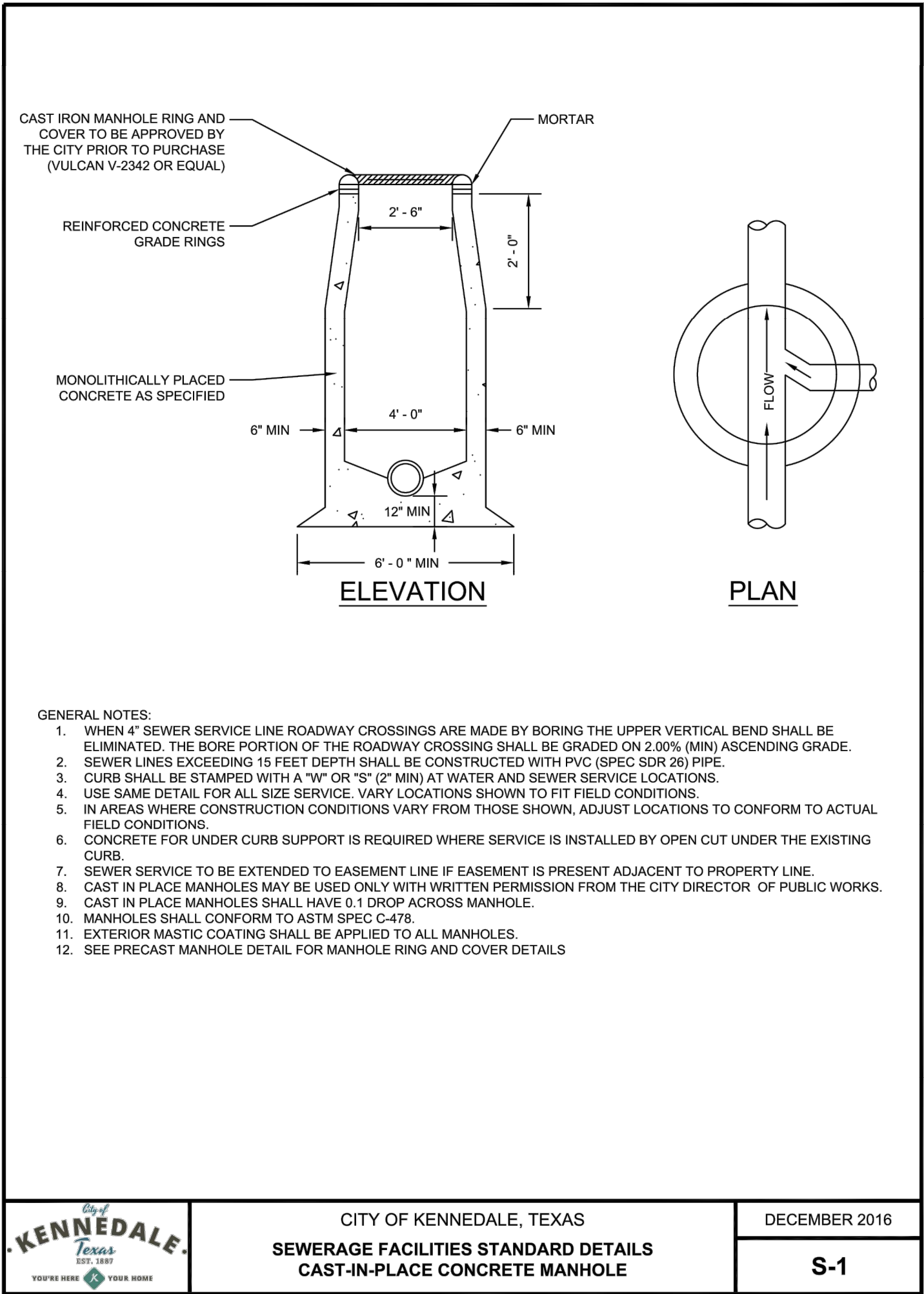
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PROJECT NUMBER: 3031-00-01  
PROJECT MANAGER: A.TAYLOR  
DRAWN BY: K.WADE  
CHECKED BY: A.TAYLOR  
ISSUE DATE: 11/12/2019

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ISSUE DATE: 11/12/2019

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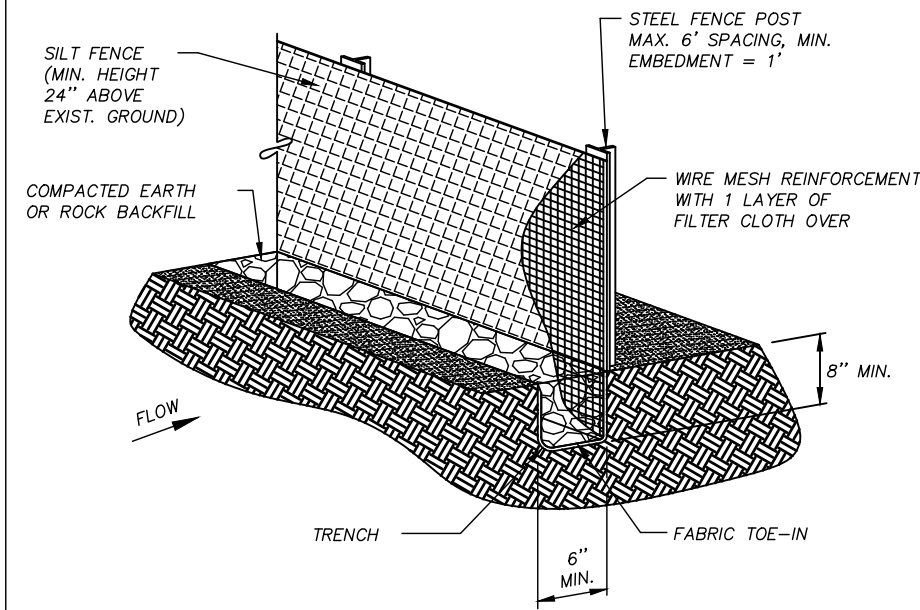
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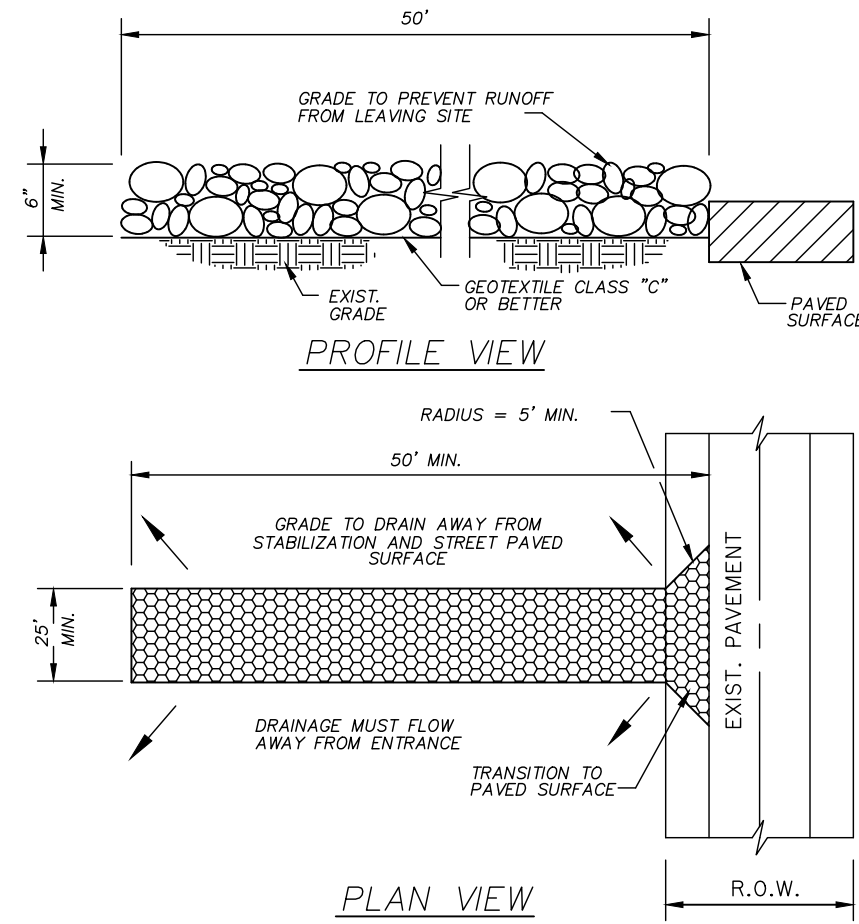
ISOMETRIC PLAN VIEW

SILT FENCE

SCALE: NO SCALE

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 8 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 IS IN TURN 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 AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A HEIGHT OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

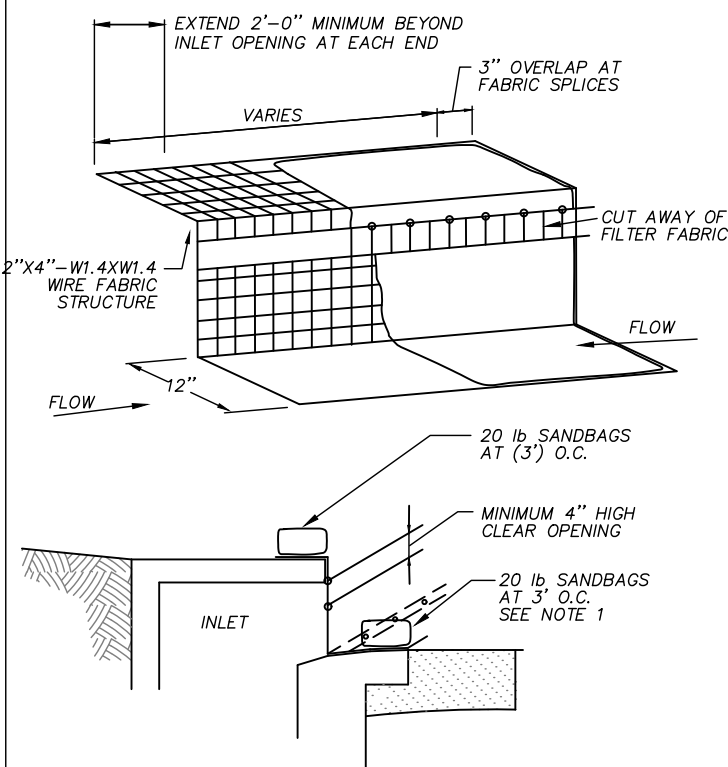


CONSTRUCTION EXIT

SCALE: NO SCALE

GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.
  2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.
  3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
  4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
  5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
  6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
  7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
  8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
  9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.
- NORTH CENTRAL COUNCIL OF GOVERNMENTS  
STD. SPEC. 0201.10  
DWG. No. 1070 A OCT. '04

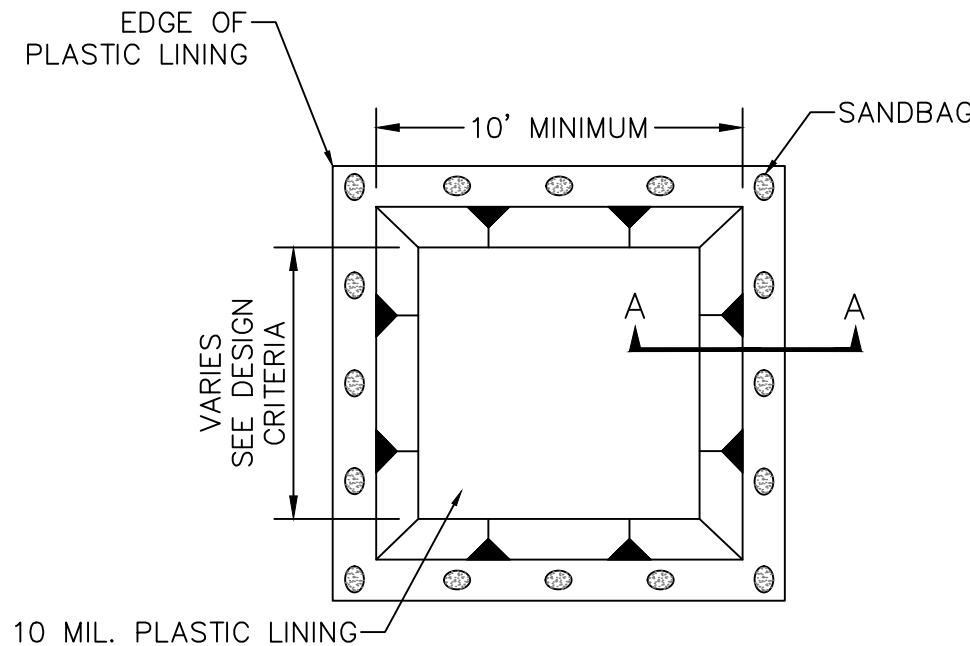


INLET PROTECTION

SCALE: NO SCALE

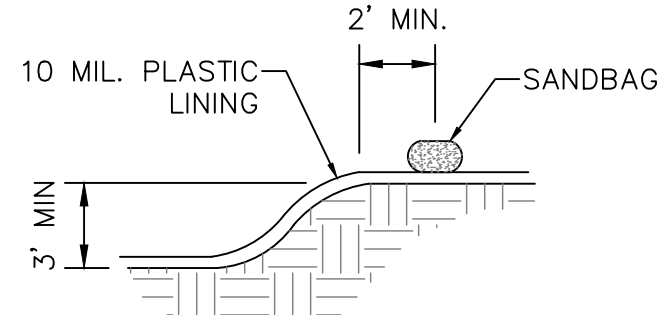
GENERAL NOTES:

1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. 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.
5. INLET PROTECTIONS SHALL BE REMOVED AFTER ACCEPTANCE OF PUBLIC FACILITIES.



CONCRETE WASHOUT PLAN VIEW

NOT TO SCALE



CONCRETE WASHOUT SECTION A-A

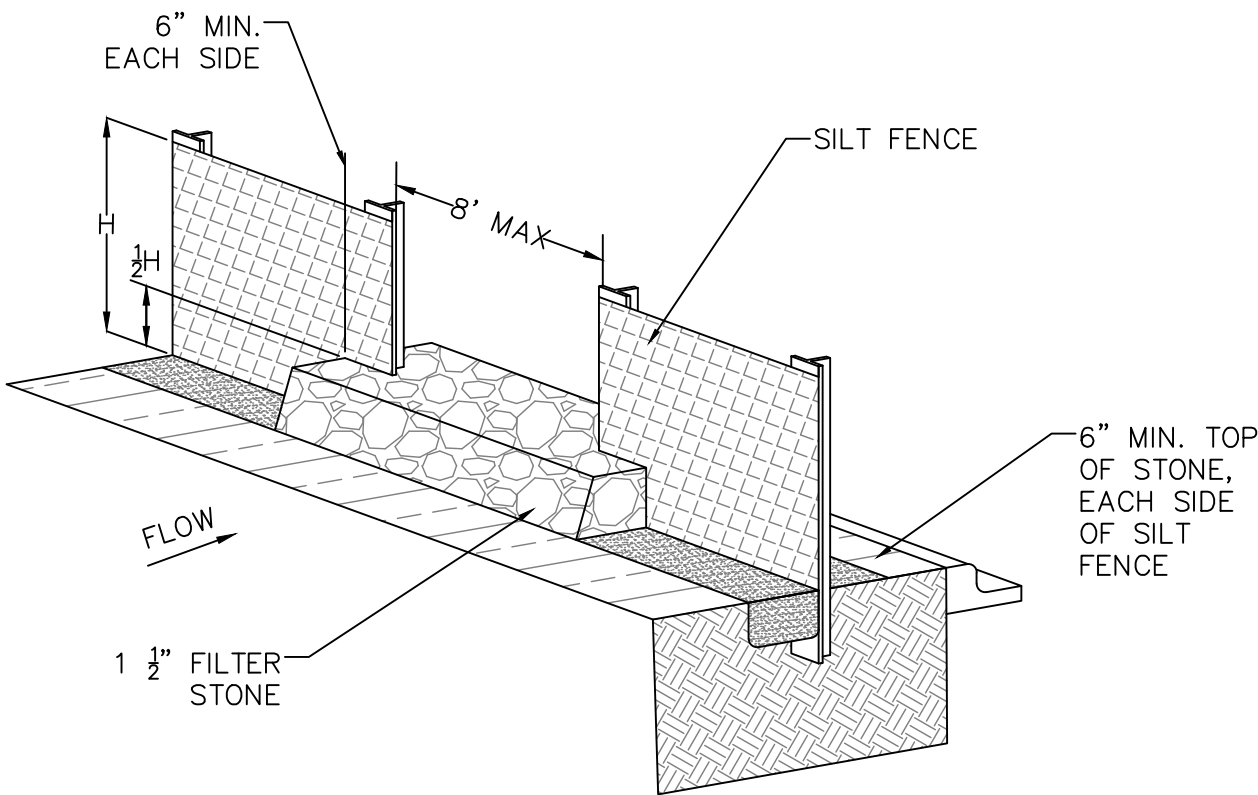
NOT TO SCALE

CONCRETE WASHOUT

SCALE: NO SCALE

GENERAL NOTES:

1. STONE OVERFLOW STRUCTURES OR OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE FENCE OR EVERY 300 FEET IF THERE IS NO APPARENT LOW POINT.
2. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, IN CHANNELS, DRAINAGEWAYS, 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 DREGGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSED AS A RESULT OF EROSION CONTROL MEASURES.



SILT FENCE STONE OVERFLOW STRUCTURE

SCALE: NO SCALE

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|                  |            |
|------------------|------------|
| PROJECT NUMBER:  | 3031-00-01 |
| PROJECT MANAGER: | A.TAYLOR   |
| DRAWN BY:        | K.WADE     |
| CHECKED BY:      | A.TAYLOR   |
| ISSUE DATE:      | 11/12/2019 |

|      |      |          |    |
|------|------|----------|----|
| REV. | DATE | DESCRIP. | BY |
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SHEET CONTENT:

EROSION DETAILS

SHEET NO:

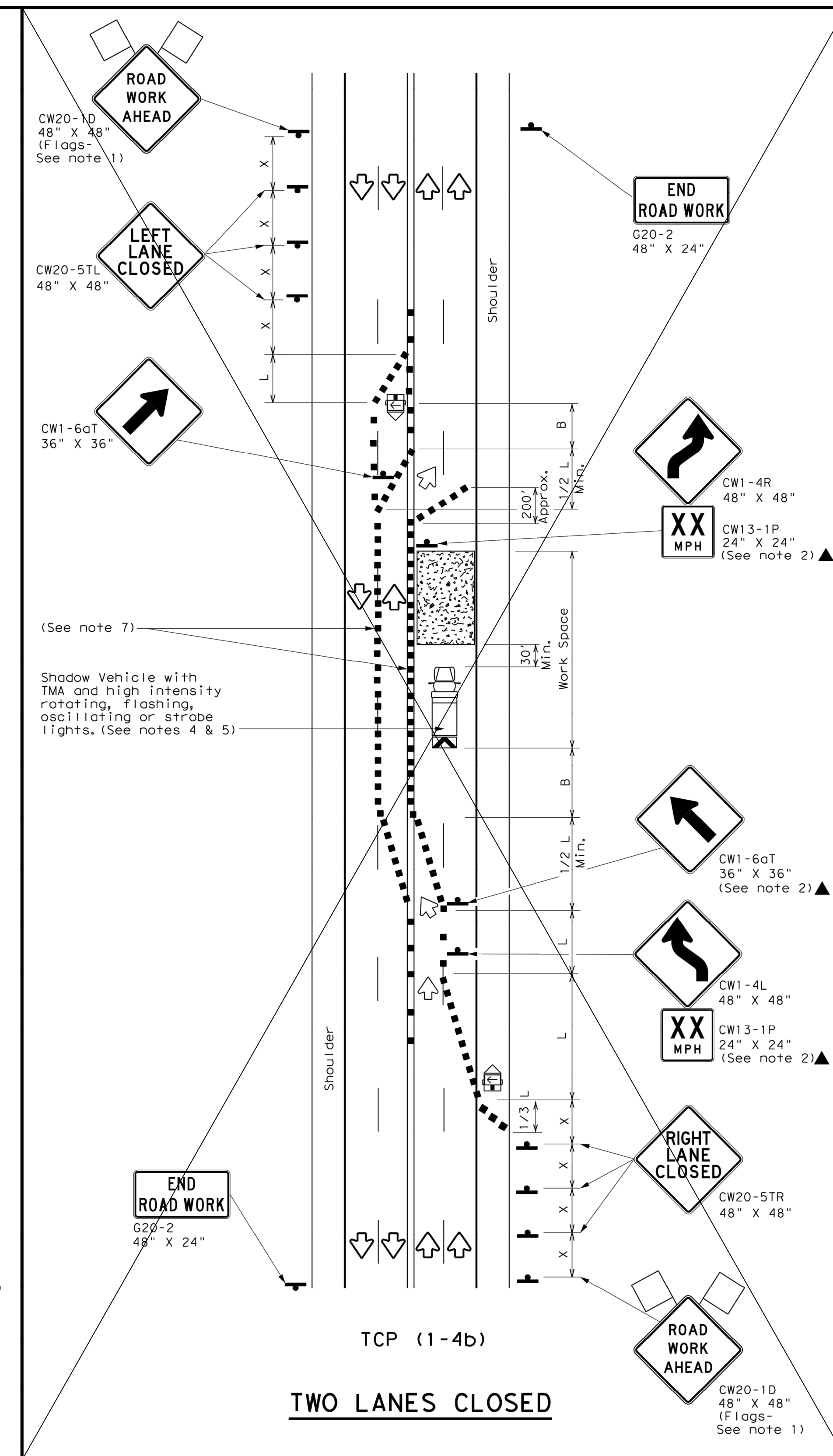
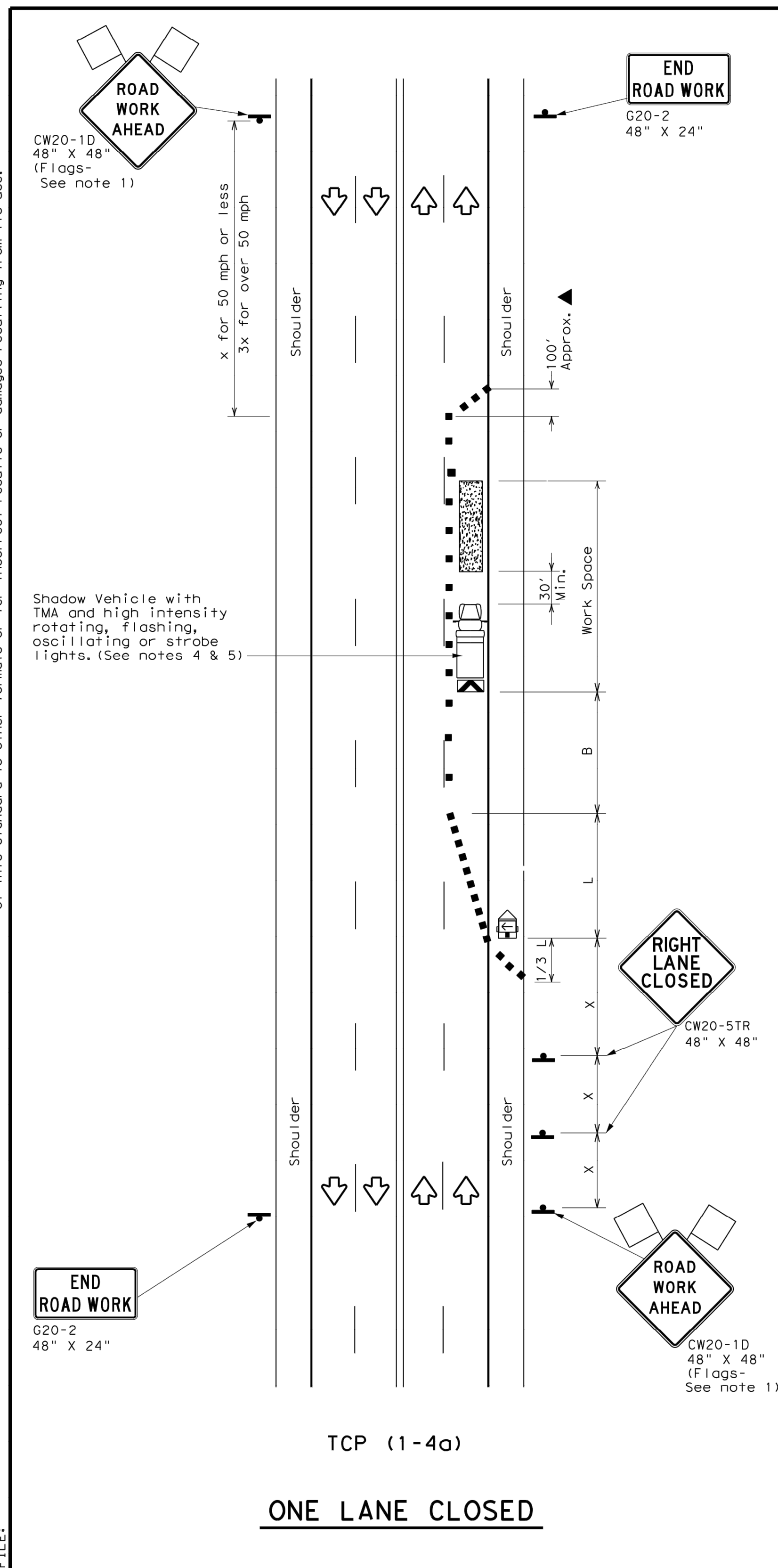
20

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DATE: FILE:



| LEGEND |                                      |  |                                         |  |  |  |  |
|--------|--------------------------------------|--|-----------------------------------------|--|--|--|--|
|        | Type 3 Barricade                     |  | Channelizing Devices                    |  |  |  |  |
|        | Heavy Work Vehicle                   |  | Truck Mounted Attenuator (TMA)          |  |  |  |  |
|        | Trailer Mounted Flashing Arrow Board |  | Portable Changeable Message Sign (PCMS) |  |  |  |  |
|        | Sign                                 |  | Traffic Flow                            |  |  |  |  |
|        | Flag                                 |  | Flagger                                 |  |  |  |  |

| Posted Speed<br>* | Formula               | Minimum Desirable Taper Lengths<br>** |            |            | Suggested Maximum Spacing of Channelizing Devices |              | Minimum Sign Spacing<br>Distance | Suggested Longitudinal Buffer Space<br>"B" |
|-------------------|-----------------------|---------------------------------------|------------|------------|---------------------------------------------------|--------------|----------------------------------|--------------------------------------------|
|                   |                       | 10' Offset                            | 11' Offset | 12' Offset | On a Taper                                        | On a Tangent |                                  |                                            |
| 30                | $L = \frac{WS^2}{60}$ | 150'                                  | 165'       | 180'       | 30'                                               | 60'          | 120'                             | 90'                                        |
| 35                |                       | 205'                                  | 225'       | 245'       | 35'                                               | 70'          | 160'                             | 120'                                       |
| 40                |                       | 265'                                  | 295'       | 320'       | 40'                                               | 80'          | 240'                             | 155'                                       |
| 45                | L = WS                | 450'                                  | 495'       | 540'       | 45'                                               | 90'          | 320'                             | 195'                                       |
| 50                |                       | 500'                                  | 550'       | 600'       | 50'                                               | 100'         | 400'                             | 240'                                       |
| 55                |                       | 550'                                  | 605'       | 660'       | 55'                                               | 110'         | 500'                             | 295'                                       |
| 60                |                       | 600'                                  | 660'       | 720'       | 60'                                               | 120'         | 600'                             | 350'                                       |
| 65                |                       | 650'                                  | 715'       | 780'       | 65'                                               | 130'         | 700'                             | 410'                                       |
| 70                |                       | 700'                                  | 770'       | 840'       | 70'                                               | 140'         | 800'                             | 475'                                       |
| 75                |                       | 750'                                  | 825'       | 900'       | 75'                                               | 150'         | 900'                             | 540'                                       |

\* Conventional Roads Only  
\*\* Taper lengths have been rounded off.  
L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

| TYPICAL USAGE |                |                       |                              |                      |
|---------------|----------------|-----------------------|------------------------------|----------------------|
| MOBILE        | SHORT DURATION | SHORT TERM STATIONARY | INTERMEDIATE TERM STATIONARY | LONG TERM STATIONARY |
|               | ✓              | ✓                     |                              |                      |

**GENERAL NOTES**

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- The CW20-1D "ROAD WORK AHEAD" sign may be repeated if the visibility of the work zone is less than 1500 feet.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

**TCP (1-4a)**

6. If this TCP is used for a left lane closure, CW20-5TL "LEFT LANE CLOSED" signs shall be used and channelizing devices shall be placed on the centerline where needed to protect the work space from opposing traffic with the arrow panel placed in the closed lane near the end of the merging taper.

**TCP (1-4b)**

7. Where traffic is directed over a yellow centerline, channelizing devices which separate two-way traffic should be spaced on tapers at 20' or 15' if posted speeds are 35 mph or slower, and for tangent sections, at 1/2S where S is the speed in mph. This tighter device spacing is intended for the areas of conflicting markings, not the entire work zone.

**Traffic Operations Division Standard**

**TRAFFIC CONTROL PLAN**  
**LANE CLOSURES ON MULTILANE CONVENTIONAL ROADS**

**TCP (1-4) - 18**

|           |               |               |      |           |     |
|-----------|---------------|---------------|------|-----------|-----|
| FILE:     | tcp1-4-18.dgn | DN:           | CK:  | DW:       | CK: |
| ©         | TxDOT         | December 1985 | CONT | SECT      | JOB |
| REVISIONS |               |               |      |           |     |
| 2-94      | 4-98          |               |      |           |     |
| 8-95      | 2-12          |               |      |           |     |
| 1-97      | 2-18          |               |      |           |     |
| DIST      |               | COUNTY        |      | SHEET NO. |     |

1-51

OAK'S COURT  
KENNEDALE, TEXAS  
TRAFFIC CONTROL PLAN

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SHEET CONTENT:  
**TRAFFIC CONTROL PLAN**  
SHEET NO:  
**21**  
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