Ricky Jones, Place 1 Tomas Mendoza, Place 2 John Mounce, Place 3



Dylan James, Place 5 Chrissa Hartle, Place 6

James Clark, Mayor

CITY OF JUSTIN CITY COUNCIL AGENDA JUNE 13, 2023 415 N. COLLEGE AVE. 5:00 P.M.

CALL TO ORDER

Convene into Session: Invocation and Pledge of Allegiance American Flag

Texas Flag: "Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible"

UPCOMING MEETINGS, COMMUNITY EVENTSAND RECOGNITIONS

- June 20 Planning & Zoning Commission meeting
- June 27 City Council meeting
- July 3 Municipal Court
- July 4 City Hall closed for Independence day
- July 11- City Council meeting
- July 18 Planning & Zoning Commission meeting
- July 20 EDC/CDC meeting
- July 25 City Council meeting

Texas Water Utility Association Leadership Award - Josh Little, Public Works Director

WORKSHOP

• Budget workshop

<u>PRESENTATION – Council will convene into the presentations following the budget workshop.</u>

• Presentation from Sue Tejml

PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the mayor may impose a three-minute limitation on any person addressing the

Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

CONSENT AGENDA

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration.

- 1. Consider and take appropriate action to approve Special City Council minutes dated May 17, 2023, May 18, 2023, and Regular City Council minutes dated May 23, 2023.
- 2. Consider and take appropriate action to approve Resolution 606-23 amending the City of Justin fee schedule.
- Consider and take appropriate action to consider a Preliminary Plat for Timberbrook Ph 7, 8, and 9 legally described as Abstract No. 121 the Margaret Garnett Survey, Abstract No. 439 the William Reed Survey, Abstract No. 1071 and the Joseph Sutton Survey Abstract No. 1151
- 4. Consider and approve a work authorization for Westwood to design improvements for Boss Range Road for a total of \$353,000.

ITEMS PULLED FROM CONSENT AGENDA

POSSIBLE ACTION ITEMS

- 5. Discuss, consider and take appropriate action to appoint a Mayor Pro Tem.
- 6. *(second reading)* Consider an Ordinance regarding an amendment to the Planned Development (SF-2 and GB PD-722) for LaDera Farms legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES. *(Item tabled 5/23/23)*
- 7. Discuss City Council vacancy and process for appointment.

EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

- Under Section 551.071, to conduct private consultation with the City Attorney regarding:
 - City of Justin/Town of Northlake Interlocal Cooperative Agreement for Wastewater Improvements
 - Oncor Transmission Line
 - Dannheim Complaint Against the City of Justin; PUCT Docket No. 53836

Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243

Convene into executive session.

Adjourn into open meeting.

8. Discuss, consider, and act on items discussed in Executive Session.

FUTURE AGENDA ITEMS

ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 9th day of June, 2023 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Brittany Andrews Brittany Andrews, City Secretary

City Council Meeting

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Items: 1 (Consent)

Title: Consider to approve City Council minutes dated May 17, 2023, May 18, 2023, and Regular City Council minutes dated May 23, 2023.

Department: Administration

Contact: City Secretary, Brittany Andrews

Recommendation:

Background:

City Attorney Review:

Attachments:

1. Draft minutes dated May 17, 2023, May 18, 2023, and May 23, 2023.

John Mounce, Mayor Pro Tem Tomas Mendoza, Councilmember James Clark, Councilmember



Chrissa Hartle, Councilmember

Mayor, Elizabeth Woodall

MINUTES

State of Texas County of Denton City of Justin

Justin City Council Special Session Meeting- May 17, 2023

The Justin City Council Meeting convened into a Regular Session being open to the public the 17th day of May 2023 at 12:30 pm in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Mayor Woodall, Mayor Pro Tem, John Mounce, Councilmembers James Clark, Chrissa Hartle, and Tomas Mendoza.

Convene into Session: Mayor Woodall called the meeting to order at 12:30PM

CONVENE INTO SESSION:

EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

- Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:
 - o City Manager

Convene into executive session at 12:31PM

Adjourn into open meeting at 7:44PM

1. Discuss, consider, and act on items discussed in Executive Session.

Motion by ______ to approve a conditional offer of employment to Mr. Jarrod Greenwood for the position of City Manager for the City of Justin; conditioned upon contractual terms and agreement, pre-employment screenings and acceptance.

Seconded by: Aye votes: Councilmembers Mounce, Hartle, Clark, and Mendoza Motion carries

ADJOURN

With there being no further business, the meeting was adjourned at 12:02PM

<u>Brittany Andrews</u> Brittany Andrews, City Secretary

Seal:

John Mounce, Mayor Pro Tem Tomas Mendoza, Councilmember James Clark, Councilmember



Chrissa Hartle, Councilmember

Mayor, Elizabeth Woodall

MINUTES

State of Texas County of Denton City of Justin

Justin City Council Special Session Meeting- May 18, 2023

The Justin City Council Meeting convened into a Regular Session being open to the public the 18th day of May 2023 at 12:00 pm in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Mayor Pro Tem, John Mounce, Councilman James Clark and Tomas Mendoza. City Staff: City Secretary, Brittany Andrews

Convene into Session: Mayor Pro Tem, Mounce called the meeting to order at 12:00PM

CONVENE INTO SESSION:

ACTION ITEMS

1. Consider and act on the approval of an Ordinance canvassing and declaring the results for the General and Special Municipal Election for May 6, 2023.

Mayor Pro Tem, Mounce moved to approve Ordinance 753-23 as presented.

Seconded by: Councilman Clark Motion carries

ADJOURN

With there being no further business, the meeting was adjourned at 12:02PM

<u>Brittany Andrews</u> Brittany Andrews, City Secretary

Seal:

John Mounce, Mayor Pro Tem Tomas Mendoza, Councilmember James Clark, Councilmember



Chrissa Hartle, Councilmember

Mayor, Elizabeth Woodall

MINUTES

State of Texas County of Denton City of Justin

Justin City Council Regular Session Meeting- May 23, 2023

The Justin City Council Meeting convened into a Regular Session being open to the public the 23rd day of May 2023 at 5:30 pm in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Mayor, Elizabeth Woodall, Mayor Pro Tem, John Mounce, Councilmembers, Tomas Mendoza, Chrissa Hartle, and Councilman James Clark. City Staff: Interim City Manager, Jarrod Greenwood, Assistant City Manager, Abbey Reece, City Secretary, Brittany Andrews, Public Works Director, Josh Little, Director of Development Services, Matt Cyr, and City Attorney, Sarah Walsh.

Convene into Session: Colton Rouche, Trash into Treasure Contest winner, called the meeting to order at 5:30PM Invocation led by: Mayor Woodall

RECOGNITION

• Mayor Woodall to recognize the Trash into Treasure Contest winners

PROCLAMATION

• Proclamation recognizing Public Works

PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the mayor may impose a three-minute limitation on any person addressing the Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

Traci Kirkpatrick, address on file; comment on record.

CONSENT AGENDA

<u>Any Council Member may request an item on the Consent Agenda to be taken up for</u> <u>individual consideration.</u>

- 1. Consider and take appropriate action to approve City Council minutes dated May 9, 2023.
- 2. Consider and take appropriate action to approve Resolution 608-23 regarding an amendment to Preserve Development Agreement.
- 3. *(second reading)* Consider approval of Ordinance 752-23 to consider an amendment to a Planned Development (SF-1- PD 508) for Reserve at Meadowlands Phase II legally described as Lot 1-11 Block A, Lot 1-5, Lot 6-X and Lot 3-X, Block B.
- 4. *(second reading)* Consider approval of Ordinance 753-23 canvassing the returns and declaring the results of the General Election and Special Election held on May 6, 2023.

Mayor Pro Tem, Mounce moved to approve consent items as presented.

Seconded by: Councilman Clark Aye votes: Councilmembers Mounce, Hartle, Mendoza and Clark Motion carries

ITEMS PULLED FROM CONSENT AGENDA

POSSIBLE ACTION ITEMS

5. Consider and take appropriate action regarding the nomination of a candidate to serve on the Denco Board of Managers.

No Action

6. *(second reading)* Consider an Ordinance regarding an amendment to the Planned Development (SF-2 and GB PD-722) for LaDera Farms legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.

Mayor Pro Tem, Mounce moved to table item 6.

Seconded by: Councilman Clark Aye votes: Councilmembers Mounce, Hartle, Mendoza and Clark Motion carries

7. Discuss, consider and act on the appointment process as it relates to any City Board, Commission, or Committee.

Discussion only

EXECUTIVE SESSION

Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

- Under Section 551.071, to conduct private consultation with the City Attorney regarding:
 - City of Justin/Town of Northlake Interlocal Cooperative Agreement for Wastewater Improvements
 - Oncor Transmission Line
 - Dannheim Complaint Against The City of Justin; PUCT Docket No. 53836
 - Petition of Town of Northlake and City of Justin ; PUCT Docket No. 54243
- Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:
 - City Manager

Convene into executive session at 6:06PM

Adjourn into open meeting at 6:45PM

8. Discuss, consider, and act on items discussed in Executive Session.

Mayor Pro Tem, Mounce moved to approve Resolution 609-23 as presented and to approve the City Mangers agreement as presented.

Seconded by: Councilman Clark Aye votes: Councilmembers Mounce, Hartle, Mendoza and Clark Motion carries

<u>SWEARING IN CEREMONY OF NEWLY ELECTED OFFICIALS -immediately</u> <u>following the regular meeting.</u>

9. Ceremonial administration of Oaths of Office and issuance of Certificates of Election to James Clark, Ricky Jones, Tomas Mendoza, John Mounce and Dylan James.

City Secretary, Brittany Andrews administered the Oath of Office and issued Certificates of Election to James Clark, Ricky Jones, Tomas Mendoza, John Mounce and Dylan James.

FUTURE AGENDA ITEMS

Future agenda items on record.

ADJOURN

<u>Brittany Andrews</u> Brittany Andrews, City Secretary

Seal:

City Council Meeting

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item(s): 2

Title: Consider and take appropriate action to approve Resolution 606-23 amending the City of Justin fee schedule.

Department: Development

Contact: Director of Planning and Development, Matt Cyr

Recommendation: Approve Resolution 606-23 amending the City of Justin fee schedule

Background:

Based on process changes and discussion with Staff, it was found that fees in the neighboring cities are charging slightly more than what the City of Justin is charging developers or builders. The proposed changes are also meant to simplify the fee schedule for all stakeholders. The summary of proposed changes for Council consideration are below:

General Changes:

- Fixed various formatting issues.
- Removed "Public Fax" fees from Administrative Services this service provided by the library for free.
- Added Library section all fees match currently charged fees in the library.
- Notary to be charged per signature instead of per document in line with state law. Development:
 - Proposed changing development inspection fees from 4% to 6%.
 - Proposed changing accessory building applications from \$150 to \$1 per squarefoot.
 - Proposed changing single-family residential permit fee to \$1.00 per square-foot.
 - Proposed changing multi-family residential permit fee to \$1.00 per square-foot.
 - Proposed changing multi-family plan review fee based on the ICC valuation chart.
 - Proposed changing all mechanical, electrical, plumbing, irrigation, and fence permits from \$80 to \$100.

- Proposed changing residential swimming pools from \$80 to \$400. Previously the residential swimming pool fee was not included in the fee schedule and was being charged as a "miscellaneous" permit.
- Proposed changing format of fees for residential additions and remodels.
- Proposed changing format of fees for commercial additions and remodels.
- Proposed changing all platting applications, zoning changes, site plans, planned developments based on lots or acreage. Replat applications and Specific Use Permits are proposed to stay the same.
- Proposed adding an annexation application fee to \$500.

Water/Sewer:

- Fire Hydrant Flow Test changed to \$150 to match other Cities.
- Added AMR meter amounts for new meters.
- Added a separate Meter Set Fee.

Sanitation:

• The rates presented at the 02/14/2023 meeting had the 30 CY rate in the 20 CY spot, and the 30CY spot was missing a rate. This update is just matching the fee schedule to the current sanitation rates.

Staff will be available to answer any questions regarding these changes.

City Attorney Review: N/A

Attachments:

- 1. Resolution 606-23
- 2. Proposed Master Fee Schedule Redline
- 3. Proposed Master Fee Schedule Non-Redline
- 4. Fee analysis for building permit fees
- 5. Excel Sheets with surrounding City fees

RESOLUTION NO. 606-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, ADOPTING THE MASTER FEE SCHEDULE ATTACHED HERETO AS EXHIBIT "A"; PROVIDING A REPEALING CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized to charge certain fees for services; and,

WHEREAS, fees are established to recover certain costs for providing services to the community; and,

WHEREAS, the City Council wishes to establish fees to fund said municipal services;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, THAT:

SECTION 1. That the Master Fee Schedule attached as Exhibit "A" is adopted.

SECTION 2. That all provisions of the Resolutions of the City of Justin, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions of the Resolutions of the City not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 3. This Resolution shall take effect immediately upon its passage.

DULY PASSED by the City Council of the City of Justin, Texas, on the 13th day of June 2023.

APPROVED:

James Clark, Mayor

ATTEST:

Brittany Andrews, City Secretary

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A" MASTER FEE SCHEDULE

I. ADMINISTRATIVE SERVICES

T		
Public Fax (Local)	\$1.00/first page +	
	\$0.10/additional page	
Public Fax (Long Distance)	\$2.00/first page +	
	\$0.10/additional page	
Insufficient Funds	\$25.00/check	
Police Department Accident Report (Uncertified)	\$6.00	
Police Department Accident Report (Certified)	\$8.00	
Copies (B&W)	\$0.10/page	
Copies (Color)	\$0.20/page	
Notary Signature	\$3.00/documentsignature	
Small Directional Map	N/C	
Large Base Map	\$10.00	
Credit Card Convenience Fee	3% of Transaction	
Open Records Request		
Personnel Labor Cost	\$15.00/hour	
Cost per Page (8.5"x11")	\$0.10/page	
Cost per Page (Oversized)	\$0.50/page	
Shipping	Actual Cost	
Personnel Overhead	20% of Total Cost	
(Ord No 304 & 1 3-12-2001	Ord No. E40 S4 E 44 40)	

(Ord. No. 304, § 1, 3-12-2001; Ord. No. 542, § 1, 5-14-12)

II. LIBRARY

Library Fees

Late Return Fees	Books - \$0.25/day
	<u>Media - \$1.00/day</u>
Lost/Damage Item Fee	Total cost of item +
	\$3.00 processing fee
Replacement Library Card	<u>\$1.00</u>
Printing Fee	Black & White -
	\$0.10/page with ink
	Color - \$0.25/page with
	ink

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H-III. BUILDING & PERMITTING

New Construction

New Single Family Residential		
Building Permit	\$700 + \$0.50/sq. foot	
	\$1.00 per square-foot	
Plan Review	<u>\$575N/C</u>	
Fire Code Review (If Applicable)	\$10020% of Building	
	Permit	
New Multi-Family Residential		
Building Permit	\$75 + \$0.006/job value	
	\$1.00 per square-foot	
Plan Review	65% of Building	Formatted Table
	PermitBased on	
	commercial fee	
	valuation chart	
Fire Code Review (If Applicable)	20% of Building Permit	
New Commercial		
Building Permit	\$75 + \$0.006/job	
	valueBased on	
	commercial fee	
	valuation chart	
Plan Review	65% of Building Permit	
Fire Code Review (If Applicable)	20% of Building Permit	
*ICC Valuation Table to be utilized and determine		
valuation of construction		
https://www.iccsafe.org/wp-		Field Code Changed
content/uploads/1676567050 BVD-BSJ-FEB23 SJH.pdf		

Other New Construction Fees

Final Certificate of Occupancy	\$ 100 150
Energy Code (Recheck)	\$300
Driveway with Curb Cut	\$100
Driveway with Culvert	\$200
Sign Permit	\$50
Wastewater Plumbing Permit	\$100
Customer Service Inspection	\$100
Irrigation	\$ 80 100
Fence	\$ 80 100
Accessory Building	\$ 150 1.00 per square-
	foot

Residential Swimming Pool	<u>\$400</u>
Re-Inspection Fees	
Re-Inspection after first red-tag	\$50.00
Re-Inspection after second red-tag	\$100.00
Re-Inspection after third red-tag	\$150.00
All re-inspections after fourth red-tag	\$300.00

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Work Without Permit

Double the requisite permit fee for anyone caught working without a permit.

Alterations, Repairs, Remodels, and Add-Onsitions

Residential (One Trade) Remode		
Building Permit	\$75 \$0.006/Sq.	
	Foot <u>\$0.50 per square</u>	
	foot	
Plan Review (Not Required)	N/C	
Minimum Fee	\$ <u>80100</u>	
Residential (Two or more Trades)Ad		
Building Permit	\$75 + \$0.006/Sq.	
	Foot <u>\$0.50 per square</u>	
	foot	
Plan Review	65% of Building	
	PermitN/C	
Fire Code Review (If Applicable)	20% of Building Permit	
Commercial (One Trade)Remod	<u>els</u>	
Building Permit	\$75 + \$0.006/job value	
	Based on commercial	
	fee valuation chart	
Plan Review	N/C65% of building	
	permit	
Fire Code Review (If Applicable)	\$8020% of building	
	<u>permit</u>	
*ICC Valuation Table to be utilized and determine		
valuation of construction		
https://www.iccsafe.org/wp-		
content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf		
Commercial (Two or more Trades)Additions		
Building Permit	\$75 + \$0.006/job value	
	Based on commercial	
	fee valuation chart	
Plan Review	65% of Building Permit	

Fire Code Review (If Applicable)	20% of Building Permit
*ICC Valuation Table to be utilized and determine	
valuation of construction	
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content/uploads/1676567050 BVD-BSJ-FEB23 SJH.pdf	

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<u>Commercial Fee Valuation Chart</u>

Commercial Valuation	Permit Fee	Totals	*Grading/Drainage Fee
\$1 to \$500	\$28.20	Min. \$100.00	\$200.00
\$501 to \$2,000	\$28.20 for the first \$500, plus \$3.66 for each additional \$100 or fraction thereof	Min. \$100.00	\$200.00
\$2,001 to \$25,000	\$83.10 for the first \$2,000, plus \$16.80 for each additional \$1,000 or fraction thereof	Min. \$100.00 to \$469.50	\$200.00
\$25,001 to \$50,000	\$469.50 for the first \$25,000, plus \$12.12 for each additional \$1,000 or fraction thereof	\$469.50 to \$772.50	\$200.00
\$50,001 to \$100,000	\$772.50 for the first \$50,000, plus \$8.40 for each additional \$1,000 or fraction thereof	\$772.50 to 1,192.50	\$200.00
\$100,001 to \$500,000	\$1,192.50 for the first \$100,000, plus \$6.72 for each additional \$1,000 or fraction thereof	\$1,192.50 to \$3,880.50	\$200.00
\$500,001 to \$1,000,000	\$3,880.50 for the first \$500,000, plus \$5.70 for each additional \$1,000 or fraction thereof	\$3,880.50 to \$6,730.50	\$200.00
\$1,000,001 and up	\$6,730.50 for the first \$500,000, plus \$4.38 for each additional \$1,000 or fraction thereof	\$6,730.50 and up	\$200.00
Plan Review Fee	a non-refundable plan review fee equal to 65% of permit fee	Plan review fee is due at time of building permit plan submittal	

Licenses, Registrations, and Trades

Registration for Un-Licensed Contractors	\$50
Registration for State Licensed Contractors	N/C
Electrical, Gas, Mechanical, Plumbing Permit	\$ 80 100

Rental Certificate of Occupancy Fees

Rental Certificate of Occupancy Application	\$100.00 annually
(includes two inspections)	
Additional Inspections	\$100.00/inspection
Appeal (refundable upon decision overturn by Council)	\$200.00

Other Charges

Additional Plan Review	\$ 80<u>100</u>/review
Inspections Not Specifically Indicated	\$ <u>80100</u>
Demolition Permit (if not associated with any other permit)	\$ 50<u>100</u>

(Ord. No. 451-08, § 1, 8-11-08; Ord. No. 492, § 1, 7-12-10)

HH.IV. BUSINESS RELATED

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Alcohol Sales with Off-Premise Consumption	50% of state fee
Vendor's License	\$30 + \$20 Vest Deposit
Itinerant Business	\$25.00
Sexually Oriented Business	\$1,000.00 annually
Oil and Gas Pipeline	\$14,500.00
Business Registration Fee	\$5.00
Mobile Home Park	ζ.
Construction/Placement Permit	\$100.00
Park License	\$100.00
	\$10.00/space annually
Alarm System	
Business	\$25.00
Residence	\$15.00
Truck Route Usag	e
Single Trip	\$5.00
Period (Not to exceed 30 days)	\$10.00
	(Ord. No. 549, § 1, 1-28-13)

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IV.V. FOOD ESTABLISHMENT

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Regular Permit for Food Service Establishment	\$200.00 annually
Retail Open Market Permit	\$150.00 annually
Retail Food Store (Grocery) Permit	\$200.00 annually
Mobile Food Permit (Open Food)	\$200.00 annually
Mobile Food Permit (Packaged Food)	\$150.00 annually
Mobile Food Permit (Seasonal - 6 months or less)	\$100.00/season
Temporary Permits	\$ 35.00<u>75.00</u>/space
Change of Ownership Inspection	\$75.00
Re-Inspection	\$ 75.00 125.00
Complaint Investigative Fee	<u>\$125</u>

(Ord. No. 462-08, §§ 1, 2, 12-8-08)

₩.VI. INSPECTION

Fire Prevention Permit Fees

Multi-family	
Apartment Complex Annual Fire Inspection	\$50.00/building
Multi-Family Unit Inspection	\$50.00/building +
	\$75.00/unit
Re-inspection Fee for Apartment Complex	150% of Original Fee
Annual Inspection	l
Assembly Group A	\$0.015/ft ²
	\$50.00 minimum
	\$300.00 maximum
Business Group B	\$0.017/ft ²
	\$50.00 minimum
	\$300.00 maximum
Educational Group E	\$0.01/ft ²
	\$50.00 minimum
	\$250.00 maximum
Factory Industrial Group F	\$0.02/ft ²
	\$50.00 minimum
	\$400.00 maximum
High Hazard Group H	\$0.025/ft ²
	\$50.00 minimum
	\$500.00 maximum
Institutional Group I	\$0.01/ft ²
	\$50.00 minimum
	\$175.00 maximum

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Residential Groups R1/R4	\$0.015/ft ²
	\$50.00 minimum
	\$300.00 maximum
Storage Group S	\$0.012/ft ²
	\$50.00 minimum
	\$300.00 maximum
Miscellaneous	
Tents and Air-supported Structures	\$50.00/structure
Fire Hydrant Flow Test	\$ 75.00 150.00
Explosives/Blasting Agents	\$200.00
Fireworks	\$100.00
Fumigation/Thermal Insect Fog	\$50.00
Places of Assembly	\$50.00
Access Control	\$50.00
Miscellaneous	\$50.00
Flammable/Combustible Liquids/Tanks	\$50.00
Liquefied Petroleum Gases	\$25.00
Christmas Tree Lots	\$50.00
New Installation/Acceptance Tes	t
Fire Sprinkler System	\$125.00/riser +
	\$0.012/ft ²
Fire Sprinkler Remodel (First 40 Heads)	\$50.00
Fire Sprinkler Remodel (41+ Heads up to 50% of System)	\$100.00
Fire Sprinkler Remodel (More than 50% of System)	$125.00 + 0.012/ft^2$
Automatic Extinguishing System	\$75.00/system
Fire Alarm System	\$100.00/system +
	\$2.00/device
Fire Alarm Remodel/Alteration (First 10 Devices)	\$50.00
Fire Alarm Remodel/Alteration (11+ Devices up to 50% of	\$100.00
System)	
Fire Alarm Remodel/Alteration (Over 50% of System)	\$100.00/system +
	\$2.00/device
Standpipe System	\$100.00/system
Re-Inspection	
1 st Re-Inspection	50% of Original Fee
Subsequent Re-Inspections	150% of Original Fee

Pool Permit Fees

Commercial or Public Pool Permit or Inspection \$75150/Inspection	commercial or Public Pool Permit or Inspection	\$75150/Inspection

Construction Inspection Fees

A fee of <u>four percent six percent (6%)</u> of the costs of street, drainage, water, and sewerage improvements as approved by the City Engineer shall be paid to the City by the subdivider prior to formal authorization to proceed with construction.

Code Enforcement

Code Enforcement Admin Fee \$70	
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VI. NOISE

Application	\$25.00
Short-term Sound Permit	\$75.00
Outdoor Event Sound Permit	\$150.00
Venue Sound Permit	\$300.00
	(Ord. No. 557, § 1, 9-9-13)

VH.VIII. PLANNING, ZONING, AND DEVELOPMENT (INCLUDING CONSULTANT FEES)

Development Request	City Application Fee	Minimum Planning Review Fee	Minimum Engineering Review Fee	Total Minimum Fees
Annexation Application	<u>\$500</u>	<u>N/A</u>	<u>N/A</u>	<u>\$500</u>
Specific Use Permit (*Note: does not include SUP for gas well drilling; see Ord. No. 496-10)	*\$400	*\$435	*\$250	*\$1,085
Amendment to existing application (SUP, Site Plan, Zoning, or Plat)	\$400	NA	NA	*\$400
Site Plan	\$400 <u>+</u> \$20 per residential lot or \$20 per acre if commercial	\$435	\$250	\$1,085

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Approved by City Council Resolution #598606-23 on 02/14/202306/13/2023
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Civil Plan	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$435	\$250	\$1,085
Replat Fee	\$150	\$435	\$300	\$885
Zoning Change	\$400 <u>+\$20</u>	\$580	\$250	\$1,230
	per residential			
	lot or \$20 per			
	acre if			
	commercial			
Planned	\$400 <u>+\$20</u>	\$750	\$500	\$1,650
Development	per residential			
	<u>lot or \$20 per</u>			
	acre if			
	commercial			
Minor Subdivision	\$50	\$150 + \$ <mark>5/<u>20</u></mark>	\$150 + \$504	\$350 +
Additional Review		<u>per</u> acre	per_acre	(Varies with
				size)
Minor Subdivision	\$350	\$435+	\$500 +	\$1,285 +
Final Plat		\$20/acre	\$100/acre	(Varies with
				size)
Preliminary Plat	\$300 +	\$725 + either	\$900 + either	\$1,925 +
	\$3/acre<u>\$20</u>	\$ 10<u>20</u>/res. lot	\$100 /res. <u>per</u>	(Varies with
	per residential	or \$20/ com.	residential lot	size)
	lot or \$20 per	acre	or \$250 /com.	
	acre if		per	
	<u>commercial</u>		<u>commercial</u>	
			acre	+
Major Subdivision	\$150 +	\$350 + either	\$450 + either	\$950 +
Additional Review	\$ 1/acre<u>20 per</u>	\$5/res. lot or	\$50 /res. per	(Varies with
	residential lot	\$10/com.	residential lot	size)
	<u>or \$20 per</u>	acre <u>\$20 per</u>	or \$125 /com.	
	<u>acre if</u>	residential lot	per	
	<u>commercial</u>	or \$20 per acre	<u>commercial</u>	
Major Subdivision	\$450 + \$3/lot	<u>if commercial</u> \$725 + either	acre \$900 + either	\$2,025 +
Final Plat	$3450 + \frac{33/101}{97}$	\$725 + either \$10/res. lot or	\$900 + either \$25 /res. per	\$2,025 + (Varies with
rinal Plat	per residential	$\frac{10}{\text{res. lot or}}$	s25 /res. <u>per</u> residential lot	(varies with size)
	lot or \$20 per	acre \$20 per	or \$50 / com.	5120)
	acre if	residential lot	per	
	<u>commercial</u>	or \$20 per acre	<u>commercial</u>	
	<u>commerciar</u>	if commercial	acre	
Multi-Family	¢200 ·	\$750 +	\$900 +	\$1,950 +
	500 +			
Preliminary Plat &	\$300 + \$ 3/acre50 per	\$750 + \$50 /acre _per	\$300 /acre_per	(Varies with

Multi-Family	\$150 +	\$350 +	\$450 + \$150 /	\$950 +
Additional Review	\$ 1/acre<u>50 per</u>	\$ 25/acre 50 per	per_acre	(Varies with
	acre	acre		size)
Multi-Family	\$400 +	\$750 +	\$900 + \$150	\$2,050 +
Final Plat	\$ 5/acre 50 per	\$50 /acre per	per_acre	(Varies with
	acre	acre	<u>^</u>	size)
Plat Vacating	\$400	\$ 290 <u>300</u>	\$300	\$ 990<u>1,000</u>
Board of	\$250	\$500	N/A	\$750
Adjustment				
(Commercial, MF,				
Non-Owner-				
Occupied)				
Board of	\$150	\$150	N/A	\$300
Adjustment				
(Residence)				
Flood Plain	\$50	-	\$200	\$250
Development				
Permit Exemption				
Certificate				
Flood Plain	\$75	-	\$450	\$525
Development				
Permit (w/o				
FEMA FIRM				
amendment)				
Flood Plain	\$150	-	\$900	\$1,050
Development				
Permit (w/FEMA				
FIRM				
amendment)				
Pre-Application	\$300	\$0	\$0	\$300
conference with				
city engineer				
and/or planner				
		1 12 0 02 Ord No	107 0 1 10 10 0	0 1 11

(Ord. No. 358, § 1, 8-11-03; Ord. No. 362, § 1, 12-8-03; Ord. No. 435, § 1, 12-10-07; Ord. No. 507, § 3-14-11)

Fee in lieu of Parkland Dedication \$2,500.00/dwelling unit		
	Fee in lieu of Parkland Dedication	\$2,500.00/dwelling unit

VIII.IX. SPECIAL EVENT

Application	\$25.00		
Block Party Special Event	\$30.00		
Business Promotion Special Event \$50.00			
Outdoor Special Event			

0-200 Attendees	\$25.00
201-400 Attendees	\$50.00
401-800 Attendees	\$75.00
801-1,000 Attendees	\$100.00
1,001-5,000 Attendees	\$200.00
5,000+ Attendees	\$300.00
Security Deposit (Resident)	\$200.00
Security Deposit (Non-Resident)	\$250.00

(Ord. No. 558, § 1, 9-9-13)

IX. UTILITY RELATED

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v	Vater	
D	eposit	
³ / ₄ " (65 and older)	\$50.00	
3/4"	\$150.00	
1"	\$200.00	
1 1/2"	\$250.00	
2"	\$450.00	
Bulk Water Meter Deposit	\$2,000.00	
	er Cost*	
RG3	Meters:	
3/4"	\$179.98	
1"	\$279.96	
1 ¹ / ₂ " Turbine	\$601.09	
2" Turbine	\$765.63	
4"+	Owner must purchase	
Meters: Set Fees I	ncludedAMR Meters:	
3/4"	\$528.20	
1"	\$586.10	
1 1/2"	\$942.20	
2"	\$1,185.60	
3"+	Owner must purchase	
*Billed based on which meter is used. RG with AMR meters <u>beginning</u> in 2022.	3 meters will be phased out and replaced	
Meter Set Fee	<u>\$100</u>	
	p Fees	
Residential	\$1,500 + Estimated Street	
	Repair	
Commercial	\$1,500 + Estimated Stree	
	Repair	

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a/ u	
3/4"	\$4,761.00
1"	\$7,951.00
1 1/2"	\$15,855.00
2"	\$25,378.00
3"	\$55,566.00
4"	\$99,991.00
6"	\$222,219.00
8"	\$380,920.00
10"	\$603,139.00
Consumptio	n Rates
3/4"	\$28.62/first 1,000 gallons +
	\$0.00606/additional gallon
1"	\$47.69/first 1,000 gallons +
	\$0.00606/additional gallon
1 1/2"	\$95.40/first1,000 gallons +
\$0.00606/additio	
2"	\$152.63/first1,000 gallons +
	\$0.00606/additional gallon
Sprinkler Meter	Reference above depending
	on meter size; first 49 gallons
	are no charge
Bulk Consump	tion Rates
0-10,000 gallons	\$135.00 flat fee
10,001-25,000 gallons	Flat fee + \$0.005/additional
	gallon
25,001-40,000 gallons	Flat fee + \$0.00525/additiona
	gallon
40,001+ gallons	Flat fee + \$0.0055/additional
	gallon
Water Main E	xtensions
Extension	Actual Cost
Fire Hydrant	Actual Cost
Other Fees (Only one charge pe	r bill between water/sewer)
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	\$25 per occurrence
Reconnection Fee	\$35 during business hours;
	\$75 after hours
Meter Tampering Fee	\$100

Sewer

Tap Fees		
Residential	\$2,000 + Estimated Street	
	Repair	

Commercial	\$2,000 + Estimated Street		
	Repair		
Impact Fee	es		
³ / ₄ " \$4,761.00			
1"	\$7,951.00		
1 1/2"	\$15,855.00		
2"	\$25,378.00		
3"	\$55,566.00		
4"	\$99,991.00		
6"	\$222,219.00		
8"	\$380,920.00		
10"	\$603,139.00		
Consumption	Rates		
0-2000 gallons	\$22.67 flat fee		
2,001-6,000 gallons	\$22.67+ \$0.00641/additional		
	gallon		
6,001+ gallons	No Charge		
Sewer Main Ext	ension		
Extension	Actual Cost		
Other Fees (Only one charge per b	oill between water/sewer)		
Late Fee	10% of total past-due balance		
Insufficient Funds Fee (NSF)	\$25 per occurrence		
Reconnection Fee	\$35 during business hours;		
	\$75 after hours		

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Sanitation Services

Residential Rates			
Residential		\$12.69	
		· · ·	

Commercial Rates							
	Lifts Per Week						
Container	1	2	3	4	5	6	Extra
Size							Lifts
95 Gal	\$28.81	\$42.16					\$46.82
2 CY	\$71.28	\$126.02	\$179.45	\$251.00			\$107.44
3 CY	\$96.48	\$169.88	\$246.82	\$340.63			\$132.71
4 CY	\$120.14	\$218.07	\$338.71	\$447.67			\$157.99
6 CY	\$128.10	\$229.59	\$345.45	\$510.51	\$618.58	\$751.71	\$183.27
8 CY	\$145.19	\$247.13	\$391.79	\$564.18	\$680.83	\$825.42	\$208.55
	Front Load Recycle Rates						
6 CY	\$105.20	\$179.47	\$253.71				\$32.32
8 CY	\$111.39	\$191.85	\$266.11				\$32.32
Other Commercial Front Load Fees							
Container	Container w/casters \$5.69 per lift Deliver/removal fee \$44.24				.24		

Approved by City (Council Resolution #598606-23 on	02/14/2023 06/13/2023
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Container w/locks	\$1.77 per lift	Exchange fee	\$44.24		
	Temporary Front Load Fees				
Per Lift Delivery Daily Rent					
6 CY	\$145.94	\$64.20	\$1.20		
Roll Off Rate Schedule					
Container Size	Haul	Delivery	Daily Rent		
20 CY	\$ 648.26 602.50	\$150.61	\$1.26		
30 CY	<u> </u>	\$150.61	\$1.26		
40 CY	\$721.15	\$150.61	\$1.26		
20 CY Sludge \$714.62 \$150.61 \$1.26					
Franchise/Billing Fees – 10% for Residential and Commercial					
All rates subject to sales tax					

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X.X. MUNICIPAL FACILITIES

Gym Rentals	\$20.00 first hour
	\$10.00 additional hour
Baseball/Softball field rental	\$25.00 first hour
*Fee applies only to hourly rentals for practices or events.	\$7.50 per additional half
No pre-work by City staff to prepare fields for games	hour

 INO pre-work by City start to prepare fields for games
 Itour

 (Ordinance 33, Section 3, adopted 2/16/72; Ordinance 172, Sections 4, 22, adopted 2/22/89;

 Ordinance adopting Code; Ordinance 188, Sections 1, 6, adopted 2/11/91; Ordinance 233

 adopted 6/17/96; Ord. No. 235, § 1, 12-15-97; Ord. No. 345, § 1, 11-11-02; Ord. No. 383, § 1, 11-8-04; Ord. No. 399, § 1, 3-13-06; Ord. No. 452-08, § 1, 9-8-08; Ord. No. 471, § 1, 5-11-09; Ord.

 No. 475, § 1, 8-10-09; Ord. No. 492, § 2, 7-12-10)

XI.XII. ROADWAY RELATED

Roadway Impact Fees

Development Type	Assessable Fee	
Single Family	\$3,771.29 /Dwelling Unit	
Multi-Family	\$2,396.92	/Dwelling Unit
Retail	\$1,889.89	/1,000 SQFT
Light Industrial	\$303.87	/1,000 SQFT
General Business	\$1,700.98	/1,000 SQFT

No. 475, § 1, 8-10-09; Ord. No. 492, § 2, 7-12-10)

EXHIBIT "A" MASTER FEE SCHEDULE

I. ADMINISTRATIVE SERVICES

Insufficient Funds	\$25.00/check
Police Department Accident Report (Uncertified)	\$6.00
Police Department Accident Report (Certified)	\$8.00
Copies (B&W)	\$0.10/page
Copies (Color)	\$0.20/page
Notary Signature	\$3.00/signature
Credit Card Convenience Fee	3% of Transaction
Open Records Request	
Personnel Labor Cost	\$15.00/hour
Cost per Page (8.5"x11")	\$0.10/page
Cost per Page (Oversized)	\$0.50/page
Shipping	Actual Cost
Personnel Overhead	20% of Total Cost

(Ord. No. 304, § 1, 3-12-2001; Ord. No. 542, § 1, 5-14-12)

II. LIBRARY

Library Fees

Late Return Fees	Books - \$0.25/day
	Media - \$1.00/day
Lost/Damage Item Fee	Total cost of item +
	\$3.00 processing fee
Replacement Library Card	\$1.00
Printing Fee	Black & White -
	\$0.10/page with ink
	Color - \$0.25/page with
	ink

III. BUILDING & PERMITTING

New Construction

New Single Family Residential	
Building Permit	\$1.00 per square-foot
Plan Review	N/C
Fire Code Review (If Applicable)	20% of Building Permit
New Multi-Family Residential	
Building Permit	\$1.00 per square-foot
Plan Review	Based on commercial
	fee valuation chart
Fire Code Review (If Applicable)	20% of Building Permit
New Commercial	
Building Permit	Based on commercial
	fee valuation chart
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit
<u>*ICC Valuation Table</u> to be utilized and determine	
valuation of construction	
https://www.iccsafe.org/wp-	
content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	

Other New Construction Fees

Final Certificate of Occupancy	\$150	
Energy Code (Recheck)	\$300	
Driveway with Curb Cut	\$100	
Driveway with Culvert	\$200	
Sign Permit	\$50	
Wastewater Plumbing Permit	\$100	
Customer Service Inspection	\$100	
Irrigation	\$100	
Fence	\$100	
Accessory Building	\$1.00 per square-foot	
Residential Swimming Pool	\$400	
Re-Inspection Fees		
Re-Inspection after first red-tag	\$50.00	
Re-Inspection after second red-tag	\$100.00	
Re-Inspection after third red-tag	\$150.00	
All re-inspections after fourth red-tag	\$300.00	

Work Without Permit

Double the requisite permit fee for anyone caught working without a permit.

Alterations, Remodels, and Additions

Residential Remodels	
Building Permit	\$0.50 per square foot
Plan Review (Not Required)	N/C
Minimum Fee	\$100
Residential Additions	
Building Permit	\$0.50 per square foot
Plan Review	N/C
Fire Code Review (If Applicable)	20% of Building Permit
Commercial Remodels	
Building Permit	Based on commercial
	fee valuation chart
Plan Review	65% of building permit
Fire Code Review (If Applicable)	20% of building permit
<u>*ICC Valuation Table</u> to be utilized and determine	
valuation of construction	
https://www.iccsafe.org/wp-	
content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	
Commercial Additions	
Building Permit	Based on commercial
	fee valuation chart
Plan Review	65% of Building Permit
Fire Code Review (If Applicable)	20% of Building Permit
*ICC Valuation Table to be utilized and determine	
valuation of construction	
https://www.iccsafe.org/wp-	
content/uploads/1676567050_BVD-BSJ-FEB23_SJH.pdf	

Commercial Valuation	Permit Fee	Totals	*Grading/Drainage Fee
\$1 to \$500	\$28.20	Min. \$100.00	\$200.00
\$501 to \$2,000	\$28.20 for the first \$500, plus \$3.66 for each additional \$100 or fraction thereof	Min. \$100.00	\$200.00
\$2,001 to \$25,000	\$83.10 for the first \$2,000, plus \$16.80 for each additional \$1,000 or fraction thereof	Min. \$100.00 to \$469.50	\$200.00
\$25,001 to \$50,000	\$469.50 for the first \$25,000, plus \$12.12 for each additional \$1,000 or fraction thereof	\$469.50 to \$772.50	\$200.00
\$50,001 to \$100,000	\$772.50 for the first \$50,000, plus \$8.40 for each additional \$1,000 or fraction thereof	\$772.50 to 1,192.50	\$200.00
\$100,001 to \$500,000	\$1,192.50 for the first \$100,000, plus \$6.72 for each additional \$1,000 or fraction thereof	\$1,192.50 to \$3,880.50	\$200.00
\$500,001 to \$1,000,000	\$3,880.50 for the first \$500,000, plus \$5.70 for each additional \$1,000 or fraction thereof	\$3,880.50 to \$6,730.50	\$200.00
\$1,000,001 and up	\$6,730.50 for the first \$500,000, plus \$4.38 for each additional \$1,000 or fraction thereof	\$6,730.50 and up	\$200.00
Plan Review Fee	a non-refundable plan review fee equal to 65% of permit fee	Plan review fee is due at time of building permit plan submittal	

Commercial Fee Valuation Chart

Licenses, Registrations, and Trades

Registration for Un-Licensed Contractors	\$50	
Registration for State Licensed Contractors	N/C	
Electrical, Gas, Mechanical, Plumbing Permit	\$100	

Rental Certificate of Occupancy Fees

(includes two inspections)	
Additional Inspections	\$100.00/inspection
Appeal (refundable upon decision overturn by Council)	\$200.00

Other Charges

Additional Plan Review	\$100/review
Inspections Not Specifically Indicated	\$100
Demolition Permit (if not associated with any other permit) \$100	
(Ord No. 451.09 \$1.9.11.09)	Ord No. 100 S.1. 7.10.10)

(Ord. No. 451-08, § 1, 8-11-08; Ord. No. 492, § 1, 7-12-10)

IV. BUSINESS RELATED

Alcohol Sales with Off-Premise Consumption	50% of state fee
Vendor's License	\$30 + \$20 Vest Deposit
Itinerant Business	\$25.00
Sexually Oriented Business	\$1,000.00 annually
Oil and Gas Pipeline	\$14,500.00
Mobile Home	Park
Construction/Placement Permit	\$100.00
Park License	\$100.00
	\$10.00/space annually
Alarm Syst	tem
Business	\$25.00
Residence	\$15.00
Truck Route	Usage
Single Trip	\$5.00
Period (Not to exceed 30 days)	\$10.00
	(Ord. No. 549, § 1, 1-28-13)

(Ord. No. 549, § 1, 1-28-13)

V. FOOD ESTABLISHMENT

Regular Permit for Food Service Establishment	\$200.00 annually
Retail Open Market Permit	\$150.00 annually
Retail Food Store (Grocery) Permit	\$200.00 annually
Mobile Food Permit (Open Food)	\$200.00 annually
Mobile Food Permit (Packaged Food)	\$150.00 annually
Mobile Food Permit (Seasonal - 6 months or less)	\$100.00/season
Temporary Permits	\$75.00/space
Change of Ownership Inspection	\$75.00
Re-Inspection	\$125.00

Complaint Investigative Fee	\$125
	(Ord No 462-08 §§ 1 2 12-8-08)

(Ord. No. 462-08, §§ 1, 2, 12-8-08)

INSPECTION VI.

Fire Prevention Permit Fees

Multi-family			
Apartment Complex Annual Fire Inspection	\$50.00/building		
Multi-Family Unit Inspection	\$50.00/building +		
	\$75.00/unit		
Re-inspection Fee for Apartment Complex	150% of Original Fee		
Annual Inspection			
Assembly Group A	\$0.015/ft ²		
	\$50.00 minimum		
	\$300.00 maximum		
Business Group B	\$0.017/ft ²		
	\$50.00 minimum		
	\$300.00 maximum		
Educational Group E	\$0.01/ft ²		
	\$50.00 minimum		
	\$250.00 maximum		
Factory Industrial Group F	\$0.02/ft ²		
	\$50.00 minimum		
	\$400.00 maximum		
High Hazard Group H	\$0.025/ft ²		
	\$50.00 minimum		
	\$500.00 maximum		
Institutional Group I	\$0.01/ft ²		
	\$50.00 minimum		
	\$175.00 maximum		
Residential Groups R1/R4	\$0.015/ft ²		
	\$50.00 minimum		
	\$300.00 maximum		
Storage Group S	\$0.012/ft ²		
	\$50.00 minimum		
	\$300.00 maximum		
Miscellaneous			
Tents and Air-supported Structures	\$50.00/structure		
Fire Hydrant Flow Test	\$150.00		
Explosives/Blasting Agents	\$200.00		
Fireworks	\$100.00		
Fumigation/Thermal Insect Fog	\$50.00		

Places of Assembly	\$50.00		
Access Control	\$50.00		
Miscellaneous	\$50.00		
Flammable/Combustible Liquids/Tanks	\$50.00		
Liquefied Petroleum Gases	\$25.00		
Christmas Tree Lots	\$50.00		
New Installation/Acceptance Tes			
Fire Sprinkler System	\$125.00/riser +		
1 5	\$0.012/ft ²		
Fire Sprinkler Remodel (First 40 Heads)	\$50.00		
Fire Sprinkler Remodel (41+ Heads up to 50% of System)	\$100.00		
Fire Sprinkler Remodel (More than 50% of System)	$125.00 + 0.012/ft^2$		
Automatic Extinguishing System	\$75.00/system		
Fire Alarm System	\$100.00/system +		
	\$2.00/device		
Fire Alarm Remodel/Alteration (First 10 Devices)	\$50.00		
Fire Alarm Remodel/Alteration (11+ Devices up to 50% of	\$100.00		
System)			
Fire Alarm Remodel/Alteration (Over 50% of System)	\$100.00/system +		
	\$2.00/device		
Standpipe System	\$100.00/system		
Re-Inspection			
1 st Re-Inspection	50% of Original Fee		
Subsequent Re-Inspections	150% of Original Fee		
	rd. No. 461-08, § 1, 12-8-08)		

Pool Permit Fees

Commercial or Public Pool	Permit or Inspection	\$150/Inspection
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Construction Inspection Fees

A fee of six percent (6%) of the costs of street, drainage, water, and sewerage improvements as approved by the City Engineer shall be paid to the City by the subdivider prior to formal authorization to proceed with construction.

Code Enforcement

VII. NOISE

Application \$25.00

Short-term Sound Permit	\$75.00
Outdoor Event Sound Permit	\$150.00
Venue Sound Permit	\$300.00
	(Ord No 557 & 1 0 0 12)

(Ord. No. 557, § 1, 9-9-13)

VIII. PLANNING, ZONING, AND DEVELOPMENT (INCLUDING CONSULTANT FEES)

Development Request	City Application Fee	Minimum Planning Review Fee	Minimum Engineering Review Fee	Total Minimum Fees
Annexation Application	\$500	N/A	N/A	\$500
Specific Use Permit (*Note: does not include SUP for gas well drilling; see Ord. No. 496-10)	*\$400	*\$435	*\$250	*\$1,085
Amendment to existing application (SUP, Site Plan, Zoning, or Plat)	\$400	NA	NA	*\$400
Site Plan	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$435	\$250	\$1,085
Civil Plan	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$435	\$250	\$1,085
Replat Fee	\$150	\$435	\$300	\$885
Zoning Change	\$400 + \$20 per residential lot or \$20 per acre if commercial	\$580	\$250	\$1,230
Planned Development	\$400 + \$20 per residential lot or \$20 per	\$750	\$500	\$1,650

	acre if			
	commercial			
Minor Subdivision Additional Review	\$50	\$150 + \$20 per acre	\$150 + \$50 per acre	\$350 + (Varies with size)
Minor Subdivision Final Plat	\$350	\$435+ \$20/acre	\$500 + \$100/acre	\$1,285 + (Varies with size)
Preliminary Plat	\$300 + \$20 per residential lot or \$20 per acre if commercial	\$725 + either \$20/res. lot or \$20/ com. acre	\$900 + either \$100 per residential lot or \$250 per commercial acre	\$1,925 + (Varies with size)
Major Subdivision Additional Review	\$150 + \$20 per residential lot or \$20 per acre if commercial	\$350 + \$20 per residential lot or \$20 per acre if commercial	\$450 + either \$50 per residential lot or \$125 per commercial acre	\$950 + (Varies with size)
Major Subdivision Final Plat	\$450 + \$20 per residential lot or \$20 per acre if commercial	\$725 + \$20 per residential lot or \$20 per acre if commercial	\$900 + either \$25 per residential lot or \$50 per commercial acre	\$2,025 + (Varies with size)
Multi-Family Preliminary Plat & Supporting Plans	\$300 + \$50 per acre	\$750 + \$50 per acre	\$900 + \$300 per acre	\$1,950 + (Varies with size)
Multi-Family Additional Review	\$150 + \$50 per acre	\$350 + \$50 per acre	\$450 + \$150 per acre	\$950 + (Varies with size)
Multi-Family Final Plat	\$400 + \$50 per acre	\$750 + \$50 per acre	\$900 + \$150 per acre	\$2,050 + (Varies with size)
Plat Vacating Board of Adjustment (Commercial, MF,	\$400 \$250	\$300 \$500	\$300 N/A	\$1,000 \$750
Non-Owner- Occupied) Board of	\$150	\$150	N/A	\$300
Adjustment (Residence) Flood Plain	\$50		\$200	\$250
Development	ψ		Ψ200	Φ230

Permit Exemption				
Certificate				
Flood Plain	\$75	-	\$450	\$525
Development				
Permit (w/o				
FEMA FIRM				
amendment)				
Flood Plain	\$150	-	\$900	\$1,050
Development				
Permit (w/FEMA				
FIRM				
amendment)				
Pre-Application	\$300	\$0	\$0	\$300
conference with				
city engineer				
and/or planner				

(Ord. No. 358, § 1, 8-11-03; Ord. No. 362, § 1, 12-8-03; Ord. No. 435, § 1, 12-10-07; Ord. No. 507, § 3-14-11)

Fee in lieu of Parkland Dedication	\$2,500.00/dwelling unit
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IX. SPECIAL EVENT

Application	\$25.00
Block Party Special Event	\$30.00
Business Promotion Special Event	\$50.00
Outdoor Special Event	t
0-200 Attendees	\$25.00
201-400 Attendees	\$50.00
401-800 Attendees	\$75.00
801-1,000 Attendees	\$100.00
1,001-5,000 Attendees	\$200.00
5,000+ Attendees	\$300.00
Security Deposit (Resident)	\$200.00
Security Deposit (Non-Resident)	\$250.00

(Ord. No. 558, § 1, 9-9-13)

X. UTILITY RELATED

Water

Deposit

³ / ₄ " (65 and older)	\$50.00
3/4"	\$150.00
1"	\$200.00
1 1/2"	\$250.00
2"	\$450.00
Bulk Water Meter Deposit	\$2,000.00
Buik water motor Deposit	Meter Cost*
	RG3 Meters:
3/4"	\$179.98
1"	\$279.96
1 ¹ / ₂ " Turbine	\$601.09
2" Turbine	\$765.63
4"+	Owner must purchase
	AMR Meters:
3/4"	\$528.20
1"	\$586.10
1 1/2"	\$942.20
2"	\$1,185.60
3"+	Owner must purchase
*Billed based on which meter is used with AMR meters beginning in 2022 Meter Set Fee	d. RG3 meters will be phased out and replaced . \$100
	Tap Fees
Residential	\$1,500 + Estimated Street
	Repair
Commercial	\$1,500 + Estimated Street
	Repair
	Impact Fees
3/4"	\$4,761.00
1"	\$7,951.00
1 1/2"	\$15,855.00
2"	\$25,378.00
3"	\$55,566.00
4"	\$99,991.00
6"	\$222,219.00
8"	\$380,920.00
10"	\$603,139.00
	onsumption Rates
3/4"	\$28.62/first 1,000 gallons +
	\$0.00606/additional gallon
1"	\$47.69/first 1,000 gallons +
1"	\$47.69/first 1,000 gallons + \$0.00606/additional gallon
1" 1 ½"	

2"	\$152.63/first1,000 gallons +
	\$0.00606/additional gallon
Sprinkler Meter	Reference above depending
	on meter size; first 49 gallons
	are no charge
Bulk Consur	nption Rates
0-10,000 gallons	\$135.00 flat fee
10,001-25,000 gallons	Flat fee + \$0.005/additional
	gallon
25,001-40,000 gallons	Flat fee + \$0.00525/additional
	gallon
40,001+ gallons	Flat fee + \$0.0055/additional
	gallon
Water Mair	n Extensions
Extension	Actual Cost
Fire Hydrant	Actual Cost
Other Fees (Only one charge	per bill between water/sewer)
Late Fee	10% of total past-due balance
Insufficient Funds Fee (NSF)	\$25 per occurrence
Reconnection Fee	\$35 during business hours;
	\$75 after hours
Meter Tampering Fee	\$100

Sewer

	Tap Fees
Residential	\$2,000 + Estimated Street
	Repair
Commercial	\$2,000 + Estimated Street
	Repair
I	mpact Fees
3/4"	\$4,761.00
1"	\$7,951.00
1 1/2"	\$15,855.00
2"	\$25,378.00
3"	\$55,566.00
4"	\$99,991.00
6"	\$222,219.00
8"	\$380,920.00
10"	\$603,139.00
Cons	sumption Rates
0-2000 gallons	\$22.67 flat fee
2,001-6,000 gallons	\$22.67+ \$0.00641/additional
	gallon

6,001+ gallons	No Charge			
Sewer Main Extension				
Extension Actual Cost				
Other Fees (Only one charge per bill between water/sewer)				
Late Fee 10% of total past-due ba				
Insufficient Funds Fee (NSF)	(NSF) \$25 per occurrence			
Reconnection Fee	\$35 during business hours;			
	\$75 after hours			

Sanitation Services

	Residential Rates	
Residential		\$12.69

	Commercial Rates						
	Lifts Per Week						
Container	1	2	3	4	5	6	Extra
Size							Lifts
95 Gal	\$28.81	\$42.16					\$46.82
2 CY	\$71.28	\$126.02	\$179.45	\$251.00			\$107.44
3 CY	\$96.48	\$169.88	\$246.82	\$340.63			\$132.71
4 CY	\$120.14	\$218.07	\$338.71	\$447.67			\$157.99
6 CY	\$128.10	\$229.59	\$345.45	\$510.51	\$618.58	\$751.71	\$183.27
8 CY	\$145.19	\$247.13	\$391.79	\$564.18	\$680.83	\$825.42	\$208.55
		Fre	ont Load R	Recycle Rat	es	-	
6 CY	\$105.20	\$179.47	\$253.71				\$32.32
8 CY	\$111.39	\$191.85	\$266.11				\$32.32
		Other C	ommercia	l Front Lo	ad Fees		
Container w/casters \$5.69 per lift		er lift	Deliver/rep	moval fee	\$44	.24	
Container w/locks \$1.77 per lift		er lift	Exchange fee \$44.24				
				ont Load F	rees		
Per Lift		Lift	Delivery		Daily Rent		
6 C	Y	\$145	5.94	\$64.20		\$1.20	
	Roll Off Rate Schedule						
Containe		Ha		Delivery		Daily Rent	
20 0	CY	\$602.50		\$150.61		\$1.26	
30 0	30 CY \$648.26		\$150.61		\$1.26		
40 0	40 CY \$721.15		\$150.61		\$1.26		
20 CY S	20 CY Sludge \$714.62 \$150.61 \$1.26			26			
	Franchise/Billing Fees – 10% for Residential and Commercial						
		All	rates subje	ct to sales t	ax		

XI. MUNICIPAL FACILITIES

Approved by City Council Resolution #606-23 on 06/13/2023

Gym Rentals	\$20.00 first hour
	\$10.00 additional hour
Baseball/Softball field rental	\$25.00 first hour
*Fee applies only to hourly rentals for practices or events.	\$7.50 per additional half
No pre-work by City staff to prepare fields for games	hour

(Ordinance 33, Section 3, adopted 2/16/72; Ordinance 172, Sections 4, 22, adopted 2/22/89; Ordinance adopting Code; Ordinance 188, Sections 1, 6, adopted 2/11/91; Ordinance 233 adopted 6/17/96; Ord. No. 235, § 1, 12-15-97; Ord. No. 345, § 1, 11-11-02; Ord. No. 383, § 1, 11-8-04; Ord. No. 399, § 1, 3-13-06; Ord. No. 452-08, § 1, 9-8-08; Ord. No. 471, § 1, 5-11-09; Ord. No. 475, § 1, 8-10-09; Ord. No. 492, § 2, 7-12-10)

XII. ROADWAY RELATED

Roadway Impact Fees

Development Type	Assessable Fee	
Single Family	\$3,771.29 /Dwelling Unit	
Multi-Family	\$2,396.92	/Dwelling Unit
Retail	\$1,889.89	/1,000 SQFT
Light Industrial	\$303.87	/1,000 SQFT
General Business	\$1,700.98	/1,000 SQFT

No. 475, § 1, 8-10-09; Ord. No. 492, § 2, 7-12-10)

Examples				
Application Type	Square-footage	Current Application Fees (Building Permit fee and Plan Review Fee if applicable)	Proposed Application Fees (Building Permit fee and Plan Review Fee if applicable)	Net or Loss
Accessory Building	144 sf	\$150	\$144	(\$6)
Accessory Building	2,000 sf	\$150	\$2,000	\$1,850
Single-Family Residential House	4,018 sf	\$3,284	\$4,000	\$716
Single-Family Residential House	2,000 sf	\$2,275	\$2,000	(\$275)
Single-Family Residential House	1,600 sf	\$2,075	\$1,600	(\$475)
New Commercial Building (assuming \$500,000 value and A-2 Occupancy)	2,000 sf	\$5,074	\$2,994	(\$2,079)

Fee Analysis 2023 (1/1/2023 - 6/1/2023)	Number of Permits	Current Application Fees (Building Permit fee and Plan Review Fee if applicable)	Current Application Fees (Building Permit fee and Plan Review Fee if applicable)	Net or Loss
Accessory Buildings	12	\$1,800	\$4,41	\$2,619
Certificate of Occupancy	8	\$800	\$1,20	\$400
Fence Permits	23	\$1,840	\$2,30	\$460
Mechanical, Electrical, Plumbing, and Irrigation	91	\$7,280	\$9,10	\$1,820
Swimming Pool	4	\$320	\$1,60	\$1,280
Single-Family Residential	22	\$70,370	\$76,99	\$6,620
	÷			\$13,199

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City Council Meeting

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Items: 3

Title: Consider and take appropriate action to consider a Preliminary Plat for Timberbrook Ph 7, 8, and 9 legally described as Abstract No. 121 the Margaret Garnett Survey, Abstract No. 439 the William Reed Survey, Abstract No. 1071 and the Joseph Sutton Survey Abstract No. 1151

Department: Development

Contact: Director of Planning and Development, Matt Cyr

Recommendation:

Staff has reviewed the application to ensure consistency with the Planned Development that was approved on April 25, 2023. Staff has no concerns with the application.

Background:

The Applicant is requesting a preliminary plat for 822 lot single-family residential subdivision with public and private open spaces, an amenity center lot, and an elementary school site. The proposed subdivision will be a continuation of the existing Timberbrook development for Phases 7, 8, and 9.

On April 26, 2021, City Council approved a Development Agreement with Bloomfield and Royal Crest properties for approximately 1,079 acres of land. In May of 2021 City Council annexed the subject property into the City of Justin. Due to State Law the property is automatically zoned to the lowest density, which would be Large-Lot Residential.

On April 25, 2023, City Council approved the rezone request for Timberbrook Ph. 7-9.

City Attorney Review: N/A

Attachments:

1. Supporting Documentation



PLANNING & ZONING COMMISSION MEETING Staff Report May 16, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: Consider and act upon a recommendation to City Council for a Preliminary Plat for Timberbrook Ph 7, 8, and 9 legally described as Abstract No. 121 the Margaret Garnett Survey, Abstract No. 439 the William Reed Survey, Abstract No. 1071 and the Joseph Sutton Survey Abstract No. 1151

APPLICANT: Jason Weaver, GM Civil

EXECUTIVE SUMMARY:

IMARY:The Applicant is requesting a preliminary plat for 822 lot single-family residential
subdivision with public and private open spaces, an amenity center lot, and an
elementary school site. The proposed subdivision will be a continuation of the existing
Timberbrook development for Phases 7, 8, and 9.

DETAILS: On April 26, 2021, City Council approved a Development Agreement with Bloomfield and Royal Crest properties for approximately 1,079 acres of land.

In May of 2021 City Council annexed the subject property into the City of Justin. Due to State Law the property is automatically zoned to the lowest density, which would be Large-Lot Residential.

On April 25, 2023, City Council approved the rezone request for Timberbrook Ph. 7-9.



PD ZONING RESIDENTIAL STANDARDS	SF-5.5	SF-7	SF-8.5
Lot Size (Minimum)			
Lot Area (sq. ft.)	5,500 ¹	7,000 ¹	8,500 ¹
Lot Width (feet)	50 ²	60 ²	70 ²
Lot Depth (feet)	110 ³	110 ³	110 ³
Dwelling Regulations (Minimum Square Footage)			
Minimum Dwelling Floor Area	1,6004	1,6004	1,800 ⁴
Yard Requirements			
Front Yard minimum (feet)	20	20	20
Side Yard minimum (feet)	5	5	5
Side Yard of Corner Lots minimum (feet)	10	10	10
Side Yard of Corner Lots (feet) on key lots	20	20	20
Rear Yard minimum (feet)	15 ⁵	15 ⁵	15 ⁵
Lot Coverage Main Structure	50%	50%	50%
Home Requirements			
Main Structure maximum Height (feet)	40	40	40
Accessory Structure Height maximum (feet)	14	14	14
Masonry Percentage minimum	70%	70%	70%
Roof Pitch Minimum	6:12	6:12	6:12

FENCING & SIGNAGE :

SIGNAGE :Along the east side of the development the Applicant is proposing to utilize a 6'
ornamental fencing with stone masonry columns. The Applicant is also utilizing this to
the southwest of the development as well. The Applicant will also utilize a 6' masonry
(brick veneer) screening wall to the south entrance of the development.

The development will also have a main entry monument sign to the south entrance of the development. These exhibits are included in the agenda packet.

TRAILS: The development will have a 6' trail that goes down the east side and west side of the development. The trail system will connect with the existing trail system in Timberbrook. The exhibit is attached as well in the agenda packet.

SCHOOL: Northwest ISD has been in contact with Timberbook about a school onsite. The lot will be approximately 11.96 acres. Staff has not confirmed if it is an elementary school or middle school. However, we will confirm ahead of the meeting. The School would be part of this Planned Development.



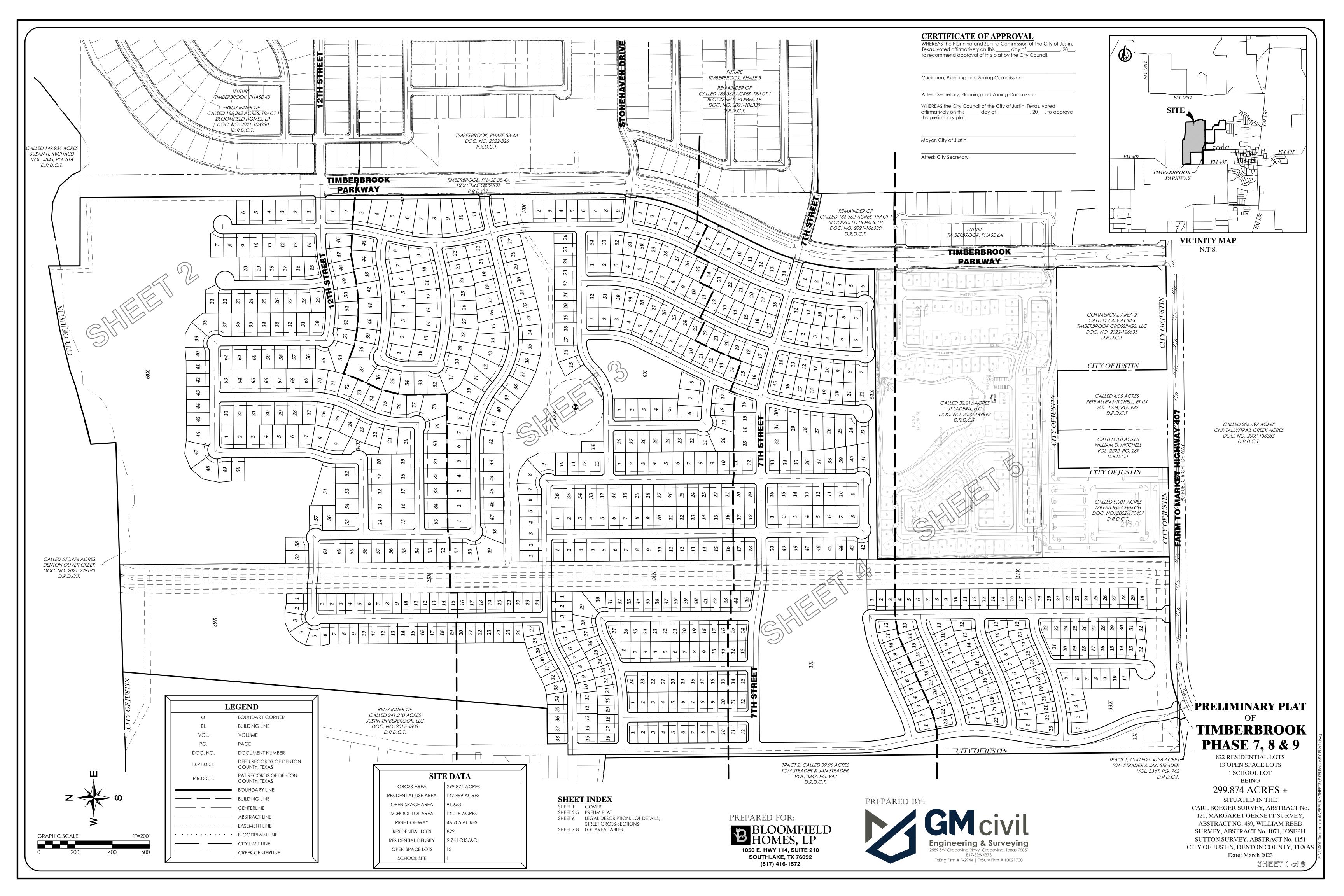
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

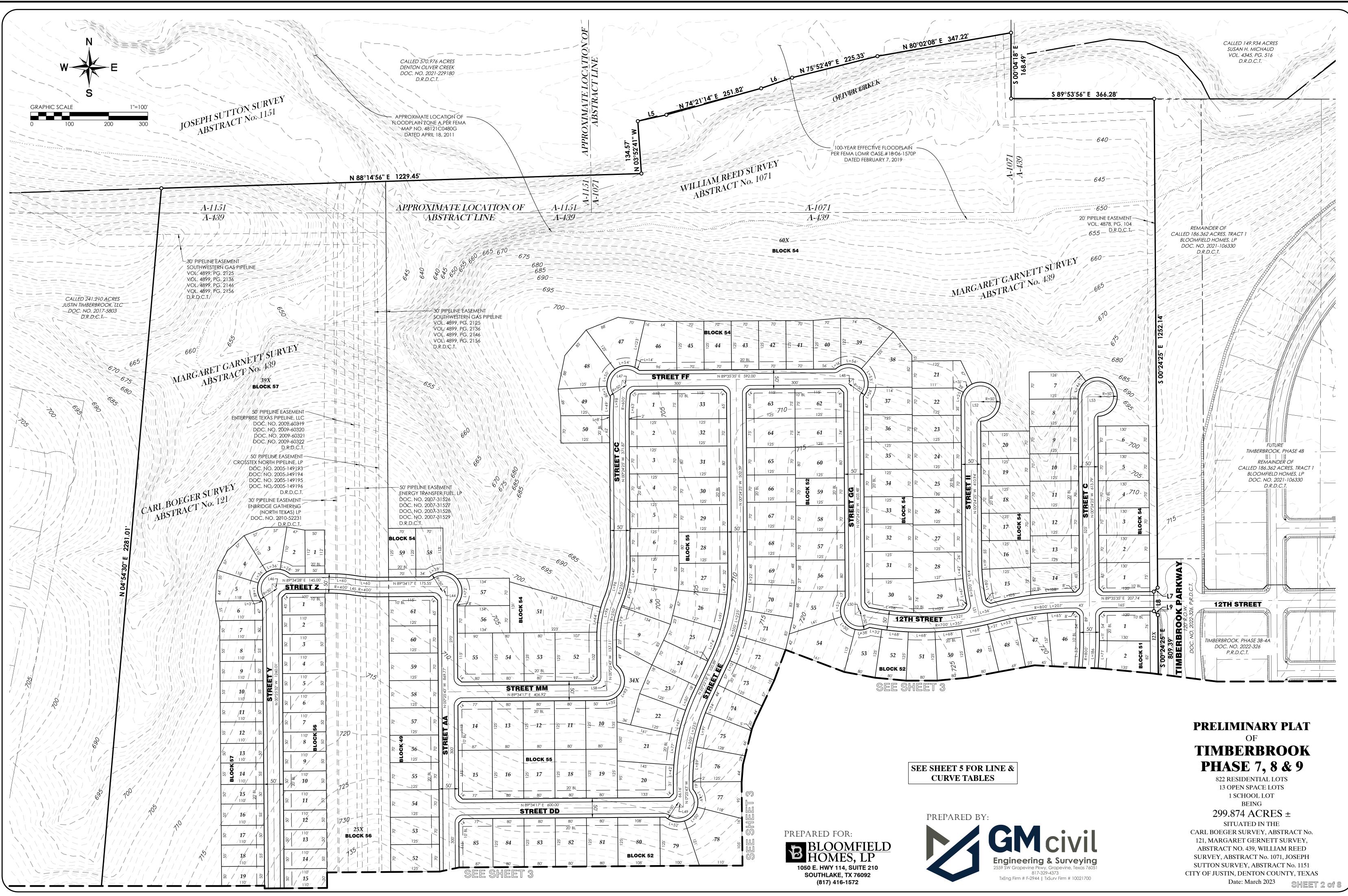
STAFF RECOMMENDATION:

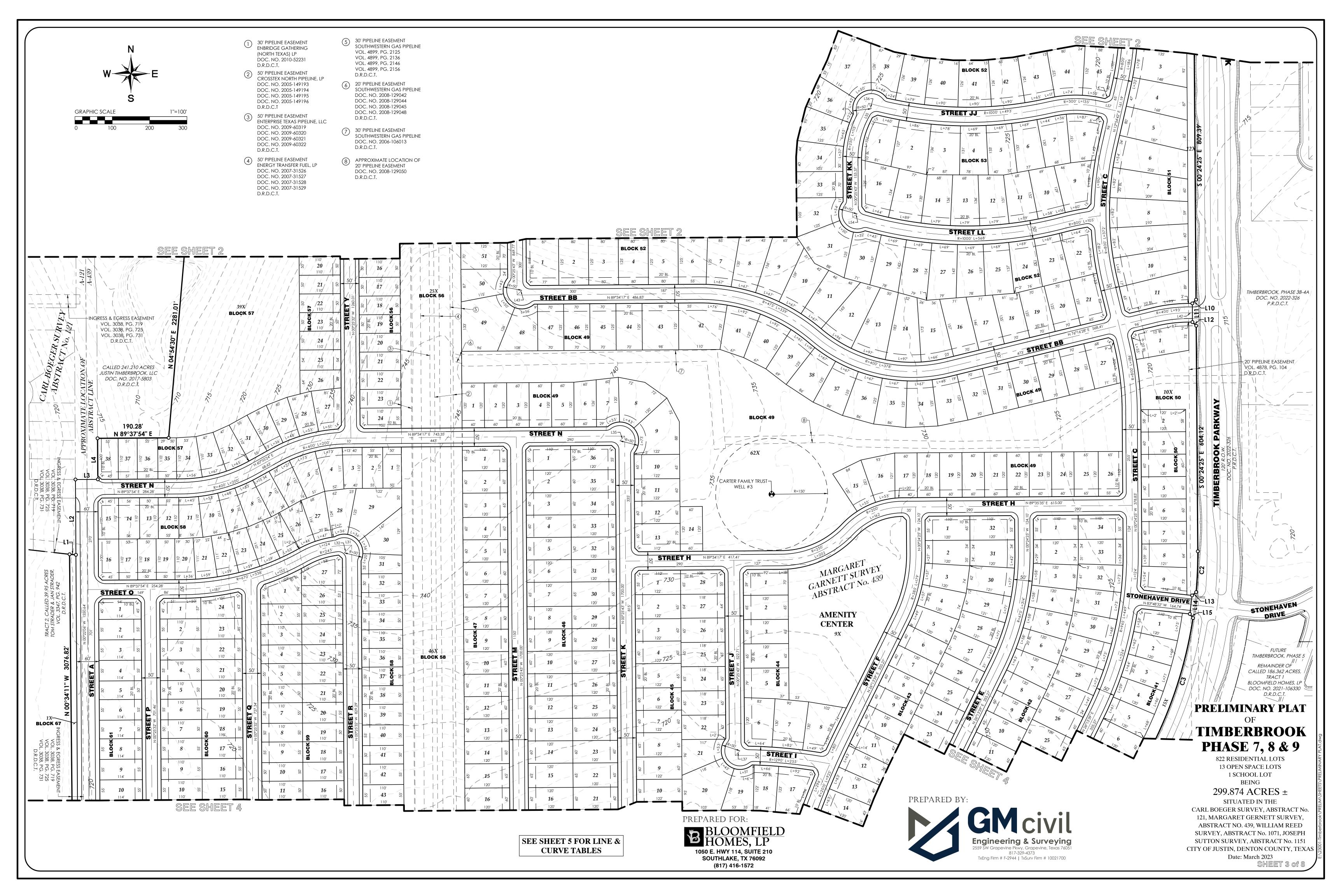
Staff has reviewed the application to ensure consistency with the Planned Development that was approved on April 25, 2023. Staff has no concerns with the application.

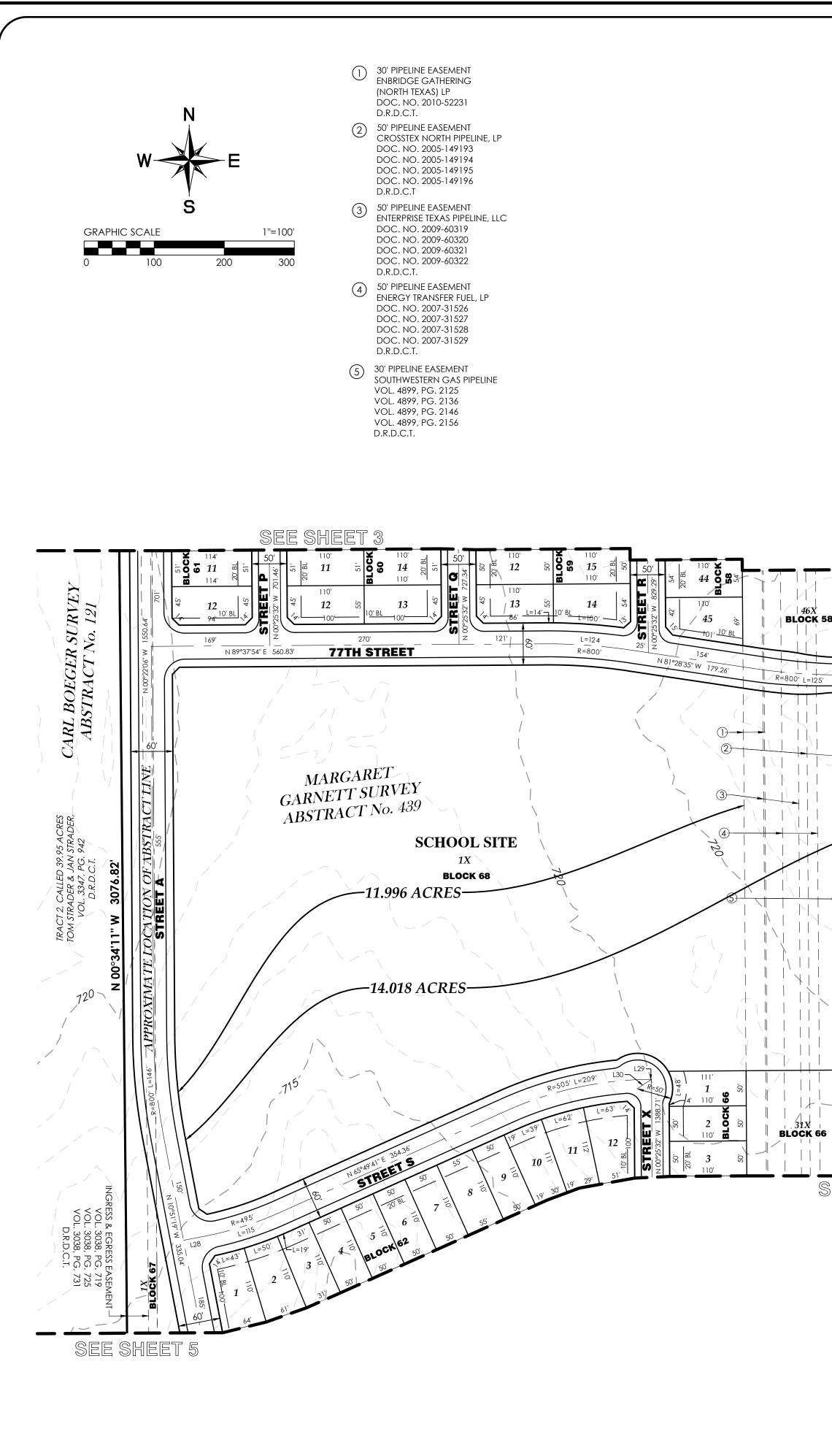
ATTACHMENTS:

(A) Supporting Documentation







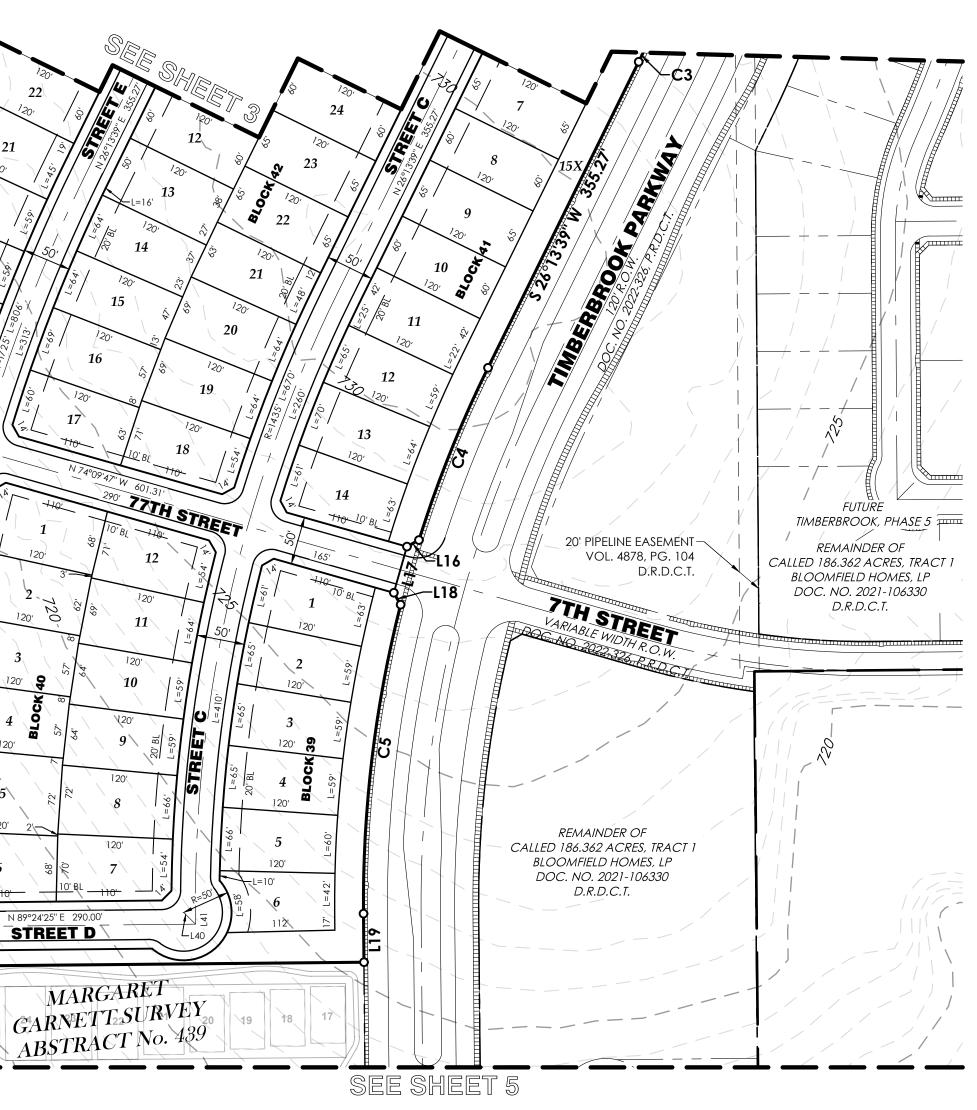






SEE SHEET 5

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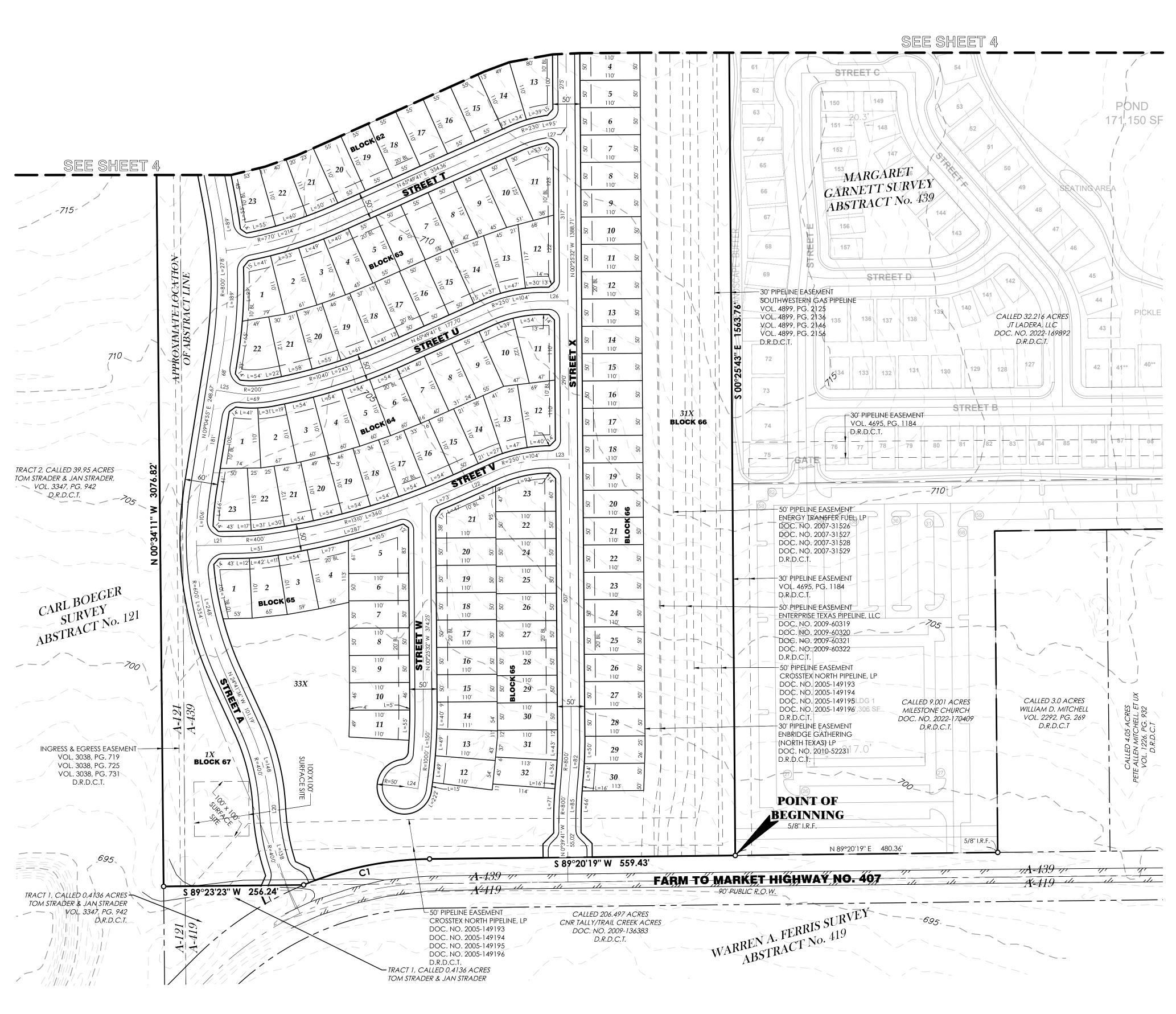
PRELIMINARY PLAT

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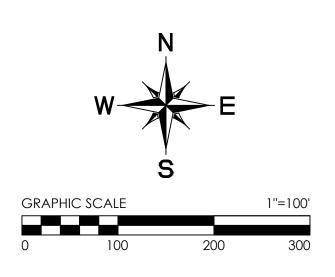
TIMBERBROOK

PHASE 7, 8 & 9

822 RESIDENTIAL LOTS 13 OPEN SPACE LOTS 1 SCHOOL LOT







	CURVE TABLE										
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH						
C1	617.96'	236.72'	21°56'53"	\$78°21'53''W	235.27'						
C2	1140.00'	109.45'	5°30'03''	\$02°20'37''W	109.41'						
C3	1140.00'	350.48'	17°36'54"	\$17°25'12''W	349.10'						
C4	1260.00'	193.50'	8°47'56''	\$21°49'41''W	193.31'						
C5	1260.00'	325.07'	14°46'55"	\$06°51'16''W	324.17'						

LINE #BEARINGDISTANCEL1S85°36'42"E17.09"L2N00°22'06"W201.64"L3N89°37'54"E60.00"L4N00°22'06"W110.00"L5N77°31'56"E74.88"L6N71°02'07"E83.84"L7S44°35'35"W14.14"L8S00°24'25"E50.00"L9S45°24'25"E14.14"L10S44°35'35"W14.14"L11S00°24'25"E50.00"L12S45°24'25"E14.14"L13S50°46'05"W14.04"L14S06°51'12"W50.00"L15S37°43'26"E13.87"L16S61°31'09"W14.31"L17S15°50'13"W50.00"L18S29°50'43"E14.31"L19S00°32'12"E50.58"L20N03°31'40"W13.88"L21N88°57'55"E83.94"	_					1	LE				
L2 N00°22'06''W 201.64' L3 N89°37'54''E 60.00' L4 N00°22'06''W 110.00' L5 N77°31'56''E 74.88' L6 N71°02'07''E 83.84' L7 S44°35'35''W 14.14' L8 S00°24'25''E 50.00' L9 S45°24'25''E 14.14' L10 S44°35'35''W 14.14' L11 S00°24'25''E 50.00' L12 S45°24'25''E 14.14' L13 S50°46'05''W 14.04' L14 S06°51'12''W 50.00' L15 S37°43'26''E 13.87' L16 S61°31'09''W 14.31' L17 S15°50'13''W 50.00' L18 S29°50'43''E 14.31' L19 S00°32'12''E 50.58' L20 N03°31'40''W 13.88' L21 N88°57'55''E 83.94' L22 N65°49'41''E 71.18'	BE	ΕA	١R	IN	G		D	IST	A	NC	Έ
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I4 N00°22'06''W I10.00' I5 N77°31'56''E 74.88' I6 N71°02'07''E 83.84' I7 S44°35'35'W 14.14' I8 S00°24'25''E 50.00' I9 S45°24'25''E 14.14' I10 S44°35'35'W 14.14' I11 S00°24'25''E 50.00' I12 S45°24'25''E 14.14' I13 S00°24'25''E 50.00' I14 S00°24'25''E 14.14' I13 S50°46'05''W 14.04' I14 S06°51'12'W 50.00' I15 S37°43'26''E 13.87' I16 S61°31'09''W 14.31' I17 S15°50'13''W 50.00' I18 S29°50'43''E 14.31' I19 S00°32'12''E 50.58' I20 N03°31'40''W 13.88' I21 N88°57'55''E 83.94' I22 N65°49'41''E 71.18'	00	0°2	22	'06	5''W	Ī		20)1.	64'	
L5 N77°31'56''E 74.88' L6 N71°02'07''E 83.84' L7 S44°35'35''W 14.14' L8 S00°24'25''E 50.00' L9 S45°24'25''E 14.14' L10 S44°35'35''W 14.14' L10 S44°35'35''W 14.14' L11 S00°24'25''E 50.00' L12 S45°24'25''E 14.14' L11 S00°24'25''E 50.00' L12 S45°24'25''E 14.14' L13 S50°46'05''W 14.04' L14 S06°51'12''W 50.00' L15 S37°43'26''E 13.87' L16 S61°31'09''W 14.31' L17 S15°50'13''W 50.00' L18 S29°50'43''E 14.31' L19 S00°32'12''E 50.58' L20 N03°31'40''W 13.88' L21 N88°57'55''E 83.94' L22 N65°49'41''E 71.18'	18	39°(37	7'54	4''E			6	D.C	0'	
I6 N71°02'07''E 83.84' I7 S44°35'35''W 14.14' I8 S00°24'25''E 50.00' I9 S45°24'25''E 14.14' I10 S44°35'35''W 14.14' I10 S44°35'35''W 14.14' I11 S00°24'25''E 50.00' I12 S45°24'25''E 14.14' I11 S00°24'25''E 14.04' I12 S45°24'25''E 14.04' I13 S50°46'05''W 14.04' I14 S06°51'12''W 50.00' I15 S37°43'26''E 13.87' I16 S61°31'09''W 14.31' I17 S15°50'13''W 50.00' I18 S29°50'43''E 14.31' I19 S00°32'12''E 50.58' I20 <thn88°57'55''e< th=""> <th83.9< th=""><th>00</th><th>0°2</th><th>22</th><th>'06</th><th>5''W</th><th></th><th></th><th>11</th><th>0.0</th><th>20'</th><th></th></th83.9<></thn88°57'55''e<>	00	0°2	22	'06	5''W			11	0.0	20'	
L7S44°35'35''W14.14'L8SOO°24'25''E50.00'L9S45°24'25''E14.14'L10S44°35'35''W14.14'L11SOO°24'25''E50.00'L12S45°24'25''E14.14'L13S50°46'05''W14.04'L14S06°51'12''W50.00'L15S37°43'26''E13.87'L16S61°31'09''W14.31'L17S15°50'13''W50.00'L18S29°50'43''E14.31'L19S00°32'12''E50.58'L20N03°31'40''W13.88'L21N88°57'55''E83.94'L22N65°49'41''E71.18'	17	77°(31	5	6''E			7.	4.8	8'	
L8 S00°24'25''E 50.00' L9 S45°24'25''E 14.14' L10 S44°35'35''W 14.14' L11 S00°24'25''E 50.00' L12 S45°24'25''E 50.00' L12 S45°24'25''E 14.14' L13 S50°46'05''W 14.04' L14 S06°51'12''W 50.00' L15 S37°43'26''E 13.87' L16 S61°31'09''W 14.31' L17 S15°50'13''W 50.00' L18 S29°50'43''E 14.31' L19 S00°32'12''E 50.58' L20 N03°31'40''W 13.88' L21 N88°57'55''E 83.94' L22 N65°49'41''E 71.18'	17	7]°(02	2'07	7''E			8	3.8	84'	
L9 S45°24'25''E 14.14' L10 S44°35'35''W 14.14' L11 S00°24'25''E 50.00' L12 S45°24'25''E 14.14' L13 S50°46'05''W 14.04' L14 S06°51'12''W 50.00' L15 S37°43'26''E 13.87' L16 S61°31'09''W 14.31' L17 S15°50'13''W 50.00' L18 S29°50'43''E 14.31' L19 S00°32'12''E 50.58' L20 N03°31'40''W 13.88' L21 N88°57'55''E 83.94' L22 N65°49'41''E 71.18'	44	4°3	35'	'35	"W			14	4.1	4'	
L10 S44°35'35''W 14.14' L11 S00°24'25''E 50.00' L12 S45°24'25''E 14.14' L13 S50°46'05''W 14.04' L14 S06°51'12''W 50.00' L15 S37°43'26''E 13.87' L16 S61°31'09''W 14.31' L17 S15°50'13''W 50.00' L18 S29°50'43''E 14.31' L19 S00°32'12''E 50.58' L20 N03°31'40''W 13.88' L21 N88°57'55''E 83.94' L22 N65°49'41''E 71.18'	500)0°2	24	125	5''E			5	0.0	0'	
L11 S00°24'25''E 50.00' L12 S45°24'25''E 14.14' L13 S50°46'05''W 14.04' L14 S06°51'12''W 50.00' L15 S37°43'26''E 13.87' L16 S61°31'09''W 14.31' L17 S15°50'13''W 50.00' L18 S29°50'43''E 14.31' L19 S00°32'12''E 50.58' L20 N03°31'40''W 13.88' L21 N88°57'55''E 83.94' L22 N65°49'41''E 71.18'	543	15°2	24	125	5''E]4	4.1	4'	
L12 S45°24'25''E 14.14' L13 S50°46'05''W 14.04' L14 S06°51'12''W 50.00' L15 S37°43'26''E 13.87' L16 S61°31'09''W 14.31' L17 S15°50'13''W 50.00' L18 S29°50'43''E 14.31' L19 S00°32'12''E 50.58' L20 N03°31'40''W 13.88' L21 N88°57'55''E 83.94' L22 N65°49'41''E 71.18'	44	4°3	35'	'35	W"]4	4.1	4'	
L13 S50°46'05''W 14.04' L14 S06°51'12''W 50.00' L15 S37°43'26''E 13.87' L16 S61°31'09''W 14.31' L17 S15°50'13''W 50.00' L18 S29°50'43''E 14.31' L19 S00°32'12''E 50.58' L20 N03°31'40''W 13.88' L21 N88°57'55''E 83.94' L22 N65°49'41''E 71.18'	500)0°2	24	125	5''E			5	0.0	0'	
L14 S06°51'12''W 50.00' L15 S37°43'26''E 13.87' L16 S61°31'09''W 14.31' L17 S15°50'13''W 50.00' L18 S29°50'43''E 14.31' L19 S00°32'12''E 50.58' L20 N03°31'40''W 13.88' L21 N88°57'55''E 83.94' L22 N65°49'41''E 71.18'	543	15°2	24	125	5''E			14	4.1	4'	
L15 S37°43'26''E I3.87' L16 S61°31'09''W 14.31' L17 S15°50'13''W 50.00' L18 S29°50'43''E 14.31' L19 S00°32'12''E 50.58' L20 N03°31'40''W 13.88' L21 N88°57'55''E 83.94' L22 N65°49'41''E 71.18'	50	0°4	46'	'05	W"			14	4.0	4'	
L16 S61°31'09''W 14.31' L17 S15°50'13''W 50.00' L18 S29°50'43''E 14.31' L19 S00°32'12''E 50.58' L20 N03°31'40''W 13.88' L21 N88°57'55''E 83.94' L22 N65°49'41''E 71.18'	06	6°5	51'	'12	"W			5	0.0	0'	
L17 S15°50'13''W 50.00' L18 S29°50'43''E 14.31' L19 S00°32'12''E 50.58' L20 N03°31'40''W 13.88' L21 N88°57'55''E 83.94' L22 N65°49'41''E 71.18'	537	37°∠	43	8'28	5''E			1:	3.8	7'	
L18 S29°50'43"E 14.31' L19 S00°32'12"E 50.58' L20 N03°31'40"W 13.88' L21 N88°57'55"E 83.94' L22 N65°49'41"E 71.18'	61	1°3	31'	'09	"W			14	4.3	1'	
L19 S00°32'12"E 50.58' L20 N03°31'40"W 13.88' L21 N88°57'55"E 83.94' L22 N65°49'41"E 71.18'	15	5°5	50'	'13	"W			5	0.0	0'	
L20 N03°31'40''W 13.88' L21 N88°57'55''E 83.94' L22 N65°49'41''E 71.18'	529	<u>29°5</u>	50)'43	3''E			14	4.3	1'	
L21 N88°57'55"E 83.94' L22 N65°49'41"E 71.18'	500)0°3	32	2'12	2''E			5	0.5	8'	
L22 N65°49'41"E 71.18'	03	3°3	31	'40)''W			13	3.8	8'	
	18	38°.	57	7'5	5''E			8	3.9	'4'	
	16	5°4	49	9'4 [°]	1''E			7	1.1	8'	
L23 N89°34'28''E 36.46'	18	39°(34	1'28	3''E			3	6.4	6'	
L24 \$81°51'15"E 25.00'	8	31°5	51	'15	5''E			2	5.C	0'	
L25 \$80°55'05"E 33.71'	88	30°5	55	5'05	5''E			3	3.7	'1'	
L26 N89°34'28''E 47.68'	18	39°3	34	1'28	8''E			4	7.6	8'	
L27 N89°34'28''E 2.76'	18	39°(34	1'28	3''E			2	2.7	6'	
L28 S79°08'41"W 29.93'	79	9°0	28'	'41	''W	Ī		2	9.9	'3'	
L29 \$89°34'28''W 2.76'	89	9°3	34'	'28	"W	Ī		2	2.7	6'	

	LINE TAB	LE
LINE #	BEARING	DISTANCE
L30	N56°57'04''E	23.75'
L31	\$89°34'17''W	11.76'
L32	N44°21'30"E	28.39'
L33	\$44°34'17''W	17.68'
L34	N45°25'43''W	17.68'
L35	\$44°34'17''W	17.68'
L36	N89°56'08''E	18.00'
L37	N44°35'48"E	17.67'
L38	S00°32'12''E	9.54'
L39	N44°26'28''E	17.69'
L40	N45°33'23''W	17.67'
L41	N00°32'12''W	9.25'
L42	\$89°35'35''W	11.52'
L43	N44°34'17"E	17.68'
L44	S44°34'17''W	17.68'
L45	N81°49'52''W	8.26'
L46	\$45°25'32''E	17.68'
L47	S40°58'47''E	16.46'
L48	\$44°35'35''W	17.68'
L49	N45°25'43''W	17.68'
L50	N51°36'02''E	15.86'
L51	\$12°16'07''E	36.41'
L52	\$89°35'35''W	25.00'
L53	N89°35'35"E	25.00'
L54	\$53°35'57''W	15.45'
L55	N25°22'18"E	47.78'
L56	\$24°46'29''E	16.28'
L57	\$77°05'18''E	41.09'
L58	S11°44'19"E	25.50'

PRELIMINARY PLAT OF TIMBERBROOK PHASE 7, 8 & 9

822 RESIDENTIAL LOTS **13 OPEN SPACE LOTS** 1 SCHOOL LOT BEING 299.874 ACRES ± SITUATED IN THE

CARL BOEGER SURVEY, ABSTRACT No 121, MARGARET GERNETT SURVEY, ABSTRACT NO. 439, WILLIAM REED SURVEY, ABSTRACT No. 1071, JOSEPH SUTTON SURVEY, ABSTRACT No. 1151 CITY OF JUSTIN, DENTON COUNTY, TEXAS Date: March 2023 SHEET 5 of 8



LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Carl Boeger Survey, Abstract No. 121, the Margaret Gernett Survey, Abstract No. 439, the William Reed Survey, Abstract No. 1071, and the Joseph Sutton Survey, Abstract No. 1151, City of Justin, Denton County, Texas, being part of that certain called 411.268 acre tract described as Tract 1 in a deed to Justin Timberbrook, LLC recorded in Document No. 2016-55837 of the Deed Records of Denton County, Texas (DRDCT) and being part of that certain called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod found for the Southeast corner of said 241.210 acre tract, the Southwest corner of said 411.268 acre tract and being in the North right-of-way line of Farm-to-Market Highway No. 407 (90' wide public right-of-way), from which a 5/8" iron rod found for the most southerly Southeast corner of said 411.268 acre tract and the Southwest corner of a called 3.0 acre tract described in a deed to William D. Mitchell recorded in Volume 2292, Page 269 (DRDCT) bears North 89 deg. 20 min. 19 sec. East - 480.36 feet;

THENCE South 89 deg. 20 min. 19 sec. West along the South line of said 241.210 acre tract and said North right-of-way line, a distance of 559.43 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod found, from which a wood highway post bears North 77 deg. 58 min. 45 sec. East - 1.77 feet, said point being a Point of Curvature of a circular curve to the left, having a radius of 617.96 feet, a central angle of 21 deg. 56 min. 53 sec., and being subtended by a chord which bears South 78 deg. 21 min. 53 sec. West - 235.27 feet;

THENCE in a westerly direction along said South line, North right-of-way line and curve to the left, a distance of 236.72 feet to a 1/2" capped iron rod found for a PI in said South line and the Northeast corner of called 0.4136 acre tract described as Tract 1 in a deed to Tom Strader and Jan Strader recorded in Volume 3347, Page 942 (DRDCT), from which a 5/8" iron rod found bears South 55 deg. 10 min. 08 sec. West - 4.21 feet;

THENCE South 89 deg. 23 min. 23 sec. West non-tangent to said curve and departing said North right-of-way line and continue along the North line of said 0.4136 acre tract and the South line of said 241.210 acre tract, a distance of 256.24 feet to a 1/2" capped iron rod found for the Northwest corner of said 0.4136 acre tract, the most southerly Southwest corner of said 241.210 acre tract and being in the East line of a called 39.95 acre tract described as Tract 2 in said deed to Tom Strader and Jan Strader;

THENCE North 00 deg. 34 min. 11 sec. West along the East line of said 39.95 acre tract and the West line of said 241.210 acre tract, a distance of 3,076.82 feet to a 5/8" iron rod found for the Northeast corner of said 39.95 acre tract and an ell corner of said 241.210 acre tract;

THENCE South 85 deg. 36 min. 42 sec. East, a distance of 17.09 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred as 1/2" capped iron rod set;

THENCE North 00 deg. 22 min. 06 sec. West, a distance of 201.64 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 60.00 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 22 min. 06 sec. West, a distance of 110.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 190.28 feet to a 1/2" capped iron rod set;

THENCE North 04 deg. 54 min. 30 sec. East, a distance of 2,281.01 feet to a 1/2" capped iron rod set in the North line of said 241.210 acre

THENCE North 88 deg. 14 min. 56 sec. East along said North line and the North line of said 411.268 acre tract, a distance of 1,229.45 feet to a point in Oliver Creek for an ell corner of said 411.268 acre tract;

THENCE North 03 deg. 52 min. 41 sec. West departing said Oliver Creek and continue along the West line of said 411.268 acre tract, a distance of 134.57 feet to a 10" cedar fence post for the most northerly Northwest corner of said 411.268 acre tract;

THENCE North 77 deg. 31 min. 56 sec. East along the North line of said 411.268 acre tract, a distance of 74.88 feet to a 20" double pecan

THENCE North 74 deg. 21 min. 14 sec. East along said North line, a distance of 251.82 feet to a 1/2" capped iron rod found;

THENCE North 71 deg. 02 min. 07 sec. East along said North line, a distance of 83.84 feet to a 1/2" capped iron rod found;

THENCE North 75 deg. 52 min. 49 sec. East along said North line, a distance of 225.33 feet to a 1/2" capped iron rod found;

THENCE North 80 deg. 02 min. 08 sec. East along said North line, a distance of 347.22 feet to a 1/2" capped iron rod found for the most northerly corner of said 411.268 acre tract;

THENCE South 00 deg. 04 min. 18 sec. East along the East line of said 411.268 acre tract, a distance of 168.49 feet to a 10" cedar fence post for an ell corner of said 411.268 acre tract;

THENCE South 89 deg. 53 min. 56 sec. East along the North line of said 411.268 acre tract, a distance of 366.28 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 24 min. 25 sec. East departing said North line, a distance of 1,252.14 feet to a 1/2" capped iron rod found in the West right-of-way line of Timberbrook Parkway (120' width right-of-way) recorded in Document No. 2022-326 of the Plat Records

of Denton County, Texas (PRDCT); **THENCE** in a southerly direction along said West right-of-way line the

following twenty (20) courses;	
South 44 deg. 35 min. 35 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod found;	
South 00 deg. 24 min. 25 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod found;	
South 45 deg. 24 min. 25 sec. East, a distance of 14.14 feet to a	

1/2" capped iron rod found; South 00 deg. 24 min. 25 sec. East, a distance of 809.39 feet to a 1/2" capped iron rod found;

South 44 deg. 35 min. 35 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod found;

South 00 deg. 24 min. 25 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod found;

South 45 deg. 24 min. 25 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod found;

South 00 deg. 24 min. 25 sec. East, a distance of 604.12 feet to a

LEGAL DESCRIPTION CONT...

1/2" capped iron rod found for a Point of Curvature of a circular curve to the right, having a radius of 1,140.00 feet, a central angle of 05 deg. 30 min. 03 sec., and being subtended by a chord which bears South 02 deg. 20 min. 37 sec. West - 109.41

Continue in a southerly direction along said curve to the right, a distance of 109.45 feet to a 1/2" capped iron rod found;

South 50 deg. 46 min. 05 sec. West non-tangent to said curve, a distance of 14.04 feet to a 1/2" capped iron rod found;

South 06 deg. 51 min. 12 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod found;

South 37 deg. 43 min. 26 sec. East, a distance of 13.87 feet to a 1/2" capped iron rod found for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,140.00 feet, a central angle of 17 deg. 36 min. 54 sec., and being subtended by a chord which bears South 17 deg. 25 min. 12 sec. West - 349.10 feet;

Continue in a southerly direction along said curve to the right, a distance of 350.48 feet to a 1/2" capped iron rod found;

South 26 deg. 13 min. 39 sec. West tangent to said curve, a distance of 355.27 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the left, having a radius of 1,260.00 feet, a central angle of 08 deg. 47 min. 56 sec., and being subtended by a chord which bears South 21 deg. 49 min. 41 sec. West - 193.31 feet;

Continue in a southerly direction along said curve to the left, a distance of 193.50 feet to a 1/2" capped iron rod found;

South 61 deg. 31 min. 09 sec. West non-tangent to said curve, a distance of 14.31 feet to a 1/2" capped iron rod found;

South 15 deg. 50 min. 13 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod found;

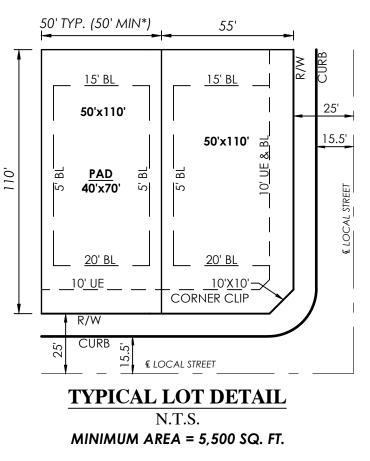
South 29 deg. 50 min. 43 sec. East, a distance of 14.31 feet to a 1/2" capped iron rod found for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,260.00 feet, a central angle of 14 deg. 46 min. 55 sec., and being subtended by a chord which bears South 06 deg. 51 min. 16 sec. West - 324.17 feet;

Continue in a southerly direction along said curve to the left, a distance of 325.07 feet to a 1/2" capped iron rod found;

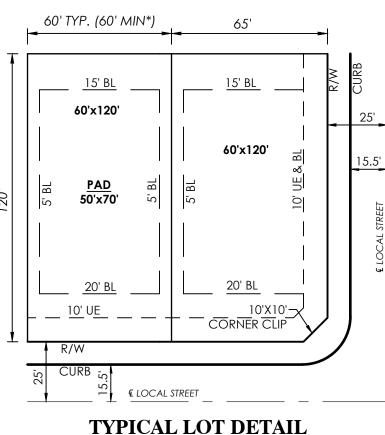
South 00 deg. 32 min. 12 sec. East non-tangent to said curve, a distance of 50.58 feet to a 1/2" capped iron rod set;

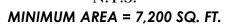
THENCE South 89 deg. 27 min. 48 sec. West departing said West right-of-way line, a distance of 1,553.61 feet to a 1/2" capped iron rod found stamped "MCADAMS" in the East line of said 241.210 acre tract and the West line of said 411.268 acre tract;

THENCE South 00 deg. 25 min. 43 sec. East along said East and West lines, a distance of 1,563.76 feet to the **POINT OF BEGINNING**, containing 13,062,526 square feet or 299.874 acres of land, more or

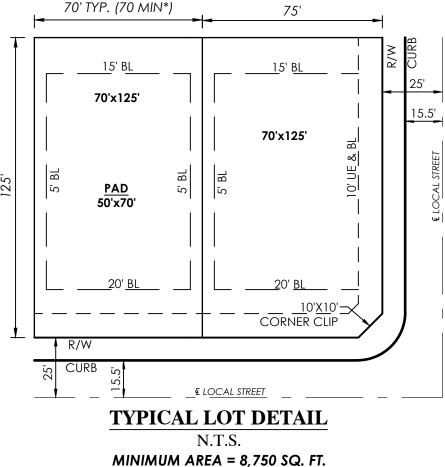


*LOT WIDTH MAY BE 50 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.





LINE, ON A CUL-DE-SAC BULB.

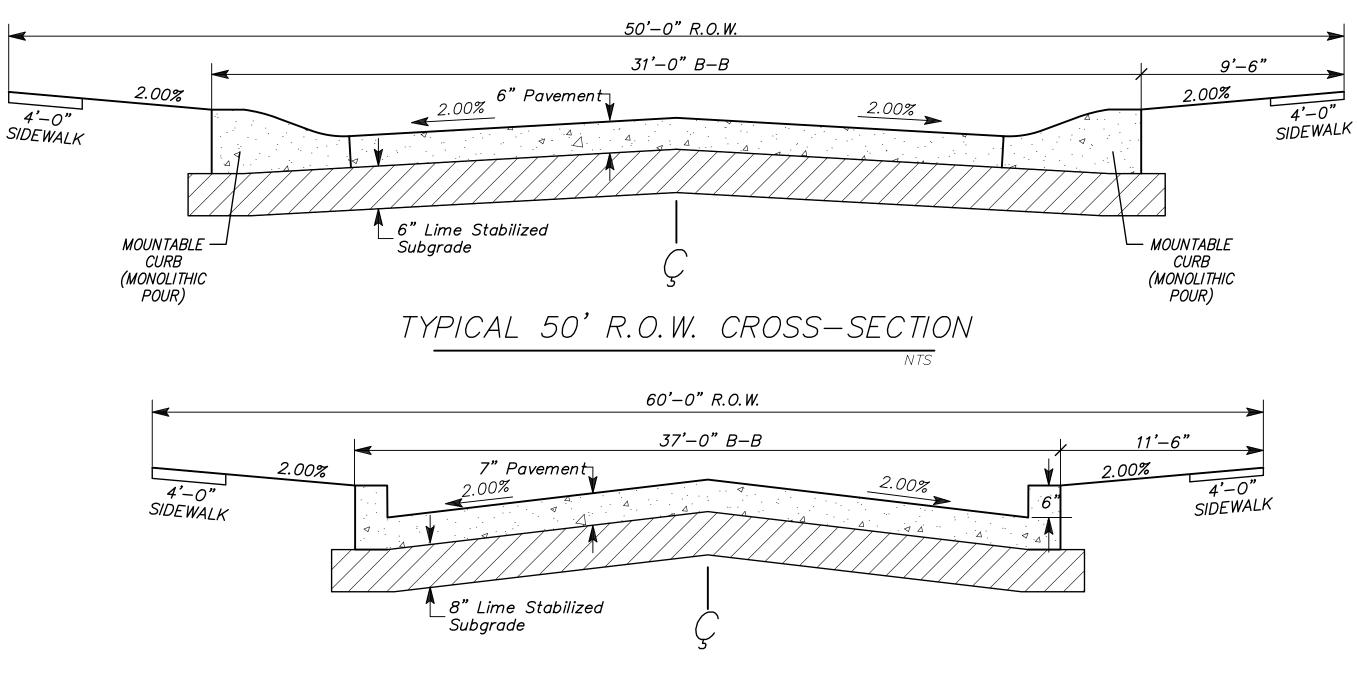


LINE, ON A CUL-DE-SAC BULB.

N.T.S.

*LOT WIDTH MAY BE 60 FEET, AS MEASURED AT THE FRONT BUILDING

*LOT WIDTH MAY BE 70 FEET, AS MEASURED AT THE FRONT BUILDING









60' R.O.W. CROSS-SECTION

PRELIMINARY PLAT

OF **TIMBERBROOK PHASE 7, 8 & 9**

822 RESIDENTIAL LOTS **13 OPEN SPACE LOTS 1 SCHOOL LOT** BEING

299.874 ACRES ± SITUATED IN THE CARL BOEGER SURVEY, ABSTRACT No. 121, MARGARET GERNETT SURVEY, ABSTRACT NO. 439, WILLIAM REED SURVEY, ABSTRACT No. 1071, JOSEPH SUTTON SURVEY, ABSTRACT No. 1151 CITY OF JUSTIN, DENTON COUNTY, TEXAS Date: March 2023 SHEET 6 of 8



LC	DT SUMN	ARY TA	BLE					
LOT#	BLOCK	AREA	AREA					
		(Sq. Ft.)	(Acres)					
1	39	7,996	0.184					
2	39	7,447	0.171					
3	39 39	7,447 7,447	0.171					
4	37	7,594	0.171					
6	39	6,920	0.174					
7	39	7,504	0.172					
8	39	7,351	0.169					
9	39	7,351	0.169					
10	39	7,351	0.169					
11	39	7,351	0.169					
12	39	7,351	0.169					
13	39	7,348	0.169					
14	39	7,975	0.183					
15	39	7,986	0.183					
16	39	8,000	0.184					
17	39	7,997	0.184					
18	39	7,997	0.184					
19	39	7,997	0.184					
20	39	7,997	0.184					
21	39	7,997	0.184					
22 23	39 39	7,843 7,460	0.180 0.171					
23	39 39	7,460 9,695	0.171					
24	39	10,684	0.225					
26	39	11,427	0.262					
27	39	13,245	0.304					
28	39	14,141	0.325					
29	39	13,747	0.316					
30	39	10,068	0.231					
31	39	7,800	0.179					
32	39	11,744	0.270					
33	39	9,094	0.209					
34	39	7,315	0.168					
35	39	7,315	0.168					
36	39	7,369	0.169					
37	39	7,640	0.175					
38	39	8,007	0.184					
39	39	8,457	0.194					
40	39	8,909	0.205					
41	39	9,175	0.211					
42	39	6,684	0.153					
43	39 39	7,159 7,200	0.164					
44	37	7,200	0.165					
46	39	7,200	0.165					
47	39	7,200	0.165					
48	39	7,800	0.179					
49	39	7,200	0.165					
50	39	7,750	0.178					
	LOT SUMMARY TABLE							
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)					
1	40	8,582	0.197					
2	40	8,036	0.184					
3	40	8,033	0.184					
4	40	8,033	0.184					
5	40	10,127	0.232					
6	40	8,566	0.197					
7	40	7,990	0.183					
8	40	8,275	0.190					
9	40	7,381	0.169					
10	40	7,381	0.169					
11	40	7,993	0.183					
12	40	8,023	0.184					

LOT SUMMARY TABLE									
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)						
1	41	8,242	0.189						
2	41	7,858	0.180						
3	41	8,109	0.186						
4	41	7,485	0.172						
5	41	8,095	0.186						
6	41	7,200	0.165						
7	41	7,800	0.179						
8	41	7,200	0.165						
9	41	7,800	0.179						
10	41	7,200	0.165						
11	41	7,894	0.181						
12	41	7,447	0.171						
13	41	8,067	0.185						
14	41	7,996	0.184						
L	DT SUMN	MARY TA	BLE						
		AREA	ARFA						
LOT#	BLOCK	(Sq. Ft.)	(Acres)						
1	42	7,750	0.178						
2	42	7,899	0.181						
3	42	7,568	0.174						
4	42	7,568	0.174						
5	42	7,568	0.174						
6	42	7,568	0.174						
7	42	8,190	0.188						
8	42	7,200	0.165						
9	42	7,200	0.165						
10	42	7,800	0.179						
11	42	7,200	0.165						
12	42	7,200	0.165						
13	42	7,856	0.180						
14	42	7,415	0.170						
15	42	7,417	0.170						
16	42	8,036	0.184						
17	42	7,970	0.183						
18	42	8,023	0.184						
19	42	7,993	0.183						
20	42	7,993	0.183						
21	42	7,345	0.169						
22	42	7,800	0.179						
23	42	7,800	0.179						
24	42	7,200	0.165						
25	42	7,800	0.179						
26	42	7,800	0.179						
27	42	7,455	0.171						
28	42	8,248	0.189						
29	42	8,246	0.189						
30	42	7,612	0.175						
31	42	8,247	0.189						
32	42	8,248	0.189						
33	42	8,141	0.187						
34	42	7,750	0.178						

LO	DT SUMN	AARY TA	BLE
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	44	8,233	0.189
2	44	7,800	0.179
3	44	7,800	0.179
4	44	7,800	0.179
5	44	9,808	0.225
6	44	10,084	0.231
7	44	11,188	0.257
8	44	10,340	0.237
LO	DT SUMN	AARY TA	BLE
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	43	7,750	0.178
2	43	7,775	0.178
3	43	7,806	0.179
4	43	7,806	0.179
5	43	7,737	0.178
6	43	7,200	0.165
7	43	7,200	0.165
8	43	7,200	0.165
9	43	7,200	0.165
10	43	7,200	0.165
11	43	7,238	0.166
12	43	7,379	0.169
13	43	7,382	0.169
14	43	7,382	0.169
15	43	7,384	0.170
16	43	8,162	0.187
17	43	7,979	0.183
18	43	7,962	0.183
19	43	7,351	0.169
20	43	7,351	0.169
21	43	7,920	0.182
22	43	7,200	0.165
23	43	7,200	0.165
24	43	7,800	0.179
25	43	7,200	0.165
26	43	7,200	0.165
27	43	8,156	0.187
28	43	7,826	0.180
29	43	7,835	0.180
30	43	8,493	0.195
31	43	8,620	0.198
32	43	7,750	0.178

)T SUMN	MARY TA	BLE		OT SUMN	MARY TA	BLE		OT SUM	MARY TA	BLE		OT SUM	MARY TA	BLE		DT SUMN	ARY TA	BLE
		AREA	AREA			AREA	AREA			AREA	AREA		1	AREA	AREA			AREA	AREA
LOT#	BLOCK	(Sq. Ft.)	(Acres)	LOT#	BLOCK	(Sq. Ft.)	(Acres)	LOT#	BLOCK	(Sq. Ft.)	(Acres)	LOT#	BLOCK	(Sq. Ft.)	(Acres)	LOT#	BLOCK	(Sq. Ft.)	(Acres)
1	45	7,875	0.181	1	47	7,750	0.178	1	49	7,200	0.165	1	50	11,675	0.268	1	52	10,815	0.248
2	45 45	7,925 7,315	0.182 0.168	2	47	7,200 7,800	0.165	2	49 49	7,200	0.165 0.165	2	50 50	7,200	0.165	2	52	10,000	0.230
4	45	7,315	0.168	4	47	7,200	0.179	4	47	7,200	0.165	4	50	7,200	0.165	3	52 52	10,000	0.230
5	45	7,925	0.182	5	47	7,200	0.165	5	49	7,200	0.165	5	50	7,200	0.165	5	52	10,000	0.230
6	45	7,315	0.168	6	47	7,200	0.165	6	49	7,388	0.170	6	50	7,200	0.165	6	52	9,608	0.221
7	45	7,315	0.168	7	47	7,200	0.165	7	49	7,575	0.174	7	50	7,200	0.165	7	52	9,806	0.225
8	45	7,925	0.182	8	47	7,200	0.165	8	49	10,939	0.251	8	50	7,400	0.170	8	52	11,095	0.255
9	45	7,315	0.168	9	47	7,200	0.165	9	49	13,274	0.305	9	50	8,346	0.192	9	52	13,102	0.301
10	45	7,315	0.168	10	47	7,200	0.165	10	49	7,925	0.182		OT SUMN	MARY TA	BLE	10	52	10,878	0.250
11	45	8,509 9,094	0.195 0.209	11	47	7,200	0.165	11	49 49	7,315 7,315	0.168 0.168			AREA	AREA	11	52	11,367 12,855	0.261
12 13	45 45	9,970	0.209	12	47	7,200	0.165	13	49	9,094	0.209	LOT#	BLOCK	(Sq. Ft.)	(Acres)	12	52 52	12,855	0.295
14	45	7,800	0.179	14	47	7,200	0.165	14	49	7,200	0.165	1	51	9,778	0.224	14	52	13,176	0.302
15	45	7,192	0.165	15	47	7,800	0.179	15	49	8,230	0.189	2	51	10,087	0.232	15	52	12,092	0.278
16	45	10,327	0.237	16	47	7,200	0.165	16	49	8,603	0.198	3	51	11,929	0.274	16	52	10,621	0.244
17	45	10,133	0.233	17	47	7,200	0.165	17	49	7,206	0.165	4	51 51	12,969 14,166	0.298	17	52	9,827	0.226
18	45	7,621	0.175	18	47	7,750	0.178	18	49	7,200	0.165	6	51	15,771	0.323	18	52	9,042	0.208
19	45	7,986	0.183	•				19	49	7,200	0.165	7	51	14,584	0.335	19	52	8,750	0.201
20	45	14,509	0.333		JI SUMN			20	49	7,200	0.165 0.165	8	51	14,791	0.340	20	52	8,750	0.201
21	45	7,949	0.182	LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)	21 22	49 49	7,200	0.165	9	51	14,622	0.336	21	52	9,332 9,958	0.214
22 23	45 45	7,674 7,675	0.176 0.176	1	48	7,750	0.178	22	49	7,200	0.165	10	51	14,002	0.321	22 23	52 52	9,958 9,361	0.229
24	45	7,675	0.176	2	48	7,200	0.165	24	49	7,200	0.165	11	51	13,982	0.321	24	52	9,746	0.224
25	45	7,675	0.176	3	48	7,800	0.179	25	49	7,800	0.179					25	52	10,026	0.230
26	45	7,675	0.176	4	48	7,200	0.165	26	49	7,750	0.178					26	52	10,254	0.235
27	45	7,550	0.173	5	48	7,200	0.165	27	49	9,479	0.218					27	52	10,897	0.250
28	45	7,625	0.175	6	48 48	7,200 7,800	0.165 0.179	28	49	8,750	0.201					28	52	10,906	0.250
	DT SUMN	MARY TA	BLE	8	48	7,800	0.179	29	49	8,750	0.201					29	52	10,251	0.235
		AREA	AREA	9	48	7,750	0.178	30	49 49	8,750 8,750	0.201					30	52	9,762	0.224
LOT#	BLOCK	(Sq. Ft.)	(Acres)	10	48	7,800	0.179	31 32	49	8,750	0.201 0.201					31 32	52 52	13,356 9,714	0.307
1	46	7,750	0.178	11	48	7,200	0.165	33	49	9,282	0.201					32	52	8,750	0.223
2	46	7,200	0.165	12	48	7,200	0.165	34	49	9,488	0.218					34	52	9,422	0.216
3	46	7,200	0.165	13	48	7,200	0.165	35	49	9,488	0.218					35	52	9,833	0.226
4	46	7,200	0.165 0.165	14	48	7,800	0.179	36	49	9,488	0.218					36	52	9,154	0.210
6	46	7,200	0.165	15	48	7,200	0.165	37	49	9,488	0.218					37	52	16,821	0.386
7	46	7,800	0.179	16	48	7,750	0.178	38	49	9,488	0.218					38	52	9,821	0.225
8	46	7,200	0.165					39	49	9,325	0.214					39	52	9,267	0.213
9	46	7,200	0.165					40	49 49	10,013 9,859	0.230 0.226					40	52	10,591	0.243
10	46	7,200	0.165					41	49	14,940	0.228					41	52 52	10,591 10,591	0.243 0.243
11	46	7,200	0.165					43	49	12,210	0.280					42	52	10,138	0.243
12	46	7,200	0.165					44	49	8,750	0.201					44	52	11,409	0.262
13 14	46	7,200	0.165 0.165					45	49	8,750	0.201					45	52	10,968	0.252
14	40	7,200	0.165					46	49	8,750	0.201					46	52	10,711	0.246
16	46	7,200	0.165					47	49	8,750	0.201					47	52	9,833	0.226
17	46	7,200	0.165					48	49	9,855	0.226					48	52	9,147	0.210
18	46	7,750	0.178					49 50	49 49	17,318 9,079	0.398					49	52	9,199	0.211
19	46	7,750	0.178					50 51	49	9,079 8,750	0.208					50 51	52 52	9,199 9,199	0.211
20	46	7,200	0.165					52	47	8,750	0.201					51	52	9,199	0.211
21	46	7,200	0.165					53	49	8,750	0.201					53	52	8,812	0.202
22	46	7,800	0.179					54	49	8,750	0.201					54	52	15,116	0.347
23 24	46	7,200 7,200	0.165 0.165					55	49	8,750	0.201					55	52	10,731	0.246
24	46	7,200	0.165					56	49	8,750	0.201					56	52	10,027	0.230
26	46	7,200	0.165					57	49	8,750	0.201					57	52	8,750	0.201
27	46	7,200	0.165					58	49	8,750	0.201					58	52	8,750	0.201
28	46	7,200	0.165					59	49	8,750 8,750	0.201					59	52	8,750	0.201
29	46	7,200	0.165					60 61	49 49	8,750 9,325	0.201 0.214					60	52 52	10,000 9,255	0.230
30	46	7,800	0.179						47	7,020	0.214					61 62	52 52	9,255	0.212
31	46	7,200	0.165													63	52	9,325	0.214
32	46	7,200	0.165													64	52	9,350	0.215
33	46	7,200	0.165 0.165													65	52	8,750	0.201
34	46	/,200	0.165													•	-		·

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 7,200
 0.165

 46
 7,750
 0.178

PREPARED FOR: BLOOMFIELD HOMES, LP 1050 E. HWY 114, SUITE 210 SOUTHLAKE, TX 76092 (817) 416-1572

LO	DT SUMN	AARY TA	BLE
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
66	52	8,750	0.201
67	52	8,750	0.201
68	52	8,750	0.201
69	52	8,966	0.206
70	52	9,358	0.215
71	52	9,358	0.215
72	52	9,358	0.215
73	52	8,874	0.204
74	52	9,192	0.211
75	52	10,085	0.232
76	52	9,933	0.228
77	52	9,375	0.215
78	52	17,465	0.401
79	52	9,554	0.219
80	52	13,510	0.310
81	52	10,000	0.230
82	52	10,000	0.230
83	52	10,000	0.230
84	52	10,000	0.230
85	52	10,815	0.248
L	DT SUMN	AARY TA	BLE

LOT#BLOCKAREA (Sq. Ft.)AREA (Acres)15310,1780.23425311,9760.27535311,1270.2554539,6170.2215539,8000.2256539,5600.2197539,6710.22285310,4500.24095311,2640.25910539,4060.21611539,7150.223125310,0200.23014539,8230.226155310,9820.252	LO	DT SUMN	ARY TA	BLE
2 53 11,976 0.275 3 53 11,127 0.255 4 53 9,617 0.221 5 53 9,800 0.225 6 53 9,671 0.222 8 53 10,450 0.240 9 53 11,264 0.259 10 53 9,406 0.216 11 53 9,715 0.223 12 53 9,843 0.226 13 53 10,020 0.230 14 53 9,823 0.226	LOT#	BLOCK		
3 53 11,127 0.255 4 53 9,617 0.221 5 53 9,800 0.225 6 53 9,560 0.219 7 53 9,671 0.222 8 53 10,450 0.240 9 53 11,264 0.259 10 53 9,406 0.216 11 53 9,715 0.223 12 53 9,843 0.226 13 53 10,020 0.230 14 53 9,823 0.226	1	53	10,178	0.234
4 53 9,617 0.221 5 53 9,800 0.225 6 53 9,560 0.219 7 53 9,671 0.222 8 53 10,450 0.240 9 53 11,264 0.259 10 53 9,406 0.216 11 53 9,715 0.223 12 53 9,843 0.226 13 53 10,020 0.230 14 53 9,823 0.226	2	53	11,976	0.275
5 53 9,800 0.225 6 53 9,560 0.219 7 53 9,671 0.222 8 53 10,450 0.240 9 53 11,264 0.259 10 53 9,406 0.216 11 53 9,715 0.223 12 53 9,843 0.226 13 53 10,020 0.230 14 53 9,823 0.226	3	53	11,127	0.255
6 53 9,560 0.219 7 53 9,671 0.222 8 53 10,450 0.240 9 53 11,264 0.259 10 53 9,406 0.216 11 53 9,715 0.223 12 53 10,020 0.230 14 53 9,823 0.226	4	53	9,617	0.221
7 53 9,671 0.222 8 53 10,450 0.240 9 53 11,264 0.259 10 53 9,406 0.216 11 53 9,715 0.223 12 53 10,020 0.230 14 53 9,823 0.226	5	53	9,800	0.225
8 53 10,450 0.240 9 53 11,264 0.259 10 53 9,406 0.216 11 53 9,715 0.223 12 53 9,843 0.226 13 53 10,020 0.230 14 53 9,823 0.226	6	53	9,560	0.219
9 53 11,264 0.259 10 53 9,406 0.216 11 53 9,715 0.223 12 53 9,843 0.226 13 53 10,020 0.230 14 53 9,823 0.226	7	53	9,671	0.222
10 53 9,406 0.216 11 53 9,715 0.223 12 53 9,843 0.226 13 53 10,020 0.230 14 53 9,823 0.226	8	53	10,450	0.240
11 53 9,715 0.223 12 53 9,843 0.226 13 53 10,020 0.230 14 53 9,823 0.226	9	53	11,264	0.259
12 53 9,843 0.226 13 53 10,020 0.230 14 53 9,823 0.226	10	53	9,406	0.216
13 53 10,020 0.230 14 53 9,823 0.226	11	53	9,715	0.223
14 53 9,823 0.226	12	53	9,843	0.226
	13	53	10,020	0.230
15 53 10.982 0.252	14	53	9,823	0.226
10 00 10,702 0.232	15	53	10,982	0.252
16 53 11,741 0.270	16	53	11,741	0.270

LO	DT SUMN	/IARY TA	BLE
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	54	9,700	0.223
2	54	9,100	0.209
3	54	9,100	0.209
4	54	9,100	0.209
5	54	9,100	0.209
6	54	9,100	0.209
7	54	9,259	0.213
8	54	8,750	0.201
9	54	8,750	0.201
10	54	8,750	0.201
11	54	8,750	0.201
12	54	8,750	0.201
13	54	8,750	0.201
14	54	9,575	0.220
15	54	9,610	0.221
16	54	8,883	0.204
17	54	8,750	0.201
18	54	8,750	0.201
19	54	8,750	0.201
20	54	8,750	0.201
21	54	9,970	0.229
22	54	8,757	0.201
23	54	8,750	0.201
24	54	8,750	0.201
25	54	8,750	0.201
26	54	8,750	0.201
27	54	8,750	0.201
28	54	9,215	0.212
29	54	10,374	0.238
30	54	10,088	0.232

LC	DT SUMN	AARY TA	BLE
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
31	54	8,750	0.201
32	54	8,750	0.201
33	54	8,750	0.201
34	54	8,750	0.201
35	54	8,750	0.201
36	54	8,750	0.201
37	54	8,592	0.197
38	54	12,523	0.287
39	54	11,952	0.274
40	54	8,876	0.204
41	54	8,750	0.201
42	54	8,750	0.201
43	54	8,750	0.201
44	54	8,750	0.201
45	54	8,750	0.201
46	54	11,922	0.274
47	54	12,626	0.290
48	54	13,432	0.308
49	54	9,138	0.210
50	54	8,750	0.201
51	54	22,225	0.510
52	54	13,316	0.306
53	54	10,000	0.230
54	54	10,000	0.230
55	54	11,200	0.257
56	54	9,409	0.216
57	54	8,842	0.203
58	54	8,435	0.194
59	54	8,750	0.201

PRELIMINARY PLAT

OF

TIMBERBROOK PHASE 7, 8 & 9 822 RESIDENTIAL LOTS 13 OPEN SPACE LOTS

1 SCHOOL LOT BEING

299.874 ACRES ± SITUATED IN THE CARL BOEGER SURVEY, ABSTRACT No. 121, MARGARET GERNETT SURVEY, ABSTRACT NO. 439, WILLIAM REED SURVEY, ABSTRACT No. 1071, JOSEPH SUTTON SURVEY, ABSTRACT No. 1151 CITY OF JUSTIN, DENTON COUNTY, TEXAS Date: March 2023 SHEET 7 of 8

PREPARED BY:



LC	DT SUMN	ARY TA	BLE		LOT S
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)	LOT	# BLC
1	55	9,214	0.212	1	Ľ
2	55	8,750	0.201	2	Ľ
3	55	8,750	0.201	3	Ľ
4	55	8,750	0.201	4	Ľ
5	55	8,750	0.201	5	Ľ
6	55	8,750	0.201	6	Ľ
7	55	9,760	0.224	7	Į.
8	55	10,125	0.232	8	Ĺ
9	55	12,910	0.296	9	Ľ
10	55	10,096	0.232	10	
11	55	10,000	0.230	11	Ľ
12	55	10,000	0.230	12	
13	55	10,000	0.230	13	, Ľ
14	55	10,815	0.248	14	. 5
15	55	10,815	0.248	15	
16	55	10,000	0.230	16	
17	55	10,000	0.230	17	, Ľ
18	55	10,000	0.230	18	i t
19	55	10,000	0.230	19	, Ľ
20	55	12,732	0.292	20) [
21	55	13,286	0.305	21	Ľ
22	55	9,358	0.215	22	
23	55	9,228	0.212	23	3
24	55	8,750	0.201	24	. 5
25	55	9,698	0.223	25	5
26	55	10,004	0.230	26	5
27	55	9,373	0.215	27	, [
28	55	10,000	0.230	28	3 5
29	55	8,750	0.201	29	
30	55	8,750	0.201	30) [
31	55	10,000	0.230	31	Ę
32	55	8,750	0.201	32	2 5
33	55	9,325	0.214	33	5
				34	. 5
	DT SUMN	MARY TA		35	
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)	36	
1	56	6,000	0.138	38	
2	56	5,500	0.126		
3	56	5,500	0.126		
4	56	5,500	0.126		
5	56	5,500	0.126		
6	56	5,500	0.126		
7	56	5,500	0.126		
8	56	5,500	0.126		
9	56	5,500	0.126		
10	56	5,500	0.126		
11	56	5,500	0.126		
12	56	5,500	0.126		
13	56	5,500	0.126		
14	56	5,500	0.126		
15	56	5,500	0.126		
16	56	5,500	0.126		
17	56	5,500	0.126		
18	56	5,500	0.126		
19	56	5,500	0.126		
20	56	5,500	0.126		
21	56	5,500	0.126		
22	56	5,500	0.126		
23	54	5 500	0 1 2 4		

5,500 0.126

6,000 0.138

23

56

SUMN	AARY TA	BLE
	AREA	AREA
BLOCK	(Sq. Ft.)	(Acres)
57	5,594	0.128
57	6,373	0.146
57	8,057	0.185
57	8,057	0.185
57	6,775	0.156
57	5,749	0.132
57	5,500	0.126
57	6,050	0.139
57	5,500	0.126
57	6,050	0.139
57	5,500	0.126
57	6,050	0.139
57	5,500	0.126
57	6,050	0.139
57	5,500	0.126
57	6,050	0.139
57	5,500	0.126
57	6,050	0.139
57	5,500	0.126
57	5,500	0.126
57	5,500	0.126
57	5,500	0.126
57	5,500	0.126
57	5,500	0.126
57	5,973	0.137
57	5,963	0.137
57	7,712	0.177
57	6,481	0.149
57	5,899	0.135
57	5,798	0.133
57	6,050	0.139
57	6,286	0.144
57	6,302	0.145
57	6,737	0.155
57	5,500	0.126
57	6,050	0.139
57	5,609	0.129
57	6,000	0.138

LO	DT SUMN	MARY TA	BLE
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	58	5,500	0.126
2	58	6,050	0.139
3	58	5,662	0.130
4	58	6,961	0.160
5	58	6,976	0.160
6	58	6,384	0.147
7	58	5,638	0.129
8	58	6,481	0.149
9	58	5,899	0.135
10	58	6,481	0.149
11	58	6,428	0.148
12	58	6,050	0.139
13	58	5,500	0.126
14	58	6,184	0.142
15	58	6,000	0.138
16	58	6,000	0.138
17	58	5,500	0.126
18	58	5,500	0.126
19	58	5,500	0.126
20	58	5,761	0.132
21	58	5,920	0.136
22	58	5,930	0.136
23	58	5,928	0.136
24	58	5,928	0.136
25	58	5,872	0.135
26	58	6,313	0.145
27	58	6,772	0.155
28	58	7,758	0.178
29	58	13,497	0.310
30	58	9,123	0.209
31	58	5,651	0.130
32	58	5,500	0.126
33	58	5,500	0.126
34	58	5,500	0.126
35	58	5,500	0.126
36	58	5,500	0.126
37	58	5,500	0.126
38	58	5,500	0.126
39	58	6,050	0.139
40	58	6,050	0.139
41	58	5,500	0.126
42	58	6,050	0.139
43	58	6,050	0.139
44	58	5,930	0.136
45	58	6,620	0.152

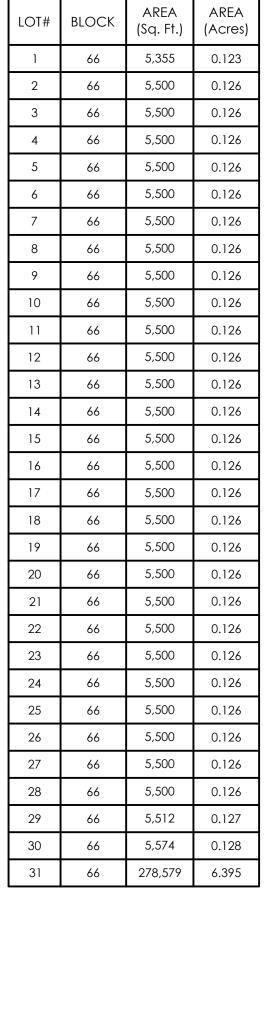
LO	DT SUMN	MARY TA	BLE
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	59	7,627	0.175
2	59	6,030	0.138
3	59	6,050	0.139
4	59	5,500	0.126
5	59	6,050	0.139
6	59	5,500	0.126
7	59	6,050	0.139
8	59	5,500	0.126
9	59	6,050	0.139
10	59	5,500	0.126
11	59	5,500	0.126
12	59	5,500	0.126
13	59	6,007	0.138
14	59	6,398	0.147
15	59	5,500	0.126
16	59	5,500	0.126
16	59	5,500	0.126
	59		
18 19	59	6,050 5,500	0.139
20	59	6,050	0.139
21	59	5,500	0.126
22	59	6,050	0.139
23	59	5,500	0.126
24	59	6,050	0.139
05	50		
25	59	5,500	0.126
26	59	5,874	0.135
26 27	59 59	5,874	0.135 0.172
26 27	59 59	5,874 7,499	0.135 0.172
26 27 LC	59 59 DT SUMN	5,874 7,499 MARY TA AREA	0.135 0.172 BLE AREA
26 27 LOT#	59 59 DT SUMN BLOCK	5,874 7,499 MARY TA AREA (Sq. Ft.)	0.135 0.172 BLE AREA (Acres)
26 27 LOT# 1	59 59 DT SUMN BLOCK 60	5,874 7,499 MARY TA AREA (Sq. Ft.) 6,030	0.135 0.172 BLE AREA (Acres) 0.138
26 27 LOT# 1 2	59 59 DT SUMN BLOCK 60 60	5,874 7,499 MARY TA AREA (Sq. Ft.) 6,030 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139
26 27 LOT# 1 2 3	59 59 DT SUMN BLOCK 60 60	5,874 7,499 MARY TA AREA (Sq. Ft.) 6,030 6,050 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139
26 27 LOT# 1 2 3 4	59 59 DT SUMN BLOCK 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050 6,050 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139
26 27 LOT# 1 2 3 4 5	59 59 DT SUMN BLOCK 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050 6,050 6,050 5,500	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126
26 27 LOT# 1 2 3 4 5 6	59 59 DT SUMN BLOCK 60 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050 6,050 6,050 5,500 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126 0.139
26 27 LOT# 1 2 3 4 5 6 7	59 59 DT SUMN BLOCK 60 60 60 60 60	5,874 7,499 (ARY TA AREA (Sq. Ft.) 6,030 6,050 6,050 6,050 5,500 6,050 5,500	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126 0.139
26 27 LOT# 1 2 3 4 5 6 7 8	59 59 DT SUMN BLOCK 60 60 60 60 60 60	5,874 7,499 XARY TA AREA (Sq. Ft.) 6,030 6,050 6,050 6,050 5,500 6,050 5,500 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.126 0.139 0.126 0.139
26 27 LOT# 1 2 3 4 5 6 7 8 9	59 59 DT SUMN BLOCK 60 60 60 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050 6,050 6,050 5,500 6,050 5,500 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.126 0.139 0.126 0.139 0.126 0.139
26 27 LOT# 1 2 3 4 5 6 7 8 9 10	59 59 T SUMN BLOCK 60 60 60 60 60 60 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.126
26 27 LOT# 1 2 3 4 5 6 7 8 9 10 11	59 59 T SUMN BLOCK 60 60 60 60 60 60 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.139 0.139
26 27 LOT# 1 2 3 4 5 6 7 8 9 10 11 11	59 59 T SUMN BLOCK 60 60 60 60 60 60 60 60 60 60 60 60 60	5,874 7,499 XARY TA (Sq. Ft.) 6,030 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.139 0.139 0.139
26 27 LOT# 1 2 3 4 5 6 7 3 4 5 6 7 8 9 10 11 11 12 13	59 59 T SUMN BLOCK 60 60 60 60 60 60 60 60 60 60 60 60 60	5,874 7,499 XARY TA (Sq. Ft.) 6,030 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.139 0.139 0.139 0.139
26 27 LOT# 1 2 3 4 3 4 5 6 7 3 4 5 6 7 3 8 9 10 11 12 12 13 14	59 59 T SUMN BLOCK 60 60 60 60 60 60 60 60 60 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.139 0.139 0.139 0.139 0.130
26 27 LOT# 1 2 3 4 3 4 5 6 7 3 4 5 6 7 3 8 9 10 11 12 13 13 14 15	59 59 DT SUMN BLOCK 60 60 60 60 60 60 60 60 60 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.139 0.139 0.139 0.139 0.130 0.138 0.138 0.130 0.139
26 27 LOT# 1 2 3 4 3 4 5 6 7 3 4 5 6 7 3 4 5 7 3 4 5 1 1 1 1 2 3 1 1 1 1 1 2 1 3 1 1 1 1 1 2 1 3 1 1 1 1	59 59 DT SUMN BLOCK 60 60 60 60 60 60 60 60 60 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.139 0.139 0.139 0.139 0.130 0.138 0.138 0.130 0.139 0.139
26 27 LOT# 1 2 3 4 5 6 7 3 4 5 6 7 3 8 9 10 11 12 13 11 12 13 14 15 16 17	59 59 DT SUMN BLOCK 60 60 60 60 60 60 60 60 60 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.139 0.139 0.139 0.139 0.139 0.139 0.138 0.138 0.130 0.139 0.139 0.139
26 27 LOT# 1 2 3 4 3 4 5 6 7 3 4 5 6 7 3 8 9 10 11 12 13 11 12 13 14 15 16 17 18	59 59 DT SUMN BLOCK 60 60 60 60 60 60 60 60 60 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.139 0.139 0.139 0.139 0.139 0.139 0.138 0.138 0.138 0.138 0.139 0.139 0.139 0.139 0.139
26 27 LOT# 1 2 3 4 3 4 5 6 7 3 4 5 6 7 3 4 5 7 3 4 5 7 3 1 4 5 7 3 1 4 5 7 1 7 1 8 9 10 11 12 13 12 13 14 15 16 17 18 19 20	59 59 T SUMN BLOCK 60 60 60 60 60 60 60 60 60 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126 0.139 0.126 0.139 0.126 0.139 0.139 0.139 0.139 0.139 0.139 0.139 0.138 0.138 0.138 0.138 0.138 0.139 0.139 0.139 0.139 0.139 0.139
26 27 LOT# 1 2 3 4 3 4 5 6 7 3 4 5 6 7 3 4 5 7 3 4 5 7 3 4 5 7 3 1 4 5 7 3 1 4 5 7 1 7 1 7 1 8 7 1 1 1 1 2 1 3 1 4 1 5 1 1 1 1 2 1 3 1 1 1 1 2 1 3 1 1 1 1 1 1	59 59 T SUMN BLOCK 60 60 60 60 60 60 60 60 60 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126 0.139 0.126 0.139
26 27 LOT# 1 2 3 4 3 4 5 6 7 3 4 5 6 7 3 4 5 7 3 4 5 7 3 1 4 5 7 3 1 4 5 7 1 7 1 7 1 8 7 1 1 1 1 2 1 3 1 4 1 5 1 6 1 7 1 1 1 1 2 1 3 1 1 1 1 2 1 3 1 1 1 1 1 2 1 1 1 1	59 59 T SUMN BLOCK 60 60 60 60 60 60 60 60 60 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126 0.139 0.126 0.139 0.1
26 27 LOT# 1 2 3 4 3 4 5 6 7 3 4 5 6 7 3 4 5 7 3 4 5 7 3 4 5 7 3 1 4 5 7 3 1 4 5 7 1 7 1 8 7 1 1 1 1 2 1 3 1 4 1 5 1 1 1 1 1 2 1 3 1 1 1 1 2 1 3 1 1 1 1 1	59 59 T SUMN BLOCK 60 60 60 60 60 60 60 60 60 60 60 60 60	5,874 7,499 AREA (Sq. Ft.) 6,030 6,050	0.135 0.172 BLE AREA (Acres) 0.138 0.139 0.139 0.139 0.139 0.126 0.139 0.126 0.139

	T SUM	IARY TA	BLE
		AREA	AREA
LOT#	BLOCK	(Sq. Ft.)	(Acres)
1	61	6,164	0.142
2	61	6,261	0.144
3	61	6,264	0.144
4	61	6,267	0.144
5	61	5,700	0.131
6	61	6,273	0.144
7	61	5,705	0.131
8	61	6,278	0.144
9	61	6,281	0.144
10	61	6,284	0.144
11	61	5,869	0.135
12	61	6,197	0.142
12	01	0,177	0.142
LO	OT SUM	MARY TA	BLE
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	62	6,354	0.146
2	62	6,088	0.140
3	62	5,635	0.129
4	62	5,500	0.126
5	62	5,500	0.126
6	62	5,500	0.126
7	62	5,500	0.126
8	62	6,050	0.128
9	62	5,500	0.137
10	62	5,879	0.135
11	62	6,115	0.140
12	62	6,858	0.157
13	62	6,967	0.160
14	62	5,987	0.137
15	62	6,050	0.139
16	62	6,050	0.139
17	62	6,050	0.139
18	62	6,050	0.139
19	62	6,050	0.139
20	62	6,050	0.139
21	62	6,355	0.146
22	62	6,152	0.141
23	62	6,411	0.147
	DT SUMN	AREA	AREA
LOT#	BLOCK	(Sq. Ft.)	(Acres)
1	63	6,851	0.157
2	63	6,255	0.144
3	63	5,720	0.131
4	63	5,683	0.130
5	63	6,050	0.139
5 6		6,050 5,500	0.139 0.126
	63		
6	63 63	5,500	0.126
6 7	63 63 63	5,500 6,050	0.126 0.139
6 7 8	63 63 63 63	5,500 6,050 5,559	0.126 0.139 0.128
6 7 8 9	63 63 63 63 63	5,500 6,050 5,559 6,322	0.126 0.139 0.128 0.145
6 7 8 9 10	63 63 63 63 63 63	5,500 6,050 5,559 6,322 6,064	0.126 0.139 0.128 0.145 0.139
6 7 8 9 10 11	63 63 63 63 63 63 63 63	5,500 6,050 5,559 6,322 6,064 8,416	0.126 0.139 0.128 0.145 0.139 0.193 0.168
6 7 8 9 10 11 12 13	63 63 63 63 63 63 63 63 63	5,500 6,050 5,559 6,322 6,064 8,416 7,328 6,375	0.126 0.139 0.128 0.145 0.139 0.193 0.168 0.146
6 7 8 9 10 11 12 13 14	63 63 63 63 63 63 63 63 63 63	5,500 6,050 5,559 6,322 6,064 8,416 7,328 6,375 6,375 6,542	0.126 0.139 0.128 0.145 0.139 0.193 0.168 0.146 0.150
6 7 8 9 10 11 12 13 14 15	63 63 63 63 63 63 63 63 63 63 63	5,500 6,050 5,559 6,322 6,064 8,416 7,328 6,375 6,542 5,500	0.126 0.139 0.128 0.145 0.139 0.193 0.168 0.146 0.146 0.150 0.126
6 7 8 9 10 11 12 13 14 15 16	 63 	5,500 6,050 5,559 6,322 6,064 8,416 7,328 6,375 6,542 5,500 5,500	0.126 0.139 0.128 0.145 0.139 0.193 0.168 0.146 0.150 0.126 0.126
6 7 8 9 10 11 12 13 14 15 16 17	 63 	5,500 6,050 5,559 6,322 6,064 8,416 7,328 6,375 6,542 5,500 5,500 5,500	0.126 0.139 0.128 0.145 0.139 0.193 0.168 0.146 0.146 0.150 0.126 0.126
6 7 8 9 10 11 12 13 14 15 16 17 18	 63 	5,500 6,050 5,559 6,322 6,064 8,416 7,328 6,375 6,542 5,500 5,500 5,500 5,500 5,685	0.126 0.139 0.128 0.145 0.139 0.193 0.168 0.146 0.150 0.126 0.126 0.126 0.131
6 7 8 9 10 11 12 13 14 15 16 17 18 19	 63 	5,500 6,050 5,559 6,322 6,064 8,416 7,328 6,375 6,542 5,500 5,500 5,500 5,500 5,685 6,326	0.126 0.139 0.128 0.145 0.139 0.193 0.168 0.146 0.150 0.126 0.126 0.126 0.126 0.126
6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	 63 	5,500 6,050 5,559 6,322 6,064 8,416 7,328 6,375 6,542 5,500 5,500 5,500 5,500 5,500 5,685 6,326 5,754	0.126 0.139 0.128 0.145 0.139 0.193 0.168 0.146 0.146 0.150 0.126 0.126 0.126 0.126 0.126 0.131 0.145 0.132
6 7 8 9 10 11 12 13 14 15 16 17 18 19	 63 	5,500 6,050 5,559 6,322 6,064 8,416 7,328 6,375 6,542 5,500 5,500 5,500 5,500 5,685 6,326	0.126 0.139 0.128 0.145 0.139 0.193 0.168 0.146 0.150 0.126 0.126 0.126 0.126 0.131 0.145

LC	DT SUMN	ARY TA	BLE
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	64	6,898	0.158
2	64	6,333	0.145
3	64	6,230	0.143
4	64	6,230	0.143
5	64	6,230	0.143
6	64	6,230	0.143
7	64	6,101	0.140
8	64	6,050	0.139
9	64	6,050	0.139
10	64	6,593	0.151
11	64	7,510	0.172
12	64	7,035	0.161
13	64	6,518	0.150
14	64	5,902	0.135
15	64	5,500	0.126
16	64	5,693	0.131
17	64	5,695	0.131
18	64	5,696	0.131
19	64	5,697	0.131
20	64	5,698	0.131
20	64	5,729	0.132
22	64	6,242	0.102
23	64	7,004	0.161
20		7,001	0.101
LO	DT SUMN	MARY TA	BLE
		-	
LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
LOT#	BLOCK 65		
		(Sq. Ft.)	(Acres)
1	65	(Sq. Ft.) 6,699	(Acres) 0.154
1 2	65 65	(Sq. Ft.) 6,699 6,423	(Acres) 0.154 0.147
1 2 3	65 65 65	(Sq. Ft.) 6,699 6,423 6,194	(Acres) 0.154 0.147 0.142
1 2 3 4	65 65 65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339	(Acres) 0.154 0.147 0.142 0.168
1 2 3 4 5	65 65 65 65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312	(Acres) 0.154 0.147 0.142 0.168 0.191
1 2 3 4 5 6	65 65 65 65 65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126
1 2 3 4 5 6 7	65 65 65 65 65 65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126
1 2 3 4 5 6 7 8	65 65 65 65 65 65 65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126
1 2 3 4 5 6 7 8 9	65 65 65 65 65 65 65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126
1 2 3 4 5 6 7 8 9 10	65 65 65 65 65 65 65 65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,500	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127
1 2 3 4 5 6 7 8 9 10 11	65 65 65 65 65 65 65 65 65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,500 5,500 5,520 5,762	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132
1 2 3 4 5 6 7 8 9 10 11 11 12	65 65 65 65 65 65 65 65 65 65 65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,500 5,500 5,520 5,520 5,762 5,672	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132 0.130
1 2 3 4 5 6 7 8 9 10 11 11 12 13	65 65 65 65 65 65 65 65 65 65 65 65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,500 5,500 5,520 5,520 5,762 5,762 5,720	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131
1 2 3 4 5 6 7 8 9 10 11 11 12 13 14	65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,500 5,500 5,520 5,520 5,762 5,762 5,762 5,720 5,661	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,500 5,500 5,520 5,520 5,762 5,762 5,762 5,720 5,661 5,500	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	 65 	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,500 5,520 5,762 5,762 5,762 5,720 5,671 5,500 5,500	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	 65 	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,500 5,520 5,762 5,762 5,762 5,720 5,671 5,500 5,500 5,500	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.126 0.126 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 14 15 16 17 18	 65 	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,520 5,520 5,520 5,762 5,762 5,762 5,762 5,762 5,762 5,500 5,500 5,500 5,500 5,500	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.126 0.126 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 14 15 16 17 18 19	 65 	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,520 5,520 5,520 5,520 5,520 5,520 5,520 5,500 5,500 5,500 5,500 5,500 5,500	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.126 0.126 0.126 0.126 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 13 14 15 16 17 18 19 20	 65 	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,520 5,520 5,520 5,520 5,520 5,520 5,500 5,500 5,500 5,500 5,500 5,500 5,500	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.126 0.126 0.126 0.126 0.126 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	 65 	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,520 5,520 5,520 5,520 5,520 5,520 5,500 5,500 5,500 5,500 5,500 5,500 5,500 5,500 7,751	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.131 0.130 0.126 0.126 0.126 0.126 0.126 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 17 18 19 20 21 22	 65 	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,520 5,520 5,520 5,520 5,520 5,520 5,500 5,500 5,500 5,500 5,500 5,500 5,500 7,751 5,500 6,904	(Acres) 0.154 0.147 0.142 0.142 0.168 0.191 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 14 15 16 17 18 19 20 21 22 21 22 23 24	 65 	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,520 5,520 5,762 5,762 5,762 5,762 5,762 5,500 5,500 5,500 5,500 5,500 5,500 5,500 5,500 5,500 6,904 5,500	(Acres) 0.154 0.147 0.142 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.126 0.130 0.130 0.130 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 14 15 16 17 18 19 20 21 22 21 22 23 24 225	 65 <	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,520 5,762 5,762 5,762 5,762 5,762 5,762 5,500	(Acres) 0.154 0.147 0.142 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 14 15 16 17 18 19 20 21 20 21 22 23 24 22 23 24 25 26	65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,520 5,520 5,762 5,762 5,762 5,720 5,762 5,500	(Acres) 0.154 0.147 0.142 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27	65 65 <	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,520 5,762 5,762 5,762 5,720 5,762 5,720 5,500	(Acres) 0.154 0.147 0.142 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	65 65	(Sq. Ft.) 6,699 6,423 6,194 7,339 8,312 5,500 5,500 5,500 5,520 5,520 5,520 5,520 5,520 5,520 5,520 5,520 5,500	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29	65 65	(Sq. Ft.) 6,699 6,194 7,339 8,312 5,500	(Acres) 0.154 0.147 0.142 0.142 0.168 0.191 0.126 0.126 0.126 0.127 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	65 65 <	(Sq. Ft.) 6,699 6,194 7,339 8,312 5,500 5,500 5,500 5,500 5,500 5,500 5,500 5,500 5,500 5,500 5,500 5,762 5,762 5,762 5,700 5,500	(Acres) 0.154 0.147 0.142 0.168 0.191 0.126 0.126 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.126
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29	65 65	(Sq. Ft.) 6,699 6,194 7,339 8,312 5,500	(Acres) 0.154 0.147 0.142 0.142 0.168 0.191 0.126 0.126 0.126 0.127 0.126 0.127 0.132 0.130 0.131 0.130 0.131 0.130 0.126

PREPAPED: BLOOMFIELD HOMES, LP 1050 E. HWY 114, SUITE 210 SOUTHLAKE, TX 76092 (817) 416-1572





LOT SUMMARY TABLE

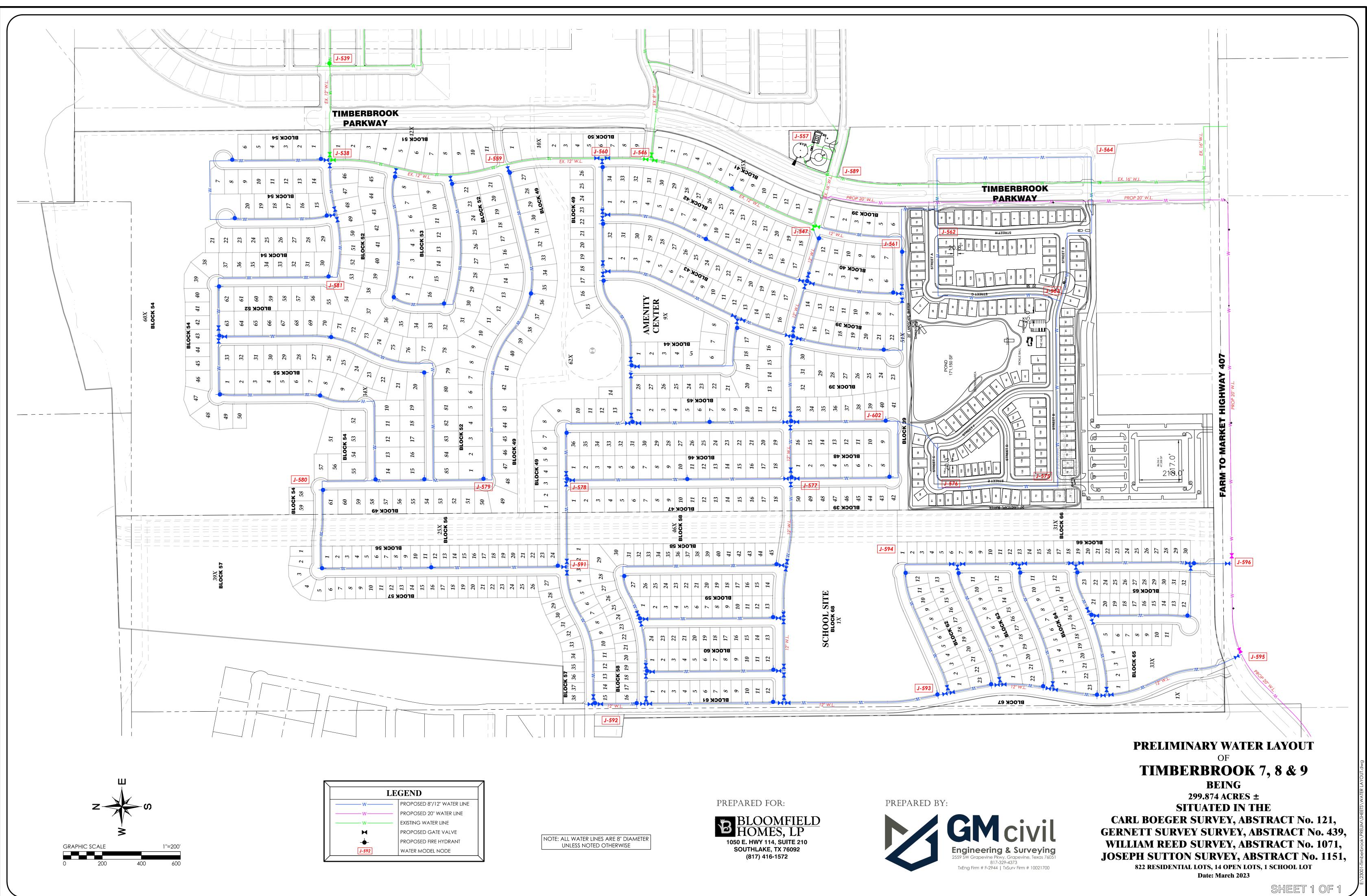


TIMBERBROOK PHASE 7, 8 & 9

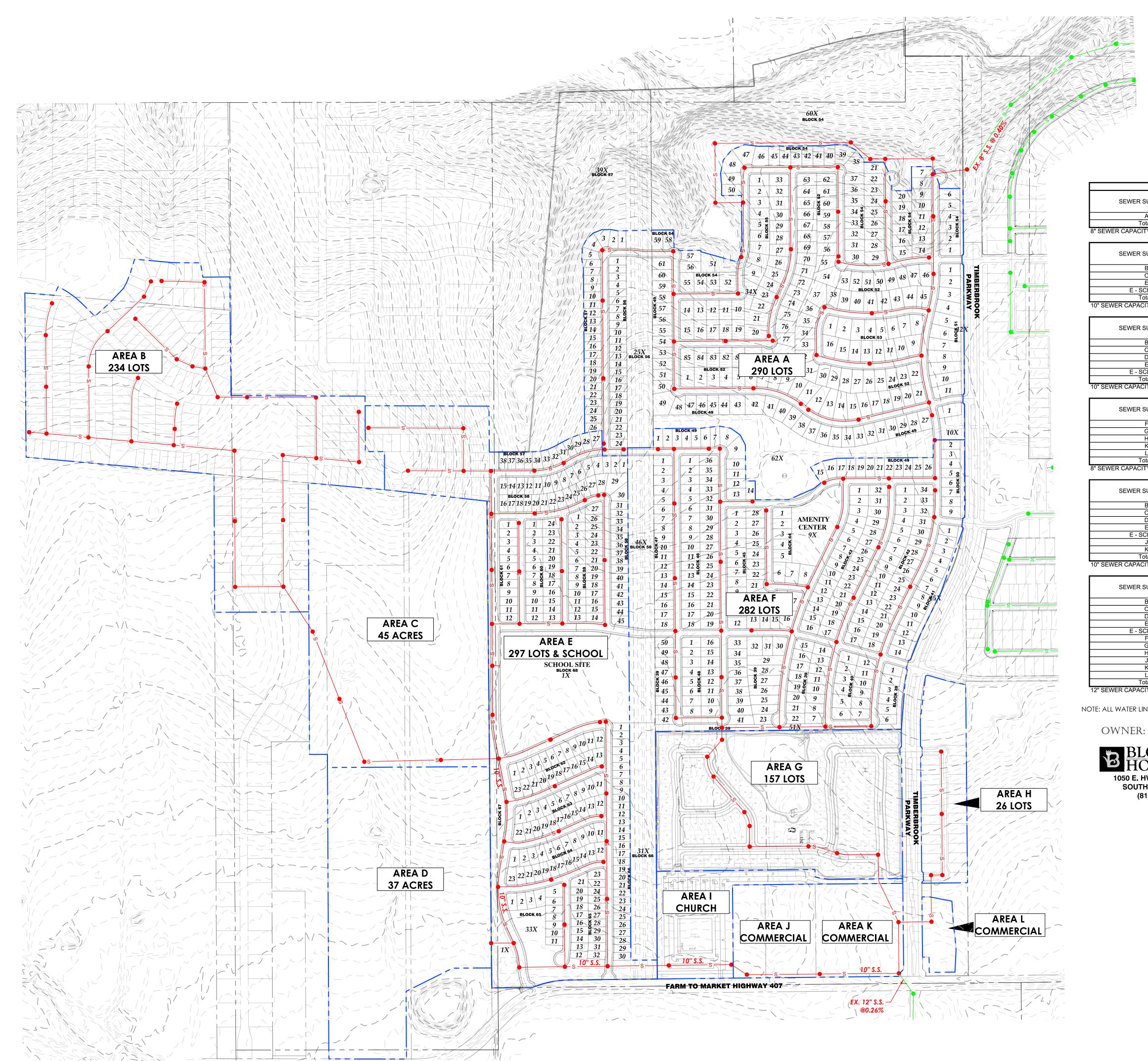
822 RESIDENTIAL LOTS 13 OPEN SPACE LOTS 1 SCHOOL LOT BEING

299.874 ACRES ± SITUATED IN THE CARL BOEGER SURVEY, ABSTRACT No. 121, MARGARET GERNETT SURVEY, ABSTRACT NO. 439, WILLIAM REED SURVEY, ABSTRACT No. 1071, JOSEPH SUTTON SURVEY, ABSTRACT No. 1151 CITY OF JUSTIN, DENTON COUNTY, TEXAS Date: March 2023 SHEET 8 of 8



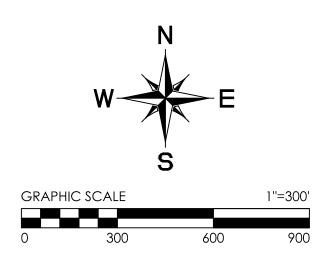


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	LE	GEND
S		EXISTING SEWER
s		PROPOSED SEWER
		SUB-BASIN DIVIDE



SEWER SUB-BASIN # of Lobs or Land Area Pepulation (p) Usage (GPM/p) Average Flow (GPM) Peak Flow (CPM) Mn. Required Sandtay Sever Math Sub-Stage Trainis 280 11015 0.0084 70.40 2.50 1176.27 Feak Flow (CPM) Man Sub-Stage ER CAPAGITY IS 343 GPM @ 0.40% 1015 0.0084 70.40 2.50 1176.27 F @ 0.40% ER CAPAGITY IS 343 GPM @ 0.40% # of Lobs or Lob Area Population (p) Usage (GPM/p) Average Flow (GPM) Peak Flow (CPM) Min. Required Sandtay Savon B 224 1010 0.0084 32.81 2.20 142.17 F @ 0.00% C 45 473 0.0084 32.81 2.20 242.84 107 0.0084 SEVER SUB-BASIN # of Lobs or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peak Flow (CPM) Min. Required Sandtay Savo B 223 1104 0.0084 2.80 2.50 142.41 6 0.0054 SEVER SUB-BASIN # of Lobs or Land Area Population (p)	SEWER SUB-BASIN af of Lists or Land Area Population (p) Usage (GPMp) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Amm Rev Ban Tays 2 YEER CAPACITY IS 333 GPM @ 0.40% 1015 0.0094 70.40 2.50 1762.21 6" 0.0094 SEWER SUB-BASIN af of Lists or Land Area Population (p) Usage (GPMp) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Ban Tays 2 B 224 0.10 0.0096 9.6.80 2.50 14.1.01 Ban Tays 2 E 2677 11040 0.0096 9.6.80 2.50 14.1.01 Ban Tays 2 E 2677 11040 0.0098 72.16 2.50 14.1.01 GM Tays 2 VER CAPACITY IS 490 GPM @ 0.23% # 0.0198 0.480 2.50 14.1.01 GM Tays 2 SEMER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPMp) Average Flow (GPM) Peak Flow (GPM) Mm.Rev Mm.Sector SEMER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPMp) Av			ТІМІ	BERBROOK SEWER	DEMAND			
SEWER SUB-BASIN I*01.00 m Population (p) Usage (CPMp) Average Flow (CPM) Peak Flow (CPM) Saminary Sevent Mem Sub-State A 220 1015 0.0664 70.46 2.00 178.22 6* 0.049 C 1015 0.0664 70.46 2.00 178.22 6* 0.049 SEWER SUB-BASIN # of Lots or C # of Lots or C Population (p) Usage (GPMp) Average Flow (GPM) Peak Flow (GPM) Min. Required Mem State Sta	SEWER SUB-BASIN In of Long Area Land Area Youtas Population (p) Youtas Usage (GPM/m) Average Flow (GPM/m) Peaking Fractor Youtas Peak Flow (GPM/m) Peaking Fractor Youtas Peaking Youtas Youtas SEWER SUB-BASIN # of Lobs or Land Area Youtas Youtas Y								Min Required
Totalis Totalis Total Totalis Peaking Factor Peaking Factor Peaking Factor Peaking Factor Peak Flow (GPM) Min. Required B 244 519 0.0694 5281 250 1203	Totals 1015 70.49 2.50 175.22 6* © 0.4 VER CAPACITY IS 343 GPM @ 0.40% # of Lots or Land Area Population (p) Usage (GPM)p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Min. Raque Santlary, 5 B 224 619 0.0964 56.68 2.50 180.47 6* © 0.4 E 297 1403 0.0964 32.61 2.50 180.47 6* © 0.4 Totalis 3.66 2.50 180.47 6* © 0.4	SEWER SUB-BASIN		Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)	Sanitary Sewer Main Size/Slope
ER CAPACITY IS 343 GPM @ 0.40% Population (p) Usage (GPM(p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Status 7 Sevent 8 234 819 0.0664 286 2.50 142.16 Mant @ 30500 E 247 1040 0.0664 286 2.50 142.16 Mant @ 30500 E 247 1040 0.0664 72.10 2.50 142.16 8*@ 0.00% E 5100L 14 700 0.0184 72.10 2.50 42.84 10*@ 0.02% VER CAPACITY IS 430 GPM @ 0.25% 3031 171.54 2.50 42.84 10*@ 0.02% SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM(p) Average Flow (QPM) Peak Flow (QPM) Sanitary Seve Mant Sus2000 B 234 819 0.0664 56.88 2.50 142.51 8*@ 0.0674 C 45 4730 0.0664 52.89 2.50 426.20 62.040 % E 5.0400L 16 3700	VER CAPACITY IS 3/3 GPM @ 0.40% For Lots or Land Area Population (p) Land Area Usage (GPM(p) Average Flow (GPM) Peaking Factor Peak Flow (CPM) Min. Requ Main Steel B 224 419 0.6666 56.80 2.60 142.00 Main Steel E 201 1040 0.0564 72.19 2.50 162.01 6 7 6 0.0 7 6 0.0 7 6 0.0 7 6 0.0 7 6 7 0.0 7 6 6 7 6 0.0 7 6 0.0 7 6 0.0 7 7 0.0 0.0 7 1.0 0.0 7	A	290	1015	0.0694	70.49	2.50	176.22	8" @ 0.40%
ER CAPACITY IS 543 GPM @ 0.40% # of Lots or Land Area B Population (p) Land Area C Usage (GPM(p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Min. Regular Sanitary Save C B 234 919 0.0094 26.88 2.50 Peak Flow (GPM) Sanitary Save C Peak Flow (GPM) Min. Regular Sanitary Save Flow (GPM) Peak Flow (GPM) Min. Regular Flow (GP	VER CAPACITY IS 343 GPM @ 0.40% Verage Flow (GPM) Average Flow (GPM) Peaking Factor Peak Flow (GPH) Min. Regulation (p) B 224 019 0.0994 56.88 2.50 1420 6 0.0094 60.88 2.50 1420 6 0.0094 60.88 2.50 1420 6 0.0094 6 0.0094 6 0.0094 6 0.0094 6 0.0094 6 0.0094 6 0.0094 6 0.0094 6 0.0094 6 0.0094 7 0.00944 7 0.00944 7 0.00944 7 0.00944 7 0.00944 7 0.00944	Totals		1015		70.49	2.50	176.22	
SEWER SUB-BASIN Land Avaal Population (p) Usage (GPMp) Avarage Flow (GPM) Peaking Factor Peak Flow (GPM) Santary Sew Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-	SEWER SUB-BASIN # 01030° Population (p) Usage (GPM/s) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Samlary S B 224 819 0.0894 668.8 2.50 142.19 8"@ 0.4 C 445 473 0.0694 268.81 2.50 82.13 8"@ 0.4 E - GLOOL 227 1040 0.0694 72.19 2.50 104.07 8"@ 0.4 WER CAPACITY IS 490 GPM @ 0.23% 3331 171.94 2.30 142.90 Min. Requ SEWER SUB-BASIN # of 0.103 0.694 566.88 2.50 142.19 % @ 0.4 G 45 4.73 0.0694 566.89 2.50 162.13 6" @ 0.4 G 37 380 0.0694 568 2.50 162.13 6" @ 0.4 G 37 380 0.0694 568 2.50 167.16 7 9.0 6.66 2.50 162.13 7 0.0 7 0.0 7 7		40%						0
SEWER SUB-BASIN Land Avaal Population (p) Usage (GPMp) Avarage Flow (GPM) Peaking Factor Peak Flow (GPM) Santary Sew Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-Sub-	SEWER SUB-BASIN # 01 Clistor Population (p) Usage (GPM/p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Samlary S 8 224 619 0.0694 668.8 2.50 142.10 6" @ 0.4 C 45 473 0.0694 272.19 2.50 180.47 6" @ 0.4 E SCHOR 237 1040 0.0694 72.19 2.50 180.47 6" @ 0.4 WER CAPACITY IS 490 GPM @ 0.23% 171.94 2.30 428.94 10" @ 0.4 568.8 2.50 182.13 6" @ 0.4 SEWER SUB-BASIN # of class or Land Area Population (n) Usage (GPM/n) Average Flow (GPM) Peak Flow (GPM) Samlary S								Min Deguired
B 224 819 0.0684 56.88 2.50 142.19 8* © 0.04% C 445 473 0.0084 72.18 2.50 182.01 8* © 0.04% E SCHOOL 14 700 0.0084 72.18 2.50 180.47 8* © 0.04% VER CAPACITY IS 490 GPM @ 0.25% 771.54 2.50 445.84 10* © 0.25% SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM(p) Average Flow (GPM) Peaking Factor Peak res (VPM) Min. Requires Min StacSbog B 224 473 0.0084 32.81 2.50 82.41 70* © 0.27% C 45 473 0.0084 32.81 2.50 82.41 70* © 0.40% C 45 473 0.0084 32.81 2.50 82.41 70* © 0.40% C 45 473 0.0084 72.18 2.50 82.41 70* © 0.40% E 5C/OOL 291 1040 0.0684 72.18 <	B 224 819 0.0994 56.86 2.50 142.19 8" 0.04 C 45 473 0.0994 2.51 2.50 B2.03 B2.03 F* 0.04 B2.03 F* 0.04 B2.03 F* 0.04 F* 0.	SEWER SUB-BASIN		Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)	Sanitary Sewer
C 45 473 0.0894 32.81 2.80 B2.03 B* @ 0.40% E 297 1040 0.0684 72.19 2.50 180.47 8° @ 0.40% E SCHOOL 14 700 0.0138 9.68 2.50 24.15 8° @ 0.40% WER CAPACITY IS 490 OPM @ 0.25% 3031 171.54 2.50 428.94 10° @ 0.26% SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPMp) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Min. Regulation Similary Save Minit Suscibility C 45 473 0.0694 2.58 2.60 182.15 8° @ 0.40% E 297 1040 0.0694 2.58 180.47 8° @ 0.40% E 297 1040 0.0694 2.58 180.47 8° @ 0.40% VER CAPACITY IS 509 GPM @ 0.27% #f of Lots or Land Area 9491 0.0694 68.54 2.50 171.36 8° @ 0.40% K 1 100 0.0138 <td< td=""><td>C 445 473 0.0894 32.81 2.50 B2.03 8" 0.04 E 267 1940 0.0694 72.19 2.50 1980.47 8" 0.04 E.SCHOOL 14 700 0.0139 9.66 2.50 2.41.5 8" 0.04 WER CAPACITY IS 490 GPM @ 0.25% #of Lots or Land Area Population (p) Usage (GPM)p Average Flow (GPM) Peak Ing Factor Peak Plow (GPM) Samitaro 50 B 2244 819 0.0694 55.88 2.50 142.19 8" 0.04 C 45 473 0.0694 32.81 2.50 182.31 8" 0.04 E 237 398 0.0694 72.19 2.50 190.47 8" 0.04 E 5CHOOL 14 700 0.0139 9.66 2.50 2.41.15 8" 0.04 E 3CHOOL 14 700 0.0594 6.51 2.50 171.35 8" 0.04 F 2420 987 0.0694 6.</td><td>В</td><td>23/</td><td>810</td><td>0.0694</td><td>56.88</td><td>2 50</td><td>1/2 10</td><td></td></td<>	C 445 473 0.0894 32.81 2.50 B2.03 8" 0.04 E 267 1940 0.0694 72.19 2.50 1980.47 8" 0.04 E.SCHOOL 14 700 0.0139 9.66 2.50 2.41.5 8" 0.04 WER CAPACITY IS 490 GPM @ 0.25% #of Lots or Land Area Population (p) Usage (GPM)p Average Flow (GPM) Peak Ing Factor Peak Plow (GPM) Samitaro 50 B 2244 819 0.0694 55.88 2.50 142.19 8" 0.04 C 45 473 0.0694 32.81 2.50 182.31 8" 0.04 E 237 398 0.0694 72.19 2.50 190.47 8" 0.04 E 5CHOOL 14 700 0.0139 9.66 2.50 2.41.15 8" 0.04 E 3CHOOL 14 700 0.0594 6.51 2.50 171.35 8" 0.04 F 2420 987 0.0694 6.	В	23/	810	0.0694	56.88	2 50	1/2 10	
E 2.97 1040 0.0694 72.19 2.50 1180.47 8° @ 0.40%, 8° @ 0.40%, Totals CARACITY IS 490 GPM @ 0.25% 3031 171.54 2.50 428.54 10° @ 0.25%, SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM(p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Min. Required Smithary Seve Main Subs/950 B 2.34 413 0.06864 56.80 2.60 142.10 B° @ 0.40%, Min. Required Smithary Seve Main Subs/950 C 45 473 0.06864 56.80 2.60 142.10 B° @ 0.40%, Min. Required Smithary Seve Main Subs/950 C 45 297 10401 0.06864 72.19 2.50 180.47 B° @ 0.40%, B° @ 0.40%, Totals 190.027% SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM(p) Average Flow (GPM, Peaking Factor Peak Flow (GPM, Min. Required Smithary Seve Main Sizes/S00 197.8 0.04%, Min. Required Smithary Seve Main Sizes/S00 198.0 0.0684 6.5.4 2.50 171.35 B° @ 0.40%, Min. Sizes/S00 197.8 0	E 297 1040 0.0894 72.19 2.50 180.47 8* © 0.4 Totals 4 3031 117.54 2.50 24.15 8* © 0.4 WER CAPACITY IS 490 GPM @ 0.25% 3031 117.54 2.50 428.84 10* © 0.2 SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peak Flow (GPM) Min. Requ. B 234 670 0.664 56.88 2.260 142.10 % of © 0.4 C 45 0.6644 56.81 2.60 142.10 % of © 0.4 % of 0.4								
E. SCHOOL 14 700 0.0138 9.66 2.50 24.15 8*@ 0.40% Totals 3031 171.54 2.50 428.84 10*@ 0.25% SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPMp) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Min. Required Santary Sewum C 46 473 0.0684 32.81 2.50 144.16 8*@ 0.40% C 46 473 0.0684 2.86 2.50 144.16 8*@ 0.40% E = SCHOOL 267 100 0.0684 2.50 168.14 6*@ 0.40% K 56 0.40% 0.0138 198.51 2.50 168.14 6*@ 0.40% WER CAPACITY IS 509 GPM @ 0.27% 450.2 987 0.0684 68.54 2.50 171.35 6*@ 0.40% SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPMp) Average Flow (GPM) Peak Flow (GPM) Min. Required Santary Sewu K 1 150 0.0138	E. SCHOOL 14 700 0.0138 9.66 2.50 24.15 6*@ 0.4 Totals 3031 171.54 2.50 428.84 10*@ 0.2 WER CAPACITY IS 490 GPM @ 0.25% Population (p) Usage (GPM/p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Sanitary Sanita								
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SEWER SUB-BASIN # of Lots or Land Area Population (p) (and Area Usage (GPM(p)) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Min. Required Samitary Seve Main Size/Sion G 157 314 0.0694 68.54 2.50 17135 8" @ 0.49% K 1 150 0.0138 2.07 2.50 5.16 8" @ 0.40% K 1 150 0.0138 2.07 2.50 5.16 8" @ 0.40% Corals 1 100 0.0138 2.07 2.50 3.61 8" @ 0.40% ER CAPACITY IS 343 GPM @ 0.40% 439 1301 100.12 2.50 2.81 2.60 3.45 8" @ 0.40% SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM(p) Average Flow (GPM) Peak Flow (GPM) Min. Required SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM(p) Average Flow (GPM) Peak Flow (GPM) Min. Required SEWER SUB-BASIN # of Lots or Land Area 150 0.0694 2.50 161	WER CAPACITY IS 509 GPM @ 0.27% # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peak Flow (GPM) Min. Requ Sentary S. F 282 987 0.0694 68.54 2.50 171.35 % @ 0.4 H 262 987 0.0694 68.54 2.50 171.35 % @ 0.4 H 26 91 0.0694 63.2 2.50 15.80 % @ 0.4 K 1 150 0.0138 2.07 2.50 5.16 8* @ 0.4 L 1 100 0.0138 1.38 2.50 3.45 8* @ 0.4 Class 439 1301 100.12 2.50 250.29 8* @ 0.4 E CAPACITY IS 343 GPM @ 0.40% # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peak ing Factor Peak Flow (GPM) Min. Requ Senitary S. B 234 819 0.0694 32.81 2.50 812.03 Min. Nice Q D 37 389 <		14		0.0138				
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SEWER SUB-BASIN # of Lois of Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Sanitary Sewe Minis Size/Stop (GPM) F 222 987 0.0694 66.54 2.50 171.35 8" @ 0.40%, Minis Size/Stop (GPM) G 157 314 0.0694 6.32 2.50 54.51 8" @ 0.40%, B" @ 0.40%, K L 1 100 0.0138 2.07 2.50 5.18 8" @ 0.40%, B" @ 0.40%, Totals 439 1301 100.12 2.50 3.45 8" @ 0.40%, B" @ 0.40%, C SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peak Flow (GPM) Min. Required Sanitary Sewe Main Size/Stop Sanitary Sewe Main Size/Stop B 234 819 0.0694 26.88 2.50 142.10 8" @ 0.40%, Min. Required Sanitary Sewe Main Size/Stop C 45 473 0.0694 26.88 2.50 142.10 8" @ 0.40%, Min. Size/Stop C 45 473 0.0694 26.88 2.50 51.	SEWER SUB-BASIN # of Loss of Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peak Index for the second part of the second part of the second p	C							
SEWER SUB-BASIN Land Area Population (p) Usage (CPM/p) Average Flow (CPM) Peaking Factor Peaking Factor Peaking Factor Peaking Factor Peaking Sactor Sanitary Save Mini Size/Sigo G 157 314 0.0694 68.54 2.50 171.36 8" @ 0.40%, B" @ 0.40%, L 1 0.0694 6.32 2.50 151.80 8" @ 0.40%, B" @ 0.40%, L 1 100 0.0138 2.70 2.50 51.81 8" @ 0.40%, B" @ 0.40%, L 1 100 0.0138 2.50 3.45 8" @ 0.40%, B" @ 0.40%, C ER CAPACITY IS 343 GPM @ 0.40% 439 1301 100.12 2.50 142.19 8" @ 0.40%, Sanitary Save Mini Size/Sigo B 234 819 0.0694 32.81 2.50 142.19 8" @ 0.40%, Bain Size/Sigo C 445 473 0.0694 32.81 2.50 67.45 8" @ 0.40%, B" @ 0.40%, F = SCHOOL 14 800 0.0138 11.04 2.50 51.81 8" @ 0.40%, K 1 150 0.0138 2.07 2.50 51.81	SEWER SUB-BASIN Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peak Plactor Peak Plactor Peak Plactor Peak Plactor Peak Plactor Santary Status F 282 987 0.0694 68.54 2.50 171.35 8*@ 0.4 G 157 314 0.0694 6.32 2.50 15.80 8*@ 0.4 K 1 100 0.0138 1.38 2.50 3.45 8*@ 0.4 CL 1 100 0.0138 1.38 2.50 3.45 8*@ 0.4 Totals 439 1301 100.12 2.50 250.28 8*@ 0.4 ER CAPACITY IS 343 GPM @ 0.40% Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peak Flow (GPM) Min. Requ B 234 819 0.0694 26.88 2.50 442.19 8*@ 0.4 D 37 389 0.0694 26.98 2.50 18.47 8*@ 0.4 L = SCHOOL 14 90 <td></td> <td># of Loto or</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Min. Required</td>		# of Loto or						Min. Required
Land Area Land Area Land Area Land Area Main Sizze/Stop F 282 987 0.0694 66.54 2.50 171.35 8° @ 0.40% G 157 314 0.0694 63.2 2.50 156.80 8° @ 0.40% H 26 91 0.0694 63.2 2.50 15.80 8° @ 0.40% K 1 100 0.0138 2.07 2.50 3.45 8° @ 0.40% Cala 1 100 0.0138 1.38 2.50 3.45 8° @ 0.40% SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peak Information (GPM) Min. Required Smitary Sowe Main Size/Slop G 445 473 0.0694 32.81 2.50 142.19 8° @ 0.40% C 45 473 0.0694 32.81 2.50 167.45 8° @ 0.40% E 2.97 1040 0.6694 72.19 2.50 1180.47 8° @ 0.40% </td <td>Land Area Population (p) Long of the stand of the st</td> <td>SEWER SUB-BASIN</td> <td></td> <td>Population (p)</td> <td>Usage (GPM/p)</td> <td>Average Flow (GPM)</td> <td>Peaking Factor</td> <td>Peak Flow (GPM)</td> <td>Sanitary Sewer</td>	Land Area Population (p) Long of the stand of the st	SEWER SUB-BASIN		Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)	Sanitary Sewer
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G 157 314 0.0694 21.81 2.50 54.51 8" @ 0.40%, B" @ 0.40%, K H 26 91 0.0138 2.07 2.50 15.80 8" @ 0.40%, B" @ 0.40%, L K 1 100 0.0138 2.07 2.50 5.18 8" @ 0.40%, B" @ 0.40%, C Totals 439 1301 100.12 2.50 250.29 8" @ 0.40%, B" @ 0.40%, C ER CAPACITY IS 343 GPM @ 0.40% 439 100.12 2.50 250.29 8" @ 0.40%, Sanitary Sewe Main Size/Stop B 234 819 0.0694 32.81 2.50 142.19 8" @ 0.40%, Sanitary Sewe Main Size/Stop C 45 473 0.0694 32.81 2.50 81.03 8" @ 0.40%, E E 297 1040 0.0694 72.19 2.50 180.47 8" @ 0.40%, K 1 150 0.0138 1.04 2.60 2.76.0 8" @ 0.40%, K 8" @ 0.40%, K 1 150 0.0138 2.07 2.50 51.8 8" @ 0.40%, K	G 157 314 0.0694 21.81 2.50 54.51 B*@.0.4 H 26 91 0.0694 6.32 2.50 15.80 B*@.0.4 K 1 150 0.0138 2.07 2.50 5.18 B*@.0.4 L 1 100 0.0138 1.38 2.50 3.48 B*@.0.4 Call 439 1301 100.12 2.50 250.29 B*@.0.4 ER CAPACITY IS 343 GPM @ 0.40% 439 1301 100.12 2.50 142.19 Smitary S B 234 819 0.0694 32.81 2.50 142.19 B*@.0.4 C 445 473 0.0694 32.81 2.50 167.45 B*@.0.4 E 297 1040 0.0694 72.19 2.50 180.47 B*@.0.4 J 1 150 0.0138 2.07 2.50 5.18 B*@.0.4 K 1 150 0.0138	F	282	987	0.0694	68.54	2.50	171.35	
H 26 91 0.0694 6.32 2.50 15.60 8" @ 0.40%. K 1 150 0.0138 2.07 2.50 5.18 8" @ 0.40%. Totals 439 1301 0.0138 1.38 2.50 3.45 8" @ 0.40%. ER CAPACITY IS 343 GPM @ 0.40% 439 1301 100.12 2.50 250.29 8" @ 0.40%. SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Min. Required Sanitary Seve Main Size/Stop Mon. C 445 473 0.0694 32.81 2.50 82.03 8" @ 0.40%. E 297 1040 0.0694 72.19 2.50 67.45 8" @ 0.40%. K 1 150 0.0138 2.07 2.50 57.18 8" @ 0.40%. K 1 150 0.0138 2.07 2.50 51.8 8" @ 0.40%. K 1 150 0.0138	H 26 91 0.0694 6.32 2.50 15.80 8* @ 0.4 K 1 150 0.0138 2.07 2.50 5.18 8* @ 0.4 L 1 100 0.0138 2.50 3.48 8* @ 0.4 ER CAPACITY IS 343 GPM @ 0.40% 439 1301 100.12 2.50 250.29 8* @ 0.4 ER CAPACITY IS 343 GPM @ 0.40% # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peak Ifow (GPM) Min. Requ B 234 819 0.0694 56.88 2.50 142.19 8* @ 0.4 C 45 473 0.0694 32.81 2.50 82.03 8* @ 0.4 E 297 1040 0.0694 72.19 2.50 180.47 8* @ 0.4 J 1 150 0.0138 2.07 2.50 5.18 8* @ 0.4 K 1 150 0.0138 2.07 2.50 5.18 8* @ 0.4 3620 46	G	157	314	0.0694	21.81	2.50	54.51	
K 1 150 0.0138 2.07 2.50 5.18 8* @ 0.40% Cotals 1 100 0.0138 1.38 2.50 3.45 8* @ 0.40% ER CAPACITY IS 343 GPM @ 0.40% 439 1301 100.12 2.50 250.29 8* @ 0.40% SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Min. Required Mon. Reduced 2.50 8.2.30 8* @ 0.40%	K 1 150 0.0138 2.07 2.50 5.18 6* @ 0.4 L 1 100 0.0138 1.38 2.50 3.45 6* @ 0.4 Totals 439 1301 100.12 2.50 250.29 8* @ 0.4 ER CAPACITY IS 343 GPM @ 0.40% Population (p) Usage (GPM/p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Sinitary S B 234 819 0.0694 36.68 2.50 142.19 8* @ 0.4 C 45 473 0.0694 32.81 2.50 82.03 8* @ 0.4 E 297 1040 0.0694 72.19 2.50 180.47 8* @ 0.4 J 1 150 0.0138 11.04 2.50 27.60 8* @ 0.4 K 1 150 0.0138 2.07 2.50 51.18 8* @ 0.4 K 1 150 0.0138 2.07 2.50 51.18 8* @ 0.4								
L 1 100 0.0138 1.38 2.50 3.45 8* @ 0.40% ER CAPACITY IS 343 GPM @ 0.40% 1301 100.12 2.50 250.29 8* @ 0.40% SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Sanitary Sewe Main Size/Stop B 234 819 0.0694 56.88 2.50 142.19 8* @ 0.40% C 45 473 0.0694 32.81 2.50 82.03 8* @ 0.40% E 297 1040 0.0694 72.19 2.50 180.47 8* @ 0.40% K 1 150 0.0138 2.07 2.50 51.18 8* @ 0.40% K 1 150 0.0138 2.07 2.50 51.18 8* @ 0.40% MER CAPACITY IS 527 GPM @ 0.29% 3820 204.03 2.50 51.09 10* @ 0.29% SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM)	L 1 100 0.0138 1.38 2.50 3.45 6* @ 0.4 Totals 439 1301 100.12 2.50 250.29 8* @ 0.4 ER CAPACITY IS 343 GPM @ 0.40% # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Sanitary S Main Size/X B 234 819 0.0694 56.88 2.50 142.19 8* @ 0.4 C 45 473 0.0694 32.81 2.50 82.03 8* @ 0.4 E 297 1040 0.0694 72.19 2.50 180.47 8* @ 0.4 J 1 150 0.0138 2.07 2.50 51.81 8* @ 0.4 K 1 150 0.0138 2.07 2.50 51.81 8* @ 0.4 Totals 3820 204.03 2.50 51.08 8* @ 0.4 C 45 473 0.0694 32.81 2.50 51.09 Main Size/X		1						
Totals 439 1301 100.12 2.50 250.29 8* @ 0.40% ER CAPACITY IS 343 GPM @ 0.40% # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Min. Required Sanitary Seve Main Size/Stop B 234 819 0.0694 56.88 2.50 142.19 8* @ 0.40% C 434 819 0.0694 26.81 2.50 142.19 8* @ 0.40% D 37 389 0.0694 26.98 2.50 167.45 8* @ 0.40% E 297 1040 0.0694 72.19 2.50 180.47 8* @ 0.40% J 1 150 0.0138 2.07 2.50 51.18 8* @ 0.40% K 1 150 0.0138 2.07 2.50 51.09 10* @ 0.23% VER CAPACITY IS 527 GPM @ 0.29% 3820 204.03 2.50 510.09 10* @ 0.23% SEWER SUB-BASIN # of Lots or Land Area Population (p) <	Totals 439 1301 100.12 2.50 250.29 8° @ 0.4 ER CAPACITY IS 343 GPM @ 0.40% ER CAPACITY IS 343 GPM @ 0.40% # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Min. Requ. Sanitary S. Mains SizeA. B 234 819 0.0694 56.88 2.50 142.19 8° @ 0.4 C 455 473 0.0694 28.81 2.50 82.03 8° @ 0.4 E 297 1040 0.0694 72.19 2.50 180.47 8° @ 0.4 J 1 150 0.0138 1.014 2.50 5.18 8° @ 0.4 K 1 150 0.0138 2.07 2.50 5.18 8° @ 0.4 K 1 150 0.0138 2.07 2.50 5.18 8° @ 0.4 K 1 150 0.0138 2.07 2.50 5.18 8° @ 0.4 K 1 150 0.0138 2.07	L	1						
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SEWER SUB-BASIN # 01 L03 of Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peak Ing Factor Peak Flow (GPM) Sanitary Sewe Main Size/Slop B 234 819 0.0694 56.88 2.50 142.19 8° @ 0.40%. C 445 473 0.0694 32.81 2.50 88.03 8° @ 0.40%. D 37 389 0.0694 72.19 2.50 180.47 8° @ 0.40%. E 2.97 1040 0.0694 72.19 2.50 180.47 8° @ 0.40%. J 1 150 0.0138 2.07 2.50 5.18 8° @ 0.40%. K 1 150 0.0138 2.07 2.50 5.18 8° @ 0.40%. VER CAPACITY IS 527 GPM @ 0.29% VER CAPACITY IS 527 GPM @ 0.29% VER CAPACITY IS 527 GPM @ 0.29% Min. Required SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Min. Required Min C Required 5.9	SEWER SUB-BASIN # of Lots or Land Area Population (p) Usage (GPM/p) Average Flow (GPM) Peaking Factor Peak Flow (GPM) Sanitary S Main Size/S B 234 819 0.0694 56.88 2.50 142.19 8" @ 0.4 C 445 473 0.0694 32.81 2.50 82.03 8" @ 0.4 D 37 389 0.0694 72.91 2.50 180.47 8" @ 0.4 E 297 1040 0.0694 72.19 2.50 180.47 8" @ 0.4 J 1 150 0.0138 2.07 2.50 51.18 8" @ 0.4 K 1 150 0.0138 2.07 2.50 51.18 8" @ 0.4 K 1 150 0.0138 2.07 2.50 51.18 8" @ 0.4 Main Size/S 3820 204.03 2.50 51.08 8" @ 0.4 Main Size/S Main Area Population (p) Usage (GPM/p) Average Flow (GPM) Peak Flow (GPM)		1	I					Min. De sueine d
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12" SEWER CAPACITY IS 768 GPM @ 0.23%

NOTE: ALL WATER LINES ARE 8" DIAMETER UNLESS NOTED OTHERWISE.

BLOOMFIELD HOMES, LP 1050 E. HWY 114, SUITE 210 SOUTHLAKE, TX 76092 (817) 416-1572

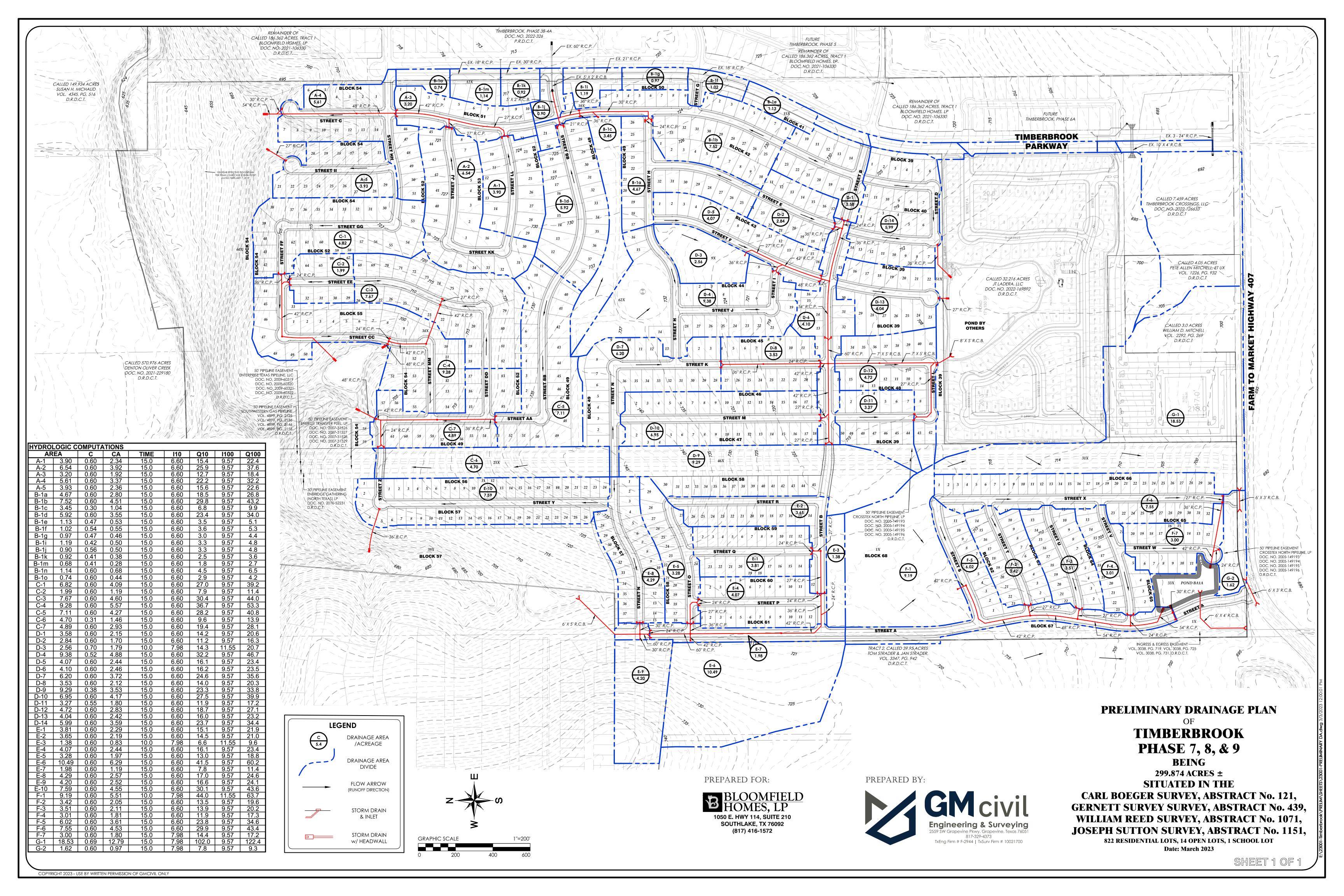




PRELIMINARY SEWER LAYOUT OF TIMBERBROOK, PHASE 7, 8 & 9 BEING 299.874 ACRES ± SITUATED IN THE

CARL BOEGER SURVEY, ABSTRACT No. 121, **GERNETT SURVEY SURVEY, ABSTRACT No. 439,** WILLIAM REED SURVEY, ABSTRACT No. 1071, **JOSEPH SUTTON SURVEY, ABSTRACT No. 1151,** 822 RESIDENTIAL LOTS, 14 OPEN LOTS, 1 SCHOOL LOT Date: March 2023

SHEET 1 OF 1



City Council Meeting

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Items: 4

Title: Consider and approve a work authorization for Westwood to design improvements for Boss Range Road for a total of \$353,000.

Department: Development

Contact: Director of Planning and Development, Matt Cyr

Recommendation: Staff recommends approval as presented.

Background:

Due to procurement laws for the State of Texas, any purchase over \$50,000 is required for approval by City Council. Therefore, the contract to design improvements for Boss Range Road is forwarded to City Council for consideration.

On May 23, 2023, City Council approved an amendment to the Developers Agreement for The Preserve. The agreement was for the developer to provide \$353,000 in lieu of improvements for Boss Range Road. The funds provided by the developer will be utilized to fund the design for Boss Range Road. Denton County will provide approximately \$4,500,000 for the construction of the project. The \$353,000 from the developer will be released to the City within 60 days.

The goal will be to take the design to Denton County at approximately 60% completion, which is estimated around the end of the year, to start the distribution of funds to begin the project in early 2024.

City Attorney Review: N/A

Attachments:

1. Proposed Contract

EXHIBIT 'A' - SCOPE OF SERVICES

CITY OF JUSTIN – BOSS RANGE ROAD RECONSTRUCTION 1ST STREET (FM 407) TO SAM REYNOLDS ROAD

PROJECT DESCRIPTION:

The project consists of pavement reconstruction for Boss Range Road from 1st Street (FM 407) to Sam Reynolds Road. Boss Range Road will be three lanes from FM 407 to just north of the bridge over Trail Creek. The remaining section is proposed to be 2 lanes with some turn lanes anticipated at the intersection with John Wily Road and Sam Reynolds Road. Finally, erosion mitigation and scour improvements underneath the bridge over Trail Creek is anticipated. (PROJECT)

BASIC SERVICES:

- A. Project Management, Coordination & Permitting
 - 1. Manage the Team:
 - Lead, manage and direct design team activities
 - Ensure quality control is practiced in performance of the work
 - Communicate internally among team members
 - Allocate team resources
 - 2. Communications and Reporting:
 - Attend a pre-design project kickoff meeting with CITY staff to confirm and clarify scope, understand CITY objectives, and ensure economical and functional designs that meet CITY requirements.
 - Conduct review meetings with the CITY at the end of each design phase.
 - Prepare and submit monthly invoices in the format acceptable to the CITY.
 - Prepare and submit monthly progress reports.
 - Prepare and submit baseline Project Schedule initially and Project Schedule updates.
 - Coordinate with other agencies and entities as necessary for the design of the proposed infrastructure and provide and obtain information needed to prepare the design.
 - With respect to coordination with permitting authorities, CONSULTANT shall communicate with permitting authorities such that their regulatory requirements are appropriately reflected in the designs. CONSULTANT shall work with regulatory authorities to obtain approval of the designs, and make changes necessary to meet their requirements.

3. Permit Coordination:

CONSULTANT will provide coordination with the railroad, USCOE and/or TxDOT or other required agency for Permitting of the proposed infrastructure construction. Included in this item are:

- Coordination of submittal of Application for Permit.
- Research and provide appropriate design specifications.
- Coordination for final plan approval.
- Up to three (3) coordination meetings, if required.
- Application and Permitting fees and special insurance premiums are <u>not</u> included.
- 4. Constructability Review:
 - Prior to the 90 percent review meeting with the CITY, the CONSULTANT shall schedule and attend a project site visit with the CITY Project Manager and Construction personnel to walk the project. The CONSULTANT shall summarize the CITY's comments from the field visit and submit this information to the CITY in writing.
- 5. Utility Clearance:
 - The CONSULTANT will consult with the CITY, public utilities, private utilities and government agencies to determine the approximate location of above and underground utilities, and other facilities (current and future) that have an impact or influence on the project. CONSULTANT will design CITY facilities to avoid or minimize conflicts with existing utilities, and where known and possible consider potential future utilities in designs.
 - CONSULTANT will provide plans to and coordinate with utility CITY related to the relocation efforts of franchise utilities that remain in conflict with the proposed construction.
- B. Preliminary Design (60% Submittal)
 - 1. Prepare preliminary construction plans. Prepare the following sheets at the engineering scale indicated:
 - Cover Sheet
 - General Notes
 - Quantity Sheet
 - Project Layout & Control Sheet
 - Roadway plan and profile sheets.
 - Scale 1" = 20' Horizontal; 1" = 2' Vertical
 - Drainage plan and profile sheets.
 - Scale 1" = 20' Horizontal; 1" = 2' Vertical
 - Traffic Control Plan
 - Erosion Control Plans
 - Tree Protection and Mitigation Plans
 - Detail sheets

Information required can be combined on sheets if the information can be clearly shown and is approved by CITY's project manager.

- 2. Assemble CITY's standard construction contract documents and modify special technical specifications, if needed, for the project (if any).
- 3. Prepare an estimate of construction quantities and develop the preliminary opinion of probable construction costs.
- 4. Submit two (2) full sized 22"x34" sets of preliminary 60% plans, one (1) set of preliminary construction contract documents, special conditions and preliminary opinion of probable construction costs to the CITY for review. One (1) set of half size (11"x17") plans will be submitted with the 60% plan submittal.
- C. Final Design (90% & 100% Submittals)
 - 1. Revise preliminary plans incorporating comments from the CITY.
 - 2. Submit two (2) full sized 22"x34" sets of 90% plans, one (1) set of 90% construction contract documents and 90% opinion of probable construction costs for CITY review. One (1) set of half size (11"x17") plans will be submitted with the 90% plan submittal.
 - 3. Incorporate final CITY review comments into the plans and construction contract documents to finalize construction plans for proposed improvements.
 - 4. Finalize construction contract documents including CITY standard specifications, special technical specifications and special conditions (if any).
 - 5. Estimate of final construction quantities and final opinions of construction cost.
 - 6. Submit (1) sealed (100%) set of final plans and construction documents.
- D. Bid Phase Services CONSULTANT will support the bid phase of the project as follows.
 - 1. Bid Advertisement:
 - CONSULTANT shall prepare and submit to CITY a draft Bid Advertisement for publishing by the CITY.
 - 2. Bid Document Distribution:

- The CONSULTANT shall sell construction plans and contract bid documents. The CONSULTANT shall also maintain a plan holders list of documents sold.
- 3. Bidder Assistance:
 - The CONSULTANT will develop and implement procedures for receiving and answering bidders' questions and requests for additional information. The procedures shall include a log of all significant bidders' questions and requests, and the response thereto. The CONSULTANT will provide technical interpretation of the contract bid documents and will prepare proposed responses to all bidders' questions and requests, in the form of addenda.
 - Attend the prebid conference in support of the CITY.
 - Attend the bid opening in support of the CITY.
- 4. Bid Analysis and Recommendation of Award:
 - The CONSULTANT will tabulate and review all bids received for the construction project, assist the CITY in evaluating bids, and recommend award of the contract.
 - The CONSULTANT will assist the CITY in determining the qualifications and acceptability of prospective contractors, subcontractors, and suppliers.
 - The CONSULTANT shall make a recommendation of award to the CITY.
- 5. Conformed Construction Documents:
 - Upon award of a contract by the CITY, the CONSULTANT shall assist with the execution, assembly and distribution of the construction contract documents for the Project.
- E. Construction Administration
 - 1. Preconstruction Conference:
 - The CONSULTANT shall attend the preconstruction conference.
 - 2. Public Meeting:
 - After the pre-construction conference, the CONSULTANT shall provide project exhibits and attend a public meeting, if any, to help explain the proposed project to interested parties. The CITY shall select a suitable location and extend the invitation to the affected parties and the public as deemed appropriate.

- 3. Site Visits:
 - The CONSULTANT shall visit the project site at appropriate intervals as construction proceeds to observe and report on progress. It is estimated that one (1) visit per month will be made by the CONSULTANT.
- 4. Shop Drawing and Lab Report Review
 - The CONSULTANT shall review shop and erection drawings submitted by the contractor for compliance with design concepts. The CONSULTANT shall review laboratory, shop, and mill test reports on materials and equipment.
- 5. Instructions to Contractor
 - The Engineer shall provide necessary interpretations and clarifications of contract documents, review change orders and make recommendations as to the acceptability of the work, at the request of the CITY.
- 6. Contractor's Payment Estimates
 - The Engineer shall review monthly and final estimates for payments to contractors. The payment estimates shall include appropriate certifications.
- 7. Final Inspection
 - The Engineer shall attend final inspection of the Project with representatives of the CITY and the construction contractor.
- 8. Record Drawings:
 - Prepare construction "Record Drawings" based upon mark-ups and information provided by the construction contractor(s). Submit one (1) set of the record drawings (with "record drawing stamp" bearing the signature of the Engineer and the date) to the CITY on a CD-ROM disk or flash drive containing scanned 22"x34" black and white PDF images.
- F. Direct Expenses
 - 1. Included in this item are usual and customary expenses normally incurred during performance of the services described. These expenses could include courier delivery charges, copies of existing engineering plans and/or maps, printing and reproduction (either in-house or by reproduction company) and mileage.

SPECIAL SERVICES:

- A. Field Survey
 - 1. Establish Survey Control

Establish survey control along each street or intersecting streets as necessary. These control points will be established based on and tied to established City horizontal and vertical control points. The horizontal control for each street in the PROJECT will be established on the State Plane Coordinate System (NAD'83 Surface Coordinates) from CITY monumentation. Control points will be established using 5/8" iron rods, 18" long. These control points will be established using GPS and conventional surveying methods.

2. Benchmark Loop

A benchmark circuit will be established, based on the vertical control points provided. These benchmarks will be located outside of the construction limits and put in such a place so that they may be easily found for future use. Benchmarks will be located at about 1,000' intervals and will be referenced. Benchmarks shall be looped in accordance with good surveying practice prior to field surveys. All control leveling work will be performed using appropriate modified second order procedures with closed loops into the PROJECT vertical control.

3. Existing Streets, Driveways and Right-of-Way

Existing streets, driveways and right-of-way will be profiled and cross-sectioned at 50' intervals and to a point at least 20' outside of the Right-of-Way line. Low points, high points and other unique features will be noted. Pavement surfacing will be determined by visual inspection only. Intersecting streets will be profiled and cross-sectioned to a point at least 50' beyond the roadway being replaced.

4. Existing Drainage Channels and Drainage Area Verification

Existing drainage channels and swales will be profiled and cross sectioned within the immediate vicinity of the PROJECT, 100' upstream and downstream. Low points, high points and any other unique features will be noted. Additional surveying may be necessary to verify the limits of drainage areas.

5. Existing Underground and/or Overhead Utilities

Utility CITY's will be contacted, on an as-needed basis, and requested to assist in locating existing utilities identified for the PROJECT. Above ground features of existing utilities within the proposed Right-of-Way for the limits of the PROJECT will be field located, including elevations of sanitary and storm sewer manhole flowlines and water/gas valve stems. The location of utilities between above ground features will be determined from visual inspection, utility records, and/or from locations determined by the respective utility companies. The utilities will be tied to the PROJECT control points and depths determined in sufficient detail to identify potential conflicts with proposed construction. The excavation and other costs required to expose or probe the underground utilities will be the responsibility of others.

6. Right-of-Way

Right-of-Way lines along the PROJECT will be located. This information will be included on the PROJECT's plan sheets.

7. Existing Storm Sewers and Culverts

The size of existing culverts will be measured and tied along with existing headwalls, channels and aprons. The size, length, and flowline elevation of existing storm sewers will be surveyed. Drainage areas contributing to the PROJECT or conveying water from the PROJECT will be determined through field investigations and available topographic mapping.

8. Temporary Signs, Traffic Control, Flags, Safety Equipment, Etc.

The Surveyor will exercise care in completing this surveying assignment by using traffic control devices, flags and safety equipment when necessary.

Services <u>not</u> included in this contract:

Construction inspection services

- Pole foundations are standards and no special foundation will be designed to accommodate custom situations.
- As-built surveys of constructed improvements
- Subsurface Utility Engineering
- Geotechnical Investigation
- Public hearings or City Council/Commission meetings
- Utility coordination meeting(s) to start relocation process with affected franchise utilities.
- Reset property corner monumentation disturbed or removed during or after construction
- Required application and permitting fees (LOMR) or special insurance premiums are not included
- Phase II Environmental Site Assessments
- Storm Water Pollution Prevention Plans (SWPPP)

END OF EXHIBIT 'A'

EXHIBIT 'B' – COMPENSATION AND METHOD OF PAYMENT

CITY OF JUSTIN – BOSS RANGE ROAD RECONSTRUCTION 1ST STREET (FM 407) TO SAM REYNOLDS ROAD

COMPENSATION:

For all professional services included in EXHIBIT 'A', Scope of Services, the CONSULTANT shall be compensated a lump sum fee of \$353,000.00 as summarized below. The total lump sum fee shall be considered full compensation for the services described in EXHIBIT A, including all labor materials, supplies, and equipment necessary to deliver the services.

Basic & Special Services

Α.	Project Management, Coordination & Permitting	\$ 5,500
В.	Preliminary Design (60% Submittal)	140,000
C.	Final Design (90% & 100% Submittals)	128,000
D.	Bid Phase Services	5,500
E.	Construction Administration	2,000
F.	Direct Expense (Not to Exceed)	2,000
G.	Field Survey	<u>70,000</u>

TOTAL

\$ 353,000.00

METHOD OF PAYMENT:

The CONSULTANT shall be paid monthly payments as described in Article 3 of the AGREEMENT. The cumulative sum of such monthly partial fee payments shall not exceed the total current project budget including all approved Amendments. Each invoice shall be verified as to its accuracy and compliance with the terms of this Agreement by an officer of the CONSULTANT.

Monthly statements for reimbursable services performed by sub consultants will be based upon the actual cost to the CONSULTANT plus ten percent (10%). Direct expenses for services such as printing, express mail, fees, mileage and other direct expenses that are incurred during the progress of the project will be billed at 1.1 times the CONSULTANT'S cost.

END OF EXHIBIT 'B'

City Council Meeting

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Items: 5

Title: Discuss, consider and take appropriate action to appoint a Mayor Pro Tem.

Department: Administration

Contact: City Manager, Jarrod Greenwood

Recommendation: Discuss and appoint Mayor Pro Tem.

Background:

In the Home Rule Charter, section 3.05 it states;

The Mayor Pro-Tem shall be a Councilmember elected annually by the City Council at the first regular meeting after each election of Councilmembers and/or Mayor, or at the first regular meeting in June. The Mayor Pro-Tem shall act as Mayor during the disability or absence of the Mayor, and in this capacity shall have the rights conferred upon the Mayor.

City Attorney Review: N/A

Attachments:

1.

City Council Meeting

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Items: 6

Title: (second reading) Consider an Ordinance regarding an amendment to the Planned Development (SF-2 and GB PD-722) for LaDera Farms legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.

Department: Development

Contact: Director of Planning and Development, Matt Cyr

Recommendation:

Staff recommends consideration based on the request. If City Council is to approve the item, Staff recommends approving with the condition that the Paving Exhibit be included as part of the Planned Development documentation.

P&Z Recommendation: The Planning and Zoning Commission recommended approval by a 3-2 vote on April 18, 2023, with the condition that the Paving Exhibit be inserted into the Planned Development documentation and the concrete be extended to reach the intersections of the streets as outlined in the Paving Exhibit.

The Conversation centered around the following topics: if fiscal consideration should be the sole driver for the change and if pavement in this area is harmonious with the other developments within town. Other comments were made about the City not maintaining the pavement and the use being less intense as well.

Staff Analysis:

Overall, the difference between asphalt and concrete is that asphalt is less durable than concrete and an inferior product. With proper maintenance, asphalt can typically last around 30 years. Alternatively, concrete provides a sturdy, long-lasting option and can last more than 50 years. However, the roads within LaDera are planned to be

private since it is a gated community and traffic will be less intensive based on the use. The ultimate question is whether the Commission and Council want to approve a change from the current Planned Development to allow asphalt as an option.

Engineering Analysis and Miscellaneous:

Below is a general engineering analysis provided by Westwood. Staff will be available to answer any questions if needed.

Asphalt: Asphalt surfaces are generally durable and flexible, capable of withstanding moderate to heavy traffic loads. They can withstand the freeze-thaw cycles experienced in many regions, including Texas. However, over time, asphalt may be prone to cracking and degradation due to factors such as UV exposure, oxidation, and heavy traffic. Regular maintenance, such as sealing and crack filling, is essential to prolong the lifespan of asphalt surfaces.

<u>Concrete</u>: Concrete surfaces offer excellent durability and strength. They can withstand heavy loads and are less susceptible to cracking compared to asphalt. Proper curing, joint placement, and reinforcement are crucial to enhance the longevity of concrete surfaces.

The information below shows the cost to patch concrete and asphalt. Please note the prices and assumptions are an estimate as actual cost depends on a myriad of factors.

Assuming the following:

- 1. 10 tons of asphalt mix required for asphalt patching.
- 2. 5 cubic yards of concrete required for concrete patching.
- 3. 8 labor hours required for both asphalt and concrete patching.

Asphalt Patching:

Material Cost = 10 tons \times \$70/ton = \$700 Labor Cost = 8 hours \times \$65/hour = \$520 Equipment Cost = \$300 Additional Costs = 10% \times Material and Labor (\$700 + \$520) = \$122

Total Cost = (\$700 + \$520 + \$300) + \$122 = \$1,642

Concrete Patching:

Material Cost = 5 cubic yards \times \$125/cubic yard = \$625 Labor Cost = 8 hours \times \$80/hour = \$640 Equipment Cost = \$350 Additional Costs = 10% \times Material and Labor (\$625 + \$640) = \$126.50

Total Cost = (\$625 + \$640 + \$350) + \$126.50 = \$1,741.50

Background:

The Applicant is requesting to amend the Planned Development that was approved on December 13, 2023, to allow for asphalt roads. Currently, the Planned Development conditions prohibit asphalt and requires concrete for the roads.

The developer plans to utilize asphalt (Street Section B) for the majority of the development. An exhibit will be provide during the presentation for the Commission.

The development is a privately maintained development, which means the City is not responsible for the maintenance of the roads.

City Attorney Review: N/A

Attachments:

- 1. P&Z Staff Report
- 2. Supporting Documentation
- 3. Proposed Ordinance



PLANNING & ZONING COMMISSION MEETING Staff Report April 18, 2023

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

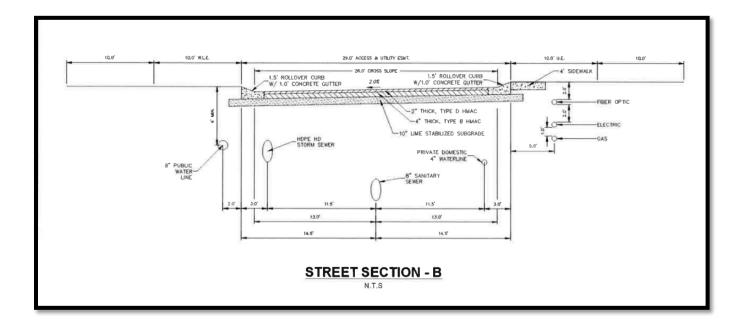
PROJECT: Consider and act upon a recommendation to City Council for an amendment to the Planned Development (SF-2 and GB PD-722) for LaDera Farms legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.

APPLICANT: Justin Lansdowne; McAdams, John Delin (Developer); Integrity Groups

EXECUTIVE SUMMARY: The Applicant is requesting to amend the Planned Development that was approved on December 13, 2023, to allow for asphalt roads. Currently, the Planned Development conditions prohibit asphalt and requires concrete for the roads. The developer plans to utilize asphalt (Street Section B) for the majority of the development. An exhibit will be provide during the presentation for the Commission.

The development is a privately maintained development, which means the City is not responsible for the maintenance of the roads.

PROPOSED STREET SECTION:





ACTION CONSIDERED:

1) The Commission is to make a recommendation to City Council to approve, approve with conditions, table with clarification and intent, or deny the variance requests

STAFF ANALYSIS:

Overall, the difference between asphalt and concrete is that asphalt is less durable than concrete and an inferior product. With proper maintenance, asphalt can typically last around 30 years. Alternatively, concrete provides a sturdy, long-lasting option and can last more than 50 years. However, the roads within LaDera are planned to be private since it is a gated community and traffic will be less intensive based on the use. The ultimate question is whether the Commission and Council want to approve a change from the current Planned Development to allow asphalt as an option.

STAFF RECOMMENDATION:

Staff recommends consideration based on the request.

ATTACHMENTS:

- 1. Supporting Documentation
- 2. Proposed Ordinance

McAdams

April 4, 2023

City of Justin Matt Cyr Director of Development Services 415 N College Avenue Justin, TX 76247 **RE: Ladera at Timberbrook PD Amendment**

Dear Matt Cyr,

On behalf of our client John Delin with Integrity Group, we respectfully submit the attached amended Development Regulations for Ladera at Timberbrook.

The proposed changes to the PD are to modify Exhibit C LADERA AT TIMBERBROOK MILESTONE CHURCH DEVELOPMENT REGULATIONS to add a "Street Section – B" in Tract 1, Section XII - Streets and Access. This new street section makes use of asphalt pavement.

If you have any questions or need any further information please let us know.

Sincerely, MCADAMS

Justin Lansdowne, PE Senior Project Manager



SELECT APPLICATION TYPE
Zoning Change Special Use Permit Planned Development
DEVELOPMENT
Project Address WHET at TIMBUN BACOK PKWYE NONTH of 407
Project Name LADENA AT TIMBLER BLOOK Legal Description 37,216 AT IN MARGANET GANNETT SURVEY, AB-439, JUSTIN, TX
Legal Description 32,216AC IN MARSANET GANNETT SUNNET, HIS 326
Current Zoning BD LADEAN TIMBER PROGRADE TO AGRIANT STREET
Current Use PO-LANUAL TIM Ban Brook Proposed Use 11 11 11
OWNER INFORMATION
Company/Name
Contact Name <u>Jolfn Dellin</u> Address <u>36/W, Bynon Nelson Birro, 57, 104</u> Ro <i>Anolle</i> state <u>TX</u> zip <u>J6262</u> Phone <u>B17, 979, B177</u> Email Jottn CINTEGNOUPS, COM
Address 301 W. BYLON WWWW City ROANOLLEstate IX Zip 76262
Phone 011, 1/1. 01/1 Email FORM CONTEGRITIGNOUPS. COM
For additional owners, please include additional copies of this page. The property owner MUST sign the application or submit a notarized letter of authorization.
REPRESENTATIVE/AGENT INFORMATION
Company McAdams Contact Name Justin Lansdowne
Address 201 COUNTRY VIEW DE City ROANDKE State TX Zip 76262
Phone 940.390.0355 Email jlansdowne@machamsco.com
CERTIFICATION
Logitify that the above information is a set of the set
I certify that the above information is correct and complete to the best of my acknowledge and ability, and that

I certify that the above information is correct and complete to the best of my acknowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and City Council public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Development Services Department.

Loth Helin MAN -03 MAN Owner Signature Date Owner Name (Print) JUSTIN LANSDOWNE Agent Signature Agent Name (Print)

Planning & Zoning Department | 415 N. College, Justin, TX 76247 940-648-2541 Ext. 5 | www.cityofjustin.com | development@cityofjustin.com



APPLICATION SUBMITTAL REQUIREMENTS

Applications submitted without original signatures and all required documents and information will not be reviewed and will be returned to the applicant for revision. Please be sure that all required items are included for the type of application requested.

Zoning information is available online in Chapter 52 of the City of Justin Code of Ordinances. If you have questions about the application process or any submittal requirements, please call the Development Services Department at (940) 648-2541 Ext. 5.

ALL APPLICATIONS must be submitted to development@cityofjustin.com.

The following items are required with all types of applications:

- Zoning Application form.
- Application filing fee as required by the City of Justin Fee Schedule. This fee is non-refundable.
- One digital copy of the subdivision plat (if the property is platted)
- □ If request is for(i) a portion of a platted lot, or (ii) an unplotted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by a licensed surveyor must be provided electronically in PDF format and paper copy.
- Original paid receipt or tax certificate indicate that the property taxes have been paid for the property. The certificate may be obtained for a fee from the Denton County Tax Office at
- Completed trip generation data form, if requested by the City Engineer. This will be used to determine if a traffic impact analysis will be required for the development.
- □ If the ownership does not match the ownership on the Denton County Appraisal District website, a warranty deed shall be submitted with this application. Please verify ownership prior to submitting the application.
- Additional information may be requested by the Development Review Committee if deemed essential for review and consideration by the Planning and Zoning Commission and City Council.
- Additional application submittal requirements, based on the specific type of application (see below)

ZONING CHANGE

□ Zoning exhibit indicating the proposed land area of the zoning area request. The exhibit must show the abutting properties, adjacent streets, and all structures on the property. A copy of a subdivision plat or a copy of a property survey less than two years old will satisfy this requirement.

PLANNED DEVELOPMENT

- A written statement describing what the applicant wants to achieve in the development of the property and how the proposal conforms to the development standards established in Chapter 52 Article IV. Planned Developments of the City Code of Ordinances. This statement should be prepared as a narrative description of the character of the proposed development and rationale behind the assumptions and choices made by the applicant, including the use and ownership of open spaces. This is the applicant's opportunity to describe what they want to do with the property and why. The applicant may also submit drawings, photographs, company information and other relevant material with the application.
- Confirmation of the required pre-submittal meeting with City staff.
- A Site Plan showing the items indicated in the technical requirements described below for SITE PLAN.

SPECIAL USE PERMIT

- □ A written statement describing what is to be achieved in the development proposal for the property.
- □ Site Plan showing the items indicated in the technical requirements described below for SITE PLAN.



SITE PLAN

Applications requiring a site plan must show the items indicated in the technical

- □ SITE LAYOUT
 - Location map, north arrow, graphic and written scale (not less than 1" = 60').
 - Existing zoning and land use of the properties adjacent to the site.
 - o Existing structures on the site, indicating setbacks from property lines.
 - o Proposed land uses and building locations, indicating setbacks from property lines.
 - o Square footage, acreage, and density of all proposed land use and lots.
 - Location and gross area of all streets, sidewalks, and other paved surfaces and its percentage of total property area.
 - Gross area of open space area and recreational areas and its percentage of total property area.
 - Existing and proposed public and private rights-of-ways, easements, access points into the property, and street names.
 - Calculations and location of all off-street parking and loading facilities.
 - Location, type, and elevation drawings of all signs, including ground and building-mounted signs.
 - For residential uses, the number, type, and density of each type of dwelling unit (i.e., single-family, multi-family, townhouse, etc.).
- LANDSCAPE PLAN
 - Plans demonstrating compliance with standards described in Chapter 52, Zoning of the City's Code of Ordinances, showing all required and proposed landscape setbacks, buffer yards, screening, and fencing.
 - Tree preservation plan per Chapter 52, Zoning of the City of Justin Code of Ordinances if protected trees are present on the property.
- BUILDING ELEVATIONS
 - Plans demonstrating compliance with standards for exterior appearance quality as described in Chapter 52, Zoning of City of Justin Code of Ordinances.
 - Elevation drawings of all sides of building, showing dimensions, height, building materials, color, texture, and design.
 - Percentage calculations of building materials for each facade.
- PHOTOMETRIC PLAN
 - o Plans demonstrating compliance with standards described in the Zoning Chapter.
 - Location, type, and number of all exterior lighting, including building and pole mounted fixtures.
 - o Lighting manufacturer specifications or cut sheets of each type of luminaire equipment.
 - Calculations and analysis of anticipated light distribution generated by all exterior lights.
- ENGINEERING PLANS
 - Civil engineering plans for all public and private improvements for water, sanitary sewer, storm-water, grading, and drainage. Plans must demonstrate compliance with the City of Justin TCSS Manual.
 - Traffic impact analysis or traffic circulation analysis, if required by the City Engineer for this property.

EXHIBIT "C"

LADERA AT TIMBERBROOK

MILESTONE CHURCH

DEVELOPMENT REGULATIONS

Planned Development – 41.217 Acres

I. PURPOSE

This Planned Development includes two tracts of land as shown on Exhibit "A".

Tract 1 is planned as Ladera at Timberbrook is a proposed aged-restricted, low-maintenance gated, single family home, residential community integrated with quality amenities such as walking trails, activity center "The HUB", with pool, pickle ball courts, an additional activity building called "The Shack", amenity pond, parks, and open space areas that provide for an enhanced quality of life for active adults seeking a lock and leave, low-maintenance lifestyle within the City of Justin.

Tract 2 is planned as Milestone Church, which is an approximately fifty thousand (50,000) square foot church. The church is planning on having an entrance/exit onto Timberbrook Parkway as well as FM 407.

The development regulations herein apply to either Tract 1 or Trat 2 as indicted.

II. DEVELOPMENT PLAN

Each tract shall be developed in accordance with the Timberbrook Planned Agreement and then the City of Justin regulations unless stated otherwise herein or shown otherwise on the Development Plan (Exhibit "D"), Elevations and Floorplans (Exhibit "E"), and Landscape Plans (Exhibit "F").

TRACT 1- LADERA AT TIMBERBROOK

The following standards shall apply to Tract 1, Ladera at Timberbrook.

III. USES

- A. Permitted Uses The following uses shall be permitted by right:
 - 1) Single Family Detached Dwelling-Shall be age restricted to residents 55 years of age and older.
 - 2)Two-Family Residential- Two family attached dwelling units
 - 3) Activity Center (HUB)
 - 4) Community Pool
 - 5) The Shack (reduced size additional amenity building)
- B. Accessory Uses The following uses shall be permitted as accessory uses:
 - 1) Gazebos
 - 2) Pavilions
 - 3) Tennis and Sport Courts

4) Accessory Buildings

5) Pond

IV. CONDOMINIUM ASSOCIATION

A Condominium Owners Association (COA) shall be required and shall be responsible for the maintenance of the common areas, entry features, accessory structures, and perimeter fencing and landscaping.

V. LANDSCAPE SETBACK REQUIREMENTS

There shall be a landscape setback with a minimum width of twenty (20) feet from the perimeter property line to a residential structure. Trails shall be permitted within the landscape easement.

VI. AREA REQUIREMENTS

Ladera at Timberbrook is a condominium community and individual dwelling units will not be platted into individual residential lots. The site will remain as one lot with approximately one hundred and fifty-seven (157) dwellings units. There shall not be more than five (5) five-family residential buildings, ten (10) dwelling units total. Therefore, the reference to setbacks shall be used as building separation from other buildings and from the private street.

Side Yard Setback (Between	Front Yard Setback (Front of	Rear Yard Setback (Between	
Buildings)	Building to Back of Curb)	Buildings)	
6' Minimum	20' Minimum	20' Minimum	

VII. DEVELOPMENT AND PERFORMANCE STANDARDS

Minimum	Minimum Lot	Minimum Lot	Maximum	Maximum Lot	Minimum
Lot Size	Width	Depth	Height	Coverage	Dwelling Size
				(percent of lot	(square feet)
				area)	
N/A	N/A	N/A	35' or 2 ½	65%*	1,100**
			Stories		

* Lot Coverage based on total building coverage (excluding accessory uses) for the entire 41.217-acre site.

** Air-conditioned space.

VIII. RESIDENTIAL DENSITY

The gross residential density for Ladera at Timberbrook not exceed five (5) units per gross acre (du/ac). Residential density shall be calculated using the gross land area of thirty two (32) acres.

IX. BUILDING DESIGN

- A. The dwelling units and activity center shall be generally constructed in accordance with the building elevations shown in Exhibit "E".
- B. Residential buildings and the activity center shall be a total of eighty (80) percent
 masonry including brick or stone on the main floor. An exception to that requirement is
 the Activity Center and Shack shall have a minimum of fifty (50) percent masonry.
- C. Minimum roof pitch of residential structures shall be 4:12 for rear elevations and 8:12 minimum for front elevations, with exceptions to dormers and shed roofs.
- D. Mailboxes shall be cluster boxes of 14 or greater boxes. Sufficient structural support to keep the mailbox upright is required. Mailboxes may be made from metal.
- E. **Cementitious** fiberboard may constitute up to one hundred (100) percent of the exterior facades of stories other than the first floor.
- F. Attached Pergolas and Patio Covers shall be permitted and shall extend no more than five (5) feet into the rear yard.

X. TRAILS, SCREENING AND LANDSCAPING

Screening and landscaping shall be generally installed in accordance with the Landscape Plan, Exhibit "F" in addition to the following:

- A. There shall be an ornamental metal fence or pre-cast (Simtek) wall of at least six (6) feet in height located around the perimeter of the property. The Simtek will be on the North and South side of the project, as detailed on the site plan. The West side will be six (6) foot ornamental metal fencing. The East side will be a combination of ornamental metal and masonry columns.
- B. Each front yard shall have one (1) canopy tree with a minimum caliper size of four (4) inches, as measured six (6) inches above grade, from the approved plant list for the City of Justin.
- C. Residential fencing shall consist of ornamental metal or vinyl and have a minimum height of four (4) feet and a maximum height of six (6) feet.
- D. Residential fencing shall be permitted within the twenty foot (20) perimeter landscape buffer.
- E. There shall be a minimum of twenty (20) foot landscape buffer between Tract 1 and Tract 2. The following standards shall apply for every one hundred (100) linear feet of landscape buffer length:
 - a. There shall be a minimum of two (2) canopy trees.

EXHIBIT "C"

- b. There shall be a minimum of three (3) understory trees.
- c. There shall be a minimum of twelve (12) screening shrubs.
- d. There shall be a six foot (6') pre-cast (Simtek) wall on the Tract 1 side of the property.
- F. There shall be a minimum twenty (20) foot landscape buffer along Timberbrook Parkway. The following standards shall apply for every one hundred (100) linear feet of landscape buffer length:
 - a. There shall be a minimum of four (4) canopy trees.
 - b. There shall be a minimum of four (4) understory trees.
 - c. There shall be a minimum of ten (10) screening shrubs.
 - d. There shall be a six foot (6') ornamental metal fence with masonry columns.
 - e. Berms shall not be required.
- G. There shall be no fences on or within the trail.
- H. A Landscape Plan with tree species shall be submitted at the time of Construction Plans.

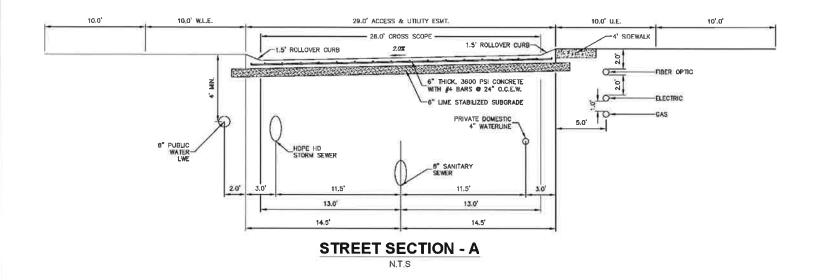
XI. PARKING

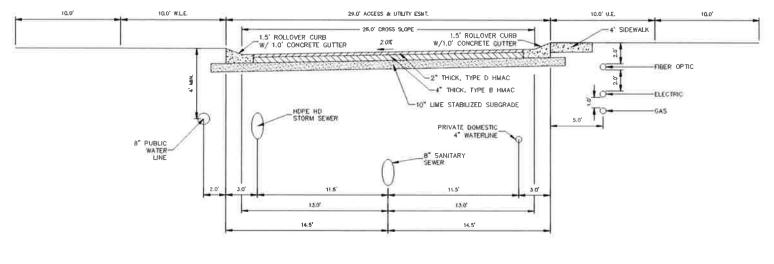
Off street parking shall be allowed in areas shown on the approved Development Plan, Exhibit "D".

XII. STREETS AND ACCESS

- A. The proposed streets shall be privately maintained by the Condominium Association of Ladera of Timberbrook.
- B. The private streets shall conform to the street sections shown below.
- C. All storm and streets shall be labeled private and maintained by the Condominium Owners Association.

i.





STREET SECTION - B

XIII. OPEN SPACE

The minimum required designated open space area shall be thirty percent (30%) of the gross land area.

A. The perimeter landscape buffer shall be counted toward open space.

XIV. EXHIBITS

All attached Exhibits to be adopted by this ordinance.

TRACT 2- MILESTONE CHURCH

I. LANDSCAPE AND BUFFER REQUIREMENTS

Screening and landscaping shall be generally installed in accordance with the Landscape Plan. Exhibit "F" in addition to the following:

- A. The interior landscaping area of the property shall be a minimum of ten percent (10%).
 - a. Detention and Retention ponds shall be counted toward interior landscaping.
 - b. Street buffer tress shall be counted toward the total plant count.
- B. Interior Landscape Planting Requirements are as follows:
 - a. One canopy tree per six hundred (600) square feet of the required ten percent (10%) of the interior landscape, planted a minimum of twelve feet (12') on center.
 - b. One understory tree per three hundred (300') square feet of the required ten percent (10%) of the interior landscape, planted a minimum of eight feet (8') on center
 - c. Shrubs shall be planted along the street frontage and along parking isles where applicable.
 - d. There shall be no ground cover requirement.
- C. There shall be a twenty (20') foot landscape buffer along FM 407.The following standards shall apply for every one hundred (100) linear feet of landscape buffer:
 - a. There shall be a minimum of four (4) canopy tress.
 - b. There shall be a minimum of four (4) understory trees.
 - c. There shall be a minimum of ten (10) screening shrubs.
 - d. There shall be no fencing requirement.
 - e. Three foot (3') berms shall not be required.

D. A Landscape Plan with tree species shall be submitted at the time with Construction Plans.

II. Non-Residential Design Standards

- A. The total exterior wall surface of all main building facing public streets shall have a minimum of seventy-five (75) percent stone construction, excluding windows and doors.
- B. The maximum building height shall be forty (40') feet.
- C. The façade adjacent to a street shall be constructed of a minimum of seventy-five (75) percent of the following materials including but not limited to:
 - a. Stone
 - b. Cast stone
 - c. Decorative concrete stamped and stained to resemble the appearance of stone:
 - d. Or similar
- D. Accent materials for the architectural details shall be in conformance with the architectural style of the main building. There shall be no old west material required.
- E. Along the façade adjacent to the street, buildings shall provide an awning with a pitch of no greater than 2:12, for fifty (50) percent of the frontage which projects no less than six (6) feet from the building face, with no required posts.
- F. Old West detail devices shall not be required.
- G. In lieu of "old west" detail devices not being required the church will work with the City of Justin to add enhancements to the building and to the landscaping.

III. Signage

- A. The total area of the building mounted sign facing FM 407 shall be three hundred (300) square feet.
- B. Monument Signage shall be permitted within the landscape buffer along FM 407.
- C. Signage shall be permitted separately.

Good morning.

Per our call this morning, I would like to Table our zoning variance scheduled to go on the 23rd please.

Thank you.

John Delin

817.252.4281 D 817.919.8111 C john@integritygroups.com

IntegrityGroups.com | LaderaTexas.com 361 W Byron Nelson Blvd Ste. 104, Roanoke, TX 76262 Main Office (817) 430-3318



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ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AN AMENDMENT TO THE PLANNED DEVELOPMENT FOR LADERA FARMS AND MILESTONE CHURCH HAVING THE LEGAL DESCRIPTION AS OLD DCAD TR 2 AND A0439A M. GARNETT, TR 3D GENERALLY LOCATED NORTHEAST FROM THE INTERSECTION OF STRADER LANE AND FM 407, DENTON COUNTY, TEXAS; PROVIDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowners authorized the applicant of property legally described as OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D generally located northeast from the intersection of Strader Lane and FM 407, Justin, Denton County, TX, for a Planned Development amendment to allow asphalt as an option for roads; and

WHEREAS, the Planning and Zoning Commission of the City of Justin (the "Commission"), in compliance with the laws of the State of Texas, gave the requisite notices by publication and otherwise, and held public hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard; and

WHEREAS, having reviewed the request the Commission determined that the proposed Planned Development was compatible with surrounding uses and the City's Future Land Use Plan and recommended approval of this Ordinance; and

WHEREAS, the City Council of the City of Justin, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, having held public hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard, and having considered the recommendation of the Planning and Zoning Commission, has determined that the proposed Planned Development is approved and made a part of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

Section 1. <u>Incorporation of Premises</u>. That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

Section 2. That the Zoning Ordinance of Justin, Texas, regulating property legally described as OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D generally located northeast from the intersection of Strader Lane and FM 407, Justin, Denton County, Texas, is amended to establish a Planned Development as further described in the attached documents.

Section 3. <u>Applicable Regulations/Zoning Ordinance and Zoning Map Amended.</u> Development and use of the property shall follow this ordinance, including all Exhibits thereto as amended hereby, the Code of Ordinances of the City of Justin, Texas, and all applicable state and federal law.

Section 4. <u>Cumulative/Repealer Clause</u>. This ordinance shall be cumulative of all provisions of state or federal law and all ordinances of the City of Justin, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 5. <u>Severability Clause.</u> If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portions of this ordinance, or the Comprehensive Zoning Ordinance, Chapter 52 of the City of Justin Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 6. <u>Effective Date.</u> This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

Elizabeth Woodall, Mayor

ATTEST:

Brittany Andrews, City Secretary

Approved as to form:

City Attorney

City Council Meeting

June 13, 2023

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Items: 7

Title: Discuss City Council vacancy and process for appointment.

Department: Administration

Contact: City Manager, Jarrod Greenwood

Recommendation:

Background:

In the Home Rule Charter, section 3.06 it states;

If a vacancy occurs in an office of Councilmember, the City Council shall, at a public hearing, appoint a person to the vacant office by a majority vote of all remaining Councilmembers. A person appointed to a vacated office under this subsection may serve until the next regular municipal election, at which point the vacated office will be filled by election of the voters. Any person who is elected to a vacated Councilmember office midterm shall serve only the remainder of the regular term. A person appointed by this subsection shall meet all requirements and qualifications of the Charter as stated in this article.

Previously, because City Council members were elected at large, the candidate with the next highest votes was considered for appointment to a vacancy.

There is not a policy or procedure outside of what the charter states that defines how the candidates are vetted for appointment. However, anyone who is considered will abide by all the same requirements and qualifications as set forth in the Home Rule Charter section 3.03, and Article VI, Section 6.02.

- (1) Candidates for elective City offices shall file for office in accordance with the Texas Election Code, as amended.
- (2) Candidates for elective City offices shall:
 - (A) be at least eighteen (18) years of age at the time of the election for which they are filing;
 - (B) meet all requirements to be a qualified voter set forth in the Texas Election Code at the time of the election for which they are filing;
 - (C) have resided within the corporate limits of the City, or recently annexed territory, for at least twelve (12) months immediately preceding election day;
 - (D) not have been finally convicted of a felony offense or a misdemeanor offense involving moral turpitude from which the person had not been pardoned or otherwise released from the resulting disability (for purposes of this Home Rule

Charter, a crime of moral turpitude shall mean a criminal offense involving fraud, deceit, dishonesty or a criminal offense that is inherently immoral); and

- (E) comply with all other City ordinances or resolutions that may be applicable.
- (3) No employee of the City shall continue in such position after filing for an elective office provided for in this Charter.
- (4) No candidate may file in a single election for more than one (1) office or position as provided by this Charter.
- (5) A candidate must provide along with the application for office consent for a background investigation. Such investigation shall be limited in scope to confirm compliance with this section.

City Attorney Review: N/A

Attachments:

1.