

DALLAS CITY PLAN COMMISSION

IN THE MATTER OF THE APPORTIONMENT OF EXACTIONS APPEAL
BY CPG SAVANNAH DEVELOPMENT, LLC

CITY’S BRIEF

TO THE HONORABLE DALLAS CITY PLAN COMMISSION:

The City of Dallas (the “City”) submits this brief to assist the Dallas City Plan Commission in reviewing CPG Savannah Development, LLC’s (hereafter, “Savannah”) appeal of the Director of Sustainable Development’s requirement that Savannah replace the existing 6” cast iron water main located at the front of 6028 Lewis Street with a new 8” PVC water main and would show the Commission as follows:

I. INTRODUCTION

This is an appeal of the City’s decision to require that the developer replace a water main that will service its project. *See* Dallas City Code, §51A-1.109(e). Savannah complains about being required to replace approximately 92 linear feet of a substandard 6” cast iron water main located at the front of 6028 Lewis Street with a new 8” PVC water main as a part of Savannah obtaining approval for its development. Savannah’s proposed 10-unit multifamily development (hereafter,

“MFD”), replacing a single-family use¹, necessitates the existing substandard water main be replaced in order to service the development with adequate domestic and irrigation service while maintaining fire protection for the development and the adjacent properties.

II. FACTS

This appeal involves the property located at 6028 Lewis Street (the “Property”), located west of the intersection of Lewis Street and Skillman Street. The Property is currently owned by Savannah.²

The area where the Property is located is a former single-family use neighborhood that transitioned to duplex and is now trending towards multifamily development. The existing water main in front of the Property is a 6” cast iron water main that is approximately 89 years old. Savannah is proposing to build a 10-unit MFD on the property.

The City informed Savannah that in order to obtain approval for its development, the approximately 89-year-old existing 6” cast iron water main in front of the Property would need to be replaced with a new 8” PVC water main. . In making the determination, the City relied upon Dallas City Code Sections 49-63 (d)

¹ Building Permit No. 7700253793 for re-roofing a single-family structure was issued in 1977 and Electrical Permit No. 8708274003 was issued in 1987 pursuant to the reconstruction of single family structure.

² The record of the entire file is attached to this brief bates labeled COD 0001 – COD 0034

and (f) and the Dallas Water Utilities Water and Wastewater Procedures and Design Manual (the “DWU Manual”). Dallas City Code sections 49-62 (d) and (f) provide, in pertinent part, as follows:

(d) Existing mains. The developer may utilize any existing main that may be available to adequately serve a proposed development in the design and construction of extensions subject to the payment of the acreage fee described in Subsection (e) of this section, if the director determines that:

- (1) the existing main is not substandard as to size or condition; and
- (2) the main is capable of adequately serving the development and not impractical to use for engineering or financial reasons; otherwise, the mains shall not be used or shall be replaced as required in Subsection (f).

(f) Replacement mains. The developer shall replace every existing substandard main serving the development with a main of adequate size and condition for permanent service, as determined by the director, subject to applicable city participation under this section.

Dallas, Tex., Code § 49-62(d) and (f).

Section 2.3 of the DWU Manual, titled “Evaluation of Water Mains for Replacement”, lays out the criteria for determining whether an existing water main needs to be replaced to support increased development. The age of the existing main is one factor, with 40 year or older mains being of particular concern, though age cannot be the lone factor. Another factor is the size of the water main. Typically, smaller mains (< 8”) are inadequate to meet domestic, irrigation, and fire demand

for increased developments such as the multifamily development Savannah has proposed and/or potential future development.

Based on the type of development Savannah proposed, the Dallas City Code and the criterium listed in the DWU manual, the decision was made by the City that the existing water main needed to be replaced in order to meet the demands that will be placed upon the system by Savannah's new 10-unit MFD. The portion of the water main being replaced is the portion that serves this property. Also, the City will share in the cost.

Qualifying infrastructure improvements specified in Dallas Code section 49-18.11, including the required 92 linear feet of 8" PVC replacement water main located in front of the Property, are eligible for City participation (reimbursement) up to 30-percent of total construction cost, which is the maximum allowed under state law. *See* Tex. Local Gov't Code § 212.072(b)(1). Based on the contract amounts provided by Savannah to the City, it is estimated that Savannah will be entitled to reimbursement by the City in the amount of approximately \$10,500, representing more than 20% of the replacement cost.

When Savannah approached the City about obtaining approval of Savannah's development, the City informed Savannah that the existing water main in front of the Property would need to be replaced as a part of obtaining approval for the multifamily development. Savannah objected to the City's requirement that it

replace the existing 6” cast iron water main in front of its property with a new 8” PVC water main. Savannah has since entered into a private development contract to have the existing water main replaced.

III. ARGUMENT AND AUTHORITIES

A. The Texas and U.S. Constitutions.

Because Savannah is alleging that the City’s request that Savannah replace the existing substandard main located in front of the development with a main of adequate size and condition for permanent service is an illegal taking, an analysis of the law regarding takings is necessary.

Article I, section 17 of the Texas Constitution prohibits the taking of private property for public use without adequate compensation. Tex. Const. art. I, § 17; *see Mayhew v. Town of Sunnyvale*, 964 S.W.2d 922, 933 (Tex.1998). This provision and the Just Compensation Clause of the Fifth Amendment to the United States Constitution, were “designed to bar Government from forcing some people alone to bear public burdens which, in all fairness and justice, should be borne by the public as a whole.” *Armstrong v. United States*, 364 U.S. 40, 49 (1960); *see* U.S. Const. amends. V, XIV.

Takings can be classified as either physical or regulatory. *Mayhew*, 964 S.W.2d at 933. A physical taking occurs when the government authorizes an unwarranted physical occupation of an individual's property. *Id.* A regulatory taking

may occur when a government conditions the granting of a permit or some other type of government approval on an exaction from a landowner seeking that approval. *See Dolan v. City of Tigard*, 512 U.S. 374, 384–85 (1994); *Town of Flower Mound v. Stafford Estates Ltd. P'ship*, 135 S.W.3d 620, 634 (Tex.2004). An exaction occurs if a governmental entity requires an action by a landowner as a condition to obtaining government approval of a requested land development. *Town of Flower Mound v. Stafford Estates Ltd. P'ship*, 71 S.W.3d 18, 30 (Tex. App.—Fort Worth 2002), *aff'd*, *Town of Flower Mound v. Stafford Estates Ltd. P'ship*, 135 S.W.3d 620 (Tex.2004); *City of Carrollton v. RIHR, Inc.*, 308 S.W.3d 444, 449 (Tex. App.—Dallas 2010, pet. denied).

For an exaction to be compensable, the Texas Supreme Court in *Stafford Estates* said it must be a cost that, in fairness and justice, should be borne by the public instead of the individual. To apply this sense of fairness and justice, the Texas Supreme Court has adopted a “rough proportionality” test to determine whether an exaction constitutes a compensable taking:

[C]onditioning government approval of a development of property on some exaction is a compensable taking unless the condition (1) bears an essential nexus to the substantial advancement of some legitimate government interest and (2) is roughly proportional to the projected impact of the proposed development.

Stafford Estates, 135 S.W.3d at 634.

B. Nollan and Dolan

The law regarding exactions is based on two U.S. Supreme Court cases, *Nollan v. California Coastal Com'n*, 483 U.S. 825 (1987) and *Dolan v. City of Tigard*, 512 U.S. 374, 384–85 (1994). Read together, *Nollan* and *Dolan* first inquire whether the exaction would constitute a taking if done without an application for a permit. If answered affirmatively, courts should then apply the two part “rough proportionality” test: is the exaction proportionate in (1) nature (does it serve a legitimate governmental interest) and (2) extent (the impact of the proposed development). *See Nollan v. California Coastal Com'n*, 483 U.S. 825 (1987) and *Dolan v. City of Tigard*, 512 U.S. 374, 384–85 (1994)

C. Section 212.904 of the Texas Local Government Code.

As a result of the *Nollan/Dolan* and other cases, the Texas Legislature enacted Section 212.904 of the Local Government Code which codified the requirements of *Nollan/Dolan* and established procedures regarding a developer who disagrees with a municipality’s determination of what is required for a development project.

Section 212.904 provides as follows:

Sec. 212.904. APPORTIONMENT OF MUNICIPAL INFRASTRUCTURE COSTS.

(a) If a municipality requires as a condition of approval for a property development project that the developer bear a portion of the costs of municipal infrastructure improvements by the making of dedications,

the payment of fees, or the payment of construction costs, **the developer's portion of the costs may not exceed the amount required for infrastructure improvements that are roughly proportionate to the proposed development** as approved by a professional engineer who holds a license issued under Chapter 1001, Occupations Code, and is retained by the municipality.

(b) A developer who disputes the determination made under Subsection (a) may appeal to the governing body of the municipality. **At the appeal, the developer may present evidence and testimony under procedures adopted by the governing body.** After hearing any testimony and reviewing the evidence, the governing body shall make the applicable determination within 30 days following the final submission of any testimony or evidence by the developer.

(c) A developer may appeal the determination of the governing body to a county or district court of the county in which the development project is located within 30 days of the final determination by the governing body.

(d) A municipality may not require a developer to waive the right of appeal authorized by this section as a condition of approval for a development project.

(e) A developer who prevails in an appeal under this section is entitled to applicable costs and to reasonable attorney's fees, including expert witness fees.

(f) This section does not diminish the authority or modify the procedures specified by Chapter 395.

Tex. Loc. Gov't Code Ann. § 212.904. (emphasis added)³

This is the provision applicable to this case.

³ Section 51A-1.109 of the Dallas City Code codifies this provision into the Dallas City Code.

D. Is there an exaction in this case?

As the U.S. Supreme Court in *Nollan* and *Dolan* held, as well as the Texas Supreme Court in *Mayhew*, there is an exaction if the government conditions an approval of something on the owner either giving the government land or money for a public improvement project. The City conditioning its approval of Savannah's development upon the requirement that Savannah replace the existing water main in front of the Property is arguably an exaction.

E. The exaction is roughly proportionate to the impact of the development.

Assuming the City's requirement that Savannah replace the existing water main is an exaction, the next question is "was it an improper exaction?" The replacement requirement does not amount to an improper exaction because the requirement that the existing water main located directly in front of the Property be replaced advances a legitimate State interest in ensuring adequate water mains to meet increased domestic and irrigation service while maintaining fire protection for the development. The City will also reimburse Savannah approximately \$10,500 for the cost of the construction of the new water main. Without a new water main, the development will not be able to provide adequate fire protection or water service to the new residents of the proposed project. Savannah will benefit from the replacement of the existing 6" cast iron water main with a new 8" PVC water main because the existing water main is inadequate to service the needs of Savannah's 10-

unit MFD. The number of households being served by the main will increase ten-fold. Savannah and its future tenants are the primary beneficiaries of the replacement. Having to fund less than 80% of the replacement cost is roughly proportionate to the needs generated by the proposed development.

1. The replacement of the water main bears an essential nexus to the substantial advancement of a legitimate governmental interest.

The first determination the Commission must make is whether the exaction by the City bears an essential nexus to the substantial advancement of some legitimate governmental interest. The property previously contained a single-family home. Replacing the single-family use with a new 10-unit MFD will significantly increase the demands being placed on the existing 89-year-old, 6-inch cast iron water main. The existing water main needs to be replaced so that it can adequately sustain the increase in domestic and irrigation service while maintaining adequate fire protection for the new development.

There is a legitimate governmental interest in ensuring water mains are being improved and replaced as the demands on the existing water mains are being increased by new, more intense developments. The consequences of not doing so would be catastrophic if the water main were to fail due to being inadequate to meet existing demand during a fire. An “essential nexus” exists.

Here, the exaction required, improvement of the water main, is directly related to the impact the new development, with a ten-fold increase in households, will have on the existing water main.

2. The costs borne by the developer is roughly proportionate to the impact of the development.

The second determination is whether the exaction is roughly proportionate to the projected impact of the proposed development.

The increase in water flow usage and pressure would, at the very least, require the water main to be replaced to adequately provide domestic and irrigation service while maintaining adequate fire protection for the new residents. The City is reimbursing the developer approximately \$10,500 as allowed under Dallas City Code section 49-62(i) and the Texas Local Government Code Section 212.072. The request that Savannah replace the 92 linear feet of water main located directly in front of its property is a benefit to its development and is needed to ensure adequate fire protection for its new residents.

IV. CONCLUSION

WHEREFORE, PREMISES CONSIDERED, the City respectfully requests the Dallas City Plan Commission deny Savannah's appeal and affirm the Director's decision concerning the required replacement of the substandard water main in front of the property.

Respectfully submitted,

City Attorney of the City of Dallas
Christopher J. Caso
Interim Dallas City Attorney

/s/ Sonia T. Syed

Sonia T. Syed
Assistant City Attorney
Texas Bar No. 24082605
Sonia.Syed@dallascityhall.com

Christopher C. Gunter
Assistant City Attorney
Texas Bar No. 24025750
christopher.gunter@dallascityhall.com

City Attorney's Office
1500 Marilla Street, Room 7D North
Dallas, Texas 75201
Telephone: 214-670-3519
Telecopier: 214-670-0622

CERTIFICATE OF SERVICE

This is to certify that on this the 4th day of October, 2019, a true and correct copy of the above and foregoing was served upon counsel for CPG Savannah Development, LLC, and the secretary of the City Plan Commission via e-mail.

/s/ Sonia T. Syed

Sonia T. Syed



September 23, 2019

Mr. Kevin Murphree
Savannah Developers
15660 N. Dallas Parkway, Suite 110
Dallas, TX 75248

Via Certified Mail: 7011115000003807350

RE: Appeal of Apportionment Determination
6028 Lewis Street

Dear Mr. Murphree:

We have received your correspondence appealing the director's apportionment determination associated with an exaction imposed during the issuance of building permit for the development at 6028 Lewis Street. Please be advised that the City Plan Commission hearing for **this appeal is scheduled for Thursday, October 17, 2019** during the public hearing scheduled to begin no earlier than 1:30 p.m. in the City Council Chambers at Dallas City Hall, 1500 Marilla Street.

The appeal of the decision of the Director regarding the apportionment determination is a quasi-judicial action. No communication with City Plan Commission members may occur outside the hearing of October 17, 2019.

The Dallas Development Code, Section 51A-1.109(a) provides the standard applicable to this appeal. For your convenience, I have enclosed a copy of the appeal procedures.

Included with this letter is the request of appeal submitted and received on September 6, 2019. Should you wish to provide the City Plan Commission with any documentary evidence on the matter, please submit a copy to me at Dallas City Hall, 1500 Marilla Street, Room 5BN, Dallas, TX 75201 or to yolanda.hernandez@dallascityhall.com by end of the day **Friday, October 4, 2019**. I will then distribute the copies of your documentary evidence to the City Plan Commission. I will also send you a copy of any documentary evidence by Sonia Syed, Assistant City Attorney for the Director.

Please contact Lloyd Denman at 214-948-4354 if there are any questions regarding the deadline dates. You are encouraged to contact Assistant City Attorney Kanesia Williams at 214-670-3429 if you have any questions regarding the format of the City Plan Commission hearing or other related matters.

Respectfully,

Yolanda Pesina
City Plan Commission Secretary
Sustainable Development and Construction

cc: Kris Sweckard, Director, Current Planning
Lloyd Denman, Assistant Director, Engineering
David Cossum, Development Service Administrator, Building Inspection
Neva Dean, Assistant Director, Current Planning
Casey Burgess, Assistant City Attorney
Sonia Syed, Assistant City Attorney
Kanesia Williams, Assistant City Attorney

PROCEDURE FOR APPEAL OF APPORTIONMENT OF EXACTIONS

An appeal of an apportionment of exactions is a quasi-judicial hearing. No communication between city plan commissioners and either party is allowed before the hearing. Any communication must be disclosed.

If an appeal is filed, the city plan commission shall hear the appeal within 60 days after the date of its filing.

The director shall forward to the city plan commission the complete record of the matter being appealed, including the developer report, if any, and the apportionment determination.¹

The developer shall have the burden of proof at the public hearing.

The city plan commission shall have the same authority as the director and may affirm, in whole or in part, modify the apportionment determination, or remand the apportionment determination back to the director for further consideration.

In reviewing the apportionment determination, the city plan commission shall use the standard in Subsection 51A-1.109(a).

“(a) Exactions must be related and proportionate.

(1) No exactions may be imposed unless the exactions are:

(A) related to the needs created by the property development project;

and

(B) roughly proportionate to the impact of the property development project.

(2) No precise mathematical calculation is required, but the city must make an individualized determination that the required exaction is related both in nature and extent to the impact of the property development.”

The city plan commission shall make its determination within 30 days after the hearing.

¹ An appeal of an apportionment of exactions is not an appeal on the record. New evidence and testimony is allowed.

The Hearing.

Each side will receive 20 minutes (exclusive of questions from the City Plan Commission or cross-examination) with 5 minutes for rebuttal by appellant.

(a) Order of the hearing.

(1) Preliminary matters and introduction by the Chair

(2) Appellant's case (20 minutes).

(A) The appellant may give an opening statement, call witnesses, and offer evidence.² However, if the appellant calls a witness, the director IS able to cross examine that witness. The appellant can conduct a redirect of the witness (for up to 5 minutes).

(B) The commissioners can ask questions at any time. Commissioners' questions will not count towards the time limitation.

(3) Director's case (20 minutes).

(A) The director may give an opening statement, call witnesses, and offer evidence. However, if the director calls a witness, the director IS able to cross examine that witness. The director can conduct a redirect of the witness (for up to 5 minutes).

(B) The commissioners can ask questions at any time. Commissioners' questions will not count towards the time limitation.

(4) Rebuttal/closing by the appellant's representative (5 minutes).

² Documentary evidence.

(1) All typewritten documentary evidence including reduced-size copies of conceptual plans, development plans, landscape plans, and site plans must conform to the standard 8.5 x 11-inch letter-sized pages on a size 12 font or larger. Each page must be serially numbered and double-spaced.

(2) All printed and typewritten documentary evidence in excess of five pages tendered by a party shall not be considered by the commission unless such documentary evidence is submitted to the commission's secretary no later than 10 days prior to the scheduled hearing date at which the matter is to be considered. Upon oral request made by the party at the scheduled hearing, the commission may, for good cause, suspend the operation of this rule and consider the excluded evidence or postpone the hearing on the application to a date certain to allow the panel sufficient time to consider the tendered evidence prior to the next scheduled hearing date.

(3) For purposes of this appeal, DOCUMENTARY EVIDENCE means anything printed or written on paper and relied upon to record or prove something.

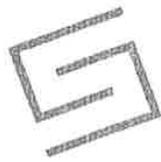
director.

- (5) Motion and second to either affirm, modify, or remand the decision of the

- (6) Discussion by commissioners.

- (7) Voting.

- (b) Decision by the city plan commission. A developer may appeal the city plan commission's decision to the city council by filing a written notice with the director within 30 days after the date of the city plan commission's decision.



SAVANNAH

DESIGN | BUILD | DEVELOP

September 5, 2019

Kris Sweckard, Director
Sustainable Development and Construction, City of Dallas
1500 Marilla Street, Rm 5DN
Dallas, TX 75201

Per Section 51A-1.109(e)(2) of Dallas City Code, a developer may appeal the Director's apportionment determination to the City Plan Commission by filing written notice with the Director within 30 days after the date of the determination.

This letter shall serve as the filing of a written notice of appeal of the apportionment determination provided to Savannah by Mr. Lloyd Denman, P.E. for exactions imposed during the issuance of building permit for the development at 6028 Lewis Street, Dallas, Texas. The letter from Mr. Denman's office is dated August 7, 2019 and references Contract No. 19-473/474-P.

Per City Code section 51A-1.109(e)(2), the city plan commission shall hear the appeal within 60 days after the filing of the appeal. For the purpose of calculating the 60 days to hearing date, the date of this letter will serve as the date of filing for the appeal.

As stated in an email sent to the assistant city attorney dated June 12, 2019 attached hereto, we continue our objection to the need for any apportionment and the disproportionate nature of exactions being imposed on our building permit. Applicant is appealing under Sec. 51A-1.109 of the Dallas City Code, Section 212.904 of the Texas Local Government Code and the law as interpreted by the United States Supreme Court.

Please provide us with the date of the public hearing for the appeal.

Regards,

Kevin Murphree
Managing Partner



SAVANNAHDEVELOPERS.com

15660 N. Dallas Parkway, Suite 110, Dallas, Texas 75248 | O: 972.248.2147 F: 214.276.1499

COD_0005

Date: 6-12-19

To: Mr. Casey Burgess
City of Dallas, Assistant City Attorney

From: CPG Savannah Development, LLC
Timothy S. Baumann, Manager

Re: 6028 Lewis Street, Dallas TX 75206 – Objection to Water Main Improvement as Condition of Permit Approval

As a condition of permit approval for the construction of ten (10) multifamily townhomes on the property located at 6028 Lewis Street, being Lots 1&2, Block HA/1877, the City of Dallas, Sustainable Development and Construction Department is requiring the construction of 92 linear feet of 8” water main in the public right of way. CPG Savannah Development, LLC, (“Savannah”) as the property owner and permit applicant, is of the position that the requested water line improvement in Lewis Street is not necessary, and to date, has not received a statement of need from the City. Savannah therefore objects to the requirement of the water line improvement in Lewis Street as a condition for permit approval.

To satisfy the City’s stated permit conditions, Savannah has experienced significant delays in achieving permit approval resulting in significant increases in costs, including engineering fees, city review fees, contracting fees and financing and carry costs.

In effort to mitigate losses and future damages, and to avoid the loss of construction financing, Savannah is left with no viable option except to proceed with the development, other than to enter into the private development contract demanded by the City.



City of Dallas

August 7, 2019

CPG Savannah Development LLC
Steve King
15660 Dallas N Tollway #110
Dallas, Texas 75248

Re: 6028 Lewis Street *
Contract No: 19-473/474-P
Gentlemen:

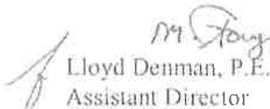
Below is an estimated breakdown of payments to the developer for mains to be constructed and fees due the City on the referenced contract.

PAYMENTS TO DEVELOPERS		FEES DUE TO CITY	
Payments at completion		Acreage Fees	
Water:	\$10,496.00	Water:	\$0.00
Sewer	\$0.00	Sewer:	\$0.00
Payments On Connection Basis 20 Year Limitation		Misc. Charges:	\$0.00
Water:	\$0.00		
Sewer:	\$0.00		
Total Pay:	\$10,496.00	Total Fees:	\$0.00
Net Pay to Dev:	\$10,496.00	Net Due to City:	\$0.00

Payments will be adjusted based on actual construction quantities upon acceptance of construction by the City. Payments on a connection basis must be requested by you in writing on a semi-annual basis. For each connection, you must provide the street address and lot and block number.

In order to receive the payments listed above, you must:
 1) register as a vendor at <https://dallascityhall.bonfirehub.com/login> and then
 2) look up your vendor ID at <https://vendors.dallascityhall.com>
For vendor support questions contact CODVendorRegistrations@dallascityhall.com

Please email the Vendor ID to michael.fay@dallascityhall.com. If you have any questions, please call Michael Fay, Contract Coordinator, at 214-948-4591.



Lloyd Denman, P.E.
Assistant Director

19219F

Sustainable Development and Construction Department
Engineering Services 320 E. Jefferson, Room 200 Dallas, Texas 75203 214 / 948-4205

TAX CERTIFICATE



JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR
1201 Elm Street, Suite 2600
Dallas, Texas 75270

Issued To:
CPG SAVANAH DEVELOPEMENT OWNER
PO BOX 670452
DALLAS , TX 75367-0452

Legal Description
HUGHES H G
BLK A/1877 W 50 FT LT 2
LEWIS ST
INT201800224612 DD08132018 CO-DC
1877 000 00200 1001877 000
Parcel Address: 6028 LEWIS ST, DA
Legal Acres: .0000

< - - -

- - - >

Account Number: 000-001-825-93000000

Print Date: 09/05/2019 01:55:42 PM

Certificate No: 95152

Paid Date: 09/05/2019

Certificate Fee: \$10.00 CREDIT

Issue Date: 09/05/2019

Operator ID: SANDRA_LOPEZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2018. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

CPG SAVANAH DEVELOPEMENT OWNER
PO BOX 670452
DALLAS , TX 75367-0452

2018 Value:	240,500
2018 Levy:	\$6,842.79
2018 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

- 1002 DALLAS COUNTY
- 1021 PARKLAND HOSPITAL
- 1031 DALLAS COUNTY COMMUNITY COLI
- 1041 SCHOOL EQUALIZATION
- 1102 DALLAS ISD
- 1208 CITY OF DALLAS

Reference (GF) No: N/A

Issued By:
JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR





September 5, 2019

ADDRESS: 6028 Lewis

DCAD : 00000182593000000

No information was found responsive to your request for identification of City liens in the records

of Special Collections. This response does not constitute legal advice regarding the status of the real property 6028 Lewis.

Central there may be additional liens of record in the County Clerk's office. This response is made to your request for public information and constitutes neither estoppel against the City of Dallas nor relinquishment, waiver, release, or other change in any lien interest of record.

Should you have any further questions please contact Tesfaye Assefa at 214-670-8012

Sincerely,

A handwritten signature in dark ink, appearing to be 'T. Assefa', written over a light blue horizontal line.

Special Collections Division
Dallas Water Utilities



City of Dallas

June 20, 2019

The Guarantee Co of North America USA
One Town Square, Suite 1470
Southfield, MI 48076

Re: 6028 Lewis Street

Gentlemen:

The City of Dallas, a Texas municipal corporation, has recently received the following construction contract:

CONTRACTOR Moss Utilities, LLC
Contract No. 19-473/474
Work Mains to serve 6028 Lewis Street
Amount \$47,034.00 # 75175578

Performance and payment bonds in accordance with Article 5160 of the Texas Statutes have been executed as required by the contract, by the following representative of your company, under authority of a Power of Attorney filed with this office.

William D. Birdsong

This correspondence constitutes your official notice of the foregoing fact, as well as notice of the outstanding bond obligations. Any questions should be directed to this office. Bond inquires should be directed to Development Services Department, 320 East Jefferson, Room 200, Dallas, Texas 75203 Attention Mr. Michael Fay.

A handwritten signature in black ink, appearing to read 'Lloyd Denman'.

for

Lloyd Denman, P.E.
Assistant Director

c: File

19171F

Sustainable Development and Construction Department
Engineering Services 320 E. Jefferson, Room 200 Dallas, Texas 75203 214 / 948-4205

COD_0010



**CITY OF DALLAS
EARLY START CONSTRUCTION REQUEST**

**Michael Fay
City of Dallas
Sustainable Development and Construction
320 E. Jefferson Blvd., Room 200
Dallas, Texas 75203**

PID 8473

Project Name: 6028 LEWIS

Plat Number: 5178-256

Contract Number: 19-473/474-P

We hereby request permission to begin construction of water and wastewater mains in the subject subdivision prior to the recording of its plat; and, for the granting of such permission, we hereby assume all responsibility for all construction; and we understand that the above mentioned project will not be accepted by the City and paving releases will not be issued until said recorded plat is received by the Sustainable Development and Construction Department; and,

Therefore, we understand the City of Dallas has the right to withhold building permits for any buildings or houses in subject subdivision, until said subdivision plat has been filed for record, and applicable right-of-way and easements required for water and wastewater mains have been granted and acquired; and,

Furthermore, we understand the City of Dallas has the right to withhold certificates of occupancy of any buildings or houses constructed in subject subdivision, until water and wastewater mains constructed (both on-site and off-site) have been completed, and subject property is adequately served by water and wastewater mains.

Date: 5/16/2019

Date: 5/16/2019

Owner: CPG SAVANNAH DEVELOPMENT LLC

Contractor: MOSS UTILITIES LLC

Address: 15600 DALLAS N TOLLWAY
#110

Address: 3300 ROCK ISLAND
GRAND PRAIRIE TX 75060

DALLAS, TX

Phone #: (214) 325-7960

Phone #: (469) 569-7610

By: [Signature]

By: [Signature]

Title: MPV

Title: VP

Approved by Sustainable Development and Construction Department:
By: _____ Date: _____

Sustainable Development and Construction
320 E. Jefferson, Room 200 · Dallas, Texas 75203 · 214-948-4205 · Fax 214-948-4211
A City Utility Providing Regional Water and Wastewater Services Vital to Public Health and Safety.

STATE OF TEXAS)
COUNTY OF DALLAS)

Contract No. 19-473/474-P

PRIVATE DEVELOPMENT CONTRACT

THIS AGREEMENT is entered into pursuant to the provisions of Section 49-60(f) of the Dallas City Code between CPG SAVANNAH DEVELOPMENT LLC (hereinafter called "Owner") and MOSS UTILITIES LLC (hereinafter called "Contractor"), for the purpose of constructing water/wastewater utility facilities in order to serve a real estate subdivision in the City and County of Dallas, Texas. The terms of this Agreement are as follows:

I.

Contractor agrees to furnish all labor, materials and equipment necessary to construct and install WATER & WASTEWATER to serve 6028 LEWIS, as shown on Plan No. 4119-3028, Sheet No. 5B (hereinafter called "the Work"). The location or locations of such construction and installation are described as follows: Project is located in PD _____, near __ along _____ Street, Mapsco _____

II.

The Work under this Agreement shall commence not later than ASAP days from the date of execution of this Agreement, and shall be completed within ASAP days thereafter.

III.

The Work shall be done fully in accordance with the layouts, plans and specifications approved by the City of Dallas for the WATER & WASTEWATER facilities in the 6028 LEWIS subdivision. Contractor also agrees, by execution of this Agreement, to abide by the Pavement Cut and Repair Standards Manual, Dallas Water Utilities Standard Drawing Manual, Dallas Water Utilities Approved Materials Lists, Section 49-61(A), and the Standard Specifications for Public Works Construction - North Central Texas, Fourth Edition, 2004 as amended by the City of Dallas NCTCOG Addendum. The above-referenced documents are incorporated by reference and made a part of this Agreement for all purposes, and have been approved by Dallas Water Utilities for all purposes. The terms of this Agreement control in the event the Agreement conflicts with any of the other contract specifications.

Owner and Contractor each have the above-referenced documents in their personal

possession. The City of Dallas will perform construction inspection during the course of construction in accordance with Section 49-61(c) of the Dallas City Code; Contractor understands that the City of Dallas has the right under the Dallas City Code to direct that the Work be performed in accordance with the contract specifications.

IV.

Owner promises not to reduce the length, size, or functionality of any installation without the prior written consent of the City of Dallas.

V.

Contractor agrees to furnish Performance and Payment Bonds for the benefit of the Owner and the City of Dallas. The bonds shall be with a corporate surety or sureties authorized to do business in the State of Texas, and otherwise acceptable to the Owner and the City of Dallas. The bonds shall designate a resident agent in Dallas County, Texas for delivery of notice and service of process. The performance bond shall guarantee the completion of the Work in accordance with the terms of this Agreement and, upon acceptance by the City of Dallas, guarantee to repair and/or replace all defects due to faulty materials and/or workmanship that appear within a period of one year from the date of final acceptance of the Work by the City of Dallas. The payment bond shall guarantee the prompt payment of all subcontractors, suppliers, laborers and material men who are used by the Contractor in the performance of the Work under this Agreement.

VI.

Owner agrees, in consideration of the Work performed by Contractor, to pay a sum not-to-exceed FORTY SEVEN THOUSAND THIRTY FOUR DOLLARS (\$ 47,034), to be paid as follows:

Upon completion of the Work, Owner will furnish an affidavit to the City of Dallas, in accordance with Section 49-61 of the Dallas City Code, that he has made final payment to the Contractor. Contractor understands and agrees that nothing in this Agreement shall be construed to render the City of Dallas liable for any payments owed by the Owner to the Contractor, or by the Contractor to any subcontractor, supplier, laborer or material men in the course of the Work done under this Agreement. The City of Dallas is not a party to this Agreement, and nothing contained herein shall make it a party. The Owner and the Contractor mutually agree to defend and indemnify the City of Dallas and hold the City of Dallas harmless from any claims, lawsuits or judgments arising from: (1) a failure of the Owner to pay the Contractor in accordance with the terms of this Agreement; (2) failure of the Contractor to pay any subcontractors, suppliers, laborers or material men; (3) any personal injury (including death) or property damage suffered by Owner, Contractor or

third parties that arises from or occurs in the course of performance by the parties to this Agreement; and (4) any liens that are placed upon the facilities as a result of the Work under this Agreement.

VII.

Pursuant to Section 49-61 of the Dallas City Code, upon final acceptance of the Work by the City of Dallas, the Owner will turn over to the City, and the City will accept, the facilities as the property of the City of Dallas, free and clear of any liens and encumbrances.

VIII.

This Agreement is performable in Dallas County, Texas, and exclusive venue for any legal action brought under this Agreement shall be located in Dallas County, Texas.

IX.

This Agreement is binding upon the Owner and the Contractor, and their respective successors, assigns, heirs and representatives for the faithful and full performance of the terms and provisions of this Agreement.

EXECUTED this the _____ day of _____, 20__.

ATTESTED BY: _____ OWNER: CPG SAVANNAH DEVELOPMENT LLC

BY: [Signature]

PRINTED NAME: _____

TITLE: _____

ADDRESS: 15660 DALISS N TOLUOY # 110
DALLAS TX
(214) 325-7960

ATTESTED BY: _____ CONTRACTOR: MOSS UTILITIES LLC

BY: [Signature]

PRINTED NAME: MICHAEL HOULEMAN

TITLE: VP

ADDRESS: 3300 ROCK ISLAND
GRAND PRAIRIE TX 75060
(469) 269-7610



City of Dallas

August 7, 2019

CPG Savannah Development LLC
Steve King
15660 Dallas N Tollway #110
Dallas, Texas 75248

Re: 6028 Lewis Street

Water/Wastewater Contract No: 19-473/474-P

Gentlemen:

The construction plans for the referenced contract have been released to the DWU inspection office. Your contractor may commence construction in accordance with the Dallas City Code AFTER:

- 1.) The contractor's Safety Program is on file with DWU Inspection; and
- 2.) A Request For Inspector form has been completed and sent to DWU Inspection; and
- 3.) Three working days notice of intent to start has been provided to DWU Inspection; and
- 4.) A DWU inspector has been assigned to the project, has held the on-site preconstruction meeting and is present on the job site.

Enclosed is the Request For Inspector form. The contractor's 3 sets of approved construction plans will be delivered by the assigned inspector to the job site at the scheduled preconstruction meeting.

The on-site preconstruction meeting will be coordinated by the assigned DWU inspector and your utility contractor. If you would like to attend this meeting, please coordinate with your utility contractor.

Per Dallas City Code, after completion of the utility construction you must send us an affidavit that you have paid your water and wastewater contractor in full; our fax number is 214-948-4211. The payment affidavit must be provided before the Water Department will accept the construction.


Lloyd Denman, P.E.
Assistant Director
c: Utility Contractor

Sustainable Development and Construction Department
Engineering Services 320 E. Jefferson, Room 200 Dallas, Texas 75203 214 / 948-4205

COD_0016



August 7, 2019

CPG Savannah Development LLC
Steve King
15660 Dallas N Tollway #110
Dallas, Texas 75248

Re: 6028 Lewis Street
Contract No: 19-473/474-P

Gentlemen:

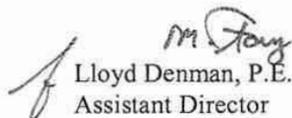
Below is an estimated breakdown of payments to the developer for mains to be constructed and fees due the City on the referenced contract.

PAYMENTS TO DEVELOPERS		FEES DUE TO CITY	
Payments at completion		Acreage Fees	
Water:	\$10,496.00	Water:	\$0.00
Sewer	\$0.00	Sewer:	\$0.00
		Misc. Charges:	\$0.00
Payments On Connection Basis 20 Year Limitation			
Water:	\$0.00		
Sewer:	\$0.00		
Total Pay:	\$10,496.00	Total Fees:	\$0.00
Net Pay to Dev:	\$10,496.00	Net Due to City:	\$0.00

Payments will be adjusted based on actual construction quantities upon acceptance of construction by the City. Payments on a connection basis must be requested by you in writing on a semi-annual basis. For each connection, you must provide the street address and lot and block number.

In order to receive the payments listed above, you must:
1) register as a vendor at <https://dallascityhall.bonfirehub.com/login> and then
2) look up your vendor ID at <https://vendors.dallascityhall.com>
For vendor support questions contact CODVendorRegistrations@dallascityhall.com

Please email the Vendor ID to michael.fay@dallascityhall.com. If you have any questions, please call Michael Fay, Contract Coordinator, at 214-948-4591.


Lloyd Denman, P.E.
Assistant Director

19219F

Sustainable Development and Construction Department
Engineering Services 320 E. Jefferson, Room 200 Dallas, Texas 75203 214 / 948-4205

COD_0017

Memorandum



DATE August 7, 2019

TO Jiroko Rosales
Economic Development - 5/C/S

SUBJECT Dallas Water Utilities Participation With
CPG Savannah Development LLC
For 6028 Lewis Street
19-473/474-P

As per City Code, the Dallas Water Utilities will be participating with the developer in the construction of water and wastewater mains for the subject project. This notice is being sent to you to alert you of our participation. Below is a breakdown of the estimated participation by Dallas Water Utilities.

PAYMENTS TO DEVELOPERS		DUE TO CITY	
Payments at completion		Acreage Fees	
Water:	\$10,496.00	Water:	\$0.00
Sewer:	\$0.00	Sewer:	\$0.00
		Misc. Charges:	\$0.00
Payments On Connection Basis 20 Year Limitation			
Water:	\$0.00		
Sewer:	\$0.00		
Total Pay:	\$10,496.00	Total Fees:	\$0.00

The contract value of this project is \$47,034.00
If you have any questions please call me at 214-948-4591.


Michael Fay
Sustainable Development and Construction
c: File

Inspection Supervisor: **Jaime Arpero**

Private Contract No: **19-473/474-P**

Project: **6028 Lewis Street**

Mapsc0: 36-X

Council District: 14

Plan Number 411Q-3028 Sheet Number 58

Developer: CPG Savannah Development LLC
Steve King
15660 Dallas N Tollway #110
Dallas, Texas 75248

Developers Contact: Steve King 972-248-2147

Contractor: Moss Utilities, LLC
Michael Holleman
469-569-7610 3300 Rock Island Road
Irving, Texas 75060

Surety: The Guarantee Co of North America USA

Surety Attorney: William D. Birdsong

Resident Agent: Pitts Birdsong Bonds & Associates
12770 Coit Road, Suite 1220
Dallas, Texas 75251

Insurance Expiration: 6/21/2019

There are refundable mains on this contract: please provide as-built quantities for offsite/oversize mains.

There are no net fees due to the City on this project

Plans Released: 8/7/2019



f Lloyd Denman, P.E., Assistant Director

- c:
- | | |
|--------------------|------------------------------------|
| DWU Inspection | Fire Department |
| Water Distribution | WW Collection - TV Investigation |
| Contractor | WW Collection - Operations Support |
| DDS Contract File | Mapping Capital Services |
| Meter Repair/Test | Pressure Testing Chlorination |

Jaime Arpero

19-473/474-P

6028 Lewis

411Q-3028 sh 58

Offsite 8" Water main in Lewis St from W Plat Line to 8" at Mecca (replace 6")

Item Nc	Item Desc.	Estimated Quantity	Units	Eval Cost per 27355	EC Total	Unit Bid	Total Bid
180C	8" Water	92	LF	\$ 43.00	\$ 3,956.00	\$ 110.00	\$ 10,120.00
510C	8" Valve	1	EA	\$ 1,200.00	\$ 1,200.00	\$ -	\$ -
508A	Reconnect Ex Service	2	EA	\$ 1,170.00	\$ 2,340.00	\$1,500.00	\$ 3,000.00
765A	Asph. Pav.	30	SY	\$ 100.00	\$ 3,000.00	\$ 108.00	\$ 3,240.00
Pay on Completion Offsite Water Mains:					\$ 10,496.00		\$ 16,360.00

30% of Contract: \$ 47,034.00 x 0.3= ~~\$ 14,110.20~~

Maximum amount allowed by City Code



Staff Use - Project No. 8473

**WATER/WASTEWATER ENGINEERING
APPLICATION FOR REVIEW OF WATER & WASTEWATER DESIGN PLANS**

1. Name of Project: 6078 Lewis Street
2. Project Description: 5-unit townhomes on each lot
3. Project Location (w/Lot & Blk): Lot 1 + 2A, Block A/1877 DCAD Mapsco No. 36-X
4. Engineering Firm: Claymore Engineering
 Mailing Address: 1963 Central Drive, Suite 406
 City: Redford State: TX Zip: 76021 Telephone: (817) - 281-0572
 Contact Person: Matt Moore Email: Matt@Claymoreeng.com
5. Engineering Firm's printing company to be notified for the pick-up, printing, & delivery of plans after design acceptance. (if not located in the metroplex, you should make arrangements with local printer)
 Name: Digital Print Solutions
 Mailing Address: 2410 Minnie's Dr. Telephone: (817) - 616-0290
6. Owner/Developer: Savannah Developers
 Mailing Address: 15660 N Dallas Parkway
 City: Dallas State: TX Zip: 75248 Telephone: (972) 248-2147
 Contact Person: Steve King Email (Req'd): Steve@savannahdevelopers.com
7. Has the water/wastewater layout for this project been discussed with staff or Pre-Development? (Y/N)
 With whom: David Lam Date: October 2018
8. Submittals **REQUIRED**: (incomplete submittals will be rejected. N/A must have written justification)
 - Water/Wastewater Plan(s)/Profile(s) (2 Sets)
 - Plat (ex. recorded plat if no proposed plat) - City Plan File Number: S178-256
 - Plan Review Check List filled out and signed
 - Landscape Plan
 - Paying, Drainage, **AND** Grading plans (If submitted to P&D Engineering) (1 copy)
 - Review Fee (check one) \$1500, or \$500 if less than 100 LF of pipe

APPLICANT'S SIGNATURE: [Signature] DATE: 12/12/18



CITY OF DALLAS

WATER/WASTEWATER ENGINEERING DESIGN CHECKLIST

Project Name: 6028 Lewis Street

MAPSCO #: 36-X

Date: 12/12/18

Plat #: S 178-256

REFERENCE

DFT - Drafting Standards for Water / Wastewater Pipeline Projects

MNL - Water & Wastewater Procedures & Design Manual

SDC - Development Design Procedure and Design Manual

DWG - Standard Drawings for Water & Wastewater Construction

Design & Construction Standards may be found online at www.DallasCityHall.com > Departments> Sustainable Development and Construction> Engineering> Engineering/Survey Forms, Procedures and Checklists

GENERAL

- Application for Review of Water/Wastewater Design Plans (SDC Form 11.38) (1st submittal only).
- Plans and profile are clear and easy to read (1"=6' Vertical scale for profile).
- Title block: Signature Block:

REVISIONS				
REV. NO.	DATE	DESCRIPTION	BY	
CONSULTING ENGINEERING FIRM				
SD&C PID: XXXX CITY FILE NO.: SXXX-XXX				
PROJECT TITLE				
LOCATION				
LIMITS				
DALLAS WATER UTILITIES				
CITY OF DALLAS, TEXAS				
DESIGNER	DRAFTER	MONTH YEAR	FILE NUMBER	SHEET
			XXXX XXXX	XXX

Engineering Firm: [Name of Engineering Firm & TBPE Registration Number]

Design By: [Printed Name] Date: _____
Engineer of Record

Accepted for: _____ Date: _____
 Construction Sustainable Development & Construction

Contract No: _____ Date: _____

Contractor: _____

- City File Number: SXXX-XXX (To Match Most Current Effective Plat).
- SDC signature line of Signature Bloc has sufficient space for our signature.
- Preliminary Disclaimer Block (DFT 3-8), OR seal & signature, AND TBPE Firm Registration Number Correct Scale, MAPSCO pages, and Location Map (in upper right corner of plans).
- As-built water and wastewater map numbers are labeled on plans (Referenced from GIS or Water Vault 320 E Jefferson Room 215).
- Two Benchmarks per design sheet (One benchmark must be an approved DWU benchmark) (DFT 3-9).
- North arrow, Caution notes (including Texas one Call 1-800-245-4545).
- General Notes labeled on plans per SDC Form (Residential or Commercial).
- Property and Easement alignments and bearing & distance shown on Plat must match the design plans
- ROW width and owner information labeled.
- Label Lot and Block Numbers, Lot dimensions, Street names.
- Existing utilities in area (gas, electric, cable, etc.) must be labeled and be dimensioned to PL or easement.
- Existing pavement material is labeled for all streets.

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- Total proposed number of laterals & deadheads are labeled in design plan and in the General Notes.
- Proposed mains extend 5-feet past paving limits for future stub connections.
- Pavement saw-cuts should be clearly labeled and must comply with PW&T Manual.
- Mains and easements are aligned so that on-street and on-site parking spaces do not encroach.
- Existing and proposed grades and ground lines are shown and labeled in profile.
- Label (FB, 411Q, 685W, 421Q), install date, material, size, and direction of flow for all ex. city utilities.
- Stationing, ties to ROW/centerline, and/or Northing/Easting callouts.
- Mains are no closer than 3 feet from the edge of ROW without an easement.
- Minimum 20' spacing from building footprint to water; 10' for wastewater main.
- Sections of parallel mains and large utilities are shown in profile with distance in feet right or left of proposed pipe in profile.
- Stations at PI, PC, and PT of proposed water mains and curve data labeled.
- Min. easement width for 8"-12" main up to 8' depth is 20' (MNL 1.8.3).
- Proposed off-site mains on private property or proposed on-site mains on a lot that is not being platted require easements to be dedicated by separate instrument. ****NOTE:** failure to start the process immediately may result in the delay of your project schedule. Notify your developer/surveyor immediately. It is the developer's responsibility to manage the project's schedule and plan accordingly.
- Minimum Vertical Clearance for buildings over mains is 25' (MNL 1.8.4).
- Identify any potential environmental issues including possible soil or groundwater contamination and refer to DWU Soil Manual (MNL 1.9.3).
- Are improvements proposed in TXDOT ROW? (MNL 1.14.3);
 - TXDOT Permit number shown on plans (Coordinated by SDC Staff);
 - No mains running parallel and under existing or proposed TXDOT pavement;
 - Mains under TXDOT pavement should cross at 90 degrees (if possible) and be encased;
 - No appurtenances in TXDOT Pavement.
- DART Permit number is shown on plans (Coordinated by SDC Staff) Railroad Crossing shown on plans.
- Proposed building footprint is shown without interior walls.
- Finished floor elevations and proposed flow (GPM) are labeled for each building.
- 100-year flood limits are shown and labeled on plans.
- Pavement Markings are not shown on Water / Wastewater Plans.
- For new mains, all existing water services & wastewater laterals must be re-connected and called out.
- Water services & wastewater laterals must be at least 1 pipe size smaller than main (MNL 2.4.3 & 4.4.3).
- No trees within 10' of water/wastewater mains and no trees within water / wastewater easements.
- Proposed public Water/Wastewater improvements are illustrated with a **BOLD** line weight and follow DWU drafting standards. Design is the primary focus and should clearly stand out on the page.
- Replace mains if pipe is over 40 years old, sub-standard in size or condition (MNL 2.3 & 4.3).
- If paving over mains, replace pipe if over 40 years-old, sub-standard in size or condition (MNL 2.3 & 4.3)

WATER

- Buildings more than 120 feet in height require redundant fire flow from two separate mains per DFR amendment to 2015 I.F.C. Coordinate with Dallas Fire & Rescue, Room 204.
 - Water taps over 16" are not allowed (MNL 2.4.1).
 - "Connect to" and "Install" notes are used in labels for water design callouts.
- | | |
|-----------------------------|--------------------------|
| <u>≤ 2" Meter Callouts:</u> | INSTALL: |
| Example | 1-2" DEADHEAD (IRR.) "a" |

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> 2" Meter Callouts:

Example

INSTALL:

1-8"X4" TEE, 1-4" VALVE, 1-4" PLUG @ 5' FLOWLINE DEPTH.

IN SEPARATE CLOUD:

"NOT THIS CONTRACT"

4" (DOM) METER AND VAULT BY SEPARATE PERMIT.
CONTACT PERMITS AT 320 E. JEFFERSON, ROOM 118
214-948-4500. MON. – FRI. 8:00A – 4:30P

- Proposed main is not closer than 3 feet from existing main (when running parallel).
- Verify that water connections do not cross pressure zones (MNL 2.2.4).
- Minimum water main size is 8" (12" required in CBD & Industrial Areas) (MNL 2.4.4).
- 10", 14", and 18" diameter water mains are not allowed, upsize accordingly (MNL 2.4.4).
- Min cover for mains 12" & smaller: Paved w/ curb & gutter 4-feet, otherwise 6-feet (MNL 2.5.2).
- Verify Pipe material & Embedment per table 2.6.3 (special if in CBD or Airport) (MNL 2.6.3).
 - Offsite water without pavement requires "B5" or "modified flowable" embedment
- Verify minimum allowable curve radius for water pipes & label on plans (MNL 2.8.2).
- Water/WW separation: (Horiz 9') preferred or (Horiz 4' / 2' Vertical) (MNL 2.10).
- No FH within 9' of WW (includes reclaim water) (30TAC290.44(e)(6) / MNL 2.10.6).
- Crossing utilities need to be shown and elevations labeled at the crossing.
- Correct TCEQ protection is referenced at required WW / water crossings.
- Reducer must be on "through" side of a tee connection only (not on branch) (MNL 2.11.1.2).
- 4-way Cross-type intersecting connections are not allowed; must use 2 tees or Type D (MNL 2.11.1.4.2).
- Gate valves are used for 16" diameter main & smaller (MNL 3.2.1).
- Valves should be located at an offset from the street centerline intersection. Projection of property line limits along main alignment.
- A tee must have 2 valves (MNL 3.2.2.3).
- Consult with Dallas Fire & Rescue in Room 210 for all fire protection/ hydrant coverage requirements.
- FH required prior to cul-de-sac and dead end mains for 8" main (if 6" use a flush valve) (MNL 2.12.1).
- Dead end main with FH and no services must be less than 100' in length or loop the main to avoid stagnant water in dead end main. (Only 1 FH allowed on a dead end main) (MNL 3.3.3).
- Main serving FH must be 8" min. & lead to FH must be 6" diameter (MNL 3.3.1).
- Bollards in traffic areas for vertical facilities (i.e. FH) (DWG 237).
- Only one FH is out of service when a 3-valve section is shut down.
- Fire hydrants should be placed outside of radius of curb.
- Fire hydrants shall be within 2.5'-7.5' of back of curb.
- Must replace FH if over 2-years old and provide callout on plans to "Ex. Fire Hydrant shall be removed, salvaged, and delivered to 2901 Municipal St., Mon – Fri 8a – 4p. Coordinate with DWU – Heavy Repairs 214-670-8970 or 214-670-8971".
- Minimum of one (1) water service to each lot with no service crossing lot lines (MNL 2.13.1).
- No size on size meters allowed without special approval from DWU Distribution.
- Meter locations must be shown on drawing (MNL 2.12.2) PRV information (MNL 3.12).
- Abandoned mains shall be cut and plugged at the main in the street. (MNL 2.14).

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- Salvage valves over 24" in size as requested by distribution (MNL 3.14.2.2).
- FH's and water services can be used as Air Release Valves on 8" and 12" mains. (MNL 3.6.1).
- Minimum size of deadheads that can be connected to multiple services and meters:

1" Deadhead	=	2 - 5/8" or 2-3/4"
1-1/2" Deadhead	=	2-1" or 4-3/4"
2" Deadhead	=	6-3/4" or 4-1"

WASTEWATER

- "Connect to" and "Construct" notes are used in labels for wastewater design callouts.
- All proposed mains profiled with flowline elevations and utility crossing flowlines & clearance labeled.
- Parallel water main shall be shown and labeled on WW profile with offset distance and direction labeled.
- Label existing mains to be abandoned. Label must include the year main was built.
- Small diameter wastewater mains connecting to larger diameter main shall match at crown.
- Main Min. & Max. pipe slope designed per Table 4.4.4 **IF full flow conditions** (MNL 4.4.5).
- Min. cover for 12" & smaller: un-paved 6', highway 6', paved 4' (MNL 4.5.2).
- Verify Pipe Materials and Embedment callouts (MNL 4.6.3).
- Offsite main without pavement cover requires "B5" or "modified flowable" embedment.
- Main is only allowed in the high bank of a creek (MNL 4.7.1).
- Main is straight between manholes (WWMH) and pipe material may not be changed between WWMH.
- WWMH required at all main connections (not laterals) (MNL 5.2.1).
- Possible future connection requires WWMH with stub-outs.
- Replace brick vaults and wastewater manholes with applicable standard concrete structure.
- WWMH spacing 6"-15" (500'), 18"-30" (800'), 36"-48" (1000') (MNL 5.2.4).
- Type S Pressure type WWMHs required in 100-yr floodplain and/or special flood area. (DWG 313).
- No WWMHs allowed in creeks or drainage areas. (MNL 5.2.7).
- External Drop MHs required for $\geq 24"$ difference between any flow in and flow out (MNL 5.2.9).
- WWAD at end of main is needed if no future connection is expected (requires 3.5' of cover) (MNL 5.4.1)
- Each lot must have a service. Services cannot cross lot lines (MNL 4.12.1).
- WW lateral to be a minimum horizontal distance of 10-feet downstream of water service (MNL 4.12.2).
- No service taps are allowed on 18" or larger mains (MNL 4.4.1 & 4.11).
- WW Lateral sizing per (MNL 4.12.3); have 2% slope (1% min.) and 2' cover min. (MNL 4.12.4).
- Fixture count of (commercial dev.) & number of units (Multi-Fam) must be labeled (MNL 3.12.4.3).
- Building finished floor elevation must be $\geq 18"$ above Controlling WWMH rim elevation or provide a **recorded** Covenant Agreement for Backflow protection (Forms 11.10 and 11.26). ****NOTE:** failure to start the process immediately may result in the delay of your project schedule. It is the developer's responsibility to manage the project's schedule and plan accordingly.

I, the undersigned, am the legal Engineer of Record for this project and certify that I have read, completed, and understand that the requirements set forth in this checklist is not inclusive of all the City's standards; and have designed the submitted engineering plans in accordance to ALL City requirements.

James Helmburger, PE
Printed Name

[Signature]
Signature

12/12/18
Date

TBPE Registered Engineering Firm Name: Claymore Engineering

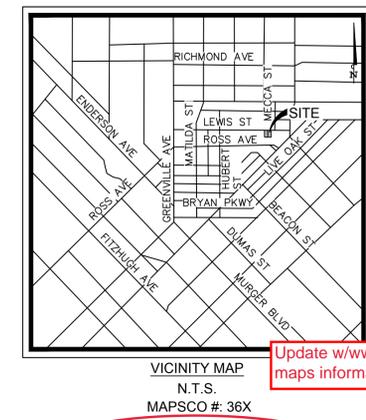
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Acknowledged

PLEASE NOTE THAT IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO BE AWARE OF, UNDERSTAND, AND COMPLY WITH ALL CURRENT CITY OF DALLAS DESIGN/DRAFTING REQUIREMENTS AND POLICIES. THE CITY RESERVES THE RIGHT FOR ADDITIONAL COMMENTS UNTIL ALL ITEMS IN QUESTION ARE SATISFIED AND IN COMPLIANCE TO OUR REQUEST.

GENERAL NOTES - COMMERCIAL DEVELOPMENT:

- 1. ALL WATER MAINS SHALL BE AWWA C900 (DR-14) PVC WITH POLY WRAP AND FULL BODY FITTINGS UNLESS NOTED OTHERWISE.
2. WATER AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF SYSTEM.
3. ALL WATER DEADHEADS SHALL BE TYPE-K COPPER, INSTALLED PER DWU STANDARD DRAWINGS, AND LOCATED NO LESS THAN 2 FT BEYOND PROPOSED CURB OR AS SHOWN, AND REFERENCED AS FOLLOWS: "A" 1/2" (DOM & FIRE), "B" 1/2" (DOM & FIRE), "C" 1/2" (IRR), TOTAL: 2/2" 1/2" WATER METERS/SERVICES SHALL NOT BE INSTALLED IN DRIVEWAYS. WATER METERS AND METERS SHALL BE INSTALLED BY SEPARATE PERMIT, ALONG WITH THE CONNECTION TO PRIVATE PLUMBING.
4. ALL WASTEWATER LATERALS SHALL END AT THE EASEMENT OR PROPERTY LINE UNLESS OTHERWISE NOTED ON PLANS. SIZED AND REFERENCED AS FOLLOWS: "B" 1/2" LAT, "C" 1/2" LAT, TOTAL: 2/2" LATERAL CLEANSOUT SHALL BE INSTALLED BY PERMIT ALONG WITH THE CONNECTION TO PRIVATE PLUMBING.
5. ALL 8" THROUGH 16" PVC WASTEWATER MAINS SHALL BE ASTM 3034 (SDR-35), UNLESS NOTED OTHERWISE. ALL WASTEWATER LATERALS SHALL BE ASTM 3034 (SDR-35), UNLESS NOTED OTHERWISE.
6. THE MAXIMUM TRENCH WIDTH IS 32" FOR ALL PIPES DIAMETERS EQUAL TO OR SMALLER THAN 12".
7. THE CERTIFICATE OF ACCEPTANCE (COA) WILL NOT BE ISSUED UNTIL ALL OF THE FOLLOWING ITEMS HAVE BEEN COMPLETED:
A. ALL WATER AND WASTEWATER APPURTENANCES HAVE BEEN ADJUSTED TO THEIR FINAL POSITION AND A FINAL INSPECTION FOR THE P-CONTRACT HAS BEEN SUCCESSFULLY COMPLETED.
8. THIS PLAN HAS BEEN FILED WITH THE COUNTY (IF APPLICABLE) AND MATCHES THE RECORD DRAWING FOR THE PROJECT. THE CITY HAS BEEN PAID AND PERMIT TO PRIVATE DEVELOPMENT STATING THAT THE CONTRACTOR HAS BEEN OBLIGATED TO CONSTRUCT PER THE CURRENT DWU STANDARD DRAWINGS. WATER MAINS SHALL BE PER THE CURRENT DWU STANDARD DRAWINGS.
9. WATER MAINS SIZED 12" AND UNDER SHALL BE A MINIMUM OF 4 FT UNDER IMPROVED SURFACES AND 6 FT UNDER UNIMPROVED SURFACES.
10. WATER CUTS AND CUTS WILL FOLLOW THE LATEST EDITION OF CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION PAVEMENT CUT AND REPAIR STANDARD MANUAL. ALL WATER AND WASTEWATER SERVICE CUTS IN PAVEMENT SHALL HAVE THE DITCH LINE FILLED TO PAVEMENT BASE LINE WITH LOW STRENGTH FAST FIX FLOWABLE FILL.
11. CONSTRUCTION SPECIFICATIONS AND APPURTENANCES WILL BE COVERED BY THE CURRENT EDITIONS OF THE FOLLOWING MANUALS: DALLAS WATER UTILITIES' STANDARD DRAWINGS FOR WATER AND WASTEWATER CONSTRUCTION; STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION STANDARDS; THE CITY OF DALLAS ADDENDUM TO THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS PUBLIC WORKS CONSTRUCTION STANDARDS.
12. CONTRACTOR WILL REMOVE EXISTING WATER METERS NOT USED FOR PROPOSED DEVELOPMENT. REMOVE METERS AND METER LIDS IN A WAY AS TO NOT DAMAGE THE METER NOR LID AND DELIVER REPAIRED METERS TO 2881 MUNICIPAL STREET, CONTACT ALEX LAND (214-670-8203) 24 HOURS PRIOR TO METER DELIVERY. CONTRACTOR SHALL KILL EXISTING DEADHEAD SERVICE FOR REMOVED METERS AT THE MAIN LINE.
13. THE CITY OF DALLAS TRANSPORTATION TRAFFIC SAFETY ENGINEERING WILL APPROVE AND DETERMINE THE TRAFFIC CONTROL PLAN AND WORKING HOURS. CONTACT BETH ADAMS AT 214-670-5896 (EAST), GARY HUGHES AT 214-670-5667 (NORTHWEST), ERVIN "ROWDY" HORN AT 214-670-1390 (SOUTHWEST).
14. CONTRACTOR MAY ONLY LAY PIPE WHEN TEMPERATURE IS 36 DEGREES F AND RISING, ANY SPECIAL METHODS OR PROCEDURES FOR LAYING PIPE AT LESS THAN 36 DEGREES REQUIRES THE APPROVAL OF DWU PIPELINE INSPECTION SUPERINTENDENT.
15. LOW STRENGTH FLOWABLE FILL SHALL BE USED AS BACKFILL MATERIAL AROUND NEW MANHOLES LOCATED WITHIN EXISTING OR NEW PAVEMENT.
16. ALL NEW MANHOLES OR EXISTING MANHOLES AFFECTED BY CONSTRUCTION OF THIS CONTRACT SHALL HAVE THE INTERIOR COATED WITH RAVEN 405 OR APPROVED EQUAL. COATING MUST BE APPLIED BY CERTIFIED APPLICATOR, SPRAY, BRUSH, OR ROLLER APPLICATION TO A MINIMUM OF 200 MIL THICKNESS.

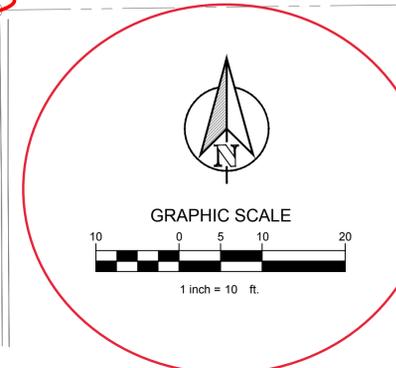


UTILITY LOCATION NOTE: THE LOCATION OF EXISTING UTILITIES SHOWN ON EXISTING PLANS ARE APPROXIMATE AND BASED ON EXISTING PLANS AND DATA FURNISHED BY UTILITY COMPANIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION. CALL 1-800-344-8377 TWO WORKING DAYS PRIOR TO CONSTRUCTION FOR ON-SITE LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE, AT NO ADDITIONAL COST.

CAUTION !!! UNDERGROUND TELEPHONE CABLE IN THE AREA. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION. CONTACT AT&T 48 HOURS PRIOR TO CONSTRUCTION. PHONE * 1-800-395-0440
CAUTION !!! UNDERGROUND ELECTRICAL CABLE IN THE AREA. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION. CONTACT ONGOR ELECTRIC COMPANY 48 HOURS PRIOR TO CONSTRUCTION. PHONE * 1-800-233-2133

NOTES ON ALL INFRASTRUCTURE PLANS

- 1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM.
2. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
3. FOR ADJUSTMENT OF DALLAS WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL (214) 670-1770 AT LEAST (3) THREE WORKING DAYS PRIOR TO CONSTRUCTION.
4. STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF DALLAS, STANDARD CONSTRUCTION DETAILS, FILE 2510-1, LATEST EDITION.
5. ALL CONCRETE FOR PAVEMENT SHALL BE 4000 PSI FOR MACHINE FINISH AND 4500 PSI IF IT IS NECESSARY FOR HAND FINISH.



SIGNATURE BLOCK:

Engineering Firm: CLAYMOORE ENGINEERING, TEXAS REGISTRATION #14199

Design By: MATT MOORE Date: 12/12/2018 Engineer of Record

Accepted for Construction: Sustainable Development & Construction Date:

Contractor: Date:



PROPOSED WW FLOW table with columns for WW FLOW and WW DFU, listing values for Building 1 and Building 2.

NOTE: ANY AFFECTED EXISTING SERVICES MUST BE MAINTAINED AND RECONNECTED.



Table with columns for REV. NO., SD&C PID, CITY FILE NO., and SHEET NUMBER, listing project details and revision information.

They are existing, callouts have been revised to describe and display properly.
Are these proposed new deadheads/meters? If yes, please call out accordingly. If not and they are existing meters and will remain in service, please unbold the deadhead line and call out as

INSTALL 87 LF OF 8" PVC
For more clarity of the construction scope of work, consider re-labeling as: "Replace existing X" water service deadhead. Install new X" deadhead (DOM or IRR, specify) and connect to proposed 8" water main."

Show & label stationing.
Material: VCT, yr. built: 1923, Ref. unknown.
Size, rim elevation, FL In/Out, northing and easting call outs.
Update WWMH symbol per DWU Drafting Standards.

Typically valves are only required as isolation valves between large services and FHs. Propose a new valve prior to the existing FH. Only number and enclose in a circle, proposed valves along mains and FHs.
Proposed new main can not be closer than 3 ft from existing main. Address accordingly.

1. Make sure to illustrate, label and dimension to PL, all existing utilities in area (gas, electric, cable, etc.).
2. Provide copy of the utilities coordination letters with next submittal.

Extend proposed water line/reducer at least a section of pipe.
Remove existing meter services not used.

1. Make sure that no trees are proposed within 10' of w/w mains and related easements.
2. Provide copy of the Landscape Plan with next submittal.

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM.
2. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.

SUBMIT THE FIRE COORDINATION CERTIFICATE AFTER CONSULTATION WITH RICK BUTLER (ROOM 210). NOTE: YOU THE ENGINEER MUST SIGN THE CERTIFICATE.
You may use Ricky as a resource, but not required if you are confident that your design meets the fire code. You must still submit a signed fire certificate stating that your design meets fire code standards.

Utility coordination emails are included with this.
Landscape plan included with submittal.

Please note that this project does not fulfill with the characteristics of a Shared Access development. Perhaps you meant to call it Mutual Access. Please clarify.
Correct, it is a mutual access easement.

Relocate to upper right corner of the plan, next to the Location Map.
Relocate label to not be overlapped by property line.

FFEs must be at a minimum 18" above the controlling WWMH rim elevation. If the FFE does not meet this criteria, a recorded Covenant Agreement for Backflow protection must be provided for the records of the City. Make sure that this requirement is met in all units.
NOTE: Failure to start the process immediately may result in the delay of your project schedule. It is the developer's responsibility to manage the project.

Public Lateral ends at property line. Relocated CO before PL. Unbold private plumbing (line enclosed by the boxes and removed related call outs).

Will the alley be repave? If yes, please note that the existing w/w main is over 41 yrs old which will require it to be replaced with standard 8" PVC ASTM D 2241 (SDR 26) pipe, along the area that will be improved. If that is the case, please illustrate as such.

Label as proposed landscape wall and proposed screening.
The submitted PLAT (S 178-256) only addresses Lot 2A. Please clarify if Lot 1A also needs to be plat. There is an existing plat associated with Lot 1A, please also provide copy of it and include it's PLAT number here.

Are there any public easements on along the alley? If so, please label them and provide reference information.
2. ONSITE BENCHMARK: 3/4" PIPE FND AT THE NORTHWEST CORNER OF THE PROPERTY. ELEVATION = 529.52

Are there any public easements on along the alley? If so, please label them and provide reference information.

Is this an existing fence? Fence can not encroach public ROW. Please show/label as being removed.
This fence is not on our property and not owned by us, therefore we do not have the right to remove it. If it can be confirmed that it is owned by the City we will remove it as requested.

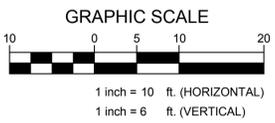
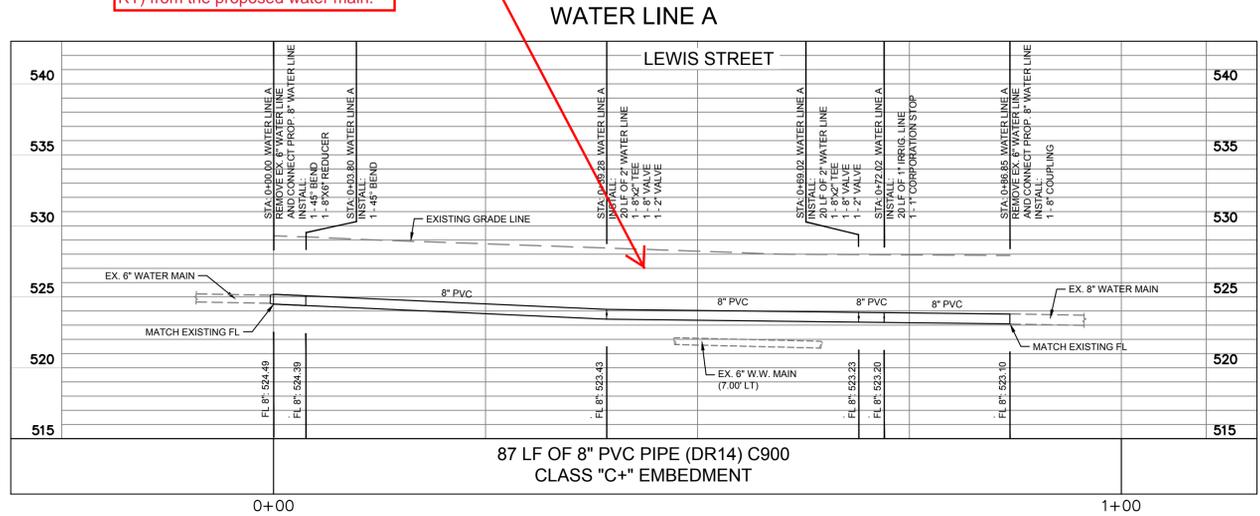
Show ROW & pavement limits within properties on both sides of the alley. Also, label block/Lot and owner from properties across the alley.
Alley is not paved currently and will not be proposed to be paved. Alley is not dedicated as ROW and is only dedicated as an easement. The easement information is now shown on the

NO need to duplicate notes, if included in W/ WW plan.

Sheet has been removed

***Water main profiles are only required for 12" or larger. You are welcome to keep the profile but it is not required.

Show all utilities in area (gas, electric, cable, etc.) and include their horizontal separation distance (LT or RT) from the proposed water main.



- GENERAL NOTES - COMMERCIAL DEVELOPMENT:**
- ALL WATER MAINS SHALL BE AMWA C900 (DR-14) PVC WITH POLY WRAP AND FULL BODY FITTINGS UNLESS NOTED OTHERWISE.
 - WATER AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF SYSTEM.
 - ALL WATER LEADHEADS SHALL BE TYPE K COPPER, INSTALLED PER DWU STANDARD DRAWINGS, AND LOCATED NO LESS THAN 2 FT BEYOND PROPOSED CURB OR AS SHOWN, AND REFERENCED AS FOLLOWS: "A" 1/2" (DOM & FIRE), "B" 1/2" (DOM & FIRE), "C" 1" (IRB), TOTAL: 2'-2" 1/2". WATER METERS/SERVICES SHALL NOT BE INSTALLED IN DRIVEWAYS. WATER METER CANS AND METERS SHALL BE INSTALLED BY SEPARATE PERMIT, ALONG WITH THE CONNECTION TO PRIVATE PLUMBING.
 - ALL WASTEWATER LATERALS SHALL END AT THE EASEMENT OR PROPERTY LINE UNLESS OTHERWISE NOTED ON PLANS. SIZED AND REFERENCED AS FOLLOWS: "P" = 1'-6" LAT, "O" = 1'-6" LAT, TOTAL: 2'-6". LATERAL CLEANOUT SHALL BE INSTALLED BY PERMIT ALONG WITH THE CONNECTION TO PRIVATE PLUMBING.
 - ALL 8" THROUGH 15" PVC WASTEWATER MAINS SHALL BE ASTM 3034 (SDR-35), UNLESS NOTED OTHERWISE. ALL WASTEWATER LATERALS SHALL BE ASTM 3034 (SDR-35), UNLESS NOTED OTHERWISE.
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 - THE CERTIFICATE OF ACCEPTANCE (COA) WILL NOT BE ISSUED UNTIL ALL OF THE FOLLOWING ITEMS HAVE BEEN COMPLETED:
 - ALL WATER AND WASTEWATER APPURTENANCES HAVE BEEN ADJUSTED TO THEIR FINAL POSITION AND A FINAL INSPECTION FOR THE P-CONTRACT HAS BEEN SUCCESSFULLY COMPLETED AND;
 - THE FINAL PLAT HAS BEEN FILED WITH THE COUNTY (IF APPLICABLE) AND MATCHES THE DESIGN PLANS AND;
 - ALL FEES OWED TO THE CITY HAVE BEEN PAID AND;
 - A PAY AFFIDAVIT SENT TO PRIVATE DEVELOPMENT STATING THAT THE CONTRACTOR HAS BEEN PAID IN FULL.
 - FIRE HYDRANTS SHALL BE CONSTRUCTED PER THE CURRENT DWU STANDARD DRAWINGS MANUAL.
 - EMBEDMENT FOR WATER MAINS SHALL BE PER THE CURRENT DWU STANDARD DRAWINGS MANUAL.
 - WATER MAINS SIZED 12" AND UNDER SHALL BE A MINIMUM OF 4-FT UNDER IMPROVED SURFACES AND 6-FT UNDER UNIMPROVED SURFACES.
 - STREET AND ALLEY CUTS WILL FOLLOW THE LATEST EDITION OF CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION "PAVEMENT CUT AND REPAIR STANDARDS MANUAL". ALL WATER AND WASTEWATER SERVICE CUTS IN PAVEMENT SHALL HAVE THE DITCH LINE FILLED TO PAVEMENT BASE LINE WITH LOW STRENGTH FAST FIX FLOWABLE FILL.
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 - THE CITY OF DALLAS TRANSPORTATION TRAFFIC SAFETY ENGINEERING WILL APPROVE AND/OR DETERMINE THE TRAFFIC CONTROL PLAN AND WORKING HOURS. CONTACT BETH ADAMS AT 214-670-5662 (NORTHWEST), ERVIN "ROWDY" HORN AT 214-670-1390 (SOUTHWEST).
 - CONTRACTOR MAY ONLY LAY PIPE WHEN TEMPERATURE IS 36 DEGREES F AND RISING. ANY SPECIAL METHODOLOGY OR PROCEDURES FOR LAYING PIPE AT LESS THAN 36 DEGREES REQUIRES THE APPROVAL OF DWU PIPELINE INSPECTION SUPERINTENDENT.
 - LOW-STRENGTH FLOWABLE FILL SHALL BE USED AS BACKFLOW MATERIAL AROUND NEW MANHOLES LOCATED WITHIN EXISTING OR NEW PAVEMENT.
 - ALL NEW MANHOLES OR EXISTING MANHOLES AFFECTED BY CONSTRUCTION OF THIS CONTRACT SHALL HAVE THE INTERIOR COATED WITH RAVEN 405 OR APPROVED EQUAL. COATING MUST BE APPLIED BY CERTIFIED APPLICATOR. SPRAY, BRUSH, OR ROLLER APPLICATION TO A MINIMUM OF 200 MIL THICKNESS.



VICINITY MAP
M.P.S.C.O. # 36X



UTILITY LOCATION NOTE:
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CAUTION !!!
UNDERGROUND TELEPHONE CABLE IN THE AREA. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION. CONTACT AT&T 48 HOURS PRIOR TO CONSTRUCTION. PHONE * 1-800-395-0440

CAUTION !!!
UNDERGROUND GAS IN THE AREA. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION. CONTACT ATMOS GAS 48 HOURS PRIOR TO CONSTRUCTION. CALL 1-800-DIG-TESS PHONE * 1-800-344-8377

CAUTION !!!
UNDERGROUND ELECTRICAL CABLE IN THE AREA. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION. CONTACT ONCOR ELECTRIC COMPANY 48 HOURS PRIOR TO CONSTRUCTION. PHONE * 1-800-233-2133

- NOTES ON ALL INFRASTRUCTURE PLANS**
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM.
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 - STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF DALLAS, STANDARD CONSTRUCTION DETAILS, FILE 2510-1, LATEST EDITION.
 - ALL CONCRETE FOR PAVEMENT SHALL BE 4000 PSI FOR MACHINE FINISH AND 4500 PSI IF IT IS NECESSARY FOR HAND FINISH.

SIGNATURE BLOCK:

Engineering Firm: CLAYMOORE ENGINEERING, TEXAS REGISTRATION #14199

Design By: MATT MOORE Date: 12/12/2018
Engineer of Record

Accepted for: _____ Date: _____
Construction Sustainable Development & Construction

Contract No.: _____ Date: _____

Contractor: _____



NOTE:
ANY AFFECTED EXISTING SERVICES MUST BE MAINTAINED AND RECONNECTED.

PROPOSED WW FLOW		
	WW FLOW	WW DFU
BUILDING 1	480 GPM	135
BUILDING 2	480 GPM	135

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: MATT MOORE
P.E. No. 95813, Date: 12/12/2018



REVISIONS.			
REV. NO.	DATE	DESCRIPTION	BY

CLAYMOORE ENGINEERING
TEXAS REGISTRATION #14199

SD&C PID: 8473 CITY FILE NO.: S 178-256

SAVANNAH DEVELOPERS
6028 LEWIS STREET, DALLAS, TX
LOT 1&2, BLOCK A/1
DALLAS WATER UTILITIES
CITY OF DALLAS, TEXAS

DESIGNER	DRAWN	DATE	FILE	NUMBER	SHEET
MBT	MBT	12/2018	S178	256	

- BENCHMARKS:**
- CITY OF DALLAS BENCHMARK: 36-X-3, LA VISTA DRIVE-MECCA STREET, A SQUARE IS CUT ON CONCRETE CURB AT MIDPOINT ON THE SOUTHWEST CORNER OF THE INTERSECTION. ELEVATION = 530.50
 - ONSITE BENCHMARK: 3/4" PIPE FND AT THE NORTHWEST CORNER OF THE PROPERTY. ELEVATION = 529.52

Jared Helmberger

From: Jared Helmberger
Sent: Thursday, January 10, 2019 3:06 PM
To: 'sue.inurriagarro@atmostenergy.com'
Subject: Facility Request - 6028 Lewis Street, Dallas, TX
Attachments: C-05.00 DIMENSION CONTROL AND PAVING PLAN.pdf

Sue –

We have a new project in Dallas; located at 6028 Lewis Street.

Could you help provide us information on what facilities Atmos may have in the area? I've attached a site plan for your reference.

Thanks,

Jared H.

Jared Helmberger, PE
ClayMoore Engineering
1903 Central Drive, Suite #406
Bedford, Texas 76021
Office: 817-281-0572
Direct: 817-458-4707

Jared Helmberger

From: Jared Helmberger
Sent: Thursday, January 10, 2019 3:44 PM
To: 'fc2913@att.com'
Subject: Facility Request - 6028 Lewis St, Dallas, TX
Attachments: C-05.00 DIMENSION CONTROL AND PAVING PLAN.pdf

Fred –

We have a new project in Dallas; located at 6028 Lewis Street.

Could you help provide us information on what facilities Att may have in the area? I've attached a site plan for your reference.

Thanks,

Jared H.

Jared Helmberger, PE
ClayMoore Engineering
1903 Central Drive, Suite #406
Bedford, Texas 76021
Office: 817-281-0572
Direct: 817-458-4707

Jared Helmberger

From: Jared Helmberger
Sent: Thursday, January 10, 2019 3:45 PM
To: 'cathy.gaona2@oncor.com'
Subject: Facility Request - 6028 Lewis Street, Dallas, TX
Attachments: C-05.00 DIMENSION CONTROL AND PAVING PLAN.pdf

Cathy

We have a new project in Dallas; located at 6028 Lewis Street.

Could you help provide us information on what facilities Oncor may have in the area? I've attached a site plan for your reference.

Thanks,

Jared H.

Jared Helmberger, PE
ClayMoore Engineering
1903 Central Drive, Suite #406
Bedford, Texas 76021
Office: 817-281-0572
Direct: 817-458-4707



**CITY OF DALLAS
FIRE COORDINATION CERTIFICATE**

Fire hydrant coverage/placement for subdivisions and new development /construction is an integral part of the design for water and wastewater systems and services. cursory review of the fire hydrant design by SD&C Water & Wastewater Engineering only focuses on appurtenance requirements (valves/service leads) and not fire protection requirements. It is important and required that the consulting engineer/architect or owner/developer coordinate the water plans and building plans with Building Inspection (BI) or in some cases with the Dallas Fire-Rescue(DF-R) Dept. to ensure that the development is in compliance with the fire codes regarding fire hydrant coverage. **It is the responsibility of the consultant/developer that existing fire hydrants are correctly shown and to insure that the development complies with the building/fire codes as to the number, accessibility and location of any new fire hydrants that are needed.**

Fire prevention coordination shall be completed prior to the second submittal to WWWW Engineering Section. The Fire Prevention Coordinator (320 E. Jefferson, Room 210, Dallas, Texas 75203, (469-323-5980) may be used as a resource for guidance, but is not required for the completion of this certification. Please include Architectural/Civil site plans and the attached checklist if coordinating with DF-R is elected.

THE CONSULTANT ENGINEER, ARCHITECT, OR OWNER CONDUCTING THIS COORDINATION SHALL SIGN THIS CERTIFICATE.

THIS IS TO CERTIFY THAT I HAVE COORDINATED FIRE PROTECTION REQUIREMENTS WITH THE DALLAS FIRE-RESCUE REPRESENTATIVE:	
<small>Except for signature please print</small>	
Project Name	6028 LEWIS STREET TOWNHOMES
Consulting Engineer	CLAYMOORE ENGINEERING
Architect/Owner/Other	SAVANNAH DEVELOPERS
Name of Firm	N/A
Signature	<i>Matt</i> Date 01/10/19

Please complete and return this form to:

Sustainable Development and Construction - Water Engineering Section
320 E Jefferson Blvd., Room 200, Dallas, Texas 75203

Attn (Plan Reviewer): _____

FOR CITY SDC STAFF USE ONLY:

Water Engineering Staff Notes	Project Number 8473	Date Recv'd 1-15-19
-------------------------------	-------------------------------	-------------------------------

Sustainable Development and Construction
320 E. Jefferson, Room 200 · Dallas, Texas 75203 · 214-948-4205 · Fax 214-948-4211
A City Utility Providing Regional Water and Wastewater Services Vital to Public Health and Safety.



**CITY OF DALLAS
FIRE COORDINATION CERTIFICATE**

In order to properly process the project coordination, the following information must be provided:

1. Permit or Trace Number if assigned: 8473
2. Street address or lot and block number: 6028 LEWIS STREET
3. Plat number if assigned: S-178-256
4. Proposed type of construction: ALL COMBUSTIBLE
 ALL NON COMBUSTIBLE COMBINATION OTHER _____
5. Proposed use of building or structure: _____
6. Fire sprinklers provided: YES NO PARTIAL OTHER

7. One site plan showing the minimum information:

- A: Plans must be drawn to scale and/or be dimensioned.
- B: Show and identify all existing and proposed structures to be considered for coordination relative to location on defined site and associated setbacks.
- C: Show and identify all existing and proposed fire hydrants, fire lanes, fire dept. connections and other associated utilities.
- D: Show and identify all existing and proposed building area separation walls and retaining walls/fences.
- E: Show and identify all existing and proposed building square footage.