CONTENTS

I. EXECUTIVE SUMMARY ....................................................................................................................... 4.
II. SITE DESCRIPTION .............................................................................................................................. 4.
III. ZONING INFORMATION ..................................................................................................................... 5.
IV. SUBDIVISION REQUIREMENTS ........................................................................................................... 5.
V. TAXING JURISDICTION ........................................................................................................................ 5.
VI. DEVELOPMENT REQUIREMENTS ..................................................................................................... 6.
VII. FIRE DEPARTMENT REQUIREMENTS .............................................................................................. 7.
VIII. SITE INGRESS AND EGRESS REQUIREMENTS ................................................................................. 8.
IX. BUILDING CODE AND DESIGN REQUIREMENTS ............................................................................ 8.
X. SITE DEVELOPMENT PERMIT PROCESS AND REQUIRED FEES ....................................................... 8.
XI. CONCLUSION ...................................................................................................................................... 9.

Any person signing this report acknowledges that the Department may publish the full report on the Department's website, release the report in response to a request for public information and make other use of the report as authorized by law.

NOTE: The information and exhibits contained herein are, to the best of our knowledge, the most current and accurate at the time of the preparation of this report. The information has been obtained from various public sources. The scope of this report is limited to contacting city staff and making a fair effort to obtain readily available information. BGE, Inc. does not make any representation for the issues which may arise from local/state policy or rule changes.
## APPENDIX ITEMS

<table>
<thead>
<tr>
<th>SECTION</th>
<th>ITEMS DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Warranty Deeds</td>
</tr>
<tr>
<td></td>
<td>Site Plan</td>
</tr>
<tr>
<td></td>
<td>Boundary Survey</td>
</tr>
<tr>
<td>2</td>
<td>Existing Zoning Map</td>
</tr>
<tr>
<td></td>
<td>Zoning &amp; Development Review Schedule</td>
</tr>
<tr>
<td></td>
<td>Development Applications</td>
</tr>
<tr>
<td></td>
<td>Fee Schedule</td>
</tr>
<tr>
<td>3</td>
<td>FEMA Firm</td>
</tr>
</tbody>
</table>
1.0 Executive Summary

The purpose of this report is to provide an engineering analysis and site development review for the proposed construction of a 120-unit family/general population living apartment community in Dallas, Texas. The 8.885 acre site is located approximately 5 miles southwest of downtown Dallas, along the west side of South Zang Boulevard, north of the intersection with Wynnewood Drive. The property is currently developed with low income apartment housing, which will be demolished as part of the proposed redevelopment.

The following information has been determined from analyzing available as-built documents, performing site visits, and meeting with various City of Dallas officials.

The proposed project will require some off-site drainage improvements since no public storm sewer currently exists to serve the property. It is also anticipated that an offsite water main extension will be required to satisfy the city's fire coverage requirements.

On-site improvements will include typical grading, perimeter fencing, access drive and parking lot pavement, storm drains, and utility services.

The property is currently un-platted. A preliminary plat will need to be prepared and submitted for review to the City of Dallas Subdivisions department. After addressing staff comments and satisfying all conditions of the preliminary plat approval, a final plat will need to be recorded prior to the issuance of a certificate of occupancy. No right-of-way (R.O.W.) dedication is currently anticipated for either frontage (Pratt or South Zang).

The property is currently zoned Multifamily-1 (MF-1) which allows apartment complexes by right with no maximum dwelling unit density.

2.0 Site Description

The 8.885 acre site is located approximately 500 feet north of the intersection of South Zang Boulevard and Wynnewood Drive, along the west side of South Zang Boulevard in Dallas. The property is bound to the north by the HighPoint Seniors, Ph. 1 development, to the west by Pratt Street (50’ R.O.W.), to the south by the remainder of the existing apartment complex, and to the east by South Zang Boulevard (125’ R.O.W.). The property is currently developed with 2-story apartment buildings. The main site access is provided by a private access road that runs parallel with South Zang Boulevard and intersects with Wynnewood Drive to the south.

The property high point is located approximately 150 feet from the north property line. The northern quarter of the site generally slopes down to the north at about 1% grade. The majority of the site slopes to the south with a gradient between 1% and 2%. The site drops approximately 5’ to 6’ from the highpoint to the south boundary line.
According to the most current Flood Insurance Rate Map (Panel No. 48113C0480K, dated July 7, 2014) the property is not located within a flood hazard area.

### 3.0 Zoning Information

The existing development is currently located within the Multifamily District (MF-1(A)). The MF-1(A) district is a medium density dwelling designation primarily used for single family, duplex, and multifamily dwellings.

#### Area Requirements
- There is no maximum floor area ratio.
- The maximum lot coverage is 60% for residential and 25% for nonresidential structures. Above ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- The minimum front yard setback off of South Zang Blvd and Pratt St is 15 feet.
- The minimum side yard setback for multifamily structure is 15 feet.
- The minimum rear yard setback 15 feet.
- Maximum number of dwelling units allowed per acres is 50.

#### Height Requirements
- The maximum structure height allowed is 36 feet, although chimneys may extend 12 feet above that limit.
- There is no maximum number of stories.

#### Parking Requirements
- One space (1) per dwelling unit or suite.

### 4.0 Subdivision Requirements

According to discussion with city staff, the subject property will need to be platted. A preliminary plat will need to be prepared and submitted for review by all city departments. The various city review comments will be incorporated into the City Plan Commission (CPC) report and the commission will take action on the plat within thirty (30) days of submitting. The plat will be “approved with conditions” which will include the city staff comments. All review comments (conditions) will need to be addressed prior to the final plat being submitted. An Early Permit Release request is a typical method of obtaining the building permit prior to final plat approval.

All necessary utility, drainage, and access easements will be dedicated by plat. A 15-foot wastewater easement will be required along the South Zang Boulevard frontage.

### 5.0 Taxing Jurisdiction

The Dallas County Appraisal District assesses the property taxes for the Subject Property.
The Subject Property is comprised of the following parcels/lots:

<table>
<thead>
<tr>
<th>PARCEL</th>
<th>ACCT No.</th>
<th>LEGAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel</td>
<td>00000467143000000</td>
<td>WYNNEWOOD GARDENS 4 SEC 8</td>
</tr>
</tbody>
</table>

The millage rates for 2019 follow (tax rate per $100 of value):

- City of Dallas: $0.7766
- Dallas ISD: $1.310385
- Dallas County: $0.2531
- DC Comm. College: $0.124
- Parkland Hospital: $0.2695

6.0 Development Requirements

**On-Site Improvements:**
A proposed 24-foot wide, concrete access drive will be constructed through the site and will connect at both South Zang Blvd and Pratt St. Several concrete parking spaces will be provided along portions of the access drive. A concrete pedestrian sidewalk will provide interior access to all site buildings and amenities. A perimeter fence is proposed around the site boundary with a limited access vehicular gate located interior to the site. A number of large diameter trees exist on the property and the proposed site layout has been designed to preserve as many as possible. Tree wells with retaining walls may be needed to help save them.

**Drainage Improvements:**
Per the available public record drawings, there are no existing storm drain improvements adjacent to the property. The existing development currently sheet drains onto Pratt St to the west and South Zang Blvd to the east. The runoff is then conveyed overland to the intersection of South Zang and Wynnewood to the south, where it is intercepted in a series of existing inlets. The existing inlets at the intersection appear to be inadequate and not properly sized to capture the flow. We anticipate that the city will require drainage improvements in order to mitigate the drainage issue near the intersection.

A City of Dallas Public Works drainage improvement project has been designed to extend a 10’x9’ box culvert south of the property along Wynnewood Drive and outfall into Cedar Creek, east of the intersection with South Zang Boulevard. The new box culvert has been designed to convey the fully developed peak runoff rate from the Highpoint at Wynnewood development. However, an offsite storm sewer main will need to be extended from the box culvert to the Highpoint at Wynnewood site in order to connect the storm systems.

Roof drains, area drains and curb inlets would collect storm water runoff from the site and be routed underground to the proposed storm system connection at the site’s southeast corner.
On-site storm water detention would likely not be required since the proposed city culvert and storm sewer extension would be properly sized for fully developed conditions.

**Utility Improvements:**

An existing 8-inch water main is located along the western boundary of the property, along the east side of Pratt Street, which will provide a connection point for the proposed water services. An existing fire hydrant located near the midpoint of the Pratt frontage will provide fire coverage for the north-western half of the site. A proposed fire hydrant will be required off the west property line approximately 430 feet south of the existing hydrant to service the south-western portion of the property. The proposed fire hydrant can tie into the existing 8” water main. Another proposed fire hydrant will be required near the site’s northeast corner in order to provide fire coverage to the eastern half of the site. An 8” water main will need to be extended from the HighPoint Seniors development to the north in order to serve the required fire hydrant.

An existing 12-inch sanitary main is located along the west side of South Zang Boulevard. An 8” sanitary sewer service line can be routed through the site to sewer the buildings and can connect to the existing main. Per discussions with the city, no public sanitary sewer improvements will be necessary.

Existing power poles are located along the west side of South Zang Boulevard, and can be utilized to provide service to the development. Existing D.P.&L Easements along the east side of the property may need to be abandoned. These abandonments will need to be coordinated with ONCOR and executed by separate instrument documents.

Underground telecommunication facilities are available along the west R.O.W. of South Zang Blvd.

Existing gas lines are located near the northwest corner of the intersection between South Zang Blvd and Wynnewood Drive.

**Off-Site Improvements:**

As previously mentioned above, an offsite storm water main is anticipated along the west side of South Zang Boulevard in order to convey drainage to the proposed city box culvert in Wynnewood Drive. Preliminary engineering calculations determined that the off-site storm sewer main will be a 48” pipe.

An offsite 8” water main extension is anticipated along the west side of South Zang Boulevard in order to satisfy the fire department’s fire hydrant requirements. The water main will extend from the existing 8” water main stub out at the HighPoint Seniors development to the north to the northeast corner of the Phase III property.

Public sidewalk will also be required along the South Zang Blvd frontage.

**7.0 Fire Department Requirements**

Per City of Dallas regulations, all portions of an un-sprinkled facility must be within 150-feet of a public street or designated fire lane. The fire lane must be at least 20-feet wide and have overhead clearances of at least 13.5-feet. The required minimum inside turning radius is 20-feet.
The proposed building must be equipped with an automatic fire sprinkler system designed by a licensed fire sprinkler contractor. The existing 8-inch water main will provide the fire service connection.

A fire hydrant must be located within 600-feet of all exterior portions of the proposed building. The site will be covered by an existing hydrant along Pratt Street, a proposed hydrant along Pratt Street to the south of the existing fire hydrant and another proposed hydrant at the northeast corner along South Zang Boulevard.

### 8.0 Site Ingress and Egress Requirements

Per the City of Dallas design guidelines, driveway widths for high-density residential range from 24 feet wide (normal) to 40’ wide (maximum). Each driveway connection is required to have a 20’ by 20’ visibility triangle and at least 20 feet of vehicle storage length. The desirable spacing between driveways on an arterial (South Zang Blvd) is 200 feet.

The proposed driveway connections onto South Zang Boulevard are 24 feet wide and will serve as the main ingress points. The first access point will be a 24 feet wide driveway approximately 400 feet to the south of the adjacent driveway. The second access point will be a 24 feet wide driveway approximately 680 feet to the north of the Wynnewood Drive intersection. The third access point will be a 24 feet wide driveway connection onto Pratt Street, which is approximately 350 feet north of the Wynnewood Drive intersection. No median openings or turn lanes are currently proposed. However, a median opening is feasible since it would meet the minimum 300 feet from the existing opening to the north.

No objections to the proposed driveways were raised by city staff during discussions. However, the egress connection point onto South Zang Blvd will need to be reviewed separately by the traffic department since it is an arterial thoroughfare.

### 9.0 Building Code and Design Requirements

The City of Dallas has adopted the following construction codes:

- 2015 International Building Code with Dallas Amendments (Ordinance No. 30321)
- 2015 International Fire Code, including Appendix J, with Dallas Amendments
- 2015 International Plumbing Code with Dallas Amendments (Ordinance No. 30322)
- 2017 National Electric Code with Dallas Amendments (Ordinance No. 30741)
- 2015 International Mechanical Code with Dallas Amendments (Ordinance No. 30323)
- 2015 International Green Construction Code with Dallas Amendments

The site development is regulated by Chapter 51A of the Dallas Development Code. All site design guidelines, including zoning, platting, and landscape, are covered in this ordinance.

### 10.0 Site Development Permit Process and Required Fees
**Platting Process (Preliminary Plat 6 Weeks, Final Plat 12 Months)**
A preliminary plat application is submitted to the City of Dallas Subdivisions department. Once the application is accepted by staff, the CPC has thirty days to issue a recommendation. An Early Release of Building Permit can be submitted once the CPC has approved the plat and all necessary city staff comments have been addressed.

The final plat cannot be submitted until all required public improvements have been constructed and approved by the Public Works department. Once the final plat is reviewed and approved by staff, the CPC chairman and secretary will sign the plat and prepare it for filing at the county. It is the owner’s responsibility to record the plat prior to receiving a certificate of occupancy.

Preliminary Plat Fee: $1,618
Final Plat Fee: $1,618

**Engineering Review Process (3-4 Months)**
Civil engineering plans will be submitted to the engineering department for review separately from the building permit department. Separate applications are needed for the Dallas Water Utility (DWU) department and Public Works department. Each department will provide comments until the design plans are accepted by the Director of Public Works.

DWU Submittal Fee: $1,500
Public Works Submittal Fee: $1,500

**Building Permit Process (2 Months)**
Architectural, MEP, landscape, structural, and civil engineering plans will be submitted to the City of Dallas Building Inspection department for review. The city provides an express plan review option in order to facilitate a building permit. The expedited review process ensures a permit in approximately three weeks but costs an additional $1,000/hour for review time. The normal permit review process takes approximately two months.

Building permit fees are assessed in accordance with Chapter 51 of the Dallas Development Code and are based on a variety of factors that will be established after detailed design is complete. The following fee is estimated using the city provided fee schedule:

Building Permit Fee: New Multi-Family dwelling construction (120 units @ $225/unit) $27,000, estimated

Please note that the above development processes can run concurrently.

**11.0 Conclusion**

This feasibility report has been prepared based in part on information provided by others (city staff, TxDOT, franchise utility representatives, etc.). Additional issues may arise during detailed design and development.
STATE OF TEXAS

COUNTY OF DALLAS

THAT DALLAS CITY HOMES, INC., a Texas non-profit corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to it paid by WCH LIMITED PARTNERSHIP, a Texas limited partnership ("Grantee"), unto Grantor, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, all that certain land situated in the City of Dallas, County of Dallas, State of Texas, and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with, all and singular and any and all appurtenances of Grantor pertaining thereto, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way, strips or gores of real estate adjoining the Property (said land, rights and appurtenances being hereinafter referred to collectively as the "Property").

This conveyance is made and accepted subject, subordinate and inferior to the easements, covenants and other matters and exceptions set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (the "Permitted Exceptions"), but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whatsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this 3rd day of December, 1993.

GRANTOR:

DALLAS CITY HOMES, INC., a Texas non-profit corporation

By: [Signature]

Duane McClurg, President

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this the 3rd day of December, 1993, by Duane McClurg, President of Dallas City Homes, Inc., a Texas non-profit corporation, on its behalf.

[Signature]

Laura A. Nelson
Notary Public in and for the State of Texas

Grantee's Mailing Address:

WCH Limited Partnership
312 West 7th Street
Dallas, Texas 75208-4639

AFTER RECORDING, RETURN TO:

Loren Joseph Weinstein
Ungerman Hill, P.C.
4400 Renaissance Tower
1201 Elm Street
Dallas, Texas 75270

SPECIAL WARRANTY DEED - Page 2
06000\deed.wch

93237 5105
EXHIBIT "A"

GF No. D-321409

TRACT I:

Description of an 18.4520 acre tract of land, said tract being known as Wynnewood Gardens #4 and being that property designated as the Eighth Section of Wynnewood, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 12, Pages 73-A, B and C of the Map Records of Dallas County, Texas, said tract being in Block 5973 of the City of Dallas, said 18.4520 acre tract being that same property shown as Part 1, Part 2 and Part 3 on survey plat prepared by Powell & Powell Engineers in May 1948, and bearing Drawing Numbers P-115.48, P-115.49 and P-115.50, respectively, said 18.4520 acre tract being more particularly described as follows:

BEGINNING at a one half inch iron rod set for corner at the intersection of the North right-of-way line of Wynnewood Drive (70 feet wide) and the Eastern right-of-way line of Llewellyn Avenue (80 feet wide) said point being the Southwest corner of said Eighth Section of Wynnewood:

THENCE North 17 deg. 43 min. 07 sec. West, with said line of Llewellyn Avenue, a distance of 182.06 feet to a 5/8 inch iron rod found at the beginning of a curve to the right, the center of which bears North 72 deg. 16 min. 53 sec. East, a distance of 700.94 feet from said point;

THENCE with said curve to the right, transitioning from the East line of Llewellyn Avenue to the East right-of-way line of Pratt Street (50 feet wide) through a central angle of 25 deg. 22 min. 16 sec., an arc distance of 310.35 feet to a one half inch iron rod set at the end of said curve;

THENCE North 07 deg. 39 min. 09 sec. East, with the East line of Pratt Street, a distance of 15.10 feet to a one half inch iron rod set at the beginning of a curve to the right the center of which bears South 52 deg. 20 min. 51 sec. a distance of 1894.68 feet from said point;

THENCE with said line of Pratt Street and with said curve to the right through a central angle of 06 deg. 54 min. 47 sec., an arc distance of 227.42 feet to a Hilti Nail set at the end of said curve;

THENCE North 14 deg. 33 min. 56 sec. East, with said line of Pratt Street, a distance of 3.30 feet to a one half inch iron rod set at the beginning of a curve to the right the center of which bears South 75 deg. 26 min. 04 sec. East a distance of 3249.04 feet from said point;

THENCE with said line of said Pratt Street and with said curve to the right, at an arc distance of 71.01 feet a railroad spike set for line, in all, through a central angle of 11 deg. 45 min. 24 sec., an arc distance of 666.66 feet to a one half inch iron rod set at the end of said curve.
THENCE North 26 deg. 19 min. 20 sec. East, with said line of Pratt Street, a distance of 251.28 feet to a one half inch iron rod set at the beginning of a curve to the right the center of which bears South 63 deg. 40 min. 40 sec. East a distance of 1884.85 feet from said point;

THENCE with said line of Pratt Street and with said curve to the right, at an arc distance of 216.43 feet a one half inch iron rod set for line, in all, through a central angle of 18 deg. 50 min. 00 sec., an arc distance of 619.58 feet to a one half inch iron rod set at the end of said curve;

THENCE North 45 deg. 09 min. 20 sec. East with said line of Pratt Street, a distance of 359.96 feet to a one half inch iron rod set at the beginning of a curve to the right the center of which bears South 44 deg. 50 min. 40 sec. East a distance of 452.82 feet from said point;

THENCE with said line of Pratt Street, and with said curve to the right through a central angle of 15 deg. 55 min. 52 sec., an arc distance of 126.30 feet to a one half inch iron rod set at the end of said curve and at the beginning of a curve to the right the center of which bears South 28 deg. 51 min. 48 sec. East a distance of 125.00 feet from said point;

THENCE with said line of Pratt Street and with said curve to the right, through a central angle of 60 deg. 37 min. 48 sec., an arc distance of 132.27 feet to a Hilti Nail set at the end of said curve and at the beginning of a curve to the right the center of which bears South 31 deg. 46 min. 00 sec. West a distance of 32.89 feet from said point;

THENCE with said line of Pratt Street and with said curve to the right through a central angle of 90 deg. 00 min. 00 sec., an arc distance of 51.62 feet to a one half inch iron rod set at the end of said curve in the West right-of-way line of Zang Boulevard (125 feet wide);

THENCE South 31 deg. 46 min. 00 sec. West with said line of Zang Boulevard, a distance of 752.12 feet to a one half inch iron rod set at the beginning of a curve to the left the center of which bears South 88 deg. 14 min. 00 sec. East a distance of 3882.22 feet from said point;

THENCE with said line of Zang Boulevard and with said curve to the left, at an arc distance of 120.29 feet, a one half inch iron rod set for line, at an arc distance of 1106.80 feet, a one half inch iron rod set for line, in all, through a central angle of 26 deg. 34 min. 32 sec., an arc distance of 1800.69 feet, to a one half inch iron rod set for corner in the North line of Wynnewood Drive;

THENCE South 84 deg. 24 min. 15 sec. West with the North line of Wynnewood Drive a distance of 200.55 feet to the PLACE OF BEGINNING;

CONTAINING 803.756 square feet or 18.4520 acres of land, more or less.
TRACT II:

Description of 29.8557 acre tract of land, said tract being known as Wynnewood Gardens No. 5 and being that property designated as the Ninth Section of Wynnewood, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 12, Page 214-A of the Map Records of Dallas County, Texas, said tract being in Block 5973 of the City of Dallas, said 29.8557 acre tract being that same property shown as Part 1, Part 2, Part 3 and Part 4 on survey plots prepared by Powell & Powell Engineers in June 1949 and being Drawing Numbers P-115.51, P-115.52 and P-115.53, respectively, said 29.8557 acre tract being more particularly described as follows:

BEGINNING at a one half inch iron rod found for corner in the East right-of-way line of Zang Boulevard (125 feet wide) said point being North 00 deg. 03 min. 00 sec. West a distance of 578.51 feet from the intersection of said line of Zang Boulevard with the North right-of-way line of Illinois Avenue (100 feet wide);

THENCE North 00 deg. 03 min. 00 sec. West with said line of Zang Boulevard, at 302.82 feet pass a one half inch iron rod set for line, in all, a distance of 376.34 feet to a one half inch iron rod set at the beginning of a curve to the right the center of which bears North 89 deg. 57 min. 00 sec. East, a distance of 3757.22 feet;

THENCE with said line of Zang Boulevard and with said curve to the right, at an arc distance of 983.83 feet pass a one half inch iron rod set for line, in all, through a central angle of 31 deg. 49 min. 00 sec. an arc distance of 2086.41 feet to a one half inch iron rod set at the end of said curve;

THENCE North 31 deg. 46 min. 00 sec. East, at 23.72 feet pass a one half inch iron rod set for line, in all a distance of 1242.85 feet to a one half inch iron rod set at angle point;

THENCE North 38 deg. 44 min. 57 sec. East, with said line of Zang Boulevard a distance of 121.49 feet to a one half inch iron rod set for corner;

THENCE South 75 deg. 23 min. 30 sec. East a distance of 31.00 feet to a one half inch iron rod set for corner in the West line of a tract owned by the City of Dallas, said tract being the old Dallas Southern Traction Company right-of-way, said point being in a curve to the left of the center of which bears South 75 deg. 23 min. 30 sec. East a distance of 1474.69 feet from said point;

THENCE with said curve to the left through a central angle of 13 deg. 00 min. 00 sec. an arc distance of 334.59 feet to a one half inch iron rod set at the end of said curve;

THENCE South 01 deg. 36 min. 40 sec. West a distance of 57.76 feet to a point in the center of the South Branch of Cedar Creek;

SOUTHWEST LAND TITLE COMPANY  Chicago Title Insurance Company
THENCE in a Southerly direction with the meanders of the center of South Branch of Cedar Creek the following courses and distances:

THENCE South 81 deg. 26 min. 40 sec. West a distance of 70.95 feet to an angle point;

THENCE South 46 deg. 12 min. 00 sec. West a distance of 100.00 feet to an angle point;

THENCE South 20 deg. 53 min. 40 sec. West a distance of 207.50 feet to an angle point;

THENCE South 14 deg. 05 min. 10 sec. East a distance of 103.00 feet to an angle point;

THENCE South 21 deg. 37 min. 45 sec. West a distance of 174.20 feet to an angle point;

THENCE South 06 deg. 24 min. 00 sec. East a distance of 242.80 feet to an angle point;

THENCE South 27 deg. 04 min. 45 sec. West a distance of 237.54 feet to an angle point;

THENCE South 28 deg. 08 min. 40 sec. West a distance of 212.41 feet to an angle point;

THENCE South 45 deg. 44 min. 10 sec. West a distance of 98.78 feet to an angle point;

THENCE South 21 deg. 16 min. 00 sec. West a distance of 198.85 feet to an angle point;

THENCE South 42 deg. 49 min. 00 sec. West a distance of 160.27 feet to an angle point;

THENCE South 22 deg. 53 min. 20 sec. West a distance of 226.32 feet to an angle point;

THENCE South 07 deg. 42 min. 45 sec. East, a distance of 107.12 feet to an angle point;

THENCE South 18 deg. 28 min. 00 sec. East a distance of 231.85 feet to an angle point;

THENCE South 09 deg. 26 min. 40 sec. West a distance of 187.07 feet to an angle point;

THENCE South 02 deg. 48 min. 10 sec. West a distance of 100.77 feet to an angle point;

THENCE South 14 deg. 07 min. 20 sec. West a distance of 45.04 feet to an angle point;
GF No. D-321409

THENCE South 49 deg. 42 min. 00 sec. West a distance of 241.09 feet to an angle point;

THENCE South 01 deg. 49 min. 20 sec. East a distance of 138.06 feet to an angle point;

THENCE South 36 deg. 46 min. 15 sec. West a distance of 105.41 feet to an angle point;

THENCE South 08 deg. 29 min. 15 sec. East a distance of 136.36 feet to an angle point;

THENCE South 14 deg. 58 min. 55 sec. East a distance of 52.40 feet to an angle point;

THENCE South 72 deg. 47 min. 20 sec. East a distance of 53.21 feet to an angle point;

THENCE South 20 deg. 30 min. 55 sec. East a distance of 39.81 feet to an angle point;

THENCE South 56 deg. 04 min. 45 sec. West a distance of 86.07 feet to an angle point;

THENCE South 03 deg. 47 min. 50 sec. East a distance of 113.55 feet to an angle point for corner;

THENCE South 81 deg. 40 min. 30 sec. West, leaving South Branch of Cedar Creek, a distance of 153.01 feet to a one half inch iron rod found for angle point;

THENCE North 66 deg. 50 min. 00 sec. West a distance of 161.47 feet to the PLACE OF BEGINNING;

CONTAINING 1,304,870 square feet or 29.9557 acres of land, more or less.
1. Deed of Trust, Assignment, Security Agreement and Financing Statement dated December 31, 1992, executed by Dallas City Homes, Inc. to Michael F. Hord, Trustee, securing NationsBank of Texas, N.A., in the payment of one note in the original principal sum of $4,000,000.00, filed January 4, 1993, recorded in Volume 93001, Page 0667, Deed of Trust Records, Dallas County, Texas.

2. Deed of Trust, Assignment, Security Agreement and Financing Statement dated December 31, 1992, executed by Dallas City Homes, Inc. to Michael F. Hord, Trustee, securing NationsBank Community Development Corporation, in the payment of one note in the original principal sum of $1,600,000.00, filed January 4, 1993, recorded in Volume 93001, Page 0667, Deed of Trust Records, Dallas County, Texas.

3. Promissory Note to be executed by WCH Limited Partnership, payable to the order of the City of Dallas, in the original principal sum of $1,080,000.00, to be secured by a deed of trust, to be recorded in the Deed of Trust Records, Dallas County, Texas.

4. Deed of Trust dated December 21, 1992, executed by Dallas City Homes, Inc. to Jack Stark, Trustee, securing Department of Housing and Urban Development, in the payment of one note in the original principal sum of $500,000.00, filed January 4, 1993, recorded in Volume 93001, Page 718, Deed of Trust Records, Dallas County, Texas.

5. Standby fees and taxes for the year 1993 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.


8. Easement and Right of Way from Wynnewood Gardens No. 4 to Dallas Power & Light Co. and Southwestern Bell Telephone Company, dated February 9, 1948, filed February 24, 1948, recorded in Volume 2944, Page 445, Deed Records, Dallas
County, Texas. Affects Tract I.

9. Easement and Right of Way from Wynnewood Gardens No. 5 to Dallas Power & Light Co. and Southwestern Bell Telephone Company, dated June 10, 1948, filed June 29, 1948, recorded in Volume 2998, Page 298, Deed Records, Dallas County, Texas; as amended by instrument dated June 14, 1949, filed June 17, 1949, recorded in Volume 3146, Page 511, Deed Records, Dallas County, Texas. Affects Tract II.

10. Easement and Right of Way from Wynnewood Gardens No. 5 to Dallas Power & Light Co. and Southwestern Bell Telephone Company, dated June 11, 1948, filed June 29, 1948, recorded in Volume 2998, Page 289, Deed Records, Dallas County, Texas. Affects Tract II.

11. Easement and Right of Way from American Home Realty Company to City of Dallas, dated April 1, 1932, filed September 21, 1933, recorded in Volume 1812, Page 304, Deed Records, Dallas County, Texas.


13. Memorandum of Lease Agreement made and entered into on October 17, 1985 by and between Wynnewood Apartments, as Lessor, and WEB Service Company, Inc., as Lessee, said Memorandum being dated October 17, 1985, recorded in Volume 85221, Page 1555, Deed Records, Dallas County, Texas.


15. Terms and provisions of and easements created in City of Dallas Ordinance No. 21295 adopted on May 27, 1992, filed of record on November 25, 1992, recorded in Volume 92231, Page 1636, Deed Records, Dallas County, Texas.

16. Terms and provisions contained in Special Warranty Deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C. to Dallas City Homes, Inc., dated December 31, 1992, filed of record on January 14, 1993, recorded in Volume 93001, Page 0649, Deed Records, Dallas County, Texas, as amended by that certain Amended and Restated Special Warranty Deed filed October 12, 1993, recorded in Volume...
17. Any portion of the Property lying within the boundaries of a public or private roadway, whether dedicated or not.

18. Rights of tenants in possession, as tenants only, under any unrecorded leases or rental agreements.
This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. 'This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)
CITY PLAN COMMISSION
MEETING SCHEDULE
2020

<table>
<thead>
<tr>
<th>January</th>
<th>February</th>
<th>March</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Off</td>
<td>6 Meeting</td>
<td>5 Meeting</td>
</tr>
<tr>
<td>9 Meeting</td>
<td>13 Off</td>
<td>12 Off</td>
</tr>
<tr>
<td>16 Off</td>
<td>20 Meeting</td>
<td>19 Off (Spring Break)</td>
</tr>
<tr>
<td>23 Meeting</td>
<td>27 Off</td>
<td>26 Meeting</td>
</tr>
<tr>
<td>30 Off</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>April</th>
<th>May</th>
<th>June</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Off</td>
<td>7 Meeting</td>
<td>4 Meeting</td>
</tr>
<tr>
<td>9 Meeting (Maundy/Holy Thurs.)</td>
<td>14 Off</td>
<td>11 Off</td>
</tr>
<tr>
<td>16 Off (Passover)</td>
<td>21 Meeting</td>
<td>18 Meeting</td>
</tr>
<tr>
<td>23 Meeting</td>
<td>28 Off</td>
<td>25 Off</td>
</tr>
<tr>
<td>30 Off</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>July</th>
<th>August</th>
<th>September</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Off</td>
<td>6 Meeting</td>
<td>3 Meeting</td>
</tr>
<tr>
<td>9 Meeting</td>
<td>13 Off</td>
<td>10 Off</td>
</tr>
<tr>
<td>16 Off</td>
<td>20 Meeting</td>
<td>17 Meeting</td>
</tr>
<tr>
<td>23 Meeting</td>
<td>27 Off</td>
<td>24 Off</td>
</tr>
<tr>
<td>30 Off</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>October</th>
<th>November</th>
<th>December</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Meeting</td>
<td>5 Meeting</td>
<td>3 Meeting</td>
</tr>
<tr>
<td>8 Off (Texas APA)</td>
<td>12 Off</td>
<td>10 Off (Hanukkah)</td>
</tr>
<tr>
<td>15 Meeting</td>
<td>19 Meeting</td>
<td>17 Meeting</td>
</tr>
<tr>
<td>22 Off</td>
<td>26 Off (Thanksgiving)</td>
<td>24 Off</td>
</tr>
<tr>
<td>29 Off</td>
<td></td>
<td>31 Off (Kwanzaa)</td>
</tr>
</tbody>
</table>

9/26/19
<table>
<thead>
<tr>
<th>Date</th>
<th>Holiday</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wednesday, January 1</strong></td>
<td><strong>New Year's Day</strong> <em>(2019 Kwanzaa Ends)</em></td>
</tr>
<tr>
<td><strong>Monday, January 20</strong></td>
<td><strong>Martin Luther King, Jr. Day</strong></td>
</tr>
<tr>
<td><strong>Monday, February 17</strong></td>
<td><strong>Presidents’ Day</strong></td>
</tr>
<tr>
<td><strong>Monday, March 16 – Friday, March 20</strong></td>
<td><strong>DISD Spring Break</strong></td>
</tr>
<tr>
<td><strong>Thursday, April 9</strong></td>
<td><strong>Maundy Thursday</strong> <em>(Holy Thursday)</em></td>
</tr>
<tr>
<td><strong>Friday, April 10</strong></td>
<td><strong>Good Friday</strong></td>
</tr>
<tr>
<td><strong>Sunday, April 12</strong></td>
<td><strong>Easter</strong></td>
</tr>
<tr>
<td><strong>Wednesday, April 8 – Thursday, April 16</strong></td>
<td><strong>Passover</strong></td>
</tr>
<tr>
<td><em>(begins at sunset and ends at nightfall)</em></td>
<td></td>
</tr>
<tr>
<td><strong>Saturday, April 25 – Tuesday, April 28</strong></td>
<td><strong>National APA</strong></td>
</tr>
<tr>
<td><em>(Houston, Texas)</em></td>
<td></td>
</tr>
<tr>
<td><strong>Monday, May 25</strong></td>
<td><strong>Memorial Day</strong></td>
</tr>
<tr>
<td><strong>Saturday, July 4</strong></td>
<td><strong>Independence Day</strong></td>
</tr>
<tr>
<td><strong>Friday, July 3</strong> <em>(observed)</em></td>
<td></td>
</tr>
<tr>
<td><strong>Monday, September 7</strong></td>
<td><strong>Labor Day</strong></td>
</tr>
<tr>
<td><strong>Friday, September 18 - Sunday, September 20</strong></td>
<td><strong>Rosh Hashanah</strong></td>
</tr>
<tr>
<td><em>(begins at sunset and ends at nightfall)</em></td>
<td></td>
</tr>
<tr>
<td><strong>Sunday, September 27 - Monday, September 28</strong></td>
<td><strong>Yom Kippur</strong></td>
</tr>
<tr>
<td><em>(begins at sunset and ends at nightfall)</em></td>
<td></td>
</tr>
<tr>
<td><strong>Monday, October 12</strong></td>
<td><strong>Columbus Day</strong></td>
</tr>
<tr>
<td><strong>Wednesday, October 7 – Friday, October 9</strong></td>
<td><strong>Texas APA</strong></td>
</tr>
<tr>
<td><em>(El Paso)</em></td>
<td></td>
</tr>
<tr>
<td><strong>Wednesday, November 11</strong></td>
<td><strong>Veterans Day</strong></td>
</tr>
<tr>
<td><strong>Thursday, November 26</strong></td>
<td><strong>Thanksgiving Day</strong></td>
</tr>
<tr>
<td><strong>Thursday, December 10 – Friday, December 18</strong></td>
<td><strong>Hanukkah</strong></td>
</tr>
<tr>
<td><em>(begins at sunset and ends at nightfall)</em></td>
<td></td>
</tr>
<tr>
<td><strong>Friday, December 25</strong></td>
<td><strong>Christmas Day</strong></td>
</tr>
<tr>
<td><strong>Friday, January 1, 2021</strong></td>
<td><strong>News Year Day</strong></td>
</tr>
<tr>
<td><strong>Saturday, December 26 – Friday, January 1, 2021</strong></td>
<td><strong>Kwanzaa</strong></td>
</tr>
</tbody>
</table>
## City of Dallas

**APPLICATION FOR LAND SUBDIVISION**

**DEVELOPMENT SERVICES, SUBDIVISION SECTION**

320 E. JEFFERSON BLVD., ROOM 115

DALLAS, TX 75203

TELEPHONE: (214) 948-4335

---

### FOR OFFICE USE ONLY

<table>
<thead>
<tr>
<th>FILE NUMBER:</th>
<th>PREVIOUS FILE NUMBER (IF ANY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPC DATE:</td>
<td>NOT APPLICABLE IF ADMINISTRATIVE PLAT:</td>
</tr>
<tr>
<td>REPLY DATE:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PRELIM. $</th>
<th>DATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>FINAL: $</td>
<td>DATE:</td>
</tr>
<tr>
<td>REVISED: $</td>
<td>DATE:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NOTES:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>OWNER:</th>
<th>APPLICANT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>TELEPHONE:</td>
<td>(NOT THE SURVEYOR/ENGINEER UNLESS OWNER)</td>
</tr>
<tr>
<td>Email Address:</td>
<td>TELEPHONE:</td>
</tr>
<tr>
<td>ADDRESS:</td>
<td>Email address:</td>
</tr>
<tr>
<td>CITY:</td>
<td>ADDRESS:</td>
</tr>
<tr>
<td>STATE/ZIP:</td>
<td>CITY:</td>
</tr>
<tr>
<td>PREVIOUS OWNER:</td>
<td>STATE/ZIP:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SURVEYOR/ENGINEER:</th>
<th>REPRESENTATIVE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>TELEPHONE:</td>
<td>TELEPHONE:</td>
</tr>
<tr>
<td>Email Address:</td>
<td>Email address:</td>
</tr>
<tr>
<td>ADDRESS:</td>
<td>ADDRESS:</td>
</tr>
<tr>
<td>CITY:</td>
<td>CITY:</td>
</tr>
<tr>
<td>STATE/ZIP:</td>
<td>STATE/ZIP:</td>
</tr>
<tr>
<td>CONTACT PERSON:</td>
<td>SIGNATURE:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ADDITION NAME:</th>
<th>PURPOSE OF PLAT:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>LOCATION:</th>
<th>NUMBER OF LOTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING:</td>
<td>PROPOSED:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXISTING LOT#:</th>
<th>BLOCK#:</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING LAND USE:</td>
<td></td>
</tr>
<tr>
<td>PROPOSED LAND USE:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ACRES:</th>
<th>ZONING DISTRICT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING MAP NO:</td>
<td>MAPSCO PAGE:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COUNCIL DISTRICT:</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPLAT</td>
</tr>
<tr>
<td>YES □ NO □</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SCHOOL DISTRICT:</th>
</tr>
</thead>
</table>

**FOR ALL REPLATS, PROVIDE A CERTIFIED COPY OF THE ORIGINAL & THE MOST RECENT RECORDED SUBDIVISION/ADDITION PLAT(S) FROM THE PERTINENT COUNTY COURTHOUSE**

<table>
<thead>
<tr>
<th>IS THIS PROPERTY NOW OR HAS IT EVER BEEN:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• A CEMETERY? YES □ NO □</td>
</tr>
</tbody>
</table>

---

2/27/2020
<table>
<thead>
<tr>
<th><strong>Question</strong></th>
<th><strong>YES</strong></th>
<th><strong>NO</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>A LANDFILL?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A BROWNFIELD SITE?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MILL CREEK STORMWATER HAZARD AREA?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WITHIN THE 65 LDN CONTOUR OF LOVE FIELD, ADDISON MUNICIPAL AIRPORT, DALLAS EXE.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NAVAL AIR STATION (Hensley Field)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HISTORIC OR CONSERVATION DISTRICT?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ARE ANY EXISTING OR PROPOSED STREETS ON THE PLAT LISTED IN THE THOROUGHFARE PLAN?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESCARPMENT AREA:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>IF YES, OBTAIN APPROVAL FROM CHIEF CITY ENGINEER PRIOR TO SUBMITTAL OF PLAT.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ABANDONMENT or PRIVATE LICENSE REQUEST:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Residential Replat:**
- **YES**
- **NO**

If yes, submit the following: Certified copy of deed restrictions that limit the use of the property to single family and/or duplex use.

**Administrative Plat (Complete Checklist on reverse side):**
- **YES**
- **NO**

If the plat involves only part of a platted lot, is there a structure on the remainder of the lot?
- **YES**
- **NO**
If you are applying for approval of an “Administrative Plat” as permitted in Section 51A-8.403(c) of the Dallas Development Code, please check off all of the following conditions which apply to your plat.

1. **Minor Amending Plat** – a plat changing a previously approved and recorded plat that does not increase or decrease the number of lots by one or more of the following (Note: a certificate of correction may be used to make the corrections listed unless the Subdivision Administrator determines that a sketch is needed for clarity, in which case an amending plat must be submitted):
   - To correct an error in a course or distance shown on the preceding plat.
   - To add a course or distance that was omitted on the preceding plat.
   - To correct an error in a real property description shown on the preceding plat.
   - To indicate monuments set after the death, disability, or retirement from practice of the engineer or surveyor responsible for setting the original monuments.
   - To show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to location or character on the preceding plat.
   - To correct any other type of scrivener or clerical error or omission previously approved by the Department of Development Services, including lot numbers, acreage, street names, and identification of adjacent recorded plats.
   - To correct an error in courses and distances of lot lines between two adjacent lots if:
     - Both lot owners join in the application for amending the plat,
     - Neither lot is abolished,
     - The amendment does not attempt to remove recorded covenants or restrictions, and
     - The amendment does not have a material adverse effect (i.e. – a significant and unwanted or negative result) on the property rights of the other owners in the plat.

2. **Minor Amending Plat not in a residential district** and filed for only one or more of the following:
   - To relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement if the amendment does not increase or decrease the number of lots.
   - To relocate one or more lot lines between one or more adjacent lots if:
     - The owners of all those lots join in the application for amending the plat,
     - The amendment does not attempt to remove recorded covenants or restrictions, and
     - The amendment does not increase or decrease the number of lots.
   - To replat one or more lots fronting on an existing street if:
     - The owners of all the lots join in the application for amending the plat,
     - The amendment does not attempt to remove recorded covenants or restrictions,
     - The amendment does not increase or decrease the number of lots, and
     - The amendment does not create or require the creation of a new street or make necessary the extension of city facilities.

3. **Minor Plat** – 5 acres or less for single-family, duplex or townhouse district or 3 acres or less for all other zoning districts and no public infrastructure and existing improvements meet all setbacks & are not divided by proposed lot or setback lines
   - Minor Plat involving four or fewer lots, not in a residential district, fronting on an existing street and that does not require the creation of any new street or the extension of city facilities.

---

**FOR OFFICE USE ONLY**

<table>
<thead>
<tr>
<th>Received:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Plat Approved (within 18 days from date of submittal):</td>
</tr>
<tr>
<td>Denied as an Administrative Plat:</td>
</tr>
<tr>
<td>If Denied as an Administrative Plat, CPC hearing (within 30 days of receipt):</td>
</tr>
</tbody>
</table>
October 3, 2016

THE DEVELOPMENT COMMUNITY

Re: Submittal Procedures for Paving and Drainage Plans

The following submittal procedures should be followed for the review of drainage and paving plans by the City of Dallas, Sustainable Development and Construction Department, Engineering Division, 320 E. Jefferson, Room 200, Dallas, TX  75203:

- A $1,500 review fee for the first two (2) design reviews of engineering plans is required.

- Submit 2 sets of full size plans (24 x 36)

- A $500 review fee for each subsequent review is required after the first two design reviews of engineering plans; and

- A $500 review fee is required for any design revision reviews needed after the plans are approved.

- All first plan submittals should be accompanied by the fee receipt form, the paving and drainage plan review checklist and the supplemental checklist. Checklists should be completed by the professional engineer in charge. Fees are submitted in Room 200.

Failure to present the required fees and completed checklist forms will result in the review of your plans being delayed.

Please see attachment for the inspection fee rates.

If you have any questions, please call the Engineering Division of the Department of Sustainable Development and Construction at 214 / 948-4205.

Lloyd Denman, P.E., CFM
Assistant Director
Department of Sustainable Development and Construction
The following are guidelines for submitting digital files of engineering plans approved through the paving and drainage review process. Guidelines for digital file submissions will be strictly enforced. Multiple project submittals on a single Disc will not be accepted. Any submittals not complete and in conformance to the specified guidelines will not be accepted and may result in the delay in the release of permits and construction.

1. Media
   a. Submittals must be on a single CD or DVD, hereinafter called Disc.
   b. The Disc shall be labeled with ALL of the following information:
      □ Name of the engineering consultant company submitting the plans
      □ Project name
      □ Assigned 311T-project number
      □ City plat file number (S-number)
      □ Mapsco Grid Location per Dallas County Appraisal District
      □ Newly assigned address or if not available;
      □ City Block number
      □ Effective Date (seal date)
      □ Notate if plans are Revisions to Final (RTF)

2. Disc Content
   a. The Disc shall contain ALL of the following data files in Portable Document Format (PDF):
      □ Combined full set of approved engineering plans, complete with the most current version of the preliminary plat or, if approved, final plat.
      □ Separated single PDF file of each approved engineering plan sheet.
      □ Copy of the executed transmittal letter accompanying the submittal.
      Note: A compressed and self-extracting file type (.ZIP) is acceptable IF individual files are too large in size.

3. File Naming Convention
   Files of engineering plans and drawings shall utilize the following naming convention:
   □ Combined full set:
     City assigned project number_Project Name_Final Full Set
     Example: 311T-3000_City Park Apartments_Final Full Set
   □ Single and separated drawings:
     City assigned project number_Project Name_Sheet Number_Sheet Name
     Example: 311T-3000_City Park Apartments_C001_Paving Plan
   □ Revision to Final drawings:
     City assigned project number_Project Name_Sheet Number_Sheet Name_RTF
     Example: 311T-3000_City Park Apartments_C001_Paving Plan_RTF
     If more than one RTF has occurred, please indicate which version it is, i.e. RTF2, RTF3
SUSTAINABLE DEVELOPMENT
AND CONSTRUCTION
ENGINEERING DIVISION

Fee Receipt

PROJECT NAME: _______________________________________________________ *311T-__________

ENGINEERING FIRM: _______________________________ BUS PH: ___________ FAX: ___________

ENG. NAME: ___________________________ ENG. EMAIL: __________________

ADDRESS: _______________________________ CITY: _______________ STATE: ______ ZIP: ______

DEVELOPER FIRM: _______________________________ BUS PH: ___________ FAX: ___________

DEV/OWNER NAME: ______________________ DEV/OWNER EMAIL: __________________

ADDRESS: _______________________________ CITY: _______________ STATE: ______ ZIP: ______

CITY PLAN FILE No.: _S______________

<table>
<thead>
<tr>
<th>SUBMITTAL</th>
<th>DATE RECEIVED</th>
<th>CHECK LIST</th>
<th>FEE AMOUNT</th>
<th>PAID</th>
<th>RECEIPT NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td></td>
<td></td>
<td>$1,500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>#2</td>
<td></td>
<td></td>
<td>No Charge</td>
<td></td>
<td></td>
</tr>
<tr>
<td>#3</td>
<td></td>
<td></td>
<td>$500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>#4</td>
<td></td>
<td></td>
<td>$500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>#5</td>
<td></td>
<td></td>
<td>$500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>#6</td>
<td></td>
<td></td>
<td>$500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>#7</td>
<td></td>
<td></td>
<td>$500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>#8</td>
<td></td>
<td></td>
<td>$500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>#9</td>
<td></td>
<td></td>
<td>$500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>#10</td>
<td></td>
<td></td>
<td>$500.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

** Area within heavy lines must be filled in before new projects are accepted.

* The 311T number is assigned by the City upon receipt of fee payment.

Revised on 10/03/2016
Department of Sustainable Development and Construction
Paving & Drainage Engineering
Submission Guidelines & Plan Review Check List

Project Name: __________________________________________________________

City Plan File # (Plat #): S__________ - ________

Zoning (or PD/SUP #, if applicable): ______________

Engineering Consulting Firm: _____________________________________________

Engineer-of-Record: _____________________________________________________, PE

Date: ______________

Plan Format, General Standards & Helpful Links

☐ General Sheet Order for Plan Submission
  • Cover Sheet (Always Required)
  • Preliminary or Final Recorded Plat (Always Required)
  • Existing Conditions Plan / Topographic Survey (Always Required)
  • Demolition Plan
  • Site Layout or Dimension Control Plan (Always Required)
  • Paving Plan (& Profile, where applicable)
  • Grading Plan (Always Required)
  • Existing Drainage Area Map (Always Required)
  • Proposed Drainage Area Map (Always Required)
  • Storm Drain Plan (& Profile, where applicable)
  • Erosion Control Plan
  • Construction Details

☐ All plans should be printed on 24” x 36” size paper, landscape orientation, clear, legible, and to scale. Engineer scales: 1” = 10’, 20’, 30’, 40’, or 50’. Larger scales may be used for overall/indexing sheets. No Architectural Scales.

Plan orientation should generally face north to the top or left-hand side of sheet.

The following information should be included on ALL sheets:
  • Engineering Firm Name & Registration #, Address, and Phone Number
  • Engineer’s Seal or preliminary statement as approved by the Board of Professional Engineers
  • Surveying Firm Name & Registration #, Address, and Phone Number
  • Developer’s Name, Address, and Phone Number
  • Owner’s Name, Address, and Phone Number
  • 311T-XXXX (file number will be assigned at time of submission)
  • Plat File#: S______ - ________ (Has 6 numbers with a hyphen in the middle)
Please refer to the information available on the following website to answer questions in the checklist below.

- City of Dallas Zoning Website - http://gis.dallascityhall.com/zoningweb/
- Dallas Central Appraisal District - http://www.dcad.org/
- FEMA Flood Map Service Center - https://msc.fema.gov/portal
- NCTCOG Landfills - http://nctcoggis.maps.arcgis.com/apps/webappviewer/index.html?id=984fb93ff4b46c196c2430d9e5b6609

**Engineering Check List**

1. Have plans been submitted to Water/Wastewater Engineering for review and approval?
   - _____ Yes
   - _____ No
   **Please note that Engineering plan review is divided into two separate sections: Paving/Drainage Engineering and Water/Wastewater Engineering. Each section has its own submittal requirements, review check lists and review fees. Contact (214) 948-4607 for additional information on Water/Wastewater Engineering submittal.**

2. Is the property being platted?
   - _____ Yes – What is the Preliminary Plat number? S ________ - ________
   **Please note: If the property is being platted, a preliminary plat must be approved by City Plan Commission prior to the submittal of engineering plans, per the Dallas City Code, Section 51A-8.404(a).**
   - _____ No – Property is already platted: S ________ - ________
   - _____ N/A – Property does not need to be platted because: ____________________________

3. Is the property being re-zoned?
   - _____ Yes – Zoning classification changed from ________ to ________
   **Please note: Re-zoning of property may result in required detention.**
   - _____ No

4. Is there a PD or Specific Use Permit (SUP) related to this development?
   - _____ Yes – Submit highlighted sections of the conditions of the PD/SUP. List any conditions regarding sidewalks, paving and/or drainage: ____________________________
   - _____ No
5. Has any part of the site ever been used as a cemetery?
   _____ Yes – Additional conditions may need to be met prior to plan approval.
   _____ No

6. Has any part of the site ever been part of a “brown field” and/or a land-fill in the past?
   _____ Yes – Additional conditions may need to be met prior to plan approval.
   _____ No

7. Is any part of this development within the Escarpment Zone or Geologically Similar Area?
   _____ Yes – Escarpment Permit Approval Letter is attached.
   _____ Yes – Escarpment Permit is currently under review.
   _____ Yes – We are preparing to submit for Escarpment Permit.
   _____ No

8. Is an itemized breakdown with quantities of all proposed public paving and drainage infrastructure within City ROW and Easements included in this submittal?
   _____ Yes
   _____ No – Note: This is required prior to plan approval.
   _____ N/A

9. Is there any proposed construction activity or land disturbance within 150 feet of the toe of a levee?
   _____ Yes – Coordination with Trinity Watershed Management & US Army Corps of Engineers will be required.
   _____ No

10. Are any retaining/screening walls proposed?
    _____ Yes – Maximum vertical distance measured from the bottom of the footing to the top of the wall = __________ feet.
    _____ No

11. Is any proposed excavation or filling in excess of 5 feet?
    _____ Yes – Maximum depth of excavation = __________ feet.
    _____ Yes – Maximum depth of fill = __________ feet.
    _____ No

    **Please be sure to coordinate with Water/Wastewater Engineering Section if any proposed excavation or fill is over an existing water/wastewater main.

12. Are sidewalks shown on all street frontages? Per the Dallas City Code, sidewalks are required on all street frontages. Plans submitted for Paving/Drainage review must include the required sidewalks. The applicant may apply for a Sidewalk Waiver with Building Inspections when the Building Permit is submitted.
    _____ Yes
    _____ No – Sidewalk waiver has been obtained and a copy is attached.

13. Is on-street parking being proposed?
    _____ Yes – Design must be coordinated with the Department of Transportation.
    _____ No

14. Will an acre or more of soil be disturbed with this development?
    _____ Yes – Engineer should inform developer that a SWPPP must be submitted prior to obtaining any permits.
    _____ No
15. Is there a thoroughfare adjacent to the development, or within (passes through) the development? Please refer to the City of Dallas Thoroughfare Plan.
   _____ Yes, thoroughfare is adjacent. **Please note that the developer is responsible for the design and construction of half of the width of the thoroughfare which abuts the proposed development if the length of the thoroughfare frontage is 1,000 feet or more.
   _____ Yes, thoroughfare passes within. **Please note that the developer is responsible for the entire width of the thoroughfare within the limits of the proposed development.
   _____ No

16. Does this development comply with the International Fire Code?
   _____ Yes – I have read the code and verified that it complies.
   _____ No – Please explain: _______________________________________________
   ** Please note: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, adjacent aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet. Otherwise, adjacent access roads shall have a minimum unobstructed width of 20 feet.

17. Is there any lot-to-lot drainage? Is the site currently accepting runoff from adjacent properties, or will the site be draining onto/through adjacent properties (regardless of current drainage pattern)?
   _____ Yes – Private Drainage Easements may be required.
   _____ No

18. Is any work proposed within areas designated as floodplain by FEMA and/or the City of Dallas, or in areas near unstudied streams/creeks?
   _____ Yes – A Fill/Alteration Permit may be required by Trinity Watershed Management. If already obtained, Fill Permit# _________________
   _____ No

19. Is any work proposed within the Mill Creek hazardous drainage area?
   _____ Yes – FF Elevations must be a minimum of 3 feet above the top of curb elevation at the nearest downstream inlet.
   _____ No

20. Is any work proposed within the Peaks Branch hazardous drainage area?
    _____ Yes – FF Elevations are recommended to be a minimum of 3 feet above the top of curb elevation at the nearest downstream inlet.
    _____ No

21. Do all storm water outfall locations have the capacity to convey the 100-year storm?
    _____ Yes – Provide supporting drainage plans and calculations
    _____ No – Detention may be required
   ** It is the responsibility of the engineer of record to verify the capacity of existing storm sewer systems, swales/channels, street gutters, or any other public or private conveyances into which the proposed development will discharge storm runoff. If design plans or as-built plans are not on record or otherwise available, it may be necessary for the engineer of record to perform field verification of the location, size, slope, depth, etc. of these systems to determine their capacity.
22. Is any storm water runoff from the site being diverted from its existing outfall location into a new outfall?

_____ Yes – Please explain: ______________________________________________
_____________________________________________________________________

_____ No

23. Is any storm water runoff being discharged onto adjacent cities or other entities?

_____ Yes, onto another City – Please note: Detention may be required and the adjacent City must approve the plans.

_____ Yes, onto another Entity (e.g., TxDOT, DART, etc.) – Please note: Engineering plans must be reviewed and approved by that entity.

_____ No

24. Is there any proposed connection to the storm sewer system that would discharge anything other than rainfall runoff?

_____ Yes – Please explain: ______________________________________________
_____________________________________________________________________

_____ No

25. Is detention being proposed?

_____ Yes. ***Please note: Detention must be located onsite, easements must be clear of obstructions and building encroachments, and adequate access must be provided for maintenance purposes via Detention Area Access Easement.

_____ No

**Required Sheet Information**

- **Cover Sheet**
  - Project Name, Lot & Block Number/Legal Description
  - Sheet Index
  - Vicinity Map & Mapsco page number (as shown at www.dcad.org)

  _____ All information is clearly shown on the Cover Sheet.

  _____ Some information is missing. Here is what’s missing and why:

  ________________________________________________________________
  ________________________________________________________________

- **Preliminary or Final Plat**
  - When the City Plan Commission approves the Preliminary Plat, a conditional approval letter is issued and mailed to the owner and Surveyor. The Engineer should request a copy from the owner and:
    - Ensure that the surveyor has addressed all conditions on the Preliminary Plat that is being submitted with the engineering plans,
    - Ensure that all conditions are addressed on the engineering plans.
  - Right-of-Way dedications are clearly shown and dimensioned
  - Easement dedications are clearly shown and dimensioned
  - All existing easements are clearly shown and dimensioned
• Vicinity Map & Mapsco page number (as shown at www.dcad.org)
  _____ All information is clearly shown on the Plat
  _____ Some information is missing. Here is what’s missing and why:

  __________________________________________
  __________________________________________

□ Existing Conditions Plan
  • Show and label existing contour lines (with elevation labels) at one or two foot contour intervals referenced to sea-level datum.
  • Show and label existing drive approaches, street frontage sidewalks & barrier-free ramps, street and onsite pavement material (e.g., concrete, asphalt, pavers, gravel, etc.), street pavement & right-of-way widths, on-street parking, street curb lines, bar-ditches, onsite buildings, vehicle circulation lanes, private drives, fire lanes, parking areas, landscape areas, fencing, retaining walls, and all public and private storm/water/wastewater/other utility infrastructure.
  • Show, label, and dimension all existing easements.
  • Show and label all existing signs, utilities, signal poles, parking meters, bike racks, newsracks, advertising kiosks, DART bench/shelter, etc. located within the right-of-way.
  • Show and label all streams, creeks, drainage ways, and 100-year floodplain. In addition to FEMA overlays, show and label actual 100-year water surface elevations.
  _____ All information is clearly shown on the Existing Conditions Plan.
  _____ Some information is missing. Here is what’s missing and why:
  __________________________________________
  __________________________________________

□ Demolition Plan
  • All items listed above under “Existing Conditions Plan” is either labeled: “Existing to Remain”, “To be Removed”, or “To be Relocated”.
  _____ All information is clearly shown on the Demolition Plan.
  _____ Some information is missing. Here is what’s missing and why:
  __________________________________________
  __________________________________________

□ Site Layout or Dimension Control Plan
  • Show and label proposed drive approaches, street frontage sidewalks & barrier-free ramps, onsite & offsite pavement material (e.g., concrete, asphalt, permeable pavers, etc.), street pavement & right-of-way widths, on-street parking, street curb lines, bar-ditches, onsite buildings, vehicle circulation lanes, private drives, fire lanes, parking areas, fencing, retaining walls, and landscape areas.
• Show and label all existing and proposed signs, utilities, signal poles, parking meters, bike racks, newsracks, advertising kiosks, DART bench/shelter, etc. located within the right-of-way.
• Show, label, and dimension visibility triangles at street intersections and drive approaches.

_____ All information is clearly shown on the Site Layout or Dimension Control Plan.
_____ Some information is missing. Here is what’s missing and why:

_____________________________________________________

□ Paving Plan (& Profile, where applicable)
• All proposed work is clearly shown and labeled with a paving legend to distinguish between the different pavement specifications within the right-of-way and private property.
• Limits of new paving and adjustments to intersecting streets and drives are clearly defined by stations and dimensions, as necessary.
• Typical cross sections are shown and dimensioned for each proposed street/alley classification with station limits and centerline corrections.
• Station/top of curb (offset from centerline if not typical) for all PC's, PT's and midpoints of curb returns.
• A curve schedule should be provided for concentric and non-concentric curves.
• Check all drives, intersections and other locations involving cross traffic for possible hazardous situations. Watch for obstructed sight distance, hindrances to safe operation at design speed, danger to pedestrians, etc.
• Intermediate tangents have been designed between reverse curves based on the design speed along the centerline of the proposed streets.
• Complete vertical curve information is provided and meets minimum sight distance requirements for design speed.
• Existing and proposed water/wastewater lines are clearly shown and labeled when located under proposed pavement.
• Street lighting on divided thoroughfares is clearly shown and labeled.
• Type, thickness, strength, rebar size, and subgrade preparation of proposed pavement is shown and is in conformance with standards.
• Show cross-slope of street and driveway slopes into property. Slopes must comply with the Paving Design Manual.
• Sidewalks are clearly shown and labeled on all street frontages. Concrete thickness, strength, and rebar size is shown and is in conformance with standards.
• Show, label, and dimension visibility triangles at street intersections and drive approaches.
• Please note: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, adjacent aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet. Otherwise, adjacent access roads shall have a minimum unobstructed width of 20 feet.

_____ All information is clearly shown on the Paving Plan.

_____ Some information is missing. Here is what’s missing and why:

_____________________________________________________________________

□ Grading Plan

• Existing onsite and offsite contour lines (with elevation labels) and proposed grades are clearly shown and labeled.
• Surface drainage easements are provided for lot-to-lot drainage paths.
• Typical cross sections for all retaining walls are provided. Show footings, utility crossings, wall heights, and distances to property lines.
• All utilities are clearly shown and labeled.
• Show and label all streams, creeks, drainage ways, and 100-year floodplain. In addition to FEMA overlays, show and label actual 100-year water surface elevations.

_____ All information is clearly shown on the Grading Plan.

_____ Some information is missing. Here is what’s missing and why:

_____________________________________________________________________

□ Existing Drainage Area Map

• Existing onsite and offsite contour lines (with elevation labels), onsite and offsite subdivided drainage areas, and drainage area calculation tables are clearly shown.
• Indicate zoning for each drainage area.
• Existing inlets and storm drain lines are clearly shown and labeled.
• Existing onsite and offsite flow direction is clearly shown with directional flow arrows. Reference 311T-/421Q-file numbers.
• Show the design storm that the downstream storm drain system was designed for (e.g., 25-year storm, 100-year storm, etc.) and the drainage criteria that was used for that design.
• Show and label outfall locations.
• Show and label all streams, creeks, drainage ways, and 100-year floodplain. In addition to FEMA overlays, show and label actual 100-year water surface elevations.

_____ All information is clearly shown on the Existing Drainage Area Map.

_____ Some information is missing. Here is what’s missing and why:

_____________________________________________________________________

_____________________________________________________________________

Department of Sustainable Development and Construction
Paving & Drainage Engineering Submission Guidelines & Plan Review Check List

Page 8 of 11
□ Proposed Drainage Area Map

- Proposed onsite and offsite grades, onsite and offsite subdivided drainage areas, and drainage area calculation tables are clearly shown.
- Indicate zoning for each drainage area.
- Existing and proposed inlets and storm drain lines are clearly shown and labeled.
- Proposed onsite and existing offsite flow direction is clearly shown with directional flow arrows. Reference 311T/-421Q-file numbers.
- Show runoff calculations and use design criteria as shown in the Drainage Design Manual.
- Show and label outfall locations.
- Demonstrate, with supporting calculations, that there is adequate capacity downstream to convey the 100-year storm.
- Show and label all streams, creeks, drainage ways, and 100-year floodplain. In addition to FEMA overlays, show and label actual 100-year water surface elevations.

_____ All information is clearly shown on the Proposed Drainage Area Map.
_____ Some information is missing. Here is what’s missing and why:
___________________________________________________________
___________________________________________________________

□ Storm Drain Plan (& Profile, where applicable)

- Show a plan and profile for all proposed public storm drain lines. Pipe lengths are to be shown by stationing at each structure. Show pipe size, material, slope and class for each run. Show pipe inverts, discharge, velocity and friction slope. Show and label the hydraulic gradient.
- Show all hydraulics, velocity head changes, gradients, computations and profile outfalls with typical sections and computations.
- Specify at least Class III RCP. Provide inlets where street capacity is exceeded. Provide inlets where alley runoff exceeds intersecting street capacity. For thoroughfares, one lane must remain dry.
- Existing and proposed inlets and storm drain lines are clearly shown and labeled.
- Discharge storm drains at the flowline of creeks and channels with the last 10 feet at a grade not to exceed one percent, unless otherwise directed.
- Show the 100-year water surface elevation at the outfall of the storm drains.
- Where connections are made to an existing storm drain, provide the design data of existing system (Q100, HGL, inverts, diameter, etc.).
- Intersect laterals at 60 degrees with the trunk line, if possible. Where laterals tie into a trunk line, channel or creek, place them at 60-degree angle with center lines. Connect them so that longitudinal centers intersect.
- Indicate flow line elevations of the storm drains on the profile. Label the line grade (in percent). Match top inside of pipe where adjacent to other size pipe.
- Do not use high velocities in storm drain design. Refer to the Drainage Design Manual for maximum allowed velocities.
- The minimum pipe slope is 0.30% unless otherwise directed.
• The downstream system must be sized to adequately convey the fully developed runoff from the site.
• Provide a written statement certifying that you have analyzed the proposed storm drainage outfall effects on the adjoining property owner(s) and that your discharge will not adversely affect or jeopardize any downstream properties.
• Proposed driveway turnouts must be a minimum of 10 feet from any existing or proposed inlet.
• Do not use bends on public storm drain lines for pipe sizes less than 30-inch diameter.
• Do not use 90-degree bends on storm drains or outfall. Provide a junction structure or manhole.
• Show and label all streams, creeks, drainage ways, and 100-year floodplain. In addition to FEMA overlays, show and label actual 100-year water surface elevations.
• Drainage swales/channels should have cross sections with 100-year water surface elevation, slopes, side slopes, and velocity clearly shown and labeled.
  _____ All information is clearly shown on the Storm Drain Plan.
  _____ Some information is missing. Here is what’s missing and why:

□ Erosion Control Plan
  • Existing contour lines (with elevation labels) and proposed grades are clearly shown and labeled.
  • Design plans comply with all current rules and regulations of EPA, TCEQ, and other applicable federal and state agencies.
  _____ All information is clearly shown on the Erosion Control Plan.
  _____ Some information is missing. Here is what’s missing and why:

□ Construction Details
  • All details are clearly labeled private or public.
  • All applicable details from the City of Dallas 251D-1 Standard Construction Details should be clearly shown, labeled, and cross referenced on the plans.
  • All details not covered by the City of Dallas 251D-1 Standard Construction Details are clearly shown, labeled, and dimensioned.
  • All applicable details for work within the right-of-way of another entity (e.g., TxDOT, DART, etc.) are clearly shown, labeled, and cross referenced on the plans.
  _____ All information is clearly shown on the Construction Details.
  _____ Some information is missing. Here is what’s missing and why:
I have reviewed this check list and certify that the design plans submitted have been reviewed by me and are in compliance with all City of Dallas design standards. I understand that the City reserves the right to provide review comments at any time throughout the plan review process until all standards have been addressed.

________________________________________, P.E.
Print Name

________________________________________
Signature

________________________________________
Date
DEPARTMENT OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION ENGINEERING DIVISION
PLAN REVIEW SUPPLEMENTAL CHECK LIST
(Revised December 18, 2013)

ADDITON NAME: ________________________________

SUBDIVISION PLAN #311T-_________ PLANS PREPARED BY: ________________________________

CITY PLAN FILE NO. (PLAT): S______________

P.D. NO., ZONING OR S.U.P. NO.: ______________

CHECKED BY ENGINEER: ________________________, P.E.; DATE: ______________

REVIEWED BY CITY: _________________________ DATE: ______________

ITEMS RELATED TO PAVING AND DRAINAGE

1. - Is this property being platted?
   ______ Yes ______ No
   If yes, plat no. is S______________
   (A copy of the plat must be attached to the P&D plans)

2. - Is this property re-zoned or being re-zoned? ______ Yes ______ No
   If yes, detention may be needed.
   If yes, the zoning classification changed from __________ to __________

3. - What percent of the site is currently impervious?
   ______ % impervious currently

4. - Are at least 2 bench marks shown on the plans?
   ______ Yes ______ No

5. - Does the drainage outfall have the capacity to convey the 100-yr. flood?
   ______ Yes ______ No

6. - Is the drainage runoff from the site or from any portion of the site being diverted?
   ______ Yes ______ No
   Please note that diversion is not allowed.

7. - Is there any detention or retention (pond holding water) proposed?
   ______ Yes ______ No
   Note: if any retention pond is proposed, the maintenance agreement should cover odor control, algae control, mosquito control and any other health-related issue. Also, the discharge from a retention pond to a storm sewer system must be approved by the Public Works and Transportation Department. Further, a dual outlet control may be required for retention ponds.
8.- Does the proposed detention/retention meet the TCEQ definition of a "dam"?

☐ Yes ☐ No ☐ N/A

If yes, does the design of the proposed detention/retention meet applicable TCEQ rules, regulations and requirements?

☐ Yes ☐ No ☐ N/A

Please Note: if the depth of the proposed detention/retention exceeds a certain height, then the TCEQ requirements for dams apply. For more info please visit TCEQ's Dam Safety Program at http://www.tceq.state.tx.us/compliance/field_ops/dam_safety/damsafetyprog.html

9.- If the answer to question #7 is yes, has the area been checked for the GSA (upstream of Escarpment) or an existing erosion problem to see if a dual outlet control is required for the proposed detention/retention pond?

☐ Yes ☐ No

10.- What is the designed outlet control of the proposed detention/retention pond?

☐ Single Outlet Control ☐ Dual outlet control ☐ N/A

11.- Is any part of the area of development being drained onto adjacent cities?

☐ Yes ☐ No

If yes, detention may be required and the adjacent City must approve the plans. This approval must be obtained by the Engineer of Record. A copy of the approval must be provided to the City of Dallas project engineer.

12.- Are there any walls proposed?

☐ Yes ☐ No

If yes, what is the maximum height of proposed walls? _______ feet

The wall is in: ☐ Private property ☐ Public ROW

Note: All Walls (public or private) exceeding 4’ in height require a permit from Building Inspection prior to construction.

13.- Will the wall as designed adversely impact drainage, or visibility triangles?

☐ Yes ☐ No ☐ N/A

14.- Any utilities crossing the wall?

☐ Yes ☐ No ☐ N/A

15.- Any utilities under the wall?

☐ Yes ☐ No ☐ N/A

16.- Have you used proper C values and I values for the calculation of drainage runoff?

☐ Yes ☐ No
17.- Is there any proposed "On-Street Parking"?  
Yes  No  
If yes, the design must be coordinated with Public Works. 
If yes, is there any proposed parking space within visibility triangles?  
Yes  No  

18.- What is the total drainage area, including offsite?  Acres  
Please note that for drainage areas over 130 acres, the Rational Method should not be used for drainage calculations.  

19.- Does the drainage area map show clear contours for the entire drainage basin, including off-site drainage areas?  
Yes  No  

20.- Is the direction of runoff shown by arrows, particularly along the areas adjacent to the area being developed?  
Yes  No  
Note: Please make sure that the direction of runoff is shown clearly on the plans, particularly along the boundaries of the area that is being developed. OTHERWISE PLANS WILL NOT BE APPROVED.  

21.- Is the development site currently accepting any drainage runoff from adjacent private properties?  
Yes  No  
If yes, are the proposed grades such that the development site continues to receive the drainage runoff from the adjacent private properties?  
Yes  No  
and, will there be a Drainage Easement dedicated?  
Yes  No  
If the answer to the previous question is yes, is any stub-out proposed for conveyance of the off-site drainage runoff for future development?  
Yes  No  
Note: To grade a development site such that existing drainage would be blocked is not allowed.  
Note: Any private drainage easements must be filed by separate instrument and the recording information/documents must be provided to the City and must be shown on the plat and the engineering plans. Public drainage easements can be dedicated as part of the platting process.
22. Is the drainage runoff from this development site currently being conveyed through the adjacent private property(ies) to the downstream?
   
   [ ] Yes  [ ] No

23. Will there be any lot-to-lot drainage post development (regardless of the current drainage pattern)?

   [ ] Yes  [ ] No

   **Note:** Lot-to-lot drainage is not allowed unless a drainage easement is obtained and recorded from the downstream property owner.

24. Any off-site drainage easements required?

   [ ] Yes  [ ] No

   If yes, has the off-site easement been acquired and recorded?

   [ ] Yes  [ ] No

25. Are all on-site drainage easements shown and dedicated?

   [ ] Yes  [ ] No  [ ] N/A

26. Is there any proposed connection to the storm sewer system that would discharge anything other than rainfall runoff?

   [ ] Yes  [ ] No

   **Note:** The storm sewer system is primarily for collection of rainfall runoff. Discharging ground water, water fountain features, and anything other than rainfall runoff into the storm sewer system must be approved by the Public Works and Transportation Department.

27. Regarding erosion, are the velocities of runoff at or below the maximum allowed velocities per drainage criteria?

   [ ] Yes  [ ] No

28. Is there any PD or Specific Use Permit (SUP) related to this development?

   [ ] Yes  [ ] No

29. Are there any particular conditions to the PD or SUP regarding sidewalks, paving and/or drainage?

   [ ] Yes  [ ] No

   (If yes, attach a description and a list of items)

30. Does the minimum width of pavement(s) and right-of-way comply with the plat regulations?

   [ ] Yes  [ ] No
31.- Is the Paving Section and designed thickness as well as street and alley horizontal alignments and geometrics including curb radii in compliance with the Paving Manual and meets minimum requirements?

☐ Yes ☐ No

32.- Any of this development within Geologically Similar Area (GSA) and/or Escarpment?

☐ Yes ☐ No

Note: For Escarpment related projects, detention is required.

If yes, is detention shown?

☐ Yes ☐ No

33.- If the answer to the previous question is yes, has an Escarpment permit been obtained?

☐ Yes ☐ No ☐ N/A

34.- Does this development project require any general permit from the Corps of Engineers under the Clean Water Act (CWA)?

☐ Yes ☐ No

If yes, have the necessary requirements been incorporated into the Construction Documents?

☐ Yes ☐ No

35.- Does this development project require any Standard Individual Permit or Letter of Permission from the Corp of Engineers under the Clean Water Act (CWA)?

☐ Yes ☐ No

If yes, indicate the permit #: ____________________________

If yes, have the necessary requirements been incorporated into the Construction Documents?

☐ Yes ☐ No

36. If the answer to the previous question is yes, please provide copies of documents, correspondences and permits.

37.- Is there any proposed construction within 150 feet of a toe of any levee, including the Rochester Park Levee?

☐ Yes ☐ No

If yes, you need to contact Trinity Watershed Management, Chief Planner, for further review.

Trinity Watershed Management
City Hall, 1500 Marillla Street, Room 6BS
214-671-9500
38A - Is any work proposed within a flood plain?

[ ] Yes  [ ] No

If yes, has there been a fill/alteration permit issued by Public Works?

[ ] Yes  [ ] No

Status of LOMR letter?

[ ] Obtained  [ ] In Process  [ ] N/A

38B - Is there any fill proposed within any portion of the site?

[ ] Yes  [ ] No

If yes, what is the maximum depth of the proposed fill? ________ feet

If yes, is this fill going to cause the diversion of storm water runoff?

[ ] Yes  [ ] No

If yes, is this fill going to cause any visibility problem at driveways or street/alley intersections?

[ ] Yes  [ ] No

38C - Is there any excavation proposed within any portion of the site?

[ ] Yes  [ ] No

If yes, what is the maximum depth of the proposed excavation? ________ feet

If yes, is this excavation going to cause the diversion of storm water runoff?

[ ] Yes  [ ] No

39. - Any work within Mill Creek drainage basin?

[ ] Yes  [ ] No

If yes, are the Finished Floor Elevations 3' higher than closest top of inlet elevation?

[ ] Yes  [ ] No

40. - Any work within Peaks Branch?

[ ] Yes  [ ] No

If yes, any special design provisions?

41. - Is off-site drainage calculated/included in the design?

[ ] Yes  [ ] No

42. - Has any part of this site ever been a cemetery?

[ ] Yes  [ ] No

If yes, some conditions may need to be met.
PLAN REVIEW SUPPLEMENTAL CHECK LIST
Page 7

43.- Has any part of this site ever been part of a "brown field" and/or a land-fill in the past?

☐ Yes ☐ No

If yes, some conditions may need to be met.

44.- Have the plans been distributed to Utilities?

☐ Yes ☐ No

Note: The engineer of the record must obtain "utility clearance" from all utilities, including DWU, prior to start of any construction.

45.- What is the age of the pavement? The age determines the extent/type of trench repair and/or replacement of the roadway panel (see Ord.# 26263 dated 2/16/06 and the "Pavement Cut and Repair Standards Manual" by Public Works & Transportation.)

Age of pavement: _______ years.

Informational Addendum:

Concrete

If the pavement is 5 years old or less, the transverse dimension of the repair area is no less than one lane width. The longitudinal dimension terminates either at a joint or the midpoint of a “panel” which ever is closest to the edge of cut. (Pages 30 – 34 of the Pavement Cut and Repair Standards Manual summarize the extent of the repair area for pavements 5 years old or less.)

If the pavement is greater than 5 years old, refer to pages 16 – 19 of the Pavement Cut and Repair Standards Manual which summarizes the extent of the repair area. The engineers should understand the diagrams.

Asphalt

If the pavement is 5 years old or less, the transverse dimension of the repair area is no less than one lane width (same as concrete). The longitudinal dimension terminates at a minimum 3 feet beyond the edge of the cut. (Pages 30 – 34 of the Pavement Cut and Repair Standards Manual summarize the extent of the repair area for pavements 5 years old or less.)

If the pavement is greater than 5 years old, refer to pages 16 – 19 of the Pavement Cut and Repair Standards Manual which summarizes the extent of the repair area. The Engineers should understand the diagrams.

46.- Are the roadway panels going to be replaced?

☐ Yes ☐ No ☐ N/A
47.- Do all the streets have curbs?
   Yes  No

   Note: If any driveway approach is proposed along a street where there is no curb, the Engineer of Record needs to contact the Street Dept. to obtain line and grade and size of pipe under the approach. A permit must also be secured from Building Inspection for the construction of the driveway approach.

48.- If the answer to the previous question is "No":
   Are Curbs Proposed?  Yes  No
   Are Sidewalks Proposed?  Yes  No

   Please note that unless a Sidewalk Waiver is applied for and approved, sidewalks must be constructed along all public and private streets.
   New curbing may have to be constructed as part of sidewalk construction.
   The proposed sidewalks must be barrier-free to the handicapped in accordance with the requirements of the ADA and the City of Dallas.

49.- Are sidewalks proposed as part of the submitted plans?
   Yes  No

   If the answer is No, has a sidewalk waiver been submitted?
   Yes  No

   If the answer to the previous question is Yes, is the proposed sidewalk in compliance with the City of Dallas and ADA requirements?
   Yes  No

50.- If the answer to the previous question is Yes, are the proposed sidewalks within dedicated Public ROW and/or within a dedicated sidewalk easement?
   Yes  No

   Note: Public sidewalks must be built within Public ROW or within a dedicated sidewalk easement.

51.- Are any of the proposed sidewalks within the Central Business District (CBD)?
   Yes  No  N/A

   If the answer is Yes, does the proposed CBD sidewalk meet the requirements of the Dallas Business District Pedestrian Facilities Plan, as amended?
   Yes  No

52.- Has the Storm Water Pollution Prevention Plan been prepared?
   Yes  No  N/A
53.- Have you contacted Public Works & Transportation for 'Signage', 'Street Lighting' and 'Striping' design?

Yes No N/A

It is the responsibility of the Engineer of Record to coordinate with the Department of Public Works and Transportation for 'Street Lighting', 'Striping' and 'Signage'.

54.- Please note that the developer is fully responsible for the design and construction of:

1. The entire width of the thoroughfare within the limits of the proposed development; and,
2. Half of the width of the thoroughfare which abuts the proposed development, if the length of the thoroughfare frontage is 1,000 feet or more. [Sec 51A-8.604(b)(3)]

Is there any thoroughfare adjacent to the proposed development which has 1,000 feet or more of frontage?

Yes No

If yes, are the paving and drainage plans included?

Yes No

Is there any thoroughfare within the proposed development?

Yes No

If yes, are the paving and drainage plans included?

Yes No

55.- Will you submit, as part of your final submittal, an itemized list of all the improvements within public ROW/easements along with an estimated cost of the improvements?

Yes No

Note: This itemized list and estimated cost are required before final approval of the engineering plans.

56.- Are you conforming to Texas Board of Professional Engineer Board Rules 137.33 & 137.77?

Yes No

Board Rules §137.33 and §137.77 have been changed to require that all engineering documents released, issued, or submitted by or for a registered engineering firm, including preliminary documents, must clearly indicate the engineering firm name and registration number. It is both the responsibility of the PE that signs and seals a document and the firm that releases the document to verify that the firm name and number appear on the engineering work.
57.- Are there trees on the property?

[ ] Yes  [ ] No

If yes, a tree survey, as specified in Section 51A-10.132(b)(4) of the Dallas Development Code, is required for review. Contact the City Arborist, Philip Erwin, at 214-948-4117. Separate authorization may be required for the removal of protected trees.

"I, the undersigned, am the Engineer of the Record for this project and certify that the information provided herein is correct to the best of my knowledge."

"I understand and agree that the Chief Engineer will require that the infrastructure plans be resubmitted for review and approval if he determines that the checklist contained incorrect information and the plans were approved based on incorrect information supplied. Additional fees for each subsequent submission may be required."

Signature: ________________________________  Date: _____________

Printed Name: ________________________________
Building permit fees are assessed in accordance with Chapter 51, Dallas Development Code, Ordinance No. 10962 and Chapter 52, Administrative Procedures for the Construction Codes. Permit fees are required to be paid at the time of application. Any additional fees charged during plan review shall be paid before the permit can be issued. Refer to the Dallas Development Code for more information.

### SUMMARY OF PERMIT FEES

<table>
<thead>
<tr>
<th>PERMIT SERVICE</th>
<th>MINIMUM FEE ($)</th>
<th>PERMIT FEE CALCULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Master Permit</td>
<td>100.00</td>
<td>Tables A-I, A-II, A-III, B and B-II.</td>
</tr>
<tr>
<td>Site Plan Review</td>
<td>50.00</td>
<td>The greater of $50.00 or $0.004 per sq. ft. of building area or area to be paved, whichever is greater.</td>
</tr>
<tr>
<td>Plan Review</td>
<td>150.00</td>
<td>The greater of $150.00 or $0.012 per sq. ft. of building area.</td>
</tr>
<tr>
<td>PD/SUP/Deed Restriction Surcharge</td>
<td>Not applicable</td>
<td>Fee = 10% x permit fee calculated from Tables A-I, A-II, A-III or B</td>
</tr>
<tr>
<td>Fire Sprinkler Plans</td>
<td>150.00</td>
<td>The greater of $150.00 or $0.008 per sq. ft. of building area.</td>
</tr>
<tr>
<td>Demolition</td>
<td>Not applicable</td>
<td>Fee = 0.021 x building area (sq. ft.) + 42.00</td>
</tr>
<tr>
<td>Barricade</td>
<td>145.00</td>
<td>Fee = 0.006 x building area (sq. ft.) x number of days</td>
</tr>
<tr>
<td>Excavation</td>
<td>125.00</td>
<td>Fee = 25.00 x number of weeks until filled to grade + 100.00</td>
</tr>
<tr>
<td>Certificate of Occupancy (CO)</td>
<td>280.00</td>
<td>Fee = 215.00 CO Application Fee + 65.00 CO Verification Fee</td>
</tr>
<tr>
<td>Temporary Certificate of Occupancy (TCO)</td>
<td>104.00</td>
<td>Total Fee = 104.00 Inspection Fee + 215.00 CO Application Fee. Renewal Fee: $30.00</td>
</tr>
<tr>
<td>Partial Certificate of Occupancy (PCO)</td>
<td>104.00</td>
<td>Total Fee = 104.00 Inspection Fee + 215.00 CO Application Fee.</td>
</tr>
<tr>
<td>Duplicate Certificate of Occupancy</td>
<td>30.00</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Sidewalk Waiver</td>
<td>208.00</td>
<td>Fee for each waiver.</td>
</tr>
<tr>
<td>Plan Check Addendum</td>
<td>25.00</td>
<td>Review rate per hour per trade for each revision or addition to plans after permit issue.</td>
</tr>
<tr>
<td>Infrastructure Inspection</td>
<td>600.00</td>
<td>Refer to Table B-I</td>
</tr>
<tr>
<td>Development Impact</td>
<td>50.00</td>
<td>Fee per application.</td>
</tr>
<tr>
<td>Consultation with Staff</td>
<td>50.00</td>
<td>No charge for the first 20 min. of consultation. Rate per hour after initial consultation.</td>
</tr>
<tr>
<td>Staff Research</td>
<td>50.00</td>
<td>Rate charged per hour.</td>
</tr>
<tr>
<td>Determination Letter</td>
<td>100.00</td>
<td>Fee for each letter.</td>
</tr>
<tr>
<td>Postage and Handling</td>
<td>2.00</td>
<td>Fee for each permit issued by mail.</td>
</tr>
<tr>
<td>Record Change</td>
<td>30.00</td>
<td>Refer to Chap. 52 for exceptions.</td>
</tr>
<tr>
<td>Refund Processing</td>
<td>104.00</td>
<td>Service charge for processing a refund.</td>
</tr>
<tr>
<td>NSF Checks</td>
<td>25.00</td>
<td>Service charge per returned check.</td>
</tr>
<tr>
<td>Early Release of Master Permit</td>
<td>300.00</td>
<td>Charge per permit release.</td>
</tr>
<tr>
<td>Zoning Verification</td>
<td>90.00</td>
<td>Charge per letter.</td>
</tr>
<tr>
<td>Moving Fee</td>
<td>156.00</td>
<td>Charge for each structure or part of structure.</td>
</tr>
<tr>
<td>Pre-move Inspection</td>
<td>104.00</td>
<td>Charge for structure moved to a location within the City of Dallas.</td>
</tr>
<tr>
<td>Appeal to Building Inspection Board</td>
<td>600.00</td>
<td>Not applicable.</td>
</tr>
</tbody>
</table>
**TABLE A-I**  
NEW SINGLE-FAMILY AND DUPLEX CONSTRUCTION  

<table>
<thead>
<tr>
<th>SQ FOOTAGE</th>
<th>MULTIPLIER</th>
<th>ADD FACTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 700</td>
<td>0.817</td>
<td>0.00</td>
</tr>
<tr>
<td>701 to 2,350</td>
<td>0.215</td>
<td>422.00</td>
</tr>
<tr>
<td>2,351 to 10,500</td>
<td>0.175</td>
<td>516.00</td>
</tr>
<tr>
<td>10,501 or greater</td>
<td>0.071</td>
<td>1,608.00</td>
</tr>
</tbody>
</table>

**FORMULA:**  
PERMIT FEE ($) = SQUARE FOOTAGE x MULTIPLIER + ADD FACTOR

**MINIMUM FEE SCHEDULE**  
(based upon the number of trades, whichever permit fee is greater)

<table>
<thead>
<tr>
<th>NUMBER OF TRADES</th>
<th>MAX VALUE OF PROPOSED WORK</th>
<th>MIN PERMIT FEE ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Not Applicable</td>
<td>100.00</td>
</tr>
<tr>
<td>2</td>
<td>Not Applicable</td>
<td>200.00</td>
</tr>
<tr>
<td>3</td>
<td>Not Applicable</td>
<td>300.00</td>
</tr>
<tr>
<td>4</td>
<td>Not Applicable</td>
<td>400.00</td>
</tr>
<tr>
<td>5</td>
<td>Not Applicable</td>
<td>500.00</td>
</tr>
<tr>
<td>6</td>
<td>Not Applicable</td>
<td>600.00</td>
</tr>
<tr>
<td>7</td>
<td>Not Applicable</td>
<td>700.00</td>
</tr>
<tr>
<td>8</td>
<td>Not Applicable</td>
<td>800.00</td>
</tr>
</tbody>
</table>

**TABLE A-II**  
ALTERATIONS OR REPAIRS OF SINGLE-FAMILY AND DUPLEX STRUCTURES  

<table>
<thead>
<tr>
<th>BASE PERMIT FEE ($)</th>
<th>ADDITIONAL TRADES</th>
</tr>
</thead>
<tbody>
<tr>
<td>125.00</td>
<td>Plus $100 for each additional trade</td>
</tr>
</tbody>
</table>

**FORMULA FOR COMMERCIAL PROJECTS TABLES A-II, A-III AND B**  
PERMIT FEE ($) = VALUATION x MULTIPLIER + ADD FACTOR

**TABLE A-III**  
NEW COMMERCIAL CONSTRUCTION  

<table>
<thead>
<tr>
<th>VALUATION ($)</th>
<th>MULTIPLIER</th>
<th>ADD FACTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 60,000</td>
<td>0.009525</td>
<td>0.00</td>
</tr>
<tr>
<td>60,001 to 200,000</td>
<td>0.004964</td>
<td>274.00</td>
</tr>
<tr>
<td>200,001 to 900,000</td>
<td>0.003914</td>
<td>484.00</td>
</tr>
<tr>
<td>900,001 to 1,500,000</td>
<td>0.002862</td>
<td>1,431.00</td>
</tr>
<tr>
<td>1,500,001 to 2,500,000</td>
<td>0.002197</td>
<td>2,429.00</td>
</tr>
<tr>
<td>2,500,001 to 5,000,000</td>
<td>0.001417</td>
<td>4,379.00</td>
</tr>
<tr>
<td>5,000,001 to 10,000,000</td>
<td>0.000767</td>
<td>8,977.00</td>
</tr>
</tbody>
</table>

**MINIMUM FEE SCHEDULE**  
(based upon the number of trades or valuation, whichever is greater)

<table>
<thead>
<tr>
<th>NUMBER OF TRADES</th>
<th>MAX VALUE OF PROPOSED WORK</th>
<th>MIN PERMIT FEE ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Not Applicable</td>
<td>100.00</td>
</tr>
<tr>
<td>2</td>
<td>Not Applicable</td>
<td>200.00</td>
</tr>
<tr>
<td>3</td>
<td>Not Applicable</td>
<td>300.00</td>
</tr>
<tr>
<td>4</td>
<td>Not Applicable</td>
<td>400.00</td>
</tr>
<tr>
<td>5</td>
<td>Not Applicable</td>
<td>500.00</td>
</tr>
<tr>
<td>6</td>
<td>Not Applicable</td>
<td>600.00</td>
</tr>
<tr>
<td>7</td>
<td>Not Applicable</td>
<td>700.00</td>
</tr>
<tr>
<td>8</td>
<td>Not Applicable</td>
<td>800.00</td>
</tr>
</tbody>
</table>

**TABLE B**  
REMODEL, RENOVATION, FINISH-OUT  

<table>
<thead>
<tr>
<th>VALUATION ($)</th>
<th>MULTIPLIER</th>
<th>ADD FACTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 100,000</td>
<td>0.009652</td>
<td>0.00</td>
</tr>
<tr>
<td>100,001 to 300,000</td>
<td>0.009525</td>
<td>13.00</td>
</tr>
<tr>
<td>300,001 to 500,000</td>
<td>0.009410</td>
<td>47.00</td>
</tr>
<tr>
<td>500,001 to 700,000</td>
<td>0.009285</td>
<td>110.00</td>
</tr>
<tr>
<td>700,001 to 900,000</td>
<td>0.009155</td>
<td>201.00</td>
</tr>
<tr>
<td>900,001 to 1,100,000</td>
<td>0.009045</td>
<td>300.00</td>
</tr>
<tr>
<td>1,100,001 to 2,500,000</td>
<td>0.008894</td>
<td>465.00</td>
</tr>
<tr>
<td>2,500,001 to 5,000,000</td>
<td>0.008768</td>
<td>780.00</td>
</tr>
<tr>
<td>5,000,001 to 10,000,000</td>
<td>0.008641</td>
<td>1,416.00</td>
</tr>
<tr>
<td>10,000,001 or greater</td>
<td>0.007940</td>
<td>8,426.00</td>
</tr>
</tbody>
</table>

**MINIMUM FEE SCHEDULE**  
(based upon the number of trades or valuation, whichever is greater)

<table>
<thead>
<tr>
<th>NUMBER OF TRADES</th>
<th>MAX VALUE OF PROPOSED WORK</th>
<th>MIN PERMIT FEE ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Not Applicable</td>
<td>100.00</td>
</tr>
<tr>
<td>2</td>
<td>Not Applicable</td>
<td>200.00</td>
</tr>
<tr>
<td>3</td>
<td>Not Applicable</td>
<td>300.00</td>
</tr>
<tr>
<td>4</td>
<td>Not Applicable</td>
<td>400.00</td>
</tr>
<tr>
<td>5</td>
<td>Not Applicable</td>
<td>500.00</td>
</tr>
<tr>
<td>6</td>
<td>Not Applicable</td>
<td>600.00</td>
</tr>
<tr>
<td>7</td>
<td>Not Applicable</td>
<td>700.00</td>
</tr>
<tr>
<td>8</td>
<td>Not Applicable</td>
<td>800.00</td>
</tr>
</tbody>
</table>
### TABLE B-I
#### INFRASTRUCTURE INSPECTION

<table>
<thead>
<tr>
<th>VALUATION ($)</th>
<th>FEE CALCULATION ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>12,500 or less</td>
<td>FEE = 600.00</td>
</tr>
<tr>
<td>12,501 to 25,000</td>
<td>FEE = 1,000.00</td>
</tr>
<tr>
<td>25,001 to 100,000</td>
<td>0.035 x VALUATION + 1,000.00</td>
</tr>
<tr>
<td>100,001 to 500,000</td>
<td>0.03 x VALUATION + 3,625.00</td>
</tr>
<tr>
<td>500,001 to 1,000,000</td>
<td>0.025 x VALUATION + 15,625.00</td>
</tr>
<tr>
<td>1,000,001 or greater</td>
<td>0.02 x VALUATION + 28,125.00</td>
</tr>
</tbody>
</table>

Sign plan review is $75.00.
The fee for removing or demolishing a sign is $78.00.
The fee for erecting, constructing, altering, rebuilding, enlarging, extending, converting, replacing or relocating any special purpose sign is $40.00.

### SIGN FEES

<table>
<thead>
<tr>
<th>EFFECTIVE AREA (sq. ft.)</th>
<th>PREMISE SIGN ($)</th>
<th>NON-PREMISE SIGN ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 or less</td>
<td>45.00</td>
<td>48.00</td>
</tr>
<tr>
<td>21 to 50</td>
<td>81.00</td>
<td>84.00</td>
</tr>
<tr>
<td>51 to 100</td>
<td>110.00</td>
<td>216.00</td>
</tr>
<tr>
<td>101 to 200</td>
<td>136.00</td>
<td>242.00</td>
</tr>
<tr>
<td>201 to 300</td>
<td>188.00</td>
<td>294.00</td>
</tr>
<tr>
<td>301 to 400</td>
<td>216.00</td>
<td>324.00</td>
</tr>
<tr>
<td>401 to 500</td>
<td>242.00</td>
<td>350.00</td>
</tr>
<tr>
<td>501 to 700</td>
<td>268.00</td>
<td>376.00</td>
</tr>
<tr>
<td>701 to 900</td>
<td>322.00</td>
<td>Not Permitted</td>
</tr>
<tr>
<td>901 or greater</td>
<td>374.00</td>
<td>Not Permitted</td>
</tr>
</tbody>
</table>

#### PREDEVELOPMENT MEETING FEES

<table>
<thead>
<tr>
<th>PROJECT AREA (sq. ft.)</th>
<th>FEE ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>25,000 or less</td>
<td>250.00</td>
</tr>
<tr>
<td>25,001 to 50,000</td>
<td>500.00</td>
</tr>
<tr>
<td>Greater than 50,000</td>
<td>750.00</td>
</tr>
</tbody>
</table>

The predevelopment meeting fee will be applied towards the permit fee if the permit application is submitted within twelve months of the meeting.

### ALTERNATIVE PLAN REVIEW

<table>
<thead>
<tr>
<th>Q-TEAM REVIEW</th>
<th>INITIAL REVIEW ($)</th>
<th>MAXIMUM FEE ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Partial team (minimum fee: $500.00)</td>
<td>500.00</td>
<td>2,000.00</td>
</tr>
<tr>
<td>Per specialty (minimum fee: $500.00)</td>
<td>750.00</td>
<td>12,500.00</td>
</tr>
<tr>
<td>Per specialty (minimum fee: $500.00)</td>
<td>1,000.00</td>
<td>27,500.00</td>
</tr>
<tr>
<td>Per specialty (minimum fee: $500.00)</td>
<td>1,250.00</td>
<td>50,000.00</td>
</tr>
</tbody>
</table>

Plan review fee rate: $1,000.00 per hour

### CONTRACTOR REGISTRATION

<table>
<thead>
<tr>
<th>TRADE</th>
<th>FEE ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical</td>
<td>160.00</td>
</tr>
<tr>
<td>Master Electrician/Electrical License</td>
<td>0.00</td>
</tr>
<tr>
<td>Journeyman Electrician</td>
<td>0.00</td>
</tr>
<tr>
<td>Journeyman Sign Electrician</td>
<td>0.00</td>
</tr>
<tr>
<td>Residential Specialist Electrician</td>
<td>0.00</td>
</tr>
<tr>
<td>Moving Contractor</td>
<td>260.00</td>
</tr>
<tr>
<td>Backflow Prevention</td>
<td>120.00</td>
</tr>
<tr>
<td>Other Trade Contractors</td>
<td>120.00</td>
</tr>
<tr>
<td>Revise Contractor Registration</td>
<td>30.00</td>
</tr>
</tbody>
</table>

### INSPECTION SERVICES

<table>
<thead>
<tr>
<th>SERVICE</th>
<th>MINIMUM FEE ($)</th>
<th>FEE CALCULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Back Flow Prevention</td>
<td>15.00</td>
<td>Filing fee.</td>
</tr>
<tr>
<td>Customer Service</td>
<td>15.00</td>
<td>Filing fee.</td>
</tr>
<tr>
<td>Same-day Inspection</td>
<td>250.00</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>After-hours Inspection</td>
<td>300.00</td>
<td>Fee rate: $125.00 per hour</td>
</tr>
<tr>
<td>After-hours Utility Release</td>
<td>50.00</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>Unauthorized Concealment Fee</td>
<td>200.00</td>
<td>Fee per trade.</td>
</tr>
<tr>
<td>Re-inspection</td>
<td>75.00</td>
<td>Fee per trade.</td>
</tr>
</tbody>
</table>