TABLE OF CONTENTS
ARCHITECTURAL SITE PLAN
ENGINEERING SITE PLAN

EXECUTIVE SUMMARY:
A. GENERAL PROJECT INFORMATION
B. PROJECT CONTACT LIST
C. PERMITTING PROCESS
D. ZONING REGULATIONS & SETBACK REQUIREMENTS
E. EXISTING SURVEY
F. ACCESS, PARKING & TRAFFIC
G. FIRE REQUIREMENTS
H. LANDSCAPE
I. WATER, SANITARY SEWER, AND STORM DRAINAGE
J. FRANCHISE UTILITIES – ELECTRIC, NATURAL GAS, COMMUNICATIONS
K. FEES & SIGNIFICANT COSTS

APPENDICES:
AA. ZONING
BB. PRELIMINARY AND FINAL PLAT APPLICATIONS
CC. SURVEY
DD. PRELIMINARY UTILITY, GRADING AND DRAINAGE AREA MAPS AND FEMA MAP
EE. SCHEDULE OF FEES
FF. BUILDING PERMIT AND GRADING & TREE REMOVAL APPLICATIONS
February 27, 2019

Mr. Deepak P. Sulakhe
OM Housing, LLC
5033 Brookview Drive
Dallas, Tx 75220

RE: HAMMACK CREEK APPARTMENTS
KENNEDALE, TARRANT COUNTY, TEXAS

Mr. Sulakhe:

Regarding the above referenced, the following comprises the Executive Summary of our due diligence for the Hammack Creek Apartments project in Kennedale, Texas. This letter and the accompanying Site Design and Development Feasibility Report is based on information gathered from multiple sources. These sources include but are not limited to: Pre-Development Meeting with the City, Planning and Zoning Commission, onsite visual inspection of the property, review of City ordinances and specifications, view of documents provided by Seller, conversations with City staff, and online research.

Site Conditions: The subject property, comprising Hammack Creek Apartments, is a 7.964 acre undeveloped tract that is a part of a larger 15.76 acre proposed development owned by Seller, called Village at Hammack Creek, tentatively. The property is located at the intersection of the north line of East Kennedale Parkway and the westerly line of Kennedale-Sublett Road. The site is currently unoccupied and covered with native grasses and thick stands of Mesquite trees.

Site Plan: OM Housing is proposing a 110 unit, general population apartment home community for the subject 7.964 acre property.

Level of Due Diligence: Barron - Stark Consulting Engineers, LP was retained by the potential developer to prepare a preliminary engineering Site Design and Development Feasibility Report for the subject site. Our research of the site included site visits, boundary survey, a Pre-Development Conference with City of Kennedale, Attendance at Planning and Zoning, review of local development ordinances, and review of city furnished utility index mapping.

Zoning Requirements: The zoning for the subject property is currently ‘AG’ Agricultural District and ‘C2” General Commercial District. The property will be re-zoned to Urban Village ‘UV’ which allows for intense mixed use in a compact, walkable urban form, as well as a greater density of dwelling units per acre. The setbacks and height limitations for this zoning district are as follows;

<table>
<thead>
<tr>
<th>Type</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>20’ minimum</td>
</tr>
<tr>
<td>Rear</td>
<td>20’ minimum with no alley, 3’ with alley</td>
</tr>
<tr>
<td>Side</td>
<td>none required</td>
</tr>
<tr>
<td>Parking</td>
<td>30’ minimum</td>
</tr>
<tr>
<td>Landscape</td>
<td>none other and the building setbacks</td>
</tr>
<tr>
<td>Building Height</td>
<td>58’ and 5 stories maximum, 1 story or 15’ minimum</td>
</tr>
<tr>
<td>Density</td>
<td>to be defined by the “UV”</td>
</tr>
</tbody>
</table>
Additional information on zoning for the subject property can be located in Appendix AA of the Site Design and Development Feasibility Report.

Utilities: The subject site will be served by City of Kennedale water and sanitary sewer. Existing water facilities include an existing 8” water line in Kennedale Sublett Road, an existing 12” water line in Crestview Drive, and an existing 16” in E. Kennedale Parkway which will provide a looped system to serve the project.

The sanitary sewer demands will be served by a lift station, force main and sanitary sewer lines. The force main will discharge to an existing 8” sanitary sewer line in E. Kennedale Parkway.

Storm run-off will be conveyed to the existing on-site un-named tributary by an on-site drainage system with storm drain lines and grate inlets. The site includes two detention ponds to avoid adverse downstream impact.

At the time of the Preliminary Plat, a Water and Sanitary Sewer Study will be prepared and provided if required by the City.

TxDOT: The driveway entrance on Kennedale Parkway will require a TxDOT Permit. The permit will require a Traffic Impact Analysis, possible right turn lane and traffic signal. The scope of the study will be determined as part of the Preliminary Plat process and approval. It is anticipated two existing driveways on E. Kennedale Parkway will be closed to allow for the required Access Management Spacing.

Subdivision Regulations: Per the City’s subdivision regulations, the subject property must follow the City’s platting process to create a legal building site. Both a preliminary plat and final plat will be required. The preliminary plat must include all contiguous property owned by the current seller (15.76 acres) and requires a public hearing and approval by the Planning and Zoning Commission. The preliminary plat process is anticipated to require between 3 and 4 months to complete and will include an Integrated Storm Water Management Plan as supporting documentation. Once approved, the preliminary plat and “UV” zoning establish all development requirements for the overall property. The final plat will only include the subject 7.964 acre property and requires both Planning and Zoning Commission and City Council approval.

Additional information on the Subdivision Regulations and Platting process can be located in Appendix BB of the Site Design and Development Feasibility Report.

Property ID & Millage Rates: Based on Tarrant Appraisal District records, the Property IDs and millage rates are as follows:

<table>
<thead>
<tr>
<th>Property ID:</th>
<th>41507282, 41507290, 06862195, 07008562, 07008554</th>
</tr>
</thead>
<tbody>
<tr>
<td>Millage Rates:</td>
<td>Taxing Entities and jurisdiction for the subject property are City of Arlington, Tarrant County, Kennedale I.S.D., Tarrant County Hospital District, and Tarrant County College District with a combined millage rate of 3.021.</td>
</tr>
</tbody>
</table>

Additional information regarding the Property Identification and Millage Rates is in the Site Design and Development Feasibility Report.
Development Ordinances: The ordinances governing the subject site are as follows:

- City of Kennedale Comprehensive Land use Plan approved by City Council, March 2012
- City of Kennedale Public Works Design Manual revised 01-17-2013
- City of Kennedale Code of Ordinances updated July 16, 2018
- Zoning Ordinance amended 01/23/2017

Fire Requirements: The City currently follows the 2015 International Fire Code with Local Amendments. Refer to the Site Design and Development Feasibility Report for additional information on fire regulations.

Ingress & Egress Requirements: The subject site will have access to Kennedale Parkway and Sublett Road via common access and right of way easements. Kennedale Parkway exists as a paved public boulevard street section and Sublett Road exists as a paved public two-lane road. Additional information regarding the site access is located in the Site Design and Development Feasibility Report.

Building Codes: The City of Kennedale operates under the following codes, approved by City Council on August 15, 2016, (Ordinance 603).

- 2015 Internal Building Code with Local Amendments
- 2015 International Residential Code with Local Amendments
- 2015 International Plumbing Code with Local Amendments
- 2015 International Mechanical Code with Local Amendments
- 2015 International Fuel Gas Code with Local Amendments
- 2015 International Energy Conservation Code with Local Amendments
- 2015 International Fire Code with Local Amendments

Local Design Requirements impacting Cost: Per our review and due diligence of the subject property the following items should be considered when budgeting total development cost:

- Impact Fees for Water & Sanitary Sewer estimated at $136,906.00
- Park improvement fees estimated at $132,000.00
- Traffic Impact Fees estimated at $156,453.00

For additional information regarding the items noted above please refer to the applicable Sections and Appendices in The Site Design and Development Feasibility Report.

Sincerely,

BARRON - STARK CONSULTING ENGINEERS, LP

Mark Westfall, PE,
Vice President of Engineering
A. GENERAL PROJECT INFORMATION

Project Name: Hammack Creek Apartments

Project Location: The project is located approximately 1.8 miles southeast of Interstate I-20 on Business 287/East Kennedale Parkway. The property is located on the easterly side of East Kennedale Parkway at Kennedale Sublett Road.

Project Description: Hammack Creek Apartments is a proposed 110 unit general population apartment home community.

Site Address: Kennedale Parkway and Sublett Road

County: Tarrant

Property Acreage: 7.964 acres

Legal Description: BEING 7.964 acres of land situated in the J.B. RENFRO SURVEY, ABSTRACT No. 1260, City of Kennedale, Tarrant County, Texas, being a portion of those certain tracts of land described in deed as Tract 1, Tract 3 and Tract 4, to Larry Walker, recorded in Instrument Number D212279455, County Clerk’s Records, Tarrant County, Texas, a portion of that certain tract of land described in to Larry M. Walker, recorded in Volume 9632, Page 257, Deed Records Tarrant County, Texas, a portion of that certain tract of land described in deed as Tract 1 and Tract 2, recorded in Clerk’s File Number D212048802, County Clerk’s Records, Tarrant County, Texas, and a portion of those certain tract of land described in deed to Mark J. Doskocil, recorded in Instrument Number D214158488 and D214158489, County Clerk’s Records, Tarrant County, Texas.

Tarrant Appraisal District Property ID: 41507282, 41507290, 06862195, 07008562, 07008554

B. PROJECT CONTACT LIST

<table>
<thead>
<tr>
<th>Contact Type</th>
<th>Company Name</th>
<th>Contact Person(s)</th>
<th>Phone No.</th>
<th>Email Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civil Engineer:</td>
<td>Barron – Stark</td>
<td>Mark R Westfall, PE</td>
<td>817-231-8100</td>
<td><a href="mailto:markw@barronstark.com">markw@barronstark.com</a></td>
</tr>
<tr>
<td>Surveyor:</td>
<td>Barron – Stark</td>
<td>Charles F. Stark, RPLS</td>
<td>817-231-8100</td>
<td><a href="mailto:chucks@barronstark.com">chucks@barronstark.com</a></td>
</tr>
<tr>
<td>Architect:</td>
<td>BGO Architects</td>
<td>James White</td>
<td>214-520-8878</td>
<td><a href="mailto:jwhite@bgoarchitects.com">jwhite@bgoarchitects.com</a></td>
</tr>
<tr>
<td>City Planning Dept.</td>
<td>City of Kennedale</td>
<td>Melissa Dailey</td>
<td>817-985-2130</td>
<td><a href="mailto:mdailey@cityofkennedale.com">mdailey@cityofkennedale.com</a></td>
</tr>
</tbody>
</table>
C. PERMITTING PROCESS

Zoning Process:

The subject property, as well as the adjacent property which collectively comprise the overall development, is currently zoned ‘AG’ and ‘C2’. A zoning change will be required to allow for construction of the proposed Hammack Creek Apartments. Due to the intense mix of uses proposed for the overall development, the zoning change request will be for Urban Village ‘UV’, allowing for greater intensity with a larger scale in geographic area and individual building sizes. The ‘UV’ zoning allows mixed uses in a compact, walkable urban form, transitioning down in intensity toward surrounding residential neighborhoods. In the discussion below, the ‘UV’ district regulations are cited.

TxDOT Permitting Process:

The driveway entrance on Kennedale Parkway will require a TxDOT Permit. The permit will require a Traffic Impact Analysis, possibly requiring a right turn lane and traffic signal. Overall improvement requirements will be determined as a part of the Preliminary Plat process and approval. It is anticipated two existing driveways will be closed to allow for the required Access Management Spacing.

Preliminary Platting Process:

Once the appropriate zoning is received, the next stage in the permitting process is the Preliminary Plat.

The Preliminary Plat process requires only Planning and Zoning Commission approval. Required items for approval of a preliminary plat include:

1. Approval of Site Construction Engineering Plans
2. Traffic Impact Analysis (TIA) as required by TxDOT
3. Sanitary Sewer Study (if required by the city)
4. Water Study (if required by the city)
5. Geotechnical Report

Once the above noted items are approved by the appropriate City department, the preliminary plat is presented to Planning and Zoning Commission for approval.

Final Platting Process:

Following the approval of the Preliminary Plat, any outstanding issues, off-site easements, agreements, etc, must be resolved, the Final Plat goes to both Planning and Zoning Commission and City Council for final approval and recording of the Final Plat in Tarrant County Plat Records.
A final plat may be submitted at any time and is routed to all applicable departments for review and comment. Required items for approval of a final plat include:

1. Approval of the Preliminary Plat.
2. Approval of a Development or Facilities Agreement for any public facilities to be constructed with the project.
3. Approval of a Storm Water Maintenance Agreement for the detention ponds.
4. Payment of any utility pro-ratas outstanding for existing facilities.
5. Submittal of developer financial guarantees or bonds as required for the public facilities.

Once the above noted items are approved by the appropriate City department, the final plat is signed and filed for record with the Tarrant County Clerk.

Processing of a Final Plat typically requires 90 days from initial submission until filing of the Final Plat.

**Engineering Plan Approval Process:**

The site engineering plans, and preliminary plat are submitted to the city for review. In addition to the plat and construction plans, an integrated Storm Water Management (iSWM) report, TIA, Water and Sewer Study may be required.

**Building Permitting Process.**

Building Plan submittals are subsequent to the final plat approval. Permits for new commercial (multi-family) construction require building, electrical, mechanical and plumbing permits. The building permit must be obtained before trade permit can be issued. Other requirements may need to be met before a building permit can be issued depending upon the property location, zoning, or based on design guidelines for the area.

**Variances Required:** To Be Determined

**Early Grading Permit:** May be applied for following the initial engineering plan review and requires approval by the City via the Grading Tree Removal Permit.

**Due Diligence:** In development of this report, City staff was contacted to secure available information regarding zoning, utility service, flood plain limits, access considerations and overall development requirements. This information was reviewed and incorporated into the current project design concept.
<table>
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<th>COUNCIL MEETING</th>
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<td></td>
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<tr>
<td></td>
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<td></td>
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<td></td>
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</tr>
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<td>August 15, 2019</td>
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<td></td>
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<td>September 19, 2019</td>
<td>Plats: August 2, 2019</td>
<td>All</td>
</tr>
<tr>
<td></td>
<td>other Applications: August 9, 2019</td>
<td>October 15, 2019</td>
</tr>
</tbody>
</table>
D. ZONING REGULATIONS AND SETBACK REQUIREMENTS

Proposed Zoning: Urban Village ‘UV’

Building Setbacks:
- Front: 20’ minimum
- Rear: 20’ minimum with no alley, 3’ with alley
- Side: none required
- Parking: 30’ minimum

Landscape Setbacks: None other than the building setbacks

Building Height: 58’ and 5 stories maximum, 1 story or 15’ minimum

Other Setbacks: Only for single family or duplex adjacency

Density: To be defined by the ‘UV’

E. Existing Survey

Legal Description of Property: See attached metes & bounds description

Existing Survey Available: Yes, a copy of current survey included in this section.

Is Tree Survey Required: Yes, at time of final plat

Title Commitment Available: Yes

F. ACCESS, PARKING AND TRAFFIC

Reserve Parking: 1/2 space/unit up to 650 square feet

- 1 space/unit 650 – 1,000 square feet
- 1-1/4 space/unit above 1,000 square feet

Shared parking: 1/4 space/unit

Total number of parking spaces must include applicable handicap parking in conformance with TDLR requirements.

Loading Spaces: None Required
Public Sidewalk: Required on adjacent public streets with ADA accessible route from site.
Cross Access: Not applicable to this project. All access is direct from adjacent public streets.
Turn Lanes: None required unless identified by TIA and/or TxDOT
TxDOT Permit: TxDOT Permit required for access to E. Kennedale Parkway.
TIA Required: Required by city if peak hour trips equal 101 or greater.
Roadway Impact Fees: Roadway Impact fees are required by the City of Kennedale
Bicycle Parking: 5% of number of spaces provided for car parking.
G. **FIRE REQUIREMENTS**

Fire Lane Dimensions:
- Width: 26’
- Minimum Radius: 25’
- Maximum Fire Lane Dead End: 150’

Fire Lane installed before vertical construction: Yes

Hydrant Spacing: 300’ hose lay

Hose Lay Requirement: 300’ to every point on structure

Fire FDC Location: Within 50’ of nearest hydrant

H. **LANDSCAPE REQUIREMENTS**

Landscaping, screening, and lighting requirements per Article 13 of the Zoning Ordinance.

Development along Kennedale Parkway shall follow the landscaping plans approved for the City of Kennedale’s landscaping on the TxDOT green ribbon grant program.

Required Setbacks: None other than building setbacks

E. Kennedale Parkway:
- Development along E. Kennedale Parkway shall follow the landscape plan approved by the City of Kennedale’s landscaping on the TxDOT green ribbon grant program.

Landscape Buffer: Not required.

Tree Mitigation: A tree survey will be required to identify all protected trees on the site. No protected trees can be removed absent a Grading and Tree Removal Permit from the City.

Tree Planting: One Tree required per each 10 parking spaces.

Irrigation: Automatic irrigation is required

Parkland Dedication: One acre per 25 residential units is required or $1200.00 per residential unit in lieu of land.

Required Trail Linkage: Trail linkages shall be incorporated into the design of all new development.

Screening Requirements: Screening is required at pools, trash collection areas, and mechanical facilities, with either walls or landscape materials.
I. **WATER, SANITARY SEWER, AND STORM DRAIN**

**Water:**
Availability of water facilities in the project area are good and existing water lines are located on each side of the project. There is an existing 8” water line in Kennedale Sublett Road, an existing 16” water line in E. Kennedale Parkway, an existing 12” water line in Crestview Drive and an existing 8” along the north property line. The Pre-Development Conference confirmed there is sufficient capacity to serve full build out of the subject property.

**Water Meter Location:**
All water meters must be located in a public utility easement. For a multifamily project of this type, it is anticipated meters with anti-backflow devices will be required at each connection to the public system. The distribution and fire suppression systems internal to the project will be privately owned and maintained.

**Water Impact Fees:**
See attached estimate of water impact fees.

**Water Tap Fees:**
Actual Cost.

**Existing Water Line Prorata:**
None Anticipated

**Sewer:**
Due to limitation of existing proximate sanitary sewer lines (depth), the Multi-Family project will be served by a Sanitary Sewer Lift Station and force mains. Discharge will be to the existing 8” sanitary sewer line in E. Kennedale Parkway.

**Sewer Impact Fees:**
See attached estimate of sanitary sewer impact fees.

**Sewer Tap Fees:**
Actual Cost.

**Existing Sewer Line Prorata:**
None Anticipated

**Storm Drain:**
Storm water discharge for this project will be into an existing tributary which runs through the middle of the project. The City of Kennedale requires on-site detention to attenuate the post development flows to the pre development level. As such, on-site detention is anticipated. The outfall structure and detention requirements will be verified with the preliminary Integrated Storm Water Management Analysis required by City of Kennedale during the preliminary design phase.

**Storm Drain Criteria:**
The City of Kennedale has adopted the ‘Integrated Storm Water Management Plan (iSWM).’

**Storm Water Detention:**
Size, outfall structure and detention requirements to be verified at Preliminary iSWM stage. The Master Site Plan as well as the Multi-Family Site plan include two detention ponds.
Letter of Map Revision

Current FEMA mapping shows the project does not lie within Zone A, Zone AE or Zone X of the approximate 100-yr floodplain. However, the downstream mapped floodplain is associated with the above referenced tributary. As part of the iSWM analysis, the tributary will be modeled to determine the 100 year water surface elevation and conveyance parameters.

A Letter of Map Revision (LOMR) may be required to remove any affected structures from the mapped flood plain. Obtainment of a LOMR typically takes 3-6 months, and requires modification of the existing flood plain study, application to FEMA, and working with FEMA consultants through the review and approval process.

Design Storm Event: 100-year

Drainage Impact Fees: None

Storm Water Quality Consideration: Currently no requirement for water quality or treatment facilities.

J. **FRANCHISE UTILITIES – ELECTRIC, NATURAL GAS, COMMUNICATIONS AND THE CITY OF KENNEDALE**

Franchise and utility providers for the subject property are:

- **Electric:** ONCOR Electric Delivery
- **Natural Gas:** Atmos Energy
- **Communications:** AT&T
- **City of Kennedale:** Public water and sanitary sewer available

Each franchise utility provider and the City of Kennedale have been contacted. Each franchise utility customer service representative and the Interim Director of Public Works confirm availability of franchise service and utility service for the development.

Franchise Utility Fees: To be determined depending on projected utility loads generated by the development.
January 25, 2019

Attention:

Deepak P. Sulakhe
OM Housing, LLC
5033 Brookview Drive
Dallas, Texas 75220

Re: Gas Availability – Village at Hammack Creek
NWC Kennedale Parkway and Sublett Road, Kennedale, Texas

This letter is to confirm that Atmos Energy has facilities in the area of your proposed project at the above named location. A gas main extension, which complies with the Company’s current Line Extension Policy, may be required to serve the project.

Upon receipt of accurate gas load information and a valid 911 address, the means to provide service to the proposed site will then be discussed in further detail.

Any costs will be determined pending final planning of your project. Accordingly, we stand ready to extend facilities to provide gas service to the proposed site subject to the rules and regulations set forth by the Texas Railroad Commission.

If you need our facilities located, please call Dig Tess at 800-344-8377 to have them located and marked on the ground.

If I can be of further assistance, please feel free to contact me directly at 817-375-7921.

Stan Breckenridge
Project Specialist

File
01/18/2019 | 12:53:10 PM CST

Joseph Eric Daniels
Oncor | New Construction Management
4530 Greenville Ave. Dallas, TX 75206

Deepak P. Sulakhe
Off: (214) 432-7610
Cell: (214) 632-1565
Fax (214) 594-9753

Re: NWC of Kennedale Pkwy and Kennedale Sublet, Kennedale, Texas PID 3517

Please be advised that Oncor Electric Delivery Company LLC, a Delaware limited liability company, can provide electric service to the above referenced site. Service will be provided upon request in accordance with our tariffs and service regulations on file with the Public Utility Commission of Texas.

If you have questions or need additional information, please feel free to contact me.

Sincerely,

Joseph Eric Daniels
NCM
joseph.daniels@oncor.com
SERVICE AVAILABILITY CONFIRMATION LETTER

February 26, 2019

KD Villas at Hammack Creek Housing, LP
OM Housing
5033 Brookview Drive
Dallas, Texas 75220
Attn: Deepak P. Sulakhe

Re: Village at Hammack Creek
   NWC of Kennedale Pkwy and Kennedale Sublet, Kennedale, Texas 76060
   # of units 112

Dear Mr. Sulakhe,

Broadband Consulting Group, Inc. (BBCG) currently provides cable TV, high speed internet, and telephone representation to over 700,000 apartment units nationwide. Over the last 18 years, BBCG has represented developers, and its affiliates, on successfully securing telecommunication, satellite, cable television, high speed internet services to hundreds of new construction projects. Regarding your newest project referenced above, our research has confirmed that we have at least two or more choices for telephone, very high-speed internet, and high definition cable television at this location.

AT&T currently services this area as the licensed local exchange carrier (LEC). Based on this, AT&T has confirmed they can provide Telecommunication services (local and long-distance telephone, high speed Internet, and 911 service) to this area. In addition, Spectrum has confirmed that they can provide Telecommunication services to this area, as an alternative to AT&T.

Regarding cable television, Spectrum currently services this area and has confirmed they can provide high definition cable television, local and long-distance telephone, and very high-speed Internet to this area. Spectrum currently holds a valid City/County franchise license for this area. In addition, DISH Network and DirecTV (Satellite Companies) have each confirmed that they will be able to bid and provide services to this location.

Broadband Consulting Group is 100% confident The Village at Hammack Creek Apartments will have high definition cable television, very high-speed internet with fiber, and telephone services to each resident upon initial move in. In addition, we will be securing life safety 911 fire alarm/dial tone lines for the amenity areas.

Our firm will be involved throughout construction and lease up with the selected telecom providers. Please feel free to contact me if you have any further questions or comments.

Warmest Regards,

John T. Russo, Founder and Owner
Broadband Consulting Group, Inc.
February 6, 2019

OM Housing LLC
5033 Brookview Drive
Dallas, TX 75220

RE: Village at Hammack Creek, NWC Kennedale Pkwy and Sublett Road, Kennedale
Dear Mr. Sulakhe:

The City of Kennedale provides water and wastewater utility services within the city limits of Kennedale. This letter confirms that water and sanitary sewer service is available for the referenced property located at NWC of Kennedale Parkway and Sublett Road, Kennedale, Texas.

Based on typical demands for apartment units, the existing Water Distribution System should be adequate to serve the 112 residential apartment units currently proposed. The Sanitary Sewer Collection System will require a study to determine capacities and any improvements that will be necessary to serve the development properly. Additional capacity may need to be added, but that is possible. The developer will be required to obtain a building permit to initiate service.

Please contact us if you have any questions.

Sincerely,

Larry Hoover, Director of Public Works, Interim

405 Municipal Drive, Kennedale, TX 76060 | Telephone: 817-985-2100 | Fax: 817-985-2115
K. FEES AND SIGNIFICANT COSTS

Traffic Impact Fee Estimate:
   110 units @ $1,422.00/unit = $156,453.00

Water Impact Fees:
   Assume 4 – 3” Domestic Meters @ $17,348.00/Ea = $69,392.00
   2 – 1.5” Irrigation Meters @ $4,957.00/Ea = $9,914.00

Sewer Impact Fees:
   Assume 4 – 3” Domestic Meters @ $12,600.00/Ea = $50,400.00
   2 – 1.5” Irrigation Meters @ $3,600.00/Ea = $7,200.00
   Total = $129,630.00

Park Fees: 110 units @ $12,00.00/unit = $132,000.00

TOTAL ESTIMATED FEES: $425,359.00

NOTE:

“ALL PERSONS WHO HAVE A PROPERTY INTEREST IN THIS REPORT HEREBY ACKNOWLEDGE THAT TDHCA MAY PUBLISH THE FULL REPORT ON THE TDHCA WEBSITE, RELEASE THE REPORT IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION AND MAKE OTHER USE OF THE REPORT AS AUTHORIZED BY LAW.”
APPENDIX AA

ZONING
City of Kennedale
Zoning Map
June 2015

Legend
- Public roads
- Floodplain
- ETJ
- Agricultural (AG)
- Restricted Commercial (C1)
- General Commercial (C2)
- Retail Commercial (C0)
- Two-family Residential (D)
- Employment Center (EC)
- Industrial (I)
- Multifamily (MF)
- Manufactured Home (MH)
- Old Town sub-district 1 (OT SD-1)
- Old Town sub-district 2 (OT SD-2)
- Old Town sub-district 3 (OT SD-3)
- Old Town sub-district 4 (OT SD-4)
- R1 - Single Family Residential
- R2 - Single Family Residential
- R3 - Single Family Residential
- PD-109
- PD-126
- PD-14-12
- PD-95
- PD-HILLTOP
- PD-S1
- PD-S2
- PD-THE_VINEYARD
- PDD
- PDI
- PDMH
- PDR2
- PDR3
CITY OF KENNEDALE

APPLICATION FOR ZONING CHANGES & PROCESS FOR ZONING CHANGES

UPDATED 8-22-2013
PROCEDURE/PROCESS FOR REQUESTING A ZONE CHANGE

1. Complete and submit the “Petition for Change of Zoning Classification” form, provided by the City of Kennedale.

2. Attach to the petition a legal description of the property, identified by metes and bounds as determined by a registered surveyor.

3. Attach to the petition a map of the vicinity in which the property is located, and on which the property to be re-zoned is clearly identified by highlighter or by heavy lines. (City Staff can provide a copy of the applicable portion of the City of Kennedale’s zoning map if so requested.)

   As part of the zoning change request, staff will prepare an ordinance for the Commission and Council to consider. If the zoning change is approved, the ordinance is the official means for changing the zoning regulations that apply to a particular property. The metes and bounds description and the map submitted by the applicant are usually considered part of the ordinance, attached as Exhibits “A” and “B”, so it’s important that these items be submitted with the application, be accurate, and be legible.

4. Applicant shall attach, as part of her application packet, payment for the zone change request fee, which is $500.00 for properties less than 10 acres and $1,500.00 for 10 or more acres.

5. Applicant shall submit her “Petition for Change of Zoning Classification” packet along with required exhibits and fee to the Permits/Planning Department at least thirty-five (35) days prior to the Planning and Zoning Commission meeting date. The applicant and property owners within two-hundred (200) feet of the site to be considered for a zoning change will be advised of the public hearing dates by U.S. Mail, and Public Notice of same will appear in the City’s official newspaper. Staff will also post a sign on the site for which rezoning is requested.

6. The zone change request will be reviewed by both the Planning and Zoning Commission and City Council – each will conduct a Public Hearing prior to rendering a decision. The Planning and Zoning Commission meets on the third Thursday of each month. Planning and Zoning Commission review must precede City Council action. The process during each meeting is as follows.

   a) The staff will give a presentation about the case and will usually present a recommendation. At the Planning & Zoning Commission meeting, staff will present the staff recommendation. At the City Council meeting, staff will present both its own recommendation and the recommendation from the Planning & Zoning Commission.
b) The applicant will be given an opportunity to present her case.

c) The Commission/Council will hold a public hearing to receive comments about the case.

d) The application will be given an opportunity to respond to comments made or questions asked during the public hearing.

e) Staff will summarize the case.

f) The Commission/Council will render its decision.

** An example of items 1 through 3 above is provided as part of this packet. **

Please note that the burden is on the application to demonstrate to the Council’s satisfaction that a zoning change should be approved. The applicant should be able to satisfy the Council that the general welfare of all the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.

Please note also that the Council is authorized to approve the request, to deny the request, or to initiate a request to consider changing all or a portion of such property to a district other than the requested and of a different character. For example, if an applicant requests to change a zoning classification for a property from residential single family to commercial, the Council may consider rezoning to the commercial district classification requested or to a different commercial zoning classification.

You are encouraged to meet with the city administrator or his or her designated official in an informal work session to ascertain the exact extent of plans and documents required, if any, prior to the city initiating the advertisement for public hearing on the petition.

Please keep in mind that, with rare exceptions, the Council can only approve zoning changes that are in compliance with the comprehensive land use plan. You should review the city’s comprehensive land use plan, including the Future Land Use Plan, before submitting your application.
CHANGE OF ZONING CLASSIFICATION

ZONING CASE #__________________
(assigned by city staff)

DATE: ______________________

City Council
City of Kennedale
Kennedale, Texas 76060

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL:

You are hereby respectfully requested to approve the following request for a change of zoning classification. I, the applicant, request to change the zoning classification of the property described on Exhibit “A” attached, from its current zoning classification of “________” (__________________________) to that of “________” (__________________________) in its entirety as shown on Exhibit “B” attached. The property totals some _____ acres.

A statement of why the zoning change should be approved is attached to this application. I understand that I must satisfy the Council that either the general welfare of all the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.

Legal Description is __________________________________________________________

Present use of the property is ____________________________________________

Address of the property is ____________________________________________

Property Owner’s Name: _________________________________________________

Address: _____________________________________________________________

Telephone Number: ____________________________________________________

405 Municipal Drive, Kennedale, TX 76060 | Telephone: 817-985-2135 | Fax: 817-483-0812
If applicant is not the owner, an owner’s affidavit must be submitted with this application.

I, the applicant, understand that city staff, the Planning & Zoning Commission, or the City Council may request from me a site plan or other supporting documents concerning the nature, extent, and impact of my request for rezoning, in addition to what I supply with my application for a change in zoning.

I further certify that ___________________________ is the sole owner(s) of the property described in the legal description and shown in the map attached to this application, as of the date of this application.

________________________________________  ____________________________
Applicant Signature                      Date
The text below is an excerpt from the Kennedale city code. This excerpt describes the zoning process that must be followed by the city in order to consider zoning changes. The same text is also available online through www.municode.com.

SECTION 17-429. AMENDMENTS

(a) General. The zoning regulations, restrictions and boundaries may from time to time be amended, supplemented, changes, modified or repealed. An amendment to this article may be initiated at the request of the owner or his or her agent, the City Manager, the Planning and Zoning Commission, or the City Council on its own motion when it finds that the public may benefit from the consideration of such matter.

(b) Procedure. All requests for amendments to zoning district boundaries shall be submitted, together with required fees to the city manager or his or her designated administrative official, whom shall cause notices to be sent and the petition placed on the Planning and Zoning Commission agenda. Requests for changes in zoning districts shall include the proposed designation or designations for the area concerned. Alternative proposals may be made at the time of filing the original request for amendment, however all hearings and deliberations shall be limited to the request as submitted by the applicant at the time of original filing.

(c) Posting sign. The city manager, or his or her designated administrative official, shall have at least one (1) sign erected on the property to be rezoned which sign shall have a total area of at least four (4) square feet. This sign shall, if possible, be located adjacent to a street and in a conspicuous place. The sign shall be erected on or before the first date of the first notice to property owners and shall be removed immediately after final action by the City Council or when the applicant withdraws the request, whichever comes first. The sign shall state that a zoning change has been requested on that particular property and the telephone number of the city offices from where dates of public hearings and more information about the zoning request may be obtained. The erection or continued maintenance of signs shall not be deemed a condition precedent to the granting of any zoning change or holding of any public hearing.

(d) Hearings and notices. The City Council may from time to time amend, supplement or change by ordinance the boundaries of the districts or the regulations herein established after receiving a report thereon from the Planning and Zoning Commission. A public hearing on amendment, supplement, or change shall be held by both the Planning and Zoning Commission and the City Council. Notice of hearings shall be given by publication one (1) time in the official newspaper of the city, stating the time and place of such hearing, which time shall not be earlier than fifteen (15) days from the date of publication. Publication of such change shall be accomplished by publishing a descriptive caption of the proposed change. Also, written notice of such public hearings shall be sent to the applicant and all other persons who are owners of real property lying within two hundred (200) feet of the property on which the zoning request is made. Such notice shall be given no less than ten (10) days before the date set for hearing to all such owners who have rendered their said property for city taxes as the ownership appears on the last city tax roll.
Such notice may be serviced by depositing the same properly addressed and postage addressed and postage paid in the United States post office.

(e) Planning and Zoning Commission consideration and report. The Planning and Zoning Commission, after conducting a hearing on a zoning request, shall report its recommendations on the zoning request to the City Council for their consideration. The Planning and Zoning Commission may recommend favorable approval of the request or that the request be denied, with or without prejudice. The recommendation of the Planning and Zoning Commission shall automatically be forwarded to the City Council for public hearing and consideration. When the Planning and Zoning Commission recommends that the proposal should be denied, it shall report the same to the City Council and the applicant.

(f) Application not to be considered for ninety (90) days after denial of request for rezoning. No application for rezoning shall be considered within ninety (90) days of denial of a request by City Council for the same classification on the same property.

(g) Protest against change. In case of a protest against such change signed by the owners of twenty (20) percent or more either of the land included in such proposed change, or of the land within two hundred (200) feet thereof, such amendment shall not become effective except by the favorable vote of three-quarter (3/4) of all the members of the City Council present and qualified to vote.

(h) Action on application. The proponent of any zoning change shall satisfy the City Council that either the general welfare of all the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning. If such is proved to the council’s satisfaction, it may grant the requested zoning change; or it may change the zone’s designation of a portion of such property; or it may initiate a request to consider changing all or a portion of such property to a district other than the requested and of a different character.

(i) Site plan and supporting documents required; petition for zoning district change or specific use permit. When, in the opinion of the city administrator or his or her designated official, the Planning and Zoning Commission, the City Council, or the Board of Adjustment, greater information is required from the applicant concerning the nature, extent and impact of his or her request than supplied with his or her application for a change in zoning, variance, or specific use permit, in order to properly review and evaluate all relevant factors thereof, the Planning and Zoning Commission, City Council, or the Board of Adjustment may require the applicant to submit a site plan and/or supporting documents conforming with all or a portion of the requirements set forth in this section, prior to rendering a decision thereon. The applicant is encouraged to meet with the city administrator or his or her designated official in an informal work session to ascertain the exact extent of plans and documents required, if any, prior to the city initiating the advertisement for public hearing on the petition. The general type and extent of plans and supporting documents which may be required of the petitioner include, but are not necessarily limited to:
Site plan. Meeting all of the requirements of a “preliminary plat,” as described in the city’s subdivision regulations, except that topographic and drainage map information provisions may be waived by the reviewing body when the inclusion of such data would not materially contribute to the necessary evaluation of the project’s petition. Additional site plan drawing information which the reviewing body may require include:

a. Existing and proposed zoning district;

b. A tabular summary schedule indicating:

1. The gross acreage and percent of each type of zoning category proposed;

2. The gross acreage and percent of each type of land use proposed, with streets and open space categories listed separately, and residential uses further stratified as to type, i.e., single-family, two-family, multi-family, townhouse, etc., including the total gross project acreage;

3. The gross residential density of each type of residential land use proposed, expressed in dwelling units per acre; and based on net residential land use plus one-half (1/2) of any abutting street only;

4. The quantitative number of dwelling units proposed for each residential dwelling type, i.e., single-family, two-family, etc.; and

5. Proposed maximum lot coverage by building and land use types, i.e., “AG,” “R-1,” “R-2,” “OT,” “D,” “MF,” C-1,” “C-2,” and “I” expressed in terms of percent or floor area ratio of the lot or site;

c. General outline of extensive tree cover areas;

d. Drainage ways and one-hundred year floodplain limits;

e. Proposed treatment for screening the perimeter of the land embraced by the petition, including screening of internal separations of land use, where required;

f. Proposed internal non-vehicular circulation linkages, such as: pedestrian paths and hike trails; bike trails; and equestrian bridle paths, where applicable, including their interrelationships with vehicular circulation systems and proposed handling of points of conflict; and

Architectural drawings. Elevations, concept sketches, or renderings depicting building types and other significant proposed improvements, including the treatment and use of open spaces, etc., where the submission of such drawings would more clearly portray the nature and character of the applicant’s land use and development proposals; and
(3) **Written documents.** In narrative form on eight and one-half inch by eleven-inch sheets, including:

a. Statement(s) on planning objectives to be achieved in use/development proposal, including a narrative description of the character of the proposed development and rationale behind the assumptions and choices made by the applicant, including use and ownership of open spaces, etc.;

b. Legal description of the total site area proposed for rezoning, development, or conditional use permit;

c. A development schedule indicating the approximate date(s) when construction of the proposed development, and subsequent stages or phases thereof, if any, can be expected to begin and be completed to the best of the applicant’s knowledge and belief;

d. A statement as to the present and proposed ownership of the site or parcels thereof embraced by the application;

e. Economic feasibility and/or market analysis studies, when deemed necessary by the reviewing body to adequately assess the necessity for zoning certain parcels to the sizes indicated by the applicant, or to evaluate the need for granting a conditional use permit;

f. Environment assessment statement, prepared pursuant to the National Environmental Policy Act of 1969, and any subsequent amendments thereto, when deemed necessary by the reviewing body to properly assess the impact of the proposed development/land use on the existing environment;

g. Statement(s) as to how and when the applicant proposes to provide water and sewer to the development; and

h. Signature, title and date of the applicant, at the conclusion of the written documents certifying the information presented in the plans and supporting documents reflecting a reasonably accurate portrayal of the general nature and character of the proposals.
APPENDIX BB

PRELIMINARY AND FINAL PLATTING

AND TXDOT APPLICATIONS
City of Kennedale
Preliminary Plat Application

APPLICANT NAME: _______________________________________________         DATE: _________________
CURRENT LEGAL DESCRIPTION: _______________________________________________________

BEING PLATTED AS:
SUB-DIVISION NAME: _____________________________________________________________
LOTS: ___________ BLOCKS: ___________ PHASES: ___________
ACRES: ___________
CURRENT ZONING: __________________________________  PROPOSED ZONING: ________________________

PROJECT CONTACT INFORMATION
OWNER OF RECORD: _____________________________________________________________
ADDRESS: __________________________________________________ PHONE: ___________
(mailing)
CITY: _______________ STATE: _______________ ZIP: _______________

SURVEYOR: _________________________________________________________________
ADDRESS: __________________________________________________ PHONE: ___________
(mailing)
CITY: _______________ STATE: _______________ ZIP: _______________

ENGINEER: _________________________________________________________________
ADDRESS: __________________________________________________ PHONE: ___________
(mailing)
CITY: _______________ STATE: _______________ ZIP: _______________

DEVELOPER: _________________________________________________________________
ADDRESS: __________________________________________________ PHONE: ___________
(mailing)
CITY: _______________ STATE: _______________ ZIP: _______________

rev. 12.10.2016 RR
DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND USES AND THEIR LOCATIONS:

Who is the primary contact for this project?

All communication regarding this plat application will be made with the primary contact.

Select only ONE primary contact.

☐ Owner  Phone ___________________________  Email ___________________________

☐ Developer  Phone ___________________________  Email ___________________________

☐ Surveyor  Phone ___________________________  Email ___________________________

☐ Engineer  Phone ___________________________  Email ___________________________

APPLICANT SIGNATURE: ______________________________________________________ DATE: ___________________

OWNER SIGNATURE: ______________________________________________________ DATE: ___________________

SURVEYOR SIGNATURE: ____________________________________________________ DATE: ___________________

ENGINEER SIGNATURE: _____________________________________________________ DATE: ___________________

DEVELOPER SIGNATURE: ____________________________________________________ DATE: ___________________

The application packet shall include all documents listed below, and no preliminary plat will be reviewed by the city until all required documents are submitted in a completed format and all fees have been paid.

If plans require resubmittal, you must schedule a meeting with the Public Works Department to review the plan comments before resubmitting the plans for review.

(1) Preliminary plat application (this document) – One copy shall be submitted. The application must include the property owner’s signature.

(2) Preliminary plat drawing – Six folded paper copies and a PDF version shall be submitted for review by city staff.

The preliminary plat drawing shall contain required information listed in Section 26.12 of the Unified Development Code (UDC). Plats shall also conform to the City of Kennedale Subdivision Design criteria contained in Article 15 of the

rev. 12.10.2016 RR
Kennedale UDC.

(3) **Taxes and liens paid certificates** – An official copy of the tax certificates for the property/properties to be platted must be submitted with your application. An official copy can be obtained from the Tarrant County tax assessor’s office. **NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.**

(4) **Preliminary Drainage Analysis** – The preliminary drainage study with engineering drawings shall conform to the requirements of Section 16.12 of the UDC. Sites with known drainage problems may have additional requirements for the study. **Two paper copies and a PDF version of the drainage study should be submitted.**

(5) **Preliminary Utility Layout** -- The applicant or the applicant’s engineer shall submit construction plans for all public improvements along with the final plat for approval by the city. The engineering drawings shall conform to the requirements of the design manual and shall be prepared and sealed by a registered professional engineer, licensed to practice in the state. **Three (3) paper copies of the engineering/construction drawings and a PDF version shall be submitted.**

(6) **Description of proposed uses and layout.**

(7) **Tree Survey** – If a grading permit will be requested after preliminary plat approval (prior to final plat approval), a tree survey meeting the city’s standards for a tree permit application is required (see Unified Development Code Article 20).

* **NOTE:** Plans (items 4 and 5 listed above) must have been already reviewed and approved by the Public Works Department before they are included with a plat application; plans that have not been approved will not be accepted. Plat applications submitted without approved plans will be considered incomplete.
City of Kennedal
Preliminary Plat Application Check List

If the following is on the Preliminary Plat, please put an “X”, if it is not applicable please write in N/A.

GENERAL INFORMATION

_____ Acceptable scale: 1” = 50’, 1” = 100’, or 1” = 200’.

_____ North Arrow, graphic & written scale in close proximity

_____ Vicinity Map. The vicinity location map shall be drawn at an approximate scale of one (1) inch equals two thousand (2,000) feet and show sufficient streets, collector and arterial street names, and major features of the surrounding area to locate the area being subdivided.

_____ Appropriate Title, i.e. “Preliminary Plat of …”

_____ Title includes City, County, State, Survey Name, Total Gross Acreage, & Preparation Date

_____ Name & Address of Owner of Record, Sub-divider, Engineer, Surveyor, & Planner

_____ City Limits boundaries (where applicable)

_____ Surveyor’s certification

_____ Certificate of approval box for Planning and Zoning Commission

The certificate of approval by the planning and zoning commission shall not be less than two (2) inches high and four and one-half (4½) inches wide and contain the following information:

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this ____________ day of ____________, 20____________, to recommend approval of this Plat by the City Council.

__________________________
Chairman, Planning and Zoning Commission

__________________________
Attest: Secretary, Planning and Zoning Commission

ADJACENT PROPERTY (within 100’)

_____ Adjacent Property, platted & unplatted property with legal description with owner of record, volume & page deed recorded. All property lines, streets and easements on lands immediately adjacent to and contiguous with the perimeter of the proposed subdivision shall be shown for an area extending one hundred (100) feet of the perimeter with the names of the owners as shown in the most current tax assessor's files. If the adjacent properties are platted, the names of adjoining subdivisions and the names of adjoining streets are to be shown.

_____ Existing Zoning label for plat and adjacent property

_____ Existing easements

_____ Adjacent street intersections shown

_____ Existing structures (note whether to remain or not)

_____ Existing Rights-of-Way shown

rev. 12.10.2016 RR
PROPOSED INFORMATION

- Sub-division boundary in heavy lines
- Drainage & Utility Easements labeled and dimensioned
- Street Right of Way dimensioned
- Street Names (not similar to any existing street in City)
- Lot and Blocks labeled in consecutive order
- Setback lines labeled or noted
- Proposed land uses (private or public) with a tabulation of acres & units per acre labeled
- Lots to be reserved for private use labeled
- Proposed Zoning Changes labeled
- Phases clearly labeled
- Flood Plain Features shown

☐ Please submit with your application a tax certificate from Tarrant County showing that any delinquent taxes, fee, and outstanding liens due to the city have been paid.

☐ Once the plat has been reviewed and corrections (if any are required) have been made, ten (10) additional copies will be needed for Planning & Zoning Commission consideration. After preliminary plat approval, please submit one Mylar copy and two black line copies for filing.

For Office Use Only: Date Received: ____________ Date application is complete: ____________

Reviewed by: (initial after review)

☐ Community Development Director ____________
☐ Public Works Director ____________
☐ Streets superintendent and storm water coordinator ____________
☐ Fire Chief ____________
☐ Other Staff, as needed ________________
City of Kennedale
Final Plat Application

APPLICANT NAME: _______________________________________________         DATE: _____________________
CURRENT LEGAL DESCRIPTION: ___________________________________ ACRES: ____________
CURRENT ZONING: __________________________________            PROPOSED ZONING: ________________________
BEING PLATTED AS: SUBDIVISION NAME ____________________________
LOTS: ______________  BLOCKS: ______________  PHASES: ______________
PROPERTY ADDRESS: _________________________________________________
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: __________________________

PROJECT CONTACT INFORMATION

OWNER OF RECORD: _________________________________________________
ADDRESS: _________________________________________________ PHONE: ______________________
(mailing)       CITY: ______________________________ STATE: ___________________ ZIP: __________________

SURVEYOR: _________________________________________________
ADDRESS: _________________________________________________ PHONE: ______________________
(mailing)       CITY: ______________________________ STATE: ___________________ ZIP: __________________

ENGINEER: _________________________________________________
ADDRESS: _________________________________________________ PHONE: ______________________
(mailing)       CITY: ______________________________ STATE: ___________________ ZIP: __________________

DEVELOPER: _________________________________________________
ADDRESS: _________________________________________________ PHONE: ______________________
(mailing)       CITY: ______________________________ STATE: ___________________ ZIP: __________________
Who is the primary contact for this project?

All communication regarding this plat application will be made with the primary contact.

Select only ONE primary contact.

☐ Owner  
Phone ___________________  Email ___________________

☐ Developer  
Phone ___________________  Email ___________________

☐ Surveyor  
Phone ___________________  Email ___________________

☐ Engineer  
Phone ___________________  Email ___________________

DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND USES AND THEIR LOCATIONS:

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

APPLICANT SIGNATURE: ____________________________________ DATE: ________________

OWNER SIGNATURE: ______________________________________ DATE: ________________

SURVEYOR SIGNATURE: __________________________________ DATE: ________________

ENGINEER SIGNATURE: ___________________________________ DATE: ________________

DEVELOPER SIGNATURE: __________________________________ DATE: ________________

The application packet shall include all documents listed below, and no final plat will be reviewed by the city until all required documents are submitted in a completed format and all fees have been paid.

If plans require resubmittal, you must schedule a meeting with the Public Works Department to review the plan comments before resubmitting the plans for review.

(1) Final plat application (this document) – One copy shall be submitted. The application must include the property owner’s signature.

(2) Final plat drawing – Six folded paper copies and a PDF version shall be submitted for review by city staff. The
final plat drawing shall contain required information listed in Article 26 of the Unified Development Code (UDC). Plats shall also conform to the City of Kennedale Subdivision Design criteria contained in Article 15 of the Kennedale UDC.

(3) **Taxes and liens paid certificates** – An official copy of the tax certificates for the property/properties to be platted must be submitted with your application. An official copy can be obtained from the Tarrant County tax assessor’s office. **NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.**

(4) **Drainage study** – The drainage study with engineering drawings shall conform to the technical specifications contained in the Public Works design manual, available on the City of Kennedale website and from Public Works staff. Two paper copies and a PDF version of the drainage study should be submitted.

(5) **Engineering/construction drawings** -- The applicant or the applicant’s engineer shall submit construction plans for all public improvements along with the final plat for approval by the city. The engineering drawings shall conform to the requirements of the design manual and shall be prepared and sealed by a registered professional engineer, licensed to practice in the state. **Three (3) paper copies of the engineering/construction drawings and a PDF version shall be submitted.**

(6) **City - developer’s agreement** – This agreement shall be negotiated between the city and the developer.

(7) **Sign-off/review from Oncor and from Atmos** – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.

* **NOTE:** Plans (items 4 and 5 listed above) must have been already reviewed and approved by the Public Works Department before they are included with a plat application; plans that have not been approved will not be accepted. Plat applications submitted without approved plans will be considered incomplete.
If the following is on the Final Plat, please put an “X”, if it is not applicable please write in N/A.

GENERAL INFORMATION

_____ Acceptable map sheet size.

Map sheets shall be of such size as are acceptable for filing in the office of county clerk and shall not exceed twenty-four (24) X thirty-six (36) inches, but may be eighteen (18) X twenty-four (24) inches, with a binding margin of not less than one and one-half (1½) inches on the left side of the sheets. Sheets shall be numbered in sequence if more than one (1) sheet is used and an index sheet provided with match lines.

_____ Acceptable scale: 1” = 50’, 1” = 100’, or 1” = 200’.

The drawing shall be prepared at a numerical scale no greater than one (1) inch equals one hundred (100) feet. At the discretion of the director of development and enforcement, the plat may be drawn at a numerically smaller scale, i.e. one (1) foot equals fifty (50) feet, one (1) inch equals forty (40) feet, etc., if the plat can still be drawn on the required sheet size. A graphic scale symbol shall be placed on the drawing.

_____ North arrow & graphic scale in close proximity

A north arrow indicating the approximate true north shall be predominantly placed near the scale.

_____ Vicinity map

A small vicinity location map shall be shown on the plat drawing. The vicinity location map shall be drawn at an approximate scale of one (1) inch equals two thousand (2,000) feet and show sufficient streets, collector and arterial street names, and major features of the surrounding area to locate the area being subdivided.

_____ Title includes city, county, state, survey name, total gross acreage

_____ Subdivision name.

The name of the proposed subdivision with predominantly larger letters than those used elsewhere shall be shown on the drawing, within the title block. The proposed name of the subdivision shall not be a duplication of any existing subdivision name, whether by spelling or pronunciation, or similar to any other subdivision within the city unless the proposed subdivision is contiguous with a subsequent filing or a replat of an existing subdivision. The planning and zoning commission shall have final authority to require a change in the proposed name of the subdivision.

The date on which the drawing was prepared shall be shown on the plat drawing.

_____ Appropriate Title, i.e. “Final Plat of ...”

_____ Name & address of owner of record and the name, address, and telephone number of the developer, if other than the owner

_____ Date on which the drawing was prepared
City Limits boundaries (where applicable)

The location of the corporate limit boundaries of the city or any adjacent city shall be shown on the plat drawing where applicable.

Surveyor's certification.

Every final plat drawing shall contain a surveyor's certification of compliance by a professional land surveyor registered in the state. The certification of compliance shall not be less than one and one-half (1½) inches high and four (4) inches wide and contain the following information:

KNOW ALL MEN BY THESE PRESENTS:

That I, ______________, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

__________________________
Signature

__________________________/________________________
Date
Phone Number__________________________/________________________

(Affix Seal)

Certificate of approval box for Planning and Zoning Commission

Every replat or final plat shall contain a certificate of approval by the planning and zoning commission as will amending and minor plats when appropriate. The certificate of approval by the planning and zoning commission shall not be less than two (2) inches high and four and one-half (4½) inches wide and contain the following information:

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this ____________ day of ____________, 20__________, to recommend approval of this Plat by the City Council.

__________________________
Chairman, Planning and Zoning Commission

__________________________
Attest: Secretary, Planning and Zoning Commission

ADJACENT PROPERTY (within 100')

Adjacent property, platted & unplatted property with legal description with owner of record, volume & page deed recorded, including street intersections
All property lines, streets and easements on lands immediately adjacent to and contiguous with the perimeter of the proposed subdivision shall be shown for an area extending one hundred (100) feet of the perimeter with the names of the owners as shown in the most current tax assessor's files. If the adjacent properties are platted, the names of adjoining subdivisions and the names of adjoining streets are to be shown.

_____ Existing easements

The location and dimension of all existing easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose.

_____ Permanent structure encroachments.

Any permanent structures which encroach any building setback lines and will remain after completion of the development shall be shown on the drawing with appropriate dimensions.

_____ Existing street right-of-way dimensioned

The width of all existing public street rights-of-way shall be shown on the plat drawing and be consistent with the minimum requirements contained in the design manual and the master thoroughfare plan. Dimensions shall be shown for all curves.

PROPOSED INFORMATION

_____ Subdivision boundary in heavy lines

The proposed subdivision boundary lines shall be shown in heavy lines so as to provide a differentiation with the internal features of the area being proposed for platting. The location and dimensions of all boundary lines of the property shall be expressed to the nearest hundredth foot.

_____ Proposed drainage, utility, and other easements labeled and dimensioned

The location and dimension of all proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

_____ Proposed street right-of-way dimensioned

The width of all proposed public street rights-of-way shall be shown on the plat drawing and be consistent with the minimum requirements contained in the design manual and the master thoroughfare plan. Dimensions shall be shown for all curves. The distance from the centerline of any existing roadway of a boundary street to the proposed subdivision shall be shown to determine the adequacy of right-of-way along the route and to determine if additional right-of-way is necessary to accommodate the proposed street. Sufficient iron pins shall be found or set and shown on the drawing together with dimensions to adequately describe all perimeter streets.

_____ Lot and Blocks labeled in consecutive order

All lots and blocks shall be consecutively numbered, or lettered in alphabetical order. The blocks in subdivisions bearing
the same name shall be numbered or lettered consecutively through the several sections or phases. Lettering for blocks shall be larger and bolder than lot numbers or circled to make identification clear. Any lot or block which is planned as an out-parcel shall be numbered and designated on the plat with notation regarding any development restrictions.

Flood Plain Features shown

ADDITIONAL INFORMATION

Plat notes and conditions.
When appropriate, the drawing shall contain a listing of any plat notes and plat conditions in a readily identifiable location with each note numbered consecutively.

Public use areas.
The location and dimensions of all property proposed to be set aside for park use, or other public or common reservation shall be shown on the plat drawing, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

Street names.
All existing and proposed street names shall be shown on the plat drawing. New street names shall be sufficiently different in sound and in spelling from other road names in the city so as to not cause confusion. A road which is, or is planned as a continuation of, an existing road shall bear the same name.

Metes and bounds description.
A written metes and bounds description of the property shall be shown on the plat drawing that will readily determine the location, bearing and length of all perimeter boundary lines, and be capable of reproducing such lines upon the ground with a closure error of less than 1:25,000. The legal description shall include reference to an original survey or subdivision corner, and the Texas NAD83 State Plane Coordinate System. The legal description shall include the acreage of the total area of the proposed subdivision and be consistent with the subdivision boundary, and information to show the last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantee and land records reference.

Lot dimensions.
The exact dimensions of all proposed or existing lots and the perimeter boundary of the subdivision shall be shown on the plat drawing.

Lot areas.
The area for each lot expressed in square feet shall be shown on the plat drawing. (This information may be shown in tabular form on the plat or on a separate sheet.)

Irregular side lot lines.
Side lot lines which are not perpendicular to the street right-of-way shall be indicated with bearing and distance.

Drainage easements.
The location of any drainage easements, if applicable, shall be shown on the plat drawing. If the subdivision or a portion thereof is located in the one-hundred-year flood prone area, the developer will be required to comply with the provisions of the flood damage prevention ordinance.
County certification block, if required by the county clerk’s office for filing.

Dedication certificate.

Every replat, amending plat, minor plat, or final plat shall contain an owner’s certificate of Dedication as follows:

KNOW ALL MEN BY THESE PRESENTS:

That, I, (owners name) do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for public use; the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat.

______________________________
Signature of Owner

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared ____________, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____________ day of ____________, 20____________.

______________________________
Notary Public in and for Tarrant County
My commission expires: ____________/__________/____________

City council approval certification.

Every replat or final plat shall contain a certificate of approval by the city council as will amending and minor plats when appropriate. The certificate of approval by the city council shall not be less than two (2) inches high and four (4) inches wide and contain the information shown below. A similar certificate without the voting statement will be provided for the city administrator approval of amending and minor plats when appropriate.

The City Council of the City of Kennedale, Texas voted affirmatively on this ____________ day of ____________, 20____________, to approve of this Plat for filing of record.

______________________________
Mayor, City of Kennedale

______________________________
Attest: City Secretary
The Texas Department of Transportation, hereinafter called the State, hereby authorizes __________________________, hereinafter called the Permittee, to □ construct / □ reconstruct a __________________________ (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number ___________ in __________________________ County, located __________________________.

Subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.

2. Design of facilities shall be as follows and/or as shown on sketch on page 2 and is subject to conditions stated below:

   All construction of materials shall be subject to inspection and approval by the State.

3. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with approval of the State.

4. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.

5. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as fuel pumps, vendor stands, or tanks and shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.

6. The State reserves the right to require a new access driveway permit in the event of a material change in land use or change in driveway traffic volume or vehicle types.

7. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.

8. The Permittee will contact the State’s representative telephone, (_____) ____________, at least twenty-four (24) hours prior to beginning the work authorized by this permit.

9. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

Date of Issuance

State Authorized Representative

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: __________________________

Signed: __________________________

(Property owner or owner’s representative)
Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy.

**TxDOT Driveway Permit Request Contact**

For a local contact for your TxDOT Driveway Permit Request visit: [http://www.txdot.gov/inside-bdot/district.html](http://www.txdot.gov/inside-bdot/district.html). You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

**Sketch of Installation**

(Use additional sheets as needed)
LEGAL DESCRIPTION

BEING 7.964 acres of land situated in the J.B. RENFRO SURVEY, ABSTRACT No. 1260, City of Kennedale, Tarrant County, Texas, being a portion of those certain tracts of land described in deed as Tract 1, Tract 2 and Tract 4, to Larry Walker, recorded in Instrument Number D212279455, County Clerk’s Records, Tarrant County, Texas, a portion of that certain tract of land described in to Larry J. Walker, recorded in Volume 6526, Page 107, Deed Records, Tarrant County, Texas, a portion of that certain tract of land described to in to Mark J. Doskoci, recorded in Instrument Number D214158489 and D214158489, County Clerk’s Records, Tarrant County, Texas, and a portion of that certain tract of land described in deed to Mark J. Doskoci, recorded in Instrument Number D214158489 and D214158489, County Clerk’s Records, Tarrant County, Texas, said 7.964 acres being more particularly described as follows:

COMMENCING at a point at the northwest corner of that certain tract of land described in deed to Mark J. Doskoci, recorded in Clerk’s File Number D214158489, County Clerk’s Records, Tarrant County, Texas and being the southwest corner of that certain tract of land described in deed to Melvin Utech and wife, Margaret Utech, recorded in Volume 546, Page 152, Deed Records, Tarrant County, Texas, said COMMENCING POINT being (per deed call) S 61°46’34” W, a distance of 505.46 feet from the southwest corner of Lot 4-48, Block J, CRESTDALE ADDITION, an addition to the City of Kennedale, Tarrant County, Texas, according to the Plan recorded in Volume 568-12, Page 21, Plat Records, Tarrant County, Texas;

THENCE S 07°43’55” W, along the common line of said Doskoci and Utech lot, a distance of 7.64 feet to the POINT OF BEGINNING and most northeasterly corner of the herein described 7.964 acre tract, said BEGINNING POINT being a State Plane, NAD 83, Zone 4020 (Grid) coordinate value of NORTH 6921271.807 and EAST 23862386.596, for reference;

THENCE N 87°49’04” E, leaving said common line, across said Doskoci tract (recorded in D214158489) and D214158489, and continuing, in all, a distance of 141.10 feet to a point;

THENCE S 03°48’20” E, crossing the common line of said Doskoci tracts (recorded in D214158489) and D214158489, and continuing, in all, a distance of 166.89 feet to a point;

THENCE S 68°22’12” E, across said Doskoci tract (recorded in D214158489), a distance of 59.87 feet to a point;

THENCE S 21°37’48” W, continuing across said Doskoci tract (recorded in D214158489), a distance of 18.00 feet to a point;

THENCE S 68°22’12” E, continuing across said Doskoci tract (recorded in D214158489) a distance of 67.01 feet to a point;

THENCE S 25°29’12” W, continuing across said Doskoci tract (recorded in D214158489) a distance of 28.47 feet to a point;

THENCE, S 68°31’14” E, continuing across said Doskoci tract (recorded in D214158489) a distance of 202.48 feet to a point in the northwesterly line of Kennedale-Sierra Road, being at the beginning of a curve to the right, whose radius is 665.51 feet and whose long chord bears S 39°59’32” W, a chord distance of 160.23 feet;

THENCE along the northwesterly line of said Kennedale-Sierra Road, as follows:

Along said curve in a northwesterly direction, through a central angle of 170°77’24”, an arc distance of 160.90 feet to a point;

S 45°13’20” W, a distance of 446.06 feet to a point at the beginning of a curve to the right, whose radius is 225.04 feet and whose long chord bears S 59°40’38” W, an arc distance of 112.30 feet;

Along said curve in a northwesterly direction, through a central angle of 28°37’45”, an arc distance of 111.90 feet to a 1/2 iron rod not found in the southerly line of said Doskoci tract (recorded in D214158489) and being the southwest corner of said Larry Walker Tract 2 (recorded in D2142486802) for the most southerly corner of the herein described 7.964 acre tract;

THENCE, N 08°31’21” E, along the common line of said Doskoci tract (recorded in D214158489) and said Larry Walker Tract 2 (recorded in D212044802), along the approximate centerline of a creek, a distance of 242.31 feet to a point;

THENCE, N 09°59’37” E, continuing along the common line of said Doskoci tract (recorded in D214158489) and said Larry Walker Tract 2 (recorded in D212044802), continuing along the approximate centerline of said creek, a distance of 11.41 feet to a point;

THENCE, N 09°50’00” E, leaving said common line and the approximate centerline of said creek, across said Larry Walker Tract 2 (recorded in D212044802), a distance of 256.37 feet to a point at the beginning of a curve to the right, whose radius is 55.00 feet and whose long chord bears N 6°23’34” W, a chord distance of 67.40 feet;

THENCE along said curve in a northwesterly direction, crossing the common line of said Larry Walker Tract 2 (recorded in D212044802) and said Larry M. Walker tract (recorded in Vol. 9632, Pg. 257), and continuing, in all, through a central angle of 79°31’45”, an arc distance of 72.34 feet to a point;

THENCE, S 45°58’27” W, across said Larry M. Walker tract (recorded in Vol. 9632, Pg. 257), a distance of 322.64 feet to a point in the northeasterly line of East Kennedale Parkway (Right-of-Way versus);

THENCE, N 45°20’59” W, along the northeasterly line of said East Kennedale Parkway, a distance of 58.44 feet to a point;

THENCE, N 45°58’27” W, leaving said northeasterly line, across said Larry M. Walker tract (recorded in Vol. 9632, Pg. 257), a distance of 229.30 feet to a point at the beginning of a curve to the right, whose radius is 55.00 feet and whose long chord bears N 28°59’16” E, an arc distance of 74.49 feet;

THENCE along said curve in a northeasterly direction, crossing the common line of said Larry M. Walker tract (recorded in Vol. 9632, Pg. 257) and said Larry Walker Tract 3 (recorded in D212279455), and continuing, in all, through a central angle of 83°47’35”, an arc distance of 81.83 feet to a point;

THENCE, N 08°00’00” E, crossing said Larry Walker Tract 3 (recorded in D212279455), said Larry Walker Tract 4 (recorded in D212279455) and said Larry Walker Tract 1 Parcel A, (recorded in D212279455) in all, a distance of 235.51 feet to a point on the north line of said Larry Walker Tract 1 Parcel A, (recorded in D212279455) and being in the south line of said Utech tract;

THENCE, N 08°22’51” E, along the common line of said Larry Walker Tract 1 Parcel A, (recorded in D212279455) and said Utech tract, a distance of 69.70 feet to a 1/2” iron rod found at the northeast corner of said Larry Walker Tract 1 Parcel A, (recorded in D212279455) and being the northwest corner of said Larry Walker Tract 4 (recorded in D212279455);

THENCE, S 89°33’16” E, along the common line of said Larry Walker Tract 4 (recorded in D212279455) and said Utech tract, a distance of 149.79 feet to a point on the northeast corner of said Larry Walker Tract 4 (recorded in D212279455) and being at the southeast corner of said Larry Walker Tract 4 (recorded in D212279455);

THENCE N 47°27’59” E, along the common line of said Larry Walker Tract 3 (recorded in D212279455) and said Utech tract, a distance of 221.18 feet to a point on the most northeasterly corner of said Larry Walker Tract 3 (recorded in D212279455), being the most northeasterly corner of said Utech tract and being in the approximate centerline of said creek;

THENCE N 15°38’31” W, along the common line of said Mark J. Doskoci tract (recorded in D214158489) and said Utech tract, along the approximate centerline of said creek, a distance of 50.67 feet to a point at the northeast corner of said Mark J. Doskoci tract (recorded in D214158489) and being the southeast corner of said Mark J. Doskoci tract (recorded in D214158489);

THENCE, N 07°45’55” E, along the common line of said Mark J. Doskoci tract (recorded in D214158489 and said Utech tract) and along the approximate centerline of said creek, a distance of 92.23 feet to the POINT OF BEGINNING and containing 7.964 acres (3469.13 square feet) of land, more or less.
APPENDIX DD

PRELIMINARY UTILITY LAYOUT,

PRELIMINARY GRADING AND DRAINAGE AREA MAPS

AND FEMA MAP
KENNEDALE-SUBLETT ROAD
(50 FOOT RIGHT-OF-WAY - PER CITY OF KENNEDALE)

EAST KENNEDALE PARKWAY
Bussiness Highway No. 287
(Right-Of-Way Varies)

CRESTVIEW DRIVE
(Right-Of-Way Varies)

DA 1
7.96 AC.

OS 1
1.52 AC.

OS 2
2.28 AC.

OS 3
3.07 AC.

OS 4
3.95 AC.

CENTERLINE EXISTING
DRAINAGE PATH / CHANNEL

LEGEND

PROPERTY DRAINAGE FLOW DIRECTION

EXISTING CONTOUR

SYMBOL

DESCRIPTION

642
DRAINAGE AREA BOUNDARY

#.## AC
DRAINAGE AREA LABEL

DRAINAGE AREA MAP
EXISTING CONDITIONS
HAMMACK CREEK APARTMENTS
CITY OF KENNEDALE
TARRANT COUNTY, TEXAS

USER:
GARY GREEN

PLOTTED ON:
2/27/2019 12:46 PM

FILE NAME:
N:\BARRON STARK SWIFT ENG\307 OM HOUSING\9537 - TDHCA APP FOR THE VILLAGE AT HAMMACK CREEK\00 CAD\00 DWG\SHEETS\307-9537 VHC CX.X DRAINAGE AREA MAP & CALCS EXISTING CONDITIONS.DWG

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas  76132
(O) 817.231.8100  (F) 817.231.8144
Texas Registered Engineering Firm F-10998
www.barronstark.com
Texas Registered Survey Firm F-10158800

GRAPHIC SCALE
0
1"=50'
APPENDIX EE

SCHEDULE OF FEES
<table>
<thead>
<tr>
<th>SERVICE</th>
<th>COST</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CHECK AND CREDIT CARD TRANSACTIONS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit Card Payments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitting</td>
<td>3%</td>
<td>When payment of any fee, fine, court cost or other charge related to Kennedale Permitting is made by credit card via phone, online or in-person, a fee equaling three (3) percent per fee, fine or other charge paid.</td>
</tr>
<tr>
<td>Utility Billing</td>
<td>2.8%</td>
<td>When payment of any utility billing charge related to Kennedale Utility Billing is made by credit card via phone, mail, online or in-person to City of Kennedale or Fathom Global, a fee equaling 2.8 percent per fee, fine or other charge paid will be added to the charge paid.</td>
</tr>
<tr>
<td>Other Departments Not Listed</td>
<td>No Charge</td>
<td>When payment of any fee or other charge related to any other miscellaneous activity not listed department is made by credit card online, by phone (817-985-2120), or in-person, no fee will be required.</td>
</tr>
<tr>
<td>Returned Check/Declined Credit Transaction Fee (All Departments)</td>
<td>$30.00</td>
<td></td>
</tr>
<tr>
<td><strong>CODE ENFORCEMENT</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lien Assessment Fee</td>
<td>Actual Cost</td>
<td>Plus $100.00 administrative fee</td>
</tr>
<tr>
<td>Mowing, Cleaning, and/or Boarding Property (By Contractor)</td>
<td>Actual Cost</td>
<td>Plus $100.00 administrative fee</td>
</tr>
<tr>
<td><strong>FACILITY RENTALS/RESERVATIONS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ballfields (Village Street off of Averett Rd.; Subfacility of Sonora Park)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>General Reservations (Residents and Non-Residents)</td>
<td>$25.00</td>
<td>Per two (2) hour block</td>
</tr>
<tr>
<td>Kennedale Youth Association (KYA) Annual Lease Agreement</td>
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<td></td>
</tr>
<tr>
<td>Community Center (316 W Third St.; in the Kennedale Public Library Building)</td>
<td></td>
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</tr>
<tr>
<td>Deposit (applies to all Community Center rentals)</td>
<td>$150.00</td>
<td>May be returned, dependent upon satisfactory inspection by staff</td>
</tr>
<tr>
<td>Non-Residents</td>
<td>$40.00</td>
<td>Per hour, during library's normal hours; Minimum of $100 charge per rental</td>
</tr>
<tr>
<td>Residents</td>
<td>$50.00</td>
<td>Per hour, during library's closed hours; Minimum of $100 charge per rental</td>
</tr>
<tr>
<td>Pavilion (TownCenter Park at 405 Municipal Drive; Sonora Park at 263 S. New Hope Rd.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deposit (applies to all pavilion rentals)</td>
<td>$50.00</td>
<td>May be returned, dependent upon satisfactory inspection by staff</td>
</tr>
<tr>
<td>Non-Residents</td>
<td>$120.00</td>
<td>For 2 Hours, $180 For 4 Hours, $230 For 6 Hours, $280 For 8 Hours</td>
</tr>
<tr>
<td>Residents</td>
<td>$60.00</td>
<td>For 2 Hours, $90 For 4 Hours, $115 For 6 Hours, $140 For 8 Hours</td>
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<tr>
<td>Senior Center Banquet Room (420 Corry A. Edwards Dr.)</td>
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<tr>
<td>Deposit (Members)</td>
<td>$75.00</td>
<td>May be returned, dependent upon satisfactory inspection by staff</td>
</tr>
<tr>
<td>Members</td>
<td>$75.00</td>
<td>Per day</td>
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## EXHIBIT B: SCHEDULE OF FEES
(10.17.2016)

<table>
<thead>
<tr>
<th>Deposit (Non-Members)</th>
<th>$150.00</th>
<th>May be returned, dependent upon satisfactory inspection by staff</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Members</td>
<td>$125.00</td>
<td>Per day</td>
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### LIBRARY

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<tr>
<th>Service</th>
<th>Fee</th>
<th>Description</th>
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<tbody>
<tr>
<td>Overdue Book</td>
<td>$0.25</td>
<td>Per day</td>
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<tr>
<td>Photocopies From Copier (Only Black and White Available)</td>
<td>$0.10</td>
<td>Per page</td>
</tr>
<tr>
<td>Printouts From Computer</td>
<td>$0.25</td>
<td>Per page</td>
</tr>
<tr>
<td>Materials Lost or Damaged Beyond Repair</td>
<td>$5.00</td>
<td>Processing fee + listed retail price</td>
</tr>
<tr>
<td>Repair of Inventory Material</td>
<td>Actual Cost</td>
<td></td>
</tr>
<tr>
<td>Replace Lost or Damaged Audiobook Binder</td>
<td>$5.00</td>
<td></td>
</tr>
<tr>
<td>Replace Lost or Damaged CD Case</td>
<td>$1.00</td>
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<tr>
<td>Replace Lost or Damaged DVD Case</td>
<td>$2.00</td>
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<tr>
<td>Interlibrary Loan</td>
<td>No Charge</td>
<td></td>
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<tr>
<td>Library Card Replacement</td>
<td>$2.00</td>
<td></td>
</tr>
<tr>
<td>Repair of CD/DVD</td>
<td>$1.00</td>
<td></td>
</tr>
<tr>
<td>Transmittal Fax Only (Local)</td>
<td>$1.00</td>
<td>First page, $0.25 each additional page</td>
</tr>
<tr>
<td>Transmittal Fax Only (Long Distance)</td>
<td>$2.00</td>
<td>First page, $0.50 each additional page</td>
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### POLICE DEPARTMENT

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fingerprinting of Residents for Background Checks</td>
<td>$7.50</td>
<td>Per Card</td>
</tr>
<tr>
<td>Vehicle Accident Report</td>
<td>$6.00</td>
<td>Per copy</td>
</tr>
<tr>
<td>Offense or Arrest Report</td>
<td>$1.50</td>
<td>Per report, plus $0.10 per page for additional copies</td>
</tr>
<tr>
<td>SERVICE</td>
<td>COST</td>
<td>NOTES</td>
</tr>
<tr>
<td>---------</td>
<td>------</td>
<td>-------</td>
</tr>
<tr>
<td><strong>NOTE: Minimum Fee For Any Single Permit or Inspection, Listed or Unlisted, Regardless of Department</strong></td>
<td><strong>$55.00</strong></td>
<td>Excluding signs</td>
</tr>
<tr>
<td>Construction Table Based on Total Valuation of Project (Used for Building Code Pricing Below)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$1.00 to $500.00</td>
<td>$23.50</td>
<td>For the first $500.00, plus $3.05 for each additional $100.00, or fraction thereof, up to and including $2,000.00</td>
</tr>
<tr>
<td>$501.00 to $2,000.00</td>
<td>$23.50</td>
<td>For the first $2,000.00, plus $14.00 for each additional $1,000.00, or fraction thereof, up to and including $25,000.00</td>
</tr>
<tr>
<td>$2,001.00 to $25,000.00</td>
<td>$69.25</td>
<td>For the first $25,000.00, plus $10.10 for each additional $1,000.00, or fraction thereof, up to and including $2,000,000.00</td>
</tr>
<tr>
<td>$25,001.00 to $50,000.00</td>
<td>$391.25</td>
<td>For the first $50,000.00, plus $7.00 for each additional $1,000.00, or fraction thereof, up to and including $100,000.00</td>
</tr>
<tr>
<td>$50,001.00 to $100,000.00</td>
<td>$643.75</td>
<td>For the first $100,000.00, plus $5.60 for each additional $1,000.00, or fraction thereof, up to and including $500,000.00</td>
</tr>
<tr>
<td>$100,001.00 to $500,000.00</td>
<td>$993.75</td>
<td>For the first $500,000.00, plus $4.75 for each additional $1,000.00, or fraction thereof, up to and including $1,000,000.00</td>
</tr>
<tr>
<td>$500,001.00 to $1,000,000.00</td>
<td>$3,233.75</td>
<td>For the first $1,000,000.00, plus $3.65 for each additional $1,000.00, or fraction thereof</td>
</tr>
<tr>
<td>$1,000,001.00+</td>
<td>$5,608.75</td>
<td>For the first $1,000,000.00, plus $3.65 for each additional $1,000.00, or fraction thereof</td>
</tr>
</tbody>
</table>

**BUILDING CODE PERMITS, INSPECTIONS AND PLAN REVIEWS**

<table>
<thead>
<tr>
<th>SERVICE</th>
<th>COST</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Building (Min. 175 ft²)</td>
<td>Varies</td>
<td>Consult Construction Table (above)</td>
</tr>
<tr>
<td>Alterations and Repairs To Existing Structures</td>
<td>Varies</td>
<td>Consult Construction Table (above)</td>
</tr>
<tr>
<td>Building Code Appeal</td>
<td>$100.00</td>
<td></td>
</tr>
<tr>
<td>Canopy - Larger than 400 ft²</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Carnival or Temporary Amusement</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Carport</td>
<td>Varies</td>
<td>Consult Construction Table (above)</td>
</tr>
<tr>
<td>Contractor Registration, Initial (Article XIII, Chapter 4 Of City Code)</td>
<td>$100.00</td>
<td></td>
</tr>
<tr>
<td>Contractor Registration, Annual Renewal</td>
<td>$50.00</td>
<td>If not renewed within 30 days of expiration, renewal fee is $100.00.</td>
</tr>
<tr>
<td>Detached Garage</td>
<td>Varies</td>
<td>Consult Construction Table (above)</td>
</tr>
<tr>
<td>Demolition</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Drive Approach</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Fence, Retaining Wall, Screen Wall</td>
<td>Varies</td>
<td>Consult Construction Table (above)</td>
</tr>
<tr>
<td>Fireplace</td>
<td>Varies</td>
<td>Consult Construction Table (above)</td>
</tr>
<tr>
<td>Moving Building into the City</td>
<td>$100.00</td>
<td></td>
</tr>
<tr>
<td>Patio Cover</td>
<td>Varies</td>
<td>Consult Construction Table (above)</td>
</tr>
<tr>
<td>Portable Building (Min. 175 ft²)</td>
<td>Varies</td>
<td>Consult Construction Table (above)</td>
</tr>
<tr>
<td>Service</td>
<td>Fee</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Signs</td>
<td>Varies Consult Construction Table (above)</td>
<td></td>
</tr>
<tr>
<td>Swimming Pool and/or Hot Tub (Above Ground)</td>
<td>Varies Consult Construction Table (above)</td>
<td></td>
</tr>
<tr>
<td>Swimming Pool and/or Hot Tub (In-Ground)</td>
<td>Varies Consult Construction Table (above)</td>
<td></td>
</tr>
<tr>
<td>Tent (Commercial) - Larger Than 200 ft²</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Tree Mitigation Fee</td>
<td>$200.00 Per caliper inch</td>
<td></td>
</tr>
<tr>
<td>Underground Storage Tanks (Includes Gas Lines To Tank)</td>
<td>Varies Consult Construction Table (above)</td>
<td></td>
</tr>
<tr>
<td>Reinspection Fee</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td><strong>Plan Review</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New, Addition, Remodel for Commercial, Industrial, and Multi-Family</td>
<td>20% of building permit fee</td>
<td></td>
</tr>
<tr>
<td>New, Addition, Remodel for Single or Two Family</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>All Other Permits Requiring Plan Review</td>
<td>$25.00</td>
<td></td>
</tr>
<tr>
<td>Re-Review Fee</td>
<td>$25.00</td>
<td></td>
</tr>
<tr>
<td><strong>ELECTRICAL CODE PERMITS AND INSPECTIONS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartments, Condominiums, Triplex, Etc.</td>
<td>$0.05 Per ft²; Minimum calculation of $55.00</td>
<td></td>
</tr>
<tr>
<td>Commercial/Industrial New Construction</td>
<td>$0.06 Per ft²; Minimum calculation of $55.00</td>
<td></td>
</tr>
<tr>
<td>Single Family, Duplex, Townhouse, Etc.</td>
<td>$0.06 Per ft²; Minimum calculation of $55.00</td>
<td></td>
</tr>
<tr>
<td>Contractor Registration, Initial (Article XIII, Chapter 4 Of City Code)</td>
<td>$100.00</td>
<td></td>
</tr>
<tr>
<td>Contractor Registration, Annual Renewal</td>
<td>$50.00 If not renewed within 30 days of expiration, renewal fee is $100.00.</td>
<td></td>
</tr>
<tr>
<td>Electric Generators Used By Carnival, Circuses, Traveling Shows, Exhibits</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Electrical Code Appeal</td>
<td>$100.00</td>
<td></td>
</tr>
<tr>
<td>Fixed Residential Appliances, Receptacle Outlets, Etc.</td>
<td>$55.00 (As Defined by city code)</td>
<td></td>
</tr>
<tr>
<td>Minimum For Any Single Permit</td>
<td>$55.00 (Except Temporary Construction Pole Reconnects)</td>
<td></td>
</tr>
<tr>
<td>Swimming Pool, In-Ground, Residential</td>
<td>$110.00</td>
<td></td>
</tr>
<tr>
<td>Receptacles, Switch, Lighting or Other Outlet Holding Devices</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Reinspection Fee</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td><strong>Services of 600 Volts or Less</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less than 200 Amps</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>600+ Volts or 1,000+ Amps</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Each Power Apparatus (As Defined By City Code)</td>
<td>$2.00</td>
<td></td>
</tr>
<tr>
<td><strong>Rating in Horsepower, Etc.</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Up To And Including 1, Each</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Over 1, Up To And Including 10, Each</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Over 10, Up To And Including 50, Each</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Over 50, Up To And Including 100, Each</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Over 100, Each</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td><strong>Signs, Outline Lighting, or Marquees</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Branch Circuit, Each</td>
<td>$55.00</td>
<td></td>
</tr>
</tbody>
</table>
## MECHANICAL CODE PERMITS AND INSPECTIONS

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor Registration, Initial (Article XIII, Chapter 4 Of City Code)</td>
<td>$100.00</td>
</tr>
<tr>
<td>Contractor Registration, Annual Renewal</td>
<td>$50.00 If not renewed within 30 days of expiration, renewal fee is $100.00.</td>
</tr>
<tr>
<td>HVAC (Heating/Cooling Systems)</td>
<td>$110.00 $55 Per air handling unit (e.g. inside unit + outside unit = $110.00)</td>
</tr>
<tr>
<td>Replacement of Furnaces, Condensing Unit or Cooling/Heating System</td>
<td>$55.00</td>
</tr>
<tr>
<td>Vent-A-Hood (Commercial)</td>
<td>$55.00</td>
</tr>
<tr>
<td>Re-Inspection Fee</td>
<td>$55.00</td>
</tr>
<tr>
<td>Mechanical Code Appeal</td>
<td>$100.00</td>
</tr>
</tbody>
</table>

## PLUMBING CODE PERMITS AND INSPECTIONS

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments, Condominiums, Triplex, Etc.</td>
<td>$0.05 Per ft²; Minimum fee of $55.00</td>
</tr>
<tr>
<td>Commercial/Industrial New Construction</td>
<td>$0.06 Per ft²; Minimum fee of $55.00</td>
</tr>
<tr>
<td>Single Family, Duplex, Townhouse, Etc.</td>
<td>$0.06 Per ft²; Minimum fee of $55.00</td>
</tr>
<tr>
<td>Contractor Registration, Initial (Article XIII, Chapter 4 Of City Code)</td>
<td>Not required for plumbers.</td>
</tr>
</tbody>
</table>

### Unit Fee Schedule

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Water Line</td>
<td>$55.00 Each</td>
</tr>
<tr>
<td>Building Sewer Line</td>
<td>$55.00 Each</td>
</tr>
<tr>
<td>Fireplace Piping and Valve</td>
<td>$55.00</td>
</tr>
<tr>
<td>Gas Fired Applicable W/Special Vent Pipe</td>
<td>$55.00</td>
</tr>
<tr>
<td>Gas Piping System (1-4 Outlets)</td>
<td>$55.00 Each</td>
</tr>
<tr>
<td>Gas Piping System (5+ Outlets)</td>
<td>$55.00 Each</td>
</tr>
<tr>
<td>Industrial Waste Pre-Treatment Interceptor</td>
<td>$55.00</td>
</tr>
<tr>
<td>Installation/Repair of Water Piping and/or Water Treatment Equipment</td>
<td>$55.00</td>
</tr>
<tr>
<td>Lawn Sprinkler System On Any One Meter, Including Backflow Protection</td>
<td>$55.00 Each</td>
</tr>
<tr>
<td>Private Sewage Disposal System</td>
<td>$55.00</td>
</tr>
<tr>
<td>Repair of Existing Piping</td>
<td>$55.00</td>
</tr>
<tr>
<td>Repair or Alteration of Drainage or Vent Piping</td>
<td>$55.00</td>
</tr>
<tr>
<td>Gas Line Pressure Check</td>
<td>$55.00</td>
</tr>
<tr>
<td>Plumbing Fixture, Trap or Set Fixture, Etc.</td>
<td>$55.00 Each</td>
</tr>
<tr>
<td>Yard Line Pressure Check</td>
<td>$55.00</td>
</tr>
<tr>
<td>Plumbing Code Appeal</td>
<td>$100.00</td>
</tr>
<tr>
<td>Reinspection Fee</td>
<td>$55.00</td>
</tr>
</tbody>
</table>

## REGISTRATION AND MISCELLANEOUS PERMITS

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business License</td>
<td>$25.00</td>
</tr>
<tr>
<td>Home Business License</td>
<td>$25.00</td>
</tr>
</tbody>
</table>
### EXHIBIT B: SCHEDULE OF FEES  
(10.17.2016)

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certificate of Occupancy (CO)</td>
<td>$55.00</td>
</tr>
<tr>
<td>Contractor Registration, Initial (Article XIII, Chapter 4 Of City Code)</td>
<td>$100.00</td>
</tr>
<tr>
<td>Contractor Registration, Annual Renewal</td>
<td>$50.00</td>
</tr>
<tr>
<td>Garage Sale Permit</td>
<td>$10.00</td>
</tr>
<tr>
<td>Gathering Station Inspection</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>Itinerant Vendor License</td>
<td>$100.00</td>
</tr>
<tr>
<td>Sub-Division Construction Inspection Fee</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>Tree Removal Permit</td>
<td>$150.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>OIL AND GAS WELLS</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Air Sampling And Reporting Fee Per Low-To-Moderate Impact Pad Sites</td>
<td>$12,000.00</td>
</tr>
<tr>
<td>(As Determined By City Official(s))</td>
<td></td>
</tr>
<tr>
<td>Annual Air Sampling And Reporting Fee Per High Impact Pad Site</td>
<td>$45,000.00</td>
</tr>
<tr>
<td>(As Determined By City Official(s))</td>
<td>May be paid in quarterly installments</td>
</tr>
<tr>
<td>Annual Air Sampling And Reporting Fee As Needed</td>
<td>$12,000.00</td>
</tr>
<tr>
<td>Annual Inspection Per Well</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>Well Requested On Application for Pad Site</td>
<td>$5,000.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PLANNING AND DEVELOPMENT</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Annexation, Request for</td>
<td>$200.00</td>
</tr>
<tr>
<td>Commercial Site Plan Review</td>
<td>$500.00</td>
</tr>
<tr>
<td>Engineering review fee; In addition to applicable permitting fees</td>
<td></td>
</tr>
<tr>
<td>Conditional Use Permit</td>
<td>$500.00</td>
</tr>
<tr>
<td>Easement or Right-Of-Way Abandonment, Request for</td>
<td>$300.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Verification Letter</td>
<td>$30.00</td>
</tr>
<tr>
<td>Zoning Change or Amendment for Less Than 10 Acres, Request for</td>
<td>$500.00</td>
</tr>
<tr>
<td>Zoning Change or Amendment for 10+ Acres, Request for</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>Rezone Less Than 10 Acres to Planned Development District (PD)</td>
<td>$750.00</td>
</tr>
<tr>
<td>Rezone 10+ Acres to Planned Development District (PD)</td>
<td>$1,500.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Plats</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Plat, Vacated Plat, Amended Plat</td>
<td>$300.00</td>
</tr>
<tr>
<td>Plus $10.00 per lot</td>
<td></td>
</tr>
<tr>
<td>Minor Plat Engineering Review Fee</td>
<td>$200.00</td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>$300.00</td>
</tr>
<tr>
<td>Plus $10.00 per lot</td>
<td></td>
</tr>
<tr>
<td>Preliminary Plat Engineering Review Fee</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>Replat (0-10 Acres)</td>
<td>$500.00</td>
</tr>
<tr>
<td>Replat (10+ Acres)</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>Final Plat</td>
<td>$300.00</td>
</tr>
<tr>
<td>Plus $10.00 per lot</td>
<td></td>
</tr>
<tr>
<td>Final Plat, Replat Engineering Review Fee</td>
<td>$2,500.00</td>
</tr>
<tr>
<td>Placed in escrow; unused funds can be requested for return</td>
<td></td>
</tr>
</tbody>
</table>
### EXHIBIT B: SCHEDULE OF FEES
(10.17.2016)

<table>
<thead>
<tr>
<th>Service</th>
<th>Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renotification</td>
<td>$125.00</td>
<td>Cost to republish legally required notifications after a request for date change</td>
</tr>
<tr>
<td>Special Exception, Request for</td>
<td>$250.00</td>
<td></td>
</tr>
<tr>
<td>Variance, Request for</td>
<td>$250.00</td>
<td></td>
</tr>
<tr>
<td>Printouts/Copies From Plotter</td>
<td>$1.00</td>
<td>Per Square Foot (ft²)</td>
</tr>
</tbody>
</table>

#### UTILITY BILLING | PUBLIC WORKS | WATER AND WASTEWATER

<table>
<thead>
<tr>
<th>Deposits</th>
<th>Actual Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Water (Owner Occupied)</td>
<td>$60.00</td>
<td>If an account is finaled out for nonpayment, re-establishment of service requires a deposit of 2X the normal fee. Accounts are associated with the name of the responsible party (or parties); not the address.</td>
</tr>
<tr>
<td>Residential Sewer (Owner Occupied)</td>
<td>$30.00</td>
<td>Per day</td>
</tr>
<tr>
<td>Residential Water (Tenant Occupied)</td>
<td>$90.00</td>
<td></td>
</tr>
<tr>
<td>Residential Sewer (Tenant Occupied)</td>
<td>$60.00</td>
<td></td>
</tr>
<tr>
<td>Commercial/Industrial w/High Consumption</td>
<td>Varies</td>
<td>1/6 of annual consumption</td>
</tr>
<tr>
<td>Commercial Water</td>
<td>$90.00</td>
<td></td>
</tr>
<tr>
<td>Commercial Sewer</td>
<td>$60.00</td>
<td></td>
</tr>
<tr>
<td>Storm Water Only</td>
<td>$90.00</td>
<td></td>
</tr>
<tr>
<td>Water for Cleanup (15 Day Temp Service)</td>
<td>$30.00</td>
<td></td>
</tr>
<tr>
<td>Use of Bulk Water Meter (Fire Hydrant)</td>
<td>$600.00</td>
<td>Plus $50 service fee</td>
</tr>
<tr>
<td>Use of Bulk Water Meter (Gas Drilling)</td>
<td>$1,000.00</td>
<td>Plus $50 service fee</td>
</tr>
<tr>
<td>Use of Bulk Unmetered Water</td>
<td>Varies</td>
<td>(rate) X (estimated gallons)</td>
</tr>
</tbody>
</table>

#### Water and Wastewater Fees

<table>
<thead>
<tr>
<th>Service</th>
<th>Actual Cost</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Hydrant Fee (Construction Meter)</td>
<td>$79.50</td>
<td>Monthly base charge</td>
</tr>
<tr>
<td>Meter Calibration Fee (When Executed By City Staff)</td>
<td>$45.00</td>
<td>Charges not incurred if meter is found to be inaccurate.</td>
</tr>
<tr>
<td>Meter Calibration Fee (When Executed By Independent Contractor)</td>
<td>$125.00</td>
<td></td>
</tr>
<tr>
<td>Meter Set Reinspection Fee</td>
<td>$100.00</td>
<td></td>
</tr>
<tr>
<td>Meter Tampering, Tampering With Lock, Or Cutting Lock On Meter</td>
<td>$200.00</td>
<td>Per offense, plus actual cost of repair or replacement</td>
</tr>
<tr>
<td>Water Tap Fee (No Street Cut)</td>
<td>$475.00</td>
<td>Plus $300 meter set fee; plus cost of meter</td>
</tr>
<tr>
<td>¾” (.75”)</td>
<td>$525.00</td>
<td>Plus $350 meter set fee; plus cost of meter</td>
</tr>
<tr>
<td>1”</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

### EXHIBIT B: SCHEDULE OF FEES
(10.17.2016)

<table>
<thead>
<tr>
<th>Diameter</th>
<th>Fee</th>
<th>Additional Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1½&quot; (1.5&quot;)</td>
<td>$950.00</td>
<td>Plus $550 meter set fee; plus cost of meter</td>
</tr>
<tr>
<td>2&quot;</td>
<td>$1,075.00</td>
<td>Plus $700 meter set fee; plus cost of meter</td>
</tr>
<tr>
<td>3&quot; or Larger</td>
<td>$1,075.00</td>
<td>Plus $700 meter set fee; plus cost of meter</td>
</tr>
<tr>
<td>Water Tap Fee (With Street Cut or Bore)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>¾&quot; (.75&quot;)</td>
<td>$925.00</td>
<td>Plus $300 meter set fee; plus cost of meter</td>
</tr>
<tr>
<td>1&quot;</td>
<td>$975.00</td>
<td>Plus $350 meter set fee; plus cost of meter</td>
</tr>
<tr>
<td>1½&quot; (1.5&quot;)</td>
<td>$1,400.00</td>
<td>Plus $550 meter set fee; plus cost of meter</td>
</tr>
<tr>
<td>2&quot;</td>
<td>$1,525.00</td>
<td>Plus $700 meter set fee; plus cost of meter</td>
</tr>
<tr>
<td>3&quot; or Larger</td>
<td>$1,525.00</td>
<td>Plus $700 meter set fee; plus cost of meter</td>
</tr>
<tr>
<td>Sewer Tap Fee (No Street Cut)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4&quot;</td>
<td>$425.00</td>
<td></td>
</tr>
<tr>
<td>6&quot;</td>
<td>$600.00</td>
<td></td>
</tr>
<tr>
<td>8&quot; or Larger</td>
<td>Actual Cost</td>
<td></td>
</tr>
<tr>
<td>Sewer Tap Fee (With Street Cut or Bore)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4&quot;</td>
<td>$875.00</td>
<td></td>
</tr>
<tr>
<td>6&quot;</td>
<td>$1,050.00</td>
<td></td>
</tr>
<tr>
<td>8&quot; or Larger</td>
<td>Actual Cost</td>
<td></td>
</tr>
</tbody>
</table>

### FIRE DEPARTMENT

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ambulance Fees</td>
<td>Actual Cost</td>
<td>Established according to reasonable and customary reimbursement allowances of applicable insurance carriers; reviewed and approved quarterly by the City Manager.</td>
</tr>
<tr>
<td>Building/Fire Plan Review</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>EMS Report</td>
<td>$15.00</td>
<td></td>
</tr>
<tr>
<td>False Alarm (3rd+)</td>
<td>$55.00</td>
<td>Beginning with the 3rd, the fee doubles for each subsequent false alarm</td>
</tr>
<tr>
<td>Fire Code Appeal</td>
<td>$100.00</td>
<td></td>
</tr>
<tr>
<td>Fire Inspections</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annual, Bi-Annual of Certificate of Occupancy (CO)</td>
<td>No Charge</td>
<td></td>
</tr>
<tr>
<td>Re-Inspection</td>
<td>No Charge</td>
<td></td>
</tr>
<tr>
<td>2nd Re-Inspection</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>3rd+ Re-Inspection</td>
<td>Varies</td>
<td>Beginning with the 3rd, the fee doubles for each subsequent re-inspection</td>
</tr>
<tr>
<td>Fire Suppression Systems</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Fire Report</td>
<td>$15.00</td>
<td></td>
</tr>
<tr>
<td>Site Plan Review</td>
<td>$55.00</td>
<td></td>
</tr>
<tr>
<td>Standby</td>
<td>$75.00</td>
<td>Hourly</td>
</tr>
<tr>
<td>Brush Truck</td>
<td>$150.00</td>
<td>Hourly</td>
</tr>
<tr>
<td>Fire Marshall</td>
<td>$40.00</td>
<td>Hourly</td>
</tr>
</tbody>
</table>
The City Secretary’s Office encourages communication and transparency between the City of Kennedale and its residents by serving as the primary office responding to Public Information Requests. In an effort to save requestors time and money, frequently requested documents are available online, including:

- Laserfiche: Ordinances, Resolutions, Agendas, Packets, Minutes, and Press Releases
- MuniCode: Code of Ordinances and Copies of Individual Ordinances
- Monthly Reports: Building Permits, Fires, and Substandard Buildings

If what you need is not available online, you can make a public information request. Requests are processed in the order they are received, and should be for existing documents or information. Staff may not ask why you want the information, but may ask for clarification if needed. Please be aware that some records are exempt from disclosure or require redaction.

Requests may incur a fee, and the City of Kennedale may require prepayment. Charges vary depending on the number of responsive documents and personnel time required. Vaguely-worded or broad requests return more results. The more specific your request, the quicker it can be fulfilled.

Generally, the city will charge $0.10 per page and $15.00 an hour for labor. Requests for standard-sized documents that will be delivered via email usually do not incur charges, unless the request:

- is for more than fifty (50) pages,
- requires more than thirty (30) minutes of personnel time to locate, compile, manipulate data, and reproduce the information, or
- includes documents that are stored off-site.

If the estimated charges exceed $40.00, the requestor must approve an itemized estimate before work begins. When estimated costs exceed $100.00, the requestor is required to make a deposit (typically 100% of the estimate) before work begins. If a requestor (or their organization) has a balance exceeding $100.00 for past requests, the City of Kennedale will not process additional requests until the account is paid in full. **You must approve any estimate of charges within ten (10) business days of the date the estimate is sent or the request will be considered withdrawn.**

**CHARGES ASSOCIATED WITH A PUBLIC INFORMATION REQUEST MAY DEPEND ON THE AMOUNT OF RESPONSIVE DOCUMENTS AND PERSONNEL TIME REQUIRED. GENERAL CHARGES ARE OUTLINED BELOW.**

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Fee</th>
<th>Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>HazMat Squad</td>
<td>$300.00</td>
<td>Hourly</td>
</tr>
<tr>
<td>Paramedic</td>
<td>$30.00</td>
<td>Hourly</td>
</tr>
<tr>
<td>NOTE: Minimum Fee For Any Single Permit or Inspection, Listed or Unlisted, Regardless of Department</td>
<td>$55.00</td>
<td>Excluding signs</td>
</tr>
<tr>
<td>Single Sided, Black &amp; White, 8.5x11&quot; Paper</td>
<td>$0.10</td>
<td>Per Paper Copy</td>
</tr>
<tr>
<td>11x17&quot; or Other Oversized Paper, Not Including Maps &amp; Photographs</td>
<td>$0.50</td>
<td>Per Paper Copy</td>
</tr>
<tr>
<td>Plat Page</td>
<td>$3.00</td>
<td>Per Plate Page</td>
</tr>
<tr>
<td>Compact Disc (CD)</td>
<td>$1.00</td>
<td>Per CD</td>
</tr>
<tr>
<td>Digital Video Disc (DVD)</td>
<td>$3.00</td>
<td>Per DVD</td>
</tr>
</tbody>
</table>
| Personnel Time for Locating, Compiling and Reproducing Records | $15.00 | Per Hour (Charged in 30 Minute Increments) (if less than 50 pages of paper copies are requested, no personnel costs are charged, unless the documents are in two or more separate buildings or are stored remotely)
| Mailing Expenses, Speciality Papers (including but not limited to mylar, blueprints, maps, and photos), Off-Site Storage Retrieval | Actual Cost | Off-site storage costs (currently $16.00 truck charge + $2.00/box) Per retrieval and return |

Charges not outlined here will be calculated according to the regulations and recommendations of the Texas State Library and Archives Commission, the Texas Attorney General, and the Texas Administrative Code.
APPENDIX FF

GRADING AND TREE REMOVAL PERMIT
COMMERCIAL AND RESIDENTIAL BUILDING PERMIT APPLICATIONS
CLEARING, GRADING, AND TREE REMOVAL PERMIT

Permit No. _____________________________  Permit expires 3 years from approval date.

1. **Type of Work Proposed:**  
   - Clearing
   - Grading
   - Tree Removal

2. **Identification:**
   - Project Name: ______________________________________________________
   - Project Location: ____________________________________________________
   - Owner:
     - Name: ___________________________ e-mail: __________________________
     - Address: ___________________________ Phone: _________________________
   - Contractor:
     - Name: ___________________________________________________________
     - Address: __________________________________________________________
     - Emergency Telephone No.: _______________ e-mail: __________________

3. **Items to be provided by Applicant:**
   - [ ] Grading Plan
   - [ ] Drainage Plan
   - [ ] SWPPP
   - [ ] Tree Survey/Preservation Plan (see next page for tree survey requirements)
   - [ ] Floodplain Development Permit (if developing in the floodplain)

4. **Conditions of Approval** (to be completed by city staff)
5. **Signature of Applicant or Authorized Agent:**

   Signature: ____________________________________________

   Name of Company: _____________________________________

   Address: _____________________________________________

   Phone No.: ___________________________________________

<table>
<thead>
<tr>
<th>City Action: Clearing / Grading</th>
<th>City Action: Tree Removal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Works Department</td>
<td>Planning / Building Permits Department</td>
</tr>
<tr>
<td>Date __________________________</td>
<td>Date __________________________</td>
</tr>
<tr>
<td>Accepted/Not Accepted (circle one)</td>
<td>Accepted/Not Accepted (circle one)</td>
</tr>
<tr>
<td>Comments ______________________</td>
<td>Comments ______________________</td>
</tr>
<tr>
<td>Reviewer ______________________</td>
<td>Reviewer ______________________</td>
</tr>
</tbody>
</table>
LIST OF ITEMS REQUIRED ON TREE SURVEY

1. Appropriate title (for example, Tree Removal Exhibit or Tree Survey).
2. Title block, including street address, lot and block, subdivision name, city and date of preparation.
3. North arrow, graphic and written scale in close proximity.
4. Scale at a size no larger than 1 "= 1 00 for residential development; scale to be determined by the Landscape Administrator for nonresidential and home building activities.
5. Name, address and phone of owner and person preparing the document.
6. Location of all right-of-way lines and public easements.
7. Location of all buildings, structures, pools, parking and other improvements which are existing or intended on the lot.
8. Areas of cut/fill with amount of each shown and flow lines shown.
9. Existing and proposed spot elevations, grades and major contours, along with existing landscaping, streams, ponds and major natural features.
10. Areas of no disturbance labeled as "No Disturbance Area." This area must be clearly marked on the plan and surrounded with protective fencing on the ground. A single incidence removal of underbrush and vines is allowed.
11. All protected trees shown individually on the plan.2 Canopy Trees six inches or greater in size and Understory Trees two inches or greater in size. Trees in close proximity that all have a caliper of less than four inches may be designated as a group of trees with quantity of quality, marginal and understory trees shown. (See Ordinance 268 Appendix C)
12. The location of protected trees must be tied by horizontal control (including dimensions from lot lines or placed through coordinates determined via survey.)
13. All protected trees shown with diameter (four and one-half feet from the ground), common name and condition.
14. Any proposed replacement trees shown with caliper size, common name of tree and mature size.
15. Graphic representations distinguishing protected trees that will be saved versus those that will be removed.
16. Phasing of tree survey along with phasing of the development is permitted.

Notes:
1. The Landscape Administrator shall have the authority to designate areas as "no disturbance" areas where a survey would not be required due to no intended construction.
2. An area may be designated as a "No Disturbance Zone" on the plan when approved by the Landscape Administrator and trees within that zone are not required to be individually identified
on the plan.

3. The Landscape Administrator shall have the authority to exempt any of the above items that he/she deems to be not applicable.

CONSTRUCTION PLAN REQUIREMENTS

The following shall be required as a part of all construction plans submitted to the city when tree removal or tree protection is required during any phase of site work or construction.

1. A Tree Preservation Detail Sheet shall include the following at a minimum.
   a. The requirements of § 16-85 (b) through (d) shall be noted.
   b. A graphics legend to be used throughout the plans for the purposes of showing the following: trees to be flagged, protective fencing, trees requiring bark protection, boring, areas of cut and fill impacting protected trees.
   c. Graphic tree exhibit showing the features of a tree to include the critical root zone, trunk, canopy, drip line and method of diameter measurement (per Ordinance 268 Appendices A & B).
   d. Graphic exhibits showing methods of protection to include snow fences, boarded skirts and the like.
   e. Graphic exhibits showing construction methods to include grade changes, boring, trenching and the like.
   f. Graphic exhibit showing appropriate pruning practices (per Ordinance 268 Appendix F).

2. All practices which will be employed in meeting the tree preservation requirements shall be shown graphically on all applicable sheets within the construction plans.
Residential Building Permits

All building permits require two (2) complete sets of plans. A complete set of plans include:

- Completed Building Permit Application
- Complete set of working plans and specifications that must include the following:
  - Engineered Building Plan
  - Engineered foundation plan accompanied by a detailed letter containing:
    - Detailed soil analysis
    - Seal and signature of engineer
    - Specific property identification (address, lot, block, and subdivision)
  - Floor plan
  - Four elevations
  - Engineers compaction certificate
  - Storm Water Pollution Prevention Plan (SWPPP)
  - Energy Code Compliance documents for new houses if alterations to the building envelope will be made
  - Electrical Plans for new or altered electrical systems
  - Plumbing Plans for new or altered plumbing systems
  - Mechanical Plans for new or altered heating, ventilation, or air conditioning systems
  - Tree Survey (may or may not be required)
  - Landscaping/Irrigation Plans - Backflow

- Copy of the plat (or site plan) on which the structure is to be located includes:
  - Any and all easements
  - Building line
  - Drainage information displayed by red arrows indicating direction of flow
  - Front, side, and rear setback distances
Any new construction or additions outside the existing footprint of the house will require a certified copy of the property’s recorded plat.

When turning in the required permit application, please include the following:

- Builder must register as a General Contractor
- A list of sub-contractors (when applicable)
- The square footage of the project being built
- The construction value of the project being built

Each Sub-Contractor must be registered with the City of Kennedale. There is a $100 registration fee (excluding Plumbers and Electricians).

Once the application and plans have been reviewed and approved, the Permit Clerk will give the applicant a call with fees.

Once the fees have been assessed, the Permit Clerk will issue the permit. When ready for inspection, the applicant will contact the Permit Clerk. The Permit Clerk will schedule the inspection with the Building Official accordingly to applicant and Inspectors schedule.

Paperwork required for a Final Building inspection:
- Backflow certificate for irrigation system
- Res-check for energy
- Survey certificate showing existing elevation will drain as indicated on site/plot plan
CITY OF KENNEDALE, TEXAS
RESIDENTIAL BUILDING PERMIT APPLICATION

Project Information:
Address: ____________________________

Legal Description:
Addition/Subdivision: ____________________ Block _________ Lot _________
Bldg./Suite/Units Number(s): ____________________ HVAC Unit(s): ____________________

Description of Work: (Please be specific) ________________

Construction: $__________________ Square Footage: ________________

*Most permits require 2 complete sets of construction plans. Each set should include 1 site plan and 1 floor plan.

(Please note: Apartments are permitted as commercial)

New Construction ☐ Addition ☐ Remodel ☐ Move ☐ Conversion ☐

Contractor Information:
Builder/Contractor Name: _________
Address: _______________________

Phone Number: _______________________
E-Mail Address: _______________________

Permit Applicant (engineer/architect/owner):
Name: ____________________________ Phone Number: ____________________________
E-Mail Address: ____________________________

Applicant: ____________________________
Signature: ____________________________ Date: ____________________________
Official Use Only:

<table>
<thead>
<tr>
<th>Area sq. ft</th>
<th>Garage sq. ft</th>
<th>Zoning</th>
</tr>
</thead>
</table>

Occupancy group: ______________________________________

Residential: ______________________________________

Commercial: ______________________________________

Approved by: ______________________________________

Remarks:

<table>
<thead>
<tr>
<th>Building fee</th>
<th>$</th>
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<tbody>
<tr>
<td>Plan review fee:</td>
<td></td>
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<tr>
<td>Drive approach fee:</td>
<td></td>
</tr>
<tr>
<td>Electrical fee:</td>
<td></td>
</tr>
<tr>
<td>Plumbing fee:</td>
<td></td>
</tr>
<tr>
<td>Mechanical fee:</td>
<td></td>
</tr>
</tbody>
</table>

Total permit fees (includes impact/utility fees):

$ __________________

---

**UTILITIES**

Service available: ____________________

Date: ____________________

Water deposit: $ ____________________

Sewer deposit: $ ____________________

Remarks:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>____-inch water impact fee:</td>
<td>sewer impact fee:</td>
</tr>
<tr>
<td>____-inch Fort Worth water impact fee:</td>
<td>street impact fee:</td>
</tr>
<tr>
<td>____ water tap fee:</td>
<td>sewer tap fee:</td>
</tr>
<tr>
<td>____ meter cost fee:</td>
<td></td>
</tr>
<tr>
<td>____ meter installation fee:</td>
<td></td>
</tr>
</tbody>
</table>

Total utility fees: $ ____________________
BUILDING PERMIT APPENDIX A: SUBCONTRACTOR LISTING FORM

All subcontractors must be registered with the City of Kennedale.

<table>
<thead>
<tr>
<th>FIELD</th>
<th>ADDRESS</th>
<th>ZIP</th>
<th>PHONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>JOB ADDRESS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DATE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL CONTRACTOR</td>
<td>ADDRESS</td>
<td>ZIP</td>
<td>PHONE</td>
</tr>
<tr>
<td>ELECTRICAL SUBCONTRACTOR</td>
<td>ADDRESS</td>
<td>ZIP</td>
<td>PHONE</td>
</tr>
<tr>
<td>MECHANICAL SUBCONTRACTOR</td>
<td>ADDRESS</td>
<td>ZIP</td>
<td>PHONE</td>
</tr>
<tr>
<td>PLUMBING SUBCONTRACTOR</td>
<td>ADDRESS</td>
<td>ZIP</td>
<td>PHONE</td>
</tr>
<tr>
<td>State License No.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>For Office Use Only:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical contractor registered?</td>
<td>Y</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Mechanical contractor registered?</td>
<td>Y</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Plumbing contractor registered?</td>
<td>Y</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Date ____________________

Service Address ________________________________

Property Type- Residential Commercial

Water Meter Size- ¾” 1” 1 ½” 2” 3”

Account Name ________________________________

Mailing Address ________________________________

City __________________ State _______ Zip _______

Builder Representative __________________________

Driver’s License # _____________________________

Billing Contact: ___________________ Phone ______________________

**************************************************************************************************

Utility Billing Use Only

Set meter once application is received

Mail Date: __________________
METER SET GUIDELINES

BUILDERS MUST CALL THE UTILITY BILLING ADMINISTRATOR AT 817-985-2122 TO REQUEST A METER SET.

Meters WILL NOT be set unless the standards below are met. A fee will be imposed if Public Works must visit the location more than once because the conditions outlined are not met. The final inspection WILL NOT PASS unless the meter is set and the builder has met all of the following conditions. You will need to reschedule your final inspection if a meter is not set before your scheduled time.

DURING CONSTRUCTION, SERVICE LINES (THE FUTURE LOCATION OF THE METER SET) MUST BE FLAGGED TO PREVENT DAMAGES (SEE PHOTO AT RIGHT). DAMAGED BOXES, METERS, AND SERVICE LINES ARE THE RESPONSIBILITY OF THE BUILDER AND WILL BE BILLED ACCORDINGLY.

***For water/sewer line locates for new or existing services contact Stan Rountree at 817-682-1510.***

NOTICE TO ALL BUILDING CONTRACTORS

1. BEFORE A WATER METER CAN BE INSTALLED, ALL OF THE FOLLOWING MUST BE COMPLETED:
   - Structure must be properly identified by house numbers that are:
     - At least 3" in height;
     - Visible from the street; and
     - A contrasting color to their background.
   - Water meter box must:
     - Be set to grade, with water lines inside at 8" to 10" below grade;
     - Be uncovered, free of debris, and undamaged (including meter lid); and
     - Allow room for the city angle stop/curb stop, meter, and a customer-side meter swivel.
   - Customer cut-off valves must be:
     - Located outside of city meter boxes;
     - A plastic ball valve; and
     - Located within 2-4' of city water meter, on customer's yard line.
   - Service lines must:
     - Be at least a 1" tap and a 1" by ¾" angle stop; and
     - Be composed of lead-free parts/components, unless otherwise noted by development plans or authorized City of Kennedale representatives.

2. Allow at least five working days for water meter installation.
3. No sprinkler system is to be installed/activated or swimming pool filled before meter installation.
4. No water deposits will be accepted from new occupants until the final inspection is approved.
5. Yard lines can be air tested.

(continued on next page)
6. Neither water meters nor sewer cleanouts are allowed in drive approaches, driveways, or sidewalks.
7. Sewer tie-ins must be physically located by the double cleanout from the property to city easement.
8. Plumbers are not allowed to tie-in at the cleanout stack with sweep or otherwise.
9. Lateral cleanout in the easement right-of-way must be 1 of the following 3:
   - Bass & Hayes No. 404 cast iron boot and lid; or
   - Dallas Specialty DS4SLCOWDI plastic cleanout with CI cleanout cover; or
   - DS4SLCI all cast iron lateral cleanout boot.
10. Cleanout boot must:
   - Have a 1' minimum concrete pad around it; and
   - Be located a maximum of 2' behind the sidewalk.
   (If there is no sidewalk, it must be 4-6' behind the curb/edge of road.)

IT IS A VIOLATION OF THE UNIFORM BUILDING CODE TO OCCUPY A STRUCTURE BEFORE A FINAL INSPECTION HAS BEEN MADE. Should there be any questions regarding this process, please contact Public Works Supervisor Ron Schappaugh at 682-215-5570.

**GROUND LEVEL**

(Not to Scale)

- **12" Below Ground Level**
- **2" Compression Angle Stop, Brass (Mueller)**
- **2" Type K Hard Copper**
- **2" Oriseal Valve (Mueller)**
- **Brass Saddle**
- **2" x 4" Brass Nipple**
- **2" Male to Compression Adapter, Brass (Mueller)**
- **2" Compression 90° Bend, Brass (Mueller)**

**2" TAP SPECS**

- Depending on pipe size (e.g., 6x2), tapping saddle must be brass saddle with stainless steel bands
- 2" x 4" Brass Nipple (Male)
- 2" Mueller Oriseal Valve (Female)
- 2" Male Compression Adapter, brass (Mueller)
- 2" Compression 90° bend, brass (Mueller)
- 2" Compression Angle Stop, brass (Mueller)
- 2" Hard Copper Type K
- Adjustable valve box and lid (Tyler)
- 2" DFW 65C Meter Box and Lid

- All parts must be American made. Compression fitting must be Mueller.
- Oriseal valve and valve box must be supported by bricks.
- Any valve deeper than 4" must have Oriseal valve extension bolted onto Oriseal valve.
- Valve extension must be within 2' of ground level.
- All angle stops should be set 12" below ground level to allow room for 2" meter, MTU, and meter lid.
- Must have irrigation plans and permit with water taps. Detail should show tap and meter box location.
Commercial Building Permits

Please make sure of the following:

- Project is appropriately zoned for the proposed use.
- Platting status of the subject property. (Is the property already platted?)
- Infrastructure to serve the subject property. (Is the property already served by streets, sewer, water, storm, etc.?)
- Construction plan design review. Process for the design plan review.
- Contacts for franchise utilities. (Oncor, AT&T, etc.)
- Fire protection. Does the property meet requirements for fire protection?
- Tree Preservation. A tree survey must be prepared for the subject property.
- Building permit. Requirements for obtaining building permit.
- Asbestos Certificate.
- PDF Version of Plans.
- Include a 3rd set of plans for the Fire Department.

Please be sure to include the following when obtaining a Building Permit:

- Building Permit Application.
- Sub-Contractor list.
- Building Plans:
  - Cover Sheet.
  - 4 Elevations.
  - Demolition Plan.
- Grading Plan.
- Erosion Plan.
- Drainage Plan – Area map and details.
- Engineered Foundation Plan/Piers.
- Engineered Building Plan.
- Utility Plans – Electrical, Plumbing, Mechanical, and Backflow for building (if required).
- Energy Plan. (ComCheck)
- Site Plan.
- Storm Water Pollution Prevention Plan (SWPPP)
- ADA Plan/TAS #.
- Irrigation Plan – Backflow.
- Landscaping Plan.
- Compaction Letter.
- Soil Analysis Plan.
- Fire Plans – Fire Lanes, Fire Flow Test, Hydrants, FDC, etc.
- Fire Alarm – Sprinkler System Plans.
- Flood Plain/ Floodway Plan.
- Asbestos Plan (remodel or addition).
- Paving Plan – Streets and Building.
- Trenching Plan.
- Traffic Control Plan.
- Safety Plan.

Be prepared for the following:

- Will a construction trailer be placed onsite? ______
- Has a staging area been identified? ______
- Will a batch plant be utilized for this project? ______
- Has a safety plan been prepared? ______
- All adjacent properties shall be protected and if impacted, restored to their original condition.
- Traffic Control Plan has been submitted? 

*Note* Site shall be cleaned and restored to a satisfactory condition.
CITY OF KENNEDALE, TEXAS
COMMERCIAL BUILDING PERMIT APPLICATION

Date: __________________________

Project Information:
Address: ________________________________________________________

Legal Description: Subdivision ________________ Lot __________ Block _________

Bldg./Suite/Unit Number(s): ______________________________ HVAC Unit(s): ______________

Description of Work: (Please be specific) ______________________________________________________________________________________

Total Cost of Construction: $__________ Square Footage: _____________________________

New Construction [ ] Addition [ ] Remodel [ ] Move [ ] Conversion [ ]

Contractor Information:
Builder/Contractor Name: ________________________________________________

Address: _____________________________________________________________________________

Phone Number: __________________________ E-Mail Address: _____________________________

Permit Applicant (engineer/architect/owner):
Name: __________________________ Phone Number: ______________________________

Address: ____________________________________________________________________________

Applicant: _____________________________________________________________________________

Signature: ______________________
**Official Use Only:**

<table>
<thead>
<tr>
<th>Area sq. ft.</th>
<th>Garage sq. ft.</th>
<th>Zoning:</th>
</tr>
</thead>
</table>

Occupancy group: __________________________

Residential: ____________________________ Commercial: __________________________

Approved by: ____________________________

**Remarks:**

<table>
<thead>
<tr>
<th>Building fee:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plan review fee:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Drive approach fee:</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Electrical fee:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Plumbing fee:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Mechanical fee:</th>
</tr>
</thead>
</table>

**Total permit fees (includes impact/utility fees):**

$ __________________

---

**UTILITIES**

<table>
<thead>
<tr>
<th>Service available</th>
<th>Date</th>
</tr>
</thead>
</table>

Water deposit $ _______________ Sewer deposit $ _______________

Remarks:

<table>
<thead>
<tr>
<th>1-inch water impact fee:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>1-inch Fort Worth water impact fee:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Water tap fee:</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Meter cost fee:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Meter installation fee:</th>
</tr>
</thead>
</table>

**Total utility fees:** $ __________________
Information Needed to Determine Estimate

Address: 

Legal Description: 

Plat Date: 

Builder Must Select Choices Below

Meter Size:  
3/4"  1"  1 1/2"  2"  3"

Service Line Size: 
WATER  
1"  2"  3" or larger

SEWER  
4"  6"  8" or larger

Office Use Only Below

Existing Taps:  Yes  No  Sizes:  Water  Sewer

Street Cut Needed:  Yes  No  Explanation:

Additional Notes:

Date Requested:  
Date Completed:  
Requested By:  
Completed By:  
NEW CONSTRUCTION WATER SERVICE APPLICATION

PROJECT INFORMATION

DATE: ___________________________  PROPERTY TYPE: □ RESIDENTIAL  □ COMMERCIAL*

SERVICE ADDRESS: ___________________________

IMPERVIOUS AREA*: [MANDATORY FOR COMMERCIAL PROPERTIES]

WATER METER SIZE  □ ¾”  □ 1”  □ 1½”  □ 2”  □ 3”

ACCOUNT INFORMATION

ACCOUNT NAME: ___________________________

MAILING ADDRESS: ___________________________

CITY: ___________________________ STATE: _______ ZIP: _______

BUILDER REPRESENTATIVE: ___________________________

DRIVER’S LICENCE #: ___________________________

BILLING CONTACT: ___________________________

PHONE: ___________________________

* Required for commercial properties.
METER SET GUIDELINES
BUILDERS MUST CALL THE UTILITY BILLING ADMINISTRATOR AT 817-985-2122 TO REQUEST A METER SET.

Meters **WILL NOT** be set unless the standards below are met. A fee will be imposed if Public Works must visit the location more than once because the conditions outlined are not met. The final inspection **WILL NOT PASS** unless the meter is set and the builder has met all of the following conditions. You will need to reschedule your final inspection if a meter is not set before your scheduled time.

DURING CONSTRUCTION, SERVICE LINES (THE FUTURE LOCATION OF THE METER SET) MUST BE FLAGGED TO PREVENT DAMAGES (SEE PHOTO AT RIGHT). DAMAGED BOXES, METERS, AND SERVICE LINES ARE THE RESPONSIBILITY OF THE BUILDER AND WILL BE BILLED ACCORDINGLY.

***For water/sewer line locates for new or existing services contact Stan Rountree at 817-682-1510.***

NOTICE TO ALL BUILDING CONTRACTORS

1. **BEFORE A WATER METER CAN BE INSTALLED, ALL OF THE FOLLOWING MUST BE COMPLETED:**
   - Structure must be properly identified by house numbers that are:
     - At least 3” in height;
     - Visible from the street; and
     - A contrasting color to their background.
   - Water meter box must:
     - Be set to grade, with water lines inside at 8” to 10” below grade;
     - Be uncovered, free of debris, and undamaged (including meter lid); and
     - Allow room for the city angle stop/curb stop, meter, and a customer-side meter swivel.
   - Customer cut-off valves must be:
     - Located outside of city meter boxes;
     - A plastic ball valve; and
     - Located within 2-4’ of city water meter, on customer’s yard line.
   - Service lines must:
     - Be at least a 1” tap and a 1” by ¾” angle stop; and
     - Be composed of lead-free parts/components, unless otherwise noted by development plans or authorized City of Kennedale representatives.

2. Allow at least five working days for water meter installation.
3. No sprinkler system is to be installed/activated or swimming pool filled before meter installation.
4. No water deposits will be accepted from new occupants until the final inspection is approved.
5. Yard lines can be air tested.

CONTINUED on next page
6. Neither water meters nor sewer cleanouts are allowed in drive approaches, driveways, or sidewalks.
7. Sewer tie-ins must be physically located by the double cleanout from the property to city easement.
8. Plumbers are not allowed to tie-in at the cleanout stack with sweep or otherwise.
9. Lateral cleanout in the easement right-of-way must be 1 of the following 3:
   - Bass & Hayes No. 404 cast iron boot and lid; or
   - Dallas Specialty DS4SLCOWDI plastic cleanout with CI cleanout cover; or
   - DS4SLCI all cast iron lateral cleanout boot.
10. Cleanout boot must:
    - Have a 1’ minimum concrete pad around it; and
    - Be located a maximum of 2’ behind the sidewalk.
        (If there is no sidewalk, it must be 4-6’ behind the curb/edge of road.)

**IT IS A VIOLATION OF THE UNIFORM BUILDING CODE TO OCCUPY A STRUCTURE BEFORE A FINAL INSPECTION HAS BEEN MADE.** Should there be any questions regarding this process, please contact Public Works Supervisor Ron Schappeugh at 682-215-5570.

**2” TAP SPECS**
- Depending on pipe size (e.g., 6x2), tapping saddle
- must be brass saddle with stainless steel bands
- 2” x 4” Brass Nipple (Male)
- 2” Mueller Oriseal Valve (Female)
- 2” Male Compression Adapter, brass (Mueller)
- 2” Compression 90° bend, brass (Mueller)
- 2” Compression Angle Stop, brass (Mueller)
- 2” Hard Copper Type K
- Adjustable valve box and lid (Tyler)
- 2” DFW 65C Meter Box and Lid

- All parts must be **American made.** Compression fitting must be Mueller.
- Oriseal valve and valve box must be supported by bricks.
- Any valve deeper than 4’ must have Oriseal valve extension bolted onto Oriseal valve.
- Valve extension must be within 2’ of ground level.
- All angle stops should be set 12” below ground level to allow room for 2” meter, MTU, and meter lid.
- Must have irrigation plans and permit with water taps. **Detail should show tap and meter box location.**