



TOWN COUNCIL REGULAR MEETING AGENDA

November 15, 2022 at 6:30 PM

Town Hall - 1941 E. Jeter Road, Bartonville, TX 76226

A. CALL MEETING TO ORDER

B. CLOSED SESSION

Pursuant to the Open Meetings Act, Chapter 551, the Town Council will meet in a Closed Executive Session in accordance with the Texas Government Code: Government Code Section 551.071, Consultation with Town Attorney

1. To Seek legal advice of its attorney regarding legal issues related to the Town's Extraterritorial Jurisdiction (ETJ), issues related to the Furst Ranch Development, issues related to amending the Town's Development Ordinance, and any and all legal issues related thereto.

C. RECONVENE OPEN MEETING

The Town Council to reconvene into an open meeting and consider action, if any, on items discussed in closed session.

D. PLEDGE OF ALLEGIANCE

E. PUBLIC PARTICIPATION

If you wish to address the Council, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Council during the Citizen Comments portion of the meeting or when the item is considered by the Town Council.

F. APPOINTED REPRESENTATIVE/LIAISON REPORTS

2. Denton County Emergency Services District #1
3. October Police Update
4. Town Administrator Monthly Reports October 2022: Financial, Animal Control, Code Enforcement, Engineering, Municipal Court, and Permits.

G. CONSENT AGENDA

This agenda consists of non-controversial or "housekeeping" items required by law. Items may be approved with a single motion. Items may be removed from the Consent Agenda by any Councilmember by making such request prior to a motion and vote on the Consent Agenda.

5. Consider approval of the October 18, 2022, regular meeting minutes.

H. REGULAR ITEMS

6. Discussion on the 2022 Comprehensive Land Use Survey results.
7. Discuss and consider approval of an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 5, "Fire Prevention and Protection," Article 5.04, "Fireworks," to prohibit the sale and use of fireworks.
8. Discuss and consider approval of a Development Agreement between the Town of Bartonville, Texas and Deer Hollow of Bartonville, LLC; and authorization for the Mayor to execute same on behalf of the Town.
9. Discuss, consider, and act regarding a Final Plat for the proposed Deer Hollow subdivision, consisting of approximately 81.397 acres generally located east of Seals Rd., west and south of Dove Creek Rd., and north of Jeter Rd. ***The Planning and Zoning Commission recommended approval with by a vote of 5 to 0 at its July 6, 2022, meeting.***
10. Discuss and consider approval of an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 12, "Traffic and Vehicles," Article 12.02, "Traffic-Control Devices," and Article 12.03, "Operation of Vehicles."
11. Discuss and consider directing the Development Review Committee to review and provide recommendations on an ordinance amending Division IV, Special Requirements, Chapter 20 Fencing, Walls, and Screening Requirements, and any other related sections of the Zoning Ordinance for the Town of Bartonville related to fencing, walls, and screening.
12. Discuss and consider approval of a resolution approving an extension of the Annual Contract for Miscellaneous Pavement Repair and Drainage Improvements between the Town of Bartonville and SPI Asphalt, LLC., and authorizing the Town Administrator to execute contract extension documents.
13. Discuss and consider approval of an ordinance amending the Town's Budget for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022, as adopted by Ordinance No. 715-21 and amended by Ordinance 720-21 and by Ordinance 724-22 by providing for adjustments to the General Fund.
14. Discuss and consider approval of an ordinance amending Section 3.1.k. regarding street centerline offsets, and by amending Section 3.1 of Part III of the Town's Development Ordinance, contained in Chapter 10 of the Town's Code of Ordinances, Exhibit A, by adding a new section regarding road and street extensions and connections from areas outside of the Town and associated procedures.

I. FUTURE ITEMS

J. ADJOURNMENT

I hereby certify that this Notice of Meeting was posted on the Town Website, and on the bulletin board, at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the public at all times. Said Notice was posted on the following date and time; and remained posted continuously prior to the scheduled time of said meeting and shall remain posted until meeting is adjourned.

/s/ Tammy Dixon, Town Secretary

Posted: November 10, 2022 at 5:00 p.m.

The Town Council reserves the right to adjourn into executive session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government.



TOWN COUNCIL COMMUNICATION

DATE November 15, 2022

FROM: Bobby Dowell, Chief of Police

AGENDA ITEM: October Police Update

SUMMARY:

Attached is the October Police Department Update.

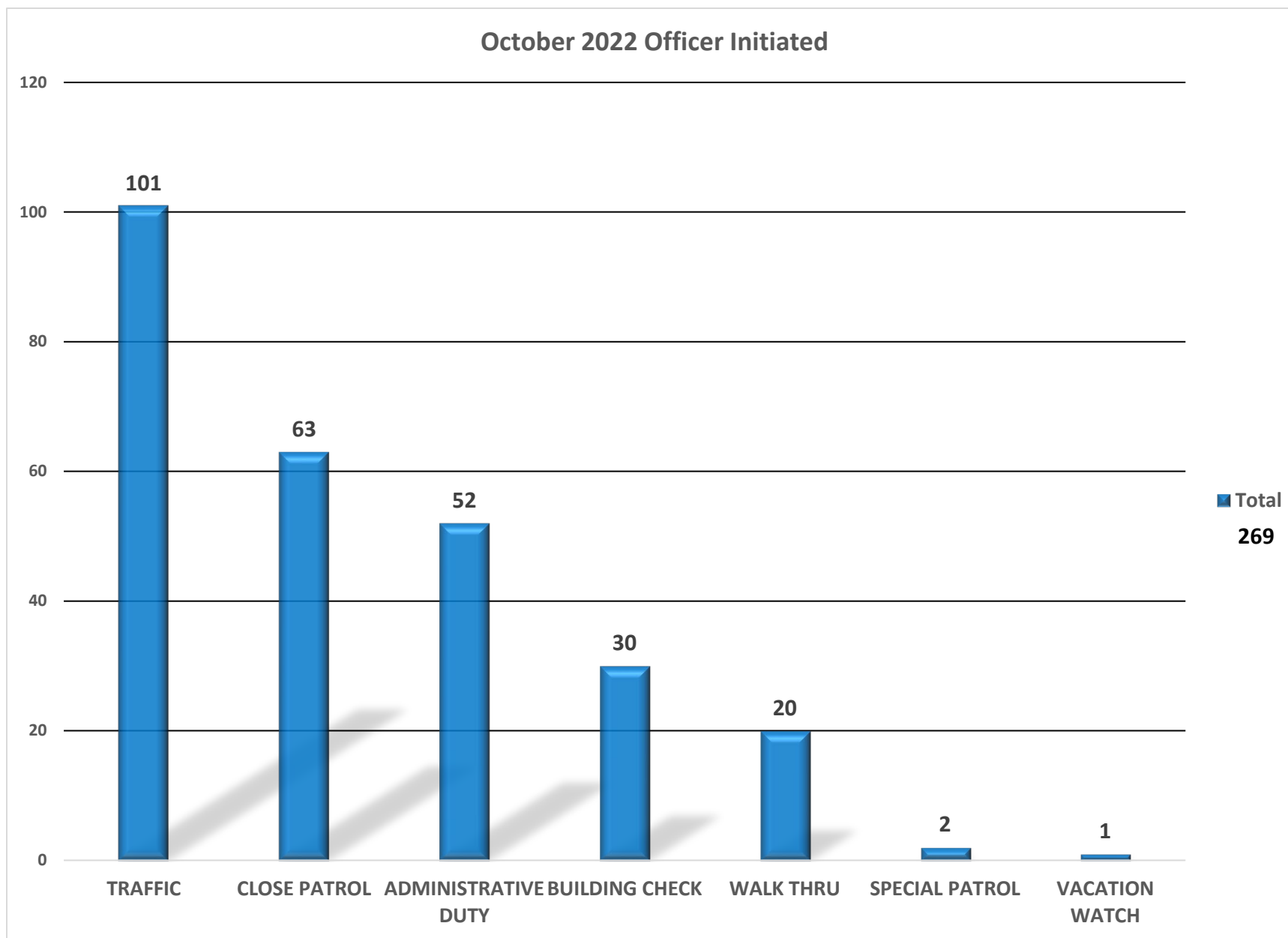
ATTACHMENTS:

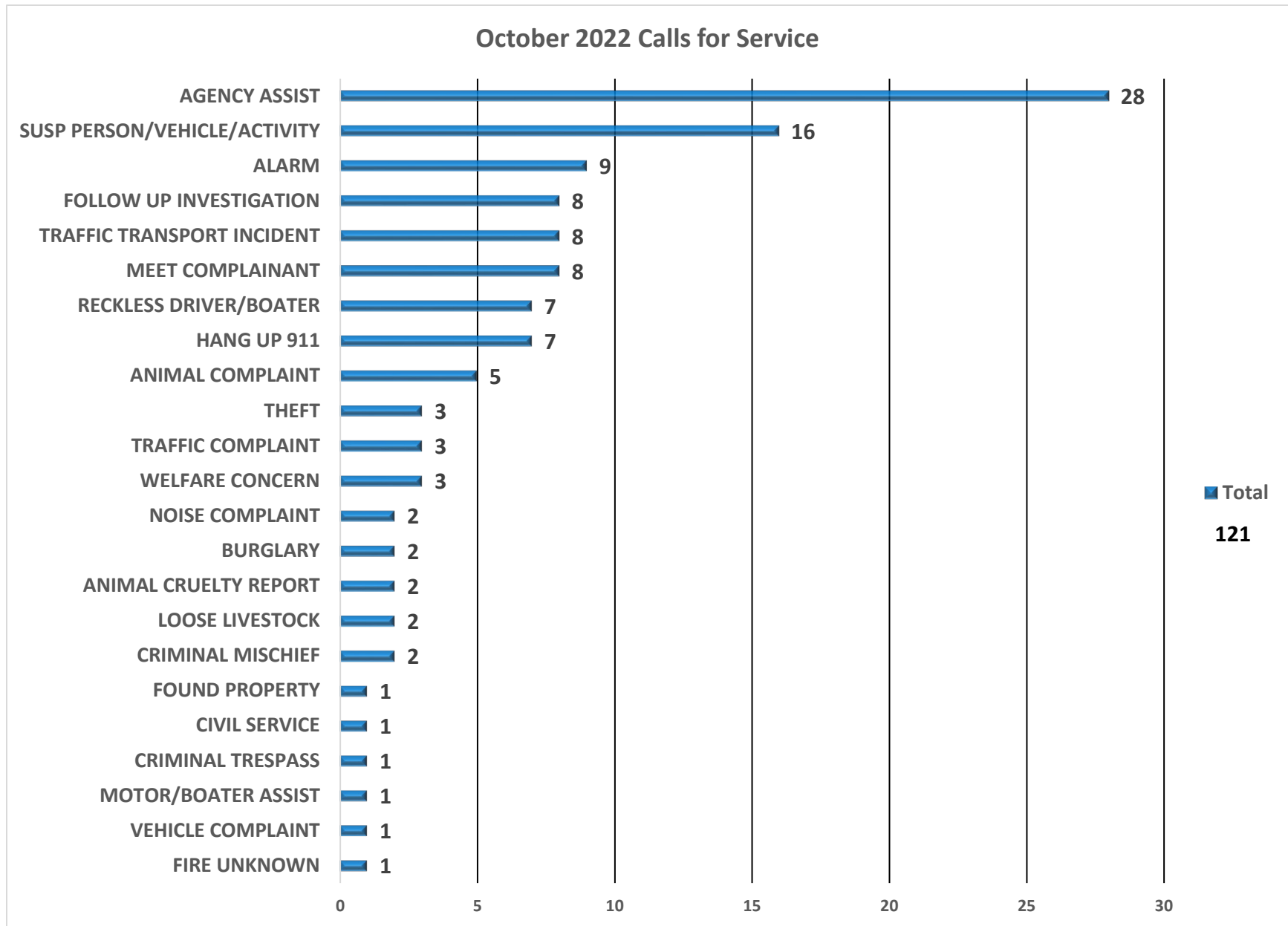
October Police Department Report

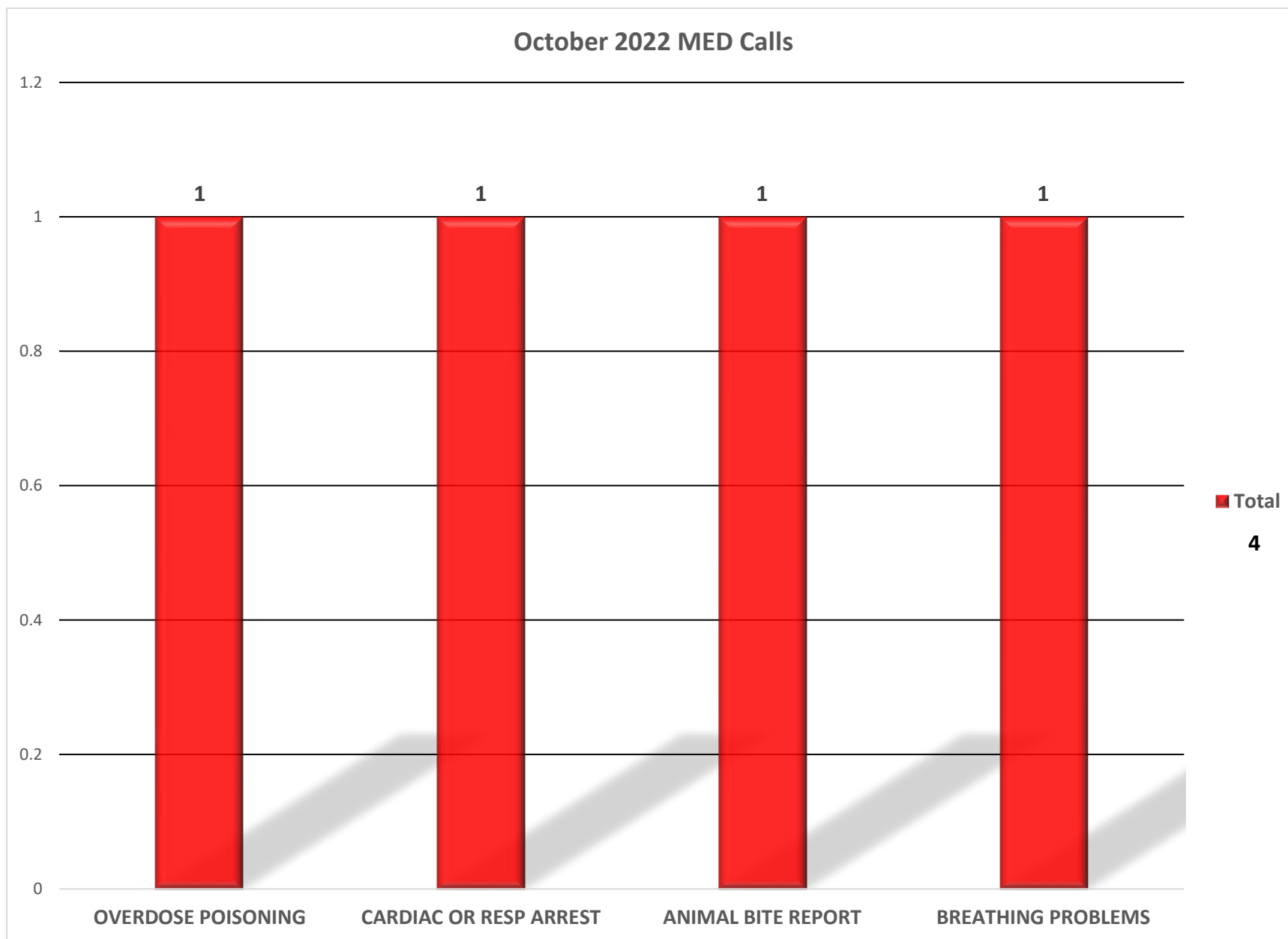
Bartonville Police Department

Monthly Report











TOWN COUNCIL COMMUNICATION

DATE November 15, 2022

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Town Administrator Monthly Reports October 2022: Financial, Animal Control, Code Enforcement, Engineering, Municipal Court, and Permits.

SUMMARY:

Attached are the October Monthly Reports.

ATTACHMENTS:

Animal Control
Code Enforcement
Engineering
Municipal Court
Permits

Location	Notes	Code
Oct 27, 2022 4:31 PM 1941 JETER RD E	Patrolled city focusing on stray animals.	Animal Control
Oct 25, 2022 4:09 PM 1100 blk of gibbons rd	we removed a large raccoon carcass from the roadway	Animal Control
Oct 20, 2022 2:48 PM 1941 JETER RD E	Patrolled city focusing on stray animals.	Animal Control
Oct 11, 2022 4:39 PM 1941 JETER RD E	Patrolled city focusing on stray animals.	Animal Control
Oct 5, 2022 11:18 AM ARE OF 1209 REBUD DR	responded to a report of several small dogs running loose. we were unable to locate any loose canines upon arrival and patrol of the area	Animal Control
Oct 4, 2022 4:12 PM 1941 JETER RD E	Patrolled city focusing on stray animals.	Animal Control

Location	Notes	Code
Oct 31, 2022 12:40 PM 1519 BROOME	CERTIFIED LETTER SENT FOR JUNK REFRIGERATOR	Code Enforcement
Oct 31, 2022 12:39 PM 1113 maple	CERTIFIED LETTER SENT	Code Enforcement
Oct 31, 2022 12:39 PM 1200 pecan	CERTIFIED LETTER SENT	Code Enforcement
Oct 27, 2022 4:32 PM	Patrolled city focusing on code issues.	Code Enforcement
Oct 20, 2022 2:50 PM	Patrolled city focusing on code issues. spoke to thad	Code Enforcement
Oct 11, 2022 4:40 PM	Patrolled city focusing on code issues. spoke to thad	Code Enforcement
Oct 11, 2022 2:51 PM 64 MCMAKIN RD	i reassessed the property for grass and weeds. they did not appear to be out of compliance.	Code Enforcement
Oct 10, 2022 12:45 PM 1213 redbud	certified letter sent JV TD	Code Enforcement
Oct 10, 2022 12:44 PM 1211 redbud	certified letter sent TD JV	Code Enforcement
Oct 10, 2022 12:43 PM 1206 redbud	certified letter sent JV TD	Code Enforcement

Location	Notes	Code
Oct 10, 2022 12:41 PM 506 oakwood	certified letter sent	Code Enforcement
Oct 6, 2022 4:13 PM 1501 landfall cir	request by city hall to assess if the grass and weeds were out of compliance. the grass and weeds did not appear to be over 12" and cover more than 30% of the area. i will continue to monitor the property and issue warnings as necessary	Code Enforcement
Oct 6, 2022 4:12 PM 64 MCMAKIN RD	i advised city hall i did not find any violations at this time	Code Enforcement
Oct 4, 2022 4:13 PM	Patrolled city focusing on code issues. spoke to thad	Code Enforcement
Oct 3, 2022 12:27 PM 64 MCMAKIN RD	asked by city hall to assess if any ordinance violations are present on this property.	Code Enforcement



TOWN OF BARTONVILLE

November 9, 2022

Via E-Mail

Specific Project Schedule

Development Plats As Needed

To: Town Administrator

From: Christopher Hartke, P.E.
Town Engineer

REF: TNP No. BRT22024

Plan & Plat Reviews

- 901 Hat Creek
- COSERV ROW Permit
- ELTS School
- Deer Hollow
- Whataburger
- 878 Red Rock Cir
- 780 Rockgate
- 2036 High Meadow
- 2610 Kentucky
- 273 Romero Way

Streets

- Work Order preparation and invoice review
- Coordination with Intermountain for Microsurfacing
- Information for Traffic Ad Hoc committee on Rumble strips and pavement marking
- Review and estimate for culvert repairs

Subdivision Construction

Hudson Ranch (Hills)

- Construction Observation

Eagle Ridge

- Construction Observation

Williams Ranch

- Preconstruction Meeting

General Consulting

- Meetings and coordination with the Town Administrator and Town Secretary including P&Z Meeting, general reviews, updates and coordination on upcoming projects

Town of Bartonville
Municipal Court Council Report
From 10/1/2022 to 10/31/2022

11/1/2022 8

Item F4.

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
64	1	0	1	1	67

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$5,432.48	\$2,314.52	\$8,156.90	\$232.00	\$280.40	\$16,416.30

Warrants

Issued	Served	Closed	Total
0	0	2	2

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
23	0	5	7	11	46

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
13	0	13	26

PermitReport

10/31/2022 10:25

Item F4.

Permit #	Contact	Property	Permit Type	Issued Date	Estimated Value	Square Footage	Paid Amount
22-00148-06	Drew Walling	460 W Jeter Rd	Accessory Bldg AC (1,001 +)	10/6/2022		870.00	\$1,597.80
22-00315-01	Lingenfelter Custom Homes	2610 Kentucky Derby	New Residence Permit	10/28/2022		5441.00	\$3,536.65
22-00315-02	Lingenfelter Custom Homes	2610 Kentucky Derby	New Residence (Non AC)	10/28/2022		9637.00	\$1,888.20
22-00315-04	Lingenfelter Custom Homes	2610 Kentucky Derby	Culvert/Driveway	10/28/2022		9637.00	\$120.00
22-00315-05	Lingenfelter Custom Homes	2610 Kentucky Derby	Grading and Drainage Permit	10/28/2022		9637.00	\$275.00
22-00329-01	Majid Faradineh	901 Hat Creek Court	New Residence Permit	10/21/2022	\$1,500,000.00	10300.00	\$6,695.00
22-00329-02	Majid Faradineh	901 Hat Creek Court	New Residence (Non AC)	10/28/2022	\$1,500,000.00	10300.00	\$1,620.00
22-00329-04	Majid Faradineh	901 Hat Creek Court	Grading and Drainage Permit	10/28/2022	\$1,500,000.00	10300.00	\$275.00
22-00329-05	Majid Faradineh	901 Hat Creek Court	Culvert/Driveway	10/28/2022	\$1,500,000.00	10300.00	\$120.00
22-00329-06	Majid Faradineh	901 Hat Creek Court	OSSF Permit - Residential	10/25/2022	\$1,500,000.00	10300.00	\$410.00
22-00334-01	Sigma Signs	2652 FM 407 Unit 135	Sign Permit	10/14/2022			\$75.00
22-00335-01	Ash Communications LLC		Contractor Registration - General	10/12/2022			\$125.00
22-00337-01	Houk AC Inc	1325 Saddlebrook Ct	Mechanical Permit	10/25/2022			\$130.00
22-00338-01	Berkey's LLC	951 Ridgewood Cir	Plumbing Permit	10/11/2022			\$130.00
22-00341-01	Sainton Custom Homes		Contractor Registration - General	10/28/2022			\$125.00
22-00342-01	Denton Creek Builders	2021 High Meadow Ct	New Residence Permit	10/28/2022	\$1,400,000.00	4997.00	\$3,248.05
22-00342-02	Denton Creek Builders	2021 High Meadow Ct	New Residence (Non AC)	10/28/2022	\$1,400,000.00	4997.00	\$786.60
22-00342-04	Denton Creek Builders	2021 High Meadow Ct	Grading and Drainage Permit	10/28/2022	\$1,400,000.00	4997.00	\$275.00
22-00342-05	Denton Creek Builders	2021 High Meadow Ct	Culvert/Driveway	10/28/2022	\$1,400,000.00	4997.00	\$120.00
22-00342-06	Denton Creek Builders	2021 High Meadow Ct	OSSF Permit - Residential	10/25/2022	\$1,400,000.00	4997.00	\$410.00
22-00343-01	Denton Creek Builders	2734 Romero Way	New Residence Permit	10/28/2022	\$2,100,000.00	5688.00	\$3,697.20
22-00343-02	Denton Creek Builders	2734 Romero Way	New Residence (Non AC)	10/28/2022	\$2,100,000.00	5688.00	\$882.45
22-00343-04	Denton Creek Builders	2734 Romero Way	Culvert/Driveway	10/28/2022	\$2,100,000.00	5688.00	\$120.00
22-00343-05	Denton Creek Builders	2734 Romero Way	Grading and Drainage Permit	10/28/2022	\$2,100,000.00	5688.00	\$275.00
22-00343-06	Denton Creek Builders	2734 Romero Way	OSSF Permit - Residential	10/25/2022	\$2,100,000.00	5688.00	\$410.00
22-00344-01	On the Hook Fish & Chips	2201 E. FM 407	Temporary Food Permit	10/24/2022			\$35.00
22-00346-01	Tesla Electrical Solutions	1201 Bridle Bit	Electrical Permit	10/31/2022			\$130.00



TOWN COUNCIL COMMUNICATION

DATE November 15, 2022

FROM: Tammy Dixon

AGENDA ITEM: Consider approval of the October 18, 2022, regular meeting minutes.

SUMMARY:

The Town Council held a regular meeting on October 18, 2022.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Approve the meeting minutes for the work session and regular meeting held on August 16, 2022.

ATTACHMENTS:

October 18, 2022, regular meeting minutes.

THE BARTONVILLE TOWN COUNCIL REGULAR MEETING HELD ON THE TH DAY OF OCTOBER 202
AT 1941 E. JETER ROAD, BARTONVILLE, TEXAS 6:30 P.M.

Item G5.

The Town Council met in a regular meeting with the following members present:

Jaclyn Carrington, Mayor
Clay Sams, Mayor Pro Tem
Matt Chapman, Councilmember Place 2
Keith Crandall, Councilmember Place 4
Josh Phillips, Councilmember Place 5

with the following members absent: Jim Roberts, Councilmember Place 1

constituting a quorum with the following members of the Town Staff participating Thad Chambers, Town Administrator; Tammy Dixon, Town Secretary; Bobby Dowell, Chief of Police; and Ed Voss, Town Attorney.

A. CALL REGULAR MEETING TO ORDER

Mayor Carrington called the regular meeting to order at 6:30 p.m.

B./C. CLOSED SESSION/OPEN SESSION

Pursuant to the Open Meetings Act, Chapter 551, the Town Council convened into a Closed Executive Session at 6:30 p.m. and reconvened into open session at 7:11 p.m. in accordance with the Texas Government Code regarding:

Government Code Section 551.071, Consultation with Town Attorney

To seek legal advice of its attorney regarding:

- a. Cell phone and email policies and related legal issues. **No Action Taken.**
- b. Traffic and Street Design legal issues and all matters related thereto. **No Action Taken.**
- c. Agenda Item 9 Conditional Use Permit and Site Plan – Whataburger. **No Action Taken.**

D. PLEDGE OF ALLEGIANCE

Mayor Carrington led the pledge of allegiance.

E. PUBLIC PARTICIPATION

Del Knowler, 739 Seals Road spoke in reference to Upper Trinity Regional Water District Project Update

APPOINTED REPRESENTATIVE/LIAISON REPORTS

1. Denton County Emergency Services District #1

Mr. Strange distributed and reviewed a report of the District's September 21, meeting and provided the response calls for August. He also announced that the new Fire Chief, Chief Vaughan was introduced during that meeting.

2. Police Chief Report

a. Department Statistics/Activities for September 2022

Chief Dowell reviewed the statistics and calls for the month of September and answered questions from the Town Council.

Chief Dowell provided a summary of National Night Out and thanked those that organized the event including staff members and Crime Control District members and thanked all those that supported the event with donations and by participating. Chief Dowell stated the Police Department would be participating in the DEA National RX Prescription Takeback Day to be held on Saturday, October 29.

3. Town Administrator – Monthly Reports September 2022 and 3rd quarter investment report; Financial Statement; Animal Control; Engineering; Code Enforcement; Permits; Municipal Court.

Mr. Chambers provided an overview of the quarterly investment report and September financial report.

F. CONSENT AGENDA

1. Consider approval of the August 16, 2022, work session and regular meeting minutes.
2. Consider approval of the September 6, 2022, special meeting minutes.
3. Consider approval of the September 20, 2022, regular meeting minutes.
4. Consider approval of the September 26, 2022, special meeting minutes.
5. Consider approval of a Professional Services Agreement with America's Code Enforcement for code enforcement services beginning October 1, 2022, through September 30, 2023; and authorization for the Town Administrator to execute same on behalf of the Town.
6. Consider approval of an addendum amending the agreement with the Plan of Operations division for the State of Texas allowing police department participation in the excess Department of Defense (DOD) personal property transfer program; and authorization for the Town Administrator and Chief of Police to execute same on behalf of the Town.

7. Consider approval of an agreement with William C. Spore, P.C. for bookkeeping services the fiscal year ending September 30, 2022, and authorization for the Town Administrator to execute same on behalf of the Town.
8. Consider approval of an agreement with MWH Group for external auditing services for the fiscal year ending September 30, 2022, and authorization for the Town Administrator to execute same on behalf of the Town.

Councilmember Mayor Pro Tem Sams moved to approve consent items 1 - 8. Councilmember Chapman seconded the motion.

VOTE ON THE MOTION

AYES: Phillips, Chapman, Sams, Crandall
NAYS: None
ABSENT: Roberts
VOTE: 4/0/1

G. REGULAR ITEMS

9. *Conditional Use Permit and Site Plan – Whataburger*
Public hearing to consider an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Article 14.02, Exhibit “A,” Ordinance 361-05, Zoning Ordinance, by amending Chapter 13, General Commercial District (GC), Article 13.2, Uses Permitted, by granting a Conditional Use Permit, and for approval of a site plan, to allow for the operation of a Drive-Through use located on a 1.9589 acre-site that is part of Lot 1, Block 1, Phase II of Lantana Town Center. The site is generally located on the northern side of FM 407/Justin Road. The property to be considered for the Conditional Use Permit is zoned General Commercial District (GC) with Drive-Through as a permitted use by Conditional Use Permit only. ***The Planning and Zoning Commission recommended approval by a vote of 5 to 0 at its October 5, 2022, meeting.***

Staff Presentation

Mr. Chambers provided a summary of the application. He stated the accompanying Site Plan had been reviewed against the land use regulations stipulated in General Commercial regulations, the subdivision regulations and development standards of Denton County that were in effect upon the adoption of Ordinance 411-06, and the Town of Bartonville’s General Commercial standards.

He stated the Planning and Zoning Commission recommended approval by a vote of 5 to 0 at its October 5, 2022, meeting with conditions:

1. One peace officer for the drive-through business if it is open between 12:00am midnight up to and including 4:00am on a Saturday and/or Sunday.
2. The menu speakers at the drive-through shall not exceed two feet in height.

3. The menu boards at the drive-through locations shall not be pointed towards Blanco Drive.
4. Trash receptacles shall be placed at each drive-through location and at each exit.
5. No outdoor music is allowed.

Application Presentation

Kevin Murphy, Engineer Consultant for Whataburger, provided a rendering of the Whataburger and stated Whataburger was with the proposed conditions except for the requirement of a peace officer due to Whataburger's research of crime statistics in the area.

Mayor Carrington opened the public hearing at 7:42 p.m.

The following spoke in favor:

Jim Strange, 995 Dyer Road, Bartonville
Kevin Murphy, 201 Main Street, Ft. Worth

The following spoke in opposition:

Rudy Garcia, 9740 Blanco Drive, Lantana
Steve Timm, 9451 Blanco Drive, Lantana
Robin Householder, 9347 Blanco Drive, Lantana
John Reece, 9420 Blanco Drive, Lantana
Charles Nuber, 410 Jackson Circle, Lantana
Ray Peltier, 431 Copper Circle, Lantana
Christopher Willie, 9130 Blanco Drive, Lantana
Linda Nuber, 410 Jackson Circle, Lantana
Daryl Cain, 9611 Blanco Drive, Lantana

Rebuttle

Kevin Murphy answered questions pertaining to the comments made and answered questions from the Town Council.

Mayor Carrington closed the public hearing at 8:08 p.m.

Mayor Carrington requested to consult with the Town Attorney. Pursuant to the Open Meetings Act, Chapter 551.071 the Town Council convened into a Closed Session at 8:14 p.m. and reconvened into open session at 8:52 p.m.

The Council held a discussion with the applicant regarding the location of the speakers and menu board in relation to the rear of the building facing the berm towards the golf course.

Mr. Murphy reiterated Whataburger's objection to the requirement of a peace officer.

Councilmember Chapman stated the Council had concerns for the Town's health, safety and welfare.

Councilmember Crandall moved to approve Ordinance No. 737-22 amending the Town of Bartonville Code of Ordinances, Chapter 14, Article 14.02, Exhibit "A," Ordinance 361-05, Zoning Ordinance, by amending Chapter 13, General Commercial District (GC), Article 13.2, Uses Permitted, by granting a Conditional Use Permit, and for approval of a site plan, to allow for the operation of a Drive-Through use located on a 1.9589 acre-site that is part of Lot 1, Block 1, Phase II of Lantana Town Center with the following conditions for the Town's health, safety and welfare:

1. Security personnel shall be provided by the owner/operator of the drive-through use business at no cost to the Town of Bartonville, as follows:
 - a. If the drive-through use business is open for business from 12:00 a.m. midnight up to and including 4:00 a.m. on a Saturday and/or Sunday, then a single peace officer shall be provided to be present on-site as security during the hours the business is open from 12:00 a.m. to 4:00 a.m.;
 - b. The term "peace officer" as used herein means a person elected, appointed or employed as a peace officer under Article 2.12, Texas Code of Criminal Procedure, or other law;
 - c. Each peace officer providing security shall be paid a standard hourly rate as agreed upon between the Chief of Police of the Bartonville Police Department and the owner/operator of the drive-through use business, with a two (2)-hour minimum payment required, and payment to each peace officer shall be made by the owner/operator of the drive-through use business at the beginning of the time the peace officer arrives on-site in sufficient monetary amount to pay said peace officer for the minimum payment amount required hereunder, or for the entire security time period, whichever is greater; and
 - d. The failure to comply with the above security personnel requirements, including the under-payment of a peace officer, will result in the closure of the drive-through use business until such time as the above security personnel requirements are satisfied.
2. The menu speakers at the drive-through locations on the property shall not exceed two feet (2') in height, and shall be located on the eastern side of the building and positioned at the area of car location number 7 as shown on the inside drive-through lane indicated on the site plan, page C 7.0, entitled "Site and Dimension Control Plan," and shall be pointed toward the golf course and landscaping berm on the adjacent property.
3. The menu boards at the drive-through locations on the property shall not be pointed towards the direction of Blanco Drive, and shall be located on the eastern side of the building and positioned at the area of car location number 7 as shown on the inside drive-through lane indicated on the site plan, page C 7.0, entitled "Site and Dimension Control Plan," and shall be pointed toward the golf course and landscaping berm on the adjacent property.
4. Trash receptacles shall be placed at each drive-through location and at each exit drive from the property and shall be added and designated on the approved site plan.

5. No outdoor music is allowed to be broadcast on the property or from the property.

Councilmember Chapman seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 737-22

AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 14, ARTICLE 14.02, EXHIBIT "A," ORDINANCE NO. 361-05, THE ZONING ORDINANCE, BY AMENDING CHAPTER 13, GENERAL COMMERCIAL DISTRICT (GC), ARTICLE 13.2, USES PERMITTED, BY GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A DRIVE THROUGH USE ON AN APPROXIMATELY 1.9589 ACRE-SITE THAT IS PART OF LOT 1, BLOCK 1, PHASE II OF LANTANA TOWN CENTER, LOCATED ON THE NORTHERN SIDE OF FM 407 AND JUSTIN ROAD AT BLANCO DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NO VESTED RIGHTS; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON THE MOTION

AYES: Phillips, Chapman, Sams, Crandall
NAYS: None
ABSENT: Roberts
VOTE: 4/0/1

10. Discuss, consider, and act on safety recommendations from the Traffic Ad Hoc Committee.

Mr. Chambers explained on July 19, 2022, the Town Council created an Ad Hoc Traffic Committee (Committee) to discuss traffic safety and the issue of dangerous cut through traffic within town. He stated the committee's focus was on "improving road safety for Bartonville, while taking into consideration emergency service needs." He stated safety related topics discussed included speeding, cut through traffic, and dangers to cyclists, pedestrians, and horses along with pros and cons of various mitigation measures.

He stated the Committee recommended the following for Town Council consideration:

- 8 New "Stop" signs
- 8 "Stop Sign Ahead" signs
- 6 "No Parking" signs (for McMakin shoulder behind Kroger)
- 3 Radar speed limit signs (with posted speed and "Your Speed" numbers)
- 30 Rumble strip locations
- 6 Livestock signs (with cow images)
- 6 Machinery signs (with tractor image)
- 6 "Town Speed Limit" plaques (to add to 30MPH signs as you enter town)
- 16 New "Speed Limit 30MPH" signs

- 20 Reflective chevron signs (for sharp curves)
- 12 Miscellaneous signs (No passing, S-Curve, intersection ahead, etc.)
- Striping as needed for no passing zones
- Reducing the speed on McMakin to 30MP

Mr. Chambers provided a map showing the approximate locations of the recommended items and answered questions from the Town Council. He stated the estimated expense for the signage and installation was approximately \$70,000, and if the recommendations were approved, the appropriate ordinances for signage and speed would be brought forward to the Town Council for consideration.

Councilmember Chapman moved to approve safety recommendations from the Traffic Ad Hoc Committee and directed staff to include the reduction of speed in the following subdivisions: Hat Creek Estates, Trifecta Estates, Hudson Hills, and Eagle Ridge. Mayor Pro Tem Sams seconded the motion.

VOTE ON THE MOTION

AYES: Phillips, Chapman, Sams, Crandall
NAYS: None
ABSENT: Roberts
VOTE: 4/0/1

11. Discuss and consider approval of an ordinance amending the Town's Budget for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023, as adopted by Ordinance No. 735-22 providing for adjustments to the General Fund and Street Improvement Fund.

Mr. Chambers stated the budget amendment was prepared to incorporate the safety recommendations from the Ad Hoc Street Committee. He explained \$70,000 would be transferred from the Fund Balance increase the General Fund Revenues and \$70,000 would be added to the General Fund expenditures, leaving a Fund Balance of \$292,322.

Councilmember Phillips moved to Ordinance No. 738-22 amending the Town's Budget for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023, as adopted by Ordinance No. 735-22 providing for adjustments to the General Fund. Councilmember Crandall seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 738-22

AMENDING THE FISCAL YEAR 2022-2023 BUDGET

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS AMENDING THE TOWN'S BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, AS ADOPTED BY ORDINANCE NO. 735-22 BY PROVIDING FOR ADJUSTMENTS TO THE GENERAL FUND PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET, AS AMENDED; PROVIDING SAVINGS; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL ORDINANCES OF THE TOWN

BARTONVILLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON THE MOTION

AYES: Phillips, Chapman, Sams, Crandall
NAYS: None
ABSENT: Roberts
VOTE: 4/0/1

12. Discuss and consider approval of a resolution accepting the Town's investment policy.

Ms. Dixon stated the Investment Policy was adopted in 2019 and explained in accordance with State Law, the Town was required to review the policy annually. She further stated the policy had been reviewed by staff and the Town Attorney and no changes were proposed.

Councilmember Crandall moved to approve Resolution 2022-21 accepting of the Town's investment policy. Councilmember Phillips seconded the motion.

VOTE ON THE MOTION

AYES: Phillips, Chapman, Sams, Crandall
NAYS: None
ABSENT: Roberts
VOTE: 4/0/1

13. Discuss and provide direction on Town issued cell phones and emails.

Ms. Dixon explained this item was to discuss providing the option of Town issued cell phones to Town Council members and to discuss the addition of town issued email accounts to the members of the Planning and Zoning Commission.

Following discussion, staff was directed to provide cell phones to those Council members that request one and directed to establish email accounts for the members of the Planning and Zoning Commission.

H. FUTURE ITEMS

- Comp Plan Community Survey Results

I. ADJOURNMENT

Mayor Carrington declared the meeting adjourned at 9:43 p.m.

APPROVED this the 15th day of November 2022.

Approved:

Jaclyn Carrington, Mayor

Attest:

Tammy Dixon, Town Secretary



TOWN COUNCIL COMMUNICATION

DATE November 15, 2022

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discussion on the 2022 Comprehensive Land Use Survey results.

SUMMARY:

The Comprehensive Land Use Plan should be updated about every 5 years. Due to staffing changes, this update started 6 years from the previous plan.

The first step of an update is gathering community feedback, which can be achieved through a community survey. This method was chosen, with most questions in the 2022 survey closely mirroring those in the 2016 survey so that potential changes in community input could be tracked.

Preliminary analysis of the survey data indicates that 79.49% of respondents agree with the Comprehensive Land Use Plan in its current state. Additionally, other responses further reinforced the current plan's rural density and country feel much as it did in the 2016 survey.

Staff will present this information to P&Z at the December 5, 2022, meeting to receive recommendations for moving forward.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Discussion item only.

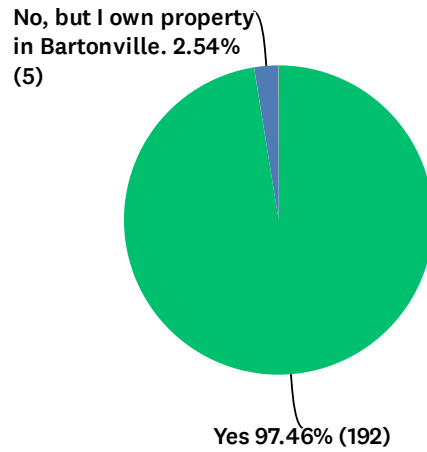
ATTACHMENTS:

2022 Comprehensive Land Use Survey Results
2016 Comprehensive Land Use Survey Results
Comprehensive Plan Review Guidelines

2022 Citizen Survey

Q1 Do you currently live in Bartonville?

Answered: 197 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	97.46%	192
No, but I own property in Bartonville.	2.54%	5
No, I do not live in or own property in Bartonville.	0.00%	0
TOTAL		197

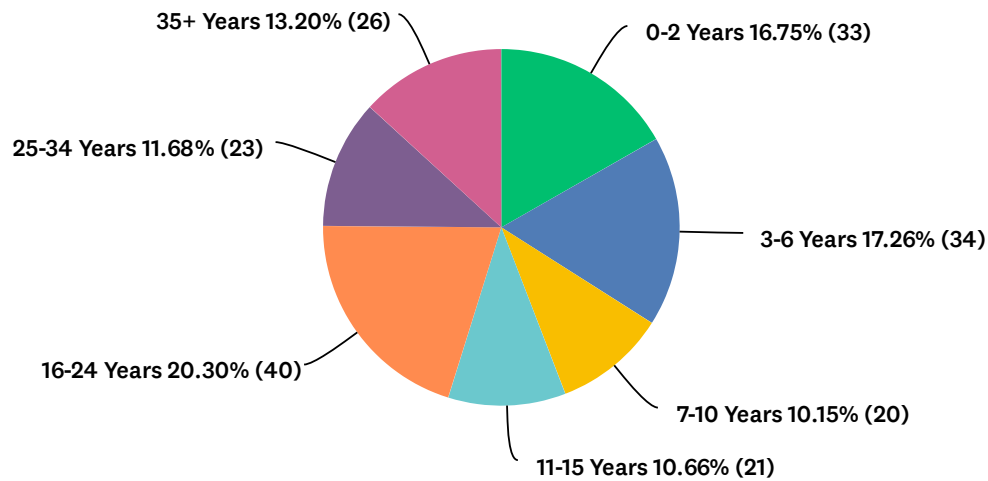
Q2 What is your Town of Bartonville address (or Parcel ID if no address has been assigned)? If left blank, survey will not be counted.

Answered: 197 Skipped: 0

*This page is intentionally left blank
Address responses were kept confidential*

Q3 How long have you lived in Bartonville?

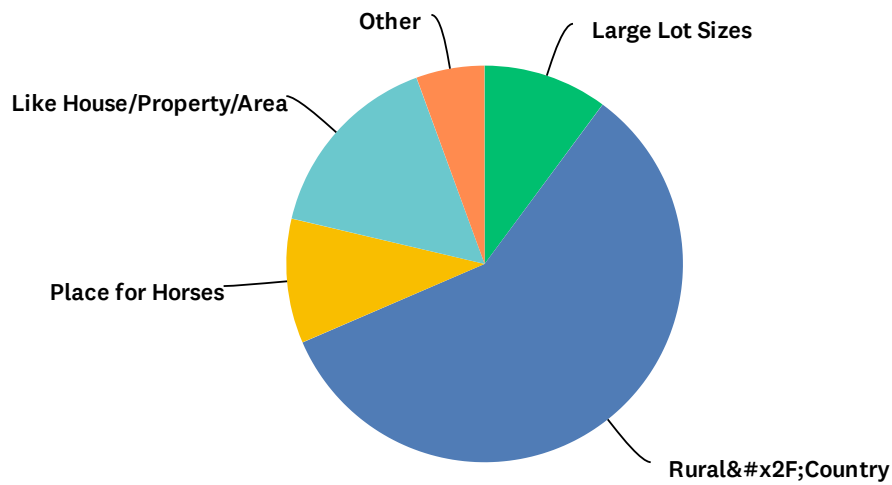
Answered: 197 Skipped: 0



ANSWER CHOICES	RESPONSES	
0-2 Years	16.75%	33
3-6 Years	17.26%	34
7-10 Years	10.15%	20
11-15 Years	10.66%	21
16-24 Years	20.30%	40
25-34 Years	11.68%	23
35+ Years	13.20%	26
TOTAL		197

Q4 What is the primary reason you moved to Bartonville?

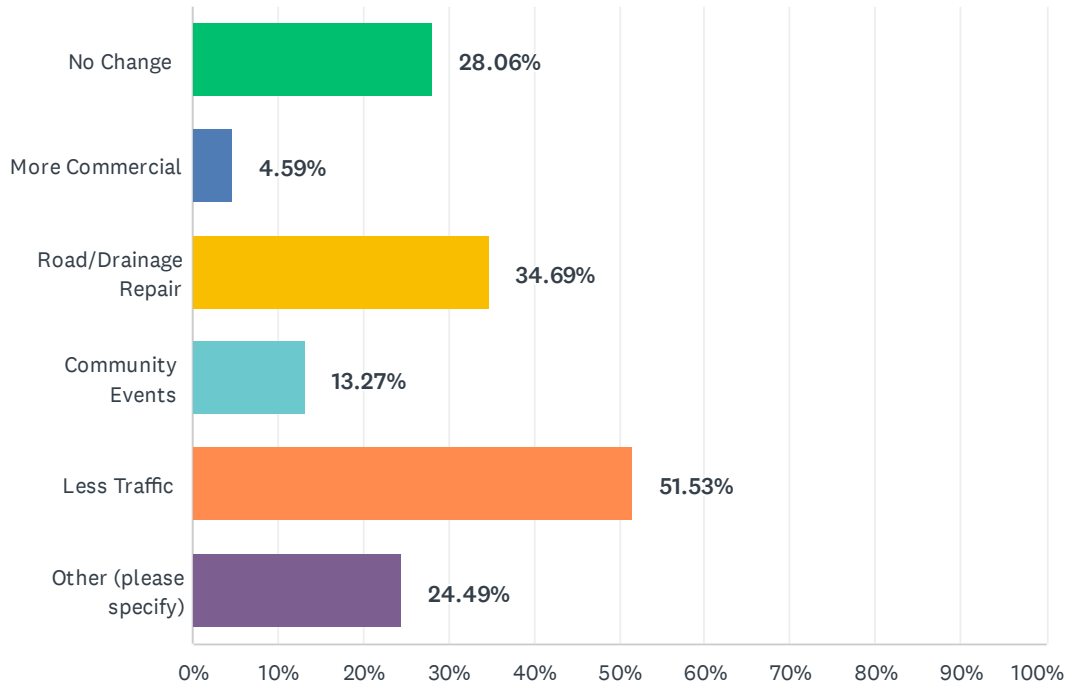
Answered: 197 Skipped: 0



ANSWER CHOICES	RESPONSES	
Large Lot Sizes	10.15%	20
Rural/Country	58.38%	115
Place for Horses	10.15%	20
Like House/Property/Area	15.74%	31
Other	5.58%	11
TOTAL		197

Q5 What would you like to see changed about Bartonville? (select all that apply)

Answered: 196 Skipped: 1



ANSWER CHOICES	RESPONSES	
No Change	28.06%	55
More Commercial	4.59%	9
Road/Drainage Repair	34.69%	68
Community Events	13.27%	26
Less Traffic	51.53%	101
Other (please specify)	24.49%	48
Total Respondents: 196		

#	OTHER (PLEASE SPECIFY)	DATE
1	More Commercial Note: If it will keep taxes low	10/21/2022 2:35 PM
2	Have cyclists follow rules of the rd. - example stop at stop signs	10/21/2022 2:31 PM
3	No thoroughfare traffic in neighborhood	10/6/2022 12:04 PM
4	Strictly enforce traffic laws for cyclists and/or prohibit all cyclists except Town residents or those with \$1000.00 annual permit. No permit required for any Town resident.	10/5/2022 9:20 PM
5	Do not allow bicycles on our roads	10/5/2022 8:37 PM
6	fewer 2-acre subdivisions being developed	10/4/2022 8:39 PM

2022 Bartonville Comprehensive Plan Survey

Item H6.

7	Regulate bike riders. Take over roads especially on weekends	10/4/2022 1:48 PM
8	McMakin needs to be widened	10/2/2022 6:45 PM
9	If Bartonville is not going to cut back the overhanging Tree branches, on roads like Bridle Bit, write letters to homeowners stating they have a _____time frame to do so, otherwise step 2? will commence. So far no one on the Council, past and present, has choses to address this issue. It should not to be left up to FEDX or UPS trucks or other types of large vehicles to keep the limbs beat back. Item #2. Increase the speed limit on Red Rock and Porter to be equal to McMakin. Thank You!	10/2/2022 2:58 PM
10	On Jeter in front of the church - Jeter needs to be widen and better pavement. The school traffic & delivery trucks are running in the mud/dirt ruining the curbs & pavement. The pot holes keep coming ...③	10/1/2022 8:53 PM
11	Limited tree removal	9/27/2022 12:49 PM
12	Jeter/McMakin stop sign lines & lane designation need redone.	9/25/2022 9:48 PM
13	tree trimming along roadways	9/22/2022 12:54 PM
14	Ban the use of Fireworks within the Town of Bartonville.	9/22/2022 11:59 AM
15	Please keep it rural. We're close enough to other cities' commercial amenities that we can just drive. Please do not change the rural feel. Community events would be a bonus!! We don't want stores and buildings, just keep those lot sizes 2+ acres in the future and we'll be fine.	9/21/2022 5:22 PM
16	no fire works	9/19/2022 9:16 AM
17	35mph speed limit and bicyclers obeying all traffic laws	9/18/2022 12:33 PM
18	Drainage repair, more RE-2, less RE-5	9/17/2022 10:20 AM
19	no more commercial. We want to live in a rural town	9/17/2022 5:48 AM
20	A park or playground, horse lane or trails, minimum 3 acre lot size	9/15/2022 7:17 PM
21	mostly just be left alone	9/15/2022 6:09 PM
22	Keep large lots RE-5	9/15/2022 3:50 PM
23	RE-5 down to RE-2. 5 acre lots are too big for some (avg home owner) and too small for others with animals	9/15/2022 2:51 PM
24	Fireworks banned at all times	9/15/2022 2:36 PM
25	less bikes	9/15/2022 1:50 PM
26	small Commercial only on main highways	9/15/2022 1:41 PM
27	enforce codes and Laws already in place	9/14/2022 9:57 PM
28	Address Bicycle problem that make roads unsafe	9/14/2022 9:15 AM
29	Less commercial	9/13/2022 9:22 PM
30	Less neighborhoods, and keep the trees	9/13/2022 1:53 PM
31	less strict controls along or near 407	9/13/2022 9:13 AM
32	Less keep Bartonville Country meddling in the election process and larger representation of towns interests. Parks, walking areas, community feel not this isolation elitist current representation.	9/13/2022 7:36 AM
33	Would like amenities like trails through town	9/12/2022 9:19 PM
34	no bike groups on roads with no shoulders	9/12/2022 4:54 PM
35	Consider land development for elementary school for AISD as district continues growth; police dept on call 24/7 rather than route to county sheriff for after hour emergencies	9/12/2022 2:29 PM
36	Maintain 2 & 5 acre lot sizes per CLUP	9/12/2022 1:13 PM
37	Slowing down the speeders in our town	9/12/2022 7:24 AM

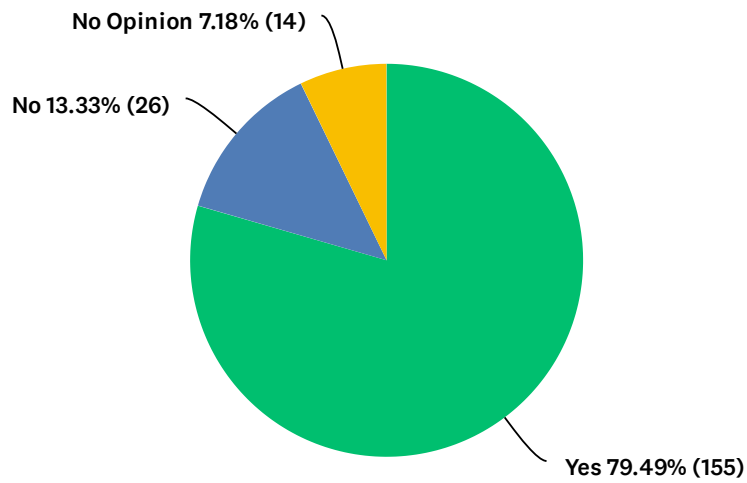
2022 Bartonville Comprehensive Plan Survey

Item H6.

38	Bring internet to our neighborhood. More policing on Bridle Bit for speeders going to equestrian center.	9/11/2022 7:17 PM
39	Keep town rural	9/10/2022 11:23 AM
40	Less development, too many new housing developments going in	9/10/2022 9:18 AM
41	walking trails, sidewalks	9/6/2022 3:04 PM
42	The picnic had a great turn out, we need more volunteers and special event committee	9/6/2022 11:04 AM
43	All interior lots scheduled 2-acre; all near commercial 5-acre...uniformity as opposed to mismatched policy. Some live on less than one acre.	9/6/2022 10:50 AM
44	Trails/sidewalks for walking, running, etc	9/5/2022 11:08 PM
45	Enforce speed limits and biking laws.	9/5/2022 4:47 PM
46	Slower traffic and speed enforcement on Porter Rd.	9/5/2022 3:17 PM
47	More welcoming	9/5/2022 2:43 PM
48	More police like two per shift not just one.	9/5/2022 1:49 PM

Q6 Do you agree with the current Future Land Use Plan?

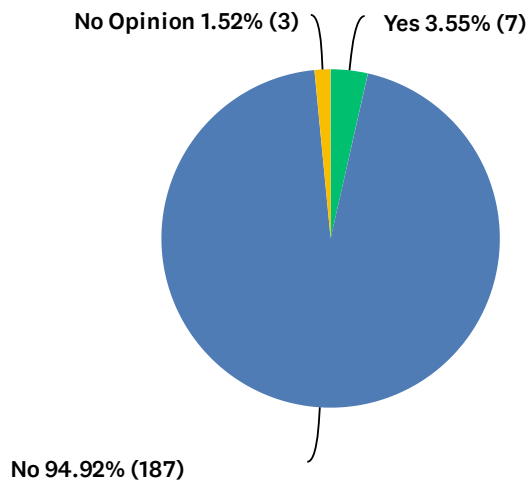
Answered: 195 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	79.49%	155
No	13.33%	26
No Opinion	7.18%	14
TOTAL		195

Q7 Do you support lot sizes of less than 2 acres?

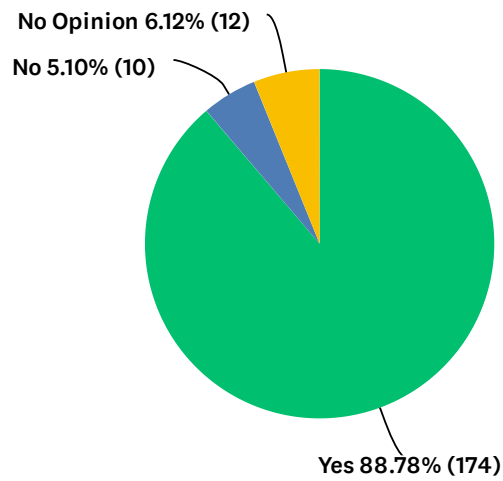
Answered: 197 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	3.55%	7
No	94.92%	187
No Opinion	1.52%	3
TOTAL		197

Q8 Do you support lot sizes of more than 2 acres?

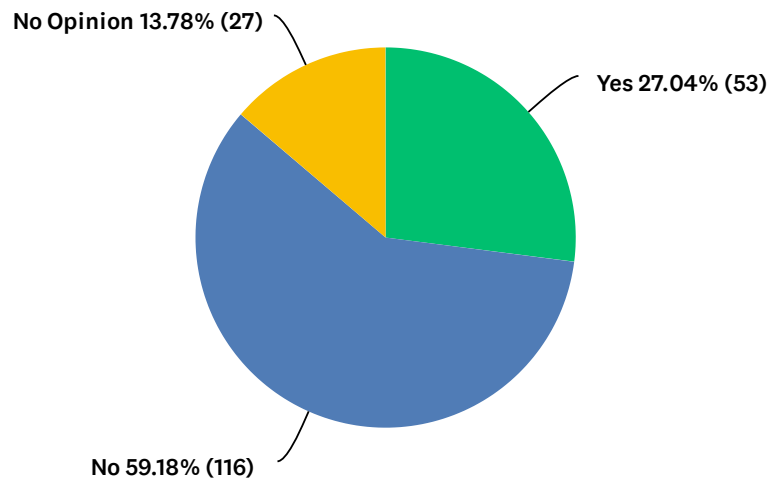
Answered: 196 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	88.78%	174
No	5.10%	10
No Opinion	6.12%	12
TOTAL		196

Q9 Would you like to see additional businesses in Bartonville?

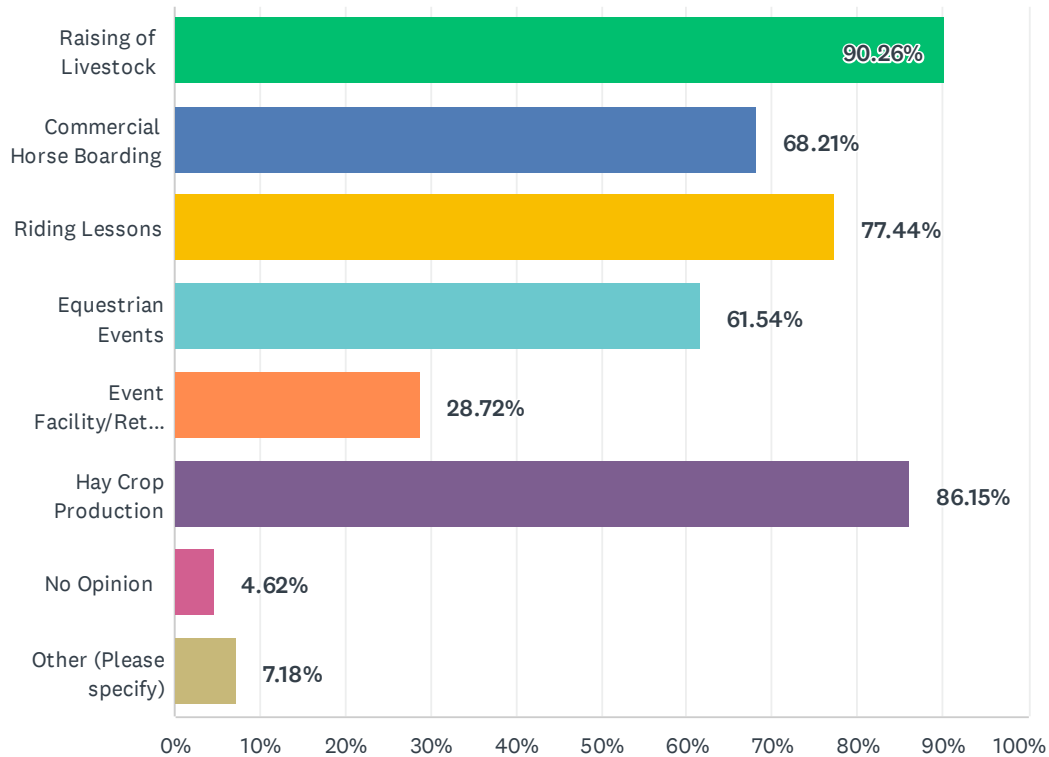
Answered: 196 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	27.04%	53
No	59.18%	116
No Opinion	13.78%	27
TOTAL		196

Q10 For agricultural property (generally described as more than 10 acres), what activities do you think should be allowed? (Check all that apply)

Answered: 195 Skipped: 2



ANSWER CHOICES	RESPONSES	
Raising of Livestock	90.26%	176
Commercial Horse Boarding	68.21%	133
Riding Lessons	77.44%	151
Equestrian Events	61.54%	120
Event Facility/Retreat Center	28.72%	56
Hay Crop Production	86.15%	168
No Opinion	4.62%	9
Other (Please specify)	7.18%	14
Total Respondents: 195		

#	OTHER (PLEASE SPECIFY)	DATE
1	Farming	10/5/2022 9:54 PM
2	Crop production	10/5/2022 8:37 PM
3	nature and wildlife preserve	10/4/2022 3:45 PM

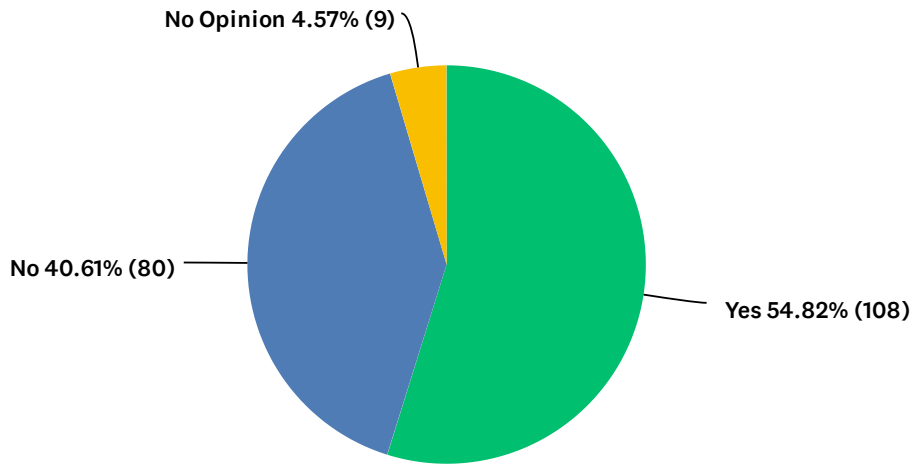
2022 Bartonville Comprehensive Plan Survey

Item H6.

4	No dog kennels	9/26/2022 8:27 PM
5	Let them use the land the way they want to as long as it doesn't interfere with others. I see no problem with these activities listed.	9/21/2022 5:22 PM
6	You better not prohibit fireworks!!!! USA!	9/16/2022 1:52 PM
7	crop production	9/13/2022 6:46 PM
8	farming	9/13/2022 12:20 PM
9	Eggs, fresh farm food	9/13/2022 7:36 AM
10	fruit and nut trees	9/12/2022 4:54 PM
11	Would like see lots smaller than 10 acres be considered ag	9/11/2022 4:20 PM
12	To many horse centers	9/6/2022 4:19 PM
13	Buying/ selling livestock	9/6/2022 11:04 AM
14	Any farming, maybe an event facility on the exterior near commercial	9/6/2022 10:50 AM

Q11 Bartonville receives numerous calls annually concerning the use of fireworks. Would you favor an ordinance that prohibits the use of fireworks in Bartonville?

Answered: 197 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	54.82%	108
No	40.61%	80
No Opinion	4.57%	9
TOTAL		197

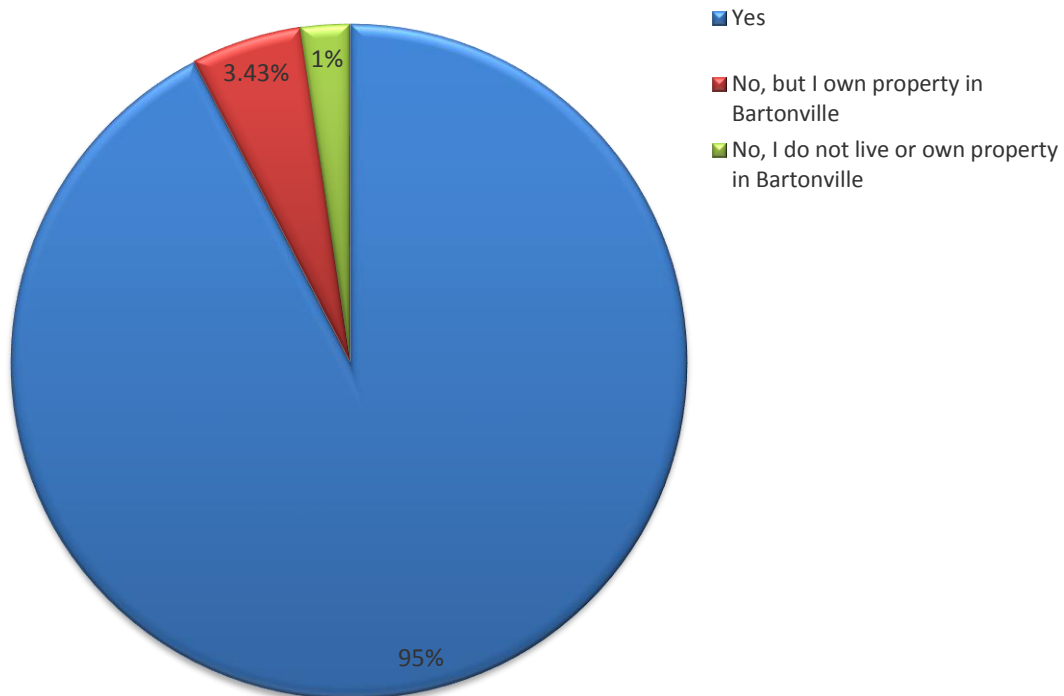
2016 Citizen Survey

2016 Bartonville Citizen Survey

Do you currently live in Bartonville?

Answer Options	Response Percent	Response Count
Yes	96.1%	224
No, but I own property in Bartonville	3.4%	8
No, I do not live or own property in	0.4%	1
<i>answered question</i>		233
<i>skipped question</i>		0

Do you currently live in Bartonville?

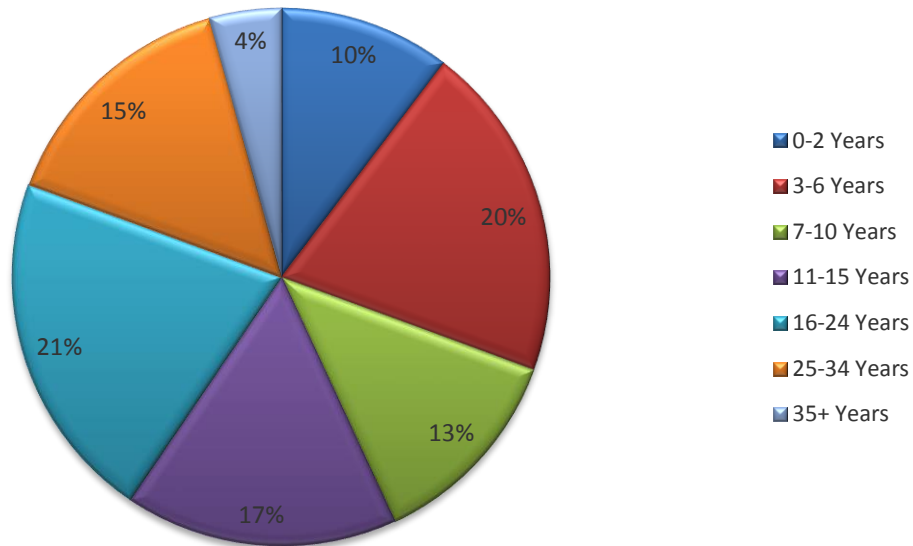


2016 Bartonville Citizen Survey

How long have you lived in Bartonville? (For newly annexed residents, please indicate how long you have lived in your current house.)

Answer Options	Response Percent	Response Count
0-2 Years	10.3%	24
3-6 Years	20.3%	47
7-10 Years	12.5%	29
11-15 Years	16.4%	38
16-24 Years	21.1%	49
25-34 Years	15.1%	35
35+ Years	4.3%	10
<i>answered question</i>		232
<i>skipped question</i>		1

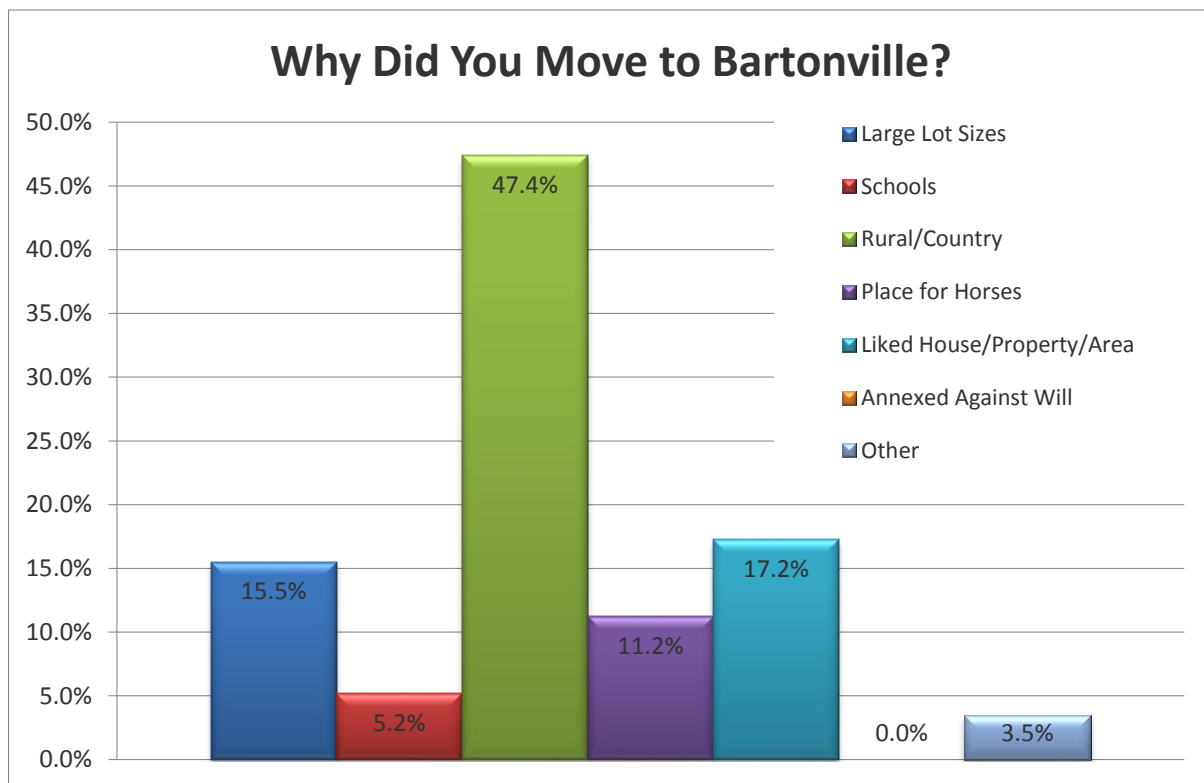
How Long Have You Lived in Bartonville?



2016 Bartonville Citizen Survey

Why did you move to Bartonville?

Answer Options	Response Percent	Response Count
Large Lot Sizes	15.5%	36
Schools	5.2%	12
Rural/Country	47.4%	110
Place for Horses	11.2%	26
Liked House/Property/Area	17.2%	40
Annexed Against Will	0.0%	0
Other	3.5%	8
<i>answered question</i>		232
<i>skipped question</i>		1



2016 Bartonville Citizen Survey

What is it about Bartonville that you DO NOT want to see changed?

Answer Options	Response Percent	Response Count
Keep Rural/Small	52.2%	120
No Additional Commercial	7.8%	18
Already Changed Too Much	5.2%	12
No Water Tower	8.3%	19
Keep It Like It Is	20.4%	47
Other	6.1%	14
<i>answered question</i>		230
<i>skipped question</i>		3

2016 Bartonville Citizen Survey

What is it about Bartonville that you WOULD LIKE to see changed?

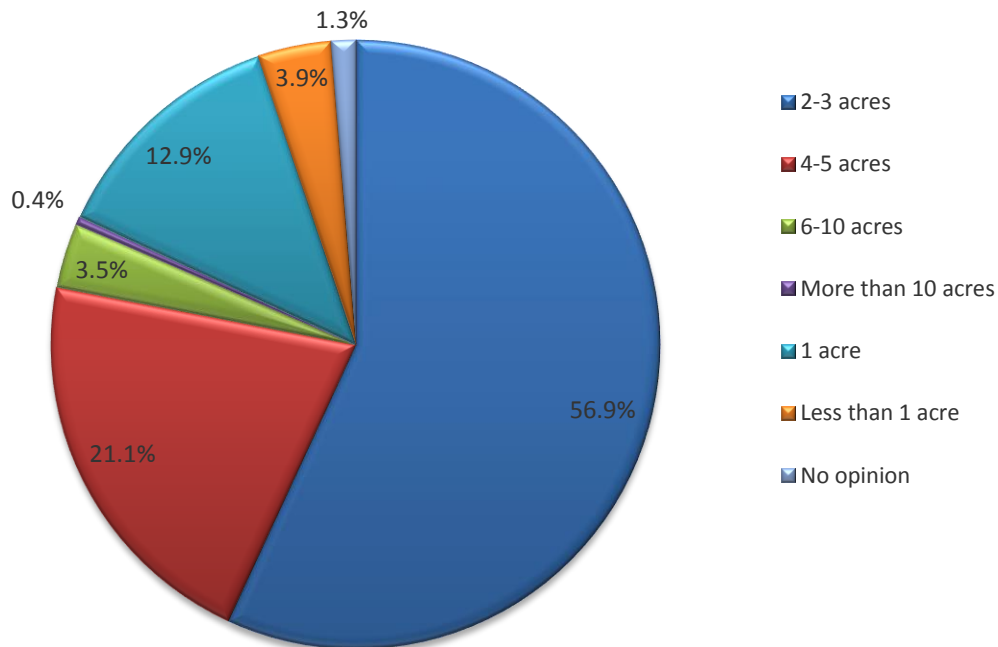
Answer Options	Response Percent	Response Count
No Change	18.8%	43
More Commercial	11.8%	27
Other	2.6%	6
Gas Drilling Concerns	8.7%	20
Road/Drainage Repair	25.8%	59
Bicyclist Restrictions	27.5%	63
Community Services/Events	10.9%	25
Less/No Police Department	15.3%	35
FT Police/More Patrol	13.1%	30
Increase Speed Limits	16.6%	38
Less Government/Less Spending	12.7%	29
Bicycle Friendly/Trails	21.0%	48
Water Related	3.1%	7
Less/No Commercial	26.2%	60
Taxes Too High/Less Taxes	16.2%	37
Less Traffic	21.0%	48
Limit Number of Animals	2.2%	5

2016 Bartonville Citizen Survey

For residential properties, what is the smallest sized lot that you should be able to build a house on in Bartonville?

Answer Options	Response Percent	Response Count
2-3 acres	56.9%	132
4-5 acres	21.1%	49
6-10 acres	3.5%	8
More than 10 acres	0.4%	1
1 acre	12.9%	30
Less than 1 acre	3.9%	9
No opinion	1.3%	3
answered question		232
skipped question		1

What is the smallest size lot that a house should be built on?

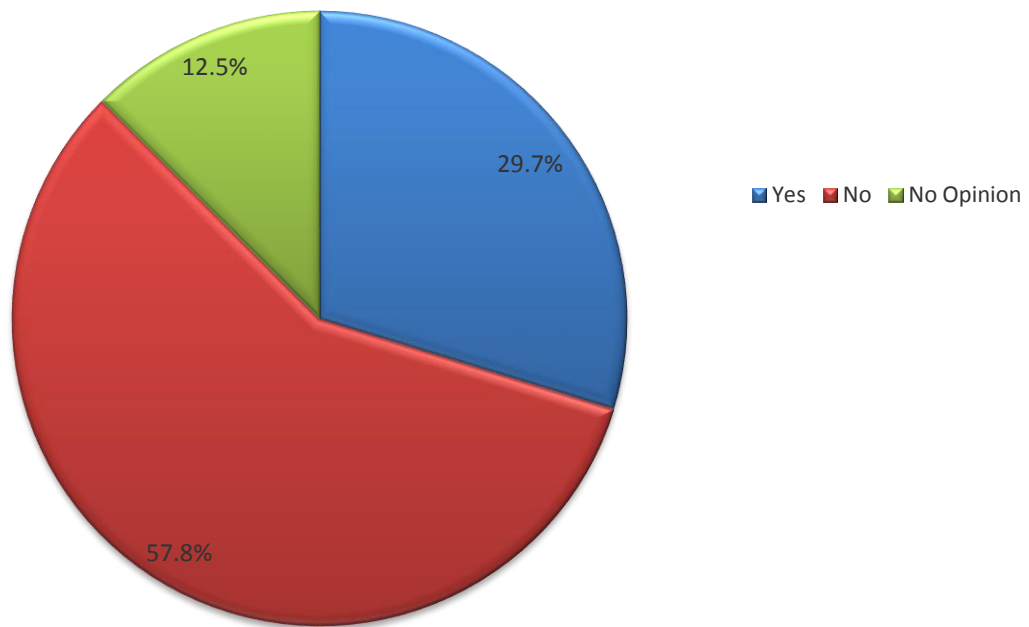


2016 Bartonville Citizen Survey

Would you like to see additional businesses in Bartonville?

Answer Options	Response Percent	Response Count
Yes	29.7%	69
No	57.8%	134
No Opinion	12.5%	29
<i>answered question</i>		232
<i>skipped question</i>		1

Would You Like to See Additional Businesses in Bartonville?

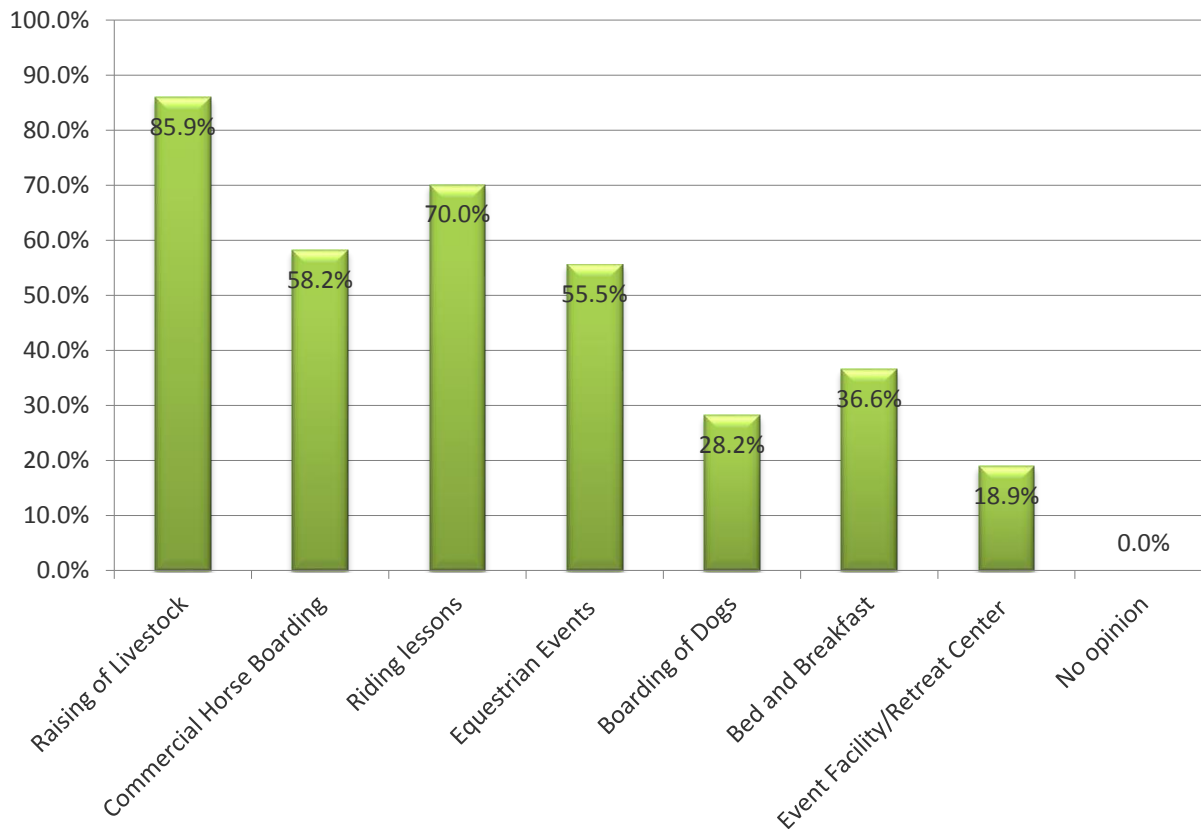


2016 Bartonville Citizen Survey

For agricultural property (generally described as more than 10 acres), what activities do you think should be allowed? (Check all that apply)

Answer Options	Response Percent	Response Count
Raising of Livestock	85.9%	195
Commercial Horse Boarding	58.2%	132
Riding lessons	70.0%	159
Equestrian Events	55.5%	126
Boarding of Dogs	28.2%	64
Bed and Breakfast	36.6%	83
Event Facility/Retreat Center	18.9%	43
No opinion	7.93.%	18
Other (please specify)		
answered question		227
skipped question		6

What Activities Should Be Allowed On AG Property?



Comp Plan Review Process

THE PLAN AS A GUIDE FOR DAILY DECISION-MAKING

The current physical layout of the Town is a product of previous efforts put forth by many diverse individuals and groups. In the future, each subdivision that is platted, each home that is built, each new school, church or shopping center represents an addition to the Town's physical form. The composite of all such efforts and facilities creates the community as it is seen and experienced by its citizens and visitors. If planning is to be effective, it must guide each individual decision, whether it is that of a private homeowner or that of the entire community. The Town, in its daily decisions pertaining to whether to surface a street, to approve a subdivision, to amend a zoning ordinance, to enforce the Town codes or to construct a new utility line, should always refer to the basic tenets outlined within the Comprehensive Plan. The private builder or investor, likewise, should recognize the broad concepts and policies of the Plan so that their efforts become part of a meaningful whole in planning the community. Those investments are, over the years, reinforced and enhanced by the Town's form, development pattern, and economic vitality.

COMPREHENSIVE PLAN AMENDMENTS AND PERIODIC REVIEW

The Comprehensive Plan for the Town of Bartonville is intended to be a dynamic planning document – one that responds to changing needs and conditions. Plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of amendments to the Plan. The Town Council and other Town officials should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's goals and policies and whether it will be beneficial for the long-term health and vitality of the Town of Bartonville.

At approximately five-year intervals, a periodic review of the Comprehensive Plan with respect to current conditions and trends should be performed. Such ongoing, scheduled reevaluations will provide a basis for adjusting capital expenditures and priorities. These reevaluations will also reveal changes and additions that should be made to the Plan in order to keep it current and applicable over the long-term. It would be appropriate to devote one meeting of the Planning and Zoning Commission to reviewing the status and continued applicability of the Plan in light of current conditions, and to prepare a report on these findings to the Town Council. Those items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. By such periodic reevaluations, the Plan will

remain functional and will continue to give civic leaders effective guidance in decision-making. Periodic reviews of the Plan should include consideration of the following:

- ♦ The Town's progress in implementing the Plan;
- ♦ Changes in conditions that form the basis of the Plan;
- ♦ Community support for the Plan's goals, objectives & policies; and,
- ♦ Changes in State laws.

In addition to periodic reviews, the Comprehensive Plan should undergo a complete, more thorough review and update every five years. The review and updating process should begin with the establishment of a citizen committee and/or comprehensive citizen survey, thereby encouraging citizen input from the beginning of the process. Specific input should be sought from various groups, including property owners, neighborhood groups, civic leaders and major stakeholders, developers, merchants, and other citizens and individuals who express an interest in the long-term growth and development of the Town.

COMMUNITY INVOLVEMENT

An informed, involved citizenry is a vital element of a democratic society. The needs and desires of the public are important considerations in the Town of Bartonville's decision-making process. Citizen participation takes many forms, from educational forums to serving on Town boards and commissions. A broad range of perspectives and ideas at public hearings help Town leaders and the Town Council to make more informed decisions for the betterment of the community as a whole. The Town of Bartonville should continue to encourage as many forms of community involvement as possible as the Town implements its Comprehensive Plan.



TOWN COUNCIL COMMUNICATION

DATE November 15, 2022

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss and consider approval of an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 5, "Fire Prevention and Protection," Article 5.04, "Fireworks," to prohibit the sale and use of fireworks.

SUMMARY:

As part of the Comprehensive Plan Survey a question was posed regarding favoring an ordinance that prohibits fireworks in Bartonville. Due to the survey results this item was placed on the agenda by Mayor Carrington for consideration.

54.82% of respondents indicated "Yes" for favoring such an ordinance. Additionally, there were 3 comments in favor of banning fireworks submitted under question 5: What would you like to see changed about Bartonville?

40.61% of respondents indicated "No" for favoring such an ordinance. Additionally, there was 1 comment opposing a ban on fireworks submitted under question 10: For agricultural property, what activities do you think should be allowed?

4.57% of respondents indicated "No Opinion" regarding the issue.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

ATTACHMENTS:

Redline Current Ordinance

Draft Ordinance

Town of Bartonville Code of Ordinances

Chapter 5: Fire Prevention and Protection

* * *

ARTICLE 5.04 FIREWORKS

§ 5.04.001 Penalty

Any person who violates any of the provisions of this article shall be guilty of a misdemeanor and, upon conviction, shall be subject to a fine in accordance with the general provision found in section 1.01.009 of this code for each offense.

§ 5.04.002 Sale and use prohibited

It shall be unlawful for any person, firm, co-partnership or corporation to sell, offer for sale, or expose for sale, or use ~~(except individuals on their own property)~~, explosives, firecrackers, torpedoes, skyrockets, Roman candles, aerial salutes, American or Chinese bombs or other fireworks of like construction, or any fireworks containing any explosives or inflammable compound or any tablets or other device commonly used and sold as fireworks containing nitrates, chlorates, oxalates, sulphides of lead, barium, antimony, arsenic, mercury, nitroglycerine, phosphorus or any compound containing any of the same or other modern explosives within the limits of the town.

§ 5.04.003 Exceptions

Nothing contained herein shall prohibit any of the following activities:

(1) The use of fireworks for pyrotechnic displays given by fair associations, amusement parks, civic organizations or groups of individuals under permit granted by the town; or

(2) The use or sale of blank cartridges for theatrical purposes or for signal purposes in athletic contests or sport events, or for use by police or military organizations; ~~or~~

~~(3) The use of 1.4G, consumer fireworks (as defined in the U.S. Department of Transportation's Hazardous Materials Table) by an individual under the supervision of a property owner age 18 or older on the property owner's personal property. The discharge of fireworks on streets or rights of way owned by the town is strictly prohibited.~~

§ 5.04.004 ~~Prohibition during burn ban~~[Deleted]

~~It shall be unlawful for an individual to discharge fireworks on their own property at any time when a no burn day or burn ban is in effect that has been ordered by the town, the mayor, the county commissioner's court, the Argyle volunteer fire district fire chief or the county fire marshal.~~

**TOWN OF BARTONVILLE
ORDINANCE NO. _____-22**

AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 5, "FIRE PREVENTION AND PROTECTION," ARTICLE 5.04 "FIREWORKS," TO PROHIBIT THE SALE AND USE OF FIREWORKS IN THE TOWN, WITH EXCEPTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Bartonville, Texas ("Town"), is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Town as a general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

WHEREAS, Section 342.003 of the Texas Local Government Code, and Section 2154.004 of the Texas Occupations Code, provide the governing body of a municipality the authority to prohibit or regulate fireworks; and

WHEREAS, the Town Council of the Town of Bartonville has determined that it is in the best interest of the health, safety and welfare of its citizens to amend Chapter 5, Article 5.04, of the Town Code of Ordinances to prohibit the sale and use of fireworks in the Town, with exceptions.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.
AMENDMENT OF ARTICLE 5.04**

From and after the effective date of this Ordinance, the Town of Bartonville Code of Ordinances, Chapter 5, "Fire Prevention and Protection," Article 5.04 "Fireworks," is hereby amended and shall read as follows:

“Article 5.04 FIREWORKS

* * *

Sec. 5.04.002 Sale and use prohibited

It shall be unlawful for any person, firm, co-partnership or corporation to sell, offer for sale, or expose for sale, or use explosives, firecrackers, torpedoes, skyrockets, Roman candles, aerial salutes, American or Chinese bombs or other fireworks of like construction, or any fireworks containing any explosives or inflammable compound or any tablets or other device commonly used and sold as fireworks containing nitrates, chlorates, oxalates, sulphides of lead, barium, antimony, arsenic, mercury, nitroglycerine, phosphorus or any compound containing any of the same or other modern explosives within the limits of the town.

Sec. 5.04.003 Exceptions

Nothing contained herein shall prohibit any of the following activities:

- (1) The use of fireworks for pyrotechnic displays given by fair associations, amusement parks, civic organizations or groups of individuals under permit granted by the town; or
- (2) The use or sale of blank cartridges for theatrical purposes or for signal purposes in athletic contests or sport events, or for use by police or military organizations.

Sec. 5.04.004 [Deleted]”**SECTION 3.
SEVERABILITY**

It is hereby declared to be the intention of the Town Council of the Town of Bartonville, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

**SECTION 4.
SAVINGS**

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Town of Bartonville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 5.
ENGROSS AND ENROLL**

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 6
PUBLICATION**

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this Ordinance for two (2) days.

**SECTION 7.
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such case provides.

AND IT SO ORDAINED.

DULY PASSED AND APPROVED by the Town Council of the Town of Bartonville, Texas, on the 15th day of November 2022.

APPROVED:

Jaclyn Carrington, Mayor

ATTEST:

Tammy Dixon, Town Secretary



TOWN COUNCIL COMMUNICATION

DATE November 15, 2022

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss and consider approval of a Development Agreement between the Town of Bartonville, Texas and Deer Hollow of Bartonville, LLC; and authorization for the Mayor to execute same on behalf of the Town.

SUMMARY:

As part of the Deer Hollow development process, a development agreement is required to detail certain aspects of the negotiated issues as they relate to cul-de-sac lengths. The development as proposed includes longer dead-end cul-de-sacs than permitted in the Town's Development Ordinance. To alleviate concerns expressed by ESD#1 (fire department), the developer has agreed that all primary residences will include fire suppression systems regardless of square footage.

The attached agreement memorializes those requirements to ensure compliance of this safety provision.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Approve a Development Agreement between the Town of Bartonville, Texas and Deer Hollow of Bartonville, LLC; and authorize the Mayor to execute same on behalf of the Town.

ATTACHMENTS:

Draft Development Agreement

cos

cos

DEVELOPMENT AGREEMENT

COUNTY OF DENTON

cos

This Development Agreement (“Agreement”) is made by and between the Town of Bartonville, Texas, a Texas general law municipality (“Town”), and Deer Hollow of Bartonville, L.L.C., a Texas limited liability company, who is the developer of the Deer Hollow residential subdivision (“Developer”) (the Town and Developer collectively referred to as the “Parties”).

RECITALS

WHEREAS, the Parties desire to enter into this Agreement pursuant to Bartonville Town Code, Chapter 10, Exhibit A, Development Ordinance, Articles III and V, Subdivision Design Standards, and Improvements Required Prior to Acceptance of the Subdivision by the Town, respectively; and

WHEREAS, the Deer Hollow residential subdivision is a tract of land consisting of approximately 81.397 acres of land, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference; and

WHEREAS, in order to facilitate construction of longer-than-usual cul-de-sac streets, which also do not have turnarounds and full knuckles in accordance with Town standards, within the corporate limits of the Town of Bartonville, Texas, in the Deer Hollow residential subdivision, the Developer has agreed to provide certain fire suppression systems, also known as automatic sprinkler systems and facilities, in each primary residential building without regard to the square footage of the primary residential building; and

WHEREAS, the automatic sprinkler systems and facilities are more particularly described in Sections 3.2 and 3.3 of this Agreement; and

WHEREAS, in consideration of the Developer's incorporating automatic sprinkler systems in each primary residential structure in the Deer Hollow residential subdivision, the Town agrees to approve the cul-de-sac streets in said residential subdivision, notwithstanding that such streets exceed 1,500 feet in length, and notwithstanding that such streets do not comply with Town requirements for turnarounds and full knuckles.

NOW, THEREFORE, for and in consideration of the above and foregoing premises, and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I
Incorporation of Premises

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all intents and purposes.

ARTICLE II Definitions

- 2.1. “Construction Documents” shall mean those certain Construction Plans for Deer Hollow prepared by the John R. McAdams Company, Inc., dated July 1, 2022, for the design, installation and construction of the Deer Hollow residential subdivision development, as may be amended and approved by the Town.
- 2.2. “Developer” shall mean Deer Hollow of Bartonville, L.L.C., as referenced hereinabove.
- 2.3. “Development Ordinance” shall mean the Town of Bartonville Code of Ordinances, Chapter 10, Exhibit A thereto, the Development Ordinance.
- 2.3. “Effective Date” shall mean the last date of execution of this Agreement.
- 2.4. “Property” shall mean the property described in **Exhibit A** of this Agreement, which is attached hereto.
- 2.5. “Town” shall mean the Town of Bartonville, Texas, a Texas general law municipality.

ARTICLE III Agreement

- 3.1. The Town agrees to waive the requirement that cul-de-sacs containing less than ten (10) lots may not exceed 1,500 feet in length, and agrees to approve the design of the cul-de-sac streets in the Deer Hollow residential subdivision that exceed 1,500 feet in length. The Town further agrees to waive the turnarounds and full knuckles requirements as set forth in the Town’s Subdivision Ordinance for such cul-de-sac streets.
- 3.2. In order to address the concerns raised by the Fire Department as to the long length of the cul-de-sac streets in the Deer Hollow residential subdivision, and the lack of compliance with Town requirements for turnarounds and full knuckles vis-à-vis fire suppression issues, the Developer agrees to provide in each primary residential building on every lot in the Deer Hollow residential subdivision an automatic sprinkler system that complies with the Town’s requirements for automatic sprinkler systems set forth in Town Code Section 3.02.161, as amended, as further specified in Section 903.2 of the International Fire Code adopted by the Town, as amended, notwithstanding whether such primary residential building may be less than or may exceed 5,000 square feet in size.
- 3.3. Prior to the issuance of any building permit for the construction of a primary residential building on any lot in the Deer Hollow residential subdivision, Developer or his designee shall submit to the Town for review and approval sufficient plans that establish an automatic sprinkler system in the primary residence building on the lot that is in compliance with the Town’s requirements for automatic sprinkler systems set forth in Town Code Section 3.02.161, as amended, as further specified in Section 903.2 of the International Fire Code adopted by the Town, as amended. No building permit for the

construction of structures on any lot in the Deer Hollow residential subdivision development will be approved by the Town unless and until said plans for an automatic sprinkler system in the primary residential structure are approved in writing by the Town Building Official and the Fire Department.

3.4. General Provisions

- A. This Agreement constitutes the entire understanding and agreement of the Parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment, and which amendment shall be approved by the Town Council before becoming effective.
- B. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Denton County, Texas. Exclusive venue of any legal action arising under this Agreement shall lie in a court of competent jurisdiction in Denton County, Texas.
- C. Caption headings in this Agreement are for convenience purposes only and are not be used to interpret or define the provisions of this Agreement.
- D. Approval by the Town Building Official and the Fire Department of any plans, designs or specifications submitted by the Developer pursuant to this Agreement shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, his engineer, employees, officers or agents with respect to the construction of any structure and of any automatic sprinkler system, or for the accuracy and competency of the structure design and specifications and of the automatic sprinkler system design and specifications prepared by the Developer's consulting engineer, his officers, agents, servants or employees, it being the intent of the parties that the approval by the Town Building Official and the Fire Department signifies the Town's approval of only the general design concept of the improvements and facilities to be constructed.
- E. THE DEVELOPER SHALL RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE TOWN, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES, FROM ANY DEMANDS, ACTIONS, CAUSES OF ACTION, OBLIGATIONS, LOSS, DAMAGE, LIABILITY OR EXPENSE, INCLUDING ATTORNEYS FEES AND EXPENSES, ON ACCOUNT OF OR WITH RESPECT TO DAMAGE TO PROPERTY AND INJURIES, INCLUDING DEATH, TO ANY AND ALL PERSONS WHICH MAY ARISE OUT OF OR RESULT FROM ANY DEFECT, DEFICIENCY OR NEGLIGENCE IN THE CONSTRUCTION OF THE AUTOMATIC SPRINKLER SYSTEM OR WITH RESPECT TO THE DEVELOPER'S ENGINEER'S DESIGNS AND SPECIFICATIONS INCORPORATED INTO ANY AUTOMATIC SPRINKLER SYSTEM CONSTRUCTED IN ACCORDANCE THEREWITH, AND THE DEVELOPER

SHALL DEFEND AT HIS OWN EXPENSE ANY SUITS OR OTHER PROCEEDINGS BROUGHT AGAINST THE TOWN, ITS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES, OR ANY OF THEM, ON ACCOUNT THEREOF, AND SHALL PAY ALL EXPENSES AND SATISFY ALL JUDGMENTS WHICH MAY BE INCURRED OR RENDERED AGAINST THEM OR ANY OF THEM IN CONNECTION HEREWITH.

- F. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective legal representatives, successors and assigns and shall be a covenant running with the Property. This Agreement may not be assigned, transferred or otherwise conveyed by the Developer without the prior written consent of the Town. This Agreement shall not be recorded in the public land records of Denton County without the prior written consent of both the Developer and the Town.
- G. This Agreement shall be construed in accordance with the Subdivision Ordinance, other Town ordinances not in conflict herewith, and state and federal law, which shall be construed in favor of the Agreement insofar as such action is not prohibited by law. To the extent that any such conflict exists, only that portion of this Agreement which is in conflict shall be severable from the other provisions of this Agreement, and such conflict shall in no manner affect the validity or enforceability of the remaining provisions.
- H. All rights, remedies and privileges permitted or available to the parties under this Agreement or at law or equity shall be cumulative and not alternative, and election of any such right, remedy or privilege shall not constitute a waiver or exclusive election of rights, remedies or privileges with respect to any other permitted or available right, remedy or privilege. Additionally, an instance of forbearance by a party in the enforcement of any such right, remedy or privilege, shall not constitute a waiver of such right, remedy or privilege by such party. A default under this Agreement shall not result in a forfeiture of any rights, remedies, or privileges under this Agreement.
- I. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

SIGNED AND EFFECTIVE on the date last set forth below.

EXECUTED this _____ day of _____, 2022.


TOWN OF BARTONVILLE

By: _____
Jaclyn Carrington, Mayor

Address: 1941 E. Jeter Rd.
Bartonville, Texas 76226

EXECUTED this 8 day of November, 2022.

DEVELOPER

By: 
Deer Hollow of Bartonville, L.L.C.
Michael Mollo, its Manager

Address: 916 Dove Creek Court
Bartonville, TX 76226

TOWN'S ACKNOWLEDGMENT

STATE OF TEXAS §
 §
 COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 2022, by Jaclyn Carrington, Mayor of the Town of Bartonville, Texas, a Texas municipality, on behalf of said municipality.

 Notary Public, State of Texas

My Commission Expires:

DEVELOPER'S ACKNOWLEDGMENT

STATE OF TEXAS §
 §
 COUNTY OF DENTON §

This instrument was acknowledged before me on the 8 day of November, 2022, by Michael Mollo, on behalf of himself and as Developer.



 Notary Public, State of Texas

My Commission expires:

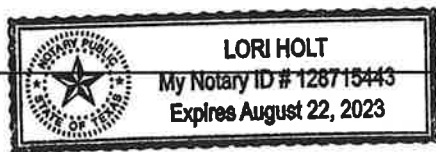


EXHIBIT A

DESCRIPTION OF PROPERTY

WHEREAS, Deer Hollow of Bartonville, L.L.C. is the developer of all that certain lot, tract or parcel of land situated in the Samuel Lizenby Survey, Abstract Number 767, the Margaret Tucker Survey, Abstract Number 1255 and the John Gibbons Survey, Abstract Number 1693, Town of Bartonville, Denton County, Texas, and being all that certain called 81.386 acre tract of land described in Exhibit B in Partition and Exchange Deed filed for record on March 8, 2022, in Instrument Number 2022-35363 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northwest corner of said 81.386 acre tract, from which a 1/2" rebar found on the south line of Stony Ridge Lane (a public roadway, no record found) at the northwest corner of Lot 1, Block B of Woodbine Estates, an addition to Denton County, Texas, according to the plat thereof recorded in Cabinet I, Page 12 of the Plat Records of Denton County, Texas, bears N 42°00' W, 0.6 feet;

THENCE S 89°48'10" E, 1,275.51 feet with the north line of said 81.386 acre tract to a 1/2" capped rebar set (MCADAMS) at the most northerly northeast corner thereof, being on the most westerly west line of that certain called 16.99 acre tract of land described in deed in favor of Bradley B. Teel, Sr. and wife, Jane Teel recorded in Volume 4850, Page 1615 of the Real Property Records of Denton County, Texas;

THENCE S 01°44'00" E, 148.47 feet with the east line of said 81.386 acre tract and the westerly west line of said 16.99 acre tract to a 1/2" rebar found at the southwest corner of said 16.99 acre tract;

THENCE N 89°53'00" E, 929.02 feet with the north line of said 81.386 acre tract and the south line of said 16.99 acre tract to a 1/2" rebar found at the most easterly northeast corner of said 81.386 acre tract and the most southerly southeast corner of said 16.99 acre tract, being on the west line of Lot 1, Block A of Hat Creek Estates, an addition to the Town of Bartonville, Denton County, Texas, according to the plat thereof recorded in Document Number 2017-260 of the Plat Records of Denton County, Texas, from which a 1/2" capped rebar found (ALLIANCE) at the northwest corner of said Lot 1, Block A, bears N 00°11' E, 60.0 feet;

THENCE S 00°11'00" W, with the east line of said 81.386 acre tract and the west line of said Hat Creek Estates, passing at 150.0 feet (1.9 feet left of line) a 1/2" capped rebar found (SPRY OFFSET) for witness to the southwest corner of said Lot 1, Block A and the northwest corner of Lot 2, Block A of said Hat Creek Estates, continuing with said line, passing at 402.0 feet (1.1 feet left of line) a 1/2" capped rebar found (SPRY OFFSET) for witness to the southwest corner of said Lot 2, being on the north line of Hat Creek Road (called 60' public right-of-way), continuing with said line, passing at 461.9 feet (2.0 feet left of line) a 1/2" capped rebar found (SPRY OFFSET) for witness to the northwest corner of said Lot 1, Block B of said Hat Creek Estates, being on the south line of said Hat Creek Road, continuing with said line, passing at 700.4 feet (0.3 feet right) a 1/2" capped rebar found (SPRY 5647) for witness to the southwest corner of said Lot 1, Block B and the northwest corner of Lot 2, Block B of said Hat Creek Estates, continuing with said line, passing at 1,148.4 feet the southwest corner of said Hat Creek

Estates, being the most northerly northwest corner of that certain called 183.23 acre tract of land described in deed in favor of Ponca City Inn, Inc., recorded in Instrument Number 2021-115695 of the Real Property Records of Denton County, Texas, from which a 1/2" rebar found for witness bears S 59°15' W, 0.9 feet, continuing with the west line of said 183.23 acre tract a total distance of 2,161.73 feet to a 5/8" rebar found at the southeast corner of said 81.386 acre tract, being a reentrant corner on the west line of said 183.23 acre tract;

THENCE S 89°34'55" W, 661.43 feet with the south line of said 81.386 acre tract and the westerly north line of said 188.23 acre tract to a 1/2" rebar found at the most westerly northwest corner of said 188.23 acre tract, being the northeast corner of that certain tract of land described in deed in favor of Leneal E. Locke and Kathryn A. Locke, Trustees of the Locke Living Trust, recorded in Document Number 2000-29231 of the Real Property Records of Denton County, Texas;

THENCE N 89°57'10" W, 524.76 feet continuing with the south line of said 81.386 acre tract and the north line of said Locke tract to a 1/2" rebar found at the northwest corner of said Locke tract, being the northeast corner of Lot 1, Block A of Jeter Road Addition, an addition to Town of Bartonville, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Page 482 of the Plat Records of Denton County, Texas;

THENCE N 89°59'40" W, 521.62 feet continuing with the south line of said 81.386 acre tract and the north line of said Jeter Road Addition to a 1/2" rebar found at the northwest corner thereof, being the most southerly southwest corner of said 81.386 acre tract, being on the east line of that certain called 48.662 acre tract of land described as Tract 2 in Exhibit "A2" in the aforementioned Partition and Exchange Deed recorded in Instrument Number 2022-35363 of the Real Property Records of Denton County, Texas;

THENCE N 00°20'25" W, 601.69 feet with the west line of said 81.386 acre tract and the east line of said 48.662 acre tract to a 5/8" capped rebar found (COLEMAN 4001);

THENCE N 89°47'50" E, 681.24 feet continuing with the west line of said 81.386 acre tract and the east line of said 48.662 acre tract to a 5/8" capped rebar found (COLEMAN 4001);

THENCE N 00°06'20" E, continuing with the west line of said 81.386 acre tract and the east line of said 48.662 acre tract, passing at 387.9 feet a 5/8" capped rebar found (COLEMAN 4001) at the northeast corner of said 48.662 acre tract and the southeast corner of that certain called 19.086 acre tract of land described as Tract 1 in Exhibit "A" of said Partition and Exchange Deed recorded in Instrument Number 2022-35363 of the Real Property Records of Denton County, Texas, continuing with the east line of said 19.086 acre tract a total distance of 955.48 feet to a 5/8" capped rebar found (COLEMAN 4001) at the northeast corner of said 19.086 acre tract;

THENCE N 89°53'35" W, 1,175.26 feet continuing with the west line of said 81.386 acre tract and the north line of said 19.086 acre tract to a 5/8" capped rebar found (COLEMAN 4001) at the most westerly southwest corner of said 81.386 acre tract and the most northerly northwest corner of said 19.086 acre tract, from which a 1/2" rebar found at the southeast corner of Lot 5, Block A of the aforementioned Woodbine Estates bears S 00°13'00" W, 174.0 feet;

THENCE N 00°06'55" W, 755.20 feet with the west line of said 81.386 acre tract to the POINT OF BEGINNING and containing approximately 81.397 acres of land.



TOWN COUNCIL COMMUNICATION

DATE November 15, 2022

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss, consider, and act regarding a Final Plat for the proposed Deer Hollow subdivision, consisting of approximately 81.397 acres generally located east of Seals Rd., west and south of Dove Creek Rd., and north of Jeter Rd. ***The Planning and Zoning Commission recommended approval with by a vote of 5 to 0 at its July 6, 2022, meeting.***

SUMMARY:

I. APPLICANT INFORMATION

Applicant and Developer: Mike Mollo
Engineer: McAdams

II. LOCATION

Property: Approximately 81.397 acres generally located west and south of Dove Creek Rd., east of Seals Rd., and north of Jeter Rd.,
Zoning: Residential Estates 5 (RE-5)
Land Use Plan: Residential Estates 5 (RE-5)

Surrounding Zoning: North: RE-5, Residential Estates 5
Agricultural, AG
South: Agricultural, AG
East: RE-2, Residential Estates 2;
Agricultural, AG
West: RE-1, Residential Estates 1
Agricultural, AG

III. SUMMARY

Development Name: Deer Hollow
Proposed Use: Total of 14 Residential Lots
Minimum Lot Size: 5 acres
Roads: Extension of Hat Creek Road, plus one additional road – Ginger Court

The Town Council has the following options to consider regarding this application:

- Approve the final plat
- Disapprove the final plat

The Town's Engineering and Planning Consultants have previously reviewed the plat submission to ensure compliance with the Town's relevant ordinances and design standards.

P&Z Meeting Summary: Commissioner McDonald moved to recommend approval regarding a Preliminary Plat for the proposed Deer Hollow Subdivision with the following waivers, 1. Requirement of knuckles on dead end streets, 2. Length of cul-de-sac, 3. Requirement of overall tree survey and the following conditions, 1. A developer agreement that requires all primary residences be sprinkled regardless of size, 2. Drainage calculation error be addressed prior to Town Council. Commissioner Hoyt-Stenovitch seconded the motion. The Commission voted unanimously to recommend approval to the Council as motioned.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

The Town Council approved the zoning change for this subdivision in May of this year. Following that approval, the developer's team worked to complete and submit required documents. As of the time of posting this agenda packet, it is anticipated that the developer will submit proof that the required documents have been filed with Denton County. If that proof is not provided prior to the meeting, Council should not approve this item.

ATTACHMENTS:

Engineers Acceptance Letter
Final Plat
Construction Plans



November 9, 2022

Mr. Thad Chambers
Town Administrator
Town of Bartonville
1941 E. Jeter Rd.
Bartonville, TX 76226

**RE: Deer Hollow
Final Plat and Construction Plans**

Mr. Chambers:

We have reviewed the submitted Final Plat and Construction Plans for the referenced residential development for compliance with the Town of Bartonville Subdivision Ordinance.

We have no further comments.

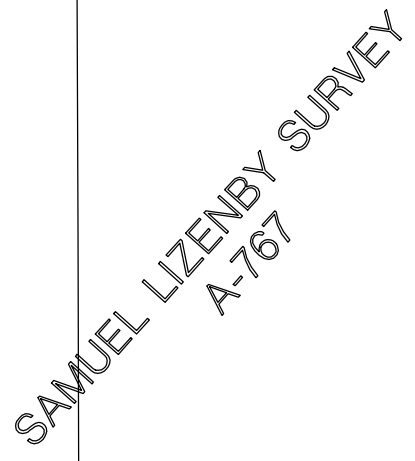
Please let me know if you have any questions.

Sincerely,

tnp
teague nall & perkins

Christopher Hartke

Christopher Hartke, P.E.; CFM
Director of Engineering Services, Associate Principal



THAT WE, _____, acting by and through our duly authorized representative, do hereby appoint this Representative designating the heretofore described tract of land as DEER HOLLOW, on addition to the Town of Bartoville, Denton County, Texas, and do hereby dedicate to the public use forever the said tract of land shown thereon and do hereby reserve the easements shown on this plot for the mutual use and accommodation of the Town of Bartoville and all public utilities desiring to use or have access to the same; and we hereby give the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way interfere with the construction, maintenance or efficiency of its response systems on any part of these easement strips and any public utility shall at all times have the right of ingress and egress over and across the said easement strips for the purpose of constructing, reconstructing, inspecting or patrolling without the necessity at any time of procuring the permission of anyone. This plot approved subject to all plotting ordinances, rules, regulations and resolutions of the Town of Bartoville, Texas.

WITNESS MY HAND this _____ day of _____, 2022.

Authorized Representative

STATE OF TEXAS:
COUNTY OF DENTON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

WITNESS MY HAND this _____ day of _____, 2022.

Authorized Representative

STATE OF TEXAS :
COUNTY OF TARRANT :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____
to me to be the person whose name is subscribed to the foregoing instrument
and acknowledged that he executed the same for the purpose and consideration
and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____,

Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

Recommended for Approval

Chairman, Planning and Zoning Commission
Town of Bartonville, Texas

Date

Approved and Accepted

Mayor, Town of Bartonville, Texas

Date

The undersigned, the Town Secretary of the Town of Bartonville, Texas, hereby certifies that the foregoing plot of Denkmann Plaza Addition, to the Town of Bartonville was submitted to the Town Council on the ____ day of _____, 2021, and the Council, by formal action, there and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plot, and said council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

WITNESS MY HAND this the ____ day of _____, 2022.

Town Secretary

SURVEYOR'S STATEMENT


I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 6078 11/8/22

Mark Paine, RPLS
Texas Registration No. 5078

FINAL PLAT
DEER HOLLOW
81.397 ACRES
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS



McADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972-335-9712

201 Country View Drive
Rossmore, Texas 75282
840-340-1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

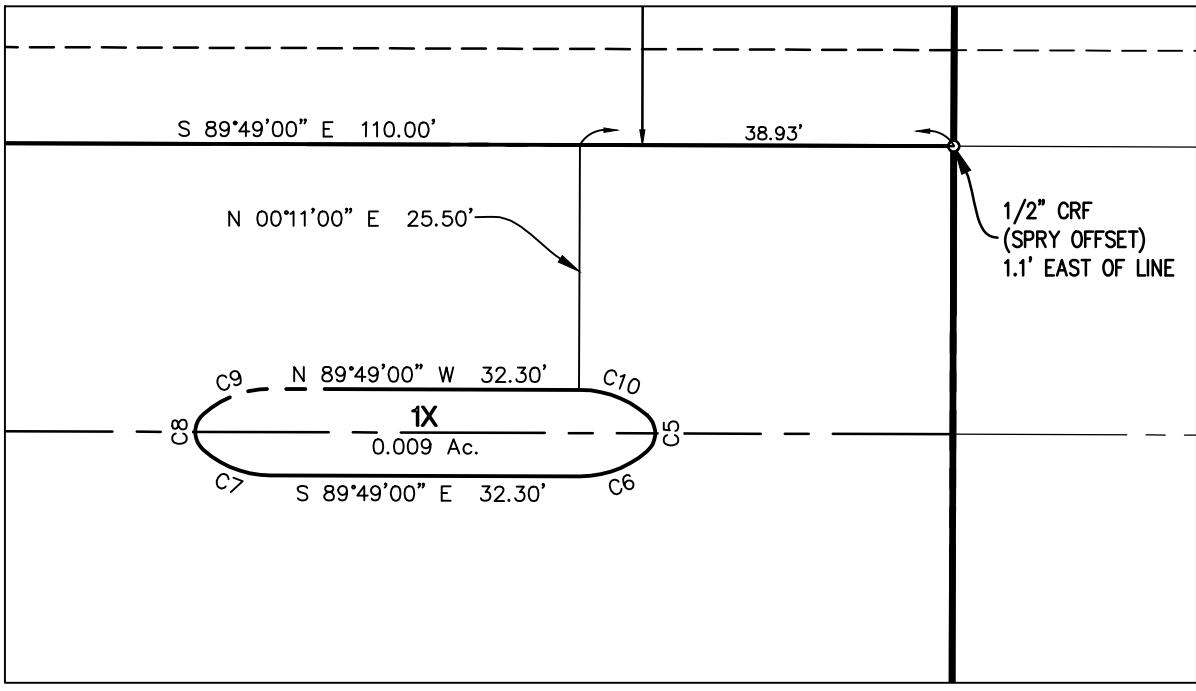
C2.01

DRAWN BY: AT DATE: 06/30/2022 SCALE: 1"=150' JOB: NO. SPEC C21086

OWNER/DEVELOPER
MIKE MOLLO
916 DOWE CREEK COURT
BARTONVILLE, TX 75228
Ph. 214-914-9822
Contact: MIKE MOLLO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°06'25" E	30.00'
L2	S 00°49'45" E	49.00'

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	218,179	5.009
2	BLOCK A	217,927	5.003
3	BLOCK A	218,013	5.003
4	BLOCK A	217,950	5.005
5	BLOCK A	225,425	5.175
6	BLOCK A	210,182	4.825
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2	BLOCK B	217,835	5.001
3	BLOCK B	261,597	6.005
4	BLOCK B	322,940	7.414
5	BLOCK B	217,866	5.002
6	BLOCK B	256,998	5.900
1	BLOCK C	261,512	6.003
2	BLOCK C	220,116	5.053
1X	BLOCK C	0,397	0.009



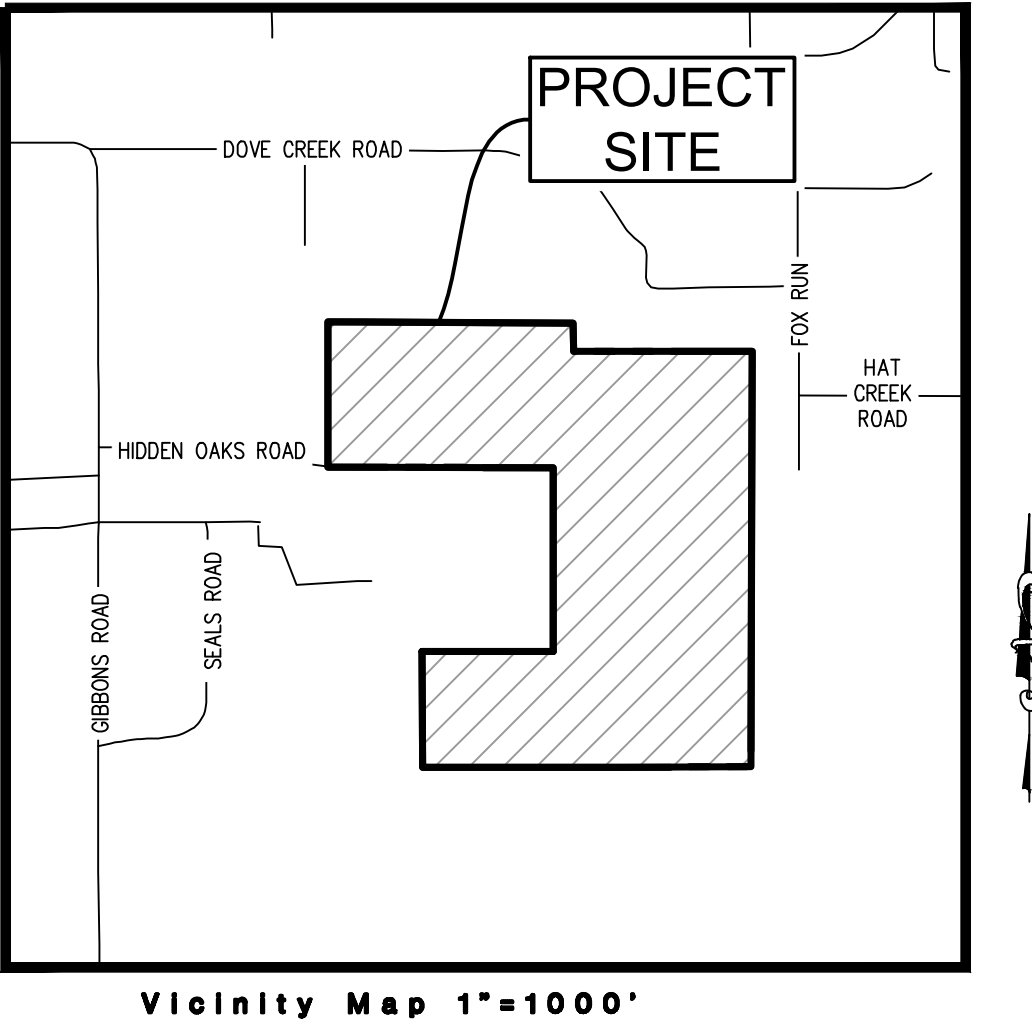
- NOTES:
1. Bearings based on the Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, adverse title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by MCADAMS on the subject property.
4. According to Community/Panel No. 48110310510 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be damaged by flooding or flood damage. In rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
5. A complete tree survey of each lot will be required as part of builder submitted package for construction.
6. Construction in the area south of the T.P. & L. easement shown on Lots 3 and 4 Block B, will require a separate building permit from the city.
7. Lot 1, Block A & Lot 6, Block B will require drainage plans prior to construction to verify no storm water runoff is being concentrated along their eastern property lines. Any concentrated storm water runoff along the eastern property lines will require improvements to the existing drainage elements as noted on the Hot Creek Flat.
8. Maintenance of easements shall be the responsibility of the home owners per the accepted Deed Restrictions.
9. Lot 1X, Block D is hereby dedicated to and to be maintained by the Home Owner's Association.
10. Field work performed during the month of May, 2022.

File: M:\Projects\SPEC\SPEC 2021\SPEC21086-B1.dwg - Bartonville\DWG-Production\Upenn\GHEETS\SPEC21086-C5.dwg
Created: 11/17/2022 2:12 PM by Sean Howard
Revised: 11/22/2022 2:19 PM by Howard

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C1.01	GENERAL NOTES
C2.01	PRELIMINARY PLAT
C3.01	EXISTING DRAINAGE AREA MAP
C3.02	PROPOSED DRAINAGE AREA MAP
C3.03	RETENTION POND SOUTH
C3.04	DETENTION BASIN NORTH
C3.05	BASIN CALCULATIONS
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN
C4.02	UTILITY PLAN
C4.03	UTILITY PLAN
C4.04	UTILITY PLAN
C4.05	UTILITY PLAN
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C4.09	STORM PROFILES
C5.01	DEER HOLLOW COURT PLAN & PROFILE
C5.02	DEER HOLLOW COURT PLAN & PROFILE
C5.03	DEER HOLLOW COURT PLAN & PROFILE
C5.04	DEER HOLLOW COURT CUL-DE-SAC PLAN & PROFILE
C5.05	GINGERS' WAY PLAN & PROFILE
C5.06	GINGERS' WAY PLAN & PROFILE
C5.07	GINGERS' WAY PLAN & PROFILE
C5.08	GINGERS' WAY CUL-DE-SAC PLAN & PROFILE
C6.01	EROSION CONTROL PLAN
C6.02	EROSION CONTROL PLAN
C6.03	EROSION CONTROL PLAN
C6.04	EROSION CONTROL PLAN
C8.01	STANDARD CONSTRUCTION DETAILS
C8.02	STANDARD CONSTRUCTION DETAILS
C8.03	STANDARD CONSTRUCTION DETAILS
C8.04	STANDARD CONSTRUCTION DETAILS
C8.05	STANDARD CONSTRUCTION DETAILS
L2.00	HARDSCAPE PLAN
L2.01	HARDSCAPE PLAN
L3.00	LANDSCAPE PLAN
L3.01	LANDSCAPE PLAN
L4.00	LANDSCAPE & HARDSCAPE DETAILS

CONSTRUCTION PLANS
for
DEER HOLLOW
81.397 Acres

in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS
NOVEMBER 2022



Contact: Darren Andrews, P.E.

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.jrcacon.com
www.mcadamsco.com

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76228
Ph. 214-914-9922
Contact: MIKE MOLLO



Drawn By: SH
Date: 06/30/2022
Scale: N.T.S.
Revisions:
11/04/2022

SPEC21086

C1.00

DEER HOLLOW
81.397 Acres
in the
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GENERAL NOTES

1. THE TERM MUNICIPALITY REFERS TO THE TOWN OF BARTONVILLE.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH TEXAS LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
6. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.
7. THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC. WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
9. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES. FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM -3% TO +1% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.
10. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".
11. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
12. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
13. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
14. CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.
16. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE TEXAS HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.
17. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.
19. ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.

GENERAL NOTES FOR WATER IMPROVEMENTS

1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.

GENERAL NOTES FOR PAVING IMPROVEMENTS

1. THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
2. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
3. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
4. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
5. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
6. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D AND AS MODIFIED BY THE TXDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

GENERAL NOTES FOR SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. AFTER COMPLETION OF ALL SANITARY SEWER TESTING (I.E. MANDREL AND AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE MUNICIPALITY. ALL MANHOLES SHALL BE VACUUM TESTED.
3. ONE JOINT OF 150-PSI PRESSURE RATED PIPE SHALL BE INSTALLED AND CENTERED UNDER ALL PROPOSED WATER PIPE CROSSINGS.
4. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
5. ANY CONNECTION TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
6. ALL CLEAN-OUTS TO BE PROVIDED PER MUNICIPAL REQUIREMENTS.

PROJECT GENERAL NOTES

1. THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.
2. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS." VOL. 29, SUBPART P. PG. 128-137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDOMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (5:1) AND SODDING AREAS WITH A SLOPE OF 20% (5:1) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.
6. THE CONTRACTOR SHALL KEEP RECORDS FOR AS-BUILTS DRAWINGS AND SHALL SUBMIT MARK-UPS TO THE MUNICIPALITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.
7. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.
8. ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIOPALITY.
9. THE CONTRACTOR, AND HIS AGENTS, AND SUB-CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

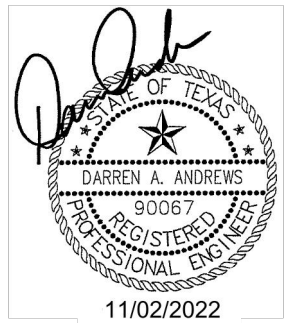
TOWN OF BARTONVILLE UTILITY CONTACTS

TOWN OF BARTONVILLE	(972) 490-4052
CROSS TIMBERS	(940) 584-0780
WATER SUPPLY	
T U ELECTRIC & GAS	(817) 497-7556
COSERV	(940) 321-4640
VERIZON	(972) 381-3832
AT&T BROADBAND	(972) 501-7000
TEXAS WASTE MANAGEMENT	(972) 436-3512
DIG T.E.S.S	(800) 344-8377

LEGEND			
ABBREVIATIONS:			
CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		
LINES & SYMBOLS:			
Existing:		Proposed:	
---500---501---	Contours	---501---500---	Contours
////	Asphalt Pavement	////	Asphalt Pavement
///	Wood Fence	///	Wood Fence
—o—o—o—	Chain Link Fence	—o—o—o—	Chain Link Fence
—x—x—x—	Wire Fence	—x—x—x—	Wire Fence
=====	Masonry Wall	=====	Masonry Wall
-----	Centerline of Creek, Swale, or Waterway	-----	Centerline of Creek, Swale, or Waterway
—w—	Waterline	—w—	Waterline
—ss—	Sanitary Sewer	—ss—	Sanitary Sewer
== == == ==	Storm Sewer	== == == ==	Storm Sewer
—~—	Overhead Power	—~—	Overhead Power
—E—	Buried Power	—E—	Buried Power
—G—	Gas Line	—G—	Gas Line
⦿	Fire Hydrant	⦿	Fire Hydrant
⌵	Water Valve	⌵	Water Valve
⌵	Water Meter	⌵	Water Meter
○ SSMH	Sanitary Sewer Manhole	●	Sanitary Sewer Manhole
—GW	Guy Wire	—	Guy Wire
⌵ LP	Light Pole	⌵	Light Pole
⌵ PP	Power Pole	⌵	Power Pole
⦿	Tree	⦿	Tree
⦿	Benchmark	⦿	Benchmark

DEER HOLLOW
81397 Acres
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TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

GENERAL NOTES

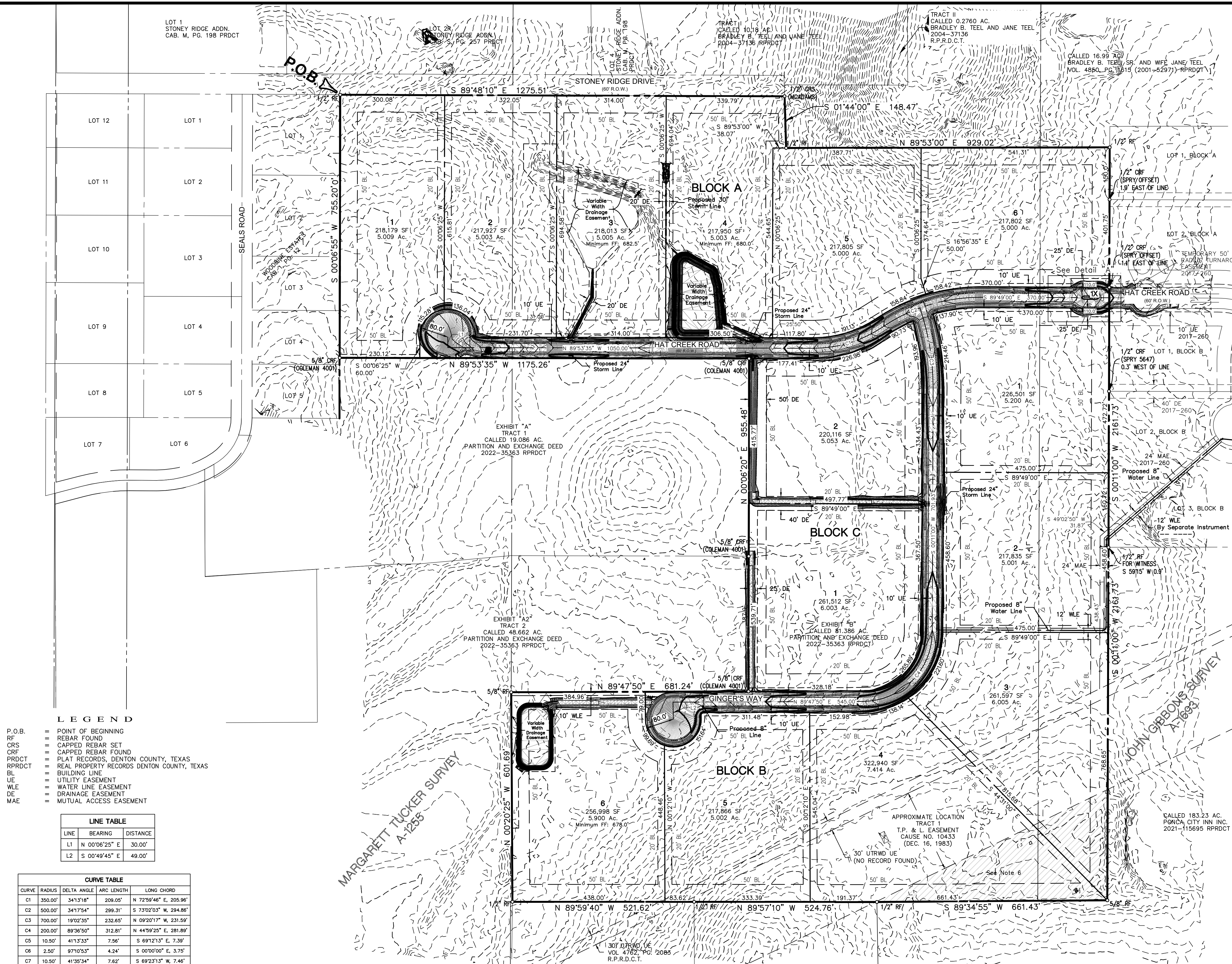


Drawn By: CR
Date: 06/30/2022
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Revisions:
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SPEC21086

C1.01

OWNER/DEVELOPER
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916 DOVE CREEK CT.
BARTONVILLE, TX 76228
Ph. 214-914-9922
Contact: MIKE MOLLO



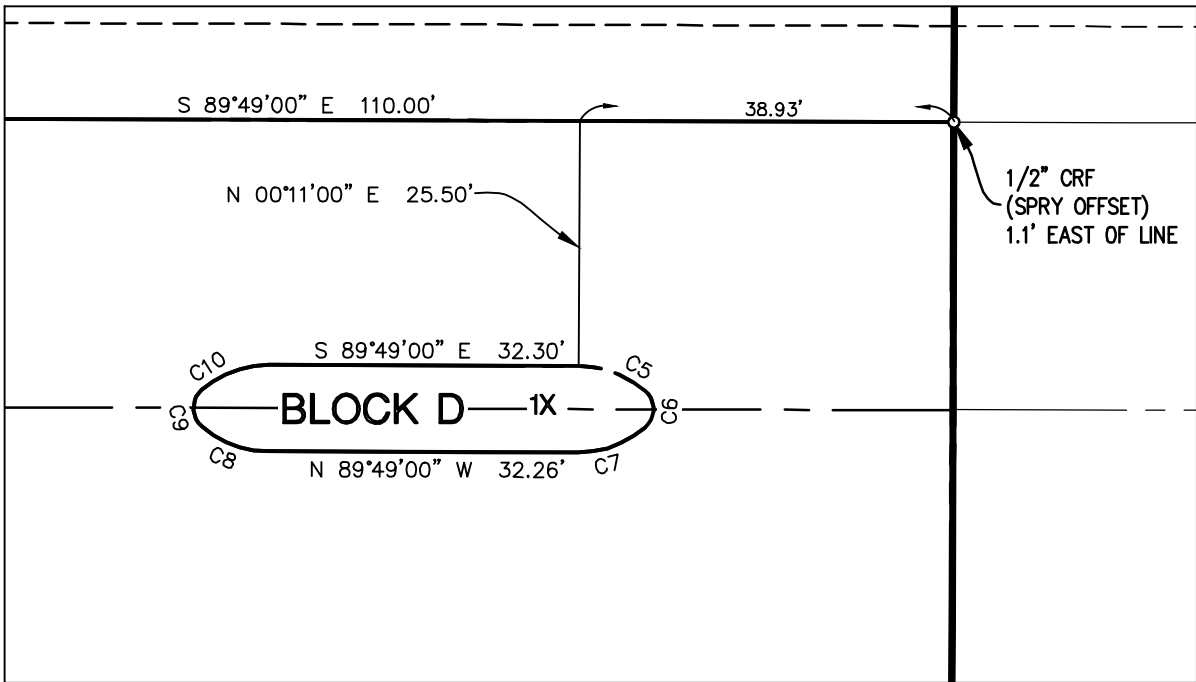
P.O.B. = POINT OF BEGINNING
RF = REBAR FOUND
CRS = CAPPED REBAR SET
CRF = CAPPED REBAR FOUND
PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
BL = BUILDING LINE
UE = UTILITY EASEMENT
WLE = WATER LINE EASEMENT
DE = DRAINAGE EASEMENT
MAE = MUTUAL ACCESS EASEMENT

LEGEND

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 00°06'25" E	30.00'	
L2	S 00°49'45" E	49.00'	

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	350.00'	34°13'16"	209.05'	N 72°59'46" E, 205.96'
C2	500.00'	34°17'54"	299.31'	S 73°02'03" W, 294.86'
C3	700.00'	19°02'35"	232.65'	N 09°20'17" W, 231.59'
C4	200.00'	89°36'50"	312.81'	N 44°59'25" E, 281.89'
C5	10.50'	41°13'33"	7.96'	S 69°12'13" E, 7.39'
C6	2.50'	0°10'53"	4.24'	S 00°00'00" E, 3.75'
C7	10.50'	41°35'34"	7.62'	S 69°33'13" W, 7.46'
C8	10.50'	41°24'35"	7.59'	N 69°06'42" W, 7.42'
C9	2.50'	9°10'51"	4.24'	N 00°11'00" E, 3.75'
C10	10.50'	41°24'35"	7.59'	N 69°28'43" E, 7.42'

LOT / BLOCK ANALYSIS			
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1	BLOCK C	261,512	6.003
2	BLOCK C	220,116	5.053
1X	BLOCK D	0.397	0.009



OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, WE, _____, are the owner's of all that certain lot, tract or parcel of land situated in the Samuel Lizenby Survey, Abstract Number 767, the Margaret Tucker Survey, Abstract Number 1255 and the John Gibbons Survey, Abstract Number 1693, Town of Bartonville, Denton County, Texas, and being all that certain called 81.386 acre tract of land described in Exhibit B in Partition and Exchange Deed filed for record on March 8, 2022, in instrument Number 2022-35363 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northwest corner of said 81.386 acre tract, from which a 1/2" rebar found on the south line of Stoney Ridge Lane (a public roadway, no record found) at the northwest corner of Lot 1, Block B of Woodbine Estates, an addition to Denton County, Texas, according to the plat thereof recorded in Cabinet I, Page 12 of the Plat Records of Denton County, Texas, bears N 42°00' W, 0.6 feet;

THENCE S 89°48'10" E, 1,275.51 feet with the north line of said 81.386 acre tract to a 1/2" capped rebar set (MCADAMS) at the most northerly northeast corner thereof, being on the most westerly west line of that certain called 16.99 acre tract of land described in deed in favor of Bradley B. Teel, Sr., and wife, Jane Teel recorded in Volume 4850, Page 1615 of the Real Property Records of Denton County, Texas;

THENCE S 89°44'00" E, 148.47 feet with the east line of said 81.386 acre tract and the westerly west line of said 16.99 acre tract to a 1/2" rebar found at the southeast corner of said 16.99 acre tract;

THENCE N 89°53'00" E, 929.02 feet with the north line of said 81.386 acre tract and the south line of said 16.99 acre tract to a 1/2" rebar found at the most easterly northeast corner of said 81.386 acre tract and the most southerly southeast corner of said 16.99 acre tract, being on the west line of Lot 1, Block A of Hat Creek Estates, an addition to the Town of Bartonville, Denton County, Texas, according to the plat thereof recorded in Document Number 2017-260 of the Plat Records of Denton County, Texas, from which a 1/2" capped rebar found (ALLIANCE) at the northwest corner of said Lot 1, Block A, bears N 00°11'00" E, 60.0 feet;

THENCE S 00°11'00" W, with the east line of said 81.386 acre tract and the west line of said Hat Creek Estates, passing at 150.0 feet (1.9 feet left of line) a 1/2" capped rebar found (SPRY OFFSET) for witness to the southwest corner of said Lot 1, Block A and the northwest corner of Lot 2, Block A of said Hat Creek Estates, continuing with said line, passing at 402.0 feet (1.1 feet left of line) a 1/2" capped rebar found (SPRY OFFSET) for witness to the southwest corner of said Lot 2, being on the northwest corner of said Lot 1, Block B of Hat Creek Estates, continuing with said line, passing at 461.9 feet (2.0 feet left of line) a 1/2" capped rebar found (SPRY OFFSET) for witness to the southwest corner of said Lot 1, Block B and the northwest corner of Lot 2, Block B of said Hat Creek Estates, continuing with said line, passing at 1,148.4 feet the southwest corner of said Hat Creek Estates, being the most northerly northwest corner of that certain called 183.23 acre tract of land described in deed in favor of Ponca City, Inc., recorded in Instrument Number 2021-115695 of the Real Property Records of Denton County, Texas, from which a 1/2" rebar found for witness bears S 59°15' W, 0.9 feet, continuing with the west line of said 183.23 acre tract a total distance of 2,161.73 feet to a 5/8" rebar found at the southeast corner of said 81.386 acre tract, being a reentrant corner on the west line of said 183.23 acre tract;

THENCE S 89°34'55" W, 661.43 feet with the south line of said 81.386 acre tract and the westerly north line of said 183.23 acre tract to a 1/2" rebar found at the most westerly northwest corner of said 183.23 acre tract, being the northeast corner of that certain tract of land described in deed in favor of Leneal E. Locke and Kathryn A. Locke, Trustees of the Locke Living Trust, recorded in Document Number 2000-29231 of the Real Property Records of Denton County, Texas;

THENCE N 89°57'10" W, 524.76 feet continuing with the south line of said 81.386 acre tract and the north line of said Locke tract to a 1/2" rebar found at the northwest corner of said Locke tract, being the northeast corner of Lot 1, Block A of Jeter Road Addition, an addition to Town of Bartonville, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Page 482 of the Plat Records of Denton County, Texas;

THENCE N 89°59'40" W, 521.62 feet continuing with the south line of said 81.386 acre tract and the north line of said Jeter Road Addition to a 1/2" rebar found at the northwest corner thereof, being the most southerly southwest corner of said 81.386 acre tract, being on the east line of that certain called 48.662 acre tract of land described as Tract 2 in Exhibit "A2" in the aforementioned Partition and Exchange Deed recorded in instrument Number 2022-35363 of the Real Property Records of Denton County, Texas;

THENCE N 00°20'25" W, 601.69 feet with the west line of said 81.386 acre tract and the east line of said 48.662 acre tract to a 5/8" capped rebar found (COLEMAN 4001);

THENCE N 89°47'50" E, 681.24 feet continuing with the west line of said 81.386 acre tract and the east line of said 48.662 acre tract to a 5/8" capped rebar found (COLEMAN 4001);

THENCE N 00°06'25" E, continuing with the west line of said 81.386 acre tract and the east line of said 48.662 acre tract, passing at 387.9 feet a 5/8" capped rebar found (COLEMAN 4001) at the northeast corner of said 48.662 acre tract and the southeast corner of that certain called 19.086 acre tract of land described as Tract 1 in Exhibit "A" of said Partition and Exchange Deed recorded in instrument Number 2022-35363 of the Real Property Records of Denton County, Texas, continuing with the east line of said 19.086 acre tract a total distance of 955.48 feet to a 5/8" capped rebar found (COLEMAN 4001) at the northeast corner of said 19.086 acre tract;

THENCE N 89°53'35" W, 1,175.26 feet continuing with the west line of said 81.386 acre tract and the north line of said 19.086 acre tract to a 5/8" capped rebar found (COLEMAN 4001) at the most westerly southwest corner of said 81.386 acre tract and the most northerly northwest corner of said 19.086 acre tract, from which a 1/2" rebar found at the southeast corner of Lot 5, Block A of the aforementioned Woodbine Estates bears S 00°13'00" W, 174.0 feet;

THENCE N 00°06'55" W, 755.20 feet with the west line of said 81.386 acre tract to the POINT OF BEGINNING and containing approximately 81.397 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT WE, _____, acting by and through our duly authorized representative, do hereby adopt this Replat designating the hereinabove described tract of land as DEER HOLLOW, an addition to the Town of Bartonville, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easements shown on this plat for the mutual use and accommodation of the Town of Bartonville and all public utilities desiring to use or using same unless otherwise noted. Any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting or patrolling without the necessity of any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

WITNESS MY HAND this _____ day of _____, 2022.

Authorized Representative _____

STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public
State of Texas

My commission expires the _____ day of _____, _____.

Recommended for Approval _____

Chairman, Planning and Zoning Commission _____ Date _____
Town of Bartonville, Texas

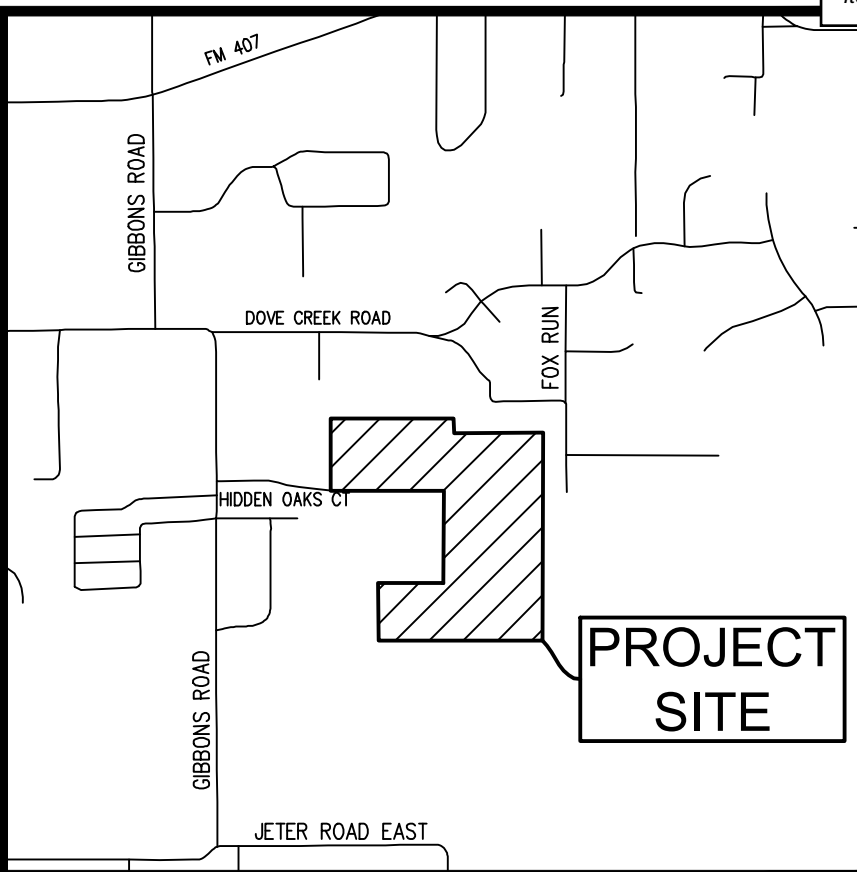
Approved and Accepted _____

Mayor, Town of Bartonville, Texas _____ Date _____

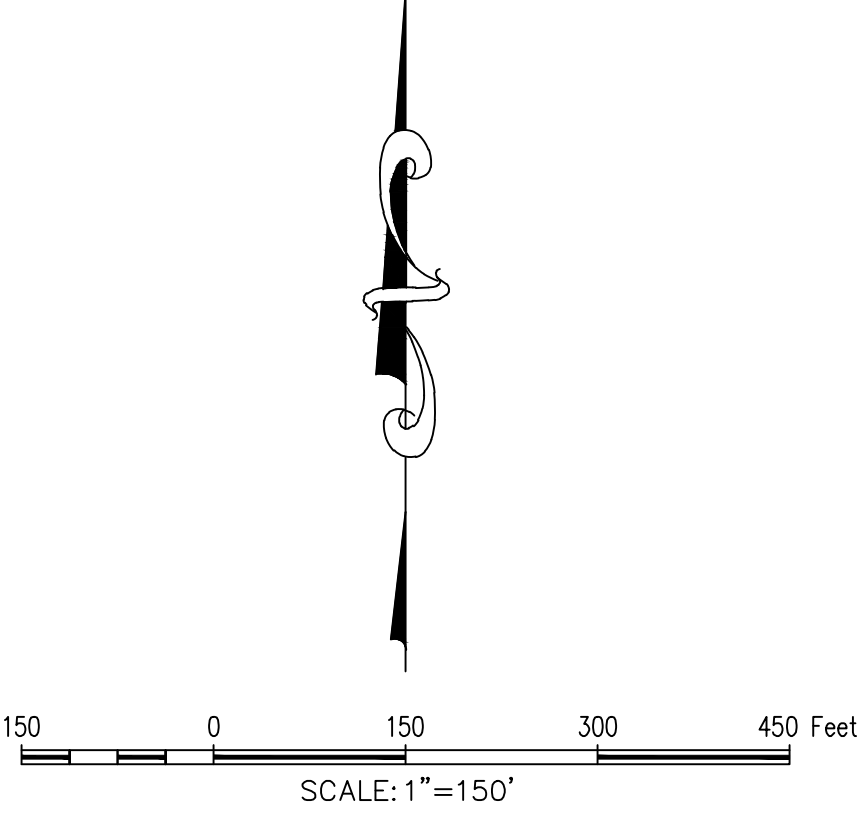
The undersigned, the Town Secretary of the Town of Bartonville, Texas, do hereby certify that the foregoing plat, Denimann Plaza Addition, to the Town of Bartonville was submitted to the Town Council on the _____ day of _____, 2022, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat, and said council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

WITNESS MY HAND this _____ day of _____, 2022.

Town Secretary _____



VICINITY MAP SCALE 1"=2000'



SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 6078 11/7/22

Mark Paine, RPLS
Texas Registration No. 5078

PRELIMINARY PLAT
DEER HOLLOW
81.397 ACRES
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

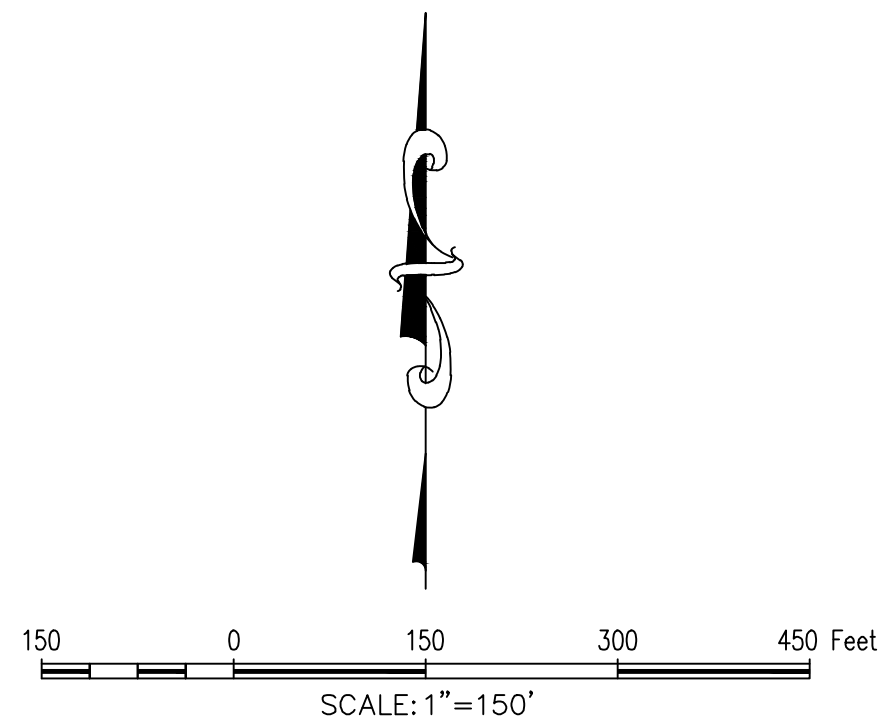
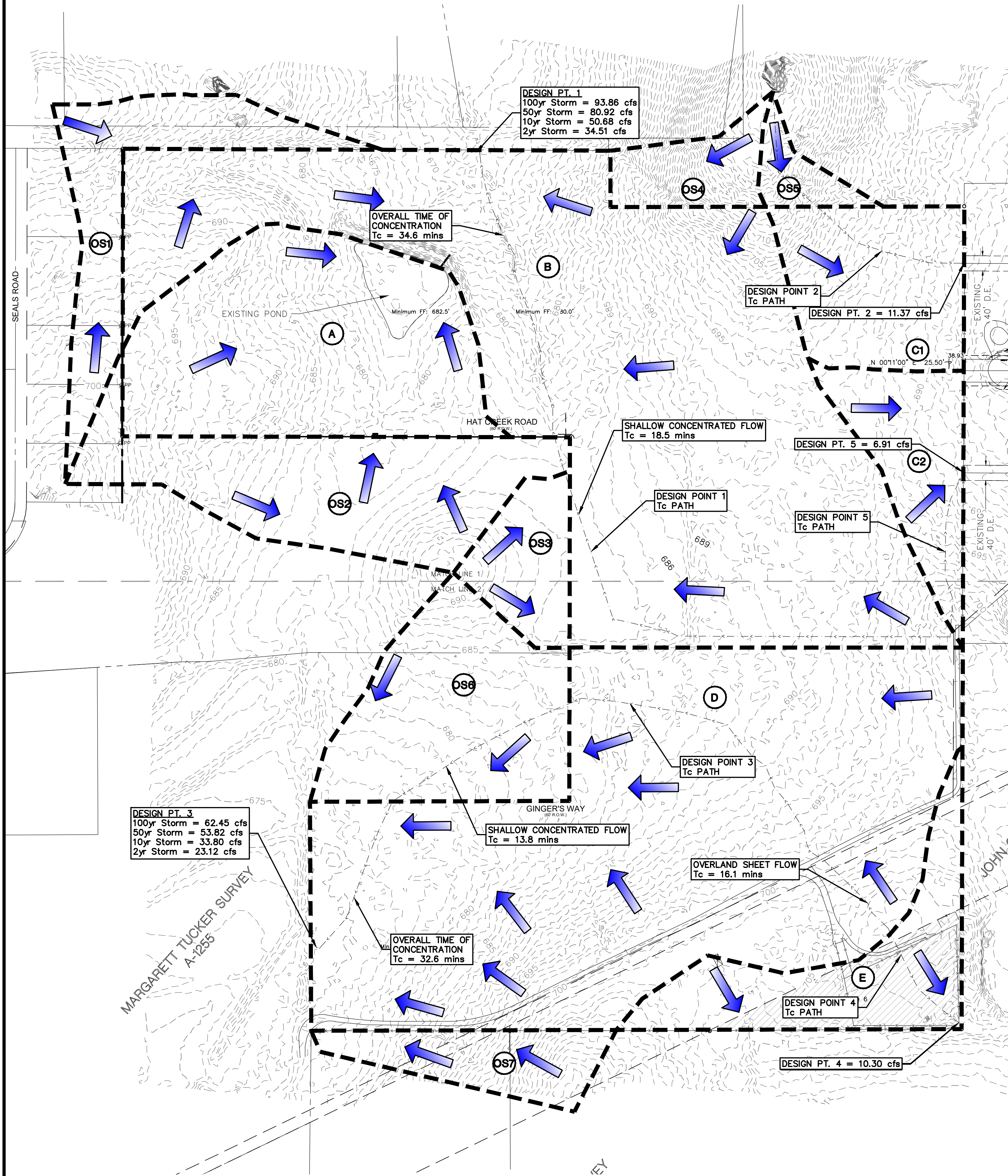


The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.536.9712
201 Country View Drive
Roanoke, Texas 76262
800.240.1012
TBP# 19762 TBP#S 10194440
www.mcadamsco.com

C2.01

DRAWN BY: AT DATE: 06.30.2022 SCALE: 1"=150' JOB: No. SPEC21068

OWNER/DEVELOPER
MIKE MOLLO
918 DOVE CREEK COURT
BARTONVILLE, TX 78208
PR. 254-94-092
Contact: MIKE MOLLO



TBM "4" SET ON CONCRETE BASE OF AN EXISTING WATER MANHOLE
940'± FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY &
820'± FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 700.9'

EXISTING Q=CfCIA																						
Design Point	Area	Acres	Tc	C	Iz	C _{r.5}	I _z	C _{r.10}	I _z	C _{r.25}	I _z	C _{r.50}	I _z	C _{r.100}	I _z	Q ₂	Q ₅	Q ₁₀	Q ₂₅	Q ₅₀	Q ₁₀₀	Comments
1	A	10.052	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	9.80	12.19	13.82	17.72	21.53	24.85	Flows to Existing Pond
	B	30.454	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	29.69	36.93	41.87	53.68	65.23	75.28	Flows North Offsite
2	C1	4.498	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	4.39	5.45	6.18	7.93	9.63	11.12	Flows East Offsite
5	C2	3.178	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	3.10	3.85	4.37	5.60	6.81	7.85	Flows East Offsite
3	D	28.531	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	27.82	34.59	39.23	50.29	61.11	70.53	Flows Southwest Offsite
4	E	4.621	19	0.25	3.44	1.00	4.32	1.00	4.91	1.10	5.74	1.20	6.43	1.25	7.13	3.97	4.99	5.67	7.29	8.91	10.30	Flows Southeast Offsite
1	OS1	4.077	15	0.40	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	6.36	7.91	8.97	11.50	13.97	16.12	Offsite Flow to Area B
	OS2	7.128	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	6.95	8.64	9.80	12.56	15.27	17.62	Offsite Flow to Area A
1	OS3	2.128	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	2.07	2.58	2.93	3.75	4.56	5.26	Offsite Flow to Area B
	OS4	1.700	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	1.66	2.06	2.34	3.00	3.64	4.20	Offsite Flow to Area B
2	OS5	0.854	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	0.83	1.04	1.17	1.51	1.83	2.11	Offsite Flow to Area C
3	OS6	6.262	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	6.11	7.59	8.61	11.04	13.41	15.48	Offsite Flow to Area D
3	OS7	2.352	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	2.29	2.85	3.23	4.15	5.04	5.81	Offsite Flow to Area D
Totals		105.835														105.04	130.67	148.19	190.02	230.94	266.53	

DESIGN POINT	Areas	AC	Tc	C	Iz	Cf.5	Iz	Cf.10	Iz	Cf.25	Iz	Cf.50	Iz	Cf.100	Iz	Q2	Q5	Q10	Q25	Q50	Q100
1	A,B,OS1,OS2,OS3,OS4	55.54	35	0.26	2.39	1.00	3.07	1.00	3.51	1.10	4.13	1.20	4.67	1.25	5.20	34.51	50.68	80.92	93.86		
2	C1, OS5	5.35	21	0.25	3.26	1.00	4.11	1.00	4.67	1.10	5.46	1.20	6.12	1.25	6.80	4.36	6.25	9.83	11.37		
3	D,OS6,OS7	37.15	33	0.25	2.49	1.00	3.18	1.00	3.64	1.10	4.28	1.20	4.83	1.25	5.38	23.12	33.80	53.82	62.45		
4	E	4.62	19	0.25	3.44	1.00	4.32	1.00	4.91	1.10	5.74	1.20	6.43	1.25	7.13	3.97	5.67	8.91	10.30		
5	C2	3.18	20	0.25	3.35	1.00	4.21	1.00	4.79	1.10	5.60	1.20	6.27	1.25	6.96	2.66	3.81	5.98	6.91		

Design Point 1		AREA A,B,OS1,OS2,OS3,OS4	
SHEET FLOW			
Tc=	(0.007(nL)^0.8)/((P^0.5)(S^0.4))	14.74	
n=	0.4		
L=	100		
P=	3.8	<rainfall	
S=	0.0413	<slope	
Tc=	14.7 mins		
SHALLOW CONCENTRATED FLOW			
Tc=	(L^60)/(3600^V)	19.85	
L=	2382		
V=	2		
Tc=	19.9 mins	SUM	34.6

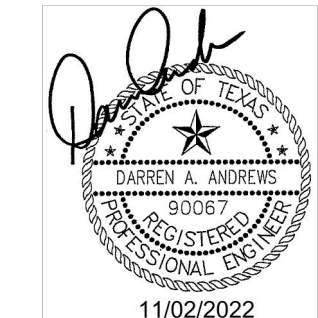
Design Point 3		AREA D,OS6,OS7	
SHEET FLOW			
Tc=	(0.007(nL)^0.8)/((P^0.5)(S^0.4))	16.07	
n=	0.4		
L=	100		
P=	3.8	<rainfall	
S=	0.0333	<slope	
Tc=	16.1 mins		
SHALLOW CONCENTRATED FLOW			
Tc=	(L^60)/(3600^V)	16.58	
L=	1989		
V=	2		
Tc=	16.6 mins	SUM	32.6

Design Point 2		AREA C1, OS5	
SHEET FLOW			
Tc=	(0.007(nL)^0.8)/((P^0.5)(S^0.4))	17.30	
n=	0.4		
L=	100		
P=	3.8	<rainfall	
S=	0.0277	<slope	
Tc=	17.3 mins		
SHALLOW CONCENTRATED FLOW			
Tc=	(L^60)/(3600^V)	3.35	
L=	703		
V=	3.5		
Tc=	3.3 mins	SUM	20.6

Design Point 4		AREA E	
SHEET FLOW			
Tc=	(0.007(nL)^0.8)/((P^0.5)(S^0.4))	16.69	
n=	0.4		
L=	100		
P=	3.8	<rainfall	
S=	0.0303	<slope	
Tc=	16.7 mins		
SHALLOW CONCENTRATED FLOW			
Tc=	(L^60)/(3600^V)	2.08	
L=	218		
V=	1.75		
Tc=	2.1 mins	SUM	18.8

Design Point 5		AREA C2	
SHEET FLOW			
Tc=	(0.007(nL)^0.8)/((P^0.5)(S^0.4))	16.69	
n=	0.4		
L=	100		
P=	3.8	<rainfall	
S=	0.0303	<slope	
Tc=	16.7 mins		
SHALLOW CONCENTRATED FLOW			
Tc=	(L^60)/(3600^V)	3.30	
L=	346		
V=	1.75		
Tc=	3.3 mins	SUM	20.0

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 78228
PH. 214-914-9922
Contact: MIKE MOLLO



Drawn By: SBH
Date: 06/30/2022
Scale: 1"=150'
Revisions:
11/04/2022

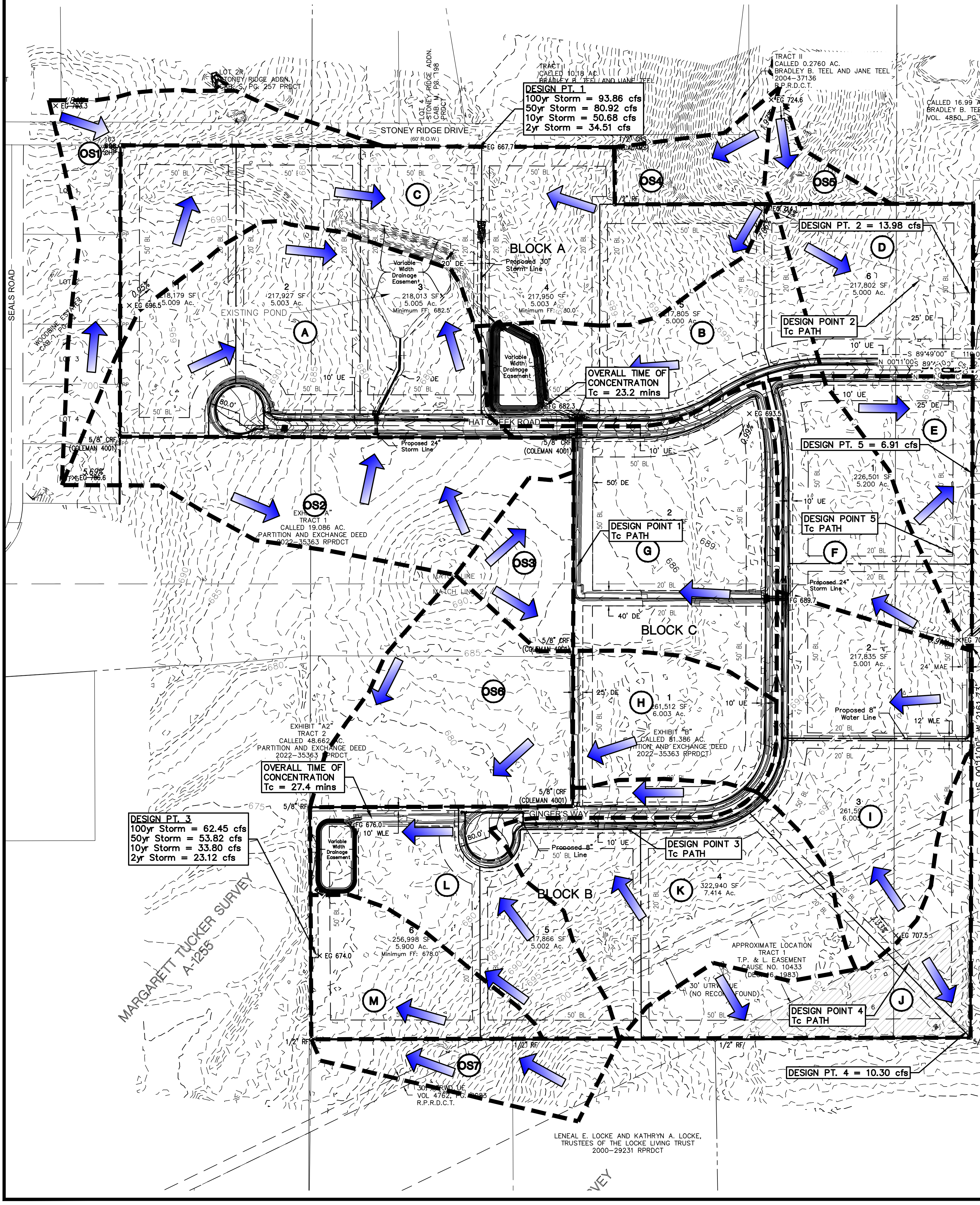
SPEC21086

C3.01

DEER HOLLOW
81397 Acres
in the
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TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS



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TBP#: 19762 TBP.S.: 10194440
www.mcadamsco.com



DRIVEWAY CULVERT CALCULATIONS (Q = C*I ² *A)									
BLOCK	LOT #	Drainage Area	Acres to Culvert (Ac.)	Runoff C	C100	I100 in./hr	Q100 (cfs)	Q CAPACITY (cfs)	# OF REQUIRED 18" CULVERTS
BLOCK A	LOT 1	A	0.55	0.30	1.25	7.91	1.64	10.50	1
	LOT 2	A	0.64	0.30	1.25	7.91	1.89	10.50	1
	LOT 3	A	0.30	0.30	1.25	7.91	0.89	10.50	1
	LOT 4	B	0.67	0.30	1.25	7.91	1.99	10.50	1
	LOT 5	B	0.53	0.30	1.25	7.91	1.58	10.50	1
	LOT 6	D	0.51	0.30	1.25	7.91	1.50	10.50	1
BLOCK B	LOT 1	F	0.44	0.30	1.25	7.91	1.30	10.50	1
	LOT 2	I	6.93	0.30	1.25	7.91	20.57	21.00	2
	LOT 3	I	1.27	0.30	1.25	7.91	3.78	10.50	1
	LOT 4	K	2.35	0.30	1.25	7.91	6.97	10.50	1
	LOT 5	K	2.89	0.30	1.25	7.91	8.57	10.50	1
	LOT 6	K & L	8.29	0.30	1.25	7.91	24.59	31.50	3
BLOCK C	LOT 1	H	0.39	0.30	1.25	7.91	1.17	10.50	1
	LOT 2	G	0.43	0.30	1.25	7.91	1.26	10.50	1

NOTE: DETENTION NOT REQUIRED FOR AREAS D AND E. EXISTING PLANS FOR HAT CREEK DETENTION POND ALREADY ACCOUNT FOR A "C" FACTOR OF 0.3.

150 0 150 300 450 Feet
SCALE: 1"=150'

TBM "4" SET ON CONCRETE BASE OF AN EXISTING WATER MANHOLE
940'± FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY &
820'± FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 700.9'

PROPOSED Q=C*IA																			
Design Point	Area	Acres	Tc	C	I ₂	C _{1.5}	I ₅	C _{1.10}	I ₁₀	C _{1.25}	I ₂₅	C _{1.50}	I ₅₀	C _{1.100}	I ₁₀₀	Q ₅	Q ₁₀	Q ₂₅	Q ₅₀
BYPASS	A	10.052	30	0.30	2.64	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	7.96	10.16	11.61	14.96
1	B	5.710	15	0.30	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	6.68	8.31	9.42	12.08
BYPASS	C	11.860	0	0.30	2.64	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	9.39	11.99	13.70	17.65
2	D	4.630	15	0.30	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	5.42	6.74	7.64	9.79
5	E	2.989	25	0.30	2.95	1.00	3.74	1.00	4.26	1.10	4.99	1.20	5.61	1.25	6.23	2.65	3.35	3.82	4.92
1	F	4.449	15	0.30	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	5.21	6.47	7.34	9.41
1	G	7.938	15	0.30	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	9.29	11.55	13.10	16.79
3	H	3.736	15	0.30	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	4.37	5.44	6.16	7.90
1	I	7.912	20	0.30	3.35	1.00	4.21	1.00	4.79	1.10	5.60	1.20	6.27	1.25	6.96	7.95	9.99	11.37	14.62
4	J	4.621	19	0.25	3.44	1.00	4.32	1.00	4.91	1.10	5.74	1.20	6.43	1.25	7.13	3.97	4.99	5.67	7.29
3	K	7.476	15	0.30	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	8.75	10.88	12.34	15.81
3	L	6.515	15	0.30	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	7.62	9.48	10.75	13.78
BYPASS	M	3.413	15	0.30	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	3.99	4.97	5.63	7.22
BYPASS	OS1	4.077	30	0.40	2.64	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	4.31	5.50	6.28	8.09
BYPASS	OS2	7.130	30	0.25	2.64	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	4.71	6.01	6.86	8.84
1	OS3	2.130	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	2.08	2.58	2.93	3.75
BYPASS	OS4	1.700	30	0.25	2.64	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	1.12	1.43	1.64	2.11
2	OS5	0.854	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	0.83	1.04	1.17	1.51
3	OS6	6.349	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	6.19	7.70	8.73	11.19
BYPASS	OS7	2.352	15	0.25	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	2.29	2.85	3.23	4.15
Totals		105.835														104.78	131.43	149.39	191.86

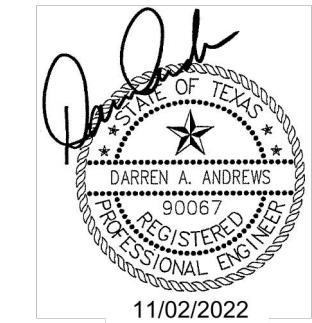
DESIGN POINT 1 AREAS G,F,I,OS3	
SHEET FLOW	
Tc =	15.07
n =	0.4
L =	100
P =	3.8
S =	0.0391
Tc =	15.1 mins
SHALLOW CONCENTRATED FLOW	
Tc =	2.98
L =	358
V =	2
Tc =	3.0 mins
DITCH FLOW	
Tc =	5.15
L =	1081
V =	3.5
Tc =	5.1 mins

DESIGN POINT 3 AREAS H,K,L,OS6	
SHEET FLOW	
Tc =	16.07
n =	0.4
L =	100
P =	3.8
S =	0.0333
Tc =	16.1 mins
SHALLOW CONCENTRATED FLOW	
Tc =	4.33
L =	520
V =	2
Tc =	4.3 mins
DITCH FLOW	
Tc =	6.95
L =	1459
V =	3.5
Tc =	6.9 mins

DESIGN POINT 5 AREA E	
SHEET FLOW	
Tc =	23.34
n =	0.4
L =	100
P =	3.8
S =	0.0131
Tc =	23.3 mins
SHALLOW CONCENTRATED FLOW	
Tc =	1.76
L =	316
V =	3
Tc =	1.8 mins

DESIGN POINT Q BASED ON Tc														
Design Point	DA	Acres	C	I ₂	C _{1.5}	I ₅	C _{1.10}	I ₁₀	C _{1.25}	I ₂₅	C _{1.50}	I ₅₀	C _{1.100}	I ₁₀₀
2	AREAS D, OS5	5.48	21.00	0.30	1.00	3.26	1.00	4.67	1.20	6.12	1.25	6.80	5.36	7.68
4	AREA J	4.62	19.00	0.25	1.00	3.44	1.00	4.91	1.20	6.43	1.25	7.13	3.97	5.67
5	AREA E	2.99	25.00	0.30	1.00	2.95	1.00	4.26	1.20	5.61	1.25	6.23	2.65	3.82

PROPOSED DRAINAGE AREA MAP



Drawn By: SBH
Date: 06/30/2022
Scale: 1"=150'
Revisions:
11/04/2022

SPEC21086

C3.02

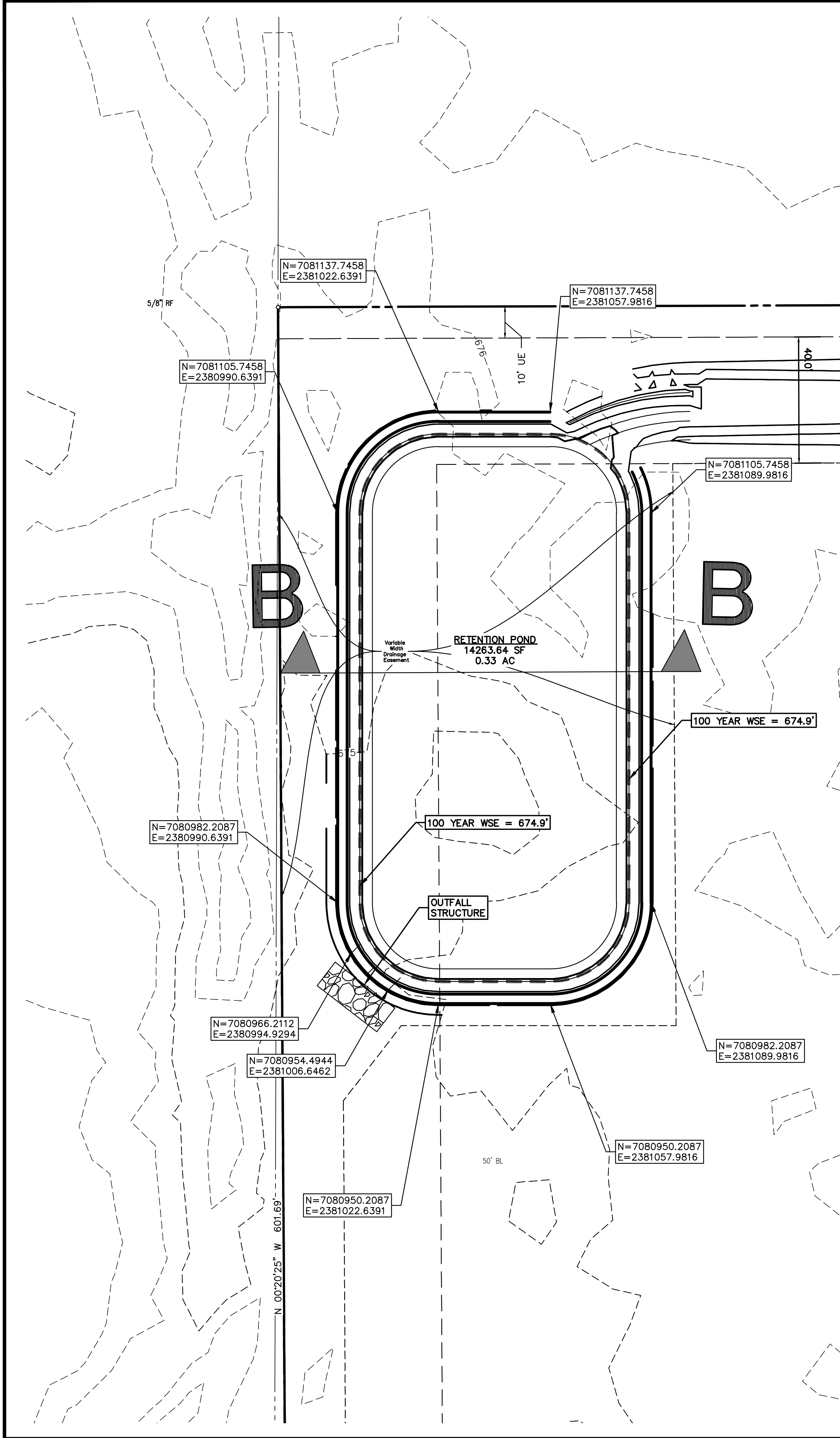
OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 78228
PH. 214-914-9922
Contact: MIKE MOLLO

DEER HOLLOW
81397 Acres
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS



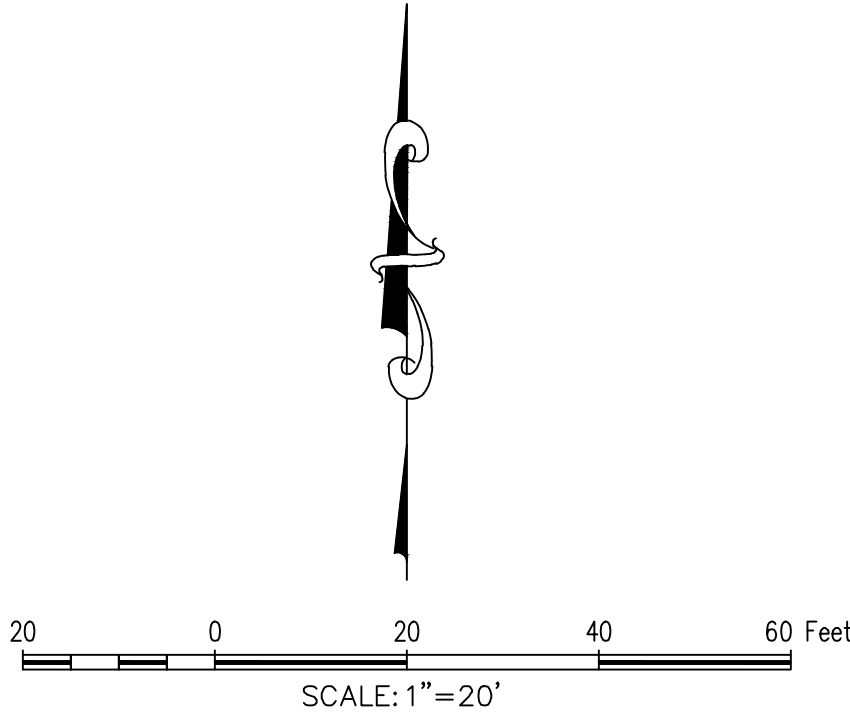
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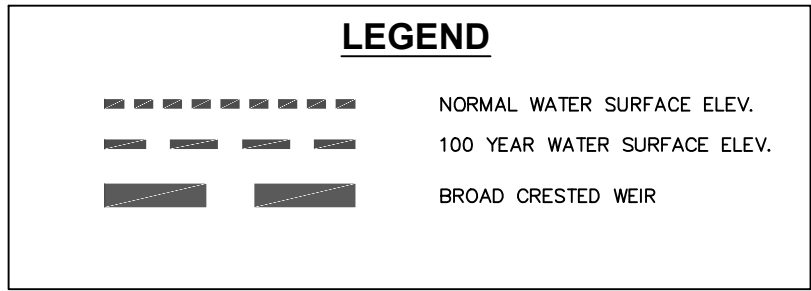


* Tc based on Maximum TC of Individual Drainage Areas

DESIGN POINT 3 - DETENTION POND SOUTH															
AREAS TO POND	ACRES	Tc	C	C _u	I ₂	C _{u10}	I ₁₀	C _{u50}	I ₅₀	C _{u100}	I ₁₀₀	Q ₂	Q ₁₀	Q ₅₀	Q ₁₀₀
H	3.74	27	0.30	1.00	2.81	1.00	4.08	1.20	5.39	1.25	5.99	3.15	4.57	7.25	8.39
K	7.48	27	0.30	1.00	2.81	1.00	4.08	1.20	5.39	1.25	5.99	6.30	9.15	14.51	16.79
L	6.52	27	0.30	1.00	2.81	1.00	4.08	1.20	5.39	1.25	5.99	5.49	7.97	12.64	14.63
OS6	6.35	27	0.30	1.00	2.81	1.00	4.08	1.20	5.39	1.25	5.99	5.35	7.77	12.32	14.26
TO POND SUM	24.08											20.30	29.46	46.72	54.07
AREAS BYPASS	ACRES														
M	3.41	27	0.27	1.00	2.81	1.00	4.08	1.20	5.39	1.25	5.99	2.59	3.76	5.96	6.90
OS7	2.35	27	0.27	1.00	2.81	1.00	4.08	1.20	5.39	1.25	5.99	1.78	2.59	4.11	4.75
BYPASS SUM	5.77											4.37	6.35	10.07	11.65
TOTAL AREA															
EXISTING FLOW @ DESIGN POINT												23.12	33.80	53.82	62.45
ALLOWABLE DISCHARGE FROM POND												18.75	27.45	43.75	50.80



TBM "4" SET ON CONCRETE BASE OF AN EXISTING WATER MANHOLE 940'± FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY & 820'± FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION: 700.9'



$$Q = C_w L H^{1.5}$$

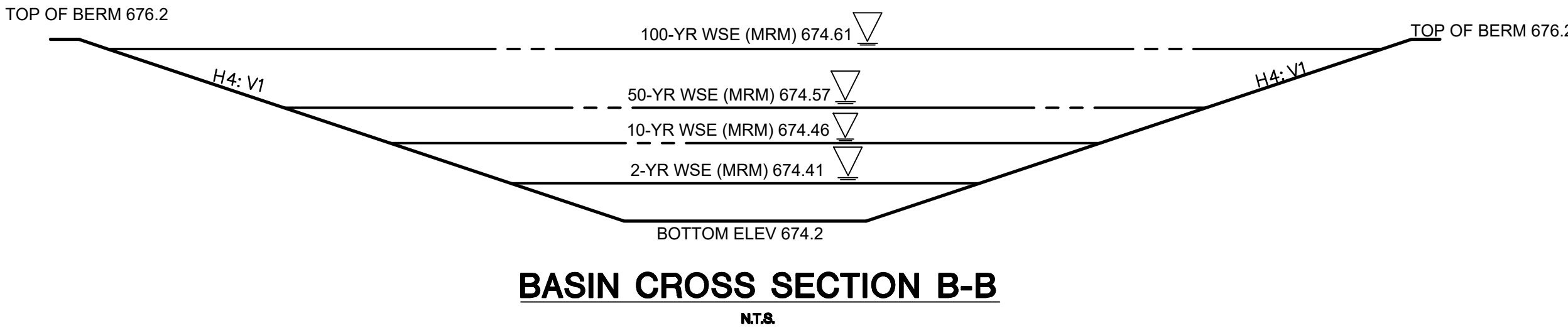
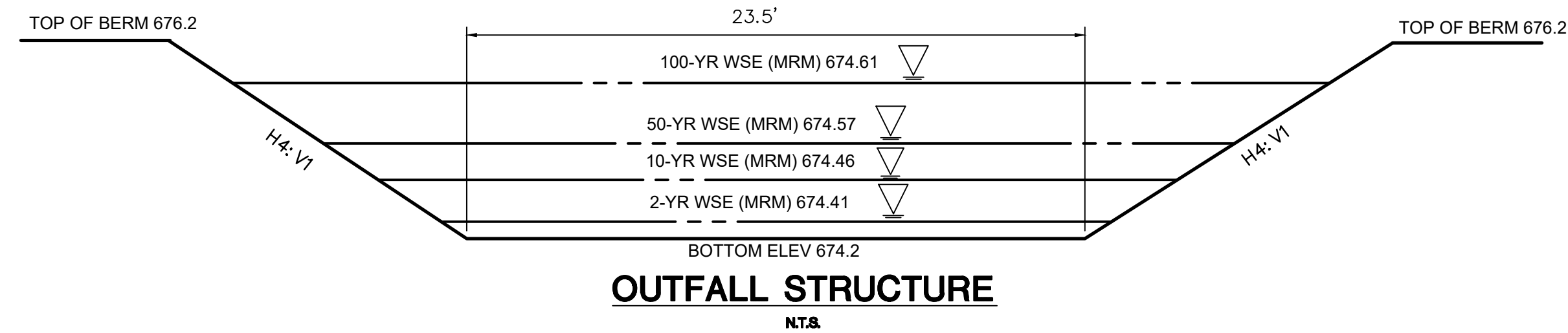
Where:

Q = discharge over weir, cfs (cms)

L = length of the weir crest, ft (m)

H = distance between water surface and the crest, ft (m)

C_w = weir coefficient, typically 3.33 (1.84) for sharp-crested; 3.367 (1.83) for Cipolletti; 3.09 (1.7) for Broad-crested

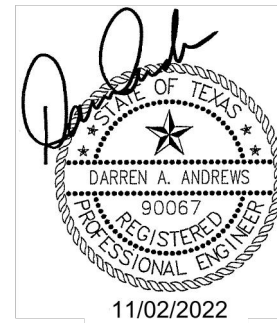


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DEER HOLLOW
81397 Acres
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

RETENTION POND
SOUTH

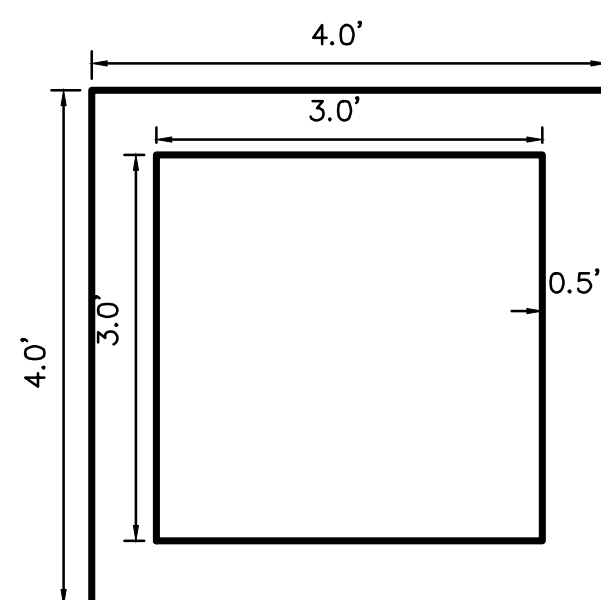
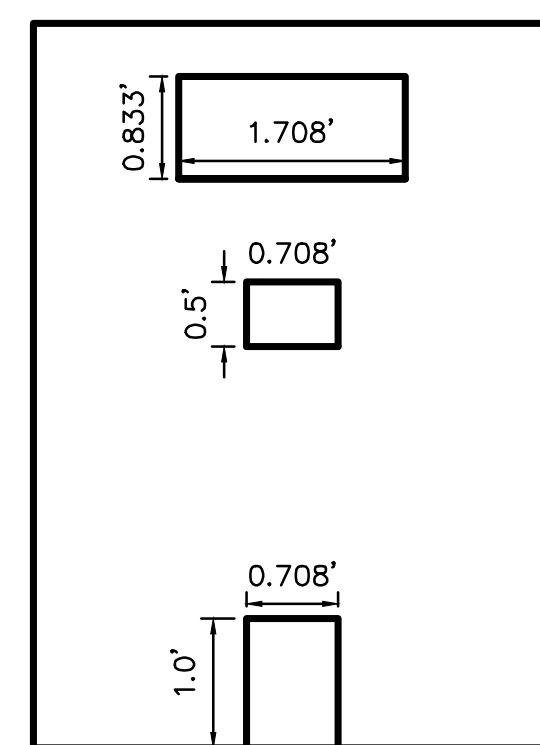
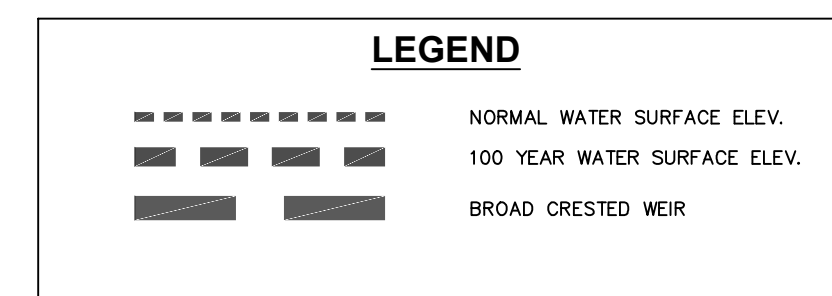
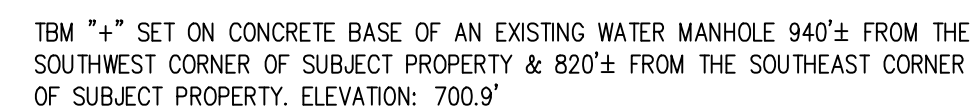
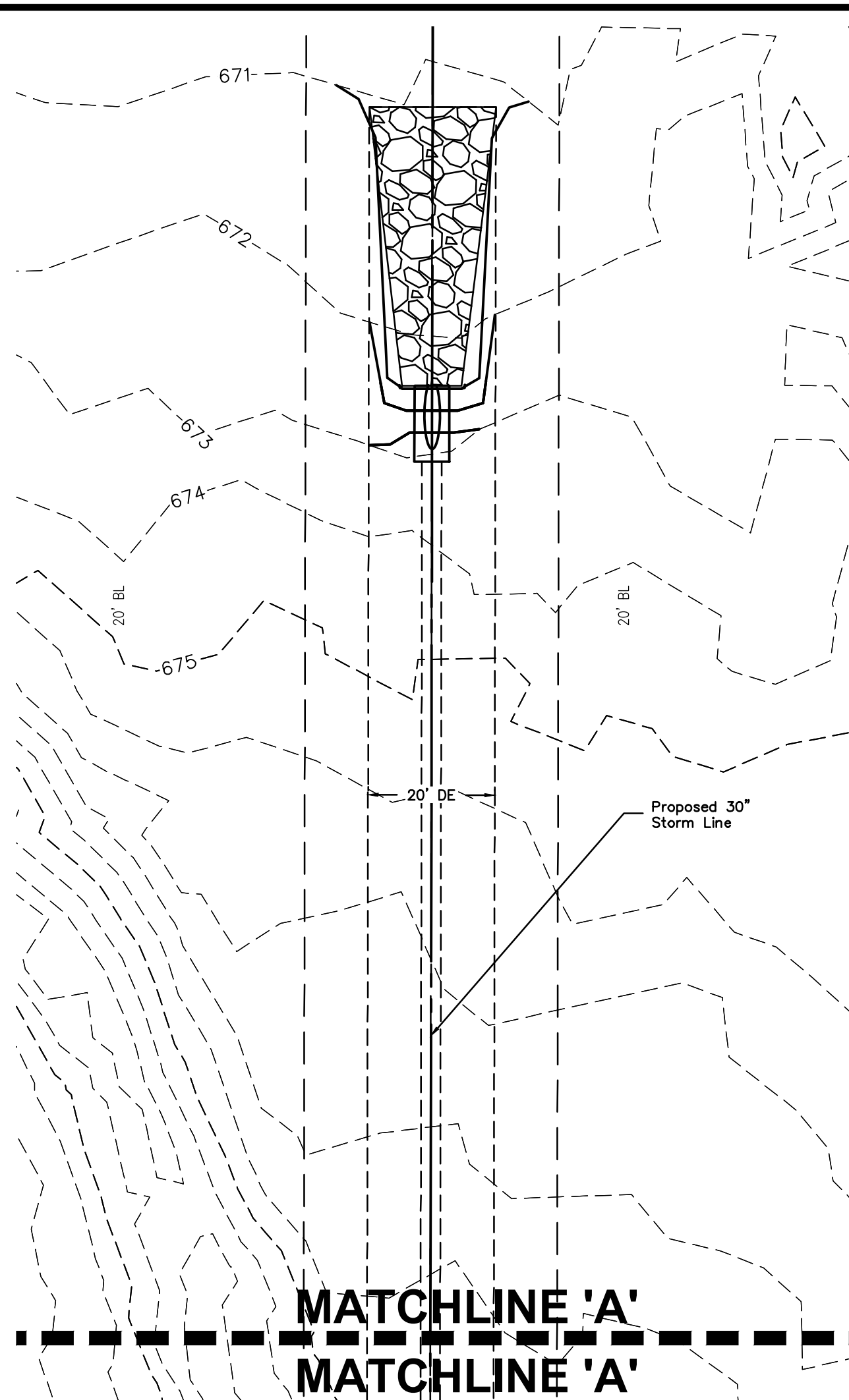


Drawn By: SBH
Date: 06/30/2022
Scale: 1"=20'
Revisions:
11/04/2022

SPEC21086

C3.03

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76228
PH. 214-914-9922
Contact: MIKE MOLLO



* Tc based on Maximum TC of Individual Drainage Areas															
DESIGN POINT 1 - DETENTION POND NORTH															
AREAS TO POND	ACRES	Tc ^a	C	C ₆₅	I ₂	C ₁₁₀	I ₁₀	C ₆₅₀	I ₅₀	C ₁₁₀₀	I ₁₀₀	Q ₂	Q ₁₀	Q ₅₀	Q ₁₀₀
B	5.71	30	0.31	1.00	2.64	1.00	3.85	1.20	5.09	1.25	5.66	4.74	6.92	10.97	12.71
G	7.94	30	0.31	1.00	2.64	1.00	3.85	1.20	5.09	1.25	5.66	6.59	9.61	15.25	17.67
F	4.45	30	0.31	1.00	2.64	1.00	3.85	1.20	5.09	1.25	5.66	3.70	5.39	8.55	9.90
I	7.91	30	0.31	1.00	2.64	1.00	3.85	1.20	5.09	1.25	5.66	6.57	9.58	15.20	17.61
OS3	2.13	30	0.31	1.00	2.64	1.00	3.85	1.20	5.09	1.25	5.66	1.77	2.58	4.09	4.74
TO POND SUM	28.14											23.37	34.08	54.06	62.63
AREAS BYPASS	ACRES														
A	10.05	30	0.31	1.00	2.64	1.00	3.85	1.20	5.09	1.25	5.66	8.35	12.17	19.32	22.37
C	11.86	30	0.31	1.00	2.64	1.00	3.85	1.20	5.09	1.25	5.66	9.85	14.36	22.79	26.40
OS1	4.08	30	0.31	1.00	2.64	1.00	3.85	1.20	5.09	1.25	5.66	3.39	4.94	7.83	9.08
OS2	7.13	30	0.31	1.00	2.64	1.00	3.85	1.20	5.09	1.25	5.66	5.92	8.64	13.70	15.87
OS4	1.70	30	0.31	1.00	2.64	1.00	3.85	1.20	5.09	1.25	5.66	1.41	2.06	3.27	3.78
BYPASS SUM	34.82											28.92	42.17	66.91	77.50
TOTAL AREA	62.96														
EXISTING FLOW @ DESIGN POINT												34.51	50.68	80.92	93.86
ALLOWABLE DISCHARGE FROM POND												5.59	8.51	14.01	16.36

OWNER/DEVELOPER
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916 DOVE CREEK CT.
BARTONVILLE, TX 76220
Ph. 214-914-9922
Contact: MIKE MOLLO

SPEC21086

(C3.04)

DEER HOLLOW
81.397 Acres
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

DETENTION BASIN
NORTH

Drawn By: SBH
Date: 06/30/2022
Scale: 1"=20'
Revisions:
11/04/2022

SPEC21086

C3.04

DEER HOLLOW

DEER HOLLOW

MCADAMS

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940.240.1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

DEER HOLLOW
81.397 Acres
in the
DEER SURVEY, ABSTRACT N
BY SURVEY, ABSTRACT N
NS SURVEY, ABSTRACT N
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

DETENTION BASIN NORTH

11/02/2022

Drawn By: SBH
Date: 06/30/2022
Scale: 1"=20'
Revisions:
11/04/2022

SPEC21086

(C3.04)

79

NORTH DETENTION BASIN

Bypass Areas AC (A.C.OS1.OS2.OS4) =		34.82	
Bypass Flow (cfs) =		77.50	
Existing Flow @ Design Point 1 (cfs) =		93.86	
Drainage Area (Ac)"=		28.14	
Allowable Outflow (cfs) =		16.36	
Cf Factor*Proposed C =		0.39	
Tc (Min.) =		30.00	
I ₁₀₀ (in/hr)=		5.66	
Q ₁₀₀ (cfs)=		62.63	
Critical Tc =		121.00	
Max Vreq AC-Ft=		2.666	
Max Stage =		677.33	

MODIFIED RATIONAL METHOD DETENTION BASIN DESIGN - 100 YEAR									
T _i (min)	I (100 YR)	Q _i (cfs)	Storm Duration (min) (T _i + T _c)	Q _f (cfs)	V _{in} (cubic feet)	V _{out} (cubic feet)	V _{eq} (cubic feet) (V _{in} -V _{out})	V _{res} (acre-feet) (V _{in} -V _{out})	Stage
10.00	9.24	102.23	40.00	102.23	61337.17	19632.50	41704.67	0.96	674.09
20.00	6.96	76.99	50.00	76.99	92391.98	24540.63	67851.36	1.56	675.33
30.00	5.66	62.68	60.00	62.68	112816.24	29448.75	83367.48	1.91	676.00
40.00	4.82	53.32	70.00	53.32	127977.21	34356.88	93620.33	2.15	676.43
50.00	4.22	46.68	80.00	46.68	140038.43	39205.00	100773.42	2.31	676.71
60.00	3.77	41.69	90.00	41.69	150070.13	44173.13	105897.00	2.43	676.92
70.00	3.41	37.78	100.00	37.78	158674.54	49081.25	109593.29	2.52	677.07
80.00	3.13	34.63	110.00	34.63	166222.15	53969.38	112322.77	2.58	677.17
90.00	2.89	32.03	120.00	32.03	172956.30	58897.51	114058.80	2.62	677.24
100.00	2.70	29.84	130.00	29.84	179045.09	63805.63	115239.46	2.65	677.29
110.00	2.53	27.97	140.00	27.97	184609.31	68713.76	115895.56	2.66	677.32
120.00	2.38	26.35	150.00	26.35	189738.64	73621.88	116116.76	2.66567	677.33
121.00	2.37	26.20	151.00	26.20	190230.43	74112.69	116117.74	2.66570	677.33

Bypass Areas AC (A.C.OS1,OS2,OS4) =		34.82	
Bypass Flow (cfs) =		66.91	
Existing Flow @ Design Point 1 (cfs) =		80.92	
Drainage Area (Ac)=		28.14	
Allowable Outflow (cfs) =		14.01	
Cf Factor/Proposed C =		0.38	
Tc (Min.) =		30.00	
I50 (in/hr)=		5.09	
Q ₁₀₀ (cfs)=		54.07	
Critical Tc =		115.00	
Max Vreq Ac-Ft=		2.260	
Max Stage =		676.62	

MODIFIED RATIONAL METHOD DETENTION BASIN DESIGN - 50 YEAR									
T _i (min)	I (100 YR)	Q _i (cfs)	Storm Duration (min) (T _i + T _d)	Q _i (cfs)	V _{in} (cubic feet)	V _{out} (cubic feet)	V _{req} (cubic feet) (V _{in} -V _{out})	V _{req} (acre-feet) (V _{in} -V _{out})	Stage
10.00	8.36	88.84	40.00	88.84	53301.45	16817.64	36483.82	0.84	673.83
20.00	6.27	66.62	50.00	66.62	79940.49	21022.05	58918.45	1.35	674.9
30.00	5.09	54.06	60.00	54.06	97305.58	25226.46	72079.12	1.65	675.5
40.00	4.32	45.88	70.00	45.88	110109.70	29430.86	80678.84	1.85	676.88
50.00	3.77	40.08	80.00	40.08	120242.05	33635.27	86606.78	1.99	676.14
60.00	3.36	35.73	90.00	35.73	128632.89	37839.68	90793.21	2.08	676.3
70.00	3.04	32.33	100.00	32.33	135803.68	42044.09	93759.59	2.15	676.4
80.00	2.79	29.60	110.00	29.60	142074.12	46248.50	95825.62	2.20	676.5
90.00	2.57	27.34	120.00	27.34	147853.59	50452.91	97200.68	2.23	676.6
100.00	2.40	25.45	130.00	25.45	152686.30	54657.32	98028.98	2.25	676.6
110.00	2.24	23.83	140.00	23.83	157275.67	58861.73	98413.94	2.26	676.63
111.00	2.23	23.68	141.00	23.68	157713.35	59282.17	98431.18	2.26	676.63
112.00	2.22	23.53	142.00	23.53	158147.44	59723.61	98444.83	2.26	676.63
113.00	2.20	23.39	143.00	23.39	158578.01	60120.05	98454.96	2.26	676.63
114.00	2.19	23.25	144.00	23.25	159005.12	60543.49	98461.62	2.26	676.63
115.00	2.17	23.11	145.00	23.11	159428.82	60963.93	98464.88	2.26	676.63

Bypass Areas AC (A.C.F.S1.OS2.OS4) =		34.82	<div>MODIFIED RATIONAL METHOD DETENTION</div> <div>BASIN DESIGN - 10 YEAR</div>						
Bypass Flow (cfs) =		42.17							
Existing Flow @ Design Point 1 (cfs) =		50.69							
Drainage Area (Ac) ² =		28.14							
Allowable Outflow (cfs) =		8.51							
Cf Factor/Proposed C =		0.31							
T _c (Min.) =		30.00							
I ₁₀ (in/hr)=		3.85							
Q ₁₀₀ (cfs)=		34.08							
Critical T _c =		108.00							
Max Vreq Ac-Ft=		1.388							
Max Stage =		674.98							

T _i (min)	I (100 YR)	Q _i (cfs)	Storm Duration (min) (T _i + T _c)	Q _i (cfs)	V _{in} (cubic feet)	V _{out} (cubic feet)	V _{req} (cubic feet) (V _{in} -V _{out})	V _{req} (acre-feet) (V _{in} -V _{out})	Stage
10.00	6.50	57.54	40.00	57.54	34521.35	10213.77	24307.58	0.56	673.19
20.00	4.79	42.40	50.00	42.40	50878.05	12767.21	38110.84	0.87	673.90
30.00	3.85	34.05	60.00	34.05	61297.29	15320.65	45976.64	1.06	674.30
40.00	3.24	28.70	70.00	28.70	68877.74	17874.09	51003.65	1.17	674.54
50.00	2.82	24.94	80.00	24.94	74822.93	20427.53	54395.39	1.25	674.70
60.00	2.50	22.14	90.00	22.14	79714.24	22890.97	56733.26	1.30	674.81
70.00	2.26	19.97	100.00	19.97	83873.32	25534.42	58338.91	1.34	674.88
80.00	2.06	18.23	110.00	18.23	87495.49	28087.86	59407.63	1.36	674.93
90.00	1.90	16.80	120.00	16.80	90707.69	30641.30	60066.39	1.38	674.96
100.00	1.76	15.60	130.00	15.60	93596.86	33194.74	60402.12	1.39	674.98
101.00	1.75	15.49	131.00	15.49	93870.56	33450.08	60420.47	1.39	674.98
102.00	1.74	15.38	132.00	15.38	94141.71	33705.43	60436.28	1.39	674.98
103.00	1.73	15.28	133.00	15.28	94410.37	33960.77	60449.59	1.39	674.98
104.00	1.71	15.17	134.00	15.17	94678.58	34216.12	60460.46	1.39	674.98
105.00	1.70	15.07	135.00	15.07	94940.39	34471.46	60468.93	1.39	674.98
106.00	1.69	14.97	136.00	14.97	95201.85	34726.80	60475.04	1.39	674.98
107.00	1.68	14.87	137.00	14.87	95460.99	34982.15	60478.84	1.39	674.98
108.00	1.67	14.77	138.00	14.77	95717.87	35237.49	60480.38	1.39	674.98

Bypass Areas AC (A.C.OS1,OS2,OS4) =	34.82
Bypass Flow (cfs) =	28.92
Existing Flow @ Design Point 1 (cfs) =	34.51
Drainage Area (Ac)"=	28.14
Allowable Outflow (cfs) =	5.59
Cf Factor*Proposed C =	0.31
Tc (Min.) =	30.00
I2 (in/hr)=	2.64
Q ₁₀₀ (cfs)=	23.37
Critical Tc =	95.00
Max Vreq Ac-Ft=	0.905
Max Stage =	673.97

MODIFIED RATIONAL METHOD DETENTION BASIN DESIGN - 2 YEAR									
T _i (min)	I (2YR)	Q _i (cfs)	Storm Duration (min) (T _i + T _d)	Q _i (cfs)	V _{in} (cubic feet)	V _{out} (cubic feet)	V _{req} (cubic feet) (V _{in} -V _{out})	V _{req} (acre-feet) (V _{in} -V _{out})	Stage
10.00	4.71	41.68	40.00	41.68	25007.13	6711.62	18295.52	0.42	672.86
20.00	3.35	29.65	50.00	29.65	35576.47	8389.52	27186.95	0.62	673.35
30.00	2.64	23.35	60.00	23.35	42034.83	10067.43	31967.40	0.73	673.59
40.00	2.19	19.43	70.00	19.43	46633.14	11745.33	34887.81	0.80	673.74
50.00	1.89	16.73	80.00	16.73	50191.93	13423.23	36768.69	0.84	673.84
60.00	1.67	14.75	90.00	14.75	53093.51	15101.14	37992.37	0.87	673.90
70.00	1.49	13.22	100.00	13.22	55544.46	16779.04	38765.42	0.89	673.94
80.00	1.36	12.01	110.00	12.01	57668.16	18456.95	39211.22	0.90	673.96
90.00	1.25	11.03	120.00	11.03	59543.83	20134.85	39408.98	0.90	673.97
91.00	1.24	10.94	121.00	10.94	59719.98	20302.64	39417.34	0.90	673.97
92.00	1.23	10.85	122.00	10.85	59894.25	20470.43	39423.82	0.91	673.97
93.00	1.22	10.76	123.00	10.76	60068.67	20638.22	39428.44	0.91	673.97
94.00	1.21	10.68	124.00	10.68	60237.28	20806.01	39431.27	0.91	673.97
95.00	1.20	10.60	125.00	10.60	60406.13	20973.80	39432.33	0.91	673.97

100 Year POND CALCULATIONS			
Elevation	Area	Volume (incremental) SF	Volume (cumulative) SF
671.801	16,280.35	0	0
672.296	17,088.31	8,258.74	8,258.74
673.286	18,746.65	17,738.31	25,997.05
674.286	20,461.56	19,604.11	45,601.15
675.286	22,233.05	21,347.31	66,948.46
676.286	24,061.10	23,147.08	90,095.53
677.390	25,945.73	27,603.77	117,699.30

SOUTH DETENTION BASIN

[illegible]

Bypass Areas A/C (M, O57) =		5.77	
Bypass Flow (cfs) =		10.07	
Existing Flow @ Design Point 3 (cfs) =		53.82	
Drainage Area (Ac)* =		24.08	
Allowable Outflow (cfs) =		43.75	
Cf Factor*Proposed C =		0.36	
Tc (Min.) =		27.00	
S0 (in/hr) =		5.39	
Q50 (cfs/hr) =		48.72	
Critical Tc =		27.00	
Max Vreq Ac-Ft=		0.109	
Max Stage =		674.57	

MODIFIED RATIONAL METHOD DETENTION
BASIN DESIGN - 50 YEAR

T _i	(min)	I (50 YR)	Q _i (cfs)	Storm Duration (min) (T _i + T _c)	Q _i (cfs)	V _{in} (cubic feet)	V _{out} (cubic feet)	V _{req} (cubic feet) (V _{in} -V _{out})	V _{req} (acre-feet) (V _{in} -V _{out})	Stage
10.00	8.36	72.48	37.00	72.48	43496.68	48562.50	-5076.82	-0.12	0.00	
11.00	8.08	70.04	38.00	70.04	46229.52	49875.00	-3645.48	-0.08	0.00	
12.00	7.82	67.79	39.00	67.79	48810.08	51187.50	-2377.42	-0.05	0.00	
13.00	7.58	65.70	40.00	65.70	51245.17	52500.00	-1254.83	-0.03	0.00	
14.00	7.36	63.75	41.00	63.75	53549.21	53812.50	-263.29	-0.01	0.00	
15.00	7.14	61.93	42.00	61.93	55734.70	55125.00	608.70	0.01	674.25	
16.00	6.95	60.22	43.00	60.22	57812.50	56437.50	1375.00	0.03	674.31	
17.00	6.76	58.62	44.00	58.62	59792.10	57750.00	2042.10	0.05	674.36	
18.00	6.59	57.11	45.00	57.11	61681.85	59062.50	2619.35	0.06	674.41	
19.00	6.43	55.69	46.00	55.69	63489.14	60375.00	3114.14	0.07	674.44	
20.00	6.27	54.35	47.00	54.35	65220.49	61687.50	3532.99	0.08	674.47	
21.00	6.12	53.08	48.00	53.08	66881.74	63000.00	3881.74	0.09	674.50	
22.00	5.99	51.88	49.00	51.88	68478.09	64312.50	4165.59	0.10	674.52	
23.00	5.85	50.73	50.00	50.73	70014.21	65625.00	4389.21	0.10	674.54	
24.00	5.73	49.65	51.00	49.65	71494.31	66937.50	4556.81	0.10	674.55	
25.00	5.61	48.61	52.00	48.61	72922.18	68250.00	4672.18	0.11	674.56	
26.00	5.50	47.63	53.00	47.63	74301.25	69562.50	4738.75	0.11	674.57	
27.00	5.39	46.69	54.00	46.69	75634.65	70875.00	4759.65	0.11	674.57	
28.00	5.28	45.79	55.00	45.79	76925.22	72187.50	4737.72	0.11	674.57	

100 Year POND CALCULATIONS			
Elevation	Area	plume (incremental)	Volume (cumulative) SF
674.200	12,424.50	0	0
674.360	12,886.77	2,024.90	2,024.90
674.520	13,349.05	2,098.87	4,123.77
674.680	13,811.32	2,172.83	6,296.60
674.840	14,273.59	2,246.79	8,543.39

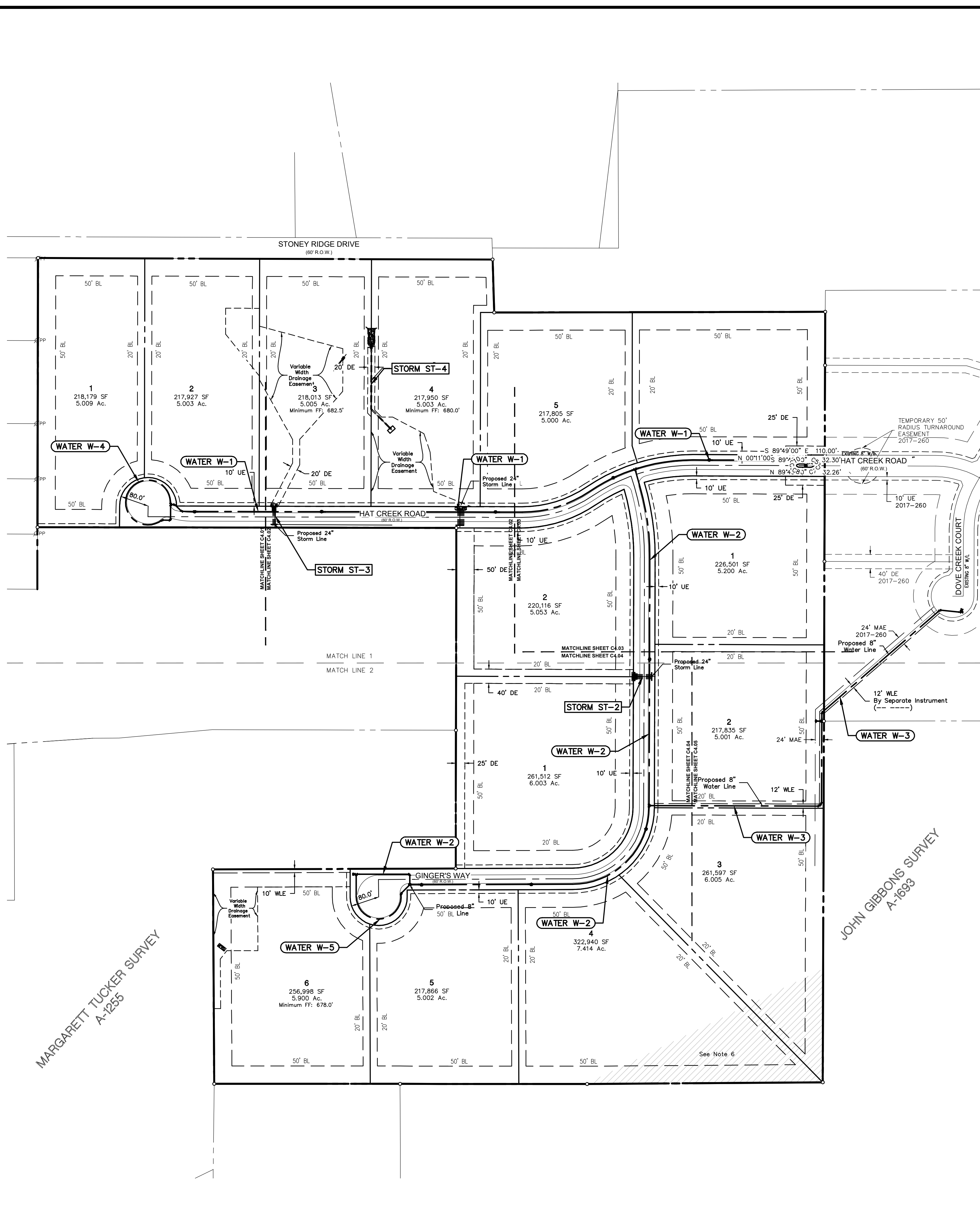
Bypass Areas AC (M, O57) =				5.77	<div>MODIFIED RATIONAL METHOD DETENTION</div> <div>BASIN DESIGN - 10 YEAR</div>							
Bypass Flow (cfs) =				6.35								
Existing Flow @ Design Point 3 (cfs) =				33.80								
Drainage Area (Ac) ¹ =				24.08								
Allowable Outflow (cfs) =				27.45								
CF Factor/Proposed C =				0.30								
Tc (Min.) =				27.00								
I ₁₀ (in/hr)=				4.08								
Q ₁₀ (cfs)=				29.47								
Critical Tc =				26.00								
Max Vreq Ac-Ft=				0.076								
Max Stage =				674.46								
T _i	(min)	I	(10 YR)	Q _i (cfs)	Storm Duration (min) (T _i + T _c)	Q _i (cfs)	V _{in} (cubic feet)	V _{out} (cubic feet)	V _{req} (cubic feet) (V _{in} -V _{out})	V _{req} (acre-feet) (V _{in} -V _{out})	Stage	
10.00	6.50	46.94	37.00	46.94	28164.69	30469.50	-2304.81	-0.05	0.00			
11.00	6.27	45.26	38.00	45.26	29871.75	31293.00	-1421.25	-0.03	0.00			
12.00	6.05	43.71	39.00	43.71	31471.42	32116.50	-645.08	-0.01	0.00			
13.00	5.85	42.28	40.00	42.28	32975.37	32840.00	35.37	0.00	674.20			
14.00	5.67	40.94	41.00	40.94	34393.56	33763.50	330.06	0.01	674.25			
15.00	5.50	39.71	42.00	39.71	35734.54	34587.00	1147.54	0.03	674.29			
16.00	5.34	38.55	43.00	38.55	37005.72	35410.50	1595.22	0.04	674.33			
17.00	5.19	37.46	44.00	37.46	38213.41	36234.00	1979.51	0.05	674.36			
18.00	5.05	36.45	45.00	36.45	39363.55	37057.50	2306.05	0.05	674.38			
19.00	4.91	35.46	46.00	35.49	40460.76	37881.00	2579.76	0.06	674.40			
20.00	4.79	34.59	47.00	34.59	41509.52	38704.50	2805.02	0.06	674.42			
21.00	4.67	33.74	48.00	33.74	42513.67	39528.00	2985.67	0.07	674.43			
22.00	4.56	32.94	49.00	32.94	43476.67	40351.50	3125.17	0.07	674.44			
23.00	4.45	32.18	50.00	32.18	44401.58	41175.00	3226.58	0.07	674.45			
24.00	4.35	31.45	51.00	31.45	45291.16	41998.50	3292.66	0.08	674.46			
25.00	4.26	30.77	52.00	30.77	46147.89	42822.00	3325.89	0.08	674.46			
26.00	4.17	30.11	53.00	30.11	46974.01	43645.50	3328.51	0.08	674.46			
27.00	4.08	29.49	54.00	29.49	47771.54	44469.00	3302.54	0.08	674.46			

Bypass Areas AC (M, OS7) =		5.77
Bypass Flow (cfs) =		4.37
Existing Flow @ Design Point 3 (cfs) =		23.12
Drainage Area (Ac)*=		24.08
Allowable Outflow (cfs) =		18.75
CF Factor/Proposed C =		0.30
Tc (Min.) =		27.00
I2 (in/hr) =		2.81
Q2 (cfs)=		20.30
Critical Tc =		23.00
Max Vreq Ac-Ft=		0.062
Max Stage =		674.41

MODIFIED RATIONAL METHOD DETENTION BASIN
DESIGN - 2 YEAR

T _i	(min)	I (100 YR)	Q _i (cfs)	Storm Duration (min) (T _i + T _d)	Q _i (cfs)	V _{in} (cubic feet)	V _{out} (cubic feet)	V _{req} (cubic feet) (V _{in} -V _{out})	V _{req} (acre-feet) (V _{in} -V _{out})	Stage
10.00	4.71	34.00	37.00	34.00	20402.39	20812.50		-410.11	-0.01	0.00
11.00	4.52	32.63	38.00	32.63	21534.24	21375.00		159.24	0.00	674.21
12.00	4.34	31.37	39.00	31.37	22586.53	21937.50		649.03	0.01	674.25
13.00	4.18	30.22	40.00	30.22	23588.78	22500.00		1068.78	0.02	674.28
14.00	4.04	29.15	41.00	29.15	24488.99	23062.50		1426.49	0.03	674.31
15.00	3.90	28.17	42.00	28.17	25353.93	23625.00		1728.93	0.04	674.34
16.00	3.77	27.28	43.00	27.28	26169.35	24187.50		1981.85	0.05	674.36
17.00	3.66	26.41	44.00	26.41	26940.21	24750.00		2190.21	0.05	674.37
18.00	3.55	25.62	45.00	25.62	27670.79	25312.50		2358.29	0.05	674.39
19.00	3.44	24.88	46.00	24.88	28364.81	25875.00		2489.81	0.06	674.40
20.00	3.35	24.19	47.00	24.19	29025.52	26437.50		2588.02	0.06	674.40
21.00	3.26	23.54	48.00	23.54	29655.78	27000.00		2655.78	0.06	674.41
22.00	3.17	22.92	49.00	22.92	30258.10	27562.50		2695.60	0.06	674.41
23.00	3.09	22.34	50.00	22.34	30834.71	28125.00		2709.71	0.06	674.41

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CROSS TIMBERS WSC MINIMUM INSTALLATION REQUIREMENTS

ALL CONTRACTORS MUST SUBMIT IN WRITING PROOF OF VALID LIABILITY/WORKERS COMPENSATION INSURANCE BEFORE BEGINNING ANY WORK.

ALL MATERIAL UTILIZED FOR THE PROPOSED WATER SYSTEM IMPROVEMENTS SHALL BE NEW AND UNLESS OTHERWISE SPECIFIED HEREIN BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.

WATER MAINS

- ALL LINES SHALL BE LAID IN EASEMENTS, OR, WITH APPROVAL OF THE CROSS TIMBERS WSC ENGINEER AND LOCAL OFFICIALS, MAY BE LAID IN PUBLIC STREETS AND ALLEYS.
- WHERE WATER LINES ARE TO BE INSTALLED ON PRIVATE PROPERTY, THE DEVELOPER SHALL SECURE THE NECESSARY EASEMENTS IN THE NAME OF THE CROSS TIMBERS WSC. ALL EASEMENTS MUST BE OF A FORM ACCEPTABLE TO THE CROSS TIMBERS WSC.
- ALL WATER MAINS SHALL BE PVC, C-900. WATER MAINS 10" AND SMALLER SHALL BE CLASS 200, DR-14. LARGER THAN 10" SHALL BE CLASS 150 DR-18. ALL MUST BE OF INTEGRAL BELL DESIGN.
- 12-GAUGE SINGLE STRAND WIRE OR TRACER TAPE, BLUE IN COLOR, SHALL BE INSTALLED IN THE BACKFILL MATERIAL 24" ABOVE THE TOP OF THE PIPE WITH ACCESS AT APPROPRIATE CONNECTION POINTS (EG. VALVE BOXES).
- WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OVER THE TOP OF THE PIPE OF 48 INCHES.
- PVC PIPE SHALL HAVE A 6" MIN. SAND BEDDING UNDER THE PIPE WITH SAND ON EACH SIDE OF THE PIPE AND 12" MIN. OF SAND OVER THE TOP OF THE PIPE. THE REMAINING BACKFILL SHALL BE FREE OF LARGE ROCKS, CLODS OR OTHER DEBRIS.
- ALL BENDS, DEFLECTIONS GREATER THAN 10 DEGREES IN THE MAIN, HYDRANT ASSEMBLIES AND ANY OTHER MECHANICAL JOINT FITTING, SHALL HAVE APPROVED THRUST BLOCKS AND MEGA LUG TYPE OR EQUIVALENT RESTRAINER TYPE GLANDS. THRUST BLOCKS SHALL BE FORMED AND POURED CONCRETE (2,000 PSI) ABLE TO RESIST THE THRUST OF 150 PSI WATER PRESSURE.
- ALL GATE VALVES 2" AND LARGER SHALL BE M&H OR MUELLER RESILIENT SEAT, CAST IRON, TYPE MJ, RATED AT 200 PSI, MEETING AWWA C-509 STANDARDS AND HAVE SQUARE OPERATING NUTS.
- VALVE BOXES SHALL BE PROVIDED FOR ALL VALVES AND BE OF CAST-IRON CONSTRUCTION COMPLETE WITH LID. CAST-IRON BOXES SHALL BE EXTENSION TYPE WITH SLIDE-TYPE OR SCREWTYPED ADJUSTMENT WITH FLARED BASE.
- A 26" X 26" X 6" LEVEL CONCRETE PAD OF 3,000 PSI CONCRETE SHALL BE POURED AROUND ALL VALVE BOX INSTALLATIONS.
- ALL MJ FITTINGS, VALVES, VALVE RISERS TAPPING SLEEVES AND HYDRANT LINES SHALL BE POLYWRAPPED.
- RESTRAINING GLANDS AND WHEN NECESSARY GALVANIZED "ALL THREAD" RODS SHALL BE PROVIDED ON ALL BENDS WITH CONCRETE THRUST BLOCKING AND POLYWRAP.
- TAPPING SLEEVES SHALL BE STAINLESS STEEL FOR PVC PIPING WITH THRUST BLOCKING.
- WHEN NECESSARY, ALL ROAD CROSSINGS SHALL BE BY BORE UNLESS OTHERWISE SPECIFIED. ALL WATER LINES PASSING UNDER ROADWAYS, ETC. SHALL BE ENCLOSED IN STEEL ENCASEMENT PIPE (MILL REJECT IS ACCEPTABLE), MINIMUM 0.250 INCH WALL THICKNESS, OF THE NOMINAL DIAMETER INDICATED ON THE PLANS. THE INTERIOR AND EXTERIOR OF ALL STEEL ENCASEMENT PIPES SHALL BE COATED WITH A BITUMINOUS COATING.

WATER SERVICES

- SHALL BE LOCATED INSIDE THE PROPERTY LINE AND ONE (1) FOOT BELOW GRADE. AT THE POINT OF TERMINATION, A 1" ANGLE STOP SHALL BE PROVIDED AND LOCATED INSIDE AN ALLIANCE DFW16MXX12-1A POLY METER BOX WITH READER LID (SEE INSERT), INSTALLED AT GRADE LEVEL. EACH METER BOX SHALL BE MARKED WITH BLUE TAPE.
- SHALL BE COMPRESSION TYPE FITTINGS, TYPE: FORD BRASS.
- SERVICES SHALL BE 1" TYPE K COPPER OR POLY TUBING (PREFERRED).
- SHALL NOT BE SPLICED UNDER EXISTING OR PROPOSED STREETS.
- ALL TAPPING SADDLES SHALL BE BRONZE, STAINLESS STEEL OR OTHER MATERIALS APPROVED BY THE CORPORATION.
- SERVICE LINES SHALL HAVE A MINIMUM COVER OF 18 INCHES.

FIRE HYDRANTS

- FIRE HYDRANT SPACING SHALL BE DETERMINED ON AN INDIVIDUAL BASIS BY CROSS TIMBERS WSC'S ENGINEER, BUT GENERALLY SHALL NOT EXCEED 500 FEET IN RESIDENTIAL AREAS OR 300 FEET IN COMMERCIAL, MULTIFAMILY, SINGLE-FAMILY, AND INDUSTRIAL AREAS. IN ADDITION TO THE ABOVE REQUIREMENTS, HYDRANT SPACING AND LAYOUT SHALL CONFORM TO APPLICABLE FIRE CODES AND INSURANCE REGULATIONS.
- TYPE M&H - ONLY.
- THE BARREL OF THE FIRE HYDRANT SHALL BE SET PERPENDICULAR TO THE GROUND WITH THE LOWEST DISCHARGE OUTLET AT 15" ABOVE GRADE.
- THE PUMPER OUTLET (4 1/2") SHALL FACE THE STREET.
- FIRE HYDRANTS SHALL HAVE ONE (1) 4 1/2" STEAMER OUTLET AND TWO (2) 2 1/2" OUTLETS. THE TREADS ON ALL HYDRANT OUTLETS SHALL BE OF NATIONAL STANDARD HOSE COUPLING SCREW THREAD DESIGN AND SHALL OPEN COUNTERCLOCKWISE.
- DRAINAGE SUFFICIENT TO CARRY OFF WATER FROM THE DRY-BARREL HYDRANT SHALL BE PROVIDED AS PER STANDARD DETAIL.
- FOR ISOLATION PURPOSES, FIRE HYDRANT CONNECTIONS TO MAINS SHALL BE AS FOLLOWS:
 - PROVIDE FLAT FLANGE ON THE IN-LINE TEE.
 - CONNECT WITH A MJ WATER-RESILIENT WEDGE GATE VALVE AND
 - PROVIDE RESTRAINER GLANDS AT ALL MJ CONNECTIONS AT THE HYDRANT.
 - MINIMUM AWWA STANDARDS SHALL BE REQUIRED FOR ALL SUCH INSTALLATIONS.
- HYDRANTS SHALL BE SET AND ANCHORED USING A FIRM FOOTING SUCH AS STONE SLABS OR A CONCRETE BASE ON FIRM GROUND TO PREVENT SETTLING AND STRAIN ON THE LATERAL LINE JOINTS. THRUST BLOCKS SHALL BE REQUIRED FOR EACH HYDRANT AND WILL BE CONSTRUCTED TO MEET AWWA STANDARDS.
- THE DIRECTION OF OPERATION FOR FIRE HYDRANTS (OPERATING NUT) SHALL BE COUNTERCLOCKWISE.
- ALL FIRE HYDRANTS SHALL BE PAINTED BY THE DEVELOPER IN ACCORDANCE WITH THE SIZE OF THEN LINE CONSTRUCTED.
 - 6" LINE RED CAPS/SILVER BARREL
 - 8" LINE BLUE CAPS/SILVER BARREL
 - 10" LINE OR LARGER YELLOW CAPS/SILVER BARREL
- REFLECTIVE (BLUE) FIRE HYDRANT SPOTTERS SHALL BE INSTALLED IN ALL STREETS AT A POINT OPPOSITE FIRE HYDRANTS, LOCATED ALONG CENTERLINE OF STREET, CLOSEST TO FIRE HYDRANT.

PRESSURE TESTING - HYDROSTATIC TEST

BEFORE BEING ACCEPTED, ALL PIPE LINES CONSTRUCTED SHALL BE TESTED WITH A HYDRAULIC TEST PRESSURE OF NOT LESS THAN 150 PSI MAINTAINED OVER A PERIOD OF NOT LESS THAN TWO (2) HOURS UNLESS OTHERWISE SPECIFIED BY THE OWNER. ALL PARTS OF THE SYSTEM INCLUDING INDIVIDUAL SERVICE RUNOUTS SHALL BE PURGED OF AIR PRIOR TO INITIATION OF THE TEST. THE ACCEPTABLE RATE OF LEAKAGE SHALL BE ESTABLISHED BY THE CROSS TIMBERS WSC PRIOR TO THE START OF THE TEST. IF THE TEST INDICATES A LEAKAGE IN EXCESS OF THE ABOVE RATE, THEN THE CONTRACTOR SHALL BE REQUIRED TO FIND THE LEAK AND REPAIR SAME. EVEN IF THE TEST REQUIREMENTS ARE MET, ALL APPARENT LEAKS SHALL BE STOPPED. TESTING AND REPAIRS MUST BE WITNESSED BY CROSS TIMBERS WSC PERSONNEL. CROSS TIMBERS WSC WILL OPERATE ALL VALVES FOR LOADING, TESTING, OR BLOWING-OFF NEW LINES.

STERILIZATION OF IMPROVEMENTS

AFTER INSTALLATION OF ALL PROPOSED IMPROVEMENTS, ALL LINES INCLUDING STUB OUTS FOR FUTURE SERVICE CONNECTIONS SHALL BE FILLED WITH WATER CONTAINING NO LESS THAN 50 PARTS PER MILLION CHLORINE RESIDUAL AND MAINTAINED FOR A PERIOD OF TWENTY FOUR (24) HOURS. THE CHLORINE SOLUTION SHALL THEN BE PURGED FROM THE SYSTEM BY OPENING EACH OF THE FIRE HYDRANTS AND INDIVIDUAL SERVICE CORPORATION STOPS IN SEQUENCE UNTIL CHLORINE RESIDUALS DROP TO THE LEVEL MAINTAINED IN THE SYSTEM POTABLE WATER SUPPLY. ALL WORK SHALL BE COORDINATED WITH THE CROSS TIMBERS WSC MANAGER OR HIS APPOINTED REPRESENTATIVE. ALL CHLORINATED WATER PURGED FROM TESTED MAINS SHALL BE DISPOSED OF PER REGULATORY AGENCY REQUIREMENTS.

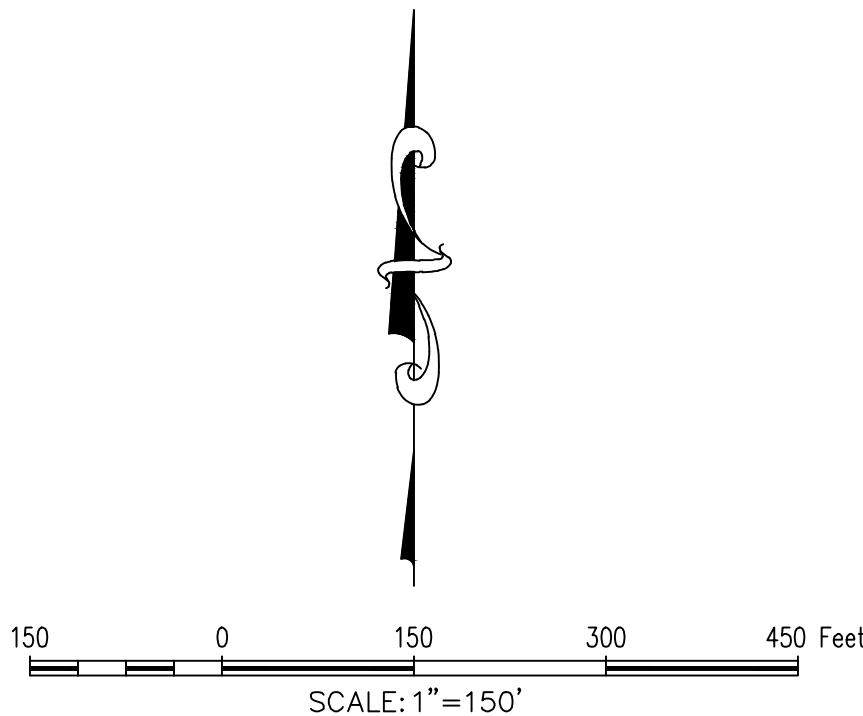
BACTERIOLOGICAL SAMPLING - ACCEPTANCE OF AND COLLECTION

PRIOR TO ACCEPTANCE OF IMPROVEMENTS FOR SERVICE, THE REQUIRED NUMBER OF BACTERIOLOGICAL SAMPLES SHALL BE COLLECTED ON THE IMPROVEMENTS AND TAKEN TO A TEXAS DEPARTMENT OF HEALTH APPROVED LABORATORY FOR ANALYSIS. SAMPLE COLLECTION MUST BE WITNESSED BY CROSS TIMBERS WSC PERSONNEL. PRELIMINARY ACCEPTANCE OF IMPROVEMENTS FOR SERVICE WILL BE GRANTED ONCE ACCEPTABLE BACTERIOLOGICAL RESULTS ARE RECEIVED FROM THE TESTING LAB AND ACCEPTABLE PRESSURE TEST (HYDROSTATIC) RESULTS HAVE BEEN OBTAINED. FAILURE TO COMPLY WITH THESE REQUIREMENTS SHALL BE GROUNDS TO REFUSE INITIATION OF SERVICE UNTIL ALL DEFICIENT ITEMS ARE CORRECTED. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER EXERCISING CARE TO INSURE THAT INTERIOR PORTIONS OF ALL PIPES ARE MAINTAINED CLEAN AND FREE OF SOIL, ETC.

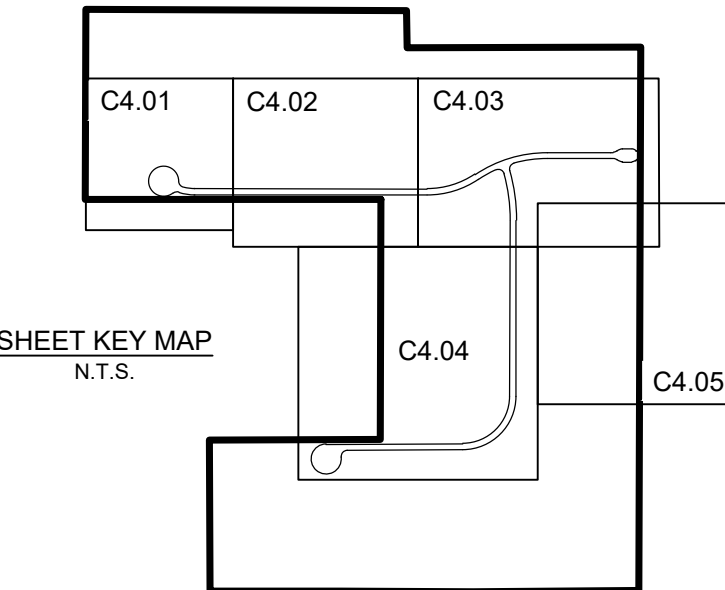
BE ADVISED THAT THE AFOREMENTIONED ITEMS ARE MINIMUM REQUIREMENTS ONLY AND DO NOT EXEMPT ONE FROM COMPLYING WITH ALL OTHER APPLICABLE REQUIREMENTS OF THE CROSS TIMBERS WSC SUBDIVISION RULES AND REGULATIONS, ETC.

FINAL APPROVAL/ACCEPTANCE SHALL BE GRANTED ONCE THE FOLLOWING HAVE BEEN SUBMITTED TO THE CROSS TIMBERS WSC:

- MAINTENANCE BOND TOTALING TEN PERCENT (10%) OF THE TOTAL COST OF CONSTRUCTION OF THE WATER UTILITIES.
- AS-BUILT PLANS.
- COST OF LABOR AND MATERIALS USED IN CONSTRUCTION OF THE WATER UTILITIES.
- A WRITTEN STATEMENT ISSUED TO CROSS TIMBERS WSC VERIFYING THAT ALL CONTRACTORS AND MATERIALS HAVE BEEN PAID FOR.



TBM "+4" SET ON CONCRETE BASE OF AN EXISTING WATER MANHOLE 940'± FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY & 820'± FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION: 700.9'

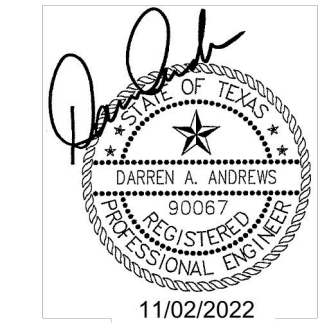


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111 Hillside Drive
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972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBP#: 19702 TBP.S.: 1094440
www.mcadamsco.com



DEER HOLLOW
81397 Acres
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

OVERALL UTILITY PLAN



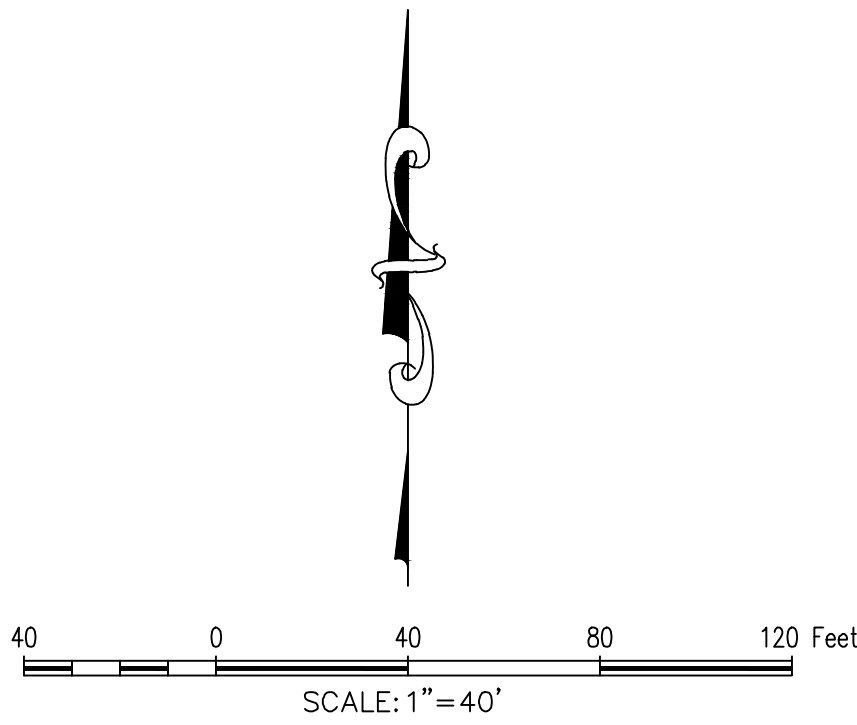
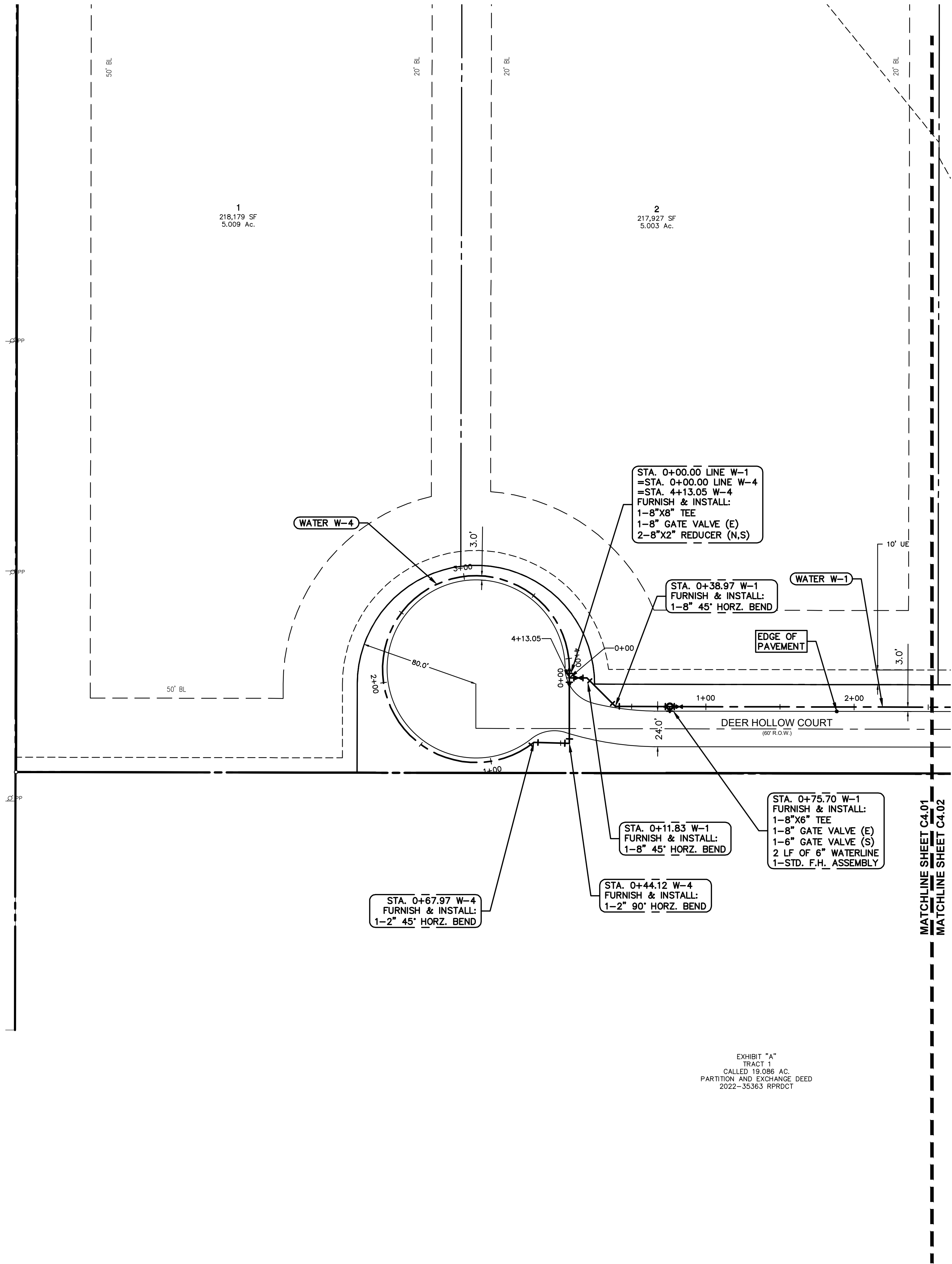
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Revisions:
11/04/2022

SPEC21086

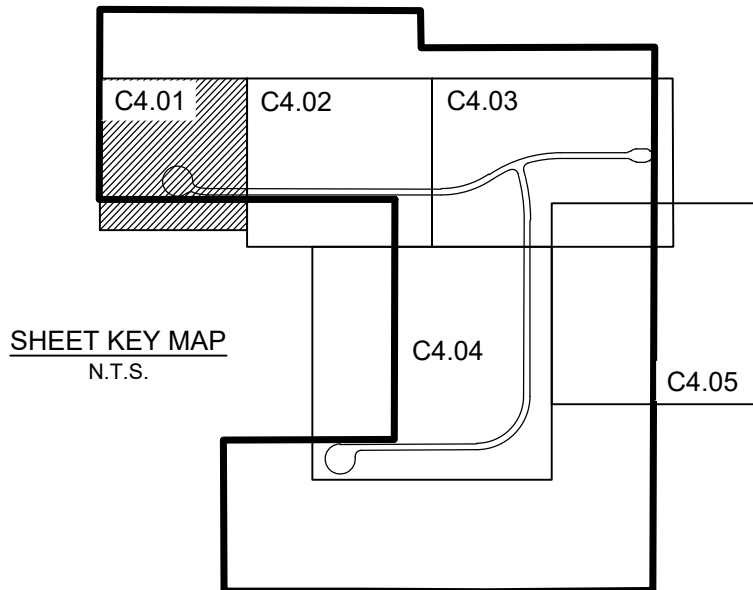
OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76228
PH. 214-914-9922
Contact: MIKE MOLLO

C4.00

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TBM "+4" SET ON CONCRETE BASE OF AN EXISTING
WATER MANHOLE 940'± FROM THE SOUTHWEST
CORNER OF SUBJECT PROPERTY & 820'± FROM
THE SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 700.9'

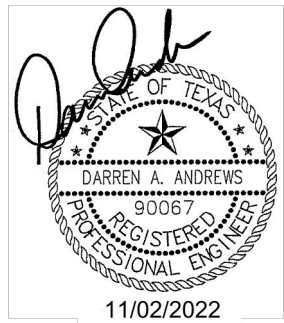


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TBP#: 19762 TBP.S: 10194440
www.mcadamsco.com



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L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

UTILITY PLAN

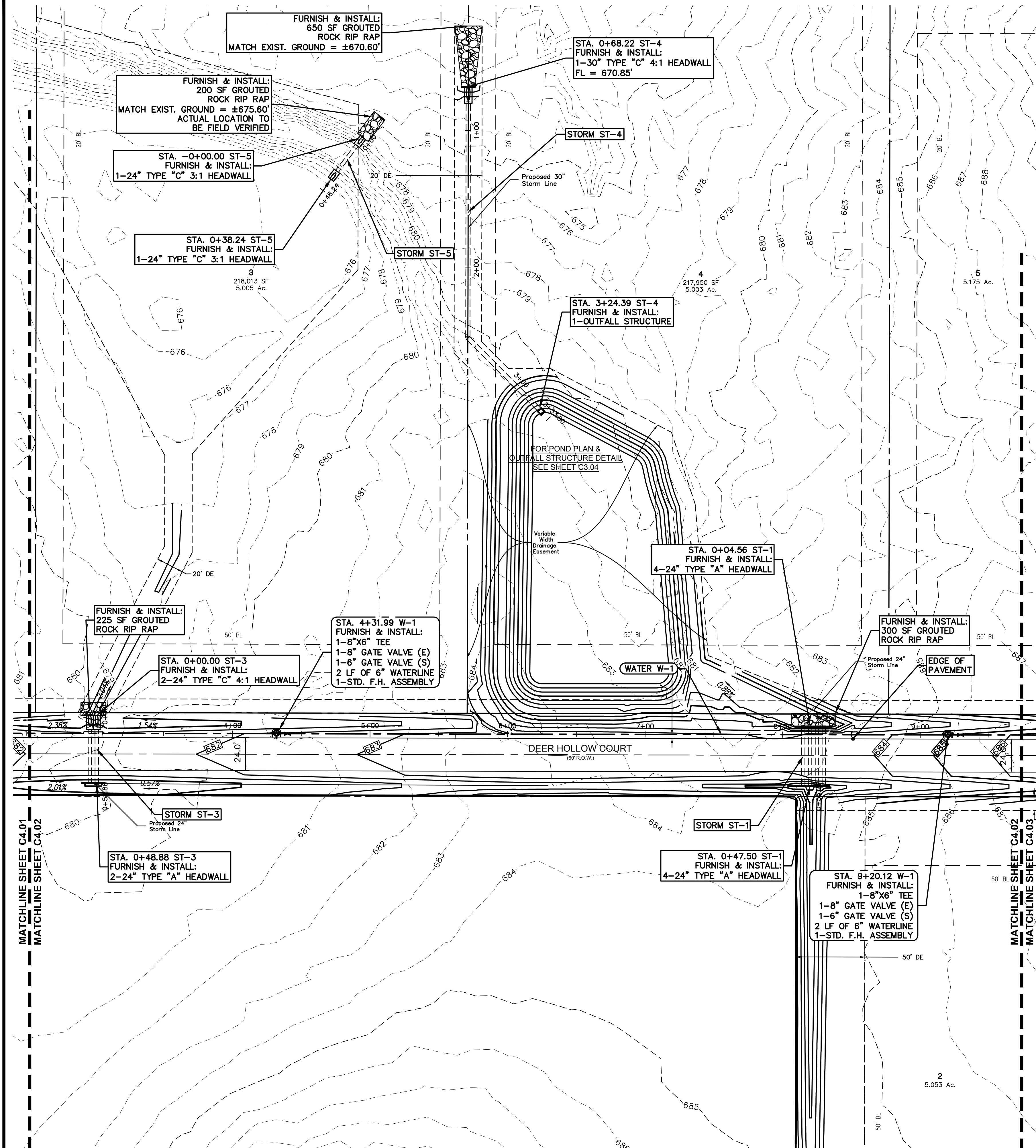


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Scale: 1"=40'
Revisions:
11/04/2022

SPEC21086

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76228
Ph. 214-914-9922
Contact: MIKE MOLLO

C4.01



Culvert Outfall Protection

The following procedure is used to design riprap for protection at culvert outfalls.

Step 1 Determine D_{50} size of riprap determined from:

$$D_{50} = \sqrt{V} / [1.8 \sqrt{(2g(T_s - T_w) / T_w)}] \quad (3.22)$$

RIPRAP GRADATIONS	
12" THICKNESS OF RIPRAP	
SIEVE SIZE SQUARE MESH	PERCENT PASSING
15 INCH	100
12 INCH	70 - 100
8 INCH	45 - 75
6 INCH	30 - 55
3 INCH	10 - 30
1-1/2 INCH	0 - 10

BEDDING GRADATIONS	
6" THICKNESS OF BEDDING	
SIEVE SIZE SQUARE MESH	PERCENT PASSING
3 INCH	100
1-1/2 INCH	55 - 100
3/4 INCH	25 - 60
3/8 INCH	5 - 30
No. 4	0 - 10

ST-1 RIP RAP CALCULATIONS

Derived from equation 3.22

Ys=	150 lb/ft ³	<unit weight of stone
Yw=	62.4 lb/ft ³	<unit weight of water
V=	6.08 ft/s	<velocity
D50=	0.60 ft	
D50=	7.15 in	

ST-2 RIP RAP CALCULATIONS

Derived from equation 3.22

Ys=	150 lb/ft ³	<unit weight of stone
Yw=	62.4 lb/ft ³	<unit weight of water
V=	4.27 ft/s	<velocity
D50=	0.50 ft	
D50=	5.99 in	

ST-3 RIP RAP CALCULATIONS

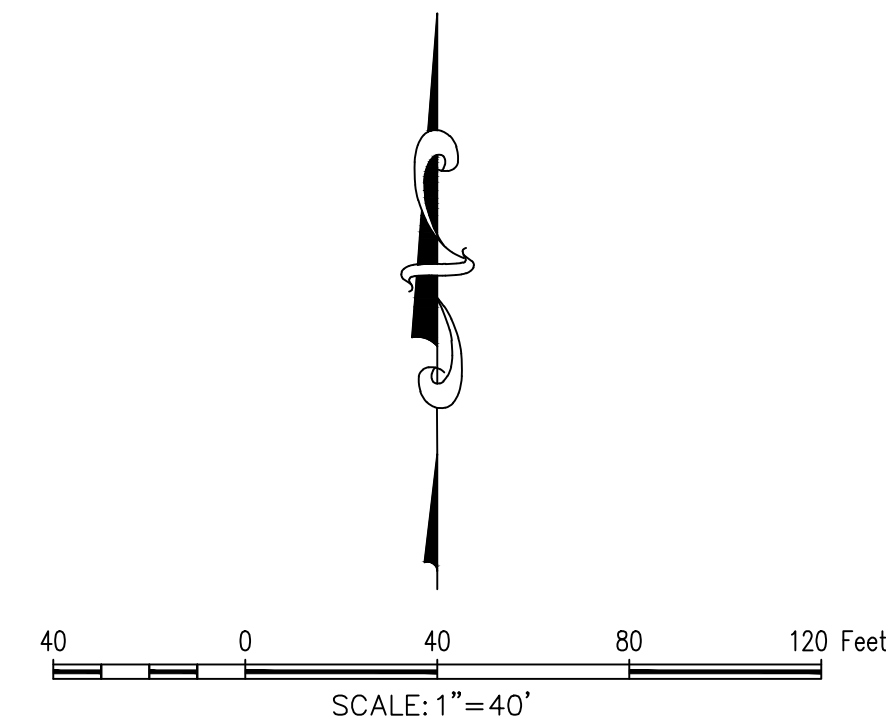
Derived from equation 3.22

Ys=	150 lb/ft ³	<unit weight of stone
Yw=	62.4 lb/ft ³	<unit weight of water
V=	5.89 ft/s	<velocity
D50=	0.59 ft	
D50=	7.04 in	

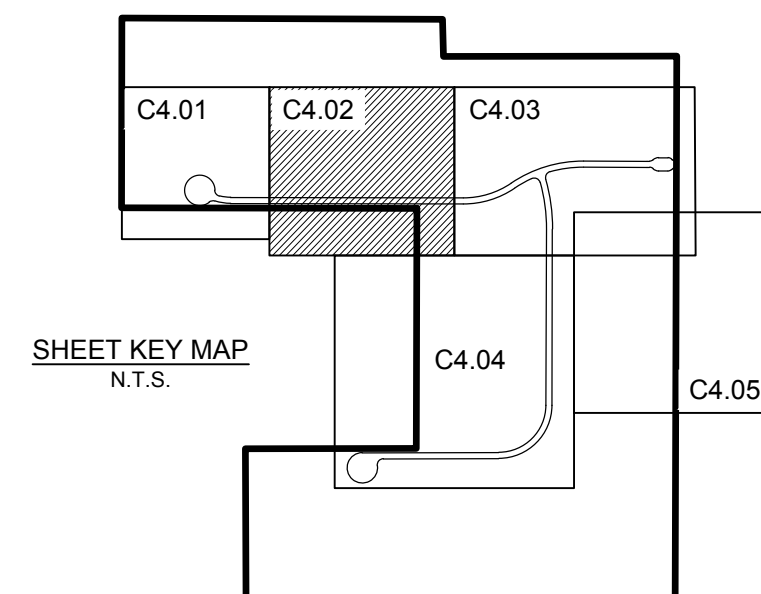
ST-4 RIP RAP CALCULATIONS

from equation 3.22

Ys=	150 lb/ft ³	<unit weight of stone
Yw=	62.4 lb/ft ³	<unit weight of water
V=	5.59 ft/s	<velocity
D50=	0.57 ft	
D50=	6.86 in	



TBM "4" SET ON CONCRETE BASE OF AN EXISTING WATER MANHOLE 940'± FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY & 820'± FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION: 700.9'

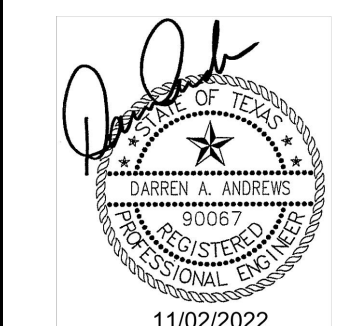


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TBP# 19762 TBP# S. 1094440
www.mcadamsco.com



DEER HOLLOW
81397 Acres
in the
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S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

UTILITY PLAN



Drawn By: SBH
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SPEC21086

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76228
PH. 214-914-9922
Contact MIKE MOLLO

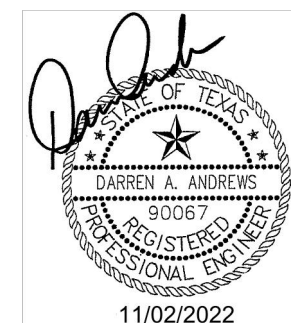
C4.02



McADAMS

DEER HOLLOW
81.397 Acres
in the
M. TUCKER SURVEY, ABSTRACT N
S. LIZENBY SURVEY, ABSTRACT N
L. GIBBONS SURVEY, ABSTRACT N
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

UTILITY PLAN

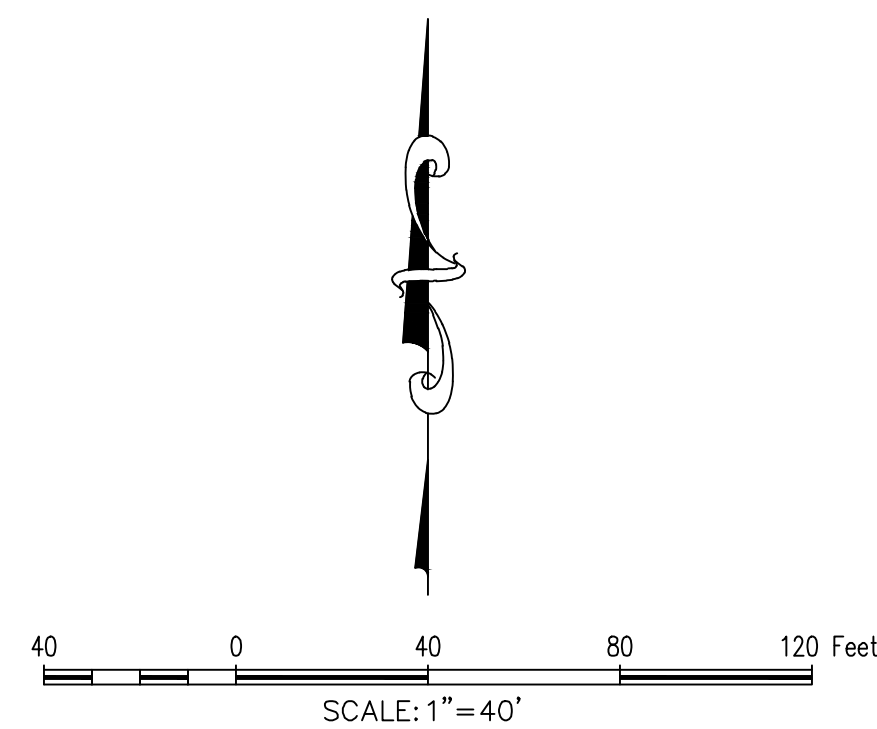


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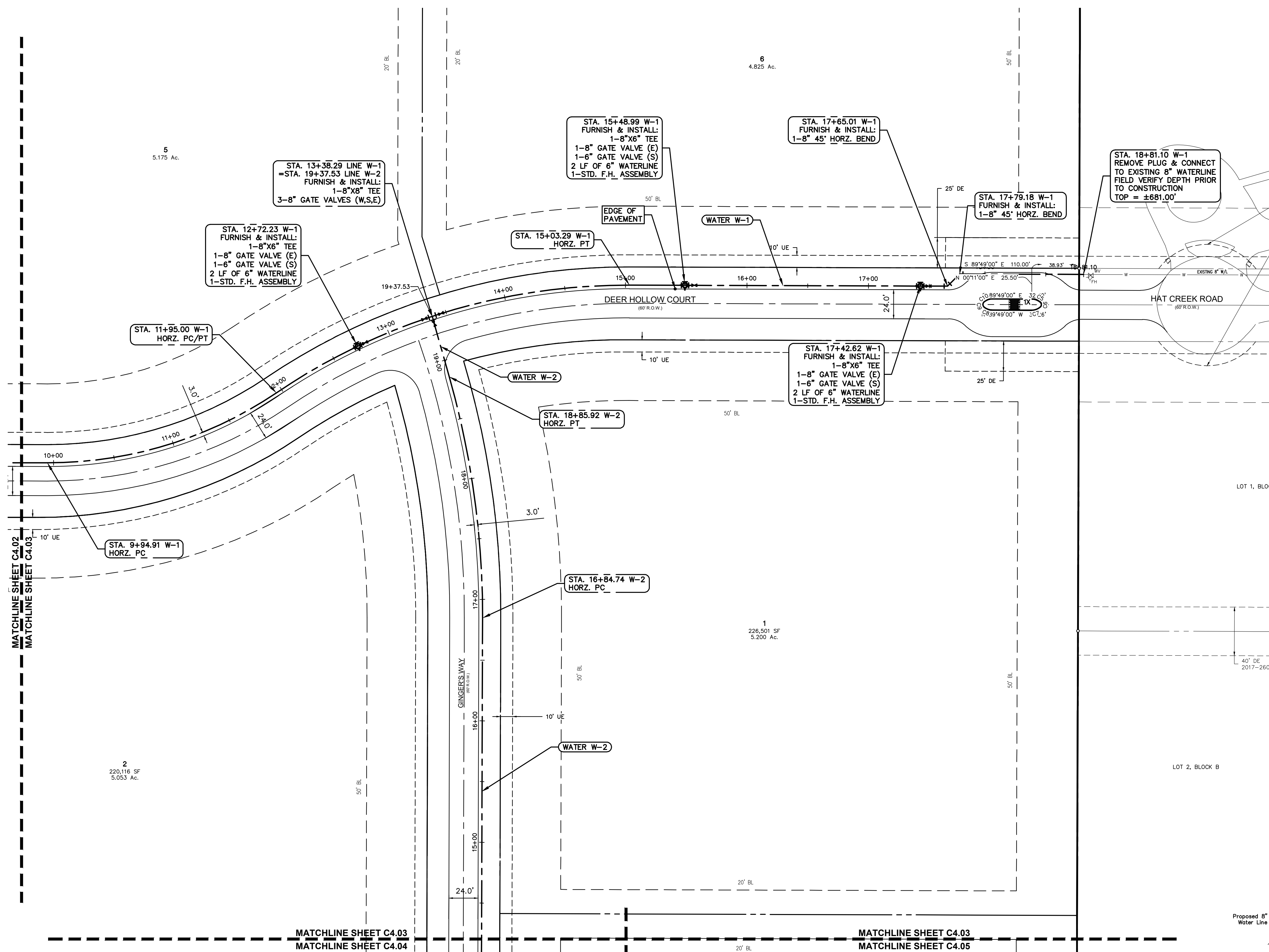
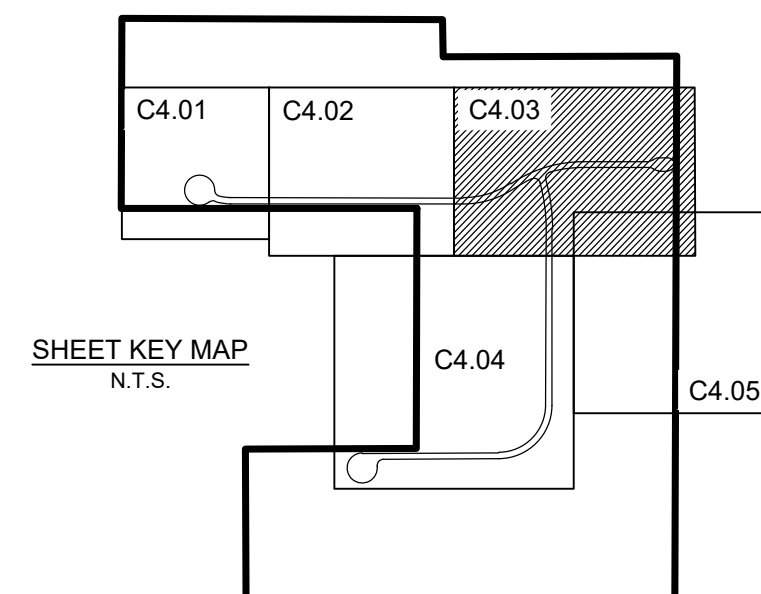
SPEC21086

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76220
Ph. 214-914-9922
Contact: MIKE MOLLO

(C4.03)



TBM "+" SET ON CONCRETE BASE OF AN EXISTING
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ELEVATION: 700.9'



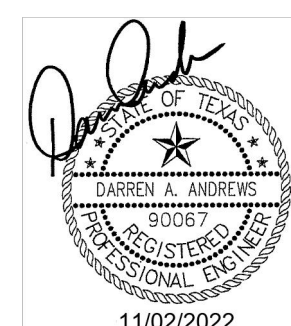
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McADAMS

DEER HOLLOW
81.397 Acres
in the
DEER SURVEY, ABSTRACT N
BY SURVEY, ABSTRACT N
NS SURVEY, ABSTRACT N
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

UTILITY PLAN

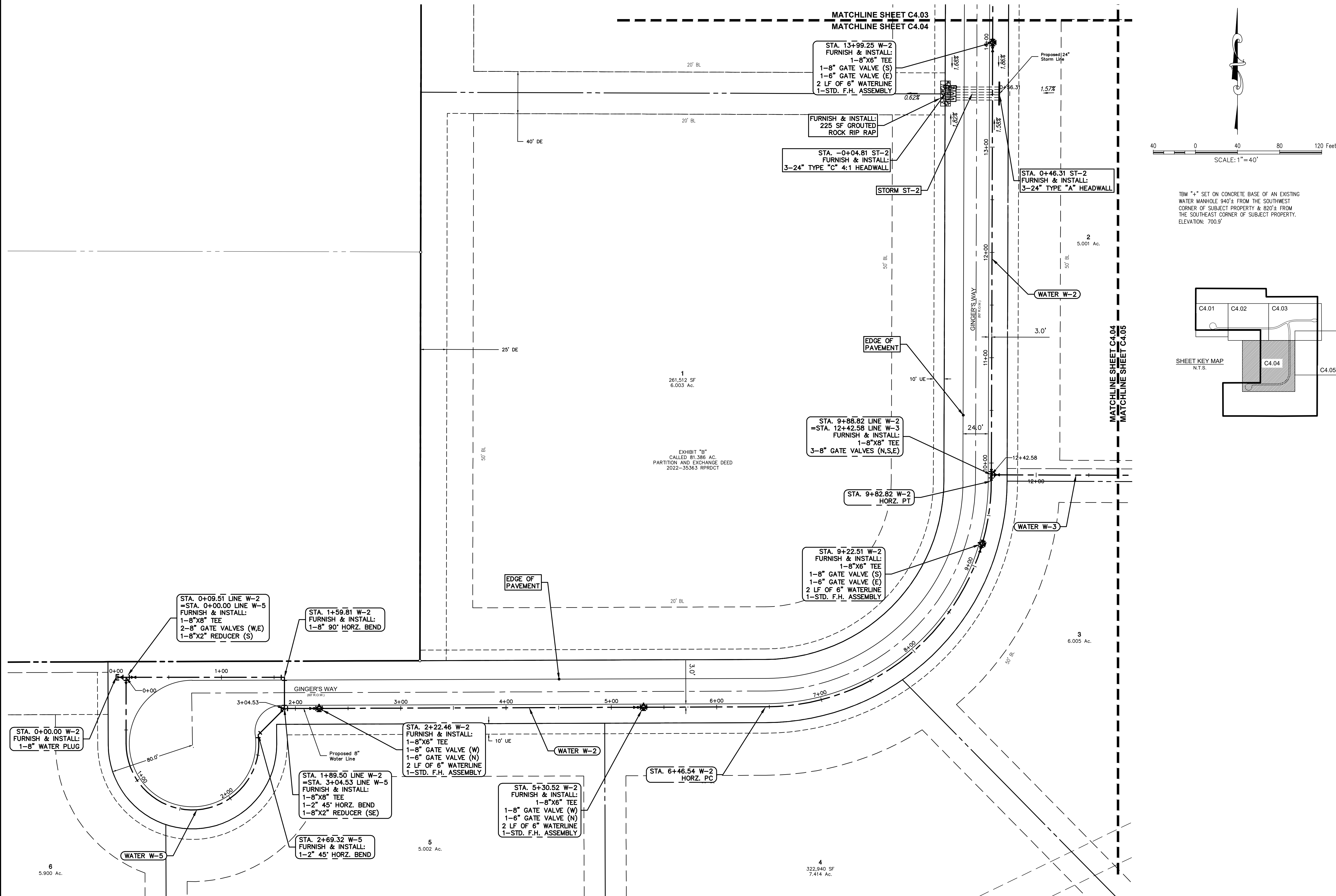


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SPEC21086

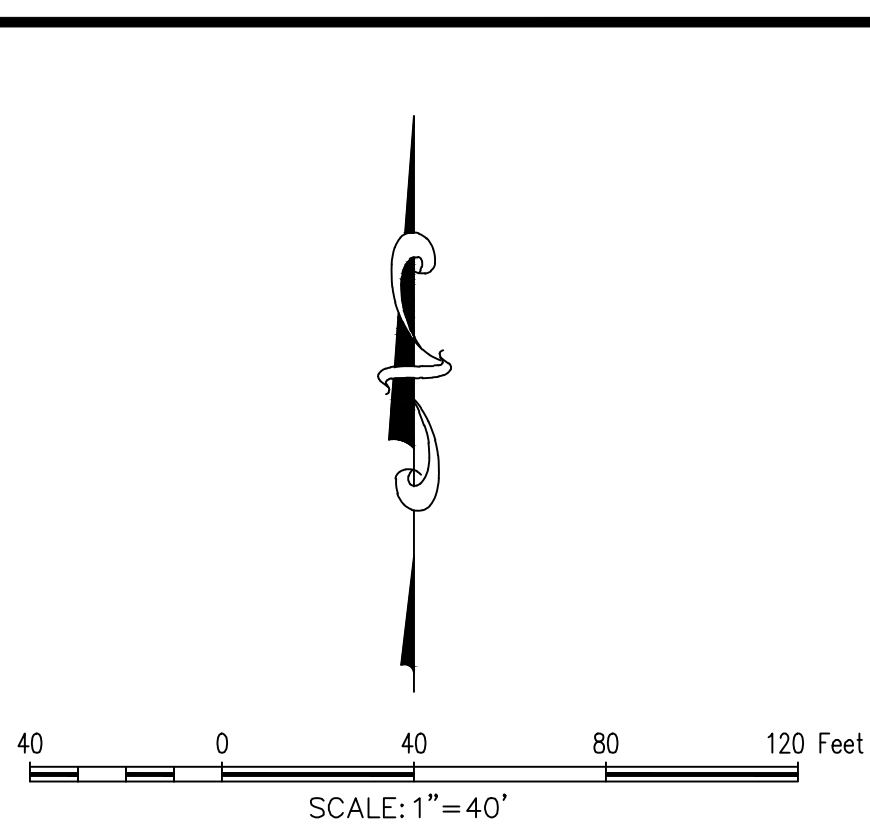
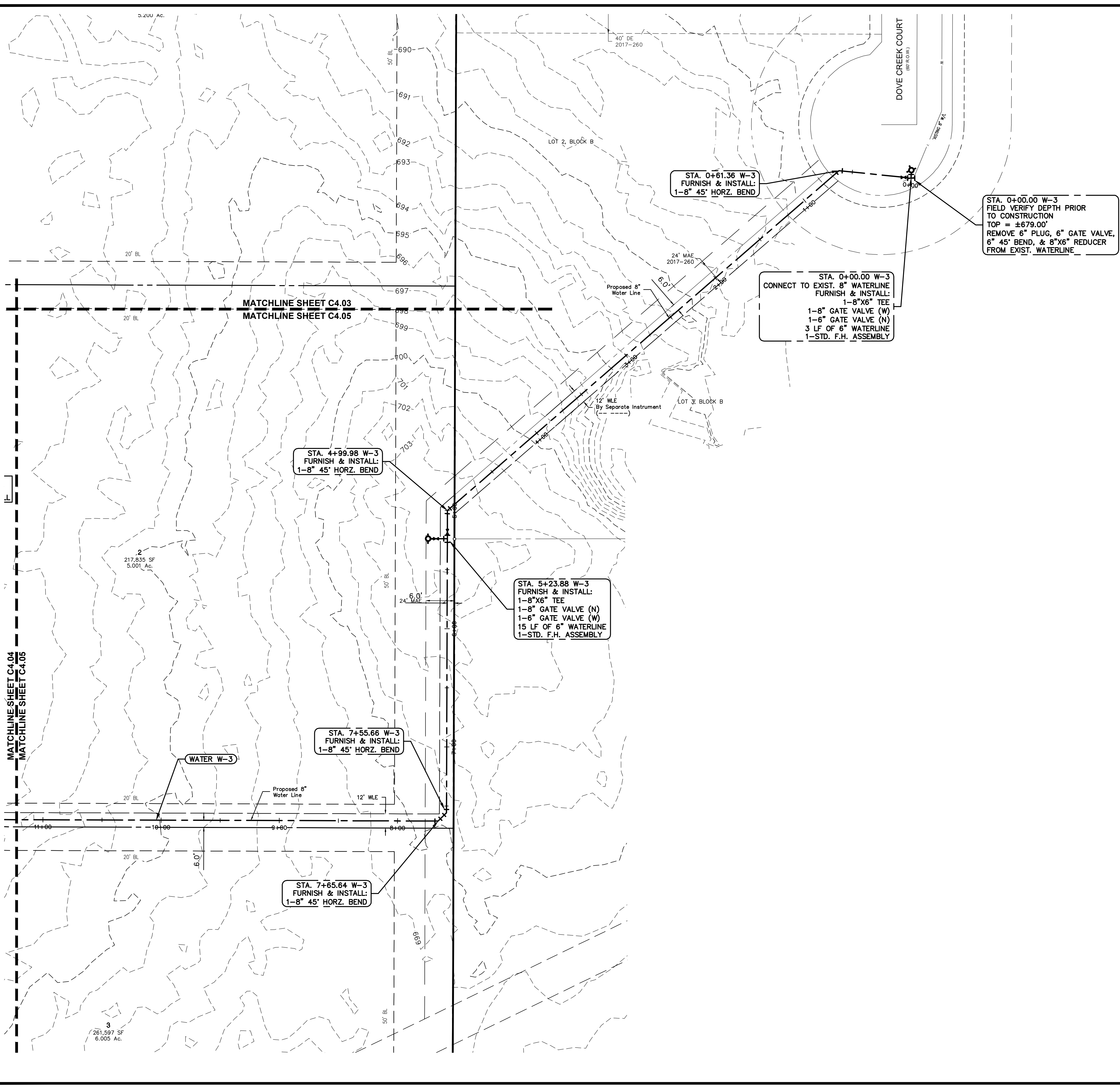
(C4.04)

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76220
Ph. 214-914-9922
Contact: MIKE MOLLO

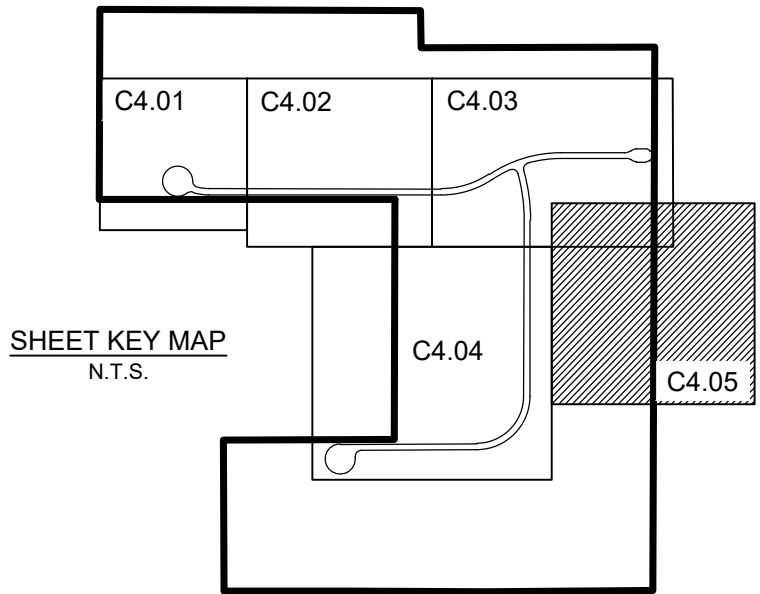


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TBM "+4" SET ON CONCRETE BASE OF AN EXISTING WATER MANHOLE 940'± FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY & 820'± FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION: 700.9'



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www.mcadamsco.com

DEER HOLLOW
81397 Acres
in the
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S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

UTILITY PLAN

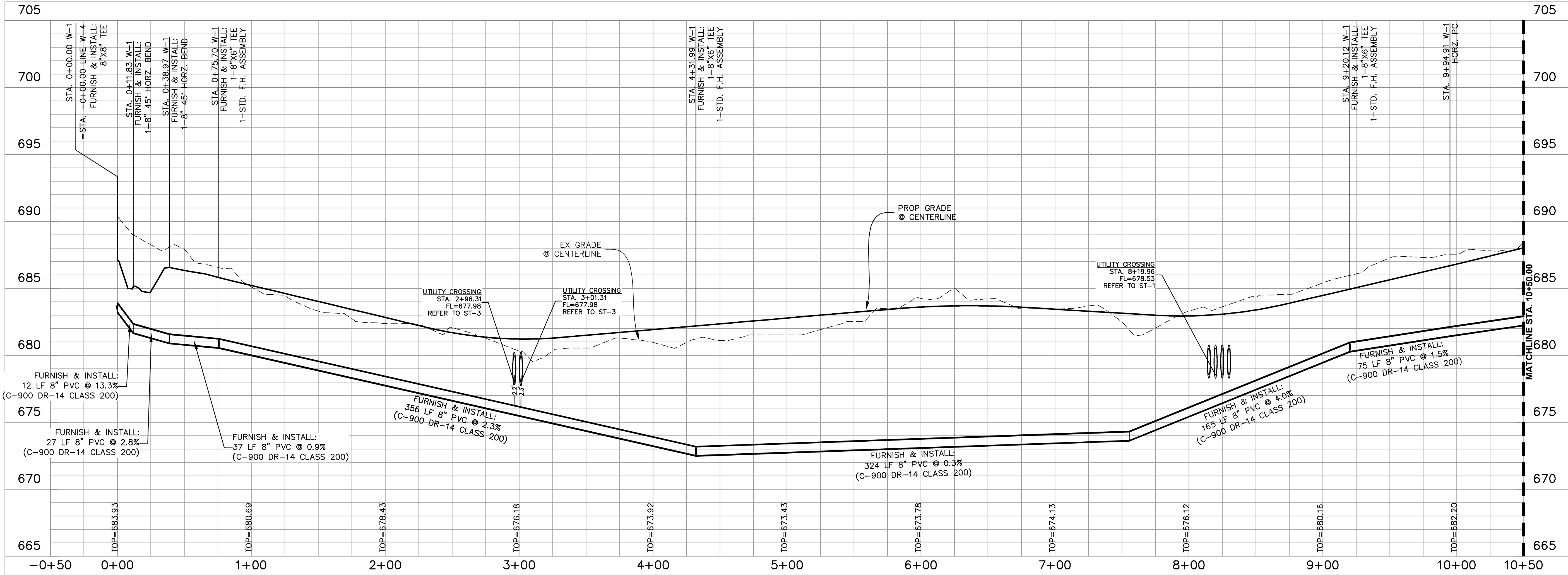
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Revisions:
11/04/2022

SPEC21086

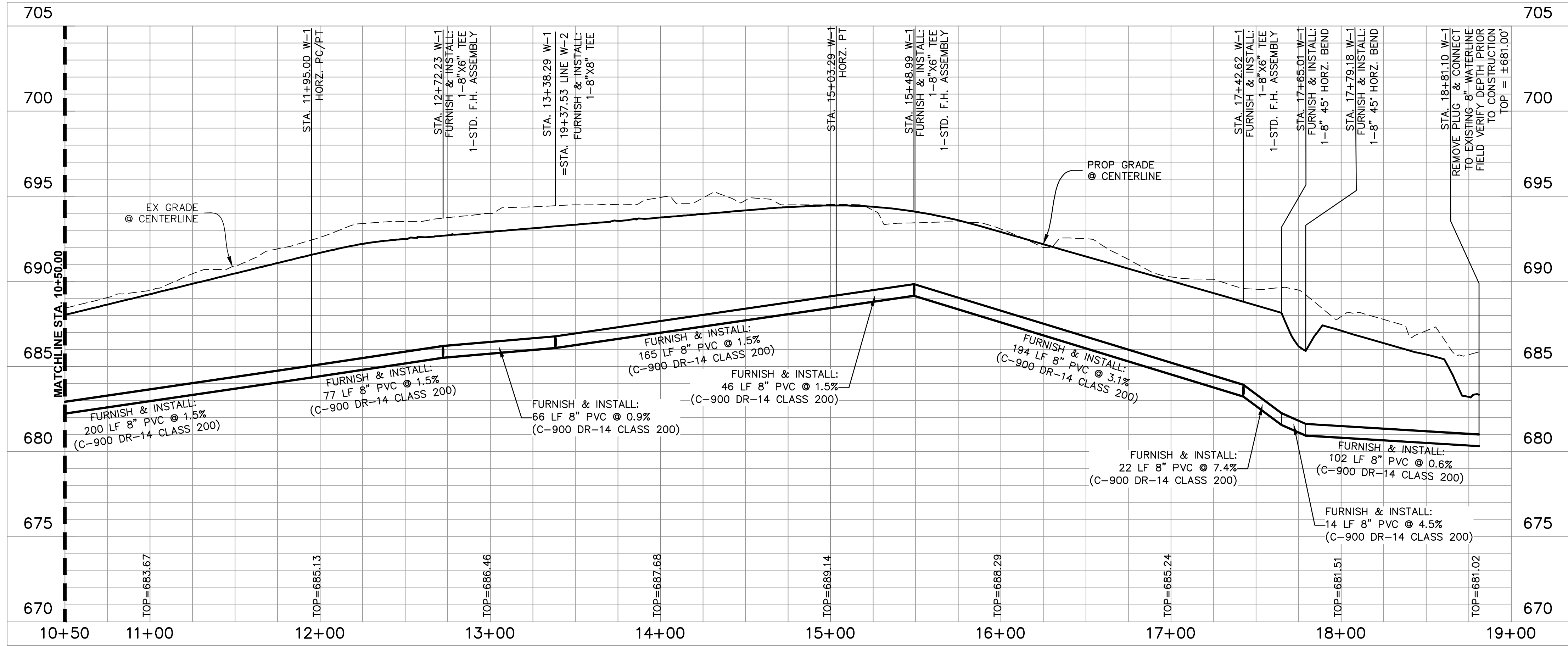
OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76228
Ph. 214-914-9922
Contact: MIKE MOLLO

C4.05

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WATER W-1



WATER W-1

Item H9.

DEER HOLLOW



DEER HOLLOW
81397 Acres
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

WATER PROFILES W-1



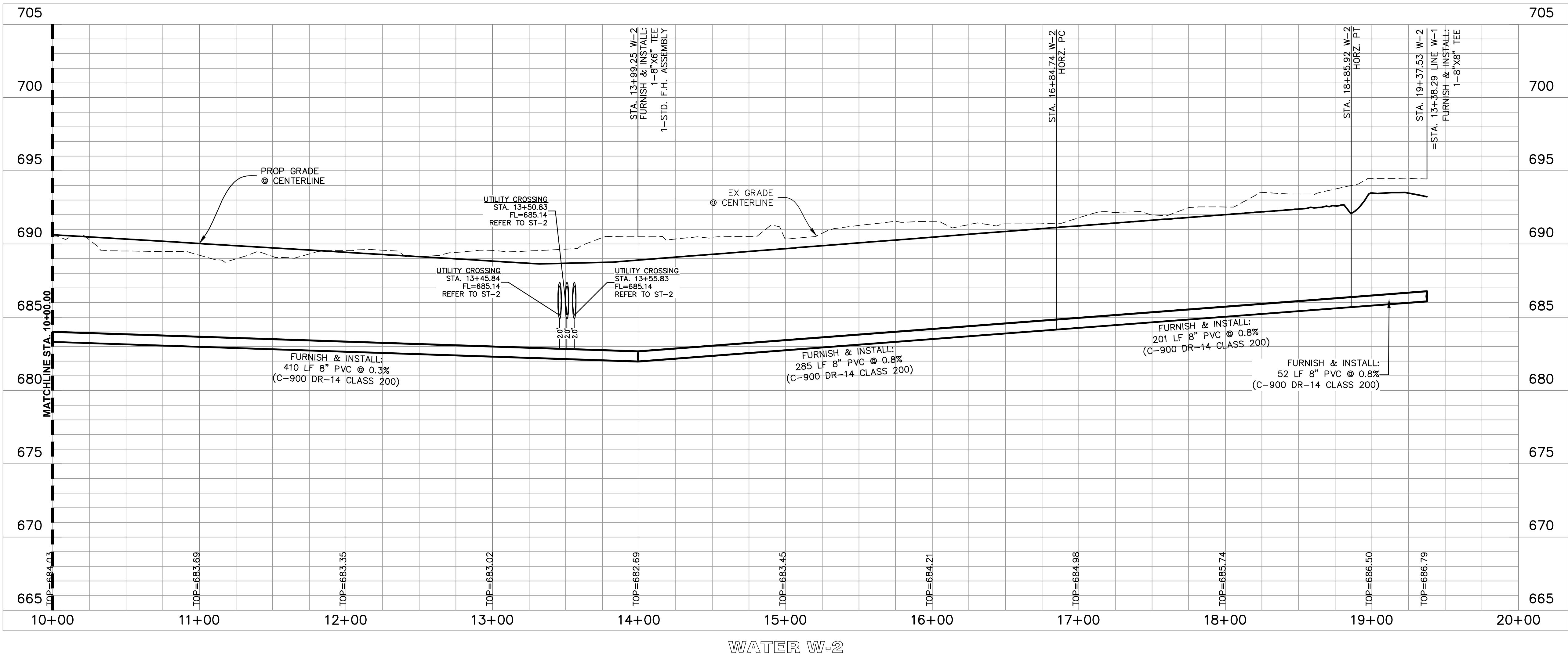
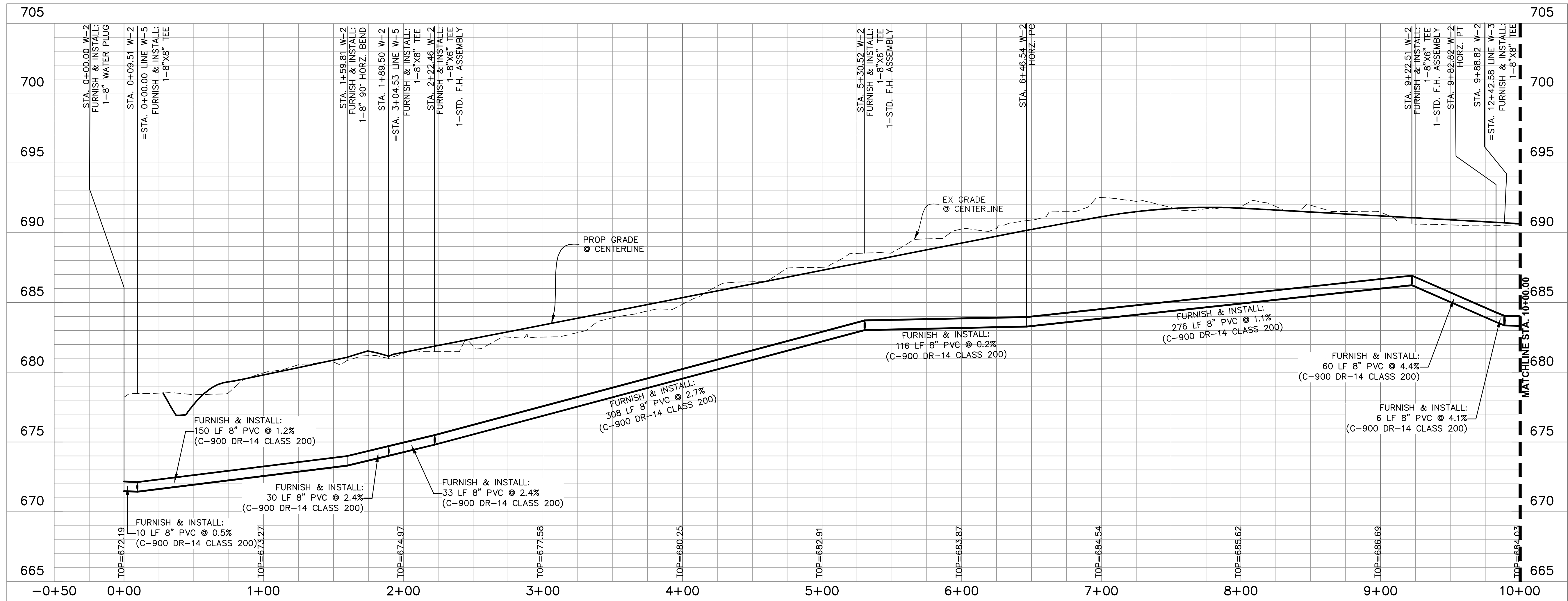
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Scale: H 1"=40'; V 1"=4'
Revisions:
11/04/2022

SPEC21086

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76228
PH. 214-914-9922
Contact: MIKE MOLLO

C4.06

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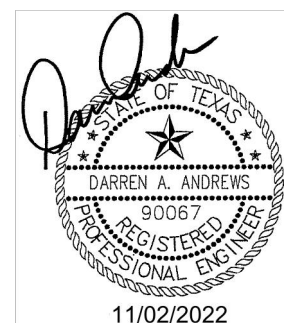


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TBP# 19702 TBP#S 10194440
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DEER HOLLOW
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in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
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L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

WATER PROFILES W-2



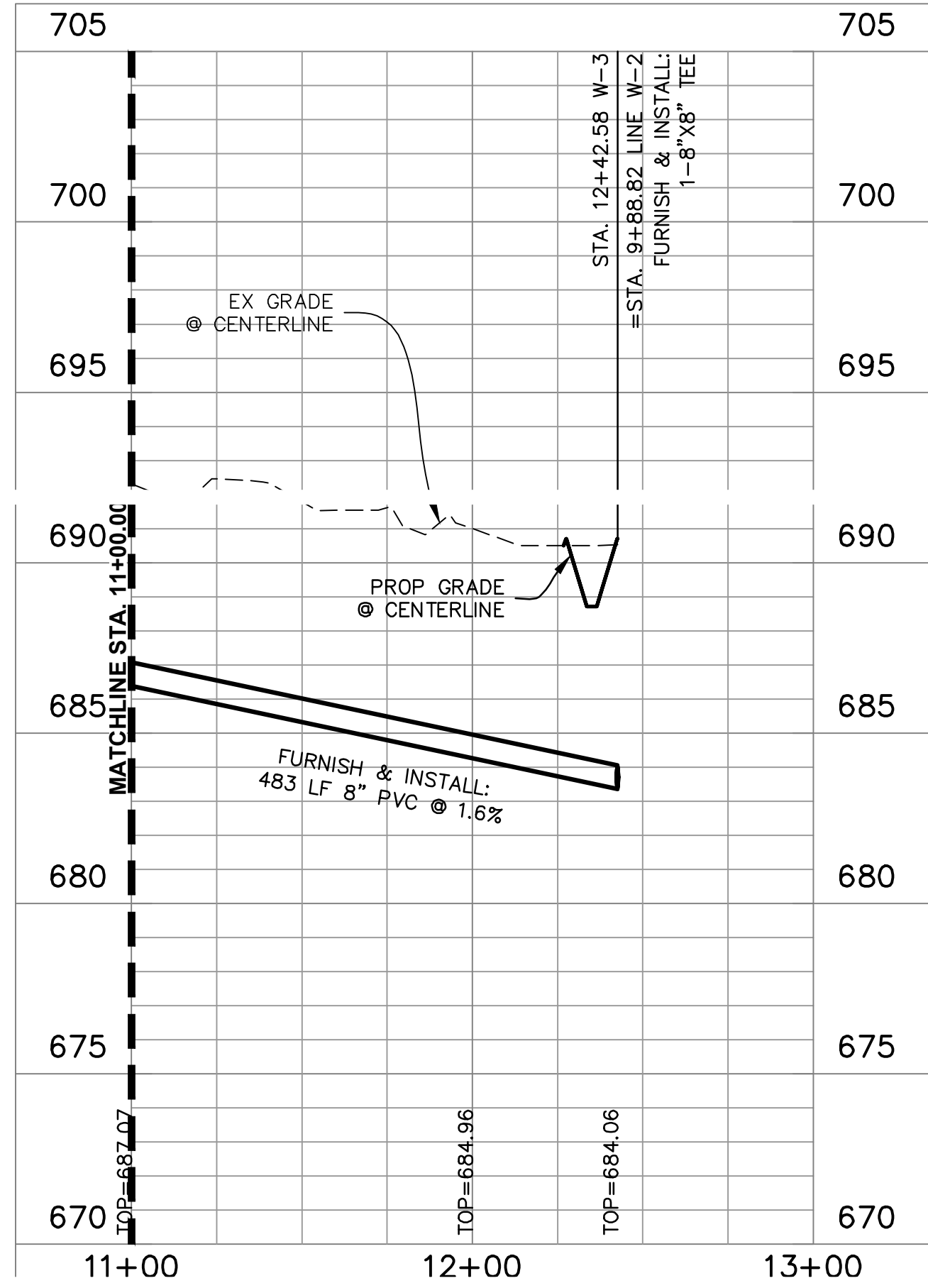
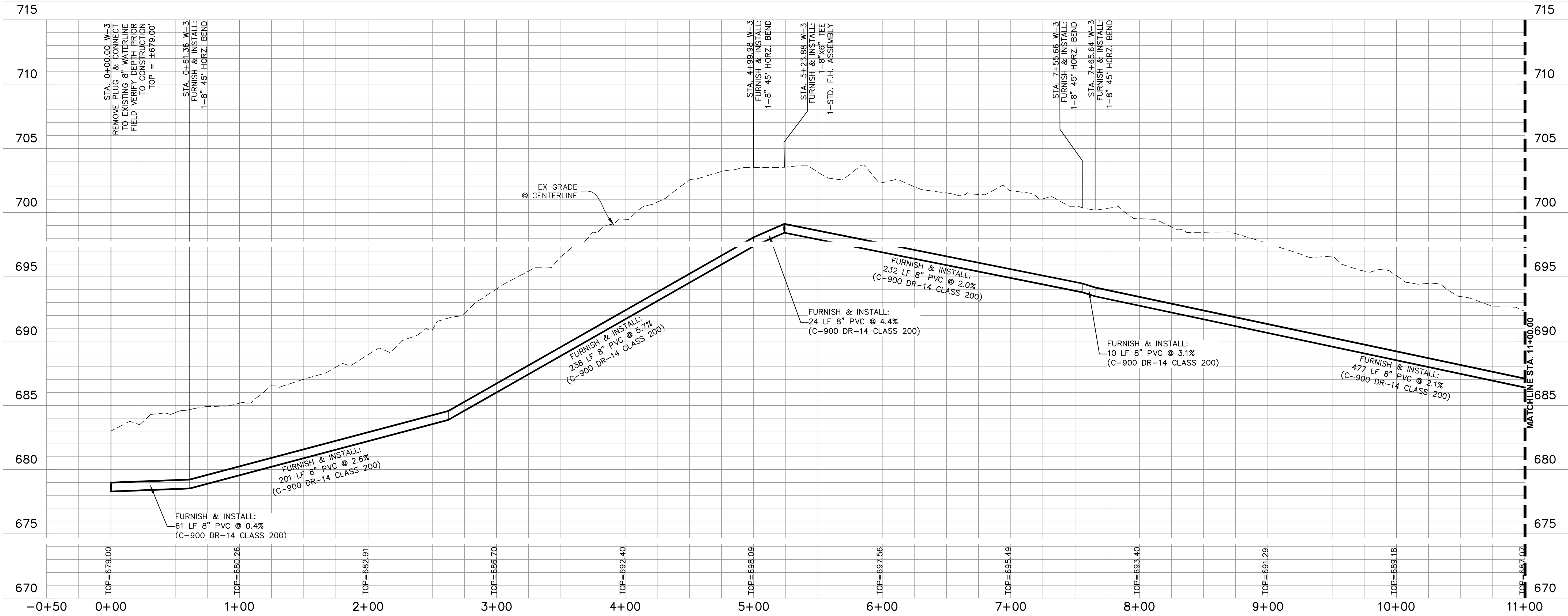
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Scale: H1"=40'; V1"=4'
Revisions:
11/04/2022

SPEC21086

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76228
PH. 214-914-9922
Contact: MIKE MOLLO

C4.07

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Rowlett, Texas 75081
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www.mcadamsco.com

DEER HOLLOW

81397 Acres

in the

M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

WATER PROFILES W-3



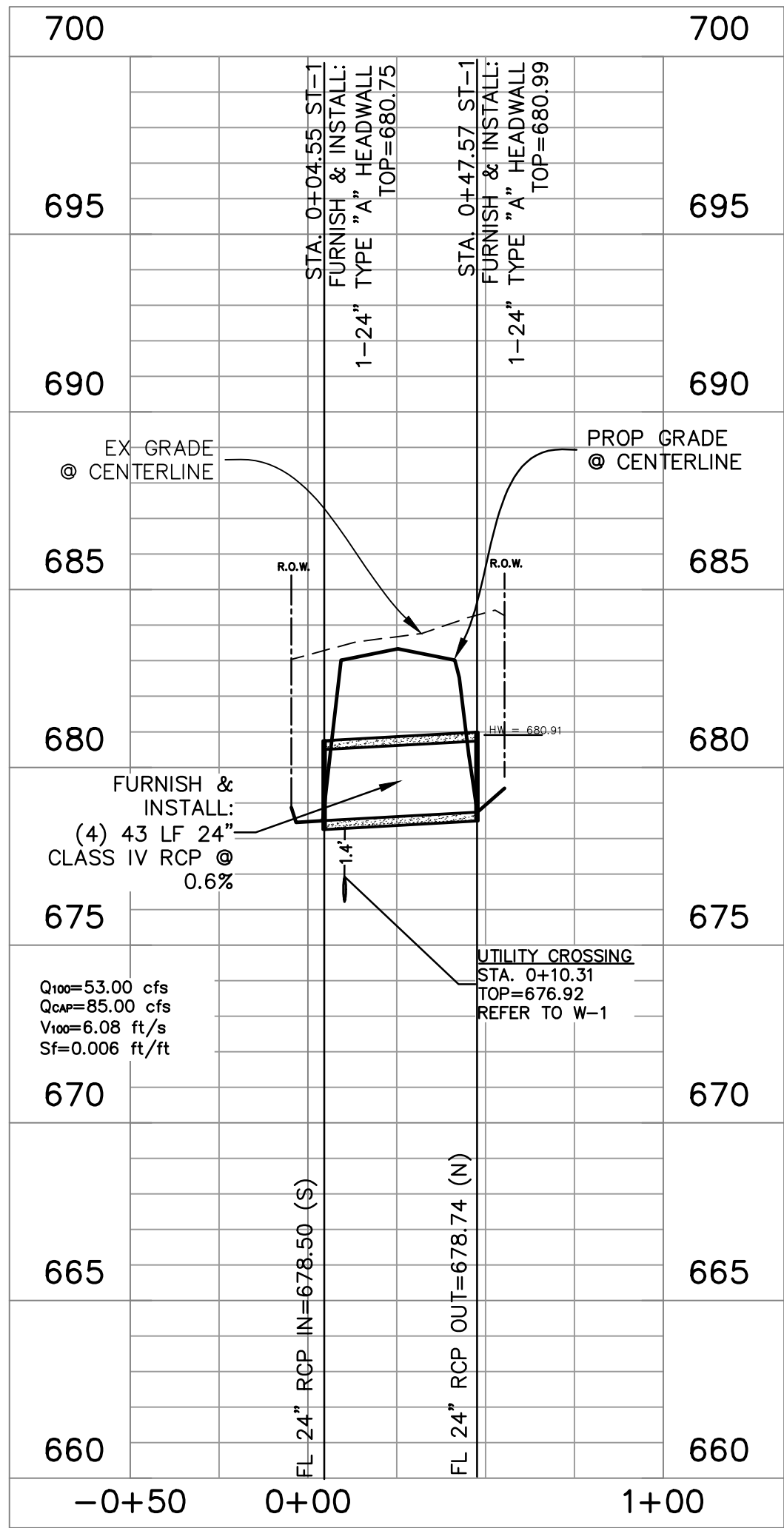
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SPEC21086

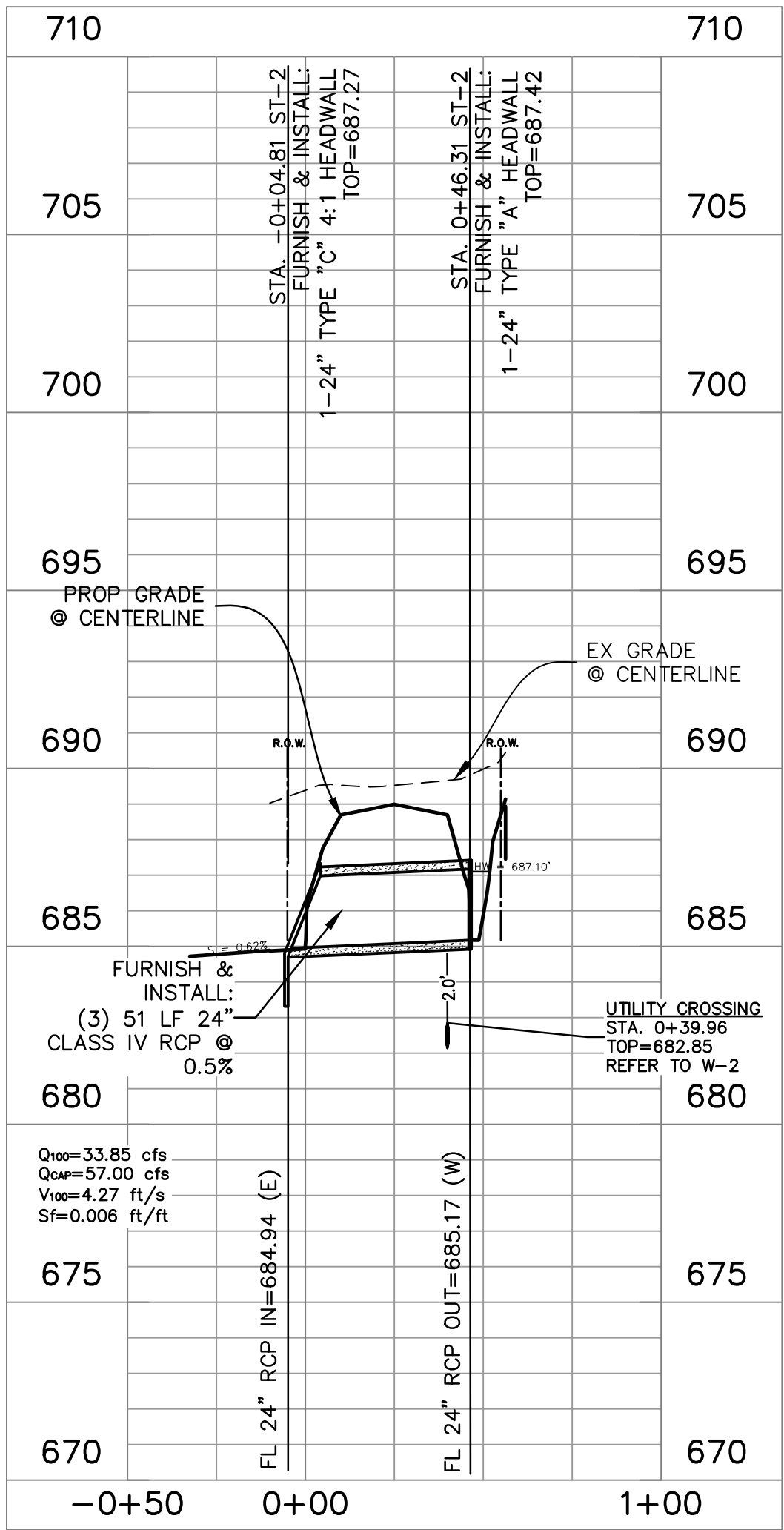
OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76228
Ph. 214-914-9922
Contact: MIKE MOLLO

C4.08

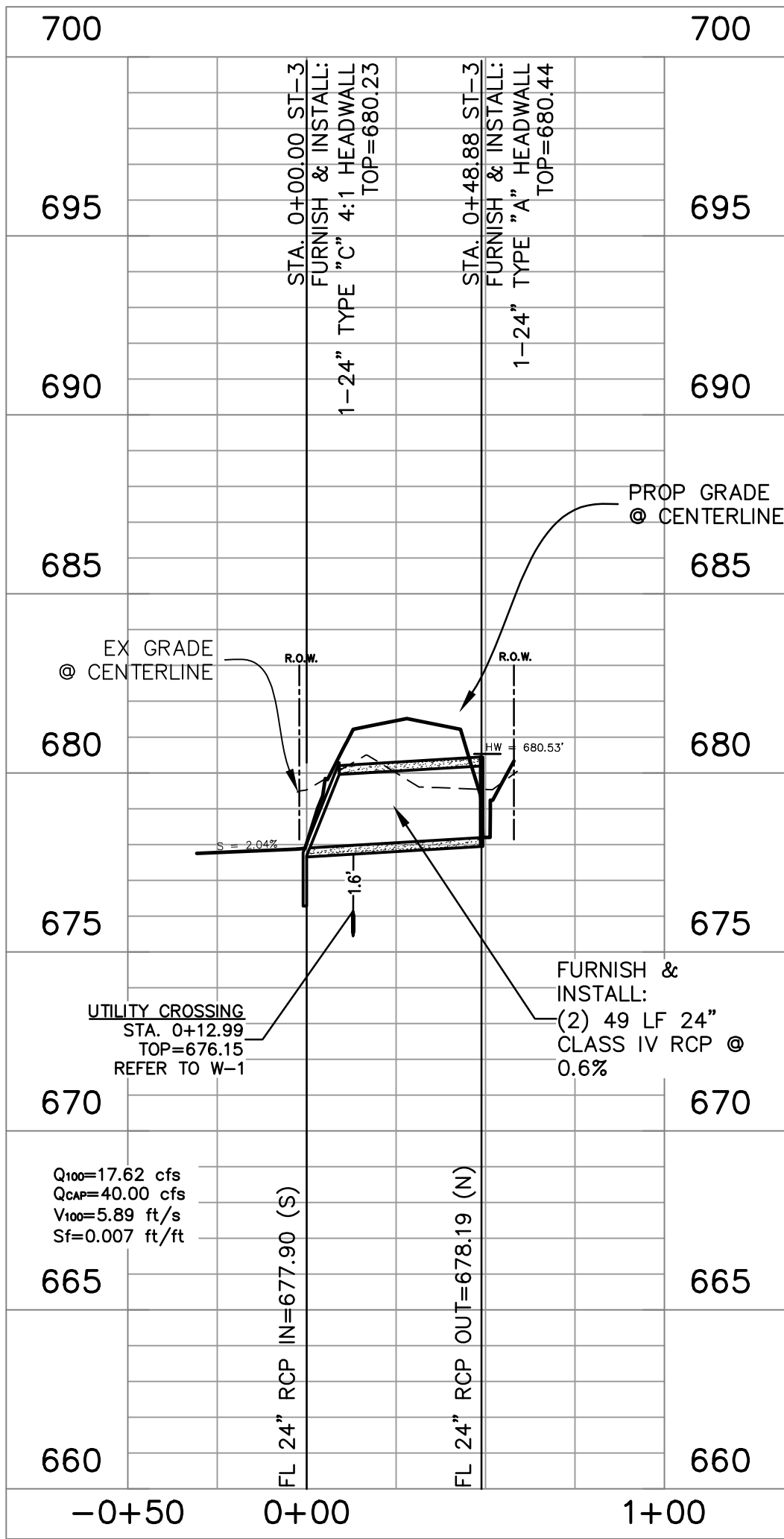
OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76228
Ph. 214-914-9922
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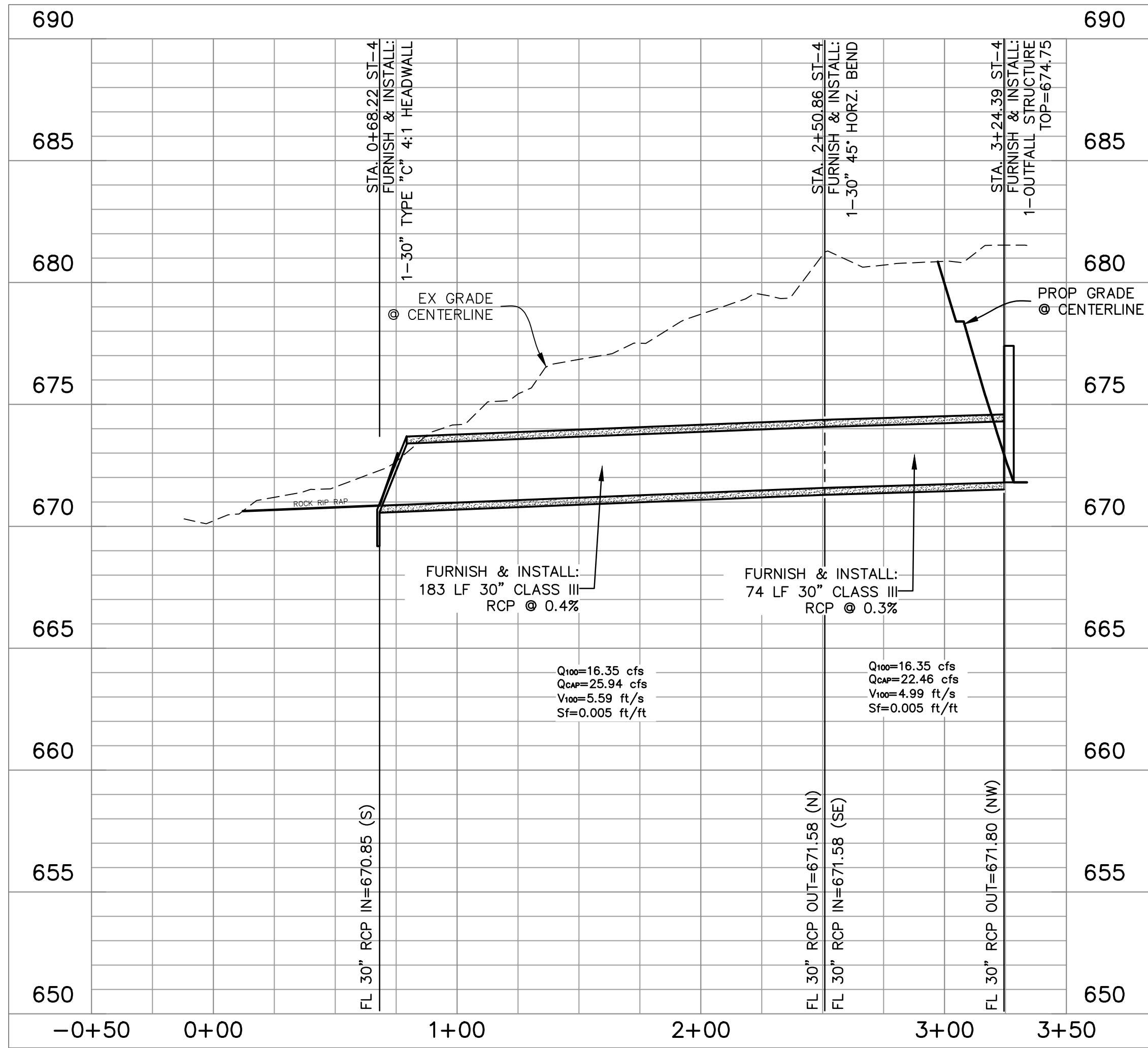
STORM SEWER ST-1



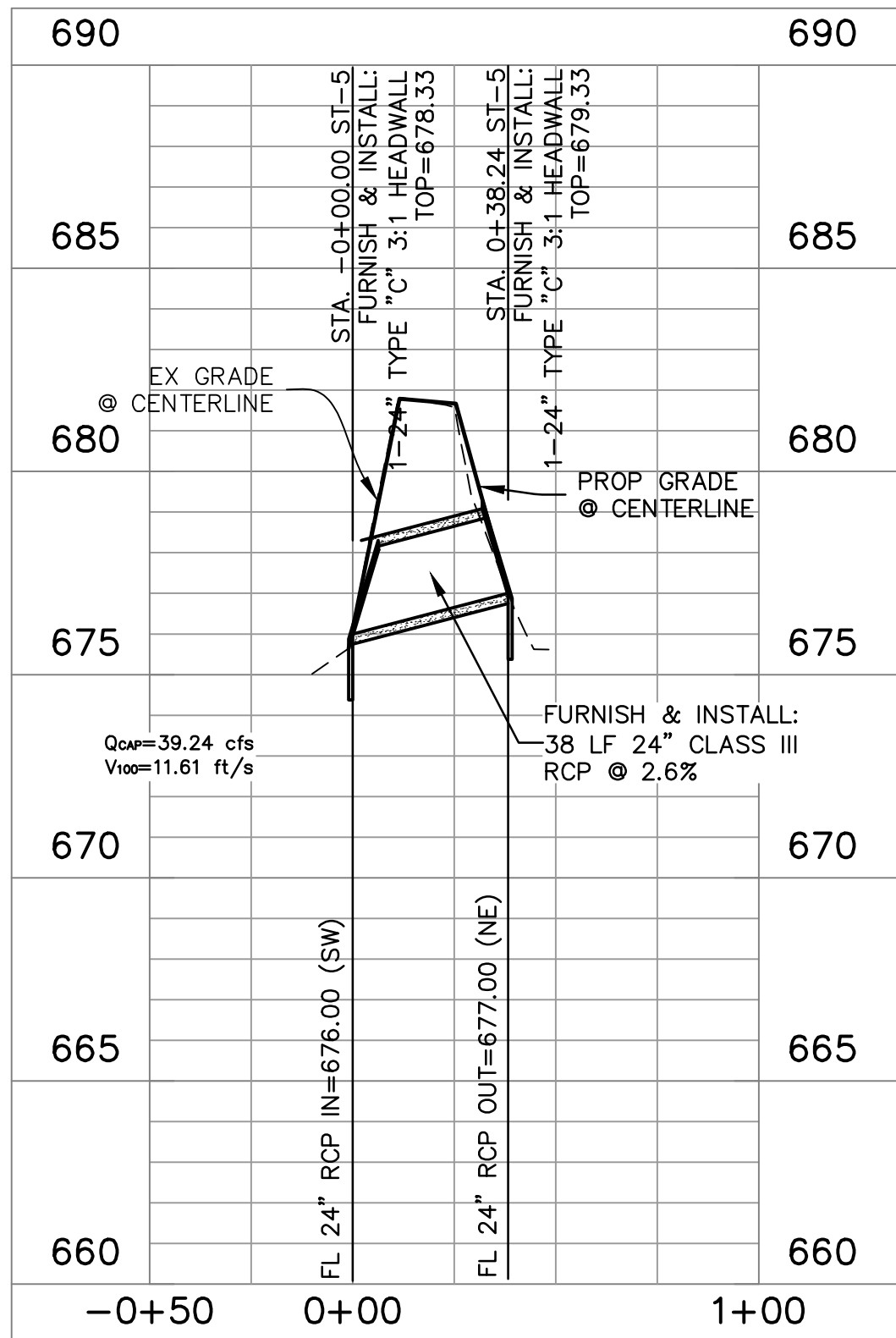
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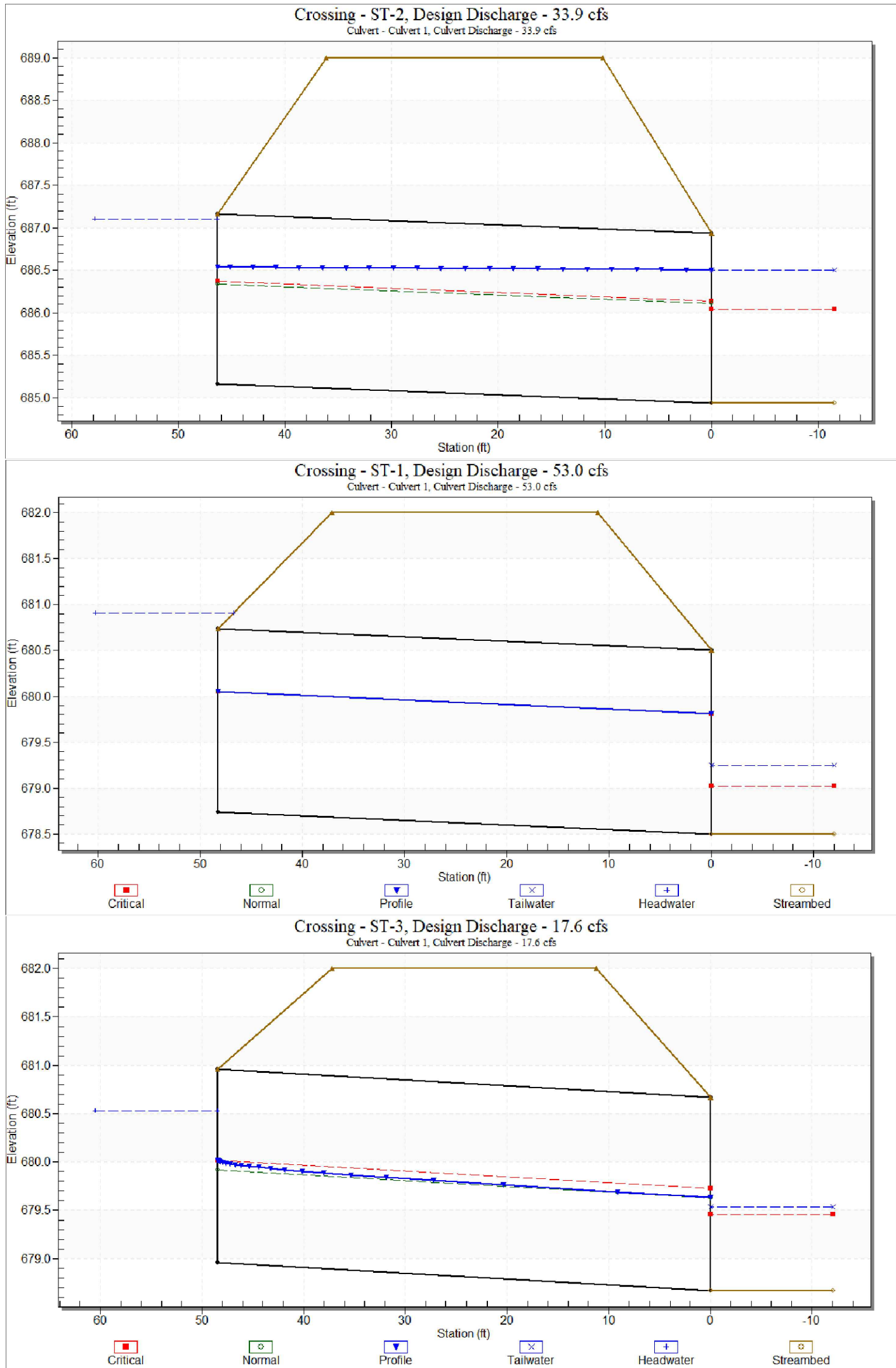
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STORM SEWER ST-4



STORM SEWER ST-5

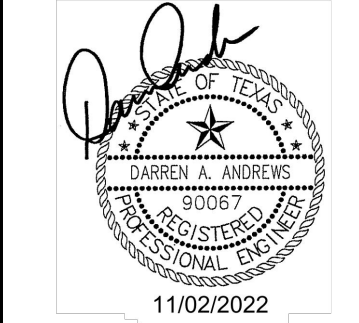


OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 78228
PH. 214-914-9922
Contact MIKE MOLLO



DEER HOLLOW
81397 Acres
in the
M. TUCKER SURVEY, ABSTRACT NO. 1265
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

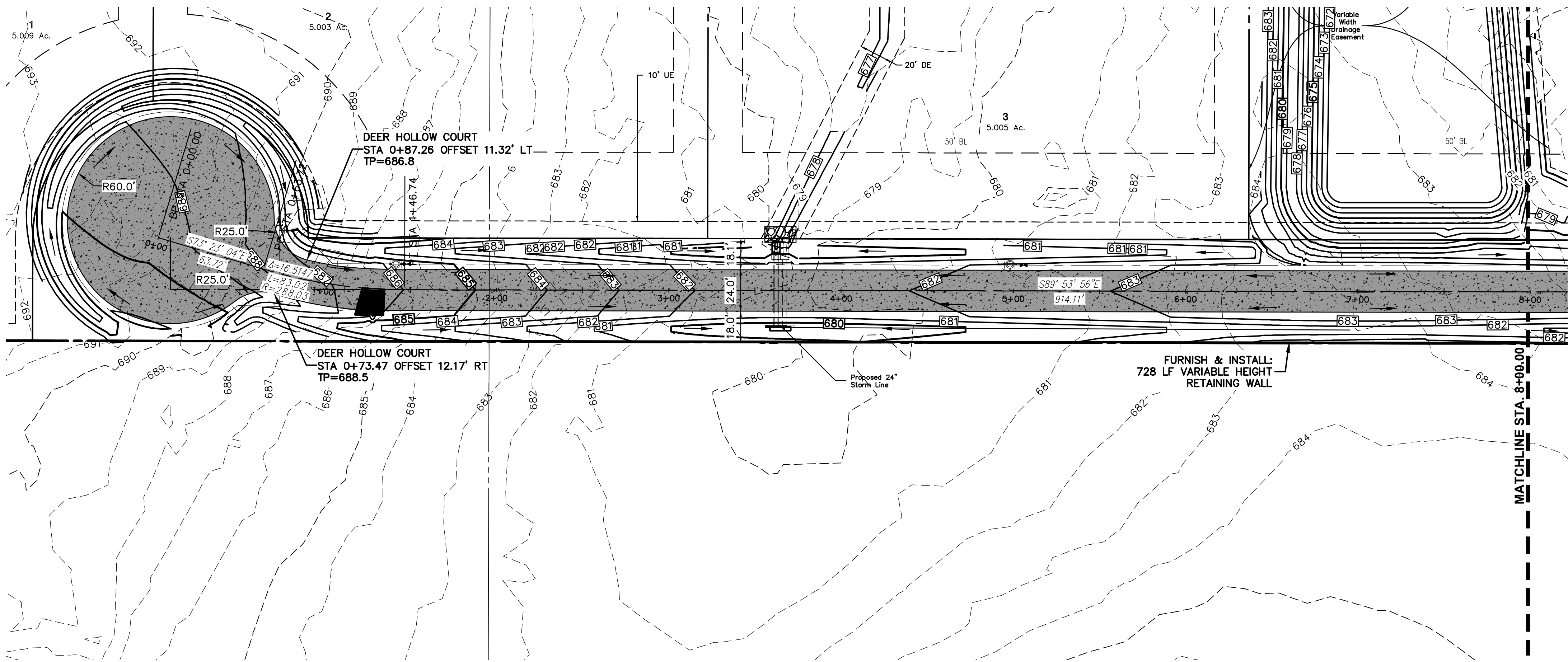
STORM PROFILES



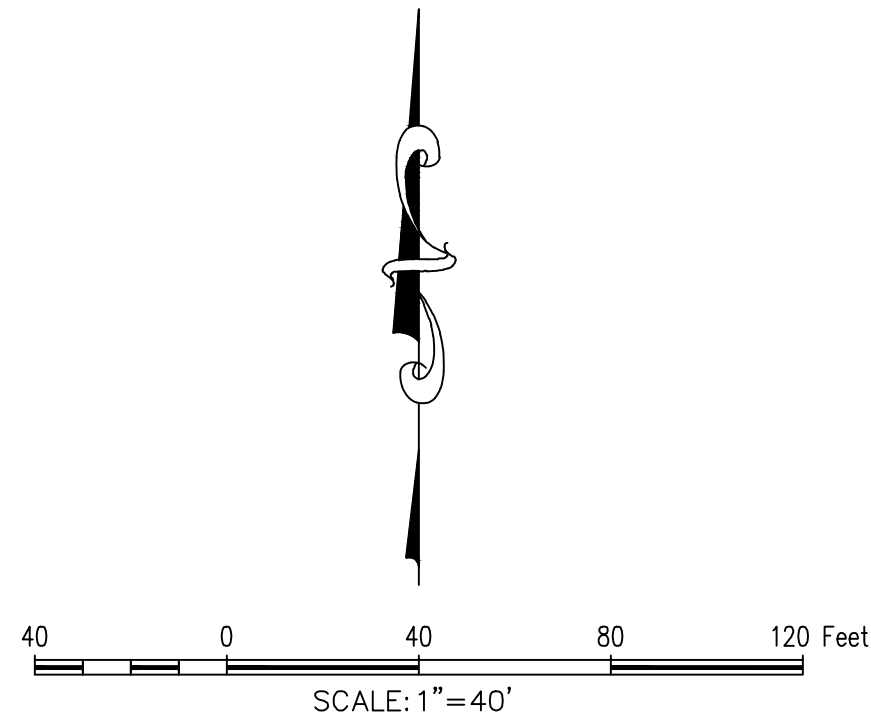
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11/04/2022

SPEC21086

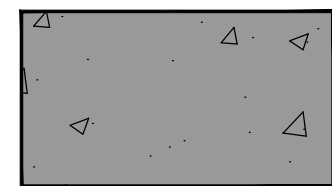
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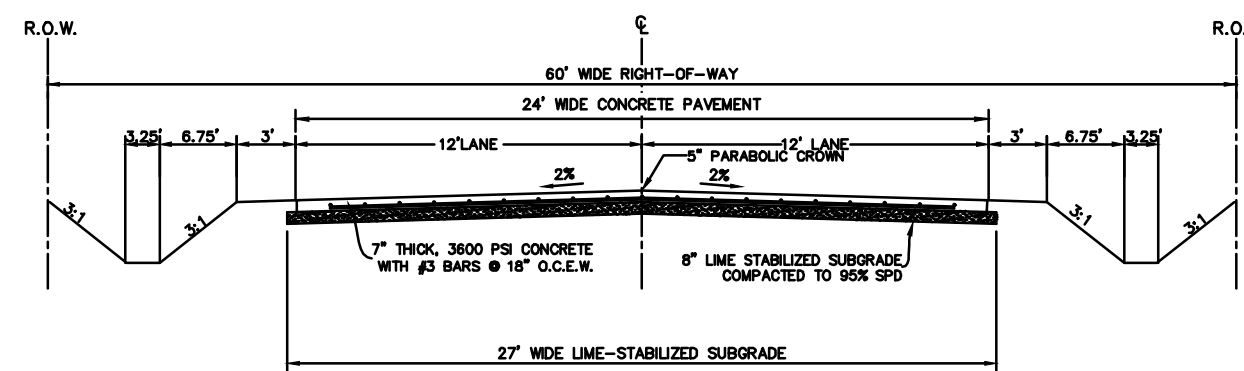
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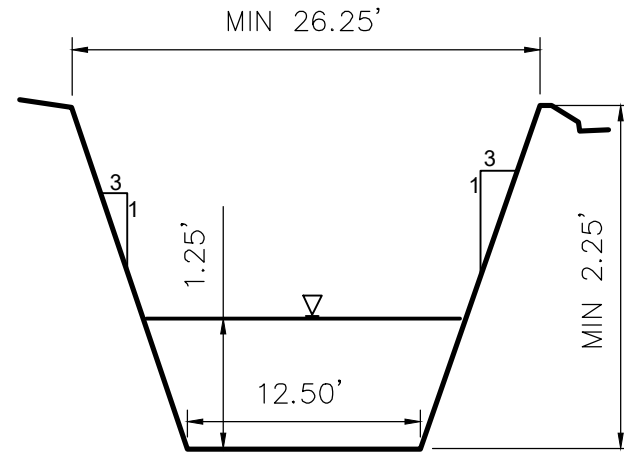
PAVING SPECIFICATIONS:



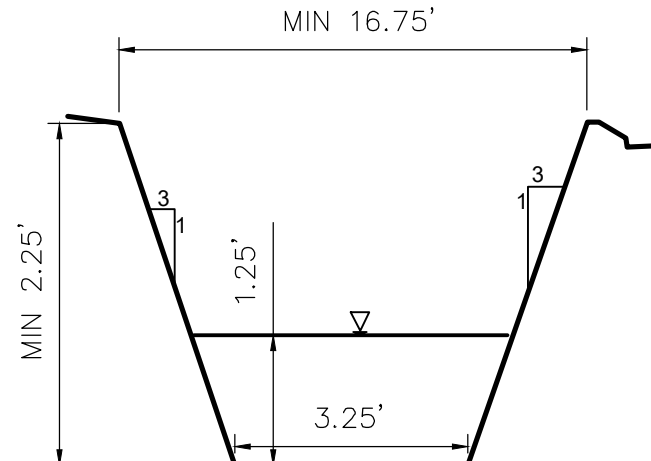
FIRE LANE:
7" 4,000 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON 8" 95% STABILIZED SUBGRADE



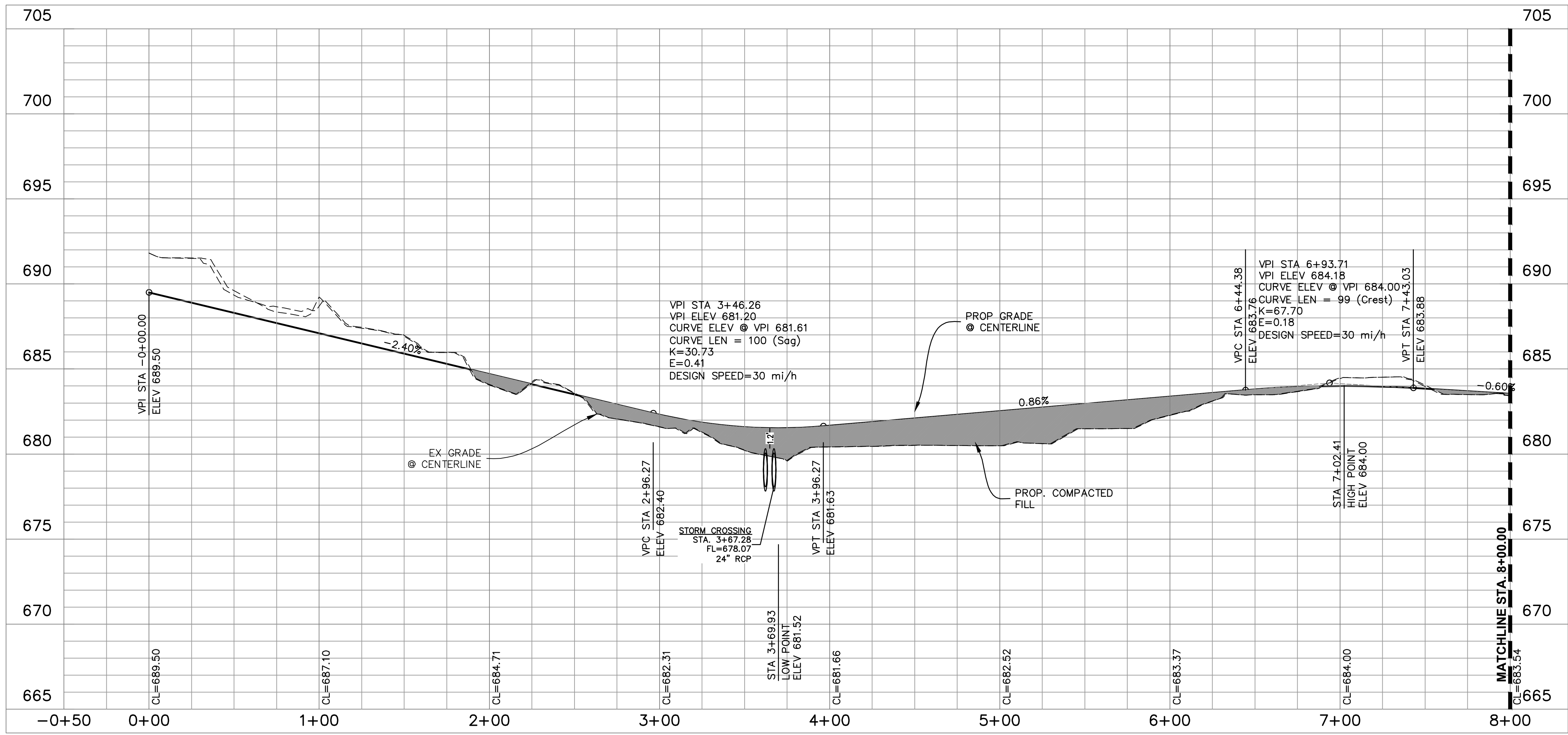
CONCRETE PAVING CROSS-SECTION
(60' ROW - RURAL RESIDENTIAL)



TYPICAL DITCH SECTION: LOTS 1-2 & WEST SIDE OF LOT 2
MIN. SLOPE = 0.6%
MAX Q = 57.4 CFS
MAX VEL. = 2.87 FT/S
AVAILABLE Q @ 1.25' DEPTH = 58.27 CFS



TYPICAL ROAD DITCH SECTION
MIN. SLOPE = 0.6%
MAX Q = 20.65 CFS
MAX VEL. = 2.43 FT/S
AVAILABLE Q @ 1.25' DEPTH = 21.41 CFS



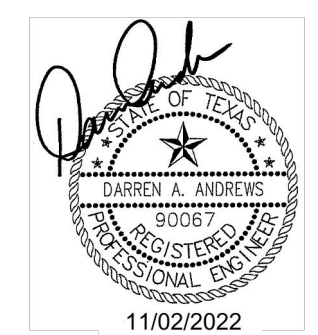
DEER HOLLOW COURT

The John B. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.940.1012
TBPE: 19702 TBPLS: 10194440
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S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

DEER HOLLOW COURT PLAN & PROFILE

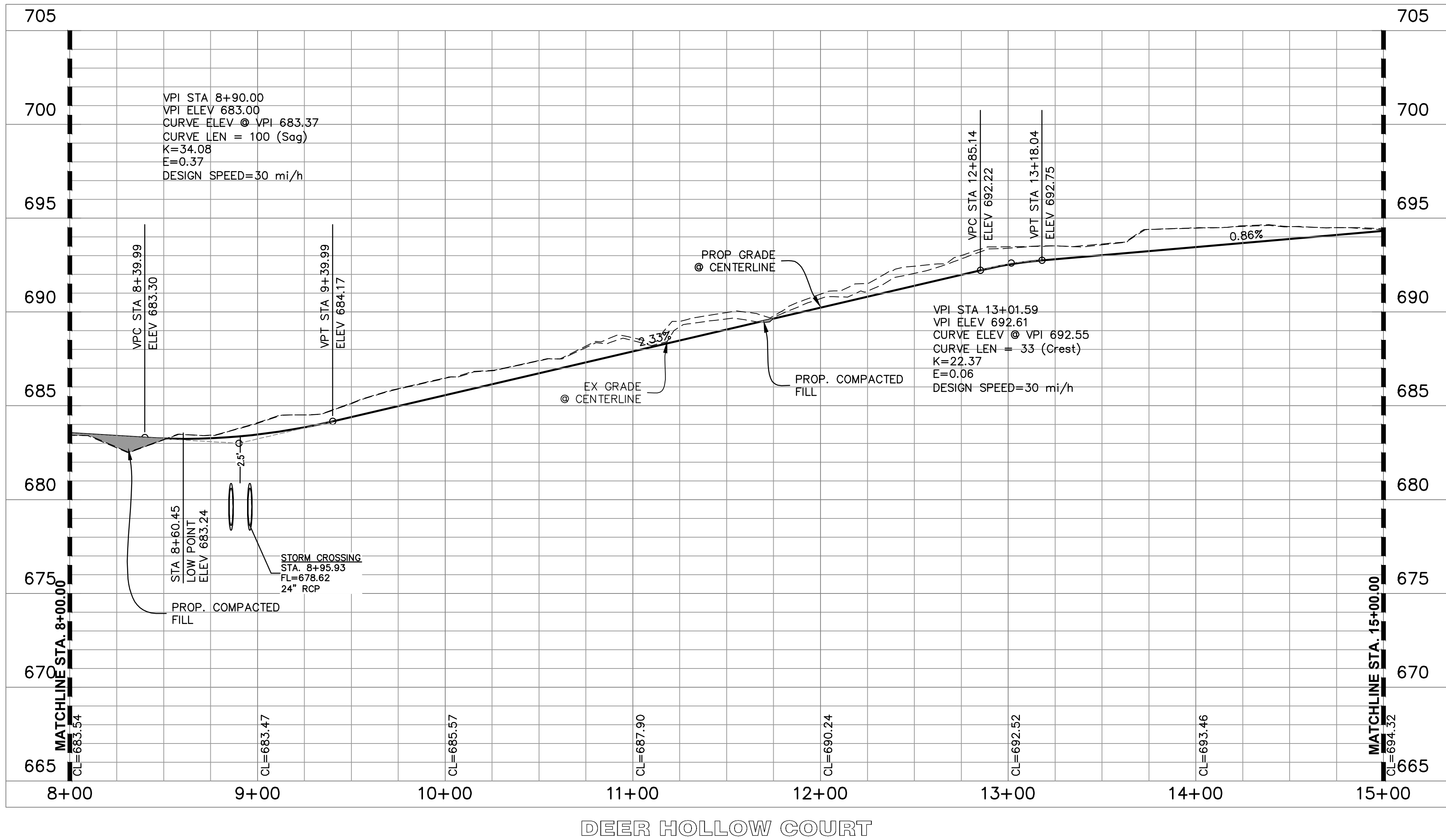
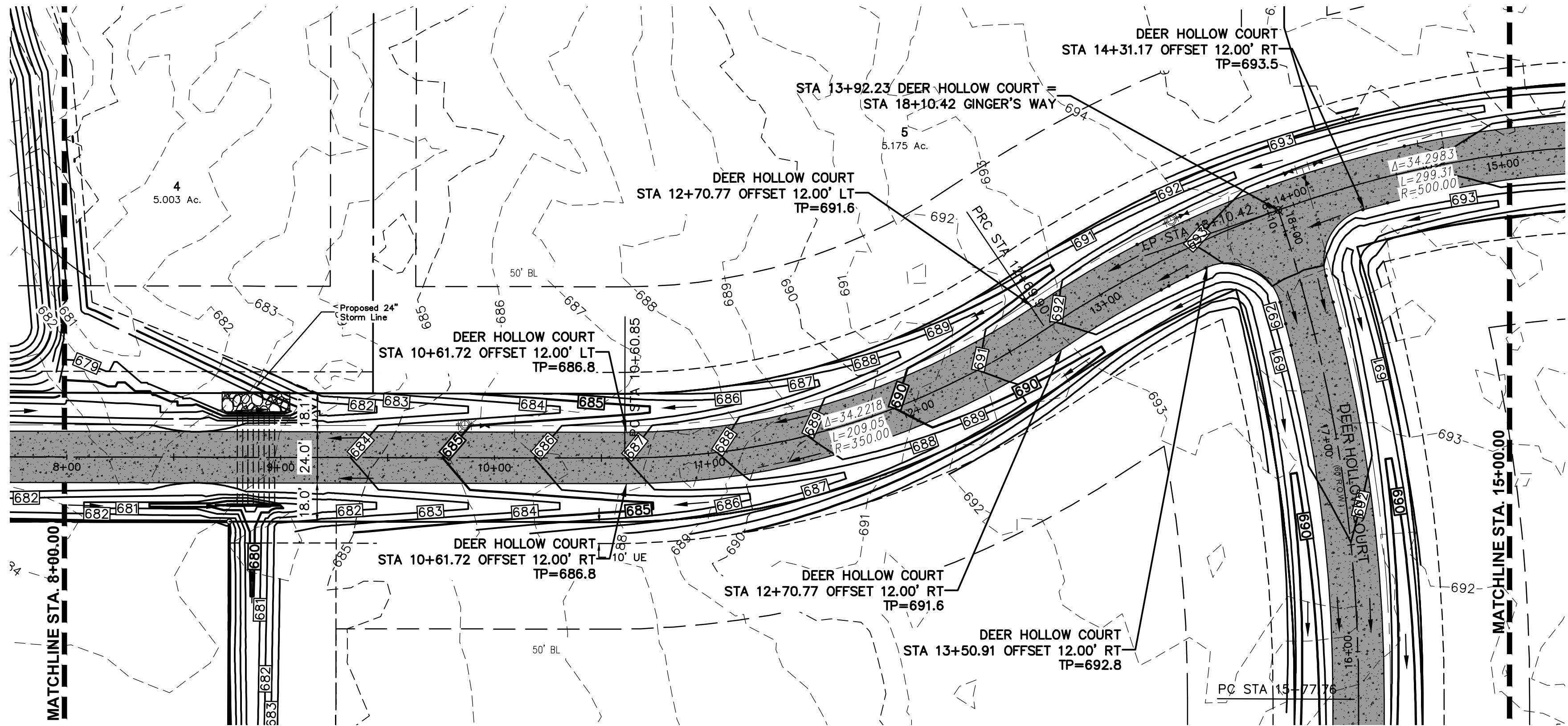


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Date: 06/30/2022
Scale: H1"=40'; V 1"=4'
Revisions:
11/04/2022

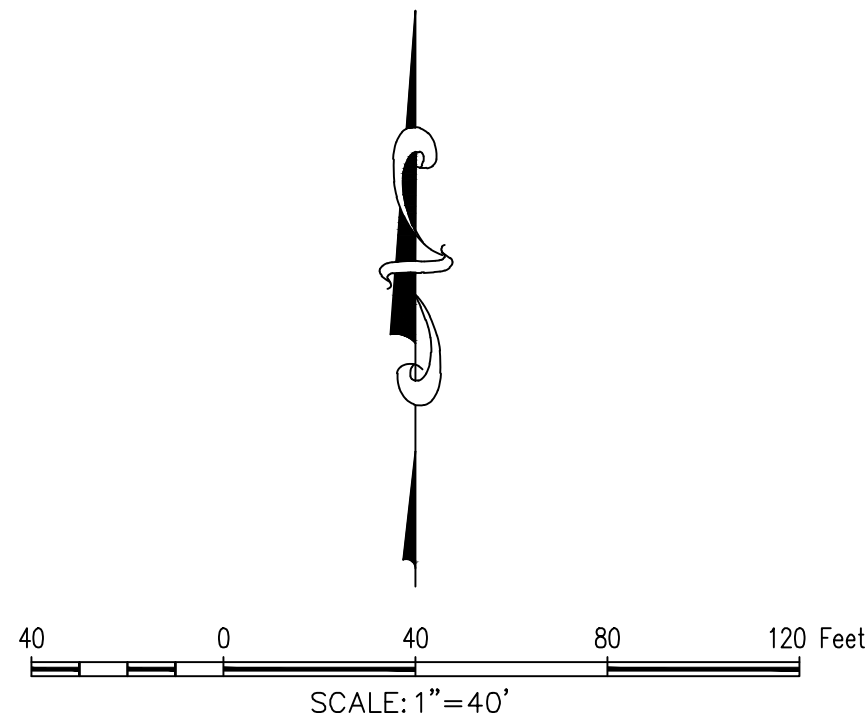
SPEC21086

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 78228
Ph. 214-914-9922
Contact: MIKE MOLLO

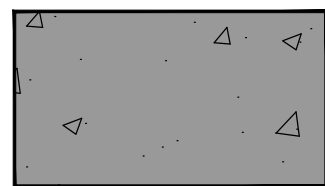
C5.01



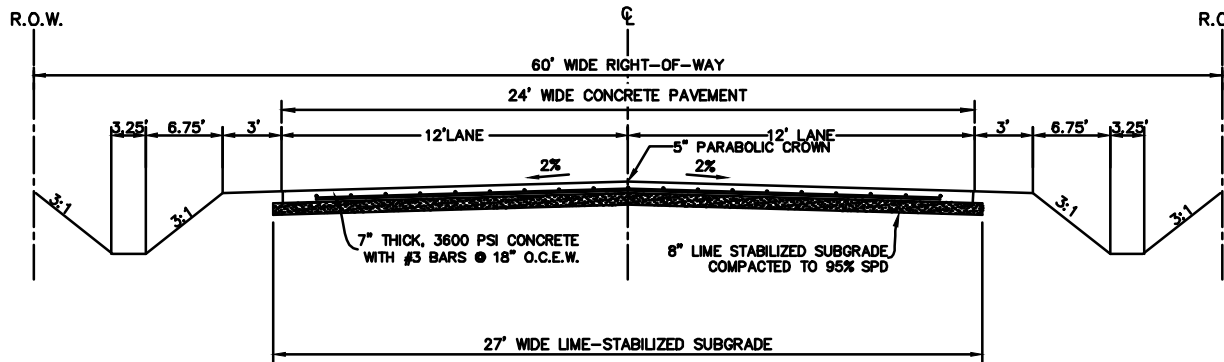
TBM "4" SET ON CONCRETE BASE OF AN EXISTING WATER MANHOLE 940'± FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY & 820'± FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION: 700.9'



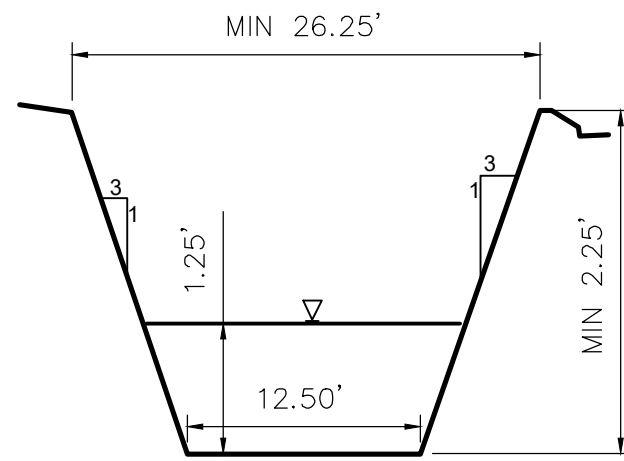
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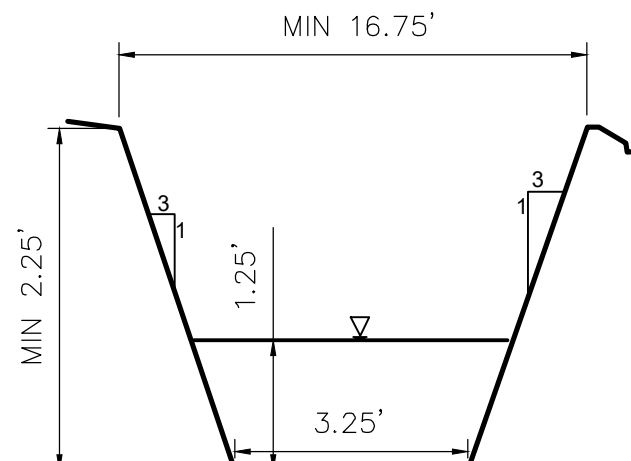
FIRE LANE:
7" 4,000 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON 8" 95% STABILIZED SUBGRADE



CONCRETE PAVING CROSS-SECTION
(60' ROW - RURAL RESIDENTIAL)

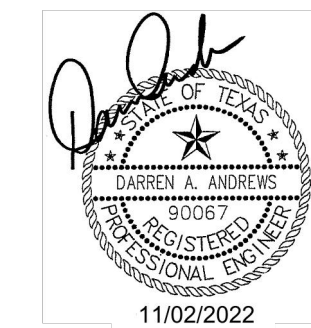


TYPICAL DITCH SECTION: LOTS 1-2 & WEST SIDE OF LOT 2
MIN. SLOPE = 0.6%
MAX Q = 57.4 CFS
MAX VEL. = 2.87 FT/S
AVAILABLE Q @ 1.25' DEPTH = 58.27 CFS



TYPICAL ROAD DITCH SECTION
MIN. SLOPE = 0.6%
MAX Q = 20.65 CFS
MAX VEL. = 2.43 FT/S
AVAILABLE Q @ 1.25' DEPTH = 21.41 CFS

DEER HOLLOW COURT PLAN & PROFILE

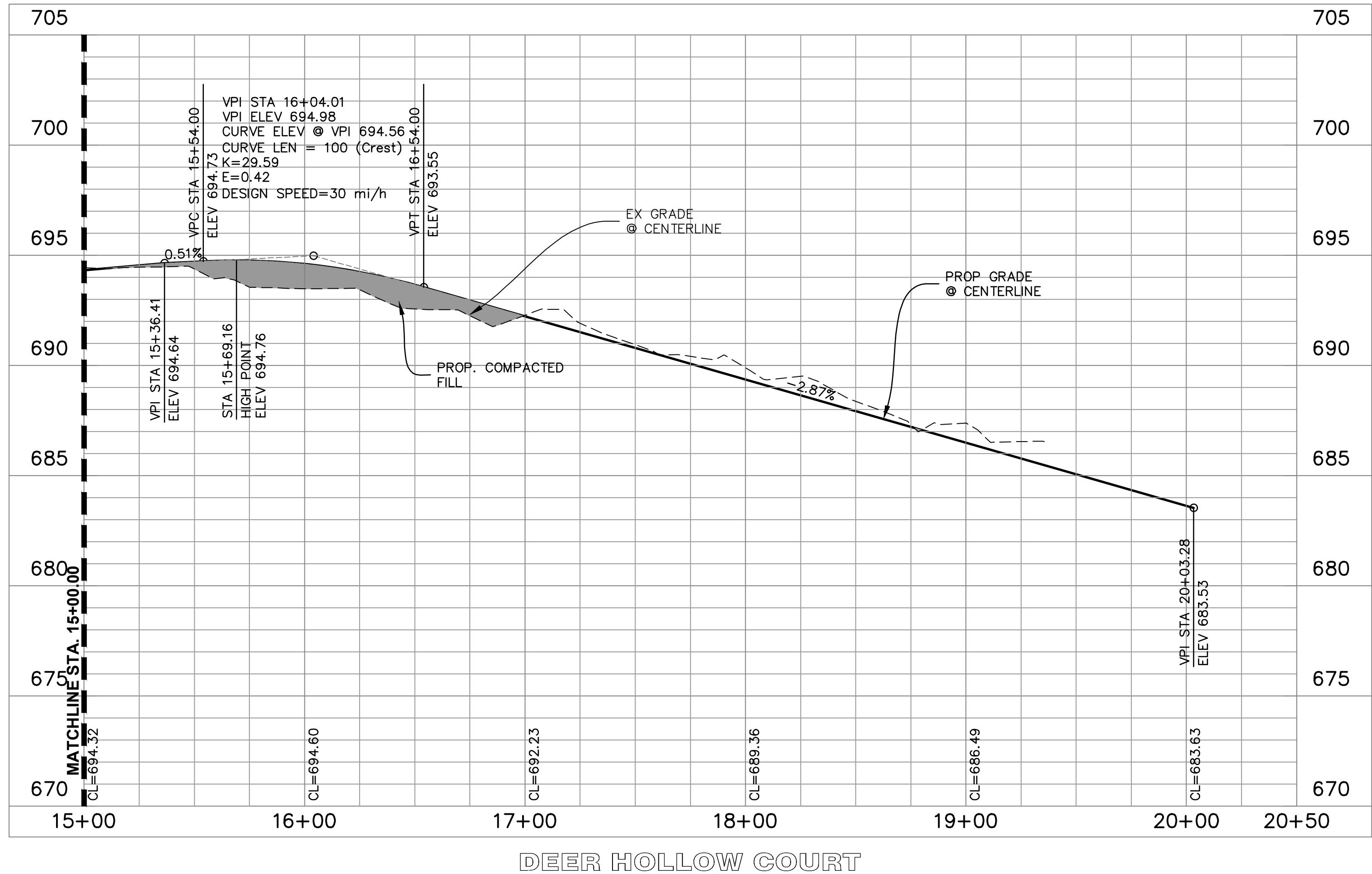


Drawn By: SBH
Date: 06/30/2022
Scale: H1"=40' ; V 1"=4'
Revisions:
11/04/2022

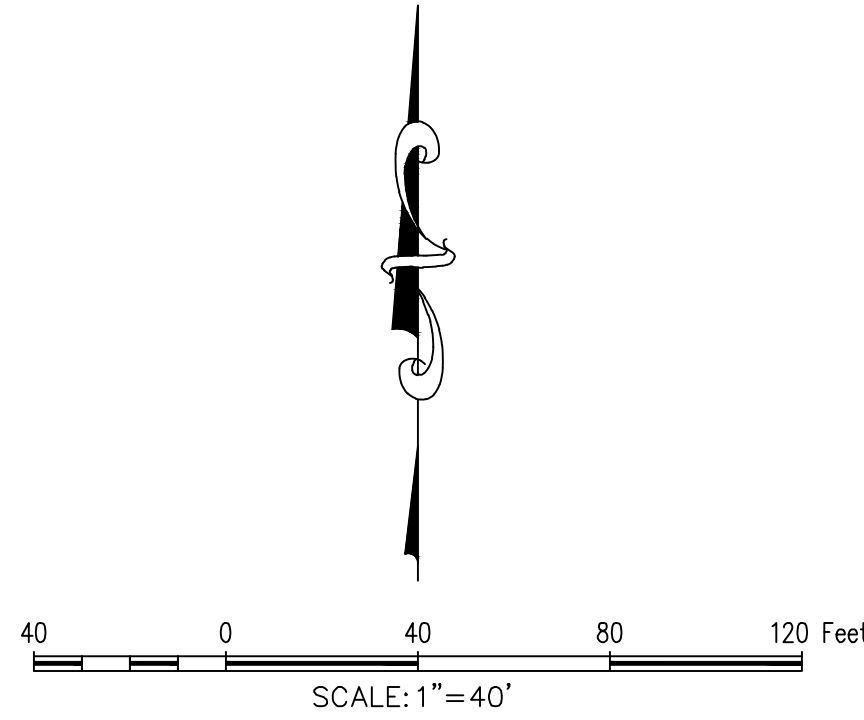
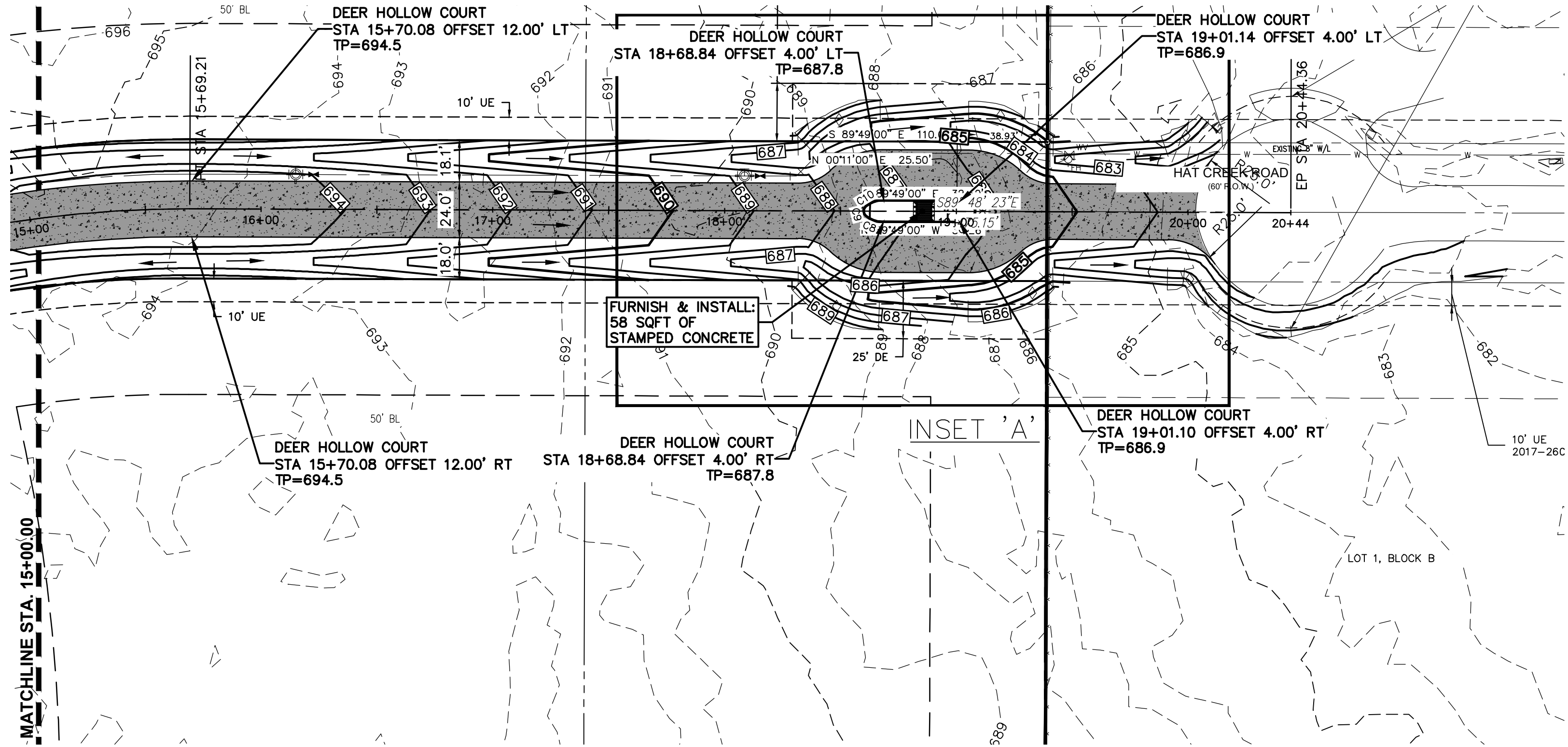
SPEC21086

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 78228
Ph. 214-914-9822
Contact: MIKE MOLLO

C5.02

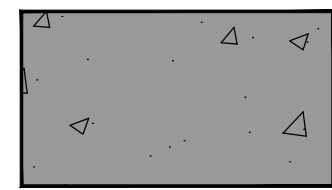


DEER HOLLOW COURT

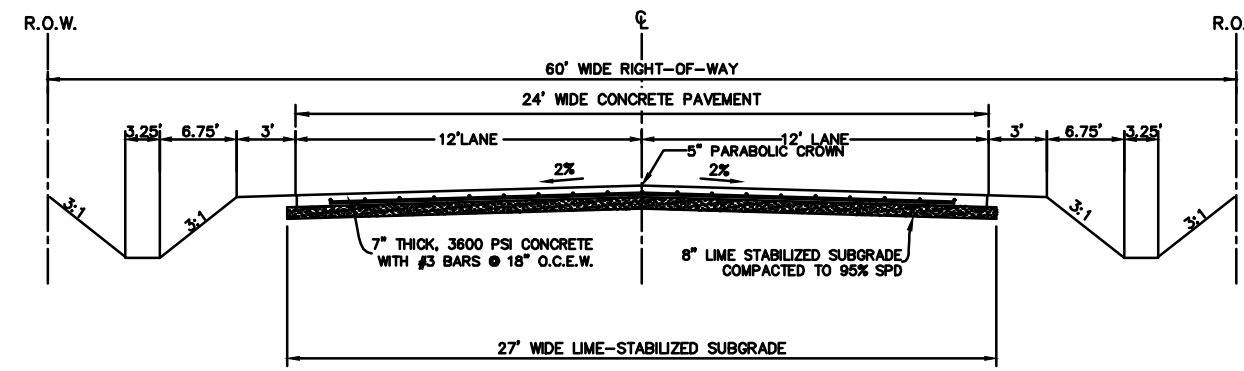


TBM "4" SET ON CONCRETE BASE OF AN EXISTING WATER MANHOLE 940'± FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY & 820'± FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION: 700.9'

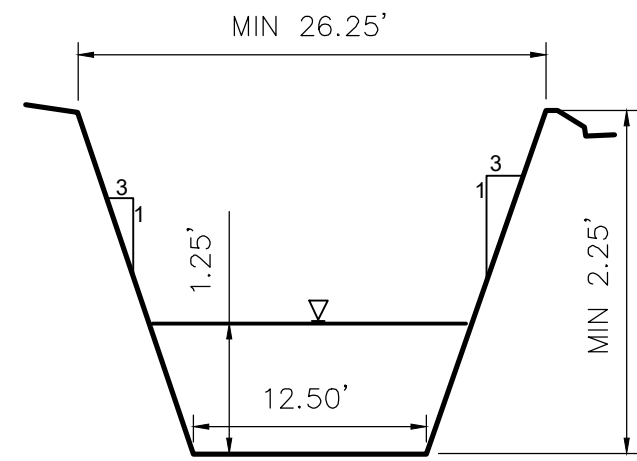
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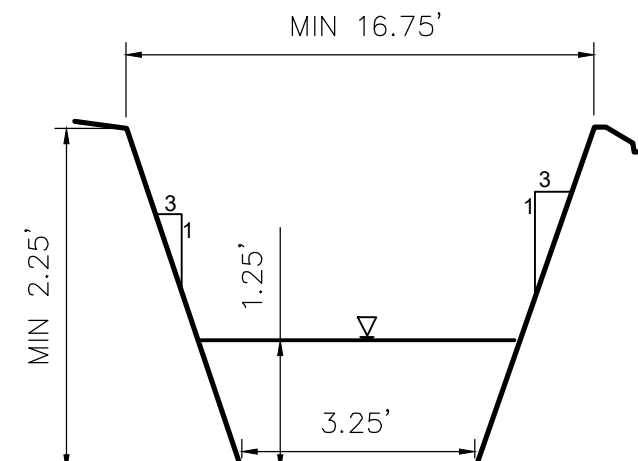
FIRE LANE:
7" 4,000 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON 8" 95% STABILIZED SUBGRADE



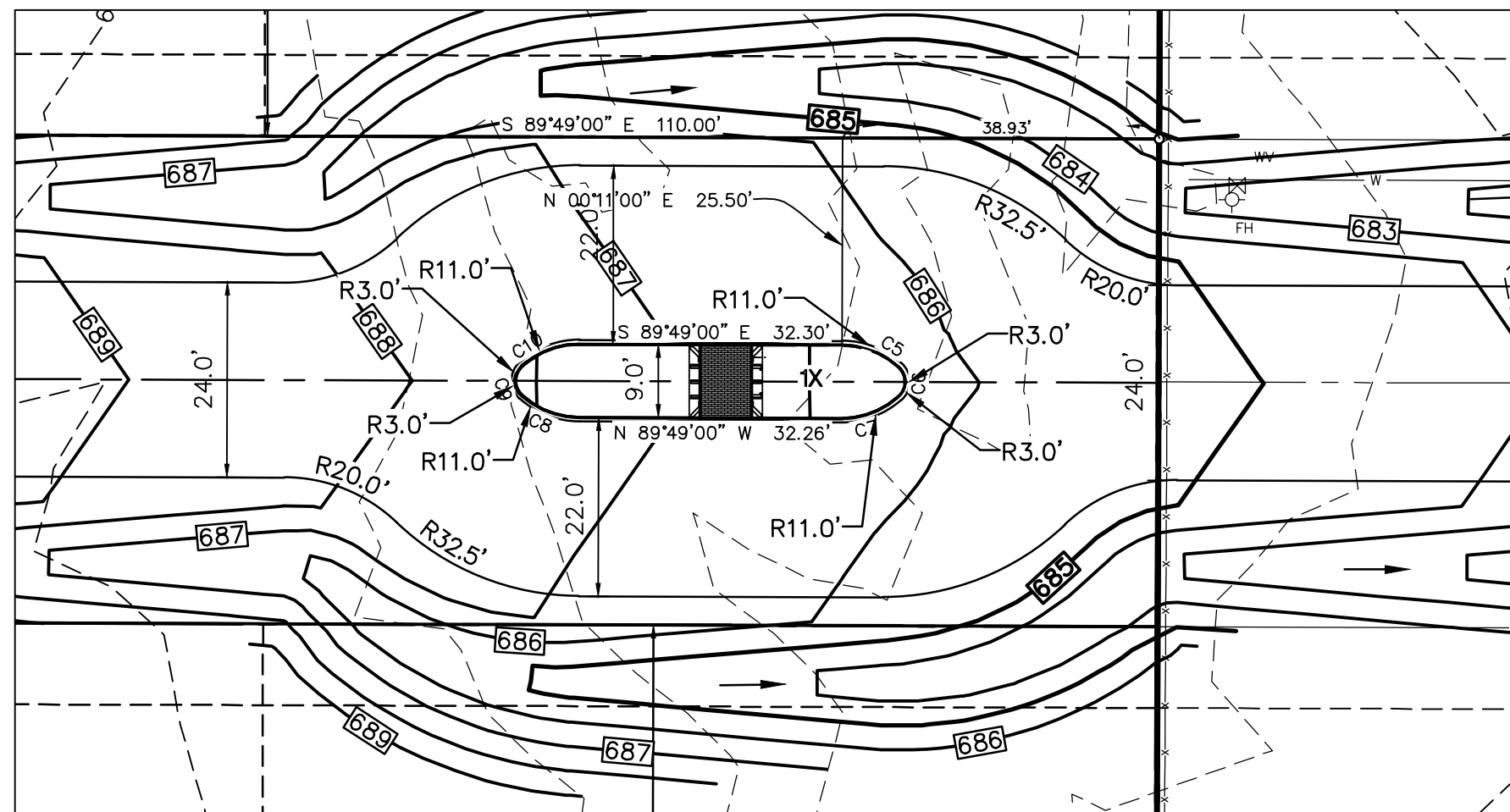
CONCRETE PAVING CROSS-SECTION
(60' ROW - RURAL RESIDENTIAL)



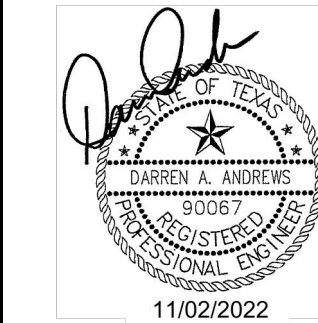
TYPICAL DITCH SECTION: LOTS 1-2 & WEST SIDE OF LOT 2
MIN. SLOPE = 0.6%
MAX Q = 57.4 CFS
MAX VEL. = 2.87 FT/S
AVAILABLE Q @ 1.25' DEPTH = 58.27 CFS



TYPICAL ROAD DITCH SECTION
MIN. SLOPE = 0.6%
MAX Q = 20.65 CFS
MAX VEL. = 2.43 FT/S
AVAILABLE Q @ 1.25' DEPTH = 21.41 CFS



INSET 'A'
SCALE: 1"=20'



Drawn By: SBH
Date: 06/30/2022
Scale: H1=40'; V1=4'
Revisions:
11/04/2022

SPEC21086

C5.03

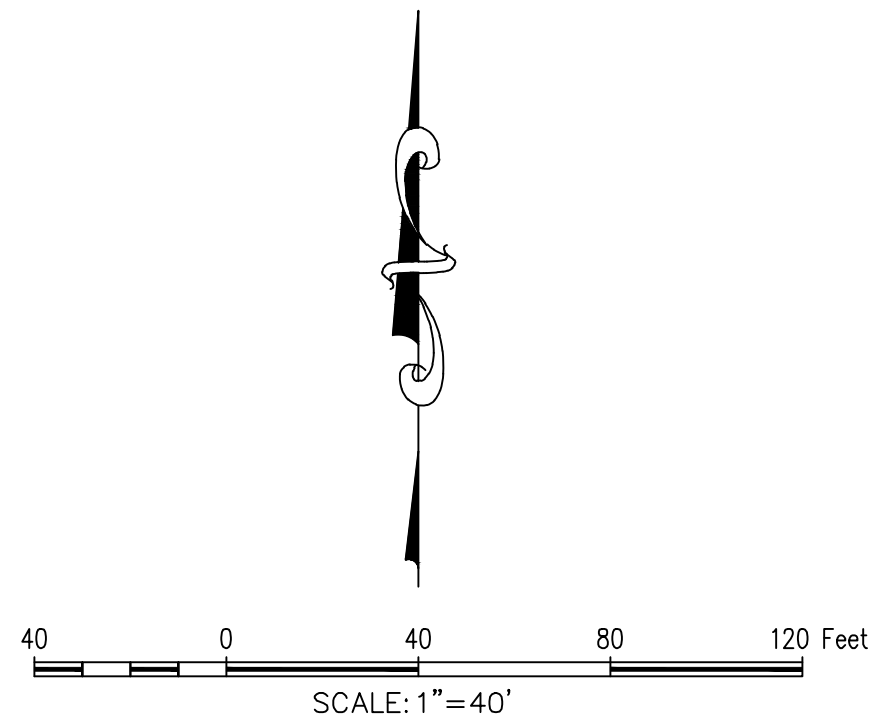
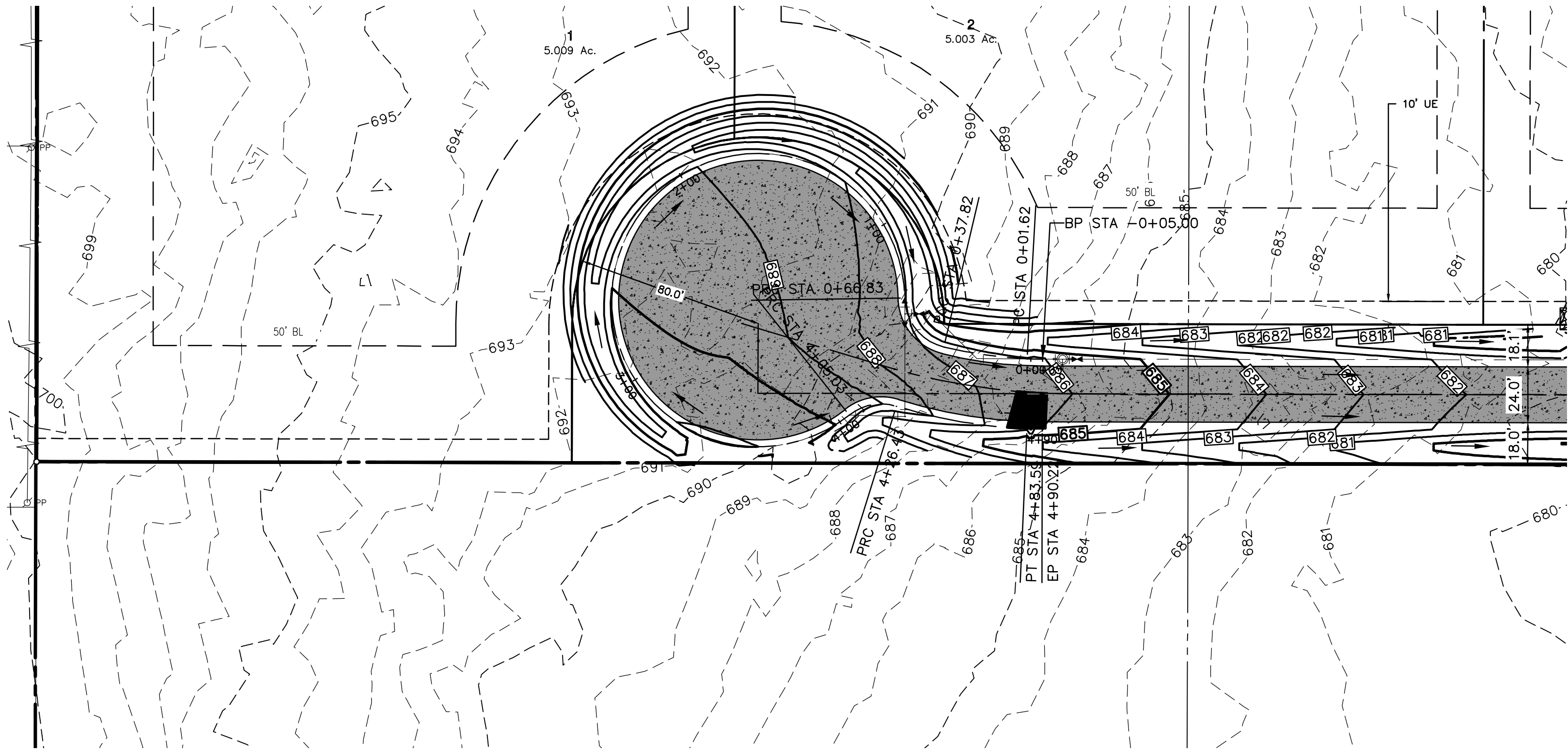
OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 78228
PH. 214-914-9922
Contact: MIKE MOLLO

DEER HOLLOW
81397 Acres
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

DEER HOLLOW COURT
PLAN & PROFILE

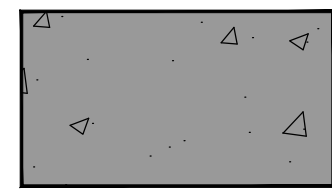


The John B. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBP#: 19702 TBP#:S: 10194440
www.mcadamsco.com

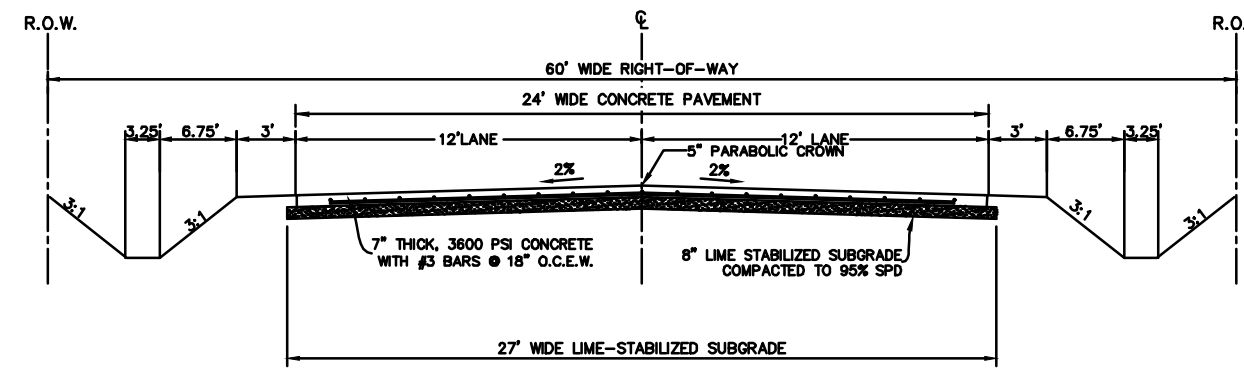


TBM "4" SET ON CONCRETE BASE OF AN EXISTING WATER MANHOLE 940'± FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY & 820'± FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION: 700.9'

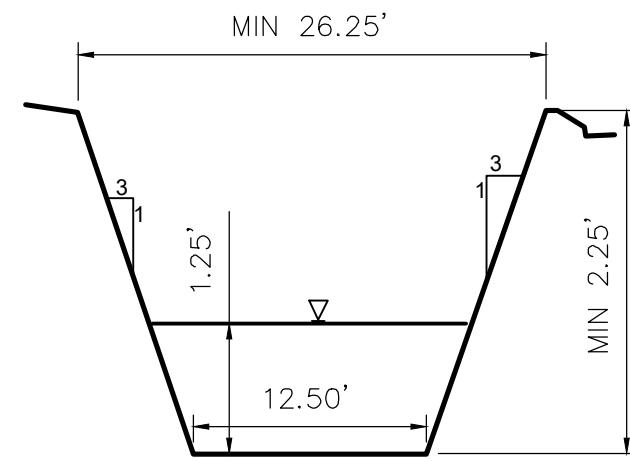
PAVING SPECIFICATIONS:



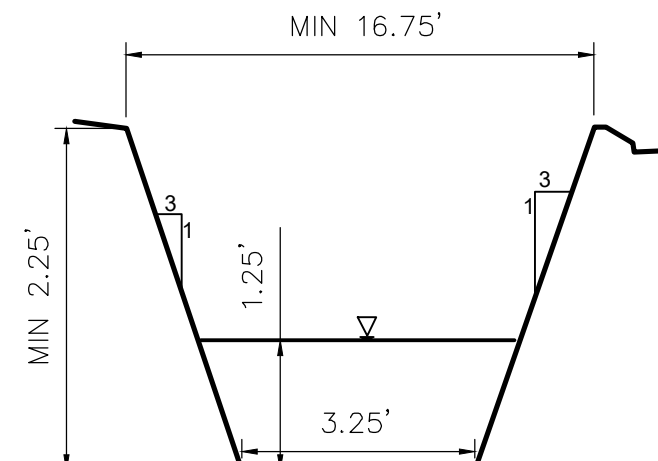
FIRE LANE:
7" 4,000 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON 8" 95% STABILIZED SUBGRADE



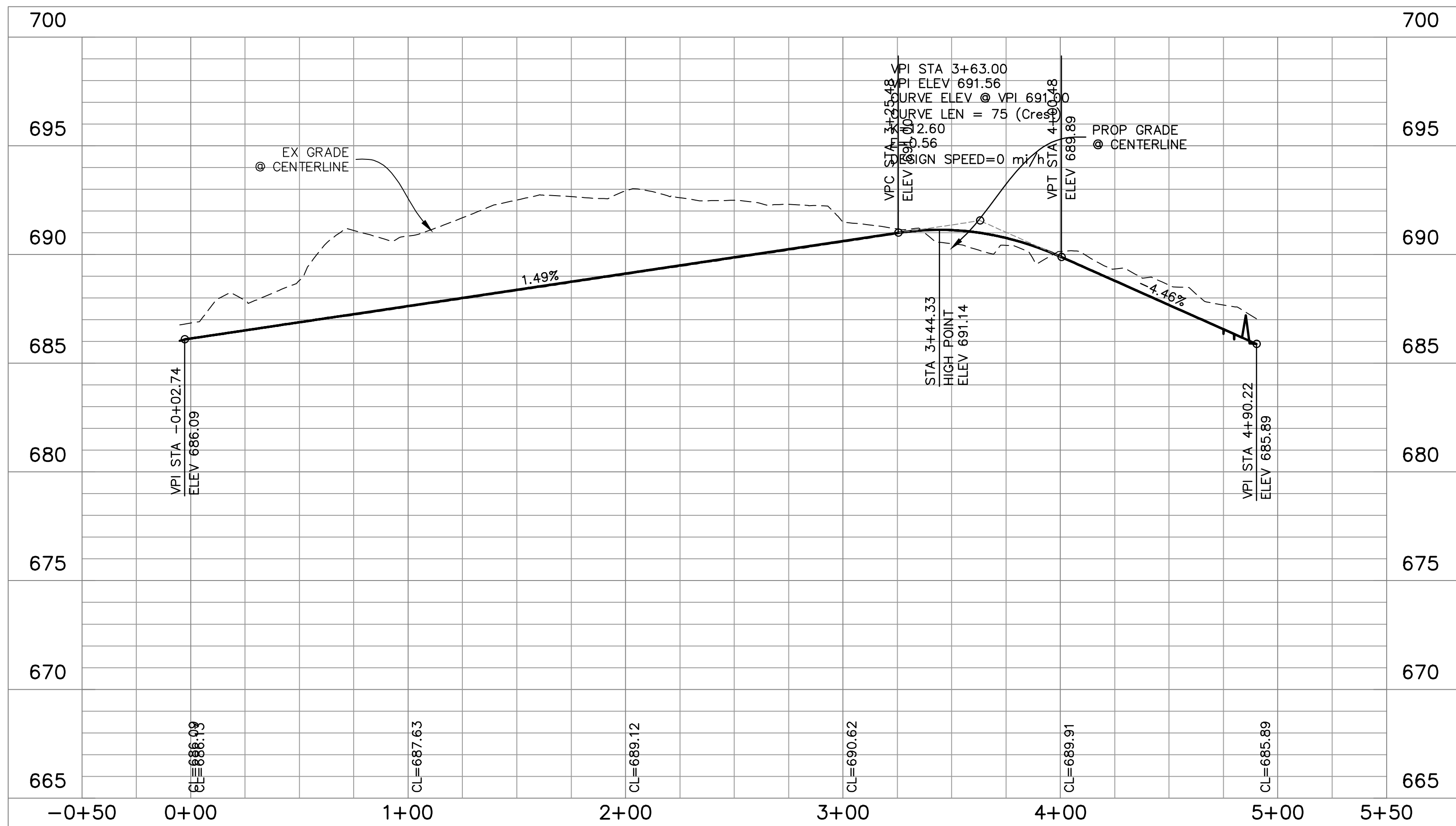
CONCRETE PAVING CROSS-SECTION
(60' ROW - RURAL RESIDENTIAL)



TYPICAL DITCH SECTION: LOTS 1-2 & WEST SIDE OF LOT 2
MIN. SLOPE = 0.6%
MAX Q = 57.4 CFS
MAX VEL. = 2.87 FT/S
AVAILABLE Q @ 1.25' DEPTH = 58.27 CFS



TYPICAL ROAD DITCH SECTION
MIN. SLOPE = 0.6%
MAX Q = 20.65 CFS
MAX VEL. = 2.43 FT/S
AVAILABLE Q @ 1.25' DEPTH = 21.41 CFS



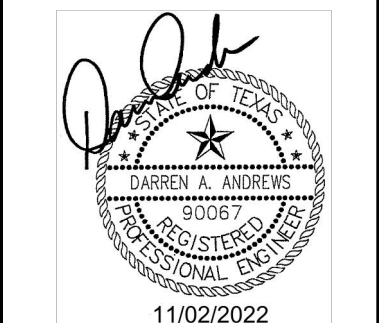
DEER HOLLOW CUL-DE-SAC

Item H9.
The John B. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.940.1012
TBP# 19702 TBP#S 10194440
www.mcadamsco.com



DEER HOLLOW
81397 Acres
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

DEER HOLLOW COURT CUL-DE-SAC PLAN & PROFILE



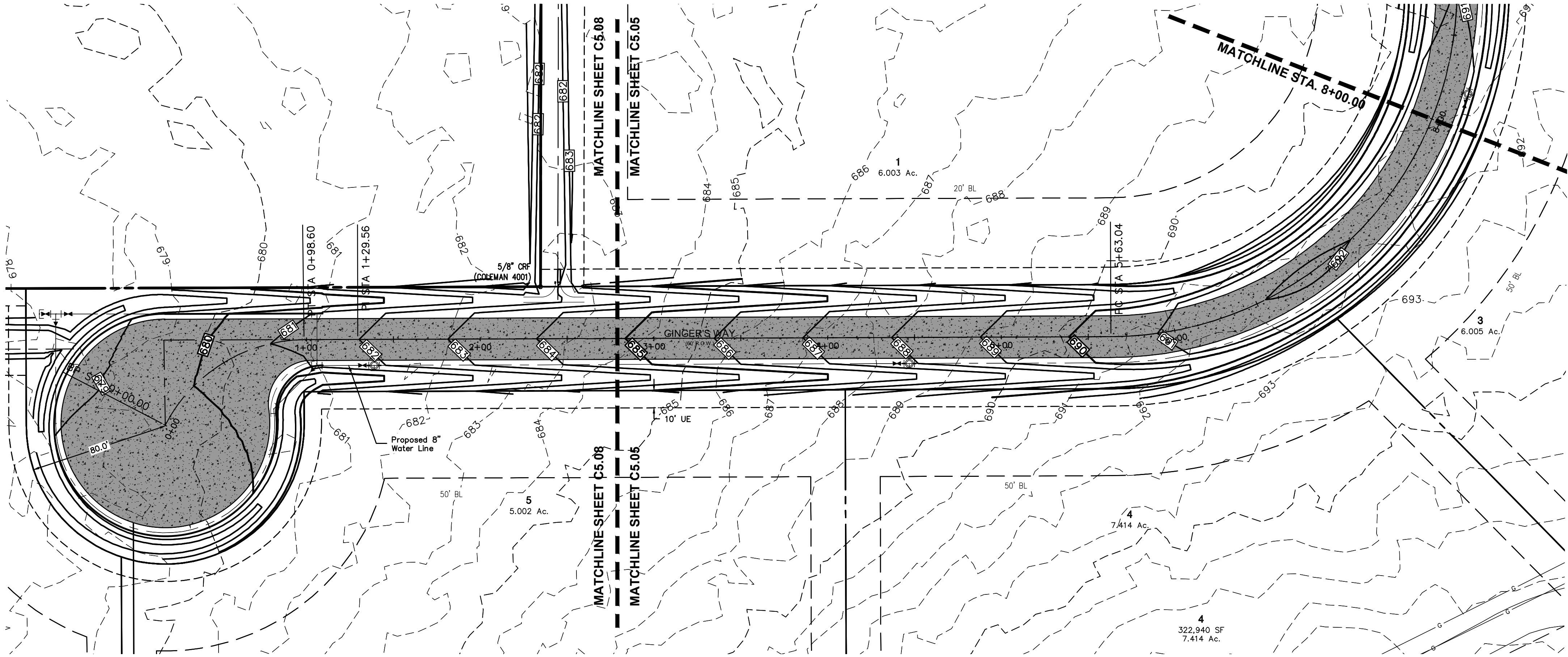
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Date: 06/30/2022
Scale: H1"=40'; V 1"=4'
Revisions:
11/04/2022

SPEC21086

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 78228
Ph. 214-914-9922
Contact: MIKE MOLLO

C5.04

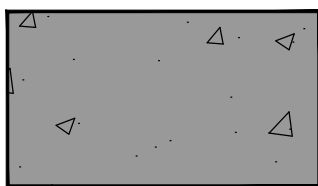
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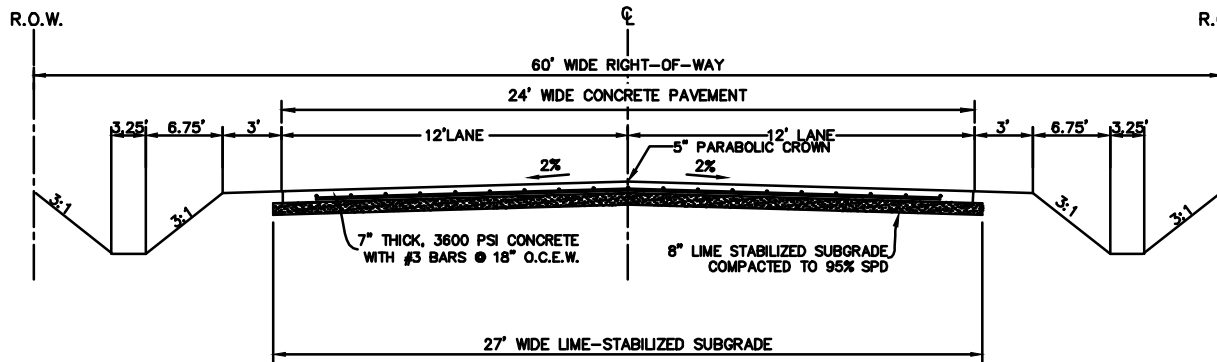
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SCALE: 1" = 40'

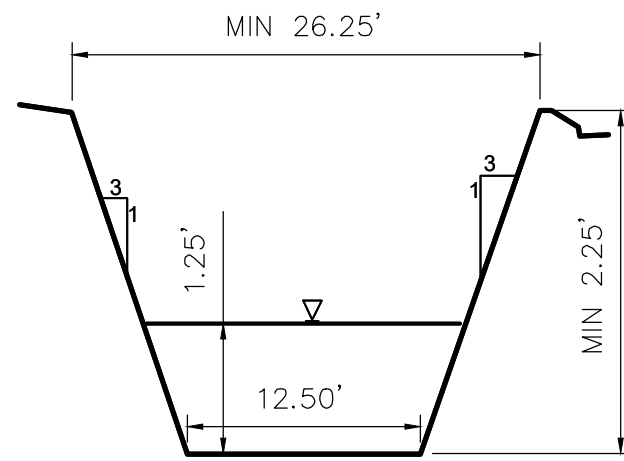
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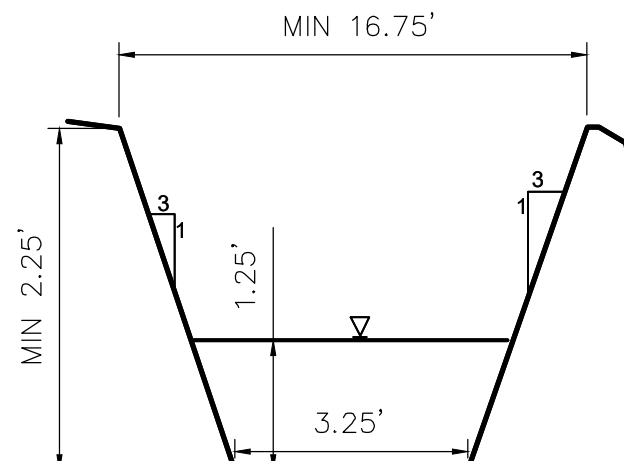
FIRE LANE:
7" 4,000 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON 8" 95% STABILIZED
SUBGRADE



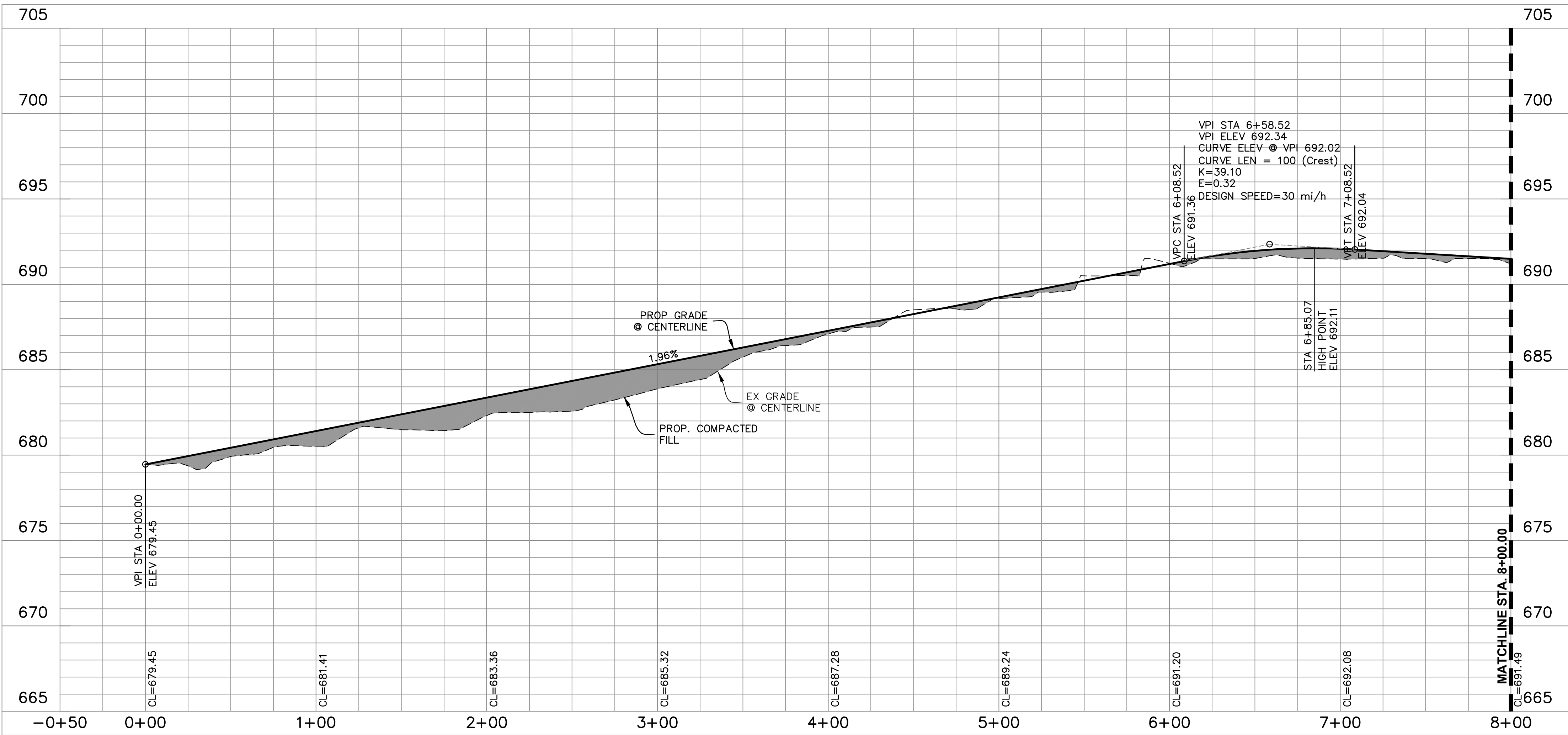
CONCRETE PAVING CROSS-SECTION
(60' ROW - RURAL RESIDENTIAL)



**TYPICAL DITCH SECTION: LOTS
1-2 & WEST SIDE OF LOT 2**
MIN. SLOPE = 0.6%
MAX Q = 57.4 CFS
MAX VEL. = 2.87 FT/S
AVAILABLE Q @ 1.25' DEPTH = 58.27 CFS



**TYPICAL ROAD
DITCH SECTION**
MIN. SLOPE = 0.6%
MAX Q = 20.65 CFS
MAX VEL. = 2.43 FT/S
AVAILABLE Q @ 1.25' DEPTH = 21.41 CFS



GINGER'S WAY

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 78228
PH. 214-914-9922
Contact: MIKE MOLLO

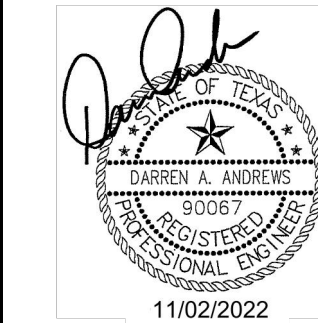
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Date: 06/30/2022
Scale: H=40' ; V 1"=4'
Revisions:
11/04/2022

SPEC21086

C5.05

DEER HOLLOW
81397 Acres
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

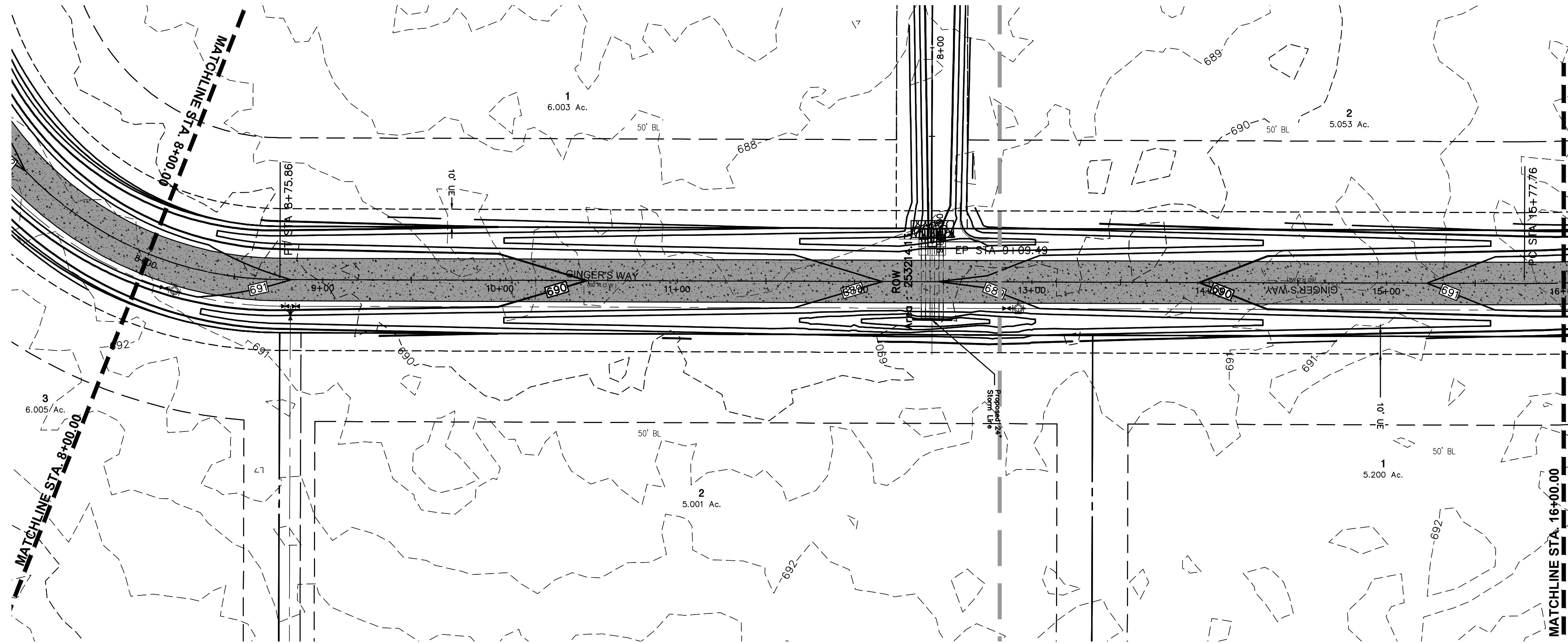
GINGER'S WAY PLAN & PROFILE



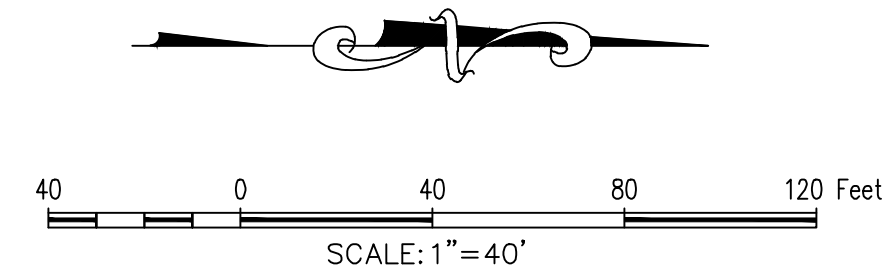
The John B. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.940.1012
TBP#: 19762 TBP.S. 1094440
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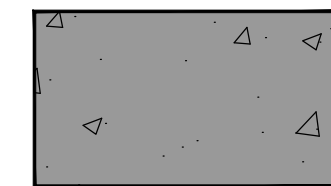
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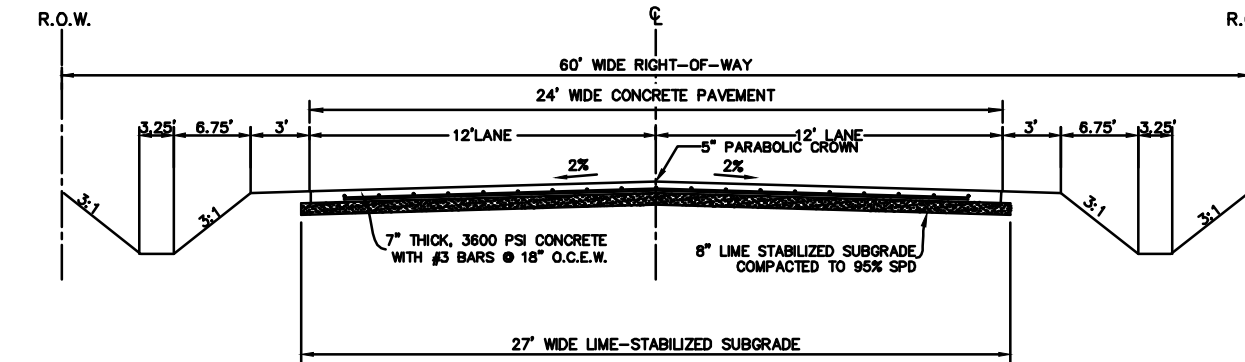
TBM "4" SET ON CONCRETE BASE OF AN EXISTING WATER MANHOLE 940'± FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY & 820'± FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION: 700.9'



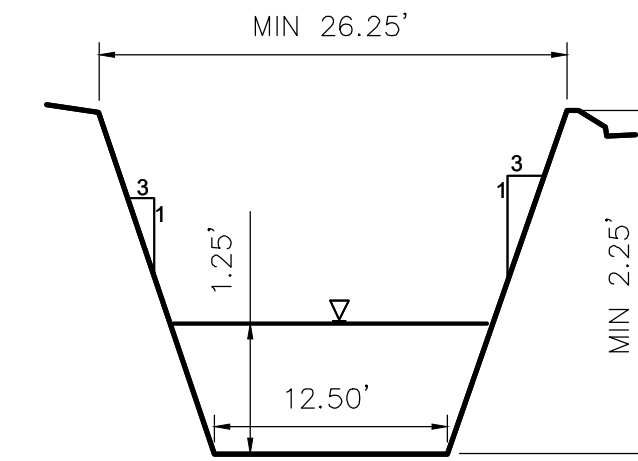
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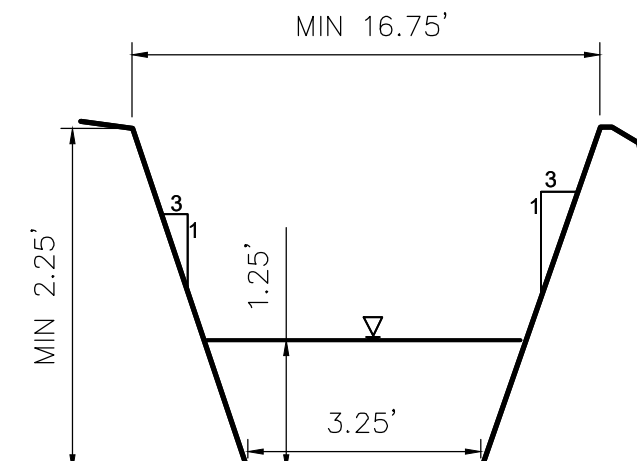
FIRE LANE:
7" 4,000 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON 8" 95% STABILIZED SUBGRADE



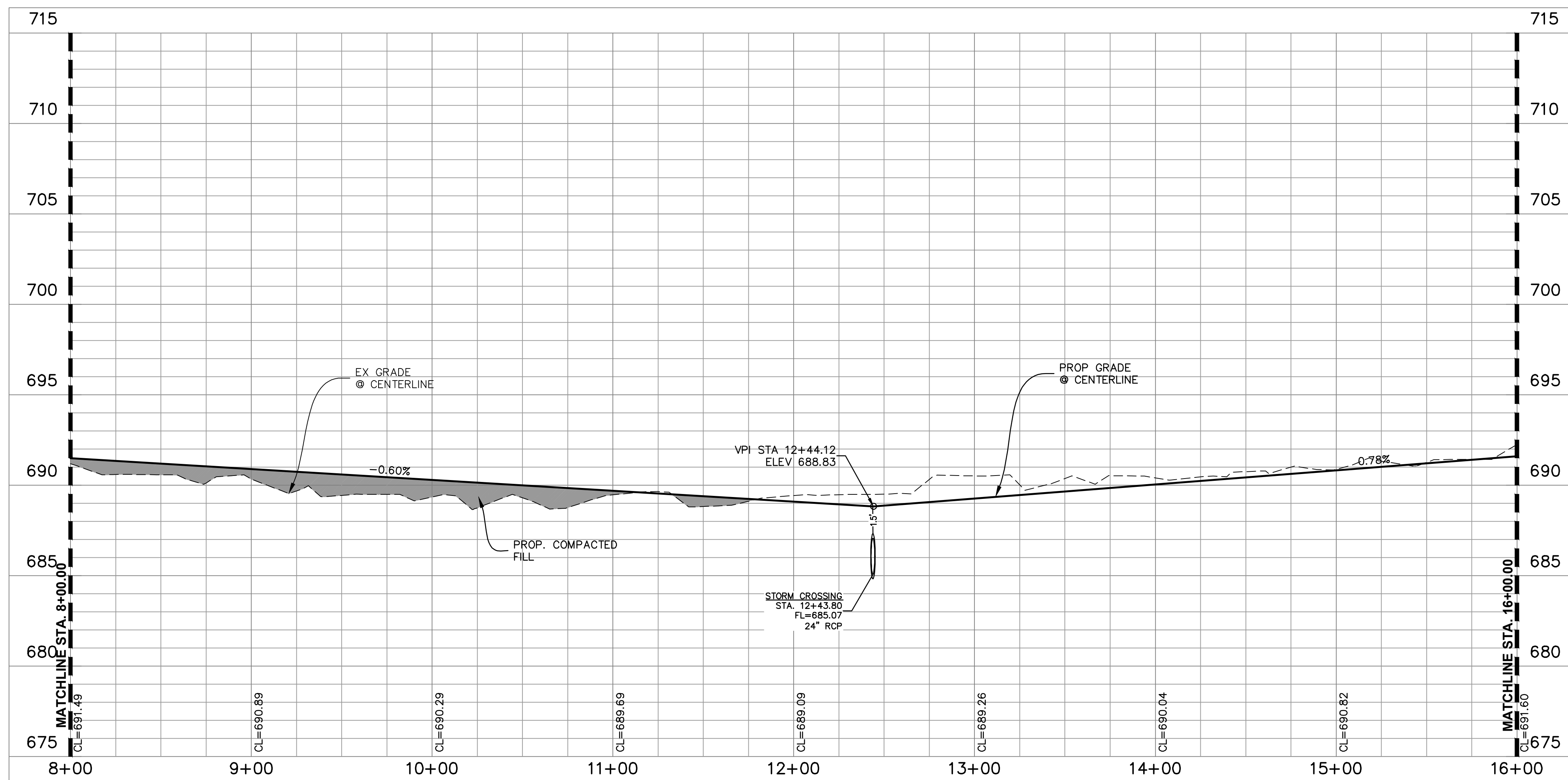
CONCRETE PAVING CROSS-SECTION
(60' ROW - RURAL RESIDENTIAL)



TYPICAL DITCH SECTION: LOTS 1-2 & WEST SIDE OF LOT 2
MIN. SLOPE = 0.6%
MAX Q = 57.4 CFS
MAX VEL. = 2.87 FT/S
AVAILABLE Q @ 1.25' DEPTH = 58.27 CFS



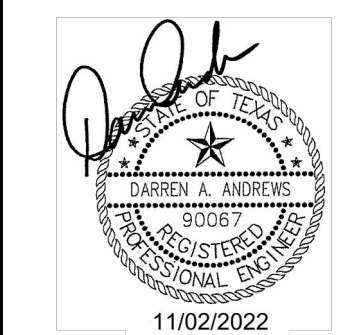
TYPICAL ROAD DITCH SECTION
MIN. SLOPE = 0.6%
MAX Q = 20.65 CFS
MAX VEL. = 2.43 FT/S
AVAILABLE Q @ 1.25' DEPTH = 21.41 CFS



GINGERS WAY

OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 78228
PH. 214-914-9922
Contact: MIKE MOLLO

GINGERS' WAY PLAN & PROFILE



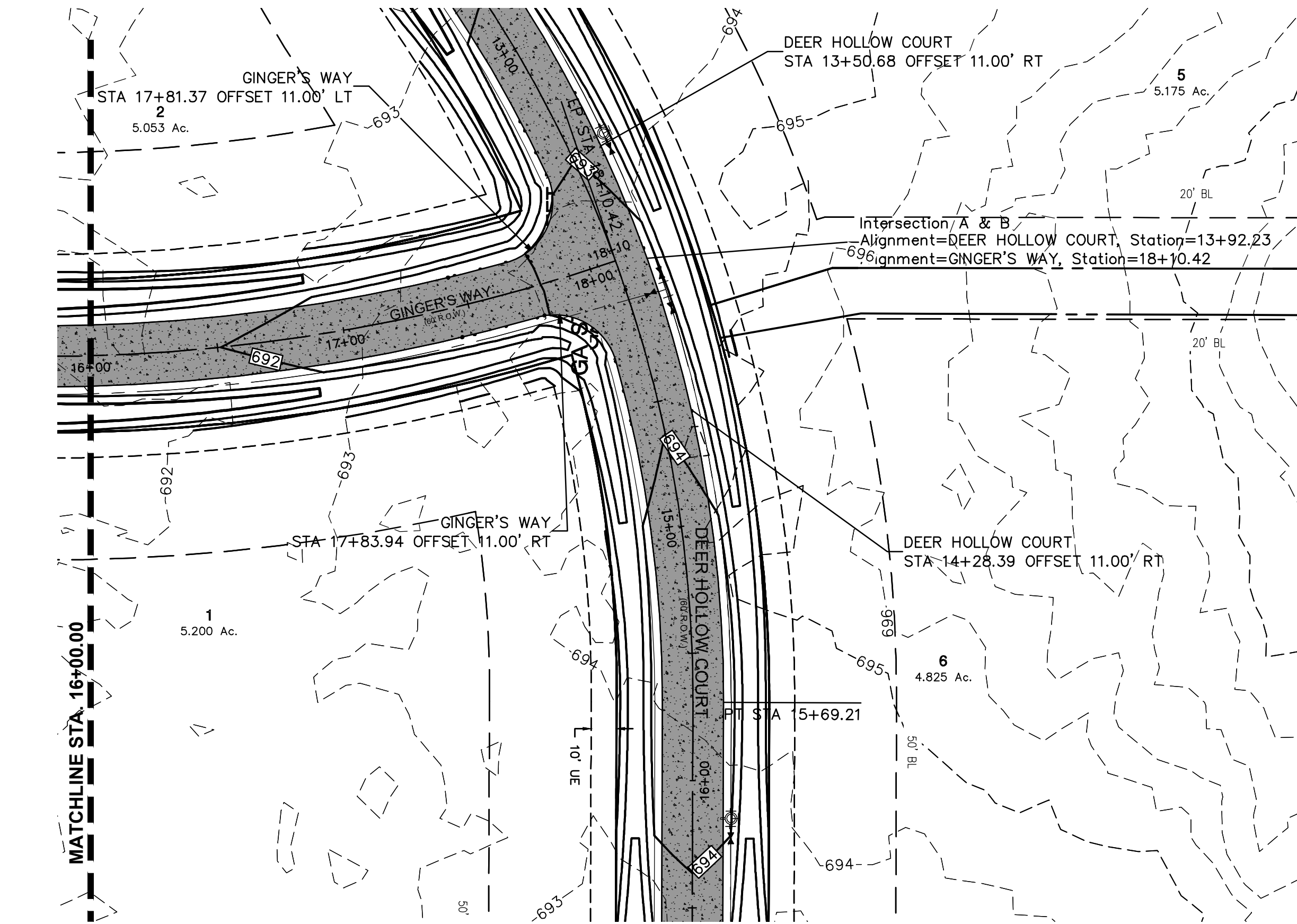
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Date: 06/30/2022
Scale: H1 = 40'; V 1"=4'
Revisions:
11/04/2022

SPEC21086

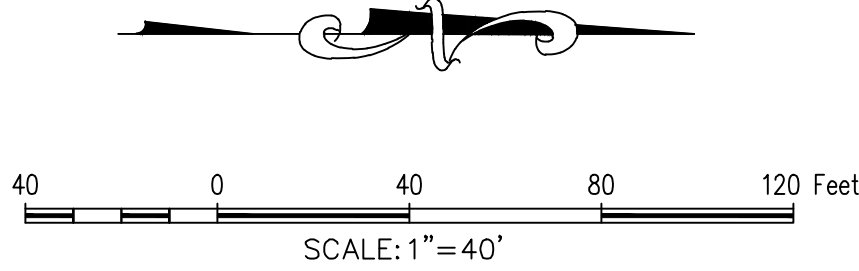
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DEER HOLLOW
81397 Acres
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

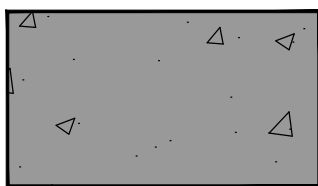




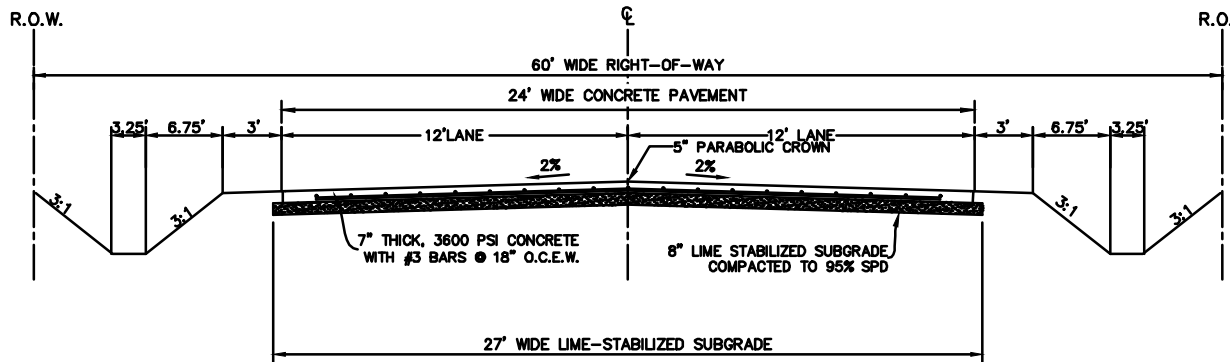
TBM "+-" SET ON CONCRETE BASE OF AN EXISTING WATER MANHOLE 940'± FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY & 820'± FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION: 700.9'



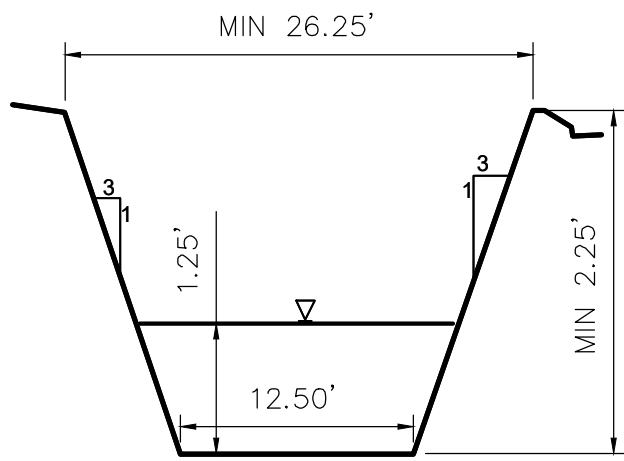
PAVING SPECIFICATIONS:



FIRE LANE:
7" 4,000 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON 8" 95% STABILIZED SUBGRADE

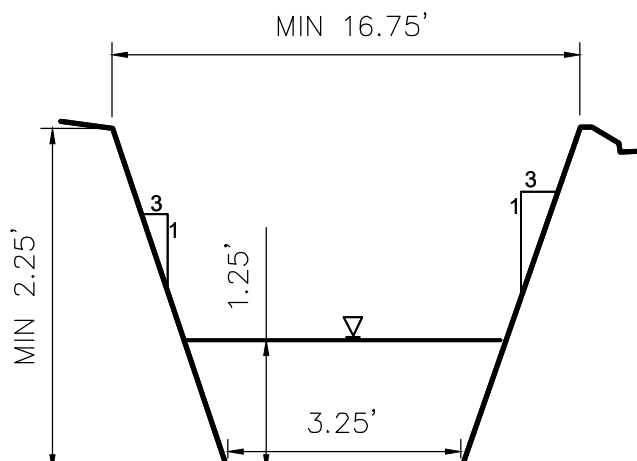


CONCRETE PAVING CROSS-SECTION
(60' ROW - RURAL RESIDENTIAL)



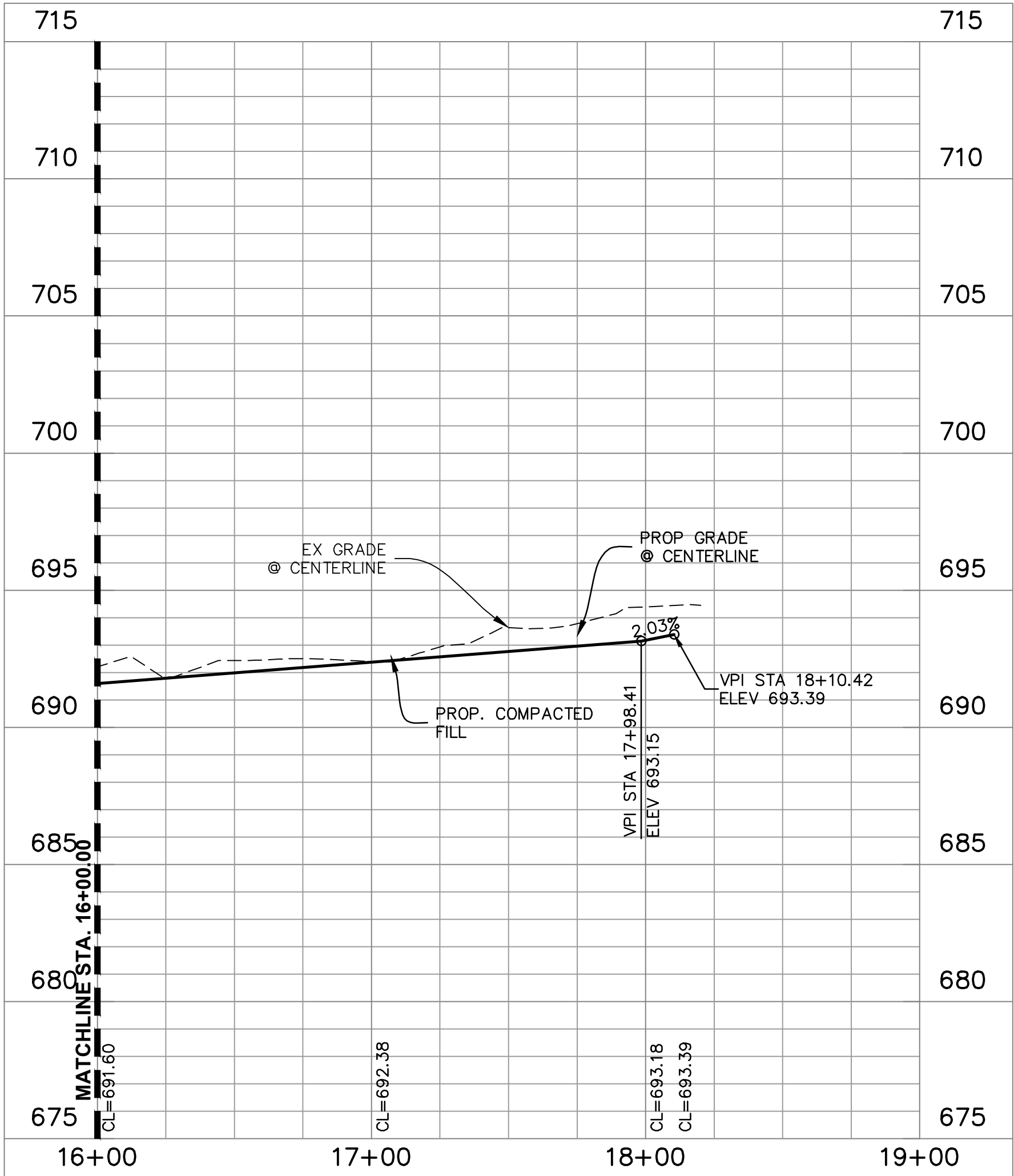
TYPICAL DITCH SECTION: LOTS
1-2 & WEST SIDE OF LOT 2

MIN. SLOPE = 0.6%
MAX Q = 57.4 CFS
MAX VEL. = 2.87 FT/S
AVAILABLE Q @ 1.25' DEPTH = 58.27 CFS



TYPICAL ROAD
DITCH SECTION

MIN. SLOPE = 0.6%
MAX Q = 20.65 CFS
MAX VEL. = 2.43 FT/S
AVAILABLE Q @ 1.25' DEPTH = 21.41 CFS



GINGER'S WAY

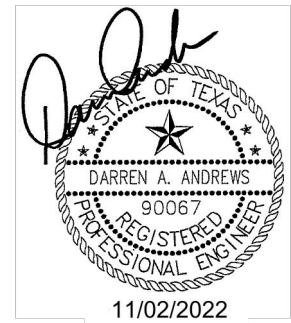
The John B. McAdams
Company, Inc.
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Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.940.1012
TBP#: 19762 TBP.S: 1094440
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DEER HOLLOW

81397 Acres
in the
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TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

GINGER'S WAY PLAN & PROFILE



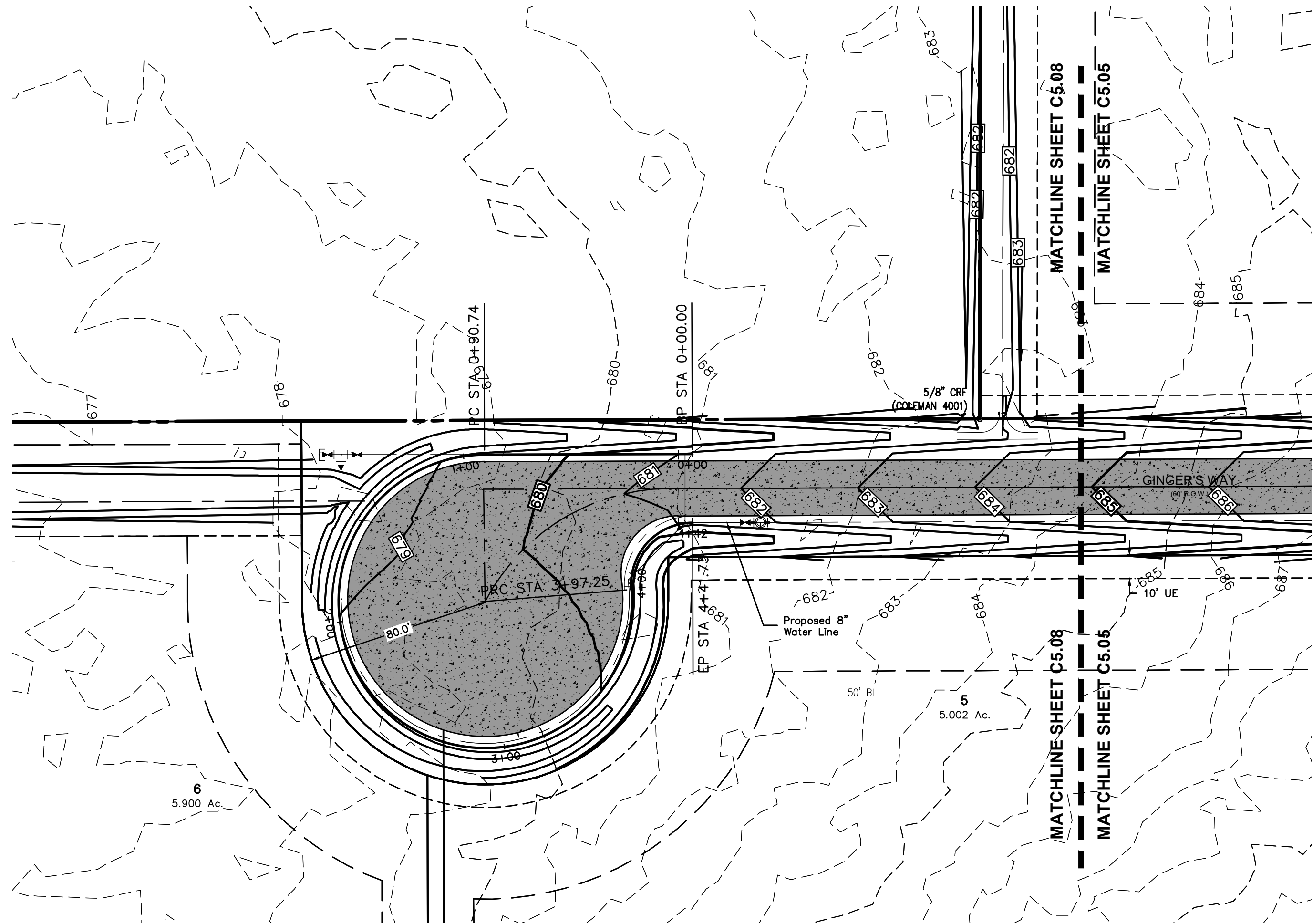
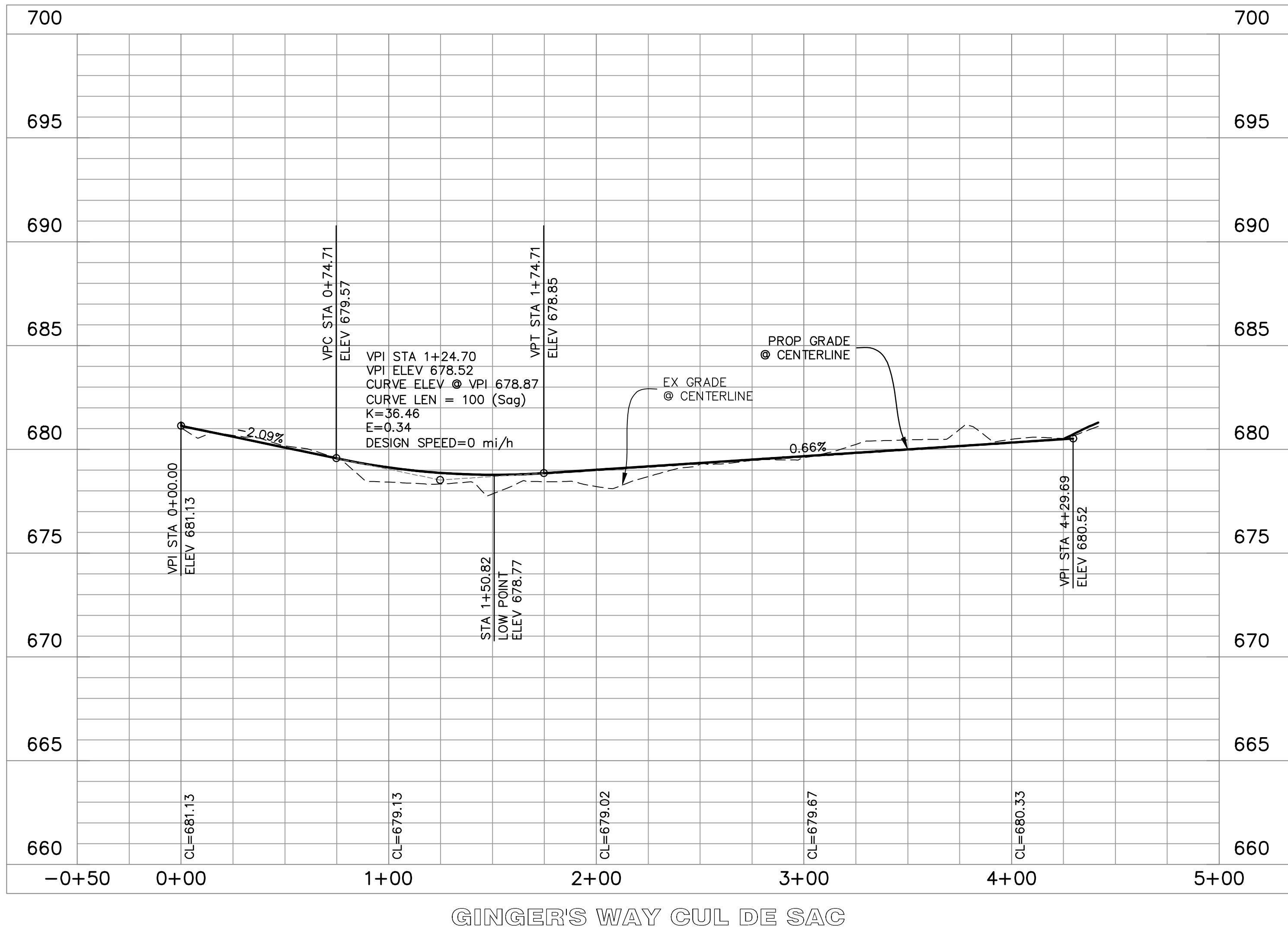
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Date: 06/30/2022
Scale: H 1"=40'; V 1"=4'
Revisions:
11/04/2022

SPEC21086

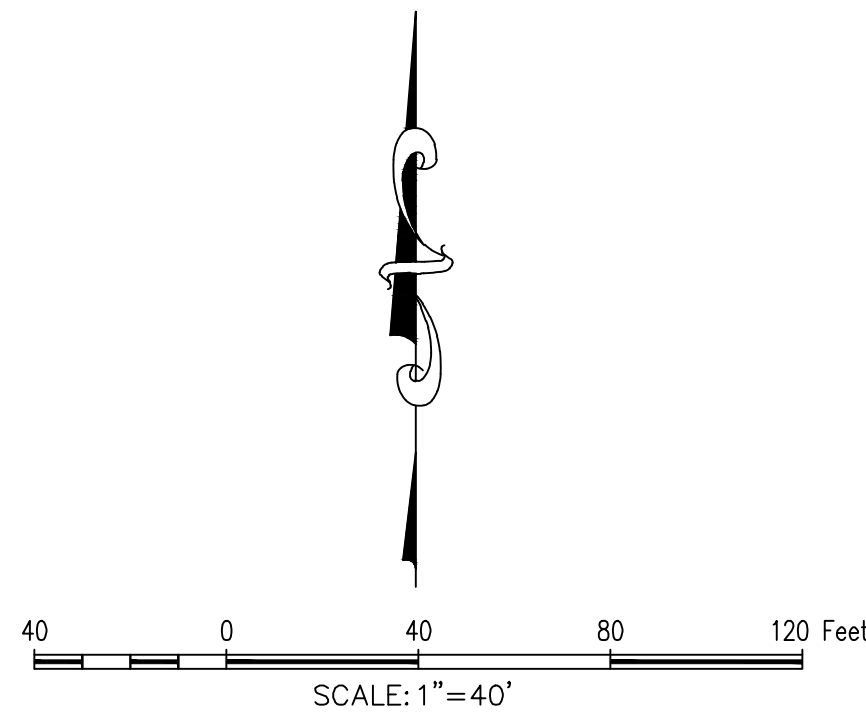
OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76228
Ph. 214-914-9922
Contact: MIKE MOLLO

C5.07

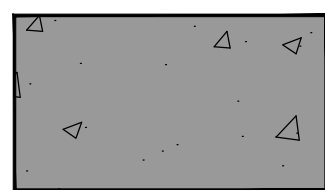
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Author: J. B. McAdams
Revised: 11/07/2022 1:33 PM by J. B. McAdams
Spec: 11/07/2022 2:02 PM by J. B. McAdams



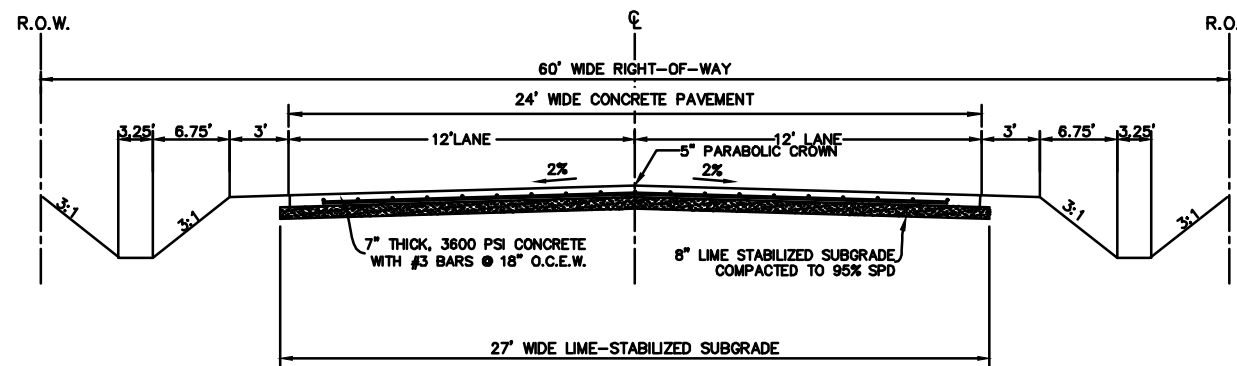
TBM "4" SET ON CONCRETE BASE OF AN EXISTING WATER MANHOLE 940'± FROM THE SOUTHWEST CORNER OF SUBJECT PROPERTY & 820'± FROM THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION: 700.9'



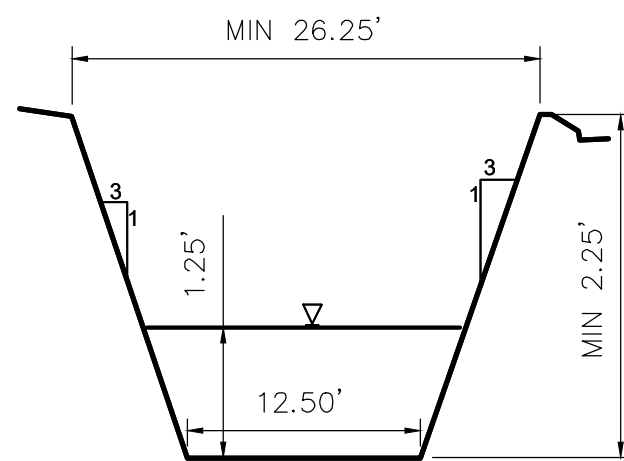
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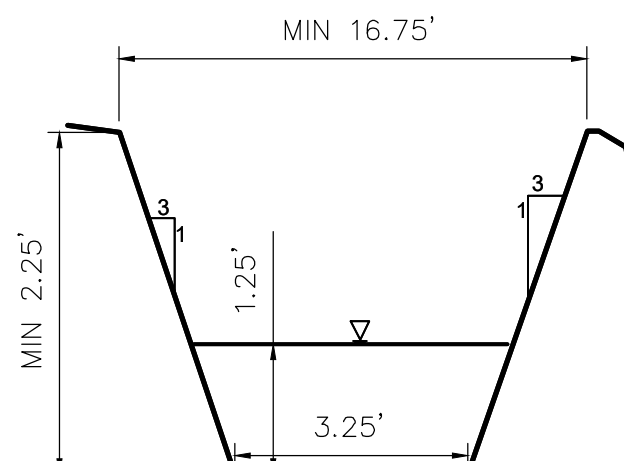
FIRE LANE:
7" 4,000 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W. ON 8" 95% STABILIZED SUBGRADE



CONCRETE PAVING CROSS-SECTION
(60' ROW - RURAL RESIDENTIAL)



TYPICAL DITCH SECTION: LOTS 1-2 & WEST SIDE OF LOT 2
MIN. SLOPE = 0.6%
MAX Q = 57.4 CFS
MAX VEL. = 2.87 FT/S
AVAILABLE Q @ 1.25' DEPTH = 58.27 CFS



TYPICAL ROAD DITCH SECTION
MIN. SLOPE = 0.6%
MAX Q = 20.65 CFS
MAX VEL. = 2.43 FT/S
AVAILABLE Q @ 1.25' DEPTH = 21.41 CFS

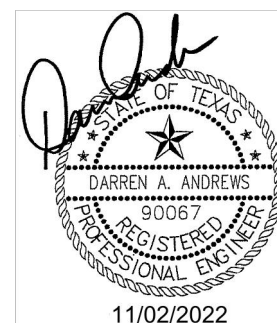
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Rockwall, Texas 75087
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TBP#: 19702 TBP#S: 10194440
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DEER HOLLOW

81397 Acres
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
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TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

GINGER'S WAY CUL-DE-SAC PLAN & PROFILE



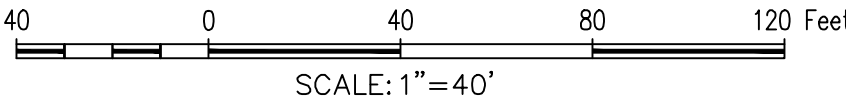
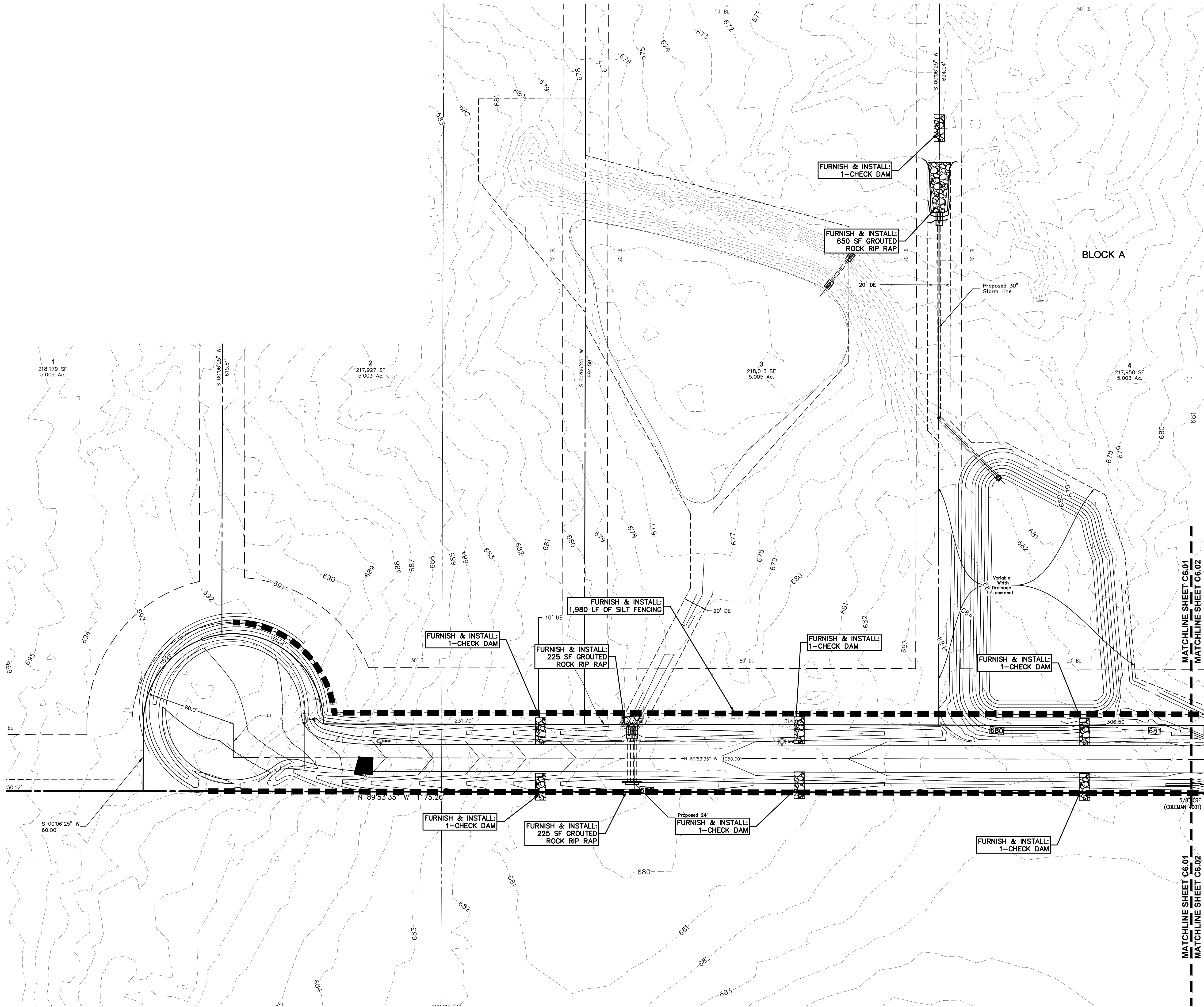
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Date: 06/30/2022
Scale: H1"=40'; V 1"=4'
Revisions:
11/04/2022

SPEC21086

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C5.08

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EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- CHECK DAM
- INLET PROTECTION
- SILT FENCE

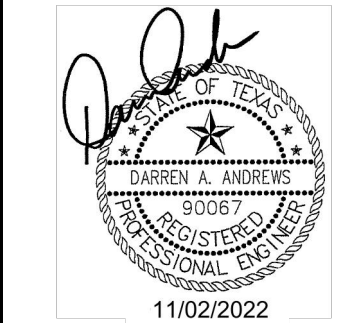


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EROSION CONTROL PLAN



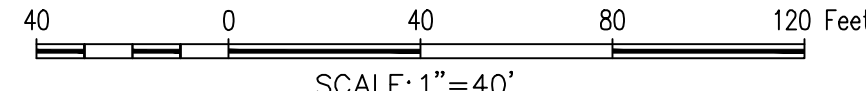
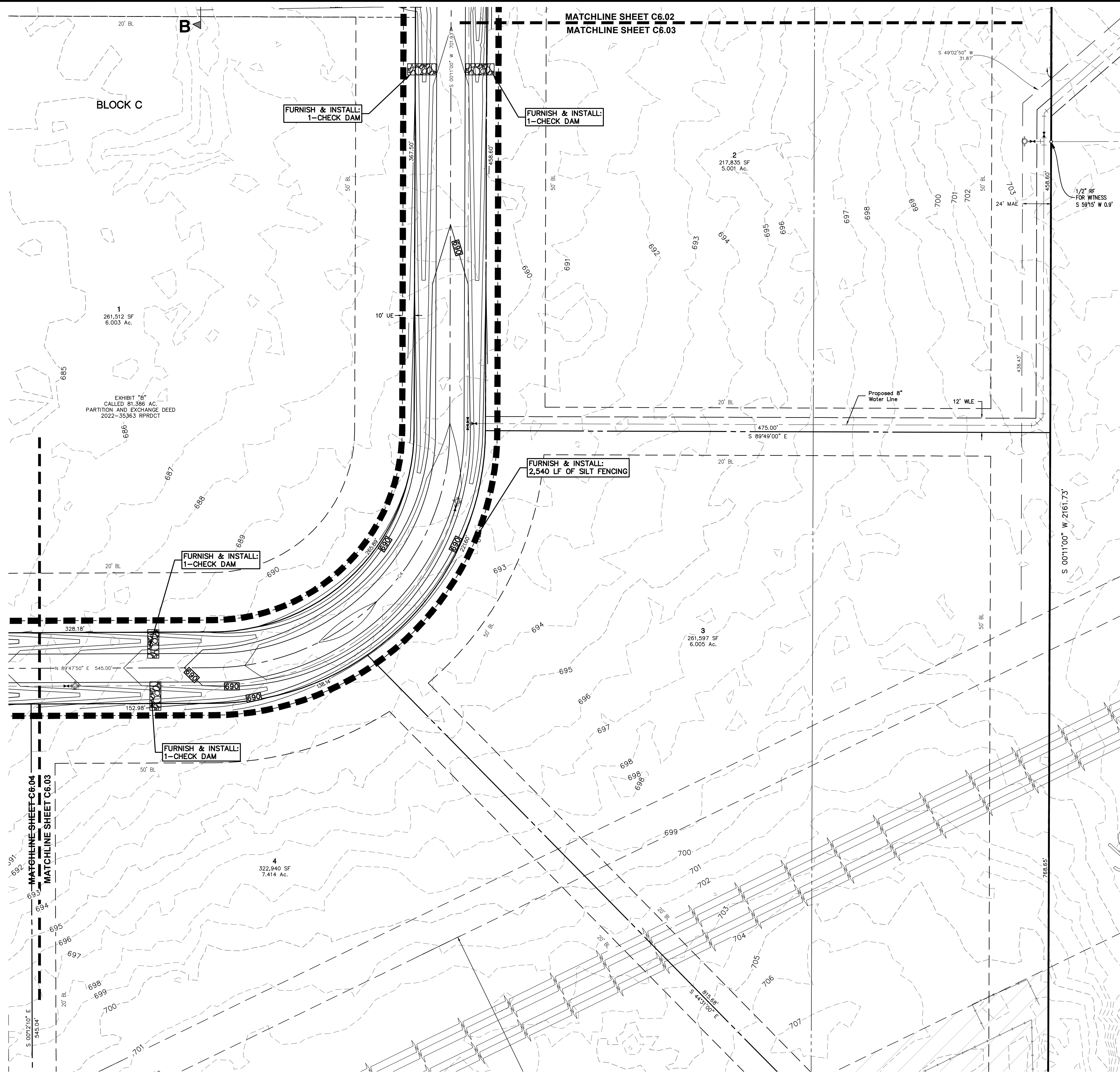
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C6.01

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Plotted: 11/02/2022 2:58 PM by John McAdams, Scale: 11/02/2022 2:58 PM by Drawing



- EROSION CONTROL LEGEND**
- CONSTRUCTION ENTRANCE
 - CHECK DAM
 - INLET PROTECTION
 - SILT FENCE

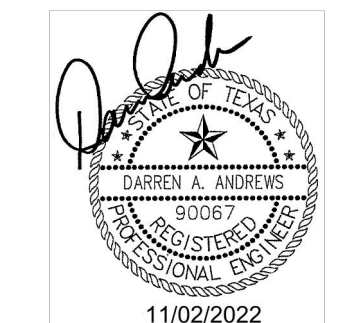


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EROSION CONTROL PLAN



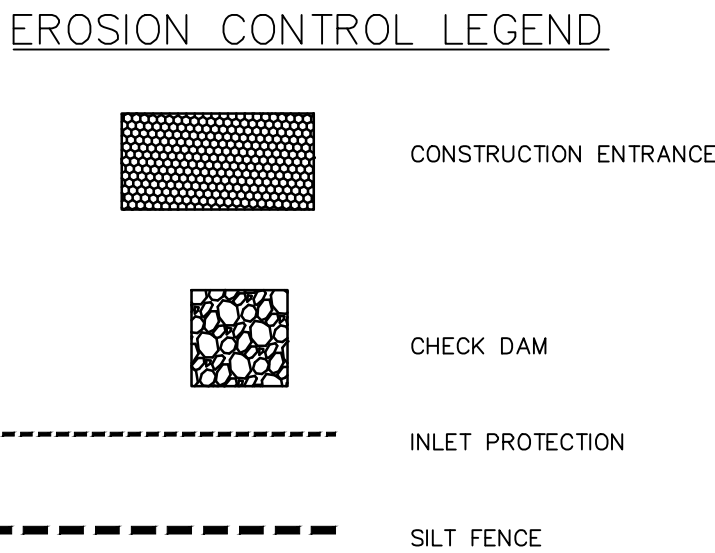
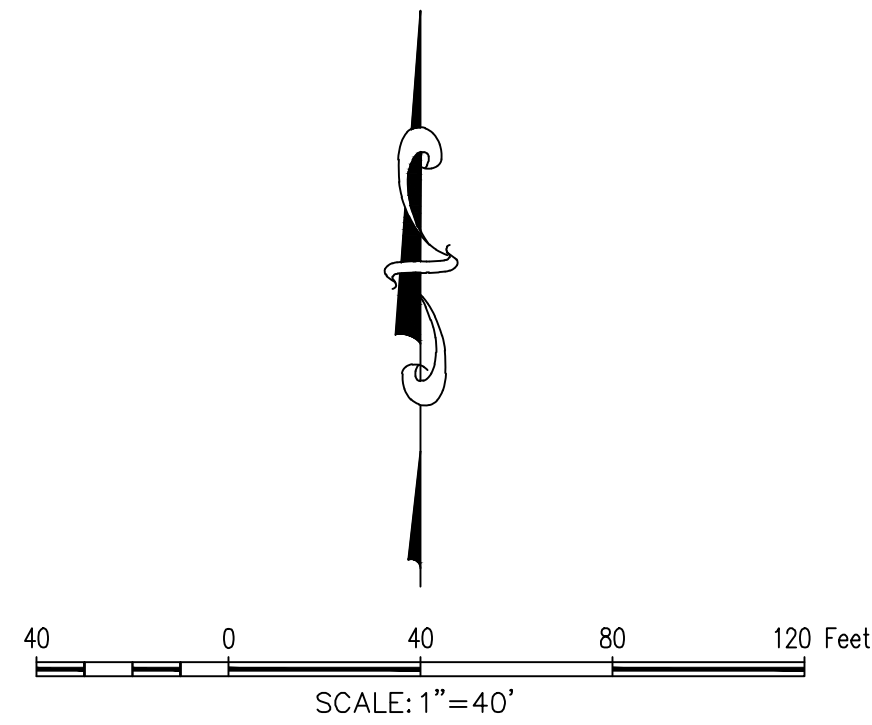
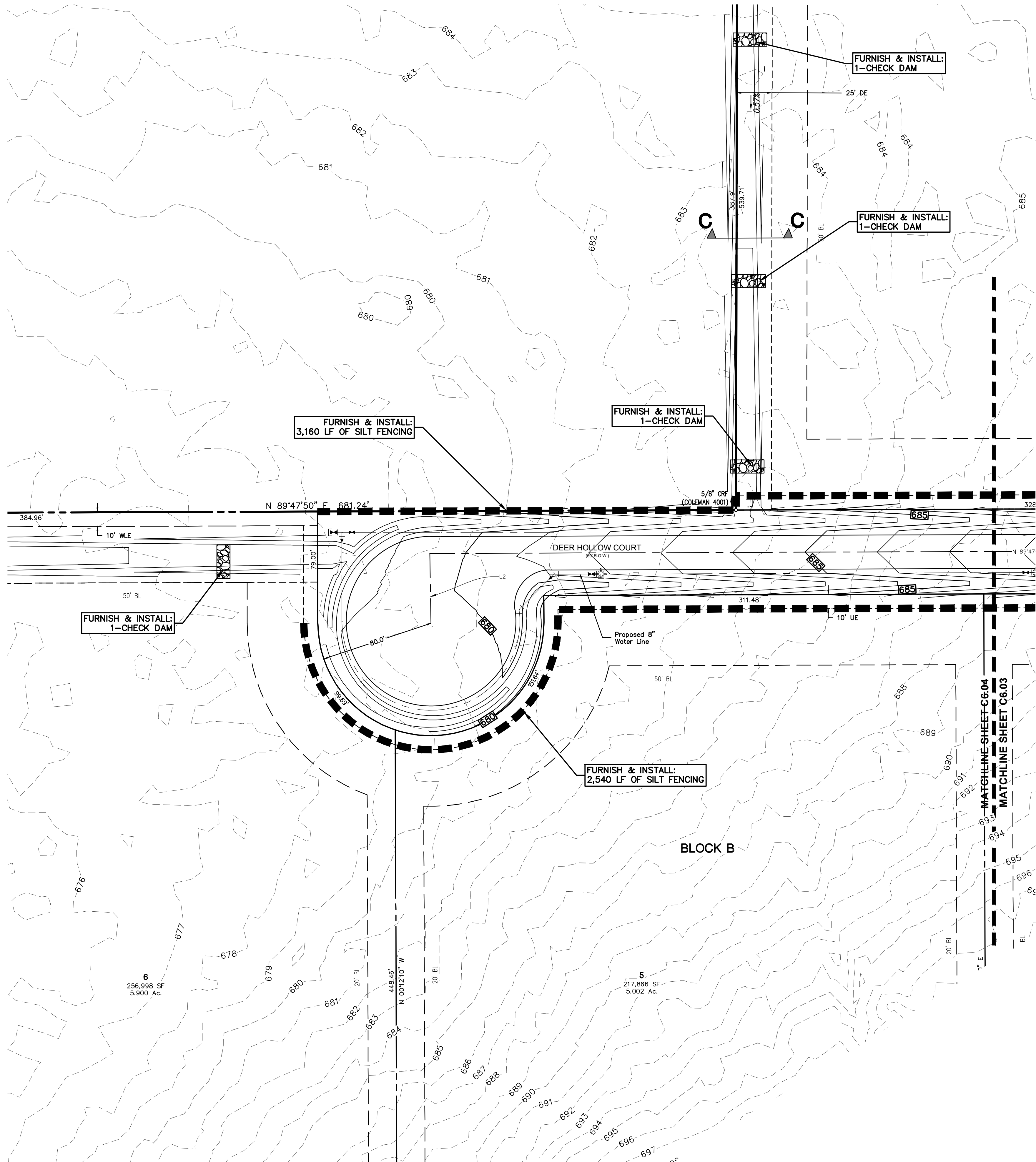
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C6.03

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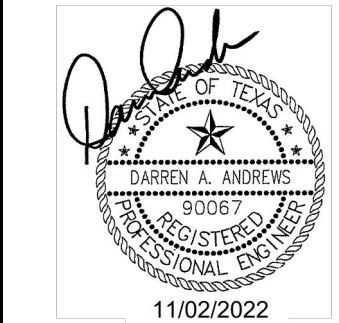


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EROSION CONTROL PLAN



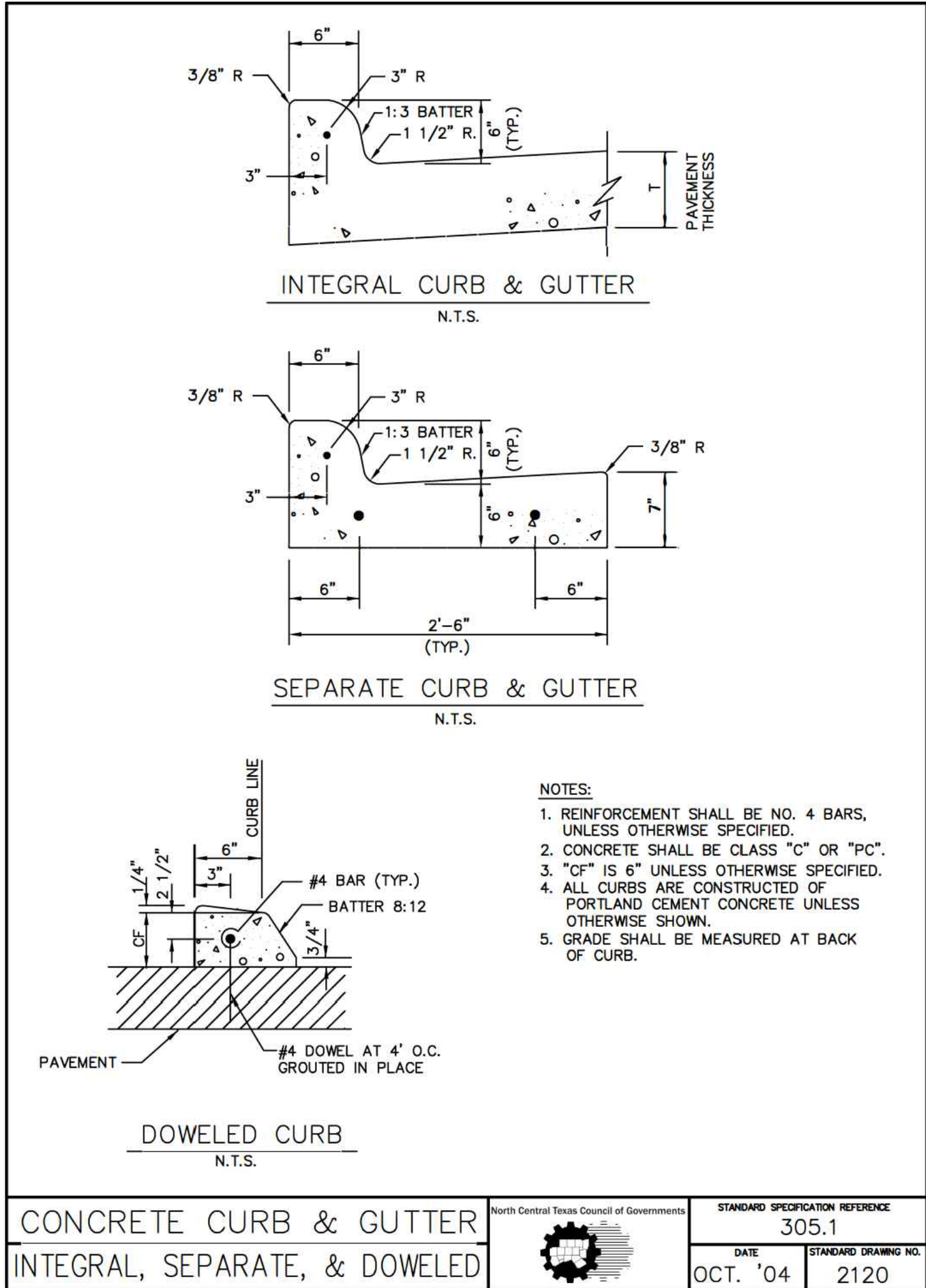
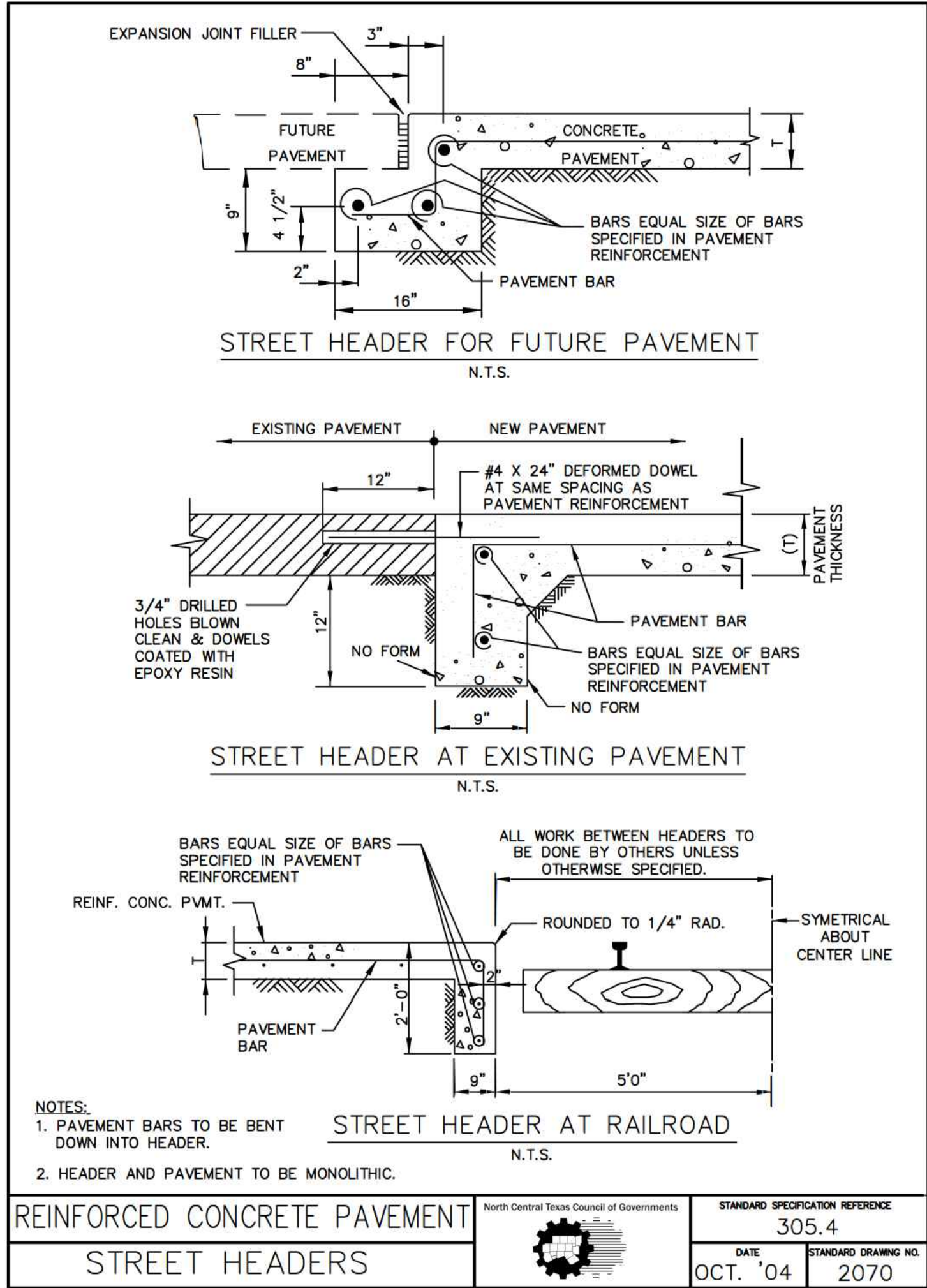
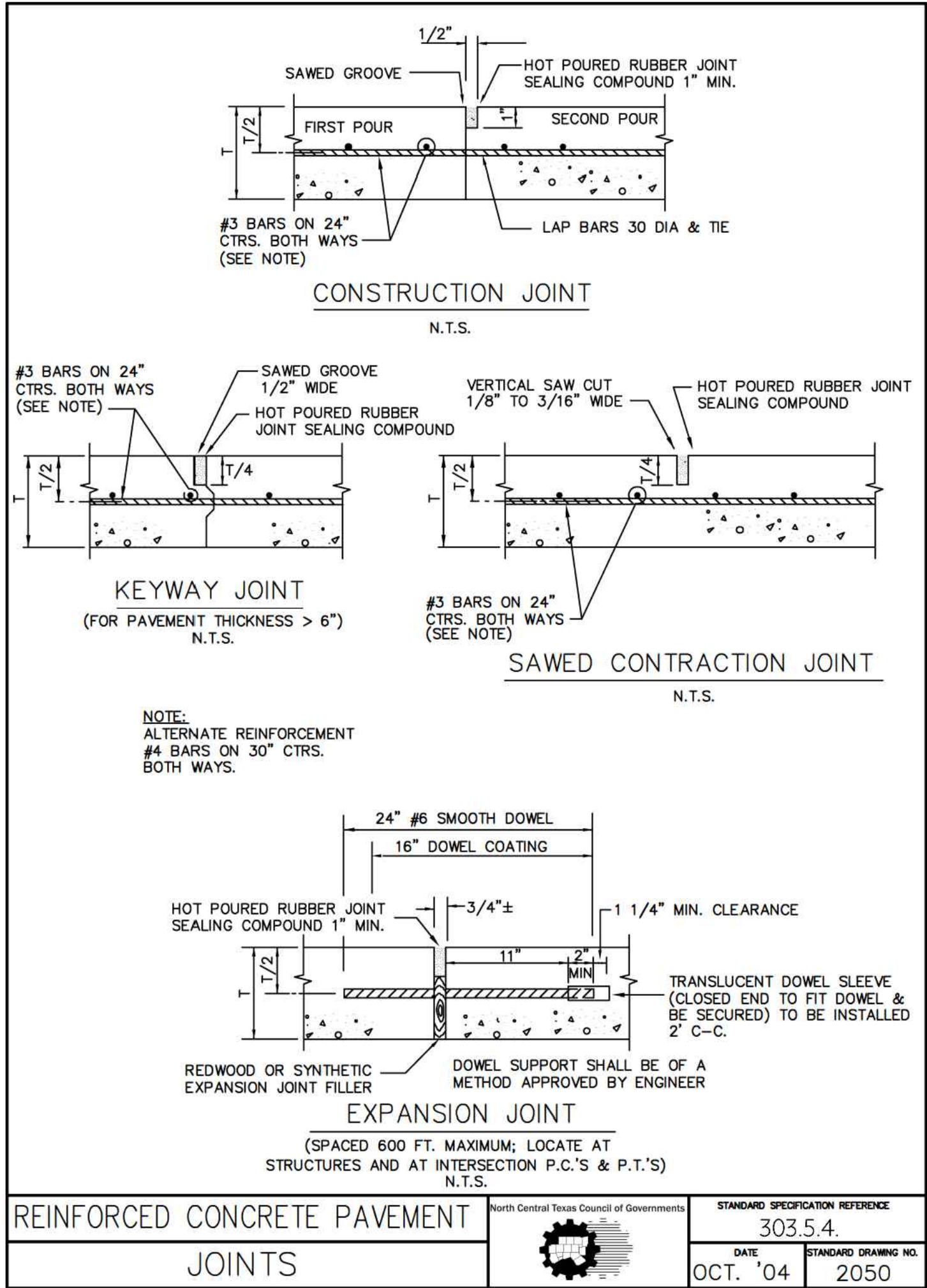
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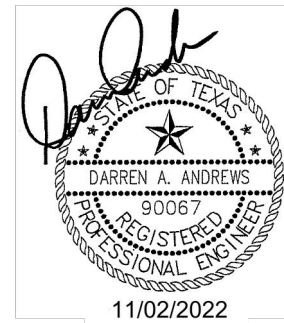
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STANDARD CONSTRUCTION DETAILS



Drawn By: SH
Date: 06/30/2022
Scale: N.T.S.
Revisions:
11/04/2022

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C8.01

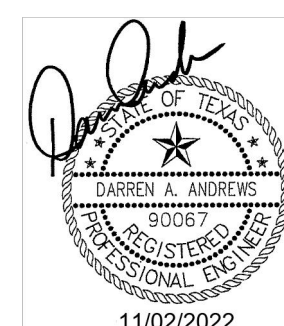


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STANDARD CONSTRUCTION DETAILS

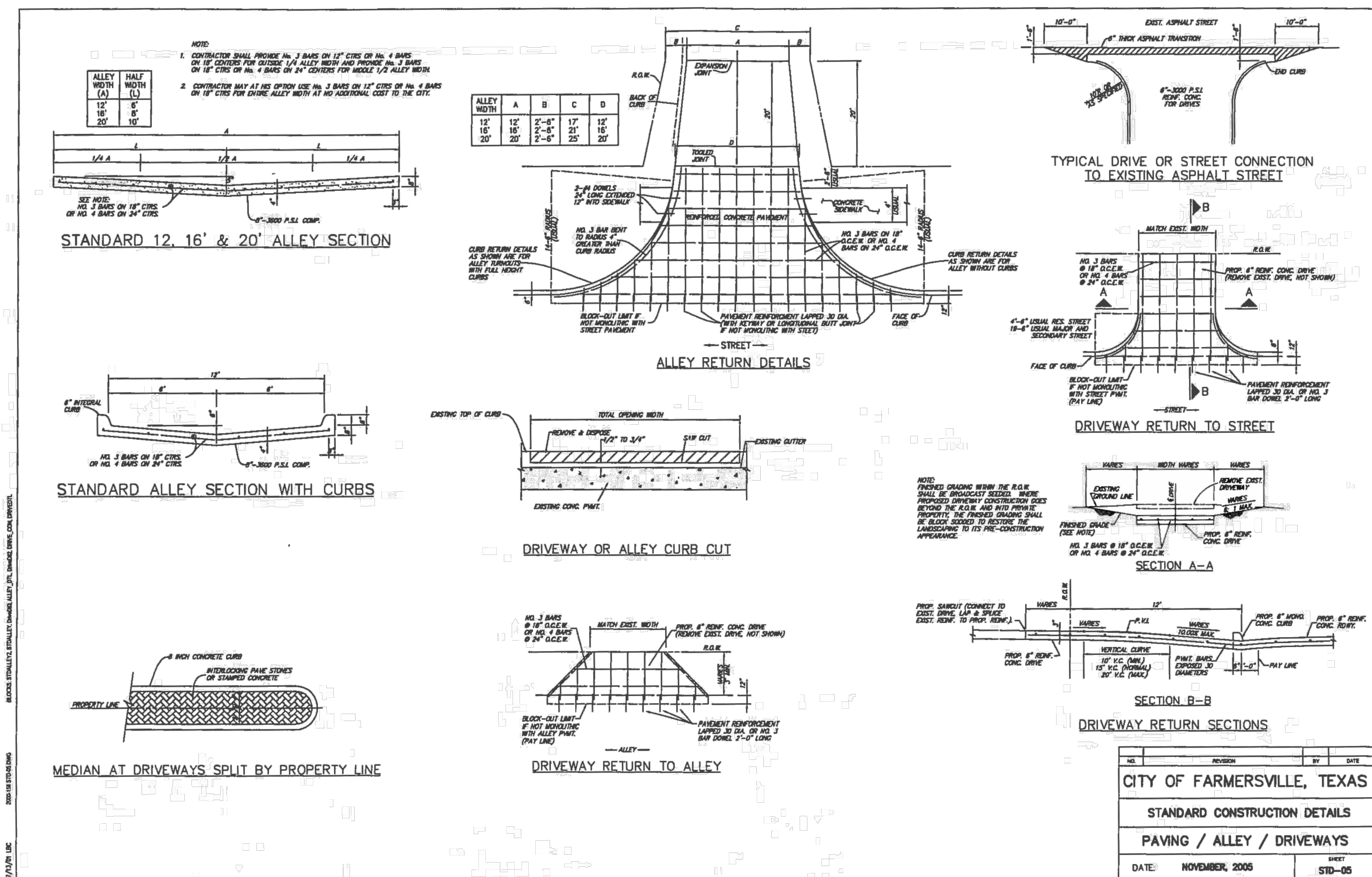
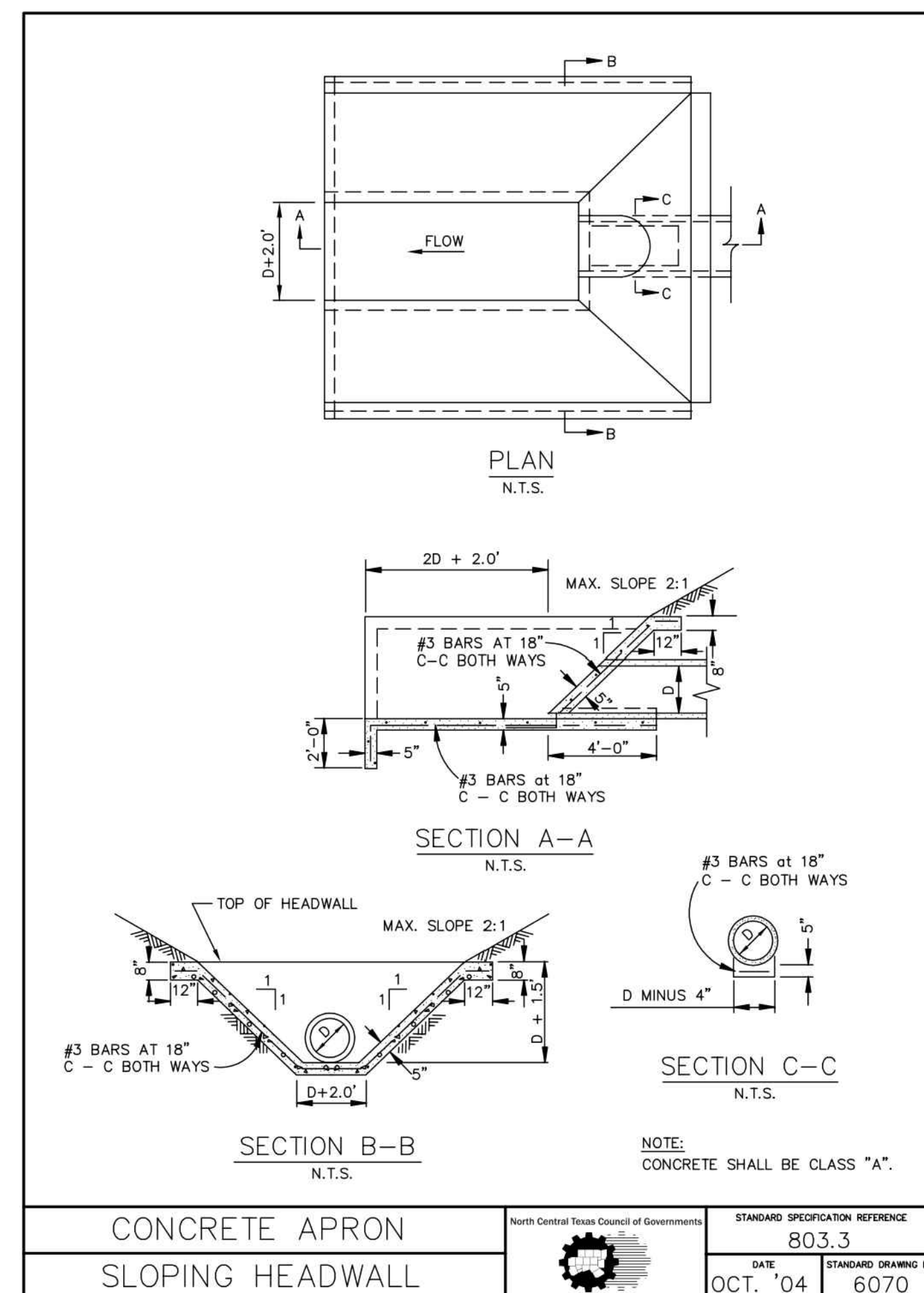
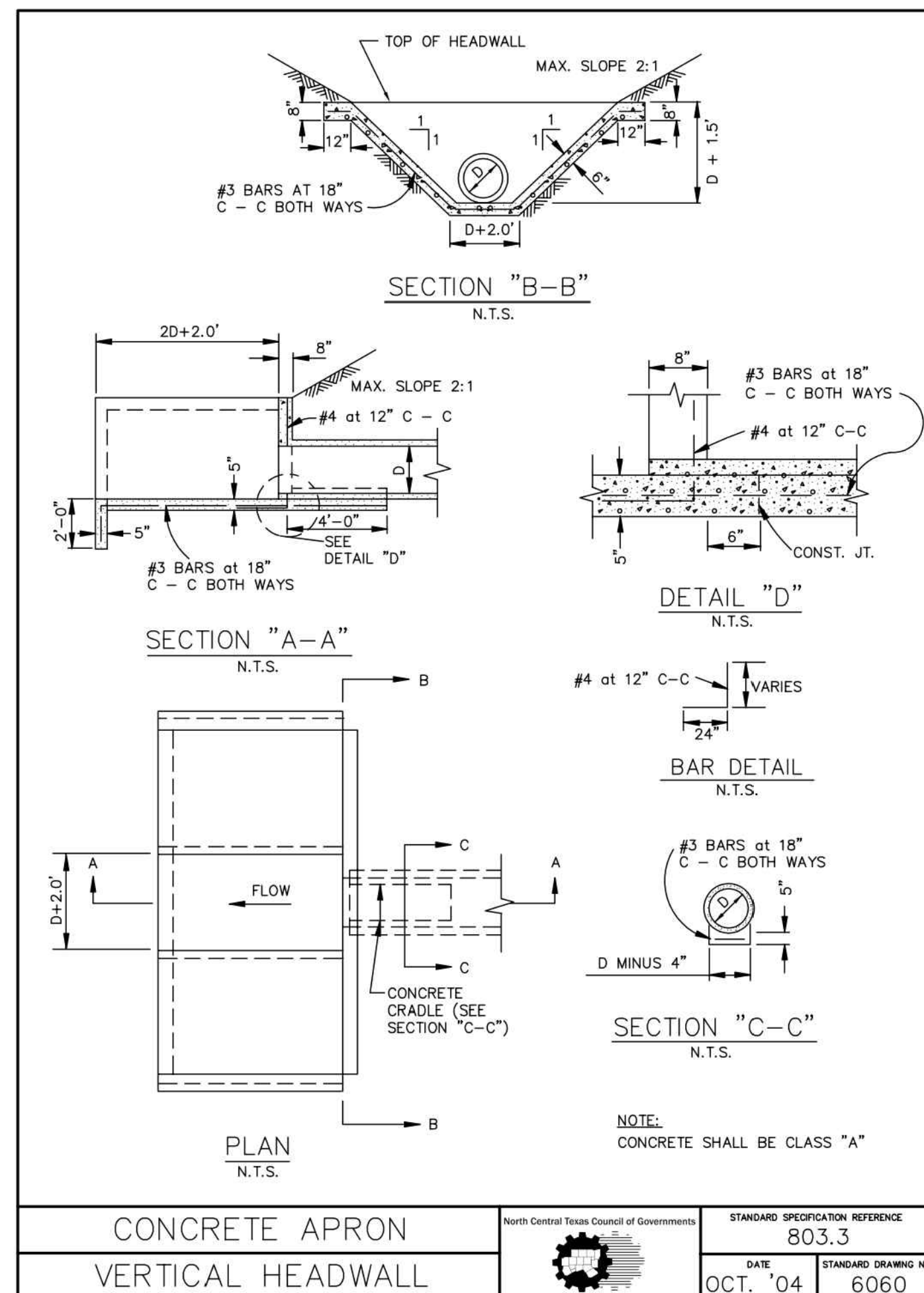
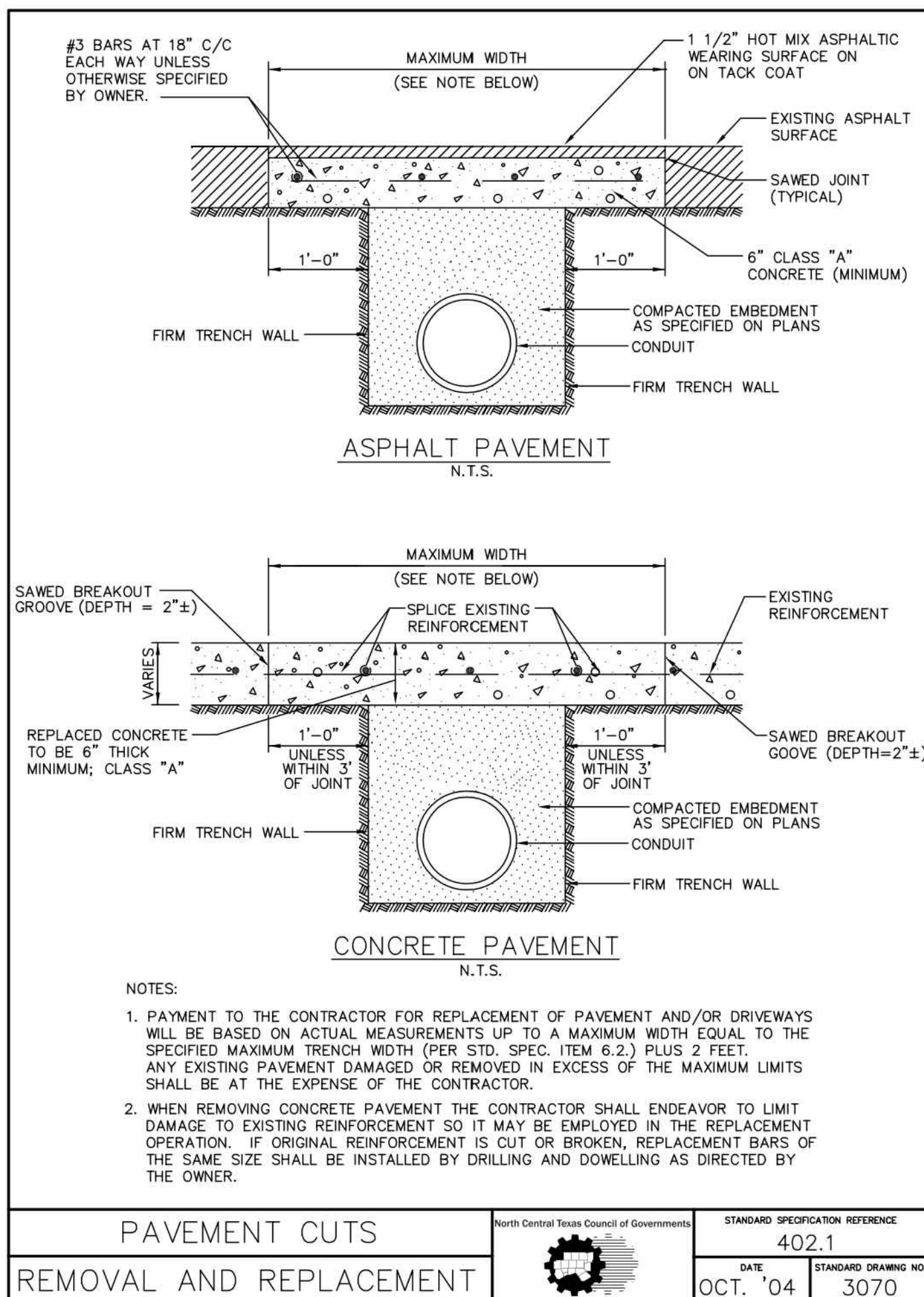


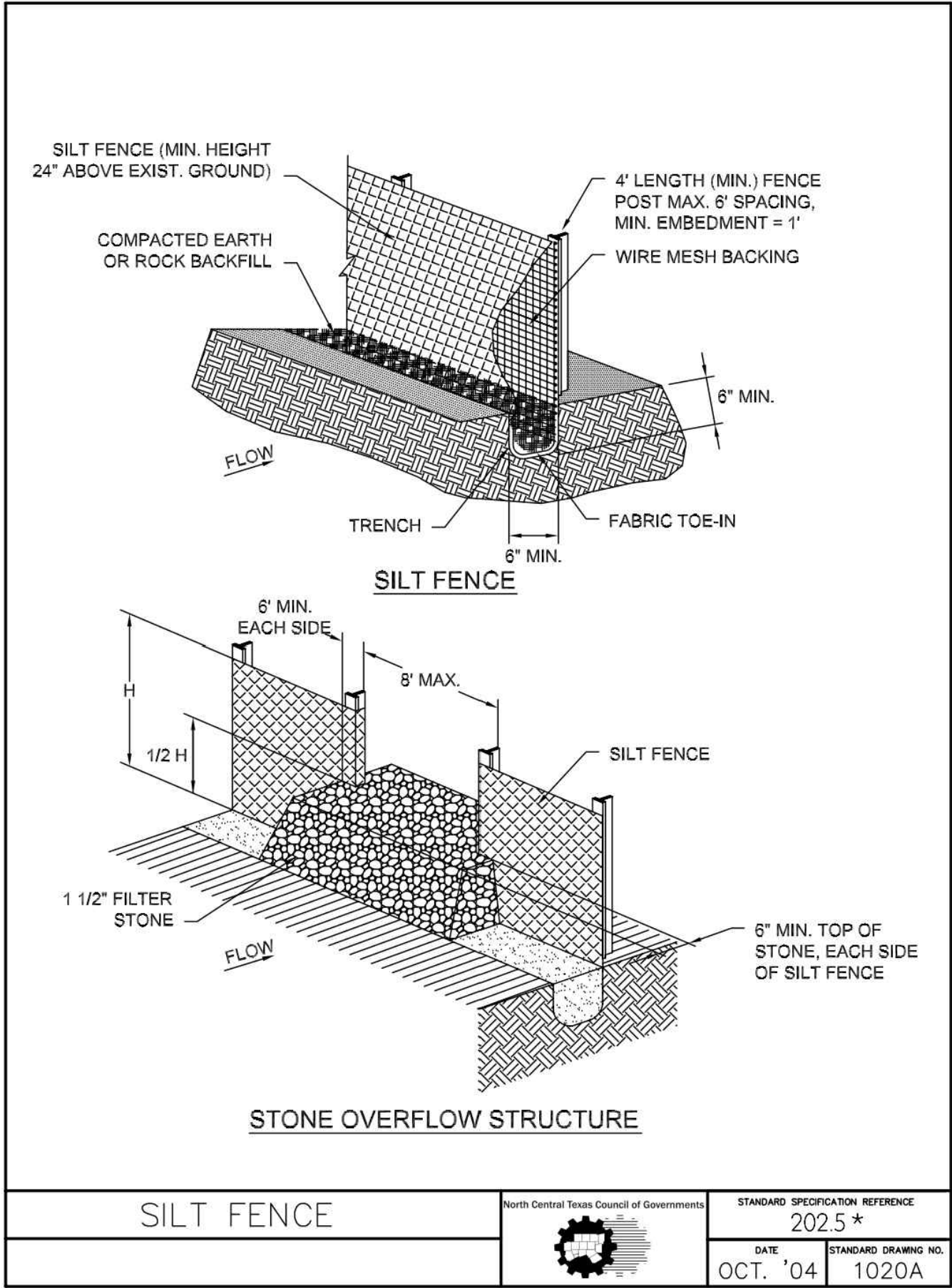
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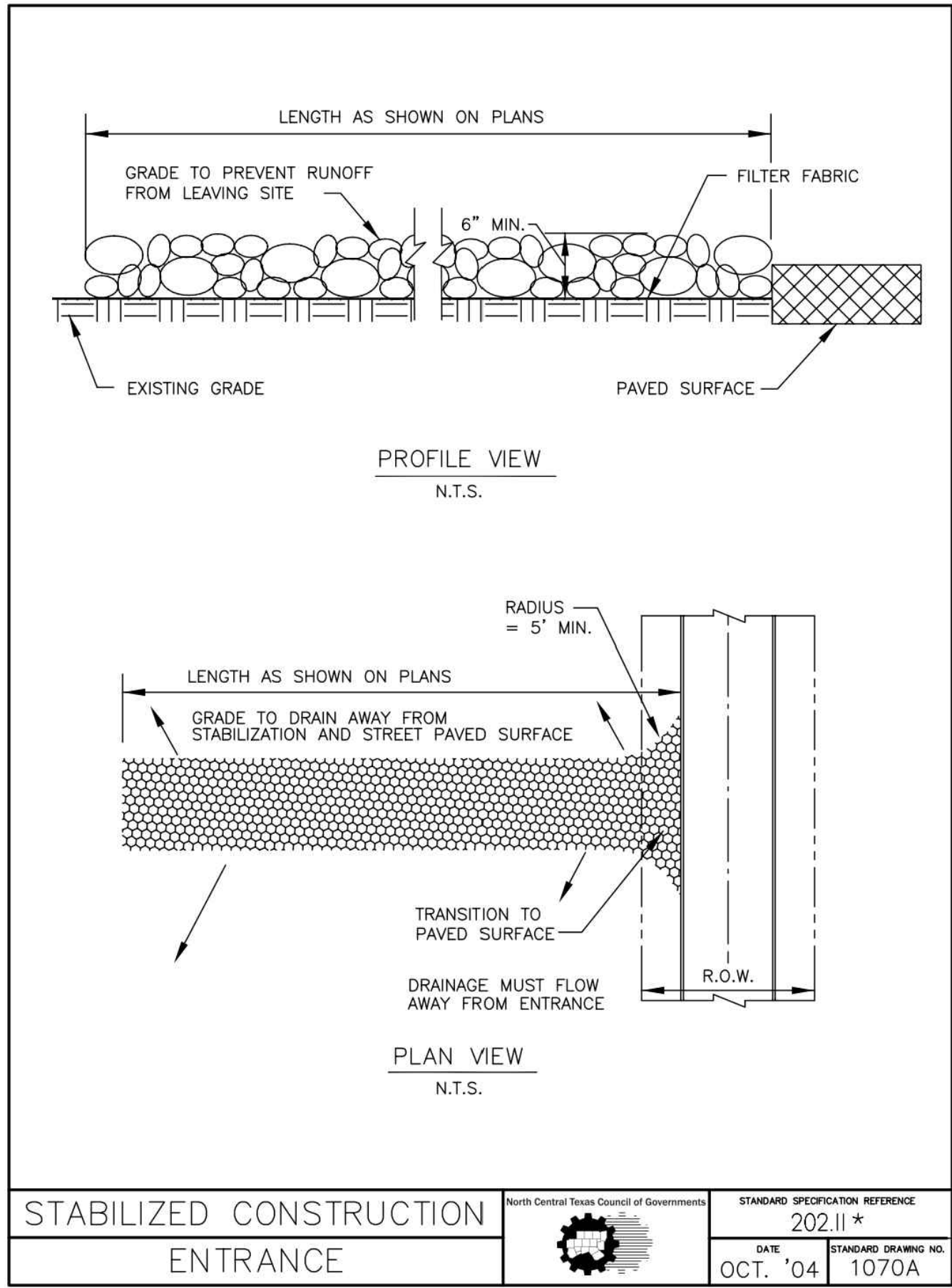
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C8.02

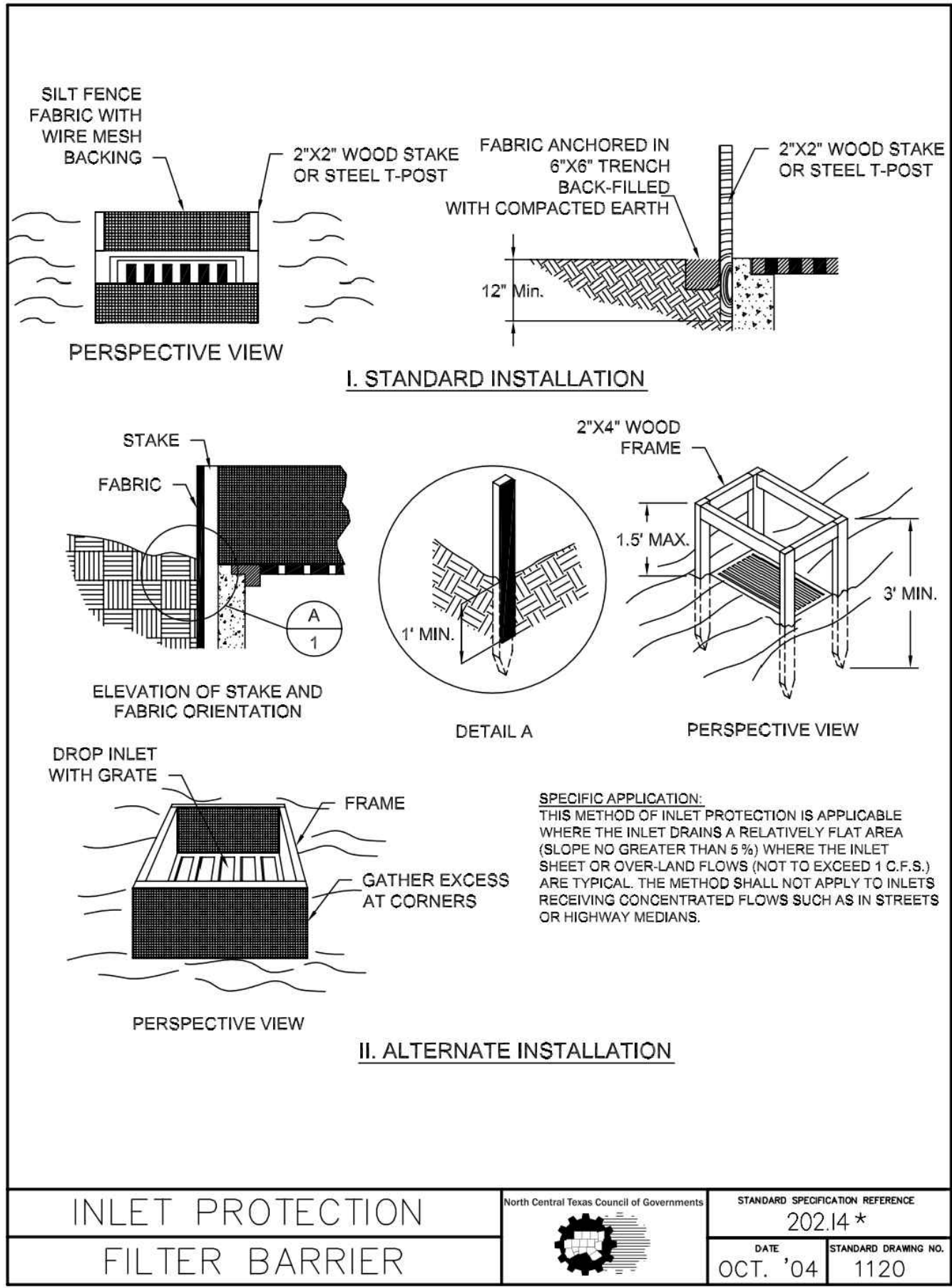




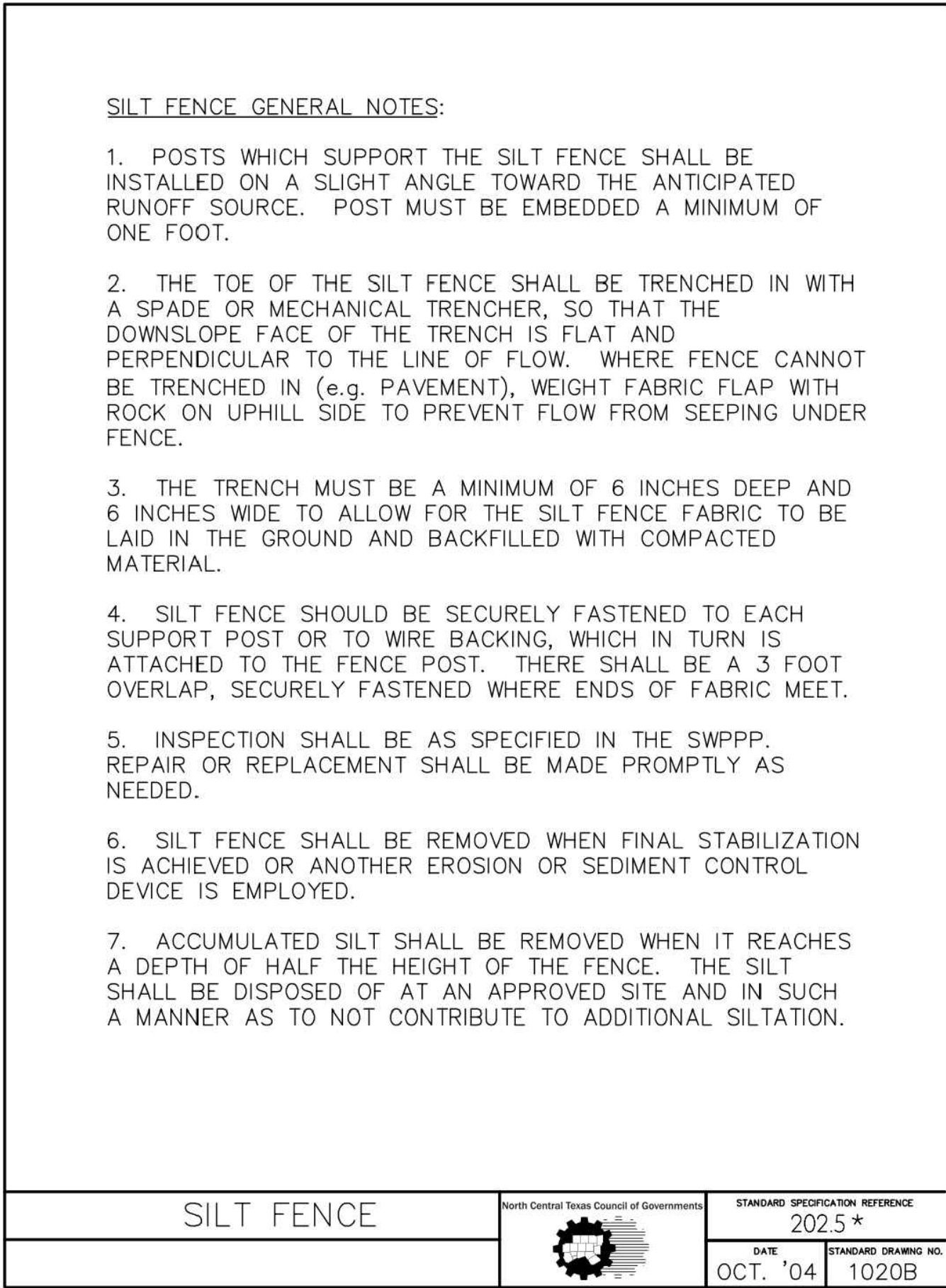
*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



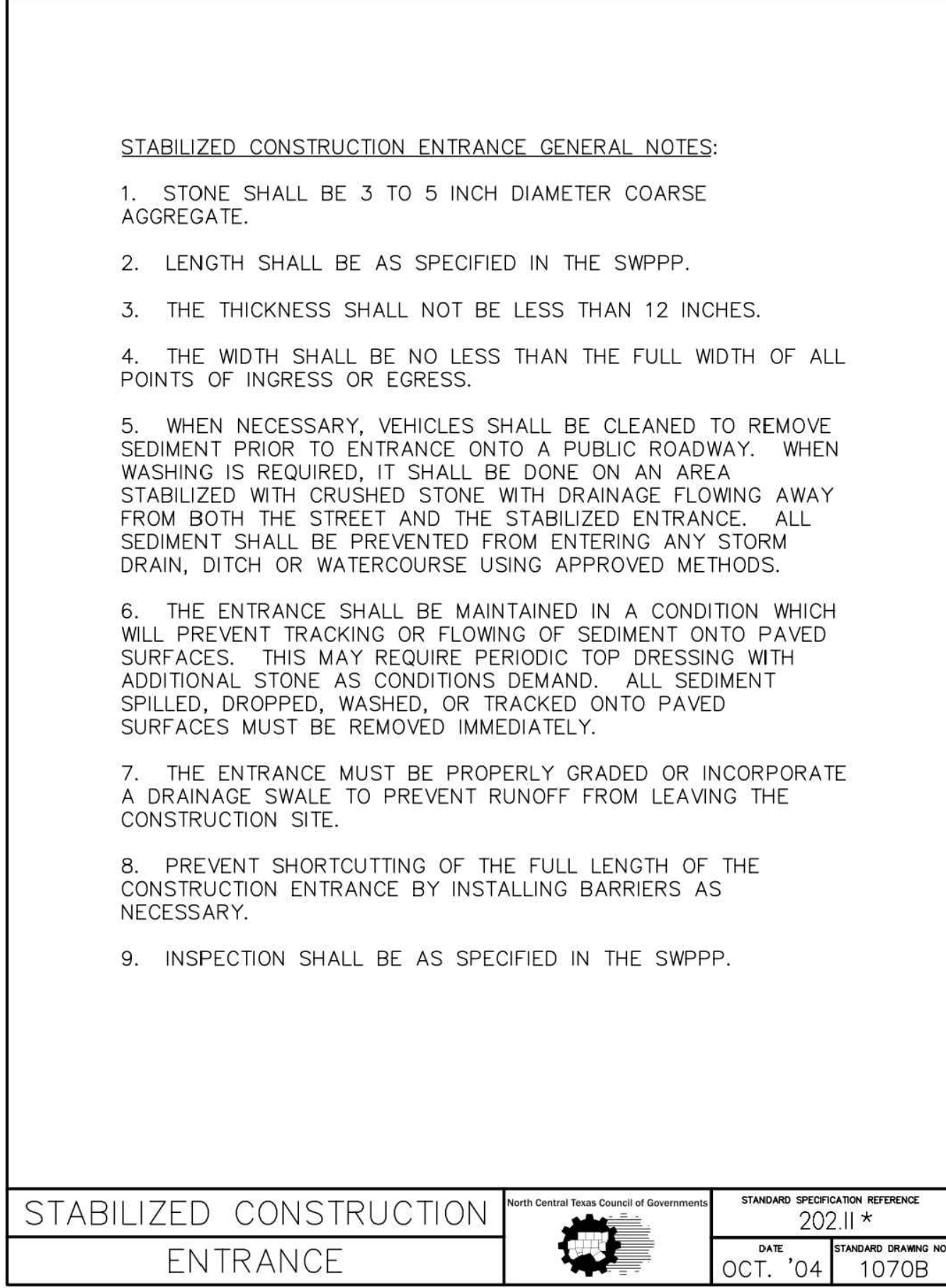
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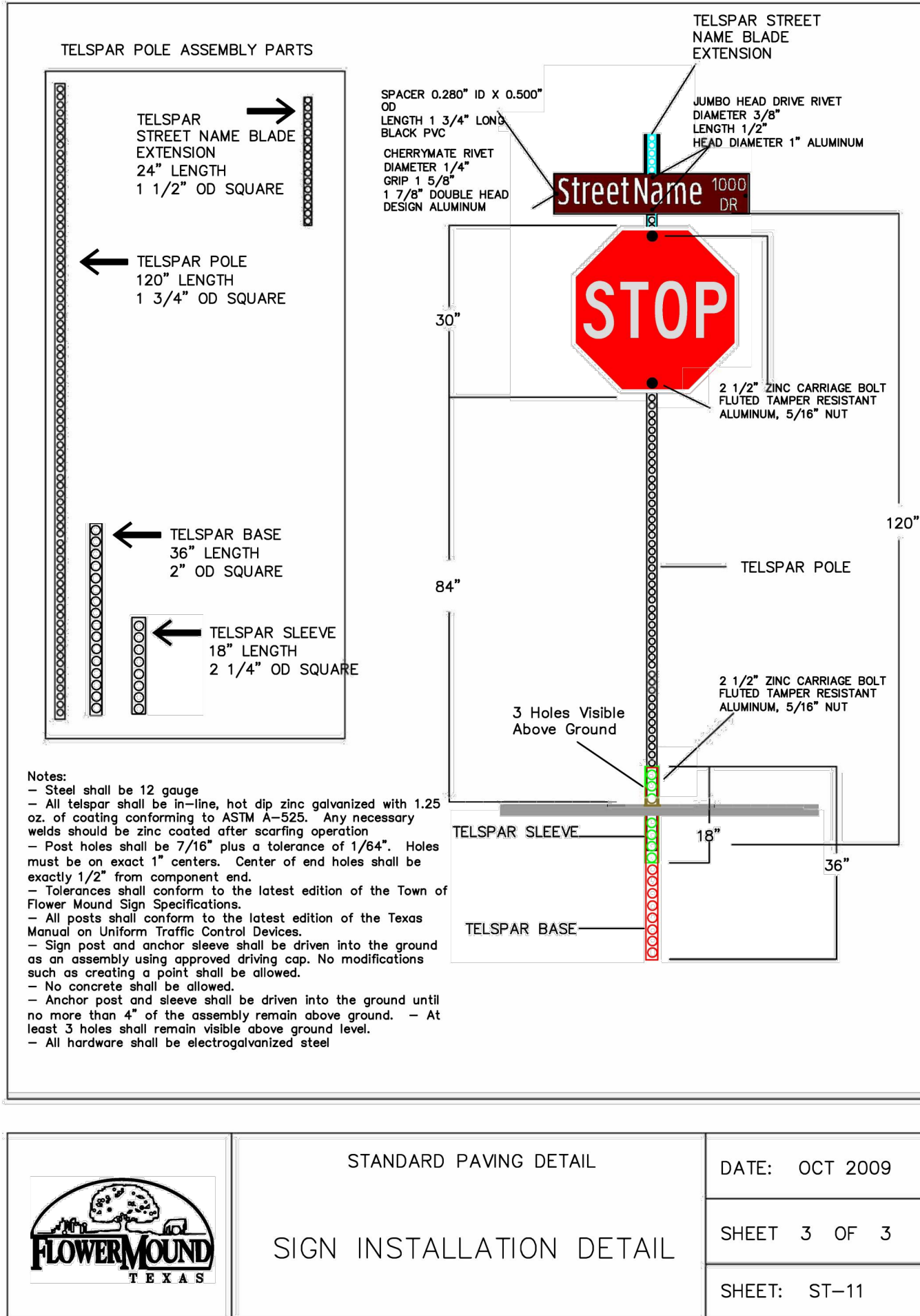
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STANDARD PAVING DETAIL	DATE: OCT 2009
SIGN INSTALLATION DETAIL	SHEET 3 OF 3
	SHEET: ST-11

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Item H9.

DEER HOLLOW

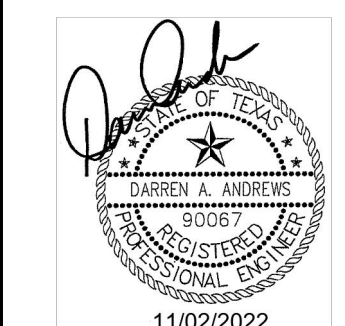
81397 Acres in the

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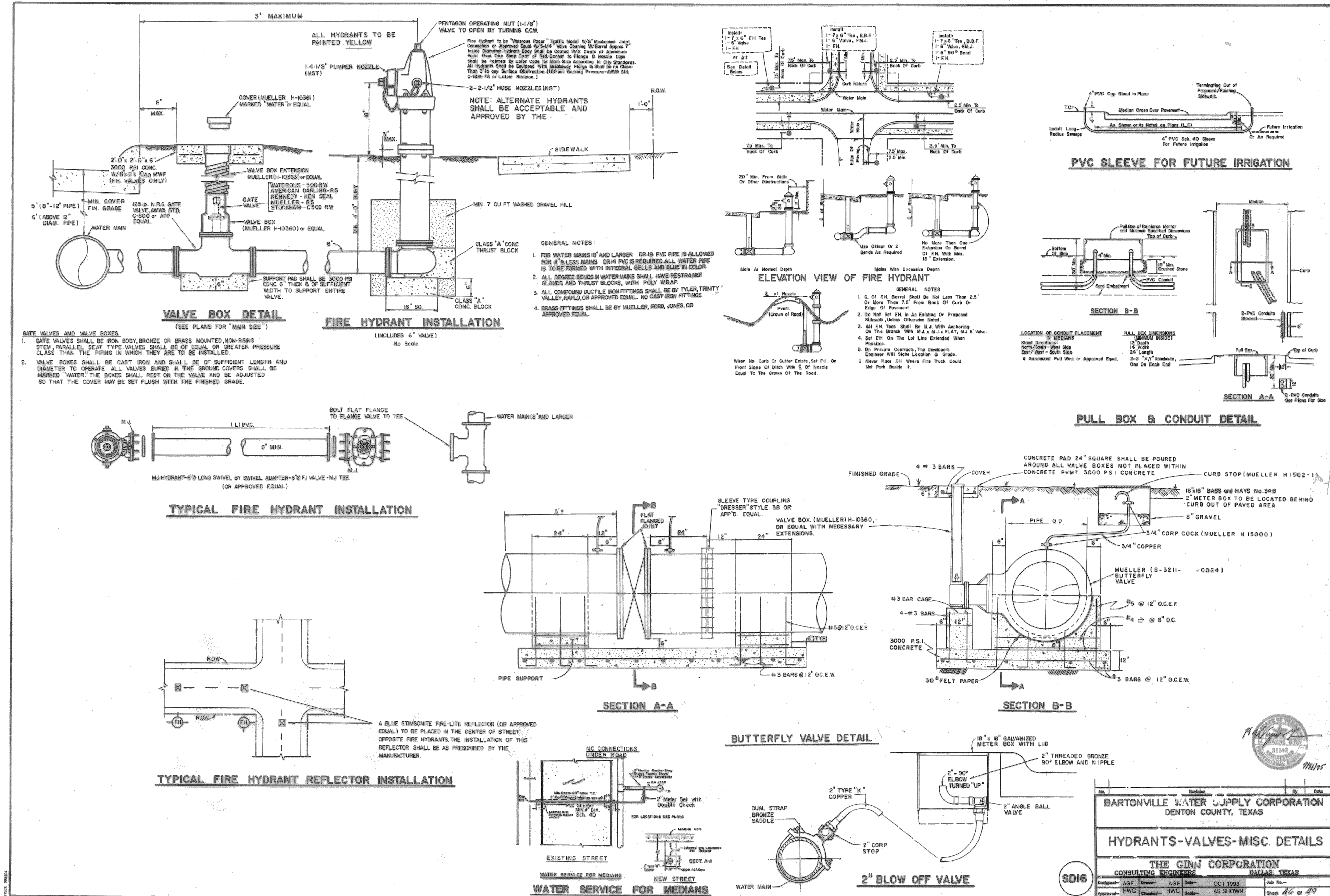
STANDARD CONSTRUCTION DETAILS



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11/04/2022

SPEC21086

C8.03



CROSS TIMBERS WSC MINIMUM INSTALLATION REQUIREMENTS

ALL CONTRACTORS MUST SUBMIT IN WRITING PROOF OF VALID LIABILITY/WORKERS COMPENSATION INSURANCE BEFORE BEGINNING ANY WORK.

ALL MATERIAL UTILIZED FOR THE PROPOSED WATER SYSTEM IMPROVEMENTS SHALL BE NEW AND UNLESS OTHERWISE SPECIFIED HEREIN BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATION.

WATERMAINS

- ALL LINES SHALL BE LAID IN EASEMENT, OR WITH APPROVAL OF THE CROSS TIMBERS WSC ENGINEER AND LOCAL OFFICIALS, LINES MAY BE LAID IN PUBLIC STREETS AND ALLEYS... WATER MAINS SHALL NOT BE LAID UNDER SIDEWALKS...
- WHERE WATER LINES ARE TO BE INSTALLED ON PRIVATE PROPERTY, THE DEVELOPER SHALL SECURE THE NECESSARY EASEMENTS IN THE NAME OF THE CROSS TIMBERS WSC... ALL EASEMENTS MUST BE OF A FORM ACCEPTABLE TO THE CROSS TIMBERS WSC...
- ALL WATER MAINS SHALL BE PVC, C-900... WATER MAINS 10" AND SMALLER SHALL BE CLASS 200, DR-14... LARGER THAN 10" SHALL BE CLASS 150 DR-18... ALL MUST BE OF INTEGRAL BELL DESIGN...
- 1/2" GAUGE SINGLE STRAND WIRE OR TRACER TAPE, BLUE IN COLOR, SHALL BE INSTALLED IN THE BACKFILL MATERIAL 12" ABOVE THE TOP OF THE PIPE...
- WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OVER THE TOP OF THE PIPE OF 48 INCHES...
- PVC PIPE SHALL HAVE A 6" MIN. SAND BEDDING UNDER THE PIPE WITH 12" MIN. OF SAND ON EACH SIDE AND 12" MIN. OF SAND OVER THE TOP OF THE PIPE... THE REMAINING BACKFILL SHALL BE FREE OF LARGE ROCKS, CLODS OR OTHER DEBRIS...
- ALL BENDS AND DEFLECTIONS GREATER THAN 10 DEGREES IN THE MAIN AND FIRE HYDRANT ASSEMBLIES SHALL HAVE APPROVED THRUST BLOCKS AND MEGA-LUG TYPE JOINT RESTRAINTS... THRUST BLOCKS SHALL BE FORMED AND POURED CONCRETE (2,000 PSI) ABLE TO RESIST THE THRUST OF 150 PSI WATER PRESSURE...
- ALL GATE VALVES 2" AND LARGER SHALL BE M & H OR MUELLER RESILIENT SEAT, CAST IRON, TYPE MJ, RATED AT 200 PSI, MEETING AWWA C-509 STANDARDS AND HAVE SQUARE OPERATING NUTS...
- VALVE BOXES SHALL BE PROVIDED FOR ALL VALVES AND BE CAST-IRON CONSTRUCTION COMPLETE WITH LID... CAST-IRON BOXES SHALL BE EXTENSION TYPE WITH SLIDE-TYPE OR SCREW-TYPE ADJUSTMENT WITH FLARED BASE...
- ALL MJ FITTINGS, VALVES, VALVE RISERS TAPPING SLEEVES AND HYDRANT LINES SHALL BE POLY-WRAPPED...
- MEGA-LUG TYPE JOINT RESTRAINTS AND WHEN NECESSARY GALVANIZED "ALL THREAD" RODS SHALL BE PROVIDED ON ALL BENDS WITH CONCRETE THRUST BLOCKING AND POLY WRAP...
- TAPPING SLEEVES SHALL BE STAINLESS STEEL FOR PVC PIPING WITH THRUST BLOCKING...
- WHEN NECESSARY, ALL ROAD ENCROSSINGS SHALL BE BY ROBE UNLESS OTHERWISE SPECIFIED... ALL WATER LINES PASSING UNDER ROADWAYS, ETC. SHALL BE ENCLOSED IN STEEL ENCASMENT PIPE (MILL REJECT IS ACCEPTABLE), MINIMUM 0.250 INCH WALL THICKNESS, OF THE NOMINAL DIAMETER INDICATED ON THE PLANS... THE INTERIOR AND EXTERIOR OF ALL STEEL ENCASMENT PIPES SHALL BE COATED WITH A BITUMINOUS COATING...
- PIPE JOINTS SHALL NOT BE DEFECTED MORE THAN 80% OF THE MANUFACTURERS ALLOWABLE DEFLECTION...
- CONTRACTORS SHALL CALL DIG-TESS FOR LINE LOCATIONS PRIOR TO START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES...
- CONTRACTOR SHALL EXCAVATE AND LOCATE (HORIZONTALLY & VERTICALLY) ALL EXISTING LINES SHOWN FOR TIE-INS, PRIOR TO ORDERING MATERIALS...

WATER SERVICES

- SHALL BE LOCATED INSIDE THE PROPERTY LINE AND ONE (1) FOOT BELOW GRADE... AT THE POINT OF TERMINATION, A 1" ANGLE STOP SHALL BE PROVIDED AND LOCATED INSIDE A CONCRETE METER BOX WITH READER LID INSTALLED AT GRADE AND EXTENDS 6" BELOW THE ANGLE VALVE... EACH METER BOX SHALL BE MARKED WITH BLUE TAPE...
- SHALL BE COMPRESSION TYPE (MUELLER BRASS ONLY) FITTINGS...
- SERVICES SHALL BE 1" TYPE "K" COPPER OR PREFERABLY PRESSURE SERVICE RATED POLY-PIPE...
- SHALL NOT BE SPLICED UNDER EXISTING OR PROPOSED STREETS...
- ALL TAPPING SADDLES SHALL BE BRONZE, STAINLESS STEEL OR OTHER MATERIALS APPROVED BY THE CORPORATION...
- SERVICE LINES SHALL HAVE A MINIMUM COVER OF 18 INCHES...

FIRE HYDRANTS

- FIRE HYDRANT SPACING SHALL BE DETERMINED ON AN INDIVIDUAL BASIS BY CROSS TIMBERS WSC ENGINEER, BUT GENERALLY SHALL NOT EXCEED 500 FEET IN RESIDENTIAL AREAS... IN ADDITION TO THE ABOVE REQUIREMENTS, HYDRANT SPACING AND LAYOUT SHALL CONFORM TO APPLICABLE FIRE CODES AND INSURANCE REGULATIONS.
- TYPE MAIN - ONLY...
- THE BARREL OF THE FIRE HYDRANT SHALL BE SET PERPENDICULAR TO THE GROUND WITH THE LOWEST DISCHARGE OUTLET AT 15" ABOVE GRADE...
- THE PUMPER OUTLET (4 1/2") SHALL FACE THE STREET...
- FIRE HYDRANTS SHALL HAVE ONE (1) 1/2" STEAMER OUTLET AND TWO (2) 2 1/2" OUTLETS... THE TREADS ON ALL HYDRANT OUTLETS SHALL BE OF NATIONAL STANDARD HOSE COUPLING SCREW THREAD DESIGN AND SHALL OPEN COUNTERCLOCKWISE...
- DRAINAGE SUFFICIENT TO CARRY OFF WATER FROM THE DRY-BARREL HYDRANT SHALL BE PROVIDED AS PER STANDARD DETAIL...
- FOR ISOLATION PURPOSES, FIRE HYDRANT CONNECTIONS TO THE GROUND SHALL BE AS FOLLOWS:
 - PROVIDE FLAT FLANGE ON THE IN-LINE TEE;
 - CONNECT WITH A MJ WATER-RESILIENT WEDGE GATE VALVE AND
 - PROVIDE RESTRAINTER GLANDS AT ALL MJ CONNECTIONS AT THE HYDRANT.
- MINIMUM AWWA STANDARDS SHALL BE REQUIRED FOR ALL SUCH INSTALLATIONS
- HYDRANTS SHALL BE SET AND ANCHORED USING A FIRM FOOTING SUCH AS STONE SLABS OR A CONCRETE BASE ON FIRM GROUND TO PREVENT SETTLING AND STRAIN ON HYDRANT AND WILL BE CONSTRUCTED TO MEET AWWA STANDARDS...
- THE DIRECTION OF OPERATION FOR THE FIRE HYDRANT (OPERATING NUT) SHALL BE COUNTERCLOCKWISE...
- ALL FIRE HYDRANTS SHALL BE PAINTED BY THE DEVELOPER IN ACCORDANCE WITH THE SIZE OF THE LINE CONSTRUCTED:
 - 6" LINE - RED CAP / SILVER BARREL
 - 8" LINE - BLUE CAP / SILVER BARREL
 - 10" LINE OR LARGER - YELLOW CAPS / SILVER BARREL
- REFLECTIVE (BLUE) FIRE HYDRANT SPOTTERS SHALL BE INSTALLED IN ALL STREETS AT A POINT OPPOSITE FIRE HYDRANTS, LOCATED ALONG CENTERLINE OF STREET, CLOSEST TO FIRE HYDRANT...

PRESSURE TESTING - HYDROSTATIC TEST

BEFORE BEING ACCEPTED, ALL PIPE LINES CONSTRUCTED SHALL BE TESTED WITH A HYDRAULIC TEST PRESSURE OF NOT LESS THAN 150 PSI MAINTAINED OVER A PERIOD OF NOT LESS THAN TWO (2) HOURS UNLESS OTHERWISE SPECIFIED BY THE OWNER. ALL PARTS OF THE SYSTEM INCLUDING INDIVIDUAL SERVICE RUNOUTS SHALL BE PURGED OF AIR PRIOR TO THE INITIATION OF THE TEST. THE ACCEPTABLE RATE OF LEAKAGE SHALL BE ESTABLISHED BY THE CROSS TIMBERS WSC PRIOR TO THE START OF THE TEST. IF THE TEST INDICATES A LEAKAGE IN EXCESS OF THE ABOVE RATE, THEN THE CONTRACTOR SHALL BE REQUIRED TO FIND THE LEAK AND REPAIR THE SAME. EVEN IF THE TEST REQUIREMENTS ARE MET, ALL APPARENT LEAKS SHALL BE STOPPED. TESTING AND REPAIRS MUST BE WITNESSED BY CROSS TIMBERS WSC PERSONNEL. CROSS TIMBERS WSC WILL OPERATE ALL VALVES FOR LOADING, TEST, OR BLOWING-OFF NEW LINES.

STERILIZATION OF IMPROVEMENTS

AFTER INSTALLATION OF ALL PROPOSED IMPROVEMENTS, ALL LINE INCLUDING STUB OUTS FOR FUTURE SERVICE CONNECTIONS SHALL BE FILLED WITH WATER CONTAINING NO LESS THAN 50 PARTS PER MILLION CHLORINE RESIDUAL MAINTAINED FOR A PERIOD OF TWENTY FOUR (24) HOURS. THE CHLORINE SOLUTION SHALL THEN BE PURGED FROM THE SYSTEM BY OPENING EACH OF THE FIRE HYDRANTS AND INDIVIDUAL SERVICE CORPORATION STOPS IN SEQUENCE UNTIL CHLORINE RESIDUALS DROP TO THE LEVEL MAINTAINED IN THE SYSTEM POTABLE WATER SUPPLY. ALL WORK SHALL BE COORDINATED WITH THE CROSS TIMBERS WSC MANAGER OR HIS APPOINTED REPRESENTATIVE. ALL CHLORINATED WATER PURGED FROM THE TEST MAINS SHALL BE DISPOSED OF PER REGULATORY AGENCY REQUIREMENTS.

BACTERIOLOGICAL SAMPLING - ACCEPTANCE AND COLLECTION

PRIOR TO THE ACCEPTANCE OF THE IMPROVEMENTS FOR SERVICE, THE REQUIRED NUMBER OF BACTERIOLOGICAL SAMPLES SHALL BE COLLECTED ON THE IMPROVEMENTS AND TAKEN TO A TEXAS DEPARTMENT OF HEALTH APPROVED LABORATORY FOR ANALYSIS. SAMPLE COLLECTION MUST BE WITNESSED BY THE CROSS TIMBERS WSC PERSONNEL. PRELIMINARY ACCEPTANCE OF THE IMPROVEMENTS FOR SERVICE WILL BE GRANTED ONCE A ACCEPTABLE BACTERIOLOGICAL RESULTS ARE RECEIVED FROM THE TESTING LAB AND ACCEPTABLE PRESSURE TEST (HYDROSTATIC) RESULTS HAVE BEEN OBTAINED. FAILURE TO COMPLY WITH THESE REQUIREMENTS SHALL BE GROUNDS TO REFUSE INITIATION OF SERVICE UNTIL ALL DEFICIENT ITEMS ARE CORRECTED. ALL WORK SHALL BE PERFORMED IN A WORKMAN LIKE MANNER EXERCISING CARE TO INSURE THAT INTERIOR PORTIONS OF ALL PIPES ARE MAINTAINED CLEAN AND FREE OF SOIL, ETC...

BE ADVISED THAT THE ABOVE MENTIONED ITEMS ARE MINIMUM REQUIREMENTS ONLY AND DO NOT EXEMPT ONE FROM COMPLYING WITH ALL OTHER APPLICABLE REQUIREMENTS OF THE CROSS TIMBER WSC SUBDIVISION RULES AND REGULATIONS, ETC.

FINAL APPROVAL/ACCEPTANCE SHALL BE GRANTED ONCE THE FOLLOWING HAVE BEEN SUBMITTED TO THE CROSS TIMBERS WSC:

- MAINTENANCE BOND TOTALING TEN PERCENT (10%) OF THE TOTAL COST OF CONSTRUCTION OF THE WATER UTILITIES.
- AS-BUILT PLANS.
- COST OF LABOR AND MATERIALS USED IN THE CONSTRUCTION OF THE WATER UTILITIES.
- A WRITTEN STATEMENT ISSUED TO CROSS TIMBERS WSC VERIFYING THAT ALL CONTRACTORS AND MATERIALS HAVE BEEN PAID FOR.



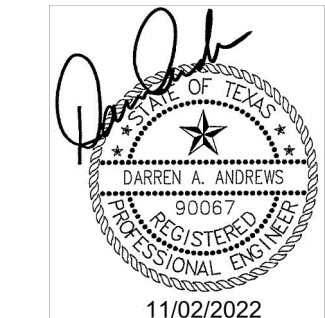
MCADAMS

The John B. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.940.1012
TBP#: 19702 TBP.S: 10194440
www.mcadamsco.com

DEER HOLLOW
81397 Acres
in the

M. TUCKER SURVEY, ABSTRACT NO. 1255
S. LIZENBY SURVEY, ABSTRACT NO. 767
L. GIBBONS SURVEY, ABSTRACT NO. 1623
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

STANDARD CONSTRUCTION
DETAILS

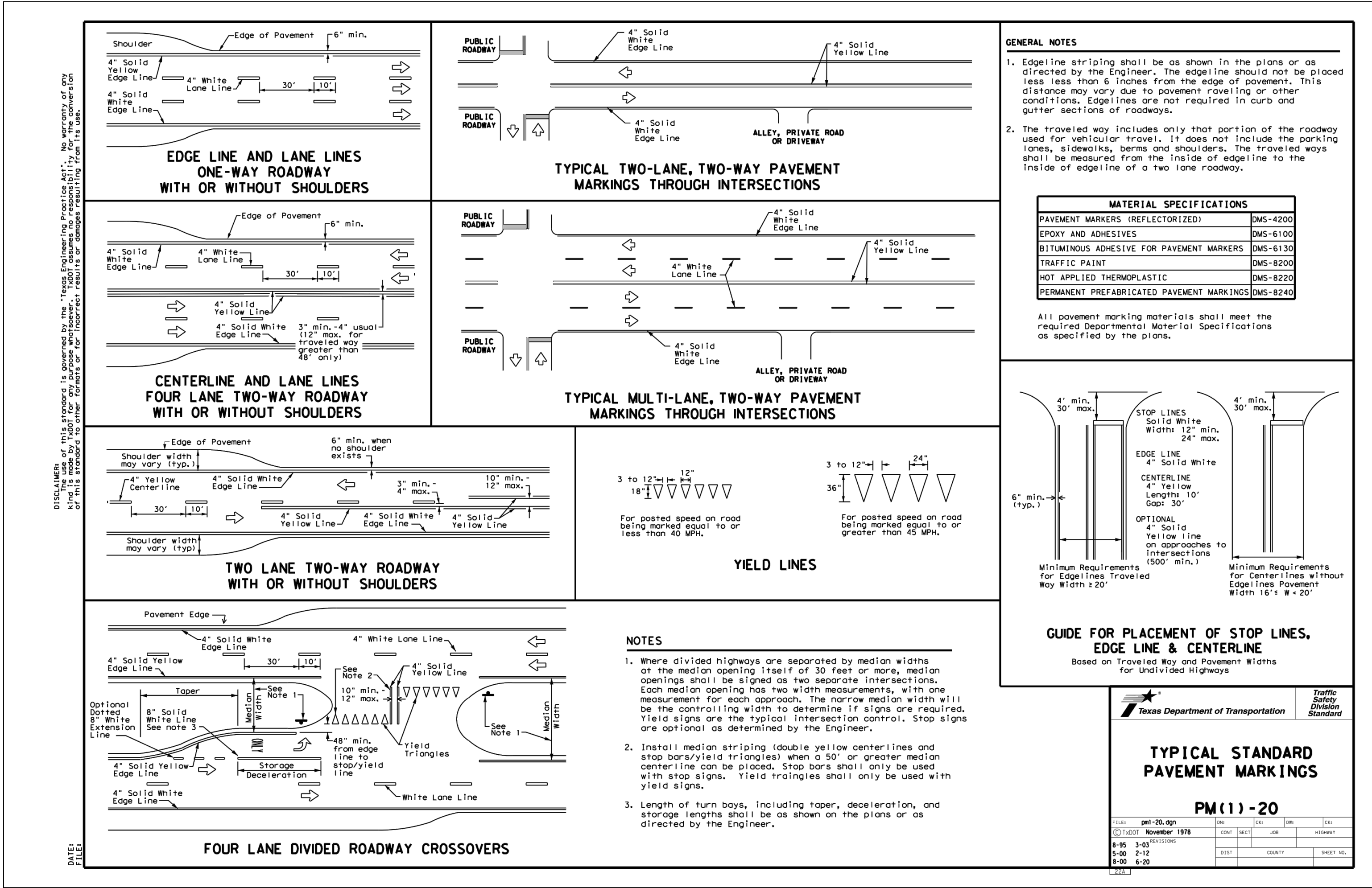


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Date: 06/30/2022
Scale: N.T.S.
Revisions:
11/04/2022

SPEC21086

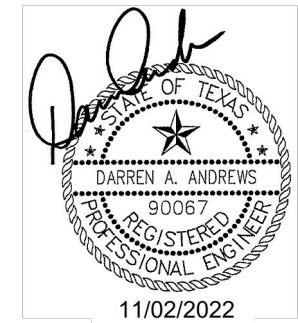
OWNER/DEVELOPER
MIKE MOLLO
916 DOVE CREEK CT.
BARTONVILLE, TX 76228
PH. 214-914-9622
Contact MIKE MOLLO

C8.04



DEER HOLLOW
81397 Acres
in the
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S. LIZENBY SURVEY, ABSTRACT NO. 767
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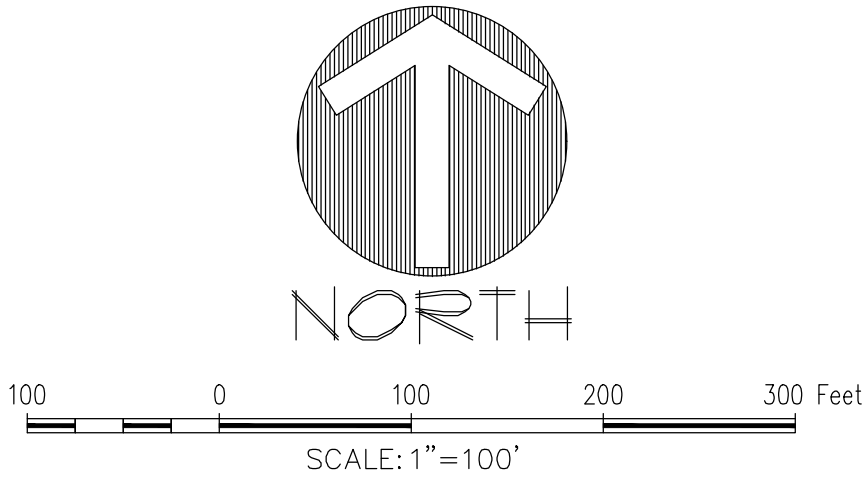
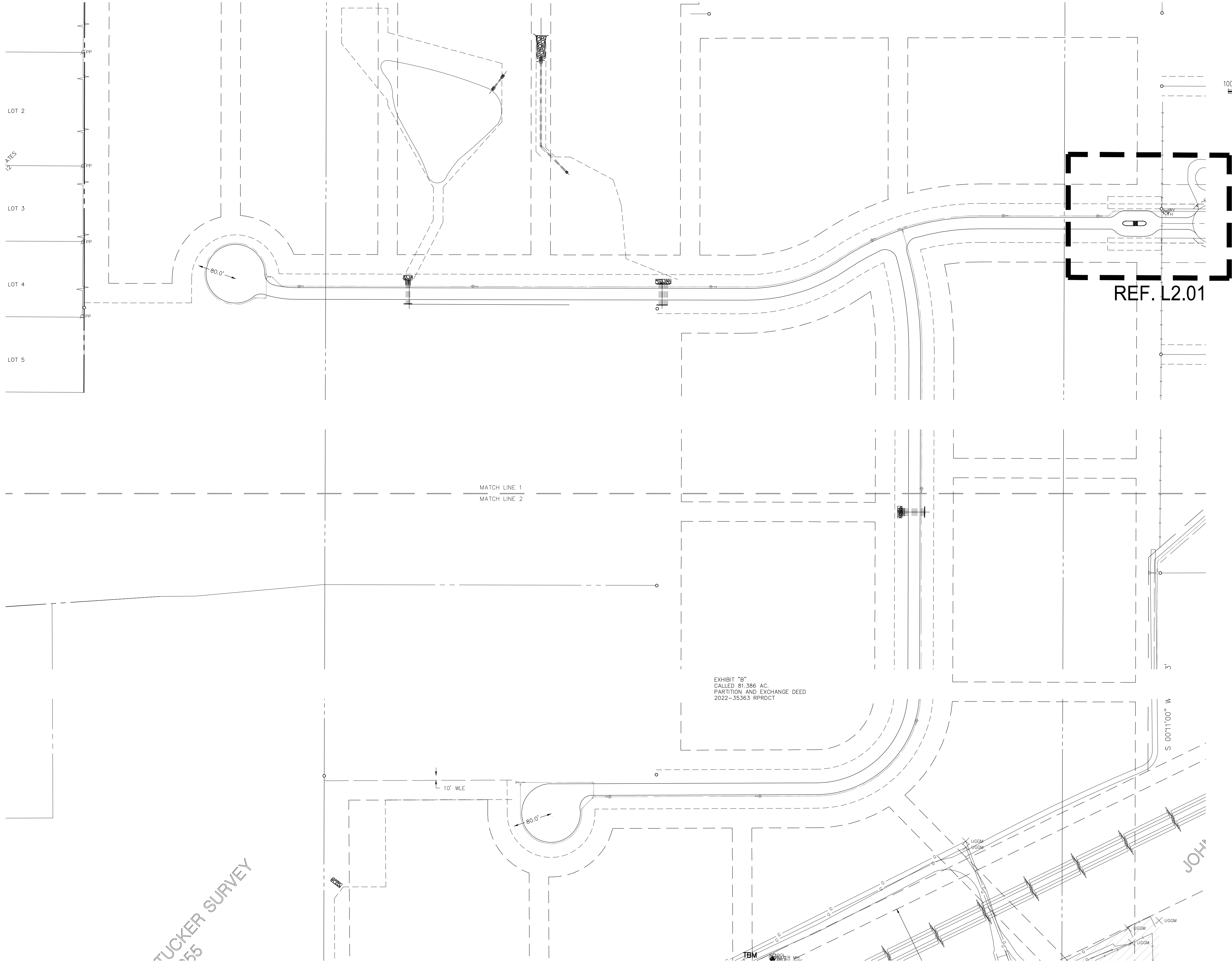
C8.05

OWNER/DEVELOPER
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916 DOVE CREEK CT.
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TBP# 19762 TBP#S 1094440
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TUCKER SURVEY
355

EXHIBIT "B"
CALLED 81.386 AC.
PARTITION AND EXCHANGE DEED
2022-35363 RPROCT

REF. L2.01

OWNER/DEVELOPER
MIKE MOLLO
918 DOVE CREEK CT.
BARTONVILLE, TX 78228
Ph: 214-914-9922
Contact: MIKE MOLLO



Drawn By: LH
Date: 06/30/2022
Scale: 1"=100'
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11/04/2022

SPEC21086

L2.00



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972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TPO: www.gaston.com 184440
www.mcadamsco.com

DEER HOLLOW
Value
Lot VALUE, Block VALUE
81397 Acres
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
BARTONVILLE
DENTON COUNTY, TEXAS

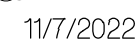
HARDSCAPE PLAN

DEER HOLLOW



SPEC21086

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Date: 06/30/2022
Scale: 1"=5'
Revisions:
11/04/2022



DEER HOLLOW

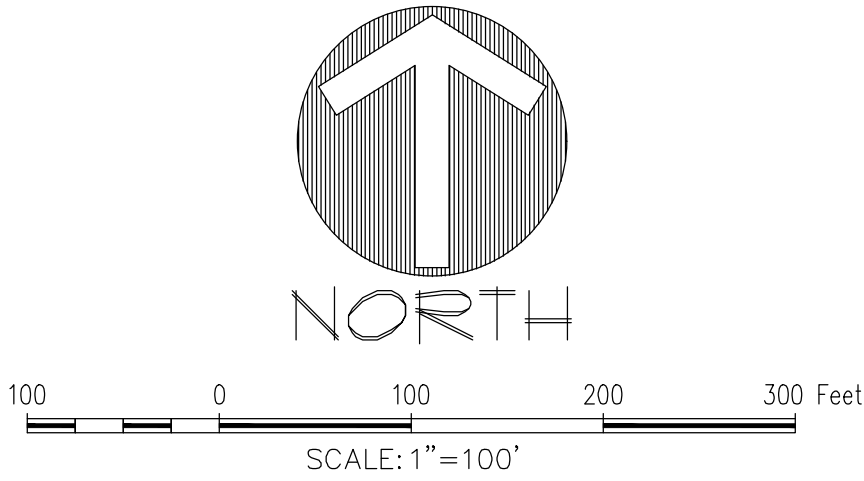
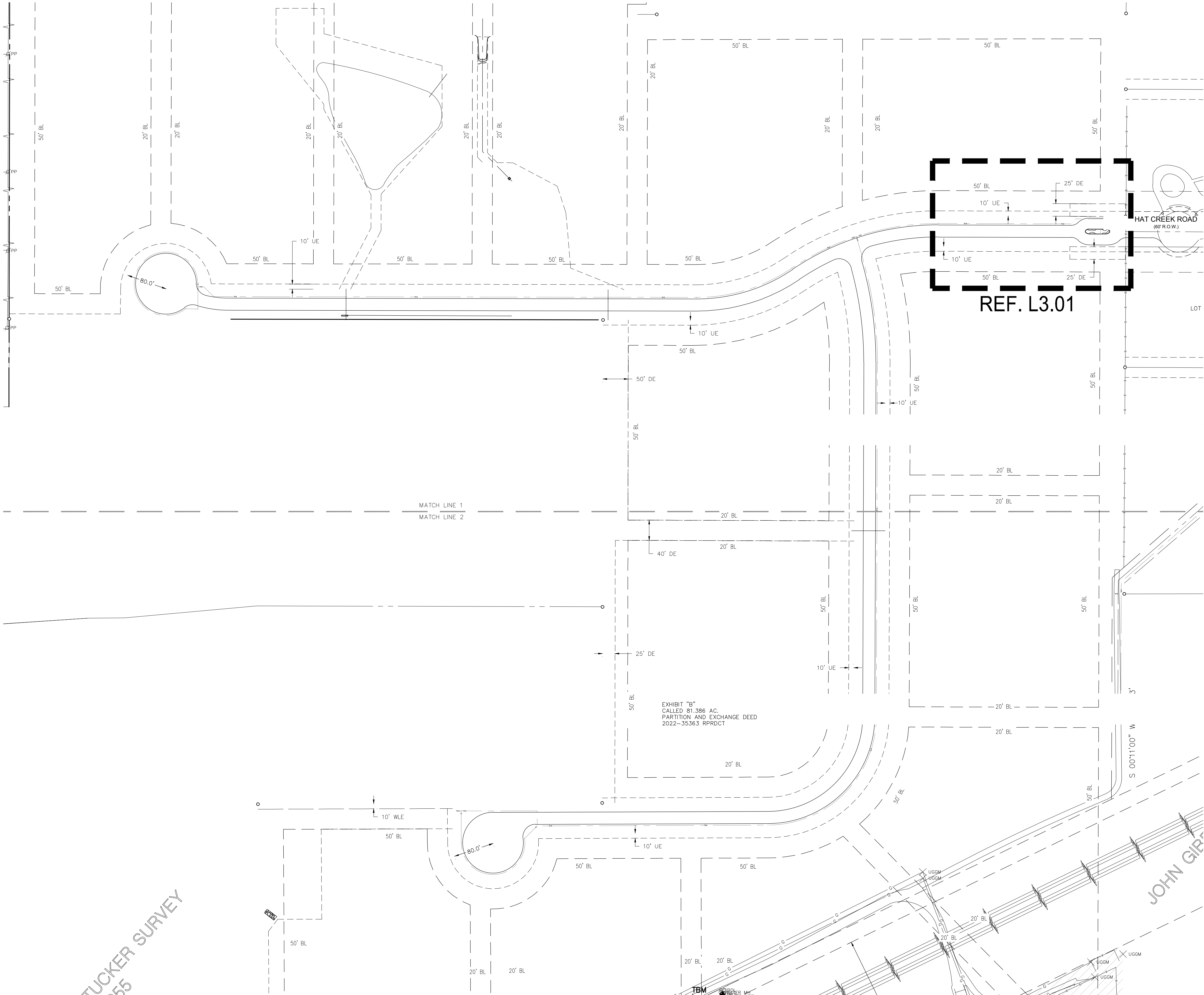
M. TUCKER SURVEY, ABSTRACT NO. 1255
in the
BARTONVILLE
DENTON COUNTY, TEXAS



DEER HOLLOW
www.thecabin360.com

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TUCKER SURVEY
155



OWNER/DEVELOPER
MIKE MOLLO
918 DOVE CREEK CT.
BARTONVILLE, TX 78228
Ph: 214-914-9922
Contact: MIKE MOLLO



Drawn By: LH
Date: 06/30/2022
Scale: 1"=100'
Revisions:
11/04/2022

SPEC21086

L3.00

DEER HOLLOW

Value

Lot Value, Block Value

81397 Acres

in the

M. TUCKER SURVEY, ABSTRACT NO. 1255
BARTONVILLE
DENTON COUNTY, TEXAS

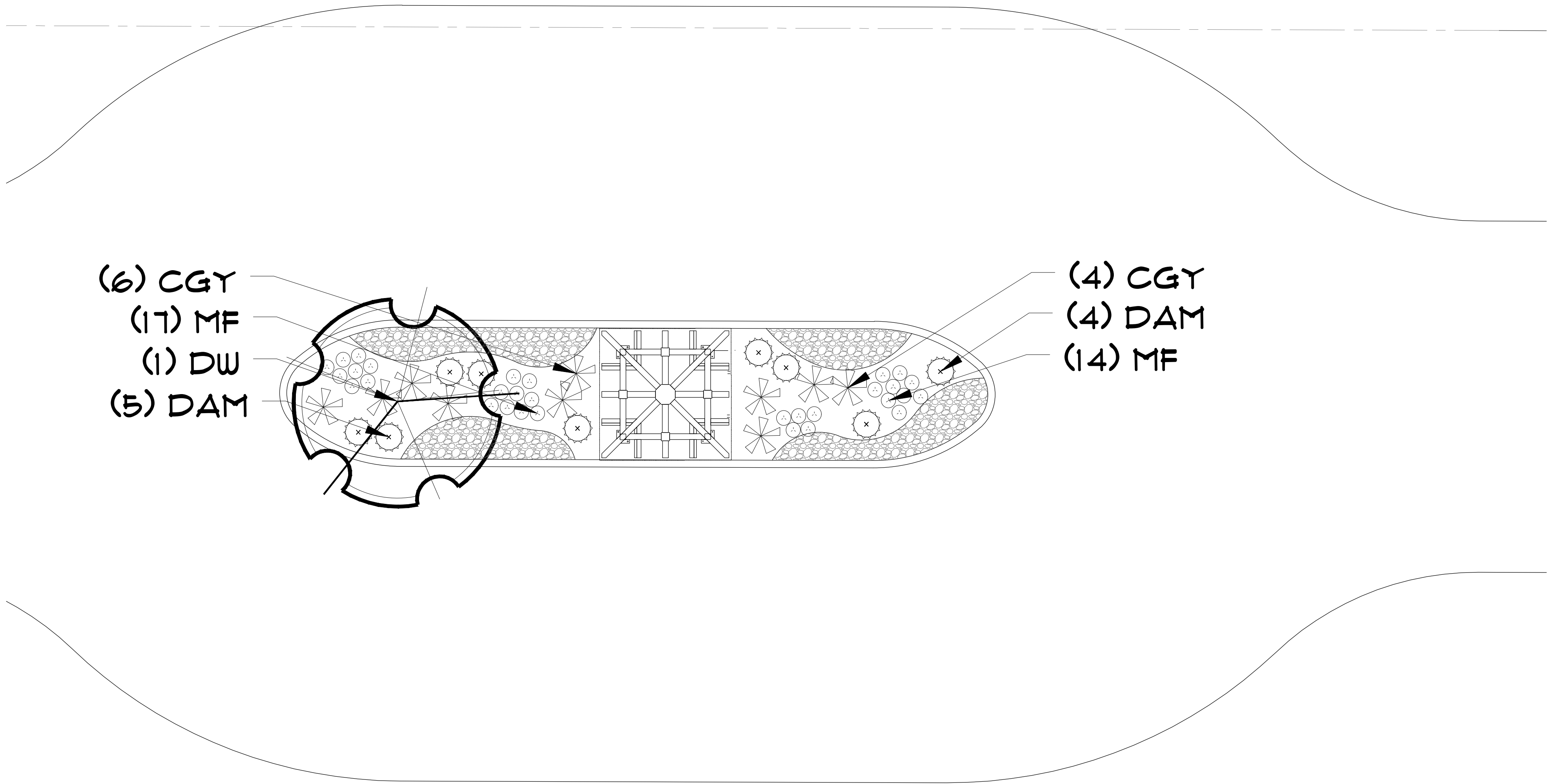
LANDSCAPE PLAN

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201 County View Drive
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DEER HOLLOW

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PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CAL	HGT	REMARKS		
DW	1	Desert Willow / Chilopsis linearis	3"	10`-12`	PER PLAN		
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	SPACING
CGY	10	Color Guard Adam's Needle / Yucca filamentosa 'Color Guard'	3 gal	12"			30" o.c.
DAM	9	Damianita / Chrysactinia mexicana	3 gal	8"			24" o.c.
MF	31	Mexican Feathergrass / Nassella tenuissima	3 gal	12"	2`-0"	XERI	12" o.c.

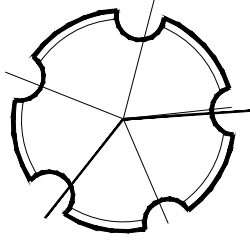
LANDSCAPE NOTES:

- Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans.
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch.
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

OWNER/DEVELOPER
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Ph: 214-914-9922
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PLANT SCHEDULE

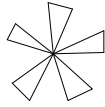
TREES



COMMON / BOTANICAL NAME

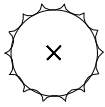
Desert Willow
Chilopsis linearis

SHRUBS



COMMON / BOTANICAL NAME

Color Guard Adam's Needle
Yucca filamentosa 'Color Guard'



Damianita
Chrysactinia mexicana



Mexican Feathergrass
Nassella tenuissima



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www.mcadamsco.com

DEER HOLLOW

Value

Lot VALUE, Block VALUE

81397 Acres

in the

M. TUCKER SURVEY, ABSTRACT NO. 1255

BARTONVILLE

DENTON COUNTY, TEXAS

LANDSCAPE PLAN

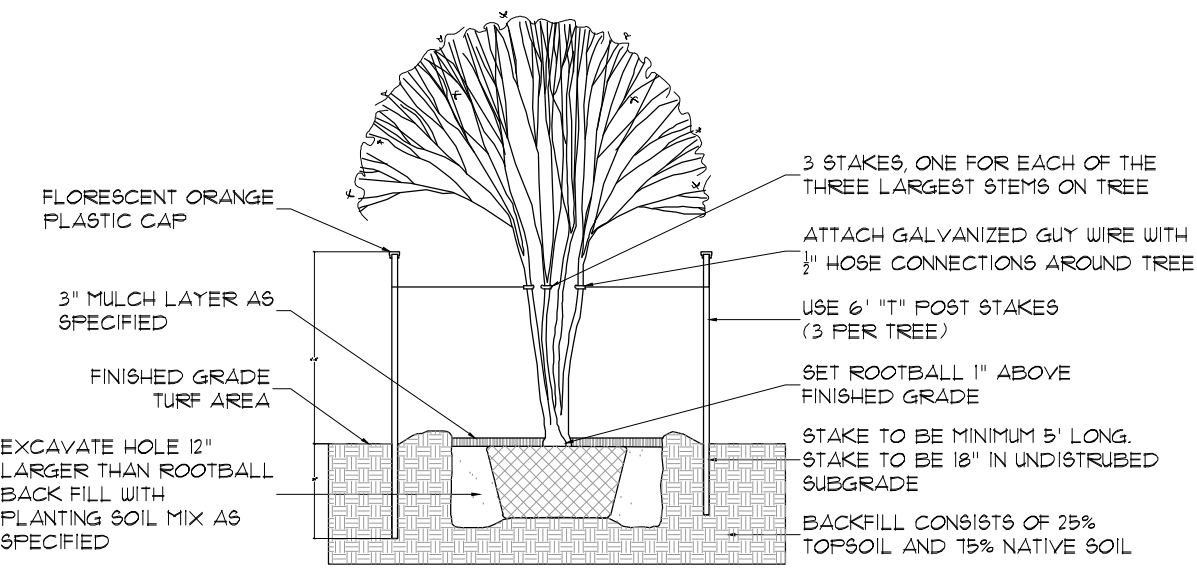


11/7/2022

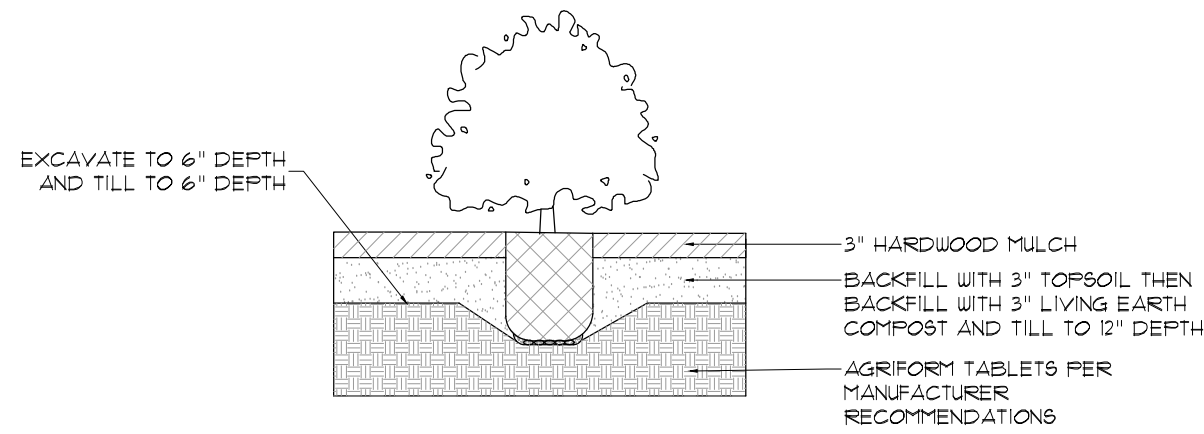
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Date: 06/30/2022
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Revisions:
11/04/2022

SPEC21086

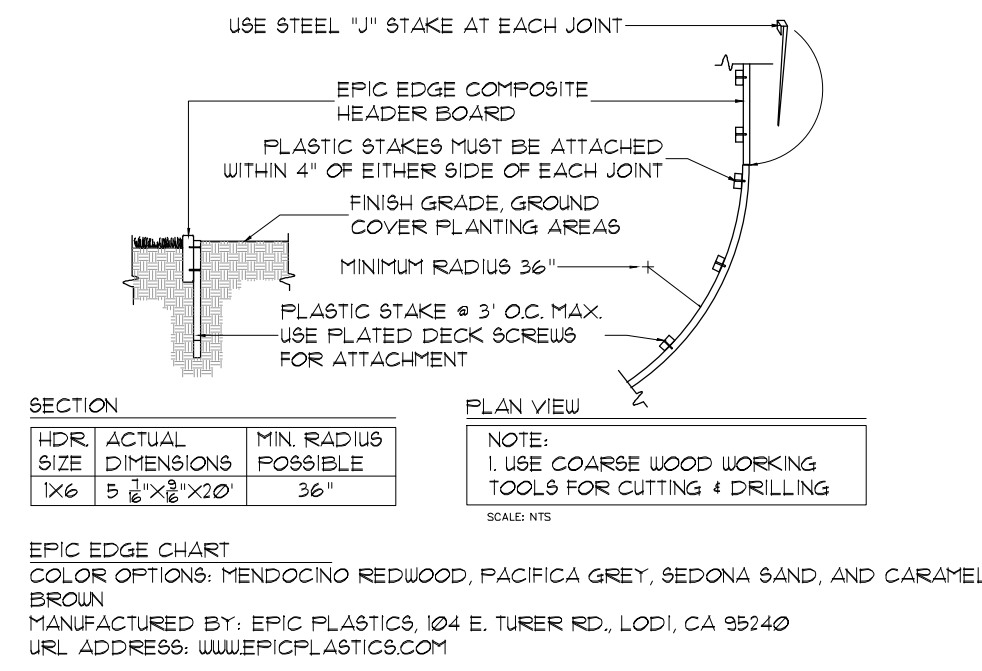
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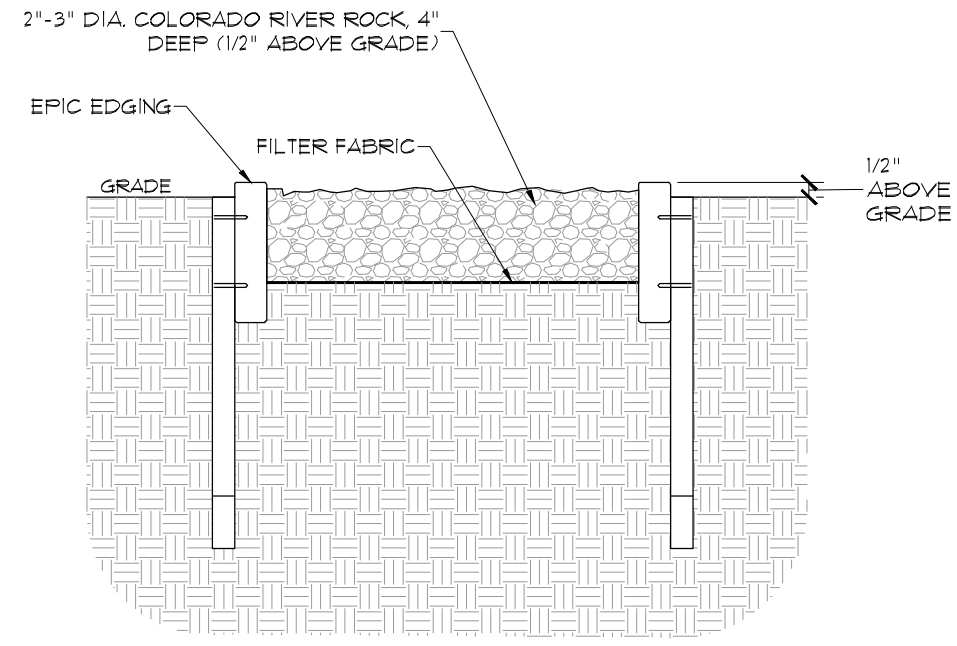
1. MULTI TRUNK TREE STAKING
1/4"=1'



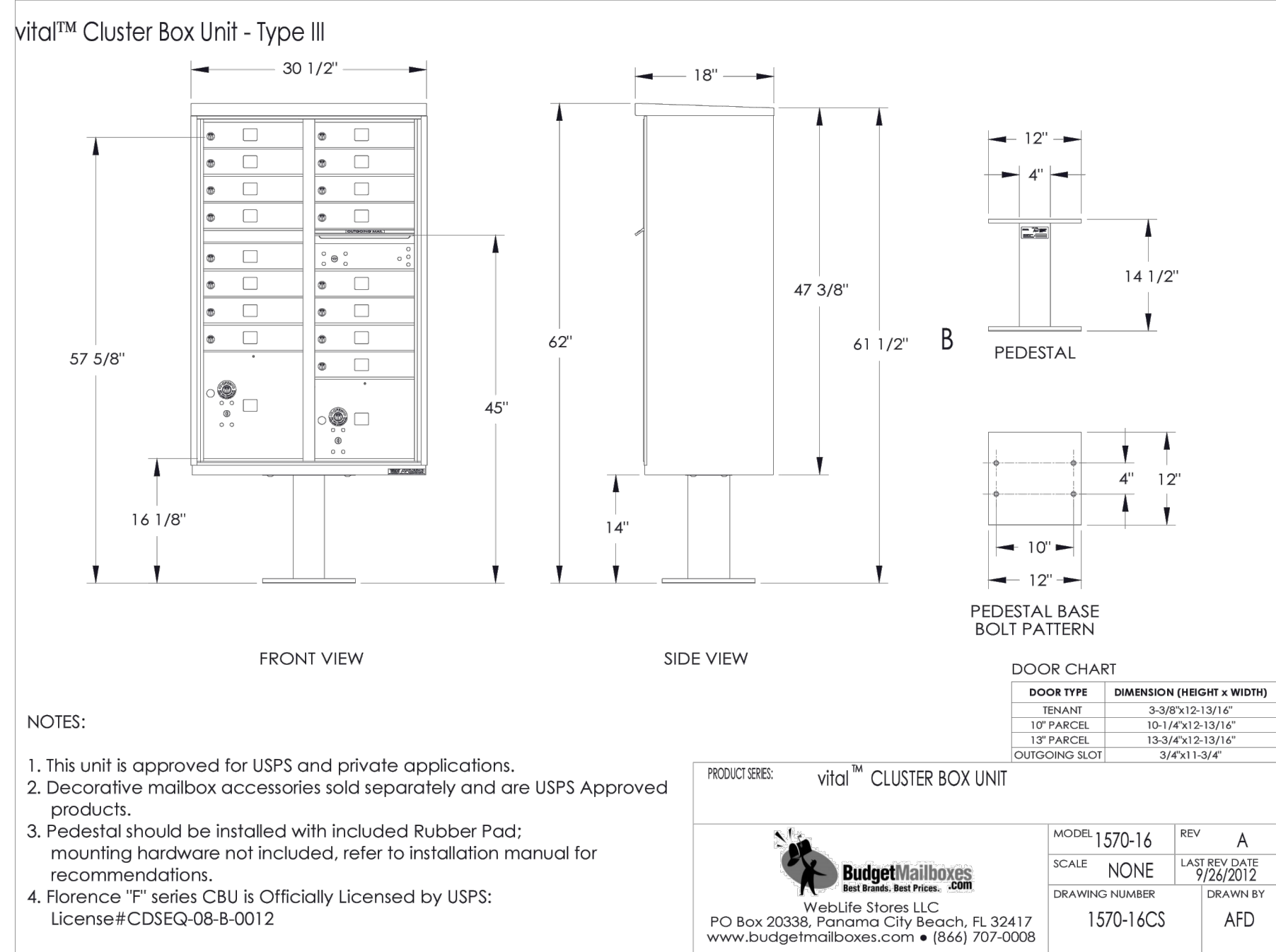
2. SHRUB PLANTING DETAIL
1/2"=1'



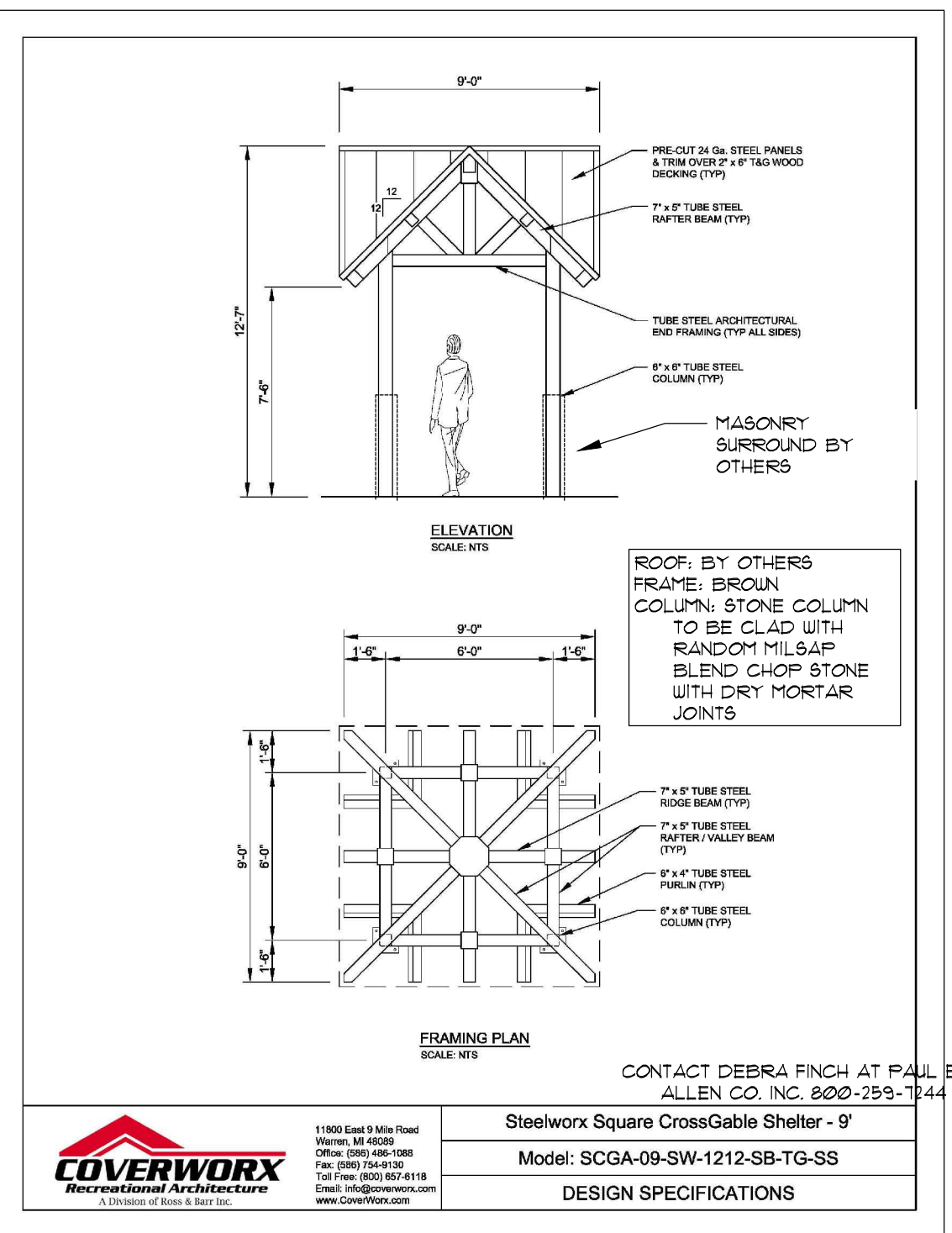
3. STEEL EDGING
NTS



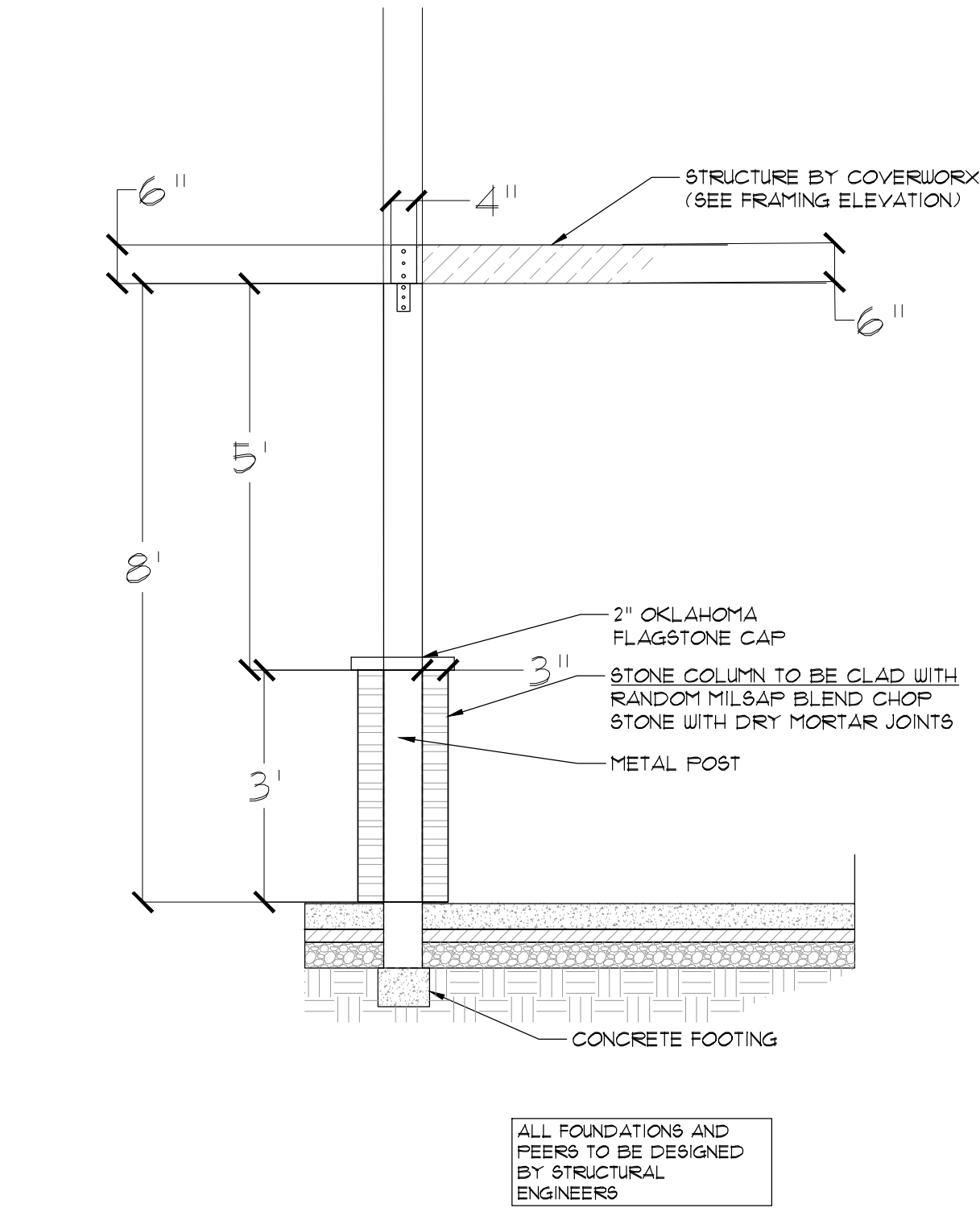
4. RIVER ROCK DRY CREEK
NTS



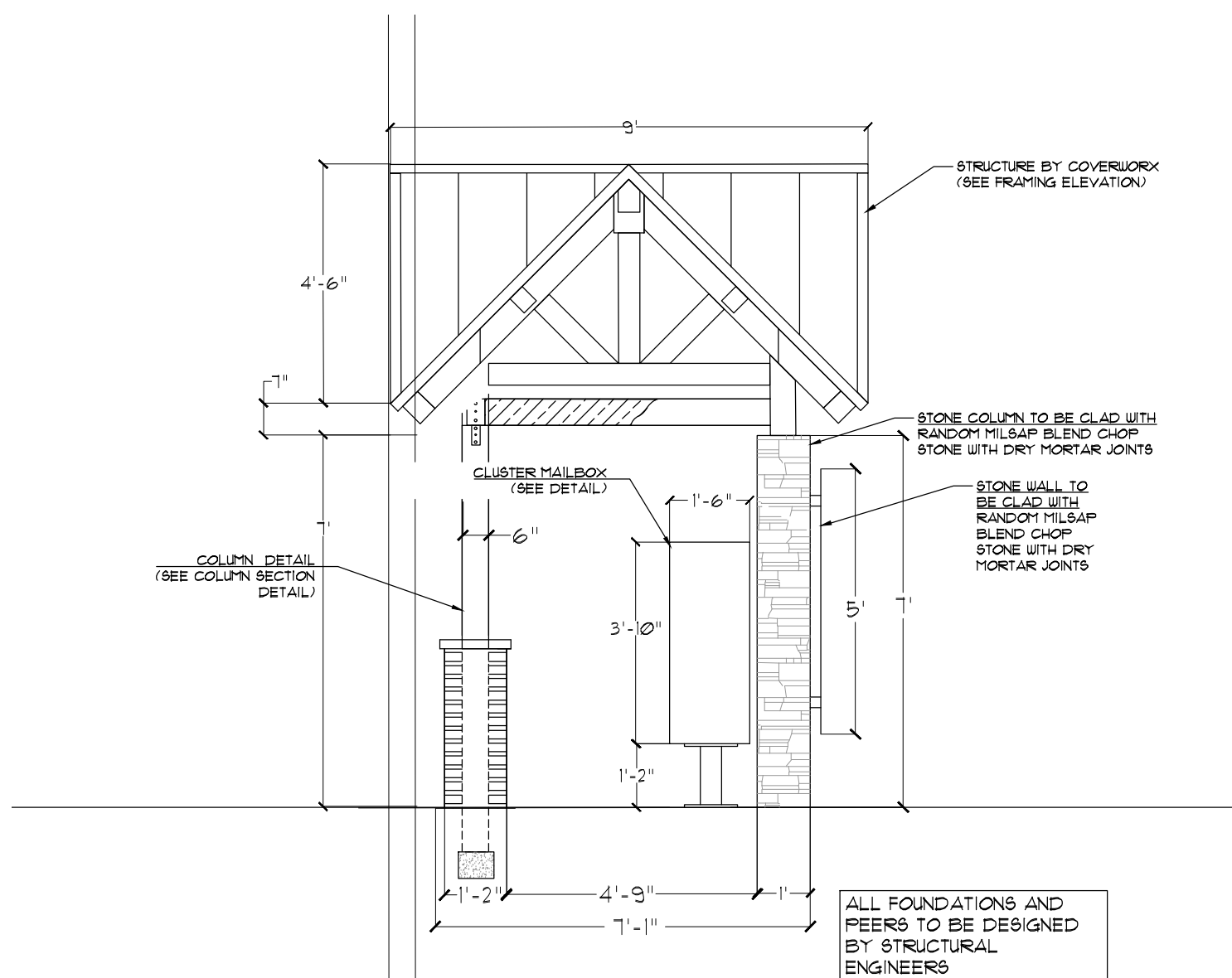
5. CLUSTER MAILBOX
3/4"=1'



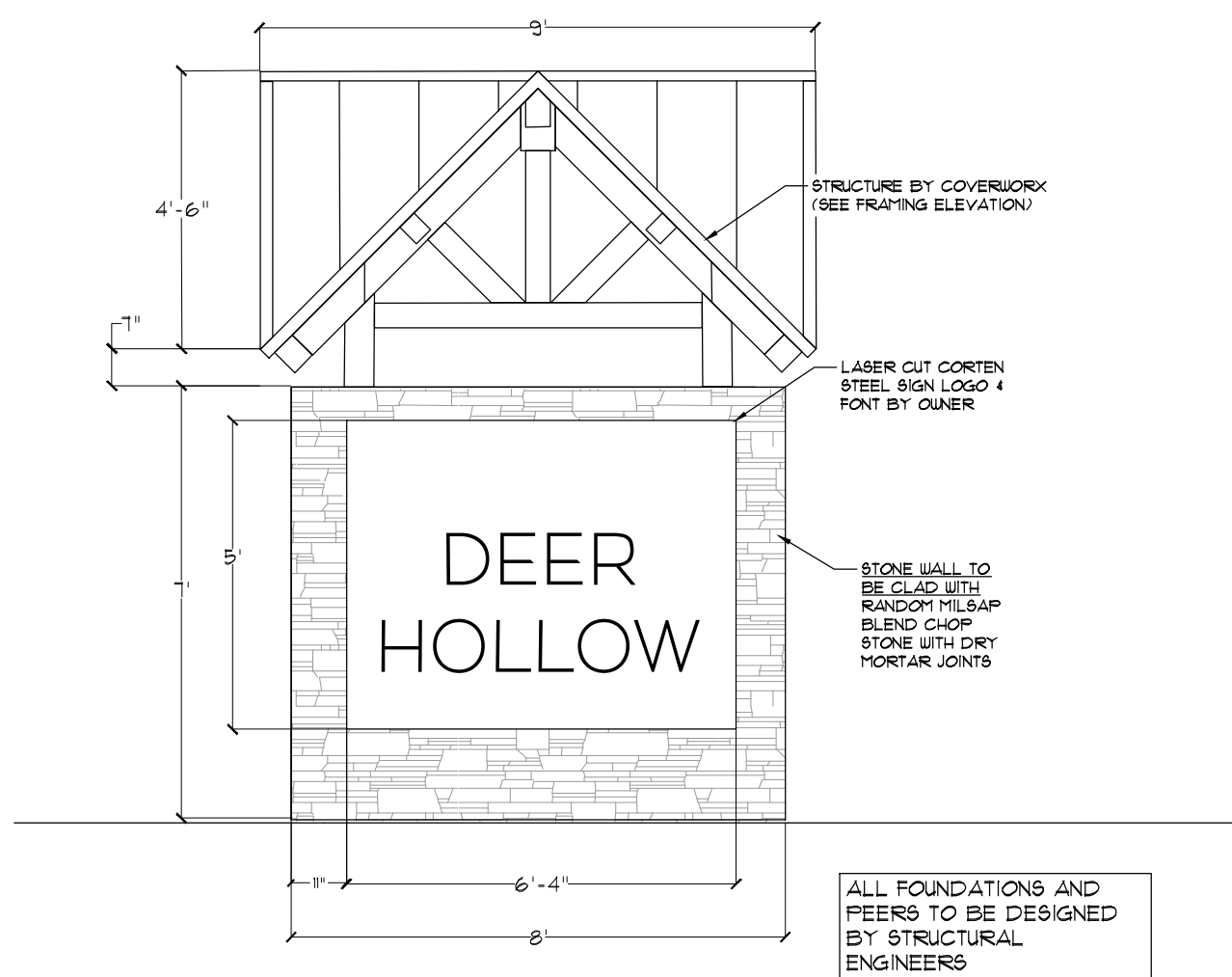
6. FRAMING PLAN
2"=1'



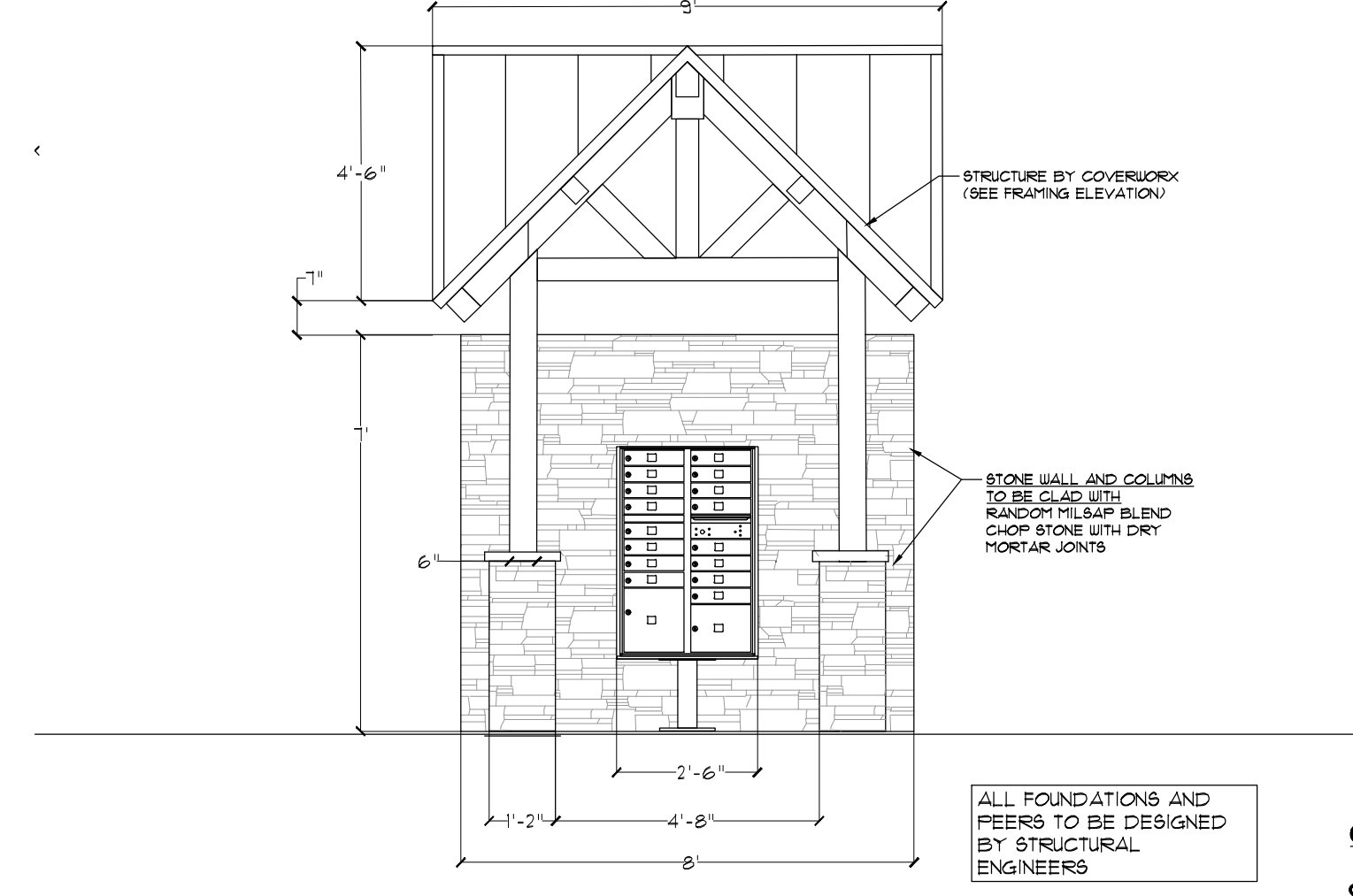
7. COLUMN SECTION
2"=1'



8. NORTH SELEVATION
3"=1'



9. EAST ELEVATION
3"=1'



10. WEST ELEVATION
3"=1'

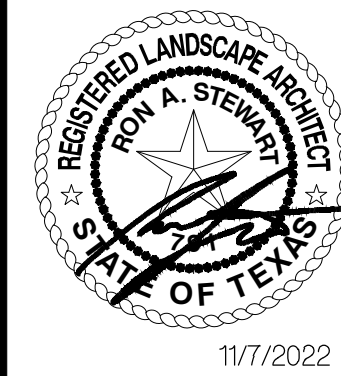
The John R. McAdams Company, Inc.
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DEER HOLLOW

DEER HOLLOW
Value
Lot Value, Block Value
81397 Acres
in the
M. TUCKER SURVEY, ABSTRACT NO. 1255
BARTONVILLE
DENTON COUNTY, TEXAS

LANDSCAPE &
HARDSCAPE DETAILS



Drawn By: LH
Date: 06/30/2022
Scale:
Revisions:
11/04/2022

SPEC21086

L4.00

OWNER/DEVELOPER
MIKE MOLLO
918 DOVE CREEK CT.
BARTONVILLE, TX 76228
Ph. 214-914-9922
Contact: MIKE MOLLO



TOWN COUNCIL COMMUNICATION

DATE November 15, 2022

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss and consider approval of an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 12, "Traffic and Vehicles," Article 12.02, "Traffic-Control Devices," and Article 12.03, "Operation of Vehicles."

SUMMARY:

Town Council accepted the Traffic Ad Hoc Committee recommendations during the October 18, 2022, Regular Meeting. Some of the recommendations may be implemented by the authority vested in the Town Administrator, and some must be enacted by Town ordinance. The attached draft ordinance addresses those recommendations.

Amendment of Article 12.02 addresses the proposed new stop sign locations. All new sign locations create 3-way stop conditions at intersections that currently have a stop condition for only one direction. As they are not completely new locations, this amendment adds the clarification of a 3-way stop to each existing location at Porter Road/E. Jeter, South Gibbons/E. Jeter, Dove Creek/South Gibbons/Frenchtown, and Broome Road/Porter.

Amendments to Article 12.03 address the proposed no parking zones located on McMakin Road between E. Jeter and FM 407, elimination of the 40MPH speed for McMakin Road, and addition of reduced speed limits of 25MPH to the new roads in Hudson Hills, Eagle Ridge, and Trifecta Estates.

FISCAL INFORMATION:

\$70,000.00 General Fund (Budget Amendment approved 10/18/2022)

RECOMMENDED MOTION OR ACTION:

Move to approve an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 12, "Traffic and Vehicles," Article 12.02, "Traffic-Control Devices," and Article 12.03, "Operation of Vehicles."

ATTACHMENTS:

Draft Ordinance

**TOWN OF BARTONVILLE
ORDINANCE NO. ____-22**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 12, "TRAFFIC AND VEHICLES," ARTICLE 12.02, "TRAFFIC-CONTROL DEVICES," AND ARTICLE 12.03, "OPERATION OF VEHICLES"; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Bartonville, Texas, is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Town of Bartonville, Texas, is a general law municipality empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

WHEREAS, the Town is authorized by Chapters 542, 544 and 545 of the Texas Transportation Code to regulate traffic by police officers or traffic-control devices, to designate street intersections as a stop intersection or a yield intersection, to alter a speed limit, to place and maintain traffic-control devices on Town streets, and to erect signs giving notice of such traffic-control and speed limit determinations in the Town; and

WHEREAS, the Town Council of the Town of Bartonville authorized by Town Resolution 2022-12, dated July 26, 2022, the creation of an Ad Hoc Traffic Committee composed of certain Town Council members, interested Town citizens and other Town officials to research, develop and recommend ways and means of improving traffic conditions for safety reasons such as addressing issues regarding cut-through traffic and speeding, and provide recommendations to the Town Council; and

WHEREAS, the Ad Hoc Traffic Committee met, discussed, and prepared recommendations for the Town Council to consider for approval to address various safety and speed mitigation measures; and

WHEREAS, the Town Council has accepted the Ad Hoc Traffic Committee's recommendations, some of which are able to be implemented by the authority vested in the Town Administrator pursuant to Town Code Section 12.02.001, and some of which must be enacted by Town ordinance; and

WHEREAS, the Town Council of the Town of Bartonville has determined that it is in the best interest of the health, safety and welfare of its citizens to amend the Town Code of Ordinances to designate traffic-control devices, parking and speed limits in the Town as specified in this Ordinance, including the determination that certain speed limits in the residential

subdivisions specified in this Ordinance should be reduced to 25 miles per hour because the prima facie speed limit on the streets in those residential subdivisions are unreasonable or unsafe in those locations, in the reasonable exercise of the Town's police power.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.
AMENDMENT OF ARTICLE 12.02**

From and after the effective date of this Ordinance, the Town of Bartonville Code of Ordinances, Chapter 12, "Traffic and Vehicles," Article 12.02, entitled "Traffic-Control Devices," is hereby amended by modifying certain Stop Sign provisions in § 12.02.003(a), "Locations," as follows:

"Article 12.02 TRAFFIC-CONTROL DEVICES

* * *

Sec. 12.02.003 Stop signs.

(a) Locations. Stop signs are authorized and shall be erected and maintained by the town at the following locations:

* * *

(5) Porter Road/E. Jeter 3-way.

* * *

(7) South Gibbons/E. Jeter 3-way.

* * *

(12) Dove Creek/South Gibbons/Frenchtown 3-way.

* * *

(19) Broome Road/Porter 3-way."

**SECTION 3.
AMENDMENT OF ARTICLE 12.03**

From and after the effective date of this Ordinance, the Town of Bartonville Code of Ordinances, Chapter 12, “Traffic and Vehicles,” Article 12.03, entitled “Operation of Vehicles,” is hereby amended by adding a no parking zone to § 12.03.001, and by amending the provisions of certain speed limits in §12.03.031, and said amendments shall read as follows:

“Article 12.03 OPERATION OF VEHICLES

Division 1. Generally

§ 12.03.001. No parking zones

Add the following to the existing table identifying added street and location information:

Street	Location
McMakin	Both the east and west sides of the street, including the shoulders of the street on the east and west sides, the length of the street from E. Jeter north to FM 407, and these areas are declared a tow-away zone.

Division 2. Speed Limits

§ 12.03.031. Established

Delete subsection (b) in its entirety, so that the speed limit on McMakin Road shall be 30 mph, which is the same speed limit as the general speed limit on improved roads in the Town specified in subsection (a), and add subsections (f), (g) and (h) to designate 25 mph speed limits in the Hudson Ranch—now known as Hudson Hill, Eagle Ridge and Trifecta Estates residential subdivisions, as follows:

“(b) Deleted.

* * *

(f) Hudson Ranch/Hudson Hill Subdivision: The prima facie maximum speed limit for motor vehicles traveling on the streets within the Hudson Ranch—now known as Hudson Hill—residential subdivision in the town shall be 25 mph.

(g) Eagle Ridge Subdivision: The prima facie maximum speed limit for motor vehicles traveling on the streets within the Eagle Ridge residential subdivision in the town shall be 25 mph.

(h) Trifecta Estates Subdivision: The prima facie maximum speed limit for motor vehicles traveling on the streets within the Trifecta Estates residential subdivision in the town shall be 25 mph.”

SECTION 4. SEVERABILITY

It is hereby declared to be the intention of the Town Council of the Town of Bartonville, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 5. SAVINGS

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Town of Bartonville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for that purpose.

SECTION 6. ENGROSS AND ENROLL

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

SECTION 7. PUBLICATION

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this Ordinance for two (2) days.

SECTION 8. EFFECTIVE DATE

This Ordinance shall be in full force and effect upon passage and publication of its caption, as the law in such cases provides.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the Town Council of the Town of Bartonville, Texas, on this the 15th day of November 2022.

APPROVED:

Jaclyn Carrington, Mayor

ATTEST:

Tammy Dixon, Town Secretary



TOWN COUNCIL COMMUNICATION

DATE November 15, 2022

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss and consider directing the Development Review Committee to review and provide recommendations on an ordinance amending Division IV, Special Requirements, Chapter 20 Fencing, Walls, and Screening Requirements, and any other related sections of the Zoning Ordinance for the Town of Bartonville related to fencing, walls, and screening.

SUMMARY:

This item has been discussed since March 2022 with public hearings held by the Planning and Zoning Commission as well as Town Council. Due to the nature of the discussions, trying to balance the originally stated desire to prevent subdivisions from building large stretches of solid fences and walls along major thoroughfares with the ability of individual property owners to still build privacy fences, I recommended sending this to DRC for review. DRC membership includes individuals from both P&Z and Town Council, with the goal of recommending a solution that balances the competing concerns.

A summary of the actions taken since March 15, 2022, is attached to this item.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

ATTACHMENTS:

History and action report regarding amendments to the fence ordinance.

03/15/2022 Town Council	<p>Discussion on amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, the Zoning regulations for the Town of Bartonville, by amending Division IV, Special Requirements, Chapter 20 Fencing, Walls, and Screening Requirements.</p> <p><i>Mayor Scherer stated he requested this item be brought forward for discussion to consider adopting regulations similar for McMackin Road and other possibly other roads.</i></p> <p><i>Following discussion, the consensus of the Town Council was to call for public hearings on this item for discussion and consideration in April.</i></p>
04/06/2022 P & Z	<p>Public Hearing to consider recommendations to Town Council regarding an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, the Zoning regulations for the Town of Bartonville, by amending Division IV, Special Requirements, Chapter 20 Fencing, Walls, and Screening Requirements.</p> <p><i>Commissioner Abernathy moved to recommend approval of the zoning ordinance update to change requirements for walls along McMakin, Jeter, Porter, Broome, Gibbons, and Frenchtown, to the Town Council. Vice Chair McDonald seconded the motion.</i></p>
04/19/2022 Town Council	<p>Public Hearing to consider an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, the Zoning regulations for the Town of Bartonville, by amending Division IV, Special Requirements, Chapter 20 Fencing, Walls, and Screening Requirements.</p> <p><i>Councilmember Sams moved to send the ordinance back to the Planning and Zoning Commission for further review to include defining shrubs. Councilmember Roberts seconded the motion.</i></p>
07/06/2022 P& Z	<p>Workshop Item: Discuss, consider, and make recommendations to the Town Council to call for public hearings regarding an ordinance amending Division IV, Special Requirements, Chapter 20 Fencing, Walls, and Screening Requirements, and any other related sections of the Zoning Ordinance for the Town of Bartonville related to fencing, walls, and screening.</p> <p><i>Discussion was held regarding fences potentially blocking the open feel of the Town, with a decision to allow for more research on how to balance individual residential lots being able to install privacy fences without allowing subdivisions to create long impervious barriers along the Town's major corridors. The Commission requested this item be brought back to the next meeting for further discussion and possible recommendation to Town Council.</i></p>

08/03/2022 P&Z	<p>Discuss, consider, and make recommendations to the Town Council to call for public hearings regarding an ordinance amending Division IV, Special Requirements, Chapter 20 Fencing, Walls, and Screening Requirements, and any other related sections of the Zoning Ordinance for the Town of Bartonville related to fencing, walls, and screening.</p> <p><i>Presentation given by planner. Following discussion, Ms. Nusser stated she would take the recommendations and bring back a draft for review.</i></p>
09/14/2022 P&Z	<p>Discuss, consider, and make recommendations to the Town Council to call for public hearings regarding an ordinance amending Division IV, Special Requirements, Chapter 20 Fencing, Walls, and Screening Requirements, and any other related sections of the Zoning Ordinance for the Town of Bartonville related to fencing, walls, and screening</p> <p><i>Commissioner Hoyt-Stenovitch moved to postpone the item to October 5, 2022. Commissioner Arens seconded the motion.</i></p>
10/05/2022 P&Z	<p>Discuss, consider, and make recommendations to the Town Council to call for public hearings regarding an ordinance amending Division IV, Special Requirements, Chapter 20 Fencing, Walls, and Screening Requirements, and any other related sections of the Zoning Ordinance for the Town of Bartonville related to fencing, walls, and screening.</p> <p><i>Mr. Chambers recommended this item be sent for further review to the Development Review Committee.</i></p> <p><i>Commissioner Hoyt-Stenovitch moved to recommend to Town Council that the fence ordinance update be sent to the Development Review Committee for discussion and recommendation. Commissioner Abernathy seconded the motion.</i></p>



TOWN COUNCIL COMMUNICATION

DATE November 15, 2022

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss and consider approval of a resolution approving an extension of the Annual Contract for Miscellaneous Pavement Repair and Drainage Improvements between the Town of Bartonville and SPI Asphalt, LLC., and authorizing the Town Administrator to execute contract extension documents.

SUMMARY:

The Annual Contract for Miscellaneous Pavement Repair and Drainage contract was awarded to SPI Asphalt, LLC in November of 2021. The agreement language includes the option to extend the agreement for two (2) consecutive one-year terms, and this extension is the first such extension. The extension also includes a proposed amendment that creates unit pricing for items not listed in the original agreement, such as striping and backfill for structures.

FISCAL INFORMATION:

While the contract amount is \$332,110, the current impact to the Town's budget is \$100,000 to the street maintenance fund. Should additional work be identified and recommended, it would require a budget amendment to be approved by the Town Council.

RECOMMENDED MOTION OR ACTION:

Move to approve a resolution approving an extension of the Annual Contract for Miscellaneous Pavement Repair and Drainage Improvements between the Town of Bartonville and SPI Asphalt, LLC., and authorizing the Town Administrator to execute contract extension documents.

ATTACHMENTS:

Resolution

First Amendment to Contract

Standard Contract approved 2021

RESOLUTION 2022- ____

A RESOLUTION OF THE TOWN OF BARTONVILLE, TEXAS, APPROVING AN EXTENSION OF THE ANNUAL CONTRACT FOR MISCELLANEOUS PAVEMENT REPAIR AND DRAINAGE IMPROVEMENTS BETWEEN THE TOWN OF BARTONVILLE AND SPI ASPHALT, LLC, FOR A PERIOD OF ONE YEAR CONTINUING THROUGH NOVEMBER 30, 2023; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE CONTRACT EXTENSION DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Town of Bartonville and SPI Asphalt, LLC, entered into that certain 2021 Annual Contract for Miscellaneous Pavement Repair and Drainage Improvements, effective November 19, 2021 (the “Contract”), that expires on November 30, 2022; and

WHEREAS, under the terms of the Contract set forth in the Contract Documents, Special Instructions to Bidders, Section 5, Contract Term, the Town has the option to renew the Contract for a one-year term that requires the consent of both the Town and SPI Asphalt, LLC, and may include a negotiation of unit prices at the time of renewal; and

WHEREAS, a negotiation of additional bid items for pavement marking and earthwork and unit prices under the Contract have been negotiated between the Town and SPI Asphalt, LLC; and

WHEREAS, upon full review and consideration of the Contract and one-year renewal extension negotiations, and all matters related thereto, the Town Council is of the opinion and finds that said Contract shall be extended for an additional year, from December 1, 2022, and continuing through November 30, 2023, under the same terms and conditions except as amended by negotiation between the Town and SPI Asphalt, LLC.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:

SECTION 1. The renewal of the Contract is hereby approved, and the Town Administrator is hereby authorized to sign the necessary documents extending the Contract, attached hereto as Exhibit “A,” for a period of one year, from December 1, 2022, and continuing through November 30, 2023, under the same terms and conditions as set forth in the Contract, and as amended by negotiation between the Town and SPI Asphalt, LLC, as shown on attached Exhibit “A.”

SECTION 2. This Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY ADOPTED by the Bartonville Town Council on this 15th day of November 2022.

APPROVED:

Jaclyn Carrington, Mayor

ATTEST:

Tammy Dixon, Town Secretary

**FIRST AMENDMENT TO
CONTRACT BETWEEN TOWN OF BARTONVILLE AND SPI ASPHALT, LLC**

This First Amendment to the 2021 Annual Contract for Miscellaneous Pavement Repair and Drainage Improvements (this “First Amendment”) is made and entered into by the Town of Bartonville, Texas, a municipal corporation (hereinafter referred to as “Town”) and SPI Asphalt, LLC, authorized to conduct business in the State of Texas (hereinafter referred to as “SPI”) (collectively, the “Parties”), and constitutes an amendment to the 2021 Annual Contract for Miscellaneous Pavement Repair and Drainage Improvements, effective November 19, 2021, (the “Contract”) executed by the Parties to provide for street pavement repair and drainage improvements in the Town.

RECITALS:

WHEREAS, the Parties executed the Contract effective November 19, 2021; and

WHEREAS, the Contract provides certain provisions regarding street pavement repair and drainage improvements in the Town for a period of one (1) year, with provision for two one-year extensions at the option of the Town and as agreed upon by the Parties; and

WHEREAS, the Parties desire to extend the term of the Contract for one (1) year in accordance with the availability of such option set forth in the Contract Documents, Special Instructions to Bidders, Section 5, Contract Term; and

WHEREAS, the Parties have concluded that the Contract, as extended by this First Amendment, will continue SPI’s provision of street pavement repair and drainage improvements in the Town under the same terms and conditions of the Contract, except for additional bid items for pavement marking and earthwork, and unit prices, as have been negotiated by the Parties; and

WHEREAS, this First Amendment is in the best interest of the Parties.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND CONSIDERATION PROVIDED FOR HEREIN, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY CONFIRMED, THE PARTIES HERETO AGREE TO THE FOLLOWING:

Section 1. All matters stated above in the preamble are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. **One Year Extension of Contract:** Pursuant to the renewal option set forth in the Contract Documents, Special Instructions to Bidders, Section 5, Contract Term, the Parties hereby consent to the extension of the Contract for a One Year Renewal Term, from December 1, 2022, and continuing through November 30, 2023, under the same provisions and pricing as the initial term set forth in the Contract, except as such provisions are modified by the additional bid items for pavement marking and earthwork, and unit prices, as set forth on Exhibit 1 attached hereto.

Section 3. **Remainder of Terms of the Contract Remain the Same**: The rest and remainder of the terms and conditions set forth in the Contract are unchanged and are not amended or altered by this First Amendment.

IN WITNESS WHEREOF, we have hereunto set our hands this ____ day of November, 2022, in duplicate originals.

TOWN OF BARTONVILLE, TEXAS

SPI ASPHALT, LLC

By: _____

By: _____

Name: Thad Chambers

Name: _____

Title: Town Administrator

Title: _____

ATTEST:

ATTEST:

By: _____

By: _____

Name: Tammy Dixon

Name: _____

Title: Town Secretary

Title: _____

SPI Asphalt LLC
 1080 E. Hickory Hill Rd.
 Argyle, TX 76226

Item H12.

Proposal

Proposal Date: 11/2/2022

Proposal #: 10135

P.O. No.

Bill To:

Town of Bartonville
 1941 E. Jeter Rd.
 Bartonville, TX 76226

Item	Description	Est. Hours/...	U/M	Rate	Total
Striping	4" W BRK THERMO	50	LF	1.50	75.00
Striping	4" W SLD THERMO	340	LF	1.50	510.00
Striping	8" W SLD THERMO	190	LF	1.50	285.00
Striping	12" W SLD THERMO	140	LF	3.00	420.00
Striping	24" W SLD THERMO	36	LF	10.00	360.00
Striping	THERMO ARROW	4	ea	200.00	800.00
Striping	THERMO 'ONLY'	4	ea	250.00	1,000.00
Striping	4" Y SLD THERMO	700	LF	1.50	1,050.00
Striping	24" Y SLD THERMO	50	LF	10.00	500.00
Striping	RPM TY IICR	15	ea	6.00	90.00
Striping	RPM TY IIAA	20	ea	6.00	120.00

Total **\$5,210.00**

Additional

Summary of Pay Item	Quantity	Unit	Unit Price	Total
Backfill for Structures	3	CY	\$50.00	\$150.00

Phone:

940-399-8183

STANDARD FORM OF AGREEMENT

STATE OF TEXAS

COUNTY OF DENTON

THIS CONTRACT is made and entered into on this the 16th day of November 2021 by and between the Town of Bartonville (hereinafter referred to as "OWNER") and SPI Asphalt, LLC (hereinafter referred to as "CONTRACTOR"). In consideration of the payments and agreements hereinafter mentioned, to be made and performed by OWNER, and under the conditions expressed in the bonds attached hereto, CONTRACTOR hereby agrees with OWNER to commence and complete performance of the work specified below:

**2021 Annual Contract for Miscellaneous Pavement Repair and
Drainage Improvements**

for payment in the amount of \$ 326,750.00 and all extra work in connection therewith, under the terms as stated in the General Conditions of the agreement; and at his (or their) own proper cost and expense to furnish all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the work specified above, in accordance with the conditions and prices stated in the Proposal and the Performance and Payment Bonds, attached hereto, and in accordance with all the General Conditions of the Agreement, the Special Conditions, the Notice to Bidders (Advertisement for Bids), and Instructions to Bidders, as referenced herein and on file in the office of the Town Secretary, and in accordance with the plans, which includes all maps, plats, blueprints, and other drawings and printed or written explanatory matter thereof, and the Specifications therefore, as prepared by Teague Nall and Perkins, Inc. all of which are referenced herein and made a part hereof and collectively evidence and constitute the entire contract.

The Contractor hereby agrees to commence work within ten (10) days after written notice to do so shall have been given to him, and to complete the work within the timeframe outlined in the Work, subject to such extensions of time as are provided by the General and Special Provisions.

The OWNER agrees to pay the Contractor in current funds the price or prices shown in the proposal, which forms a part of this contract, such payments to be subject to the General and Special Provisions of the contract.

IN WITNESS WHEREOF, the parties of these presents have executed this Agreement in the year and day first above written.

Cori Reaume
(Town of Bartonville)

By: Cori Reaume, Interim Town Administrator

ATTEST:

Sammy Dixon Town Secretary

Approved by Town Council 11/16/2021

Tony Hogan
(CONTRACTOR)

By: Kim Collins / Tony Hogan

ATTEST: [Signature]

SF-1

**Town of Bartonville, Texas
2021 ANNUAL CONTRACT FOR
FOR MISCELLANEOUS PAVEMENT REPAIR AND DRAINAGE IMPROVEMENTS**

PROPOSAL/UNIT PRICE BID SCHEDULE

THIS BID IS SUBMITTED TO:

Town of Bartonville
1941 E. Jeter Road
Bartonville, Texas 76226

The Undersigned Bidder proposes to complete the work as shown on the Plans and described in the specifications for the following prices:

No.	Bid Item Description	Estimated Quantity	Unit Price Bid	Total Amount Bid
Base Bid Items				
1	Mobilization for Crack Sealing	2 LS	\$ <u>1500.00</u> /LS	\$ <u>3000.00</u>
2	Crack Sealing (0 to 4,000 LF)	4,000 LF	\$ <u>2.75</u> /LF	\$ <u>11,000.00</u>
3	Crack Sealing (more than 4,000 LF)	15,000 LF	\$ <u>2.50</u> /LF	\$ <u>37,500</u>
4	Mobilization for Asphalt Spot Repairs	3 LS	\$ <u>1500.00</u> /LS	\$ <u>4500.00</u>
5	4" Asphalt Spot Repair (0 to 50 SY)	50 SY	\$ <u>68.00</u> /SY	\$ <u>3400.00</u>
6	4" Asphalt Spot Repair (51 to 100 SY)	125 SY	\$ <u>68.00</u> /SY	\$ <u>8500.00</u>
7	4" Asphalt Spot Repair (more than 100 SY)	200 SY	\$ <u>68.00</u> /SY	\$ <u>13,600.00</u>
8	8" Asphalt Spot Repair (0 to 50 SY)	20 SY	\$ <u>115.00</u> /SY	\$ <u>2300.00</u>
9	8" Asphalt Spot Repair (more than 50 SY)	75 SY	\$ <u>115.00</u> /SY	\$ <u>8625.00</u>
10	Asphalt for Spot Repairs	20 TON	\$ <u>125.00</u> /TON	\$ <u>2,500.00</u>
11	Flexbase for Base Repair	100 TON	\$ <u>55.00</u> /TON	\$ <u>5,500.00</u>

No.	Bid Item Description	Estimated Quantity	Unit Price Bid	Total Amount Bid
12	Pothole Patch	15 SF	\$ <u>5.00</u> /SF	\$ <u>75.00</u>
13	Mobilization for Asphalt Overlay	2 LS	\$ <u>1500.00</u> /LS	\$ <u>3000.00</u>
14	Type C Asphalt Overlay (0 to 200 Tons)	175 TON	\$ <u>120.00</u> /TON	\$ <u>21,000.00</u>
15	Type C Asphalt Overlay (more than 200 Tons)	400 TON	\$ <u>120.00</u> /TON	\$ <u>48,000.00</u>
16	Fog Seal	2,500 SY	\$ <u>2.00</u> /SY	\$ <u>5,000.00</u>
Total Base Bid				\$ <u>177,500.00</u>

Add Alternate Bid Items

17	Mobilization for Drainage Work	1 LS	\$ <u>1000.00</u> /LS	\$ <u>1000.00</u>
18	Ditch Grading	6 Day	\$ <u>1500.00</u> /Day	\$ <u>9000.00</u>
19	Remove Existing Culvert	2 EA	\$ <u>500.00</u> /EA	\$ <u>1000.00</u>
20	18" RCP Culvert	30 LF	\$ <u>125.00</u> /LF	\$ <u>3750.00</u>
21	24" RCP Culvert	30 LF	\$ <u>145.00</u> /LF	\$ <u>4350.00</u>
22	36" RCP Culvert	30 LF	\$ <u>350.00</u> /LF	\$ <u>10,500.00</u>
23	48" RCP Culvert	30 LF	\$ <u>500.00</u> /LF	\$ <u>15,000.00</u>
24	Safety End Treatment for 18" Culvert	2 EA	\$ <u>1500.00</u> /EA	\$ <u>3000.00</u>
25	Safety End Treatment for 21" - 27" Culvert	2 EA	\$ <u>2000.00</u> /EA	\$ <u>4000.00</u>
26	Safety End Treatment for 30" - 36" Culvert	2 EA	\$ <u>3000.00</u> /EA	\$ <u>6000.00</u>

No.	Bid Item Description	Estimated Quantity	Unit Price Bid	Total Amount Bid
27	Safety End Treatment for 42" - 48" Culvert	2 EA	\$ <u>3500.00</u> /EA	\$ <u>7000.00</u>
28	Parallel Wings Headwall for 42" - 48" Culvert	2 EA	\$ <u>5000.00</u> /EA	\$ <u>10,000.00</u>
29	12" Rock Riprap	20 SY	\$ <u>150.00</u> /SY	\$ <u>3000.00</u>
30	4" Reflectorized Pavement Markings	1,000 LF	\$ <u>1.50</u> /LF	\$ <u>1500.00</u>
31	Solid Sod (Common Bermuda)	500 SY	\$ <u>9.00</u> /SY	\$ <u>4500.00</u>
32	Turf Reinforcing Mat	200 SY	\$ <u>35.00</u> /SY	\$ <u>7000.00</u>
33	8" Full-Depth Concrete Repair	30 SF	\$ <u>20.00</u> /SF	\$ <u>600.00</u>
34	Clean Out Culverts (Up to 27")	3 EA	\$ <u>650.00</u> /EA	\$ <u>1950.00</u>
35	Clean Out Culverts (30" and larger)	2 EA	\$ <u>950.00</u> /EA	\$ <u>1900.00</u>
36	Object Markers	6 EA	\$ <u>200.00</u> /EA	\$ <u>1200.00</u>
37	Remove Existing Tree (6" dbh to 18" dbh)	3 EA	\$ <u>500.00</u> /EA	\$ <u>1500.00</u>
38	Remove Existing Tree (greater than 18" dbh)	3 EA	\$ <u>1000.00</u> /EA	\$ <u>3000.00</u>
39	2' Concrete Flume	200 LF	\$ <u>30.00</u> /LF	\$ <u>6000.00</u>
40	Grouted Rock Rip Rap	25 SY	\$ <u>100.00</u> /SY	\$ <u>2500.00</u>
41	Pulvamix and Cement Stabilize Base	500 SY	\$ <u>12.00</u> /SY	\$ <u>6000.00</u>
42	Backfill Shoulder	200 LF	\$ <u>5.00</u> /LF	\$ <u>1000.00</u>

No.	Bid Item Description	Estimated Quantity	Unit Price Bid	Total Amount Bid
43	Flowable Fill	20 CY	\$ <u>400.⁰⁰</u> /CY	\$ <u>8000.⁰⁰</u>
44	Cleaning & Sealing Concrete Joints	5,000 LF	\$ <u>5.⁰⁰</u> /LF	\$ <u>2500.⁰⁰</u>
Total Add Alternate Bid:			\$ <u>149,250.⁰⁰</u>	
Total Base Bid:			\$ <u>177,500.⁰⁰</u>	
Total Combined Bid:			\$ <u>326,750.⁰⁰</u>	

The undersigned agrees to execute and file with the Owner a contract within ten (10) days after written notification of award of the contract to him and to begin the work to be performed under the contract within ten (10) days after written authorization to begin the work (Work Order) and to complete the work in full in accordance with the schedule outlined on each Work Order.

Signed: _____



SEAL
(If Corporation)

Company: _____

SPJ Asphalt

Address: _____

1080 E. Hickory Hill Rd.
Argyle, TX 76226

Telephone: _____

940-399-8183

Email: _____

tony.hegan@spipaving.com



TOWN COUNCIL COMMUNICATION

DATE November 15, 2022

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss and consider approval of an ordinance amending the Town's Budget for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022, as adopted by Ordinance No. 715-21 and amended by Ordinance 720-21 and by Ordinance 724-22 by providing for adjustments to the General Fund.

SUMMARY:

Due to numerous staffing changes and unexpected needs during the 2021-22 budget year, adjustments are required to balance various general fund accounts. Overall general fund expenditures did not exceed the overall budgeted funds, so this action simply cleans up the line items within each category so that negative balances are not shown as part of the audit process.

The detailed line-item adjustments are included in the attached draft ordinance.

FISCAL INFORMATION:

RECOMMENDED MOTION OR ACTION:

Approve an ordinance amending the Town's Budget for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022, as adopted by Ordinance No. 715-21 and amended by Ordinance 720-21 and by Ordinance 724-22 by providing for adjustments to the General Fund.

ATTACHMENTS:

Draft Ordinance

TOWN OF BARTONVILLE

**ORDINANCE NO. _____-22
AMENDING THE FISCAL YEAR 2021-2022 BUDGET**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS AMENDING THE TOWN'S BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022, AS ADOPTED BY ORDINANCE NO. 715-21 AND AMENDED BY ORDINANCE 720-21 AND BY ORDINANCE 724-22 BY PROVIDING FOR ADJUSTMENTS TO THE GENERAL FUND, PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET, AS AMENDED; PROVIDING SAVINGS; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE OF ALL ORDINANCES OF THE TOWN OF BARTONVILLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Bartonville, Texas, (the "Town") is a Type A General Law Municipality located in Denton County, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, an annual budget for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022, was duly created and adopted by the Bartonville Town Council in accordance with Title Four (4), Chapter 102., Sections 102.002 and 102.003 of the Texas Local Government Code; and

WHEREAS, said Annual Budget was adopted by Ordinance 715-21 on September 21, 2021 and amended by Ordinance 720-21 on December 14, 2021 and amended by Ordinance 724-22 on April 19, 2022; and

WHEREAS, after approval of said Annual Budget, unexpected needs have arisen which require amendment of the Annual Budget.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:

SECTION 1.

The Annual Budget of the Town of Bartonville, Texas, for the fiscal year beginning on October 1, 2021, and ending on September 30, 2022, as heretofore adopted by Ordinance No. 715-21 and amended by Ordinance 720-21 and amended by Ordinance 724-22 is hereby amended to provide for adjustments to the General Fund, as described below and incorporated herein, and expenditures for the fiscal year shall be made in accordance with said Annual Budget, as amended.

				AMENDED BUDGET VARIANCE	BUDGET AMENDMENT INC (DEC)	NEW AMENDED BUDGET	VARIANCE AFTER NEW AMEND
ACCOUNT CODE	ACCOUNT DESCRIPTION	AMENDED FY 2021-22	ACTUAL 9/30/2022	INC (DEC)	(DEC)	BUDGET	AMEND
Administration - 10							
100-10-5001	Salaries	260,000	200,994	59,006	(50,000)	210,000	9,006
100-10-5002	Certification Pay	3,900	2,412	1,488	(680)	3,220	808
100-10-5006	Comp Time		275	(275)	275	275	0
100-10-5007	Salaries - Overtime	2,500	259	2,241	(2,000)	500	241
100-10-5008	Vacation Buy Back	5,000	4,896	104		5,000	104
100-10-5018	Longevity	800	942	(142)	145	945	3
100-10-5019	Mileage Allowance	2,000	2,424	(424)	425	2,425	1
100-10-5020	TMRs - Retirement	40,000	32,196	7,804	(7,500)	32,500	304
100-10-5023	Payroll Tax	4,000	2,984	1,016		4,000	1,016
100-10-5025	Health and Dental Insurance	38,864	27,502	11,362	(10,000)	28,864	1,362
100-10-5030	Unemployment Benefits		51	(51)	60	60	9
100-10-5053	Legal Notices	4,000	7,191	(3,191)	3,200	7,200	9
100-10-5063	Animal Control	12,800	13,312	(512)	515	13,315	3
100-10-5080	Appraisal District	6,000	4,689	1,311		6,000	1,311
100-10-5082	Auditor	6,000	8,700	(2,700)	2,700	8,700	0
100-10-5102	Bank Charges	500	329	171		500	171
100-10-5103	Banners & Signs	10,000	2,194	7,806		10,000	7,806
100-10-5113	Building Inspector	40,000	43,440	(3,440)	5,000	45,000	1,560
100-10-5128	Cell Phone Allowance	1,200	822	378		1,200	378
100-10-5140	Clean Up Day/Curbside HHW	10,000	5,710	4,290		10,000	4,290
100-10-5142	Codification	2,700	1,080	1,620		2,700	1,620
100-10-5147	Computer Maintenance/Software	29,000	24,378	4,622	(4,000)	25,000	622
100-10-5154	Contract Labor	50,000	99,799	(49,799)	50,000	100,000	201
100-10-5157	Copier	5,000	3,139	1,861		5,000	1,861
100-10-5158	External Printing	2,500	1,318	1,182		2,500	1,182
100-10-5161	County Filing Fees		738	(738)	750	750	12
100-10-5162	Denton County Tax Office	3,000	1,781	1,219		3,000	1,219
100-10-5207	Dues & Certifications	4,000	1,835	2,165		4,000	2,165
100-10-5226	Elections	12,500	4,039	8,461	(8,000)	4,500	461
100-10-5230	Town Engineer	90,000	258,872	(168,872)	169,000	259,000	128
100-10-5275	Gas Well Inspector	24,750	18,603	6,147	(6,000)	18,750	147
100-10-5337	Insurance - Property/WC/Liability	4,750	5,031	(281)	300	5,050	19
100-10-5381	Town Attorney	100,000	84,925	15,075	(15,000)	85,000	75
100-10-5404	Building Maintenance and Repair	20,000	17,725	2,275	(2,000)	18,000	275
100-10-5276	Gas Well Complaint Invest			0		0	0
100-10-5405	Tree Trimming	3,000	1,760	1,240		3,000	1,240
100-10-5406	SPAN Transportation	1,180	0	1,180		1,180	1,180
100-10-5477	Office Supplies	6,330	4,864	1,466		6,330	1,466
100-10-5479	Operations and Supplies	4,000	4,550	(550)	550	4,550	0
100-10-5482/5513	Town Planner	50,000	27,873	22,127	(20,000)	30,000	2,127
100-10-5514	Postage	3,000	2,153	847		3,000	847
100-10-5537	Publications & Subscriptions	1,000	296	704		1,000	704
100-10-5601	Records Management	3,500	4,750	(1,250)	1,250	4,750	0
100-10-5630	Health/Septic Inspector	10,000	12,325	(2,325)	2,325	12,325	0
100-10-5703	TCEQ Fees	170	170	0		170	0
100-10-5710	Town Meetings and Events	1,800	444	1,356		1,800	1,356
100-10-5717	Training & Travel	6,000	2,104	3,896	(3,000)	3,000	896
100-10-5727	Utilities - Electric, Water, Phone, Etc	17,500	13,591	3,909	(3,000)	14,500	909
100-30-5421	Municipal Court Expense			0		0	0
Total Expenditures - Administration		903,244	959,465	(56,221)	105,315	1,008,559	49,094

				AMENDED	BUDGET		VARIANCE
				BUDGET	AMENDMENT	NEW	AFTER
		AMENDED	ACTUAL	VARIANCE	INC	AMENDED	NEW
ACCOUNT CODE	ACCOUNT DESCRIPTION	FY 2021-22	9/30/2022	INC (DEC)	(DEC)	BUDGET	AMEND
Police Department						0	0
100-20-5001	Salaries	380,161	299,244	80,917	(80,000)	300,161	917
100-20-5002	Certification / Incentive Pay	9,000	4,388	4,612	(4,000)	5,000	612
100-20-5003	Police Officers		(790)	790		0	790
100-20-5004	Sergeant			0		0	0
100-20-5007	Salaries - Overtime	24,000	14,014	9,986	(9,000)	15,000	986
100-20-5008	Vacation Buy Back	1,400	1,212	188		1,400	188
100-20-5014	Chief			0		0	0
100-20-5017	Incentive Pay		7,500	(7,500)	7,500	7,500	0
100-20-5018	Longevity	1,332	1,830	(498)	500	1,832	2
100-20-5020	TMRS - Retirement	60,000	49,684	10,316	(10,000)	50,000	316
100-20-5023	Payroll Taxes	6,389	4,653	1,736	(1,500)	4,889	236
100-20-5025	Health and Dental Insurance	68,000	66,215	1,785	(1,500)	66,500	285
100-20-5029	Workers Comp	19,564	8,833	10,731	(10,000)	9,564	731
100-20-5030	Unemployment Benefits		72	(72)	75	75	3
100-20-5084	Vehicle Maintenance	8,000	5,105	2,895		8,000	2,895
100-20-5128	Utilities - Cellular Phones and Air Cards	4,900	5,072	(172)	175	5,075	3
100-20-5145	Computer Maintenance / Software	51,800	50,990	810		51,800	810
100-20-5172	DPS - Investigations	2,000	1,792	208		2,000	208
100-20-5204	Dispatch/Software Maint Agreements	6,025	6,505	(480)	480	6,505	0
100-20-5205	DCSO Support Contract			0		0	0
100-20-5208	Dues and Memberships	1,000	270	730		1,000	730
100-20-5264	Fuel Supplies	12,000	11,041	959		12,000	959
100-20-5334	Auto Liability	2,371	1,705	666		2,371	666
100-20-5336	LE Liability	4,178	4,303	(125)	125	4,303	0
100-20-5337	Property Insurance	2,059	1,601	458		2,059	458
100-20-5479	Operations & Supplies	4,000	2,434	1,566		4,000	1,566
100-20-5647	Small Equipt/Repair	5,000	4,362	638		5,000	638
100-20-5717	Training & Travel	2,000	846	1,154		2,000	1,154
100-20-5726	Uniform / Apparel	3,500	5,330	(1,830)	1,830	5,330	0
100-20-6008	Equipment	59,000	40,213	18,787		59,000	18,787
Total Expenditures - Police Department		737,679	598,424	139,255	(105,315)	632,364	33,940

INCREASE COVID REVENUES AND EXPENSES

				AMENDED	BUDGET		VARIANCE
				BUDGET	AMENDMENT	NEW	AFTER
		AMENDED	ACTUAL	VARIANCE	INC	AMENDED	NEW
ACCOUNT CODE	ACCOUNT DESCRIPTION	FY 2021-22	9/30/2022	INC (DEC)	(DEC)	BUDGET	AMEND
100-4016	COVID Funds				37,650	37,650	37,650
100-10-5482	Other		37,650	(37,650)	37,650	37,650	0

INCREASE SALES TAX REVENUES AND EXPENSES FOR LANTANA TOWN CENTER

				AMENDED	BUDGET		VARIANCE
				BUDGET	AMENDMENT	NEW	AFTER
		AMENDED	ACTUAL	VARIANCE	INC	AMENDED	NEW
ACCOUNT CODE	ACCOUNT DESCRIPTION	FY 2021-22	9/30/2022	INC (DEC)	(DEC)	BUDGET	AMEND
100-4025	Sales Tax				10,500	10,500	10,500
100-90-5720	Transfer to Economic Development Grant	250,000	260,436	(10,436)	10,500	260,500	64

SECTION 2.

The expenditures and amendments authorized by this Ordinance are necessary to meet unusual and/or unforeseen conditions or circumstances that could not have been included in the original budget through the use of reasonably diligent thought and attention.

SECTION 3.

This Ordinance shall be cumulative of all provisions of Ordinances of the Town of Bartonville, Texas except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the Town Council of The Town of Bartonville that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 5.

All rights and remedies of the Town of Bartonville are expressly saved as to any and all violations of the provisions of any Ordinances affecting budgets, budget approval, adoption, and/or amendments which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

SECTION 7.

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by a vote of ____ to _____, this the 15th day of November 2022.

APPROVED:

Jaclyn Carrington, Mayor

ATTEST:

Tammy Dixon, Town Secretary

State of Texas§
County of Denton §

Before me, _____ a Notary Public in and for said County and State, on this day personally appeared Jaclyn Carrington, Mayor of the Town of Bartonville, 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 consideration therein expressed.

Given under my hand and seal of the office this the 15th day of November 2022.

Notary



TOWN COUNCIL COMMUNICATION

DATE November 15, 2022

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss and consider approval of an ordinance amending Section 3.1.k. regarding street centerline offsets, and by amending Section 3.1 of Part III of the Town's Development Ordinance, contained in Chapter 10 of the Town's Code of Ordinances, Exhibit A, by adding a new section regarding road and street extensions and connections from areas outside of the Town and associated procedures.

SUMMARY:

Developments outside Bartonville's corporate boundary continue to impact the safety of the community with increased traffic and wear on the roadways. The attached ordinance addresses how developments outside the corporate limits should be designed and details the process for approval of making connections to Bartonville's existing streets.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

ATTACHMENTS:

Draft Ordinance

**TOWN OF BARTONVILLE, TEXAS
ORDINANCE NO. _____-22**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING SECTION 3.1.k REGARDING STREET CENTERLINE OFFSETS, AND BY AMENDING SECTION 3.1 OF PART III OF THE TOWN'S DEVELOPMENT ORDINANCE, CONTAINED IN CHAPTER 10 OF THE TOWN'S CODE OF ORDINANCES, EXHIBIT A, AS AMENDED, BY ADDING A NEW SECTION 3.1.x REGARDING ROAD AND STREET EXTENSIONS AND CONNECTIONS FROM AREAS OUTSIDE OF THE TOWN, AND APPLICATION AND ASSOCIATED PROCEDURES AND REQUIREMENTS RELATED THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Bartonville, Texas, is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Town of Bartonville, Texas, is a general law municipality empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

WHEREAS, the Town of Bartonville, Texas, consistent with Chapters 542, 544 and 545 of the Texas Transportation Code and other state law, may regulate streets and traffic within the Town; and

WHEREAS, the Town Council of the Town of Bartonville, Texas, has determined that certain provisions regarding intersecting streets and roadways in the Town's Development Ordinance, contained in Chapter 10 of the Town's Code of Ordinances, Exhibit A, as amended, should be amended; and

WHEREAS, it is necessary for the orderly development of the Town of Bartonville for all connections of streets, roads, thoroughfares and highways from areas outside of the Town to conform to the Town's 2037 Comprehensive Plan, specifically, the Town's Thoroughfare Plan, and the Town's future streets, roadways, alleys, and related transportation system features; and

WHEREAS, Section 4 of the Town's 2037 Comprehensive Plan, specifically, the Town's Thoroughfare Plan, recognizes that the Town must coordinate its roadways and adjacent development, whether in the Town or adjacent to the Town; and

WHEREAS, Section 4 of the Town's 2037 Comprehensive Plan, specifically, the Town's Thoroughfare Plan, further recognizes that the Town must ensure proper and appropriate design standards and transportation system connections for streets and roadways; and

WHEREAS, it is necessary for all such street and roadway extensions to conform to the Town's general plans for its roadways and streets, taking into account existing facilities and the safety of the Town's citizens; and

WHEREAS, any development which affects the Town's transportation system, traffic patterns and population densities may have a detrimental effect on the primary objectives of the Town's 2037 Comprehensive Plan; and

WHEREAS, the Town Council of the Town of Bartonville has determined that it is in the best interest of the health, safety and welfare of its citizens to amend the Town Code of Ordinances to revise Town Code provisions regarding street centerline offsets, and regarding road and street extensions from areas outside of the Town, in the reasonable exercise of the Town's police power.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:

SECTION 1 INCORPORATION OF PREMISES

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

SECTION 2 AMENDMENT OF SECTION 3.1.k OF THE DEVELOPMENT ORDINANCE

Existing Section 3.1.k of Part III of the Town's Development Ordinance, contained in Chapter 10 of the Town's Code of Ordinances, Exhibit A, as amended, is hereby repealed and replaced by adding a new Section 3.1.k, to read as follows:

"k. Intersecting streets with centerline offsets of less than three hundred feet (300') are prohibited unless a waiver is first obtained from the Town Council in accordance with the requirements of the waiver provisions set forth in Section 1.11 of the Town's Development Ordinance, as amended. In any event, intersecting streets onto a divided roadway must be configured such that the centerline offset will accommodate the appropriate left-turn lanes (with required transition and stacking distances) onto each of the two intersecting streets."

SECTION 3 AMENDMENT OF SECTION 3.1 OF THE DEVELOPMENT ORDINANCE

Section 3.1 of Part III of the Town's Development Ordinance, contained in Chapter 10 of the Town's Code of Ordinances, Exhibit A, as amended, is hereby amended by adding a new Section 3.1.x, to read as follows:

“x. Areas outside the Town which are being subdivided or have been subdivided pursuant to the ordinances of some other political subdivision or for which there exist no regulations shall not project streets into the corporate limits of the Town or tie into or have access onto existing Town of Bartonville roadways or streets without the approval of the Town Council.

1. Procedure in such cases.

- (a) An applicant for such access shall file an application with the Town Secretary, on forms to be supplied by the Town, which shall identify all access points to Town roads and streets for the land involved, and contain all of the information required in the Town’s Development Ordinance, as amended.
- (b) After a preapplication conference with the Town Administrator and Town Engineer, the application shall be forwarded to the Planning and Zoning Commission, which shall hold public hearings after published notice required for zoning cases, as contained in the Town’s Zoning Ordinance, as amended. After the public hearing and recommendation, the Planning and Zoning Commission shall forward the application to the Town Council for consideration.
- (c) The Town Council shall hold public hearings after published notice required for zoning cases, as contained in the Town’s Zoning Ordinance, as amended. The Town Council may approve or reject the application for access or take such other action as is lawful and appropriate.
- (d) This procedure shall not apply to state or federal designated roadways. This process shall not apply to existing roads being rebuilt, expanded or realigned by another governmental entity with Town of Bartonville participation as may be defined in a Town Council approved interlocal agreement with the other governmental entity.

2. Studies required.

- (a) The applicant may be required to conduct studies for review by the Planning and Zoning Commission and Town Council, giving a clear understanding of the effects of the traffic directly or indirectly caused by the proposed road or street extension and connection upon the Town’s

thoroughfare system and demonstrating the method by which the applicant shall accomplish the following objectives:

- (i) to coordinate public and private investment;
 - (ii) to minimize conflict between land uses;
 - (iii) to influence and manage the development of the Town;
 - (iv) to increase the benefits and cost-effectiveness of public investments;
 - (v) to predict public infrastructure and service needs in advance of demand;
 - (vi) to ensure that Town facilities are located to best serve the citizens; and
 - (vii) to ensure public safety on affected Town roads and streets, both during and after construction.
- (b) A traffic impact analysis may be required by the Town which shall determine the effect and impact that the extension of roads and streets into the Town's transportation system will have on the Town's existing and planned roads and streets in accordance with Subsection 3.1.f of this Section, above. The applicant shall pay to the Town a fee to cover the expense of the traffic impact analysis and the fee determination will be made by the Town after review of the type, size and location of the proposed road or street extension.
- (c) The applicant may be required to conduct studies which demonstrate that the proposed road or street extension will not adversely affect the public health, safety and general welfare of the citizens of the Town of Bartonville and will provide reasonable protection to properties within the Town that will be impacted by the additional traffic projected to come into the Town by virtue of the extension of the road or street into the Town's transportation system.

3. Engineering requirements.

- (a) The applicant shall prepare, or have prepared, and submit

complete engineering plans in accordance with Section V and the Town's Engineering Design Standards, for the design and construction of the road or street that is proposed to extend into the Town's transportation system.

- (b) All construction of roads or streets within the Town or that adjoin or otherwise touch a Town road or street shall be done in accordance with Section V and the Town's Engineering Design Standards, from the point of such touching the existing road or street to the Town's corporate limits or the end of the radius of the curb return outside the Town, whichever is further.
- (c) The applicant must pay the required inspection fee in an amount required by the Town at the time of application.
- (d) The applicant shall provide as-built drawings and an appropriate maintenance bond, as otherwise provided in the Town's Development Ordinance, as amended.
- (e) The applicant shall be responsible for all construction costs of extensions of Town roads and streets and modifications to existing Town roads and streets. If such construction is determined by the Town to be impractical, then sufficient escrow funds shall be provided to the Town in lieu of construction of the required paving.

4. No vesting of rights by actions of other political subdivisions.

The approval of any zoning district classification, subdivision or development plat, or similar development applications or requests pursuant to the ordinances of some other political subdivision shall not vest any rights, as that term is used in Chapter 245 of the Texas Local Government Code, as amended, in the Town of Bartonville."

SECTION 4. SEVERABILITY

It is hereby declared to be the intention of the Town Council of the Town of Bartonville, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 5.
SAVINGS**

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Town of Bartonville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for that purpose.

**SECTION 6.
ENGROSS AND ENROLL**

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 7.
PUBLICATION**

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this Ordinance for two (2) days.

**SECTION 8.
EFFECTIVE DATE**

This Ordinance shall be in full force and effect upon passage and publication of its caption, as the law in such cases provides.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the Town Council of the Town of Bartonville, Texas, on this the 15th day of November, 2022.

APPROVED:

Jaclyn Carrington, Mayor

ATTEST:

Tammy Dixon, Town Secretary