

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON APPROVING A WATER AND WASTEWATER UTILITY RELOCATION STANDARD UTILITY AGREEMENT (“AGREEMENT”) BY AND BETWEEN THE CITY OF DENTON (“CITY”) AND THE TEXAS DEPARTMENT OF TRANSPORTATION (“TXDOT”), FOR (I) THE REIMBURSEMENT OF ELIGIBLE COSTS INCURRED IN THE ADJUSTMENT, REMOVAL AND RELOCATION OF CITY FACILITIES OF BOTH WATER AND WASTEWATER UTILITIES ALONG I-35E FROM US 288 TO GANZER RD AND MORE SPECIFICALLY CALLED TXDOT PROJECTS CONSTRUCTION CSJ# 0195-02-074 AND ROW CSJ # 0195-02-079 AND (II) THE QUITCLAIM OF A PORTION OR ALL OF THE UNDERLYING LAND INTERESTS (“UTILITY RELOCATIONS PROJECT”), WITHIN THE COUNTY AND CITY OF DENTON, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE AND DELIVER THE AGREEMENT AND RELATED QUITCLAIM DEEDS; PROVIDING FOR THE EXPENDITURE OF FUNDS IN AN AMOUNT NOT TO EXCEED \$6,872,339.48 FOR UTILITY RELOCATIONS PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, TxDOT has deemed it necessary to make certain highway improvements as designated by the State and approved by the Federal Highway Administration within the limits of the highway as indicated for the I-35 E US-288 to Ganzer Road (“Utility Relocation Project”); and

WHEREAS, TxDOT has expanded their right-of-way through the I-35E corridor within Denton city limits in anticipation of TxDOT’s I-35E Widening project with a current project letting schedule of August 2025; and

WHEREAS, the proposed Utility Relocation Project will necessitate the adjustment, removal, and/or relocation of certain facilities of the City as indicated in the following statement of work:

- 1) Water Line-
 - a. Relocate approximately 66 LF of 16” DIP water line longitudinal to Barthold Dr/FM 1173 from Barthold Dr Sta 91+77 to Barthold Dr Sta 92+42.
 - b. Approximately 115 LF of 16" DIP water line to be removed or grout filled from Barthold Dr Sta 91+70 to Barthold Dr Sta 92+42.
- 2) Force Main Pipe
 - a. Relocate 9,601 LF of 12” HDPE force main pipe longitudinal to IH35 from IH35 Sta 2300+37 to IH35 Sta 2206+69 in conflict with proposed pavement, and storm sewer into City of Denton easement.
- 3) Drainage Crossings
 - a. Install approximately 762 LF of 18” steel casing by other than open cut crossing US 77 at Sta 115+00 (IH-35 Sta 2225+62, offset 1357' RT) and at other various drainage easement crossings (IH-35 Sta 2298+47, IH-35 Sta 2295+90, IH-35 Sta 2273+51, IH-35 Sta 2260+21) for force main.
- 4) Sanitary Sewer
 - a. Install 48 LF of 30" FRP Sanitary Sewer from IH 35 Sta 2301+39 to IH35 Sta 2301+18. Install approximately 469 LF of 48” steel casing crossing IH-35 at IH-35 Sta 2301+39, and 199 LF of 30” steel casing crossing Barthold Dr at Barthold Sta

91+76 for Sanitary Sewer. Approximately 495 LF of 8", 10", and 12" PVC sewer line to be removed and 169 LF of 8" PVC sewer line to be grout filled.

5) Lift Station

- a. Install 1 - 1,300 gpm Lift Station at IH35 Sta 2301+39. Abandon and remove existing Border Cowboy Lift Station which was previously in conflict with IH-35 ROW at IH35 Sta 2233+96.

WHEREAS, the City is responsible for relocating the City's utilities currently located within the recently acquired TxDOT right-of-way; and

WHEREAS, in an effort to meet TxDOT's anticipated roadway construction schedule, the City's Utility Relocation Project will relocate both water and wastewater utilities out of TxDOT's recently expanded right-of-way between US-288 and Ganzer Road; and

WHEREAS, TxDOT will participate in the costs of the adjustment, removal, and relocation of certain facilities to the extent as may be eligible for State and/or Federal participation; and

WHEREAS, TxDOT, will request that the City to abandon, relinquish, and quitclaim various easement property interests owned by the City ("Abandonment Tracts"), as the Abandonment Tracts encumber an area of TxDOT's property and the area of the Abandonment Tracts is generally described in Exhibit "B"; and

WHEREAS, the City shall quitclaim the Abandonment Tracts upon completion of relocation and removal of the existing utilities to the new easements acquired in relation to the Utility Relocation Project; and

WHEREAS, TxDOT will, upon satisfactory completion of the adjustment, removal, and/or relocation and upon receipt of final billing prepared in an approved form and manner and accounting for any intermediate payments, make payment in the amount of 90 percent (90%) of the eligible costs as shown in the final billing prior to audit and after such audit shall make an additional final payment totaling the reimbursement amount found eligible for State reimbursement.

WHEREAS, The City is responsible for the minimum required water main relocations which should be fully reimbursable in accordance with TxDOT ROW Utilities Manual, and Texas Administrative Code Title 43, Chapter 21; and

WHEREAS, the City Council having considered the importance of the project to the citizens of Denton and finding that it is in the public's health and safety interest, is of the opinion that it should approve the Agreements; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The recitals contained in the preamble of this ordinance are hereby incorporated into the body of this ordinance are true and correct.

SECTION 2. The City Manager, or designee, is authorized to expend funds in an amount not to exceed of Six Million, Eight Hundred Seventy-Two Thousand, Three Hundred Thirty-Nine

Dollars and 48/100 (\$6,872,339.48) for the I-35 E From US-288 to Ganzer Road Utility Relocation Project in the City and County of Denton.

SECTION 3. The City Manager, or designee, is hereby authorized to execute on behalf of the City the Water and Wastewater Standard Utility Agreement No. U00018749, a copy of which is attached hereto as Exhibits “A” and made a part hereof for all purposes.

SECTION 4. The City Manager, or designee, is hereby authorized to execute any and all quitclaim deeds required to quitclaim the Abandonment Tracts as depicted in Exhibit B. The City shall quitclaim the Abandonment Tracts upon completion of relocation and removal of the existing utilities to the new easements acquired in relation to the Utility Relocation Project and approved for voluntary acquisition or eminent domain by future City Council action as required by City policy.

SECTION 5. The City Manager, or designee, is further authorized to carry out all obligations and duties of the City as set forth in the Agreement, including but not limited to the expenditure of funds.

SECTION 6. That this ordinance shall become effective immediately upon its passage and approval.

The motion to approve this ordinance was made by _____ and seconded by _____. The ordinance was passed and approved by the following vote [___ - ___]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Gerard Hudspeth, Mayor:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr,, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, INTERIM CITY SECRETARY

By: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

By: Marcella Lunn

Exhibit A

(Standard Utility Agreement U00018749)



Standard Utility Agreement

Form ROW-U-35

(Rev. 03/24)

Page 1

U Number: Utility ID: **U00018749**

District: Dallas
ROW Project ID (TxC): R00002955
ROW CSJ: 0195-02-079
Construction CSJ: 0195-02-074
Highway Project Letting Date: 12/01/2026

County: Denton
Highway: IH35
From: US 77 North of Denton
To: South of FM 455

This Agreement by and between the State of Texas, acting by and through the Texas Transportation Commission, ("**State**"), and City of Denton, ("**Utility**"), acting by and through its duly authorized representative, shall be effective on the date of approval and execution by and on behalf of the **State**.

WHEREAS, the **State** has deemed it necessary to make certain highway improvements as designated by the **State** and approved by the Federal Highway Administration within the limits of the highway as indicated above (the "**Highway Project**");

WHEREAS, the proposed Highway Project will necessitate the adjustment, removal, and/or relocation of certain facilities of the **Utility** as indicated in the following statement of work:

Relocate approximately 66 LF of 16" DIP water line longitudinal to Barthold Dr/FM 1173 from Barthold Dr Sta 91+77 to Barthold Dr Sta 92+42. Approximately 115 LF of 16" DIP water line to be removed or grout filled from Barthold Dr Sta 91+70 to Barthold Dr Sta 92+42.

Relocate 9,601 LF of 12" HDPE force main pipe longitudinal to IH35 from IH35 Sta 2300+37 to IH35 Sta 2206+69 in conflict with proposed pavement, and storm sewer into city of Denton easement. Install approximately 762 LF of 18" steel casing by other than open cut crossing US 77 at Sta 115+00 (IH-35 Sta 2225+62, offset 1357' RT) and at other various drainage easement crossings (IH-35 Sta 2298+47, IH-35 Sta 2295+90, IH-35 Sta 2273+51, IH-35 Sta 2260+21) for force main.

Install 48 LF of 30" FRP Sanitary Sewer from IH 35 Sta 2301+39 to IH35 Sta 2301+18. Install approximately 469 LF of 48" steel casing crossing IH-35 at IH-35 Sta 2301+39, and 199 LF of 30" steel casing crossing Barthold Dr at Barthold Sta 91+76 for Sanitary Sewer. Approximately 495 LF of 8", 10", and 12" PVC sewer line to be removed and 169 LF of 8" PVC sewer line to be grout filled.

Install 1 - 1,300 gpm Lift Station at IH35 Sta 2301+39. Abandon and remove existing Border Cowboy Lift Station which was previously in conflict with IH-35 ROW at IH35 Sta 2233+96 ; and more specifically as shown in the **Utility's** plans, specifications and estimated costs, which are attached hereto as Attachment "A".

WHEREAS, the **State** will participate in the costs of the adjustment, removal, and relocation of certain facilities to the extent as may be eligible for State and/or Federal participation.

WHEREAS, the **State**, upon receipt of evidence it deems sufficient, acknowledges the **Utility's** interest in certain lands and facilities that entitle it to reimbursement for the adjustment, removal, and relocation of certain of its facilities located upon the lands as indicated in the statement of work above.

NOW, THEREFORE, BE IT AGREED:

The **State** will pay to the **Utility** the costs incurred in adjustment, removal, and relocation of the **Utility's** facilities up to the amount said costs may be eligible for **State** participation.

All conduct under this agreement, including but not limited to the adjustment, removal, and relocation of the facility, the development and reimbursement of costs, any environmental requirements, and retention of records will be in

Initial Date
TxDOT

Initial Date
Utility

accordance with all applicable federal and state laws, rules and regulations, including, without limitation, the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, 42 U.S.C. §§ 4601, et seq., the National Environmental Policy Act, 42 U.S.C. §§ 4321, et seq., the Buy America provisions of 23 U.S.C. § 313 and 23 CFR 635.410, as amended, Texas Transportation Code § 223.045, the Utility Relocations, Adjustments, and Reimbursements provisions of 23 CFR 645, Subpart A, and the Utility Accommodation provisions of 23 CFR 645, Subpart B.

The **Utility** shall supply, upon request by the **State**, proof of compliance with the aforementioned laws, rules, regulations, and guidelines prior to the commencement of the adjustment, removal, and relocation of the facility.

The Utility shall not commence any physical work, including without limitation site preparation, on the State's right of way or future right of way, until TxDOT provides the Utility with written authorization to proceed with the physical work upon TxDOT's completion and clearance of its environmental review of the Highway Project. Any such work by the Utility prior to TxDOT's written authorization to proceed will not be eligible for reimbursement and the Utility is responsible for entering any property within the proposed limits of the Highway Project that has not yet been acquired by TxDOT. This written authorization to proceed with the physical work is in addition to the authorization to commence work outlined below. Notwithstanding the foregoing, the provisions of this paragraph are required only when TxDOT has not obtained completion and clearance of its environmental review of the Highway Project prior to the execution of this Agreement by the State and the Utility.

The **Utility** shall comply with the Buy America provisions of 23 U.S.C. § 313, 23 CFR 635.410, as amended, and the Steel and Iron Preference provisions of Texas Transportation Code § 223.045 and, when products that are composed predominately of steel and/or iron are incorporated into the permanent installation of the utility facility, use domestically manufactured products. TxDOT Form 1818 (Material Statement), along with all required attachments, must be submitted, prior to the commencement of the adjustment, removal, and relocation of the facility, as evidence of compliance with the aforementioned provisions. Failure to submit the required documentation or to comply with the Buy America, and Steel and Iron Preference requirements shall result in: (1) the **Utility** becoming ineligible to receive any contract or subcontract made with funds authorized under the Intermodal Surface Transportation Efficiency Act of 1991; (2) the **State** withholding reimbursement for the costs incurred by the **Utility** in the adjustment, removal, and relocation of the **Utility's** facilities; and (3) removal and replacement of the non-compliant products.

The **Utility** agrees to develop relocation or adjustment costs by accumulating actual direct and related indirect costs in accordance with a work order accounting procedure prescribed by the **State**, or may, with the **State's** approval, accumulate actual direct and related indirect costs in accordance with an established accounting procedure developed by the **Utility**. Bills for work hereunder are to be submitted to the **State** not later than one (1) year after completion of the work. Failure to submit the request for final payment, in addition to all supporting documentation, within one (1) year after completion of the work may result in forfeiture of payment for said work.

When requested, the **State** will make intermediate payments at not less than monthly intervals to the **Utility** when properly billed. Such payments will not exceed 90 percent (90%) of the eligible cost as shown in each such billing. Intermediate payments shall not be construed as final payment for any items included in the intermediate payment.

The **State** will, upon satisfactory completion of the adjustment, removal, and/or relocation and upon receipt of final billing prepared in an approved form and manner and accounting for any intermediate payments, make payment in the amount of 90 percent (90%) of the eligible costs as shown in the final billing prior to audit and after such audit shall make an additional final payment totaling the reimbursement amount found eligible for **State** reimbursement.

Alternatively, if the approved accounting method is a lump sum, the **State** agrees to pay the **Utility** an agreed lump sum of \$N/A as supported by the attached estimated costs. The **State** will, upon satisfactory completion of the adjustments, removals, and relocations and upon receipt of a final billing, make payment to the **Utility** in the agreed amount.

Initial Date
TxDOT

Initial Date
Utility

Upon execution of this agreement by both parties hereto, the **State** will, by written notice, authorize the **Utility** to perform such work diligently and to conclude said adjustment, removal, and relocation by the stated completion date which is attached hereto in Attachment "C". The completion date shall be extended for delays caused by events outside the **Utility's** control, including an event of Force Majeure, which shall include a strike, war or act of war (whether an actual declaration of war is made or not), insurrection, riot, act of public enemy, accident, fire, flood or other act of God, sabotage, or other events, interference by the **State** or any other party with the **Utility's** ability to proceed with the work, or any other event in which the **Utility** has exercised all due care in the prevention thereof so that the causes of other events are beyond the control and without the fault or negligence of the **Utility**.

This agreement in its entirety consists of the following elements:

Standard Utility Agreement – ROW-U-35;

- Plans, Specifications, and Estimated Costs (Attachment "A");
- Accounting Method (Attachment "B");
- Schedule of Work (Attachment "C");
- Statement Covering Contract Work – ROW-U-48 (Attachment "D");
- Utility Joint Use Agreement – ROW-U-JUA and/or Utility Installation Request – Form 1082 (Attachment "E");
- Eligibility Ratio (Attachment "F");
- Betterment Calculation and Estimate (Attachment "G"); and
- Proof of Property Interest – ROW-U-Affidavit (Attachment "H").

All attachments are included herein as if fully set forth. In the event it is determined that a substantial change from the statement of work contained in this agreement is required, reimbursement therefore shall be limited to costs covered by a modification or amendment of this agreement or a written change or extra work order approved by the **State** and the **Utility**.

This agreement is subject to cancellation by the **State** at any time up to the date that work under this agreement has been authorized, and such cancellation will not create any liability on the part of the **State**. However, the **State** will review and reimburse the **Utility** for eligible costs incurred by the **Utility** in preparation of this Agreement.

The State Auditor may conduct an audit or investigation of any entity receiving funds from the **State** directly under this contract or indirectly through a subcontract under this contract. Acceptance of funds directly under this contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the State Auditor, under the direction of the Legislative Audit Committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

The **Utility** by execution of this agreement does not waive any of the rights that the **Utility** may have within the limits of the law.

It is expressly understood that the **Utility** conducts the adjustment, removal, and relocation at its own risk, and that the **State** makes no warranties or representations regarding the existence or location of utilities currently within its right of way.

Initial Date
TxDOT

Initial Date
Utility

The signatories to this agreement warrant that each has the authority to enter into this agreement on behalf of the party represented.

UTILITY

Utility: City of Denton

Name of Utility

By:

Authorized Signature

Print or Type Name

Title:

Date:

EXECUTION RECOMMENDED:

Director of TP&D (or designee), Dallas District

THE STATE OF TEXAS

Executed and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By:

District Engineer (or designee)

Date:

Initial

Date
TxDOT

Initial

Date
Utility

Attachment "A"

Plans, Specifications, and Estimated Costs

All material items within the cost estimate that must meet Buy America or Steel and Iron Preference Provision requirements must be indicated with an asterisk (*).

- ☐ Currently, **this project does not plan to use** iron and steel subject to Buy America requirements. In the event that Buy America compliant materials are used during construction on this project, compliance documentation will be provided.
- ☐ There are non-domestic iron and steel materials in this project that fall under the De Minimus equation. Calculation showing the total cost does not exceed one-tenth of one percent (0.1 %) of the individual utility agreement amount or \$2,500.00, whichever is greater is required.
- ☒ We understand the Buy America Compliance Requirements for iron and steel and will supply the required documentation to TxDOT indicating compliance with this provision. The following documents will be supplied prior to installation of the materials:
- 1) Form 1818 - Material Statement
 - 2) Material Test Reports or Certifications

Initial Date
TxDOT

Initial Date
Utility

Utility Adjustment for TxDOT Project

TXDOT STANDARD
SUA ESTIMATE

Comparative Estimate

City of Denton
IH-35

RCSJ: 0195-02-079
Utility ID#: U00018749
UNUMBER:

UNUMBER:

IN KIND (BASE RELOCATION)

BETTERMENT (AS-BID) Percent of Difference 45%

Materials to be purchased by TxDOT - JOINT BID				
Line Item / Item Description	Unit	Quantity	\$/Unit	Total
*				\$ -
X				\$ -
SUBTOTAL				\$ -

Internally Supplied Materials - documented with Certified Ledger at Payment				
Line Item / Item Description	Unit	Quantity	\$/Unit	Total
*				\$ -
X				\$ -
OVERHEAD (%)	Enter % if applicable	0.00%		\$ -
SUBTOTAL				\$ -

Externally Acquired Materials - documented with Invoices and/or Checks				
Line Item / Item Description	Unit	Quantity	\$/Unit	Total
Force Main				
Temporary Project Sign	EA	6	\$1,000.00	\$ 6,000.00
Mobilization^	EA	1	\$460,000.00	\$ 460,000.00
Seeding	SY	24,972	\$1.00	\$ 24,972.00
Post-CCTV Inspection	LF	11,544	\$3.00	\$ 34,632.00
Trench Safety	LF	11,544	\$1.00	\$ 11,544.00
18" Casing by Other Than Open Cut*	LF	1,194	\$750.00	\$ 895,500.00
18" Casing by Open Cut*				
4" HDPE Force Main Carrier Pipe	LF	984	\$130.00	\$ 127,920.00
6" HDPE Force Main Carrier Pipe	LF	210	\$155.00	\$ 32,550.00
12" HDPE Force Main Carrier Pipe				
5' Concrete Manhole*				
4" HDPE Pressure Pipe, Force Main	LF	11,238	\$155.00	\$ 1,741,890.00
6" HDPE Pressure Pipe, Force Main	LF	306	\$170.00	\$ 52,020.00
12" HDPE Pressure Pipe, Force Main				
12" HDPE Pressure Pipe, Force Main, CLSM Backfill				
4" Gate Valve*	EA	7	\$5,500.00	\$ 38,500.00
8" Gate Valve*				
12" Gate Valve*				
2" Sewer Air Release Valve and Vault*	EA	5	\$25,000.00	\$ 125,000.00
3" Sewer Air Release Valve and Vault*				
Sewer Line				
Grout Fill 8" Utility Line (Sewer)	LF	38	\$20.00	\$ 760.00
Remove 8" Utility Line (Sewer)	LF	221	\$35.00	\$ 7,735.00
Remove 10" Utility Line (Sewer)	LF	17	\$35.00	\$ 595.00
Remove 12" Utility Line (Sewer)				
Remove 4' Utility Manhole	EA	1	\$5,000.00	\$ 5,000.00
Seeding	SY	45	\$1.00	\$ 45.00
Post-CCTV Inspection	LF	135	\$3.00	\$ 405.00
Trench Safety	LF	135	\$2.00	\$ 270.00
24" Casing by Other Than Open Cut*	LF	166	\$800.00	\$ 132,800.00
48" Casing by Open Cut*				
48" Casing or Tunnel Liner Plate by Other Than Open Cut*				
10" PVC Sanitary Sewer Carrier Pipe	LF	166	\$550.00	
30" FRP Sanitary Sewer Carrier Pipe				
4' Concrete Manhole*	EA	4	\$17,000.00	\$ 68,000.00
5' Concrete Manhole*				
6' Concrete Manhole*				

Unit	Quantity	\$/Unit	Total	Difference
			\$ -	\$ -
			\$ -	\$ -
SUBTOTAL			\$ -	\$ -

Unit	Quantity	\$/Unit	Total	Difference
			\$ -	\$ -
			\$ -	\$ -
		0.00%	\$ -	\$ -
SUBTOTAL			\$ -	\$ -

Unit	Quantity	\$/Unit	Total	Difference
			\$ -	
EA	6	\$1,000.00	\$ 6,000.00	\$ -
EA	1	\$670,000.00	\$ 670,000.00	\$ 210,000.00
SY	40,513	\$1.00	\$ 40,513.00	\$ 15,541.00
LF	10,363	\$3.00	\$ 31,089.00	\$ (3,543.00)
LF	9,601	\$1.00	\$ 9,601.00	\$ (1,943.00)
LF	742	\$750.00	\$ 556,500.00	\$ (339,000.00)
LF	20	\$550.00	\$ 11,000.00	\$ 11,000.00
				\$ (127,920.00)
				\$ (32,550.00)
LF	762	\$135.00	\$ 102,870.00	\$ 102,870.00
EA	2	\$64,250.00	\$ 128,500.00	\$ 128,500.00
				\$ (1,741,890.00)
				\$ (52,020.00)
LF	9,461	\$180.00	\$ 1,702,980.00	\$ 1,702,980.00
LF	140	\$370.00	\$ 51,800.00	\$ 51,800.00
				\$ (38,500.00)
EA	1	\$6,500.00	\$ 6,500.00	\$ 6,500.00
EA	5	\$9,700.00	\$ 48,500.00	\$ 48,500.00
				\$ (125,000.00)
EA	5	\$30,000.00	\$ 150,000.00	\$ 150,000.00
LF	169	\$20.00	\$ 3,380.00	\$ 2,620.00
LF	278	\$35.00	\$ 9,730.00	\$ 1,995.00
LF	199	\$35.00	\$ 6,965.00	\$ 6,370.00
LF	18	\$40.00	\$ 720.00	\$ 720.00
EA	7	\$5,000.00	\$ 35,000.00	\$ 30,000.00
SY	1,620	\$1.00	\$ 1,620.00	\$ 1,575.00
LF	894	\$3.00	\$ 2,682.00	\$ 2,277.00
LF	425	\$2.00	\$ 850.00	\$ 580.00
				\$ (132,800.00)
LF	99	\$1,080.00	\$ 106,920.00	\$ 106,920.00
LF	370	\$1,600.00	\$ 592,000.00	\$ 592,000.00
				\$ -
LF	469	\$240.00	\$ 112,560.00	\$ 112,560.00
				\$ (68,000.00)
EA	2	\$21,000.00	\$ 42,000.00	\$ 42,000.00
EA	1	\$23,000.00	\$ 23,000.00	\$ 23,000.00

4' Extra Depth Concrete Manhole*	VF	2	\$600.00	\$ 1,200.00	VF	20	\$715.00	\$ 14,300.00	\$ (1,200.00)
5' Extra Depth Concrete Manhole*			\$715.00		VF	16	\$1,000.00	\$ 16,000.00	\$ 14,300.00
6' Extra Depth Concrete Manhole*									\$ 16,000.00
10" PVC Gravity Sewer Pipe	LF	135	\$550.00	\$ 74,250.00					\$ (74,250.00)
6" Sewer Service	EA	1	\$4,230.00	\$ 4,230.00	EA	2	\$4,230.00	\$ 8,460.00	\$ 4,230.00
30" Fiberglass Reinforced Sanitary Sewer Pipe					LF	48	\$490.00	\$ 23,520.00	\$ 23,520.00
Lift Station									
Lift Station Mechanical	EA	1	\$1,262,320.00	\$ 1,262,320.00	EA	1	\$1,900,000.00	\$ 1,900,000.00	\$ 637,680.00
6' Wetwell	EA	1							
12' Wetwell					EA	1	\$500,000.00		
Junction Structure	EA	1			EA	1	\$300,000.00		
Lift Station Piping	EA	1			EA	1	\$275,000.00		
300 GPM Pumps	EA	2							
1,300 GPM Pumps					EA	2	\$350,000.00		
Valve Vault	EA	1			EA	1	\$250,000.00		
Meter Vault	EA	1			EA	1	\$225,000.00		
Lift Station Electrical	EA	1	\$350,000.00	\$ 350,000.00	EA	1	\$1,250,000.00	\$ 1,250,000.00	\$ 900,000.00
Submittals	EA	1			EA	1	\$20,000.00		
Mobilization	EA	1			EA	1	\$50,000.00		
Electrical Underground	EA	1			EA	1	\$190,000.00		
Exposed Conduit and Fittings	EA	1			EA	1	\$85,000.00		
Power Distribution	EA	1			EA	1	\$75,000.00		
Wire and Cable	EA	1			EA	1	\$86,000.00		
Termination Enclosures	EA	1			EA	1	\$12,000.00		
Lights and Light Poles	EA	1			EA	1	\$30,000.00		
Electrical Equipment Racks	EA	1			EA	1	\$60,000.00		
230 KW Generator and 400 Amp ATS	EA	1			EA	1	\$200,000.00		
Lightning Protection	EA	1			EA	1	\$25,000.00		
Grounding	EA	1			EA	1	\$35,000.00		
Project Management, Design, Coordination, and Accou	EA	1			EA	1	\$40,000.00		
Submittal Development	EA	1			EA	1	\$13,000.00		
Panel Design/CAD	EA	1			EA	1	\$15,000.00		
PLC/HMI/SCADA System Software Development	EA	1			EA	1	\$45,000.00		
Fabrication Services/QAQC	EA	1			EA	1	\$30,000.00		
Fully Assembled I&C Control Cabinet	EA	1			EA	1	\$75,000.00		
RF Material (Antenna, Coax, Radio, 40' Rohn Tower)	EA	1			EA	1	\$10,000.00		
Float/Transducer Terminal Box	EA	1			EA	1	\$9,000.00		
Pressure Transmitter	EA	1			EA	1	\$8,000.00		
Float Switches	EA	1			EA	1	\$7,000.00		
Radar Level Transmitter	EA	1			EA	1	\$8,000.00		
Pressure Gauge	EA	1			EA	1	\$5,000.00		
Flow Transmitter	EA	1			EA	1	\$12,000.00		
Instrumentation Installation	EA	1			EA	1	\$50,000.00		
Field Commissioning I&C Cabinet	EA	1			EA	1	\$20,000.00		
Commissioning/Testing/Calibrations	EA	1			EA	1	\$15,000.00		
ORT/SAT Testing	EA	1			EA	1	\$12,000.00		
O&M Development/Calibration and Closeout	EA	1			EA	1	\$8,000.00		
Site Improvements	EA	1	\$198,125.00	\$ 198,125.00	EA	1	\$500,000.00	\$ 500,000.00	\$ 301,875.00
Abandon Lift Station and Related Structures	EA	1	\$45,000.00	\$ 45,000.00	EA	2	\$45,000.00	\$ 90,000.00	\$ 45,000.00
Remove Sewer ARV Appurtenance	EA	1	\$1,500.00	\$ 1,500.00	EA	1	\$1,500.00	\$ 1,500.00	\$ -
Water Line									
Grout Fill 16" Utility Line (Water)	LF	115	\$100.00	\$ 11,500.00	LF	115	\$100.00	\$ 11,500.00	\$ -
Remove 16" Water Valve	EA	2	\$1,000.00	\$ 2,000.00	EA	2	\$1,000.00	\$ 2,000.00	\$ -
Remove Fire Hydrant	EA	1	\$1,000.00	\$ 1,000.00	EA	1	\$1,000.00	\$ 1,000.00	\$ -
Concrete Paving Repair for Utility Trench*	SY	2	\$280.00	\$ 560.00	SY	2	\$280.00	\$ 560.00	\$ -
Trench Safety	LF	66	\$5.00	\$ 330.00	LF	66	\$5.00	\$ 330.00	\$ -
16" Water Main Connection with Shutdown	EA	1	\$20,000.00	\$ 20,000.00	EA	1	\$20,000.00	\$ 20,000.00	\$ -

16" DIP Water Pipe	LF	66	\$1,000.00	\$	66,000.00
Fire Hydrant Assembly	LF	1	\$20,000.00	\$	20,000.00
SUBTOTAL				\$	5,824,153.00
MATERIALS SUBTOTAL				\$	5,824,153.00
* Indicated items are being tracked for BUY AMERICA COMPLIANCE and will be documented using Form 1818 and all supporting documentation prior to installation.					
X Indicated items are IRON or STEEL, but will not be tracked for BUY AMERICA COMPLIANCE due to falling under the DE MINIMUS of \$2,500, or .1% of the project total cost, whichever is greater.		Sum of De Minimus Items		\$0.00	
TxDOT contractor labor - JOINT BID					
Line Item / Item Description	Unit	Quantity	\$/Unit	Total	
				\$	-
				\$	-
SUBTOTAL				\$	-
Internal Labor Costs - documented with Certified Ledger at payment.					
Line Item / Item Description	Unit	Quantity	\$/Unit	Total	
OVERHEAD (%)	Enter % if applicable			\$	-
SUBTOTAL				\$	-
External Labor Costs - documented with Invoices and / or checks					
Line Item / Item Description	Unit	Quantity	\$/Unit	Total	
				\$	-
SUBTOTAL				\$	-
LABOR SUBTOTAL				\$	-
Engineering Procured by TxDOT - 100% eligiibty required					
Line Item / Item Description	Unit	Quantity	\$/Unit	Total	
				\$	-
				\$	-
SUBTOTAL				\$	-
Internal Engineering - Costs Documented with Certified Ledger at payment.					
Line Item / Item Description	Unit	Quantity	\$/Unit	Total	
Staff Time (additional hourly backup provided)^		0.379	\$585,646.14	\$	221,959.89
Engineer (Hr rate subject to change, Payroll verified)	HR	1200	\$65.31		
Supervisor (Hr rate subject to change, Payroll verified)	HR	800	\$68.27		
Project Manager (Hr rate subject to change, Payroll verified)	HR	1200	\$57.60		
Real Estate (Hr rate subject to change, Payroll verified)	HR	591	\$52.49		
SUBTOTAL				\$	221,959.89
Internal Survey / Landman					
				\$	-
				\$	-
SUBTOTAL				\$	-
Internal Inspection					
Inspector (Hr rate subject to change, Payroll verified)	HR	8000	\$38.24		
				\$	-
SUBTOTAL				\$	-
Internal Administration					
Admin (Hr rate subject to change, Payroll verified)	HR	1001	\$46.55		
				\$	-
SUBTOTAL				\$	-
Internal Engineering/ Survey/ Inspection/ Administration Overhead					
OVERHEAD (%)	Enter % if applicable		42.00%	\$	93,223.15
SUBTOTAL				\$	315,183.04

LF	66	\$1,000.00	\$	66,000.00	\$	-
LF	1	\$20,000.00	\$	20,000.00	\$	-
SUBTOTAL			\$	8,378,450.00	\$	2,554,297.00
MATERIALS SUBTOTAL			\$	8,378,450.00	\$	2,554,297.00
			\$0.00			
Unit	Quantity	\$/Unit	Total		Difference	
			\$ -		\$ -	
			\$ -		\$ -	
SUBTOTAL			\$0.00		\$ -	
Unit	Quantity	\$/Unit	Total		Difference	
			\$ -		\$ -	
SUBTOTAL			\$ -		\$ -	
Unit	Quantity	\$/Unit	Total		Difference	
			\$ -		\$ -	
SUBTOTAL			\$ -		\$ -	
			\$ -		\$ -	
Unit	Quantity	\$/Unit	Total		Difference	
			\$ -		\$ -	
			\$ -		\$ -	
SUBTOTAL			\$ -		\$ -	
Unit	Quantity	\$/Unit	Total		Difference	
	0.544	\$585,646.14	\$ 318,591.50		\$ 96,631.61	
HR	1200	\$65.31				
HR	800	\$68.27				
HR	1200	\$57.60				
HR	591	\$52.49				
SUBTOTAL			\$ 318,591.50		\$ 96,631.61	
			\$ -		\$ -	
			\$ -		\$ -	
SUBTOTAL			\$ -		\$ -	
HR	8000	\$38.24			\$ -	
			\$ -		\$ -	
SUBTOTAL			\$ -		\$ -	
HR	1001	\$46.55			\$ -	
			\$ -		\$ -	
SUBTOTAL			\$ -		\$ -	
		42.00%	\$ 133,808.43		\$ 40,585.28	
			\$ 452,399.93		\$ 137,216.89	

SUMMARY:		TOTAL PROJECT COST	\$ 6,872,339.48
	Amount Payable in TxDOT Contract (Joint Bid)	\$	-
	Utility Cost	\$	6,872,339.48
General & Administrative OH		\$	-
	Gross Reimbursable to the Utility	\$	6,872,339.48
	Amount Due to TxDOT Via an Advance Funding Agreement	\$	-
	SALVAGE and/or Depreciation CREDIT		
BETTERMENT RATIO	0.00%	Ratio Deduction	\$ -
	Amount reimbursable after Betterment and Salvage Credit	\$	6,872,339.48
ELIGIBILITY RATIO	100.00%		
	NET REIMBURSEMENT TO UTILITY	\$	6,872,339.48

Unit	Quantity	\$/Unit	Total	Difference
	0.544	\$1,135,400.00	\$ 617,657.60	\$ 187,341.00
HR	200	(\$330-\$350)		
HR	1200	(\$295-\$315)		
HR	1600	(\$255-\$275)		
HR	140	(\$115-\$150)		
HR	40	(\$125-\$135)		
			\$ -	\$ -
		SUBTOTAL	\$ 617,657.60	\$ 187,341.00

	\$ -	\$ -
	\$ -	\$ -
SUBTOTAL	\$ -	\$ -

	0.544	\$561,179.00	\$ 305,281.38	\$ 92,594.54
HR	4640	\$110.00		
HR	116	\$202.75		
HR	116	\$72.50		
Mile	29000	\$0.65		
SUBTOTAL			\$ 305,281.38	\$ 92,594.54
			\$ 1,375,338.91	\$ 417,152.43

Unit	Quantity	\$/Unit	Total	Difference
			\$ -	\$ -
			\$ -	\$ -
		SUBTOTAL	\$ -	\$ -
SQ. FT	42,994	\$4.17	\$ 179,484.00	\$ 89,484.00
			\$ -	\$ -
		SUBTOTAL	\$ 179,484.00	\$ 89,484.00
		\$	179,484.00	\$ 89,484.00

		2019	2020
		\$ 9,933,272.91	\$ 3,060,933.43
		\$ -	\$ -
		\$ 9,933,272.91	\$ 3,060,933.43
G&A		\$ -	\$ -
		\$ 9,933,272.91	\$ 3,060,933.43
		\$ -	\$ -
			\$ -
BR	30.81%	\$ 3,060,933.43	\$ 3,060,933.43
		\$ 6,872,339.48	\$ -
ER	100.00%		
		\$ 6,872,339.48	\$ -
Percent of Difference=		45%	

version 3.0

Engineer Notes:

*All materials shall use domestically manufactured products that are composed predominately of steel and/or iron to incorporate into the permanent installation of the utility facility – in compliance with the Buy America provisions of 23 CFR 635.410 as amended

^a Mobilization is an assumed cost based on the percentage bid on Mobilization by Mountain Cascade. Mountain Cascade bid 8.7123% of the overall bid on Mobilization. Please refer to supplemental calculations

^^The city staff and KH engineering contract is adjusted to a percentage of construction dollars to the overall bid from Mountain Cascade. Please refer to supplemental calculations

BETTERMENT RATIO CALCULATOR

Two estimates are required to calculate betterment. One with, and one without betterment.
Please attach both estimates.

The total estimated cost of the project **INCLUDING BETTERMENT**

\$9,933,272.91

The total estimated cost of the project **NOT** including **BETTERMENT**

\$6,872,339.48

THE AMOUNT OF BETTERMENT

\$3,060,933.43

The **BETTERMENT RATIO** IS:

30.81%

THE CITY OF DENTON, TEXAS

PLANS FOR THE:

IH-35 SPLIT TO MILAM PHASE 2

SHEET INDEX:

General Sheets

- 1 – COVER SHEET
- 2 – GENERAL NOTES
- 3 – PROJECT CONTROL AND BENCHMARKS
- 4 – PROJECT CONTROL AND BENCHMARKS LIFT STATION
- 5 – SEWER LOCATION MAP
- 6 – FORCE MAIN LOCATION MAP
- 7 – PROJECT SEQUENCING

Pipeline Sheets

- 8 – PROPOSED 30-IN SANITARY SEWER A STA 0+00 – END
- ~~9 – PROPOSED 12-IN SANITARY SEWER B STA 0+00 – END~~
- 10 – PROPOSED 12-IN FORCE MAIN A STA 0+00 – 8+00
- 11 – PROPOSED 12-IN FORCE MAIN A STA 8+00 – 16+00
- 12 – PROPOSED 12-IN FORCE MAIN A STA 16+00 – 24+00
- 13 – PROPOSED 12-IN FORCE MAIN A STA 24+00 – 32+00
- 14 – PROPOSED 12-IN FORCE MAIN A STA 32+00 – 40+00
- 15 – PROPOSED 12-IN FORCE MAIN A STA 40+00 – 48+00
- 16 – PROPOSED 12-IN FORCE MAIN A STA 48+00 – 56+00
- 17 – PROPOSED 12-IN FORCE MAIN A STA 56+00 – 64+00
- 18 – PROPOSED 12-IN FORCE MAIN A STA 64+00 – 72+00
- 19 – PROPOSED 12-IN FORCE MAIN A STA 72+00 – 79+00
- 20 – PROPOSED 12-IN FORCE MAIN A STA 79+00 – 87+00
- 21 – PROPOSED 12-IN FORCE MAIN A STA 87+00 – 93+00
- 22 – PROPOSED 12-IN FORCE MAIN A STA 93+00 – 99+00
- 23 – PROPOSED 12-IN FORCE MAIN A STA 99+00 – END
- ~~24 – PROPOSED 30-IN WATER A CASING STA 0+00 – END~~

Lift Station Sheets

- 25 – SITE PLAN
- 26 – PAVING AND DIMENSIONS PLAN – SHEET 1 OF 2
- 27 – PAVING AND DIMENSIONS PLAN – SHEET 2 OF 2
- 28 – YARD PIPING PLAN
- 29 – GRADING PLAN – SHEET 1 OF 2
- 30 – GRADING PLAN – SHEET 2 OF 2
- 31 – MECHANICAL PLAN AND SECTION
- 32 – JUNCTION STRUCTURE PLAN AND SECTION

Standard Details

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- 34 – STANDARD SEWER DETAILS II
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- 54 – TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK
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Electrical Sheets

- E1 – ELECTRICAL LEGENDS NOTES & SCHEDULES
- E2 – ELECTRICAL SITE PLAN
- E3 – ELECTRICAL WET WELL PLAN & ELEVATION
- E4 – ELECTRICAL ONE-LINE DIAGRAM
- E5 – ELECTRICAL CONTROL DIAGRAMS SHEET 1 OF 3
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- E8 – ELECTRICAL DETAILS SHEET 1 OF 6
- E9 – ELECTRICAL DETAILS SHEET 2 OF 6
- E10 – ELECTRICAL DETAILS SHEET 3 OF 6
- E11 – ELECTRICAL DETAILS SHEET 4 OF 6
- E12 – ELECTRICAL DETAILS SHEET 5 OF 6
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- S2 – WET WELL DETAILS
- S3 – VAULT DETAILS
- S4 – JUNCTION STRUCTURE DETAILS
- S5 – EQUIPMENT PAD DETAILS

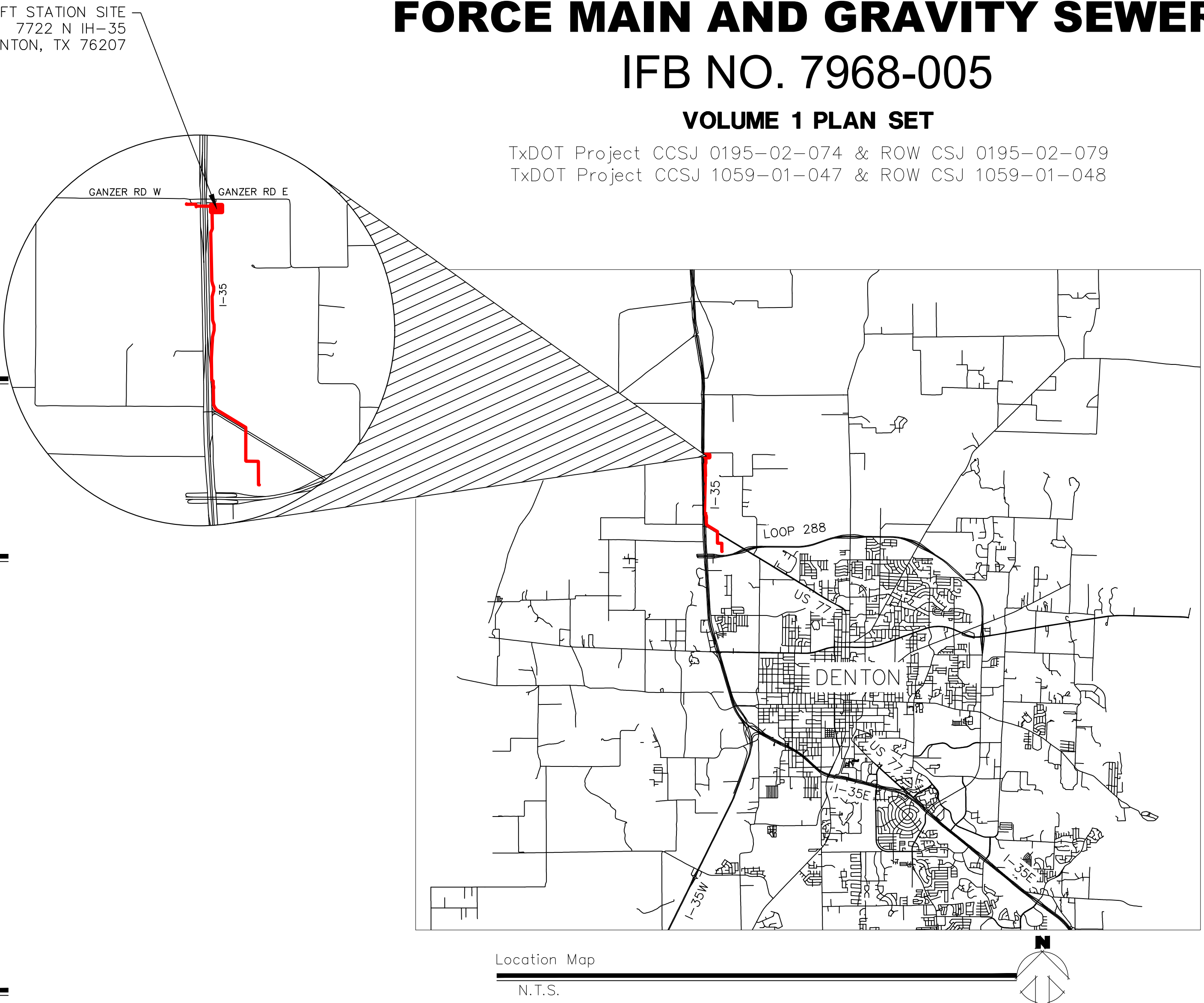
GANZER ROAD LIFT STATION

FORCE MAIN AND GRAVITY SEWER

IFB NO. 7968-005

VOLUME 1 PLAN SET

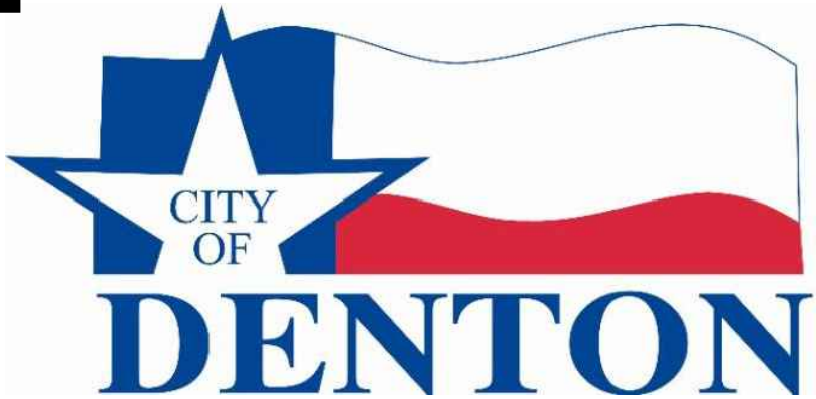
TxDOT Project CCSJ 0195-02-074 & ROW CSJ 0195-02-079
TxDOT Project CCSJ 1059-01-047 & ROW CSJ 1059-01-048



Kimley»Horn

801 Cherry St., Suite 1300 Ft. Worth, TX 76102 P: 817-335-6511
TBPE No. 928 F: 817-335-5070

FEBRUARY 2025



CITY OFFICIALS:

MAYOR..... GERARD HUDSPETH
COUNCIL MEMBERS:
DISTRICT 1..... VICKI BYRD
DISTRICT 2..... BRIAN BECK
DISTRICT 3..... PAUL MELTZER
DISTRICT 4..... JOE HOLLAND
AT LARGE PLACE 5..... BRANDON MCGEE
AT LARGE PLACE 6..... CHRIS WATTS

DIRECTOR OF WATER AND WASTEWATER UTILITIES STEPHEN GAY

DIRECTOR OF CAPITAL PROJECTS TREVOR CRAIN

PROJECT MANAGER, CAPITAL PROJECTS SHAWN MESSICK

TxDOT General Notes

- BY SEALING AND SIGNING THESE PERMIT PLANS AS A PROFESSIONAL CIVIL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, I CERTIFY THAT THE PROPOSED DRIVEWAY OR PUBLIC STREET CONNECTION TO THE STATE ROADWAY MEETS OR EXCEEDS THE MINIMUM STOPPING SIGHT DISTANCE REQUIRED FOR A POSTED SPEED OF 45 MILES PER HOUR, BASED ON THE MOST RECENT TxDOT DESIGN MANUAL REQUIREMENTS.
- ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO TxDOT STANDARD SPECIFICATIONS, STANDARD PLANS, AND TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, JUNE 1, 2004, AND SPECIFICATION ITEMS LISTED AS FOLLOWS SHALL GOVERN ON THIS PROJECT FOR ALL WORK WITHIN THE STATE RIGHT OF WAY.

Unir dgo
(CHRISTOPHER IGO, P.E. #120045)

*THE STANDARD TxDOT SHEETS, SPECIFICALLY IDENTIFIED IN THIS SHEET INDEX, HAVE BEEN SELECTED BY ME OR UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.



No.	Revision	By	Date

GENERAL NOTES:

1.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE CITY AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND, THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA (FOR LOCATING ALL UNDERGROUND FACILITIES FOR COORDINATION OF THE WORK WITH THE CITY OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION) FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2.

NOTIFY THE CITY OF DENTON TO LOCATE EXISTING CITY UTILITIES PRIOR TO CONSTRUCTION.
3.

CAUTION! BURIED GAS LINES EXIST ALONG THIS PROJECT. CONTACT ATMOS ENERGY (940-380-7479) 48 HOURS PRIOR TO EXCAVATION.
4.

CAUTION! BURIED TELEPHONE CABLES EXIST ALONG THIS PROJECT. CONTACT THE APPROPRIATE FRANCHISE 48 HOURS PRIOR TO EXCAVATION: VERIZON (972-318-5260), GTE (940) 381-9294 AND AT&T (817-338-6013).
5.

CAUTION! OVERHEAD ELECTRIC CABLES EXIST ALONG THIS PROJECT. CONTACT COSERV (940-321-7800) 48 HOURS PRIOR TO EXCAVATING NEAR EXISTING LINES.
6.

CONSTRUCTION SURVEYING IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY CONTROL MONUMENTATION PRIOR TO CONSTRUCTION AND SUBMIT DOCUMENTATION OF VERIFICATION TO THE CITY AND ENGINEER.
7.

CONTRACTOR SHALL RE-ESTABLISH ANY PROPERTY MARKER, BENCHMARK, ETC. DISTURBED DURING CONSTRUCTION TO ITS ORIGINAL LOCATION AT NO COST TO CITY.
8.

ONLY THOSE ITEMS LISTED IN THE BID TABULATION AND/OR SUBSEQUENT SCHEDULE OF VALUES FOR LUMP SUM PROJECTS WILL BE MEASURED AND PAID FOR AT THE UNIT PRICE REQUIRED TO COMPLETE THE PROJECT. ALL OTHER WORK SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS ITEMS BID, AND NO SEPARATE PAYMENT SHALL BE MADE.
9.

THE CONTRACTOR SHALL NOTIFY THE CITY OF DENTON 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. SPECIFIC REQUIREMENTS INDICATED ELSEWHERE MAY BE MORE STRINGENT.
10.

THE CONTRACTOR SHALL NOTIFY LANDOWNERS AT LEAST 48 HOURS PRIOR TO ENTERING PROPERTY.
11.

ALL BARRICADES, WARNING SIGNS, LIGHTS, DEVICES, ETC., FOR THE GUIDANCE AND PROTECTION OF TRAFFIC AND PEDESTRIANS SHALL CONFORM TO THE INSTALLATIONS AND LOCATIONS SHOWN IN THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), AS CURRENTLY AMENDED, AS PUBLISHED BY TEXAS DEPARTMENT OF TRANSPORTATION.
12.

CONTRACTOR SHALL MAINTAIN AT LEAST ONE LANE OF TRAFFIC ON ALL OPEN-CUT ROADS AT ALL TIMES, AND CONSTRUCT TEMPORARY BYPASS IF NECESSARY.
13.

THE CONTRACTOR SHALL GIVE THE CITY 5 DAYS NOTICE IN ADVANCE OF THE TIME A STREET SIGN IS TO BE REMOVED TO CLEAR CONSTRUCTION OPERATIONS. AT NO TIME WILL THE CONTRACTOR REMOVE OR RELOCATE A STOP OR YIELD SIGN WITHOUT PRIOR APPROVAL BY THE CITY.
14.

CONTRACTOR SHALL COORDINATE DRIVEWAY CLOSURES WITH PROPERTY OWNERS PRIOR TO BEGINNING WORK. DRIVEWAYS SHALL REMAIN OPEN AT ALL TIMES IF POSSIBLE. ACCESS SHALL BE MAINTAINED AT ALL TIMES. DEPTH OF DRIVEWAY REPAIR SHALL MATCH DEPTH OF EXISTING SURFACE.
15.

THE CONTRACTOR SHALL PLAN HIS WORK SEQUENCE IN A MANNER THAT WILL CAUSE THE MINIMUM INTERFERENCE WITH TRAFFIC DURING CONSTRUCTION OPERATIONS. BEFORE BEGINNING WORK ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT A PLAN FOR CONSTRUCTION OPERATIONS OUTLINING, IN DETAIL, A SEQUENCE OF WORK TO BE FOLLOWED, SETTING OUT THE METHOD OF HANDLING TRAFFIC ALONG, ACROSS, AND ADJACENT TO THE WORK.
16.

IF AT ANY TIME DURING CONSTRUCTION THE CONTRACTOR'S PROPOSED PLAN OF OPERATION FOR HANDLING TRAFFIC DOES NOT PROVIDE FOR SAFE, COMFORTABLE MOVEMENT, THE CONTRACTOR SHALL IMMEDIATELY CHANGE HIS OPERATIONS TO CORRECT THE UNSATISFACTORY CONDITION.
17.

TEMPORARY SIGNS WILL BE REQUIRED DURING CONSTRUCTION FOR THE EXISTING SIGNING WHICH INTERFERES WITH THE CONSTRUCTION. THE EXISTING SIGN FACES ON TEMPORALLY SUPPORTS MAY BE USED FOR THE TEMPORARY SIGNS AS LONG AS THEY ARE REMOVED AND ERECTED ON TEMPORARY MOUNTS ON THE SAME DAY. THE WARNING AND REGULATORY SIGNS MUST BE IN PLACE AT ALL TIMES AS APPLICABLE.
18.

BARRICADES AND SIGNS SHALL BE PLACED IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SIGHT DISTANCE OF DRIVERS ENTERING THE ROADWAYS OR SIDE STREETS. TO FACILITATE LANE SHIFTING, BARRICADES AND SIGNS USED IN LANE CLOSURES OR TRAFFIC STAGING MAY BE ERECTED AND MOUNTED ON PORTABLE SUPPORTS. THE DESIGN OF THESE SUPPORTS SHALL CONFORM TO TMUTCD AND ARE SUBJECT TO THE APPROVAL OF THE CITY.
19.

THE CONTRACTOR WILL NOT BE PERMITTED TO COMMENCE WORK ON THE ROAD BEFORE SUNRISE AND SHALL ARRANGE HIS WORK SO THAT NO MACHINERY OR EQUIPMENT SHALL BE CLOSER THAN 30 FEET TO THE TRAVELED ROADWAY AFTER SUNSET EXCEPT AS AUTHORIZED BY THE CITY. THE CONTRACTOR IS REQUIRED TO ABIDE BY THE CITY OF DENTON NOISE ORDINANCE.
20.

WHERE THE CONTRACTOR DESIRES TO MOVE ANY EQUIPMENT NOT LICENSED FOR

- OPERATION ON PUBLIC HIGHWAYS ON OR ACROSS ANY PAVEMENT, HE SHALL PROTECT THE PAVEMENT FROM ALL DAMAGE.
21.

CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND STATE OF TEXAS LAWS CONCERNING EXCAVATION, TRENCHING, SHORING, AND SITE SAFETY.
22.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCURATE VERTICAL AND HORIZONTAL CONTROL THROUGHOUT THE PROJECT.
23.

A MINIMUM COVER OF THREE AND ONE HALF (3.5) FEET ABOVE PROPOSED TOP OF PIPE SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN IN THE CONSTRUCTION PLANS. THE APPROXIMATE GROUND PROFILE AND THE TOP OF PIPE PROFILE SHOW A RELATIONSHIP INTENDED BY THE ENGINEER. THE TOP OF PIPE ELEVATIONS AND GEOMETRIC INFORMATION SHOWN IN THE PROFILE FOR THE PIPE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE PRECISE AND DETAILED PIPE LAYOUT IS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR INFORMATION AND REVIEW. THE WORKABILITY OF THE DETAILED LAYOUT REMAINS WITH THE CONTRACTOR.
24.

THE MAXIMUM JOINT DEFLECTION SHALL NOT EXCEED 50% OF THE PIPE MANUFACTURER'S MAXIMUM RECOMMENDED DEFLECTION.
25.

CONTRACTOR SHALL ADHERE TO TCEQ RULES FOR POTABLE WATER AND SANITARY SEWER CHAPTERS 217 AND 290.
26.

THE CONTRACTOR SHALL STABILIZE ALL UNPAVED AREAS OF THE PROJECT WITH A MINIMUM 95% DENSITY OF VEGETATIVE COVER, UTILIZING THE ITEMS IN THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTY OUTSIDE OF THE EASEMENT LIMITS, INCLUDING RE-VEGETATION COSTS.
27.

THE CONTRACTOR SHALL REMOVE ALL FENCES INTERFERING WITH CONSTRUCTION OPERATION WITHIN EASEMENTS AND PROVIDE TEMPORARY FENCING DURING CONSTRUCTION. REMOVED FENCES SHALL BE REPLACED WITH NEW FENCE OR UNDAMAGED ORIGINAL FENCING WITH PRIOR APPROVAL OF PROPERTY OWNER, UNLESS OTHERWISE NOTED IN THE PLANS.
28.

POSITIVE DRAINAGE MUST BE RE-ESTABLISHED FOR ALL DRAINAGE SWALES AND CULVERTS IMPACTED BY THE CONTRACTOR'S OPERATIONS. THE COST OF THIS WORK SHALL BE SUBSIDIARY TO THE VARIOUS ITEMS BID.
29.

ANY TREES SHOWN IN THE PLANS FOR POTENTIAL REMOVAL MUST ALSO BE APPROVED FOR REMOVAL BY THE CITY. NO TREES MAY BE REMOVED OUTSIDE OF THE PERMANENT OR TEMPORARY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL. CONTRACTOR SHALL BE HELD LIABLE FOR DAMAGE TO ANY TREES THAT HAVE NOT BEEN DESIGNATED FOR REMOVAL AND THE CONTRACT AMOUNT WILL BE REDUCED BY \$1000 FOR EACH TREE WHICH IS REMOVED WHERE NOT AUTHORIZED.
30.

THE CONTRACTOR SHALL NOT PLACE FILL OR WASTE MATERIAL ON ANY PRIVATE PROPERTY WITHOUT PRIOR WRITTEN AGREEMENT WITH PROPERTY OWNER. IN ADDITION, PLACEMENT OF SUCH FILL SHALL NOT ALTER EXISTING DRAINAGE PATTERNS.
31.

NO EXCESS EXCAVATED MATERIAL SHALL BE DEPOSITED IN LOW AREAS OR ALONG NATURAL DRAINAGE WAYS, WITHOUT WRITTEN PERMISSION FROM THE CITY OF DENTON. IF THE CONTRACTOR PLACES EXCESS MATERIAL IN AREAS WITHOUT WRITTEN PERMISSION, HE SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM SUCH FILL AND HE SHALL REMOVE THE MATERIAL AT HIS OWN COST IF SO DIRECTED.
32.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL EXCESS EXCAVATION. THE CONTRACTOR SHALL SUBMIT A "STOCKPILE PLAN" THAT DESIGNATES LOCATIONS FOR TEMPORARY STORAGE OF THE EXCAVATED SOIL. THIS STOCKPILE PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK. STOCKPILES SHALL NOT BE ALLOWED WITHIN THE RIGHT-OF-WAY AND SHALL BE CONTAINED WITHIN THE PERMANENT AND TEMPORARY EASEMENTS.
33.

THE CITY HAS ACQUIRED PERMANENT AND TEMPORARY CONSTRUCTION EASEMENTS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR MAY ACQUIRE ADDITIONAL TEMPORARY CONSTRUCTION EASEMENTS AT HIS OWN COST, IF HE SO CHOOSES. IF THE CONTRACTOR ACQUIRES ADDITIONAL TEMPORARY EASEMENTS, HE SHALL PROVIDE COPIES OF THE WRITTEN AGREEMENT TO THE CITY AND THE ENGINEER. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR ANY DAMAGES AS A RESULT OF USE OF ADDITIONAL TEMPORARY EASEMENTS. THE PLANS DEPICT THE LIMITS OF THE CONSTRUCTION AREA, GENERALLY CONSISTING OF THE TEMPORARY CONSTRUCTION EASEMENT AND ALL OR A PORTION OF THE PERMANENT WATER LINE EASEMENT. NO CONSTRUCTION ACTIVITY MAY BE CARRIED OUT WITHIN THAT PORTION OF A PERMANENT WATER LINE EASEMENT THAT FALLS OUTSIDE THE INDICATED LIMITS OF THE CONSTRUCTION AREA AS APPLICABLE.
34.

DAMAGE TO ANY EXISTING CULVERT OR CULVERT HEADWALL SHALL BE REPAIRED OR REPLACED, AS DETERMINED BY THE CITY, AT THE EXPENSE OF THE CONTRACTOR.
35.

THE CONTRACTOR SHALL BACKFILL BORE PITS WITHIN 48 HOURS AFTER BORING IS COMPLETED.
36.

THE CONTRACTOR SHALL CONTROL EROSION AND SEDIMENTATION PER APPLICABLE LAWS AND REGULATIONS.
37.

THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT OF ALL POWER POLES WITHIN 15 FEET OF THE PROPOSED CONSTRUCTION, OR WHERE TEMPORARY REMOVAL OF GUY WIRES IS NECESSARY FOR CONSTRUCTION.
38.

AT PROJECT COMPLETION, ALL AREAS AFFECTED BY THE CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITION. A LETTER OF RELEASE SHALL BE REQUIRED FROM EACH AFFECTED PROPERTY OWNER PRIOR TO FINAL ACCEPTANCE AND A FINAL INSPECTION AND APPROVAL BY THE CITY OF DENTON'S ON-SITE REPRESENTATIVE SHALL BE SECURED BEFORE THE CONTRACTOR SHALL LEAVE THE JOB SITE.
39.

WITHIN THE LIFT STATION SITE, THRUST BLOCKS ARE NOT REQUIRED, BUT ALL JOINTS SHALL BE MECHANICALLY RESTRAINED. OUTSIDE OF THE LIFT STATION SITE ALL 24-INCH AND SMALLER HORIZONTAL AND VERTICAL BENDS, TEES, WYES, AND ALL 6-INCH AND LARGER OUTLETS SHALL BE FULLY RESTRAINED AS REQUIRED BY THE CONTRACT DOCUMENTS.

40.

AT PROJECT COMPLETION, ALL AREAS AFFECTED BY THE CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITION. A LETTER OF RELEASE SHALL BE REQUIRED FROM EACH AFFECTED PROPERTY OWNER PRIOR TO FINAL ACCEPTANCE AND A FINAL INSPECTION AND APPROVAL BY THE CITY OF DENTON'S ON-SITE REPRESENTATIVE SHALL BE SECURED BEFORE THE CONTRACTOR SHALL LEAVE THE JOB SITE.
41.

THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF WORK SCHEDULE TO THE ENGINEER PRIOR TO COMMENCING WORK.
42.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CITY'S RECORDS. THE CONTRACTOR SHALL PROVIDE THE CITY FULL SIZE REPRODUCIBLE MARKUPS THAT RECORD ALL CONSTRUCTION DEVIATING FROM THE PLANS.
43.

UNTIL THE WORK IS ACCEPTED BY THE CITY, THE PROJECT SHALL BE UNDER THE CHARGE AND CUSTODY OF THE CONTRACTOR, AND THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST INJURY AND/OR DAMAGE TO THE WORK.
44.

CONTRACTOR SHALL MAINTAIN SITE SECURITY AT ALL TIMES.
45.

THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. THE CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR AS APPROVED BY THE CITY.

PROJECT SPECIFIC NOTES:

1.

ALL CONSTRUCTION ACCESS SHALL BE THROUGH EASEMENTS. SEE PROJECT CONTROL SHEET, PAGE 3.
2.

ALL MATERIALS SHALL USE DOMESTICALLY MANUFACTURED PRODUCTS THAT ARE COMPOSED PREDOMINATELY OF STEEL AND/OR IRON TO INCORPORATE INTO THE PERMANENT INSTALLATION OF THE UTILITY FACILITY - IN COMPLIANCE WITH THE BUY AMERICA PROVISIONS OF 23 CFR 635.410 AS AMENDED.
3.

CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF PROPOSED CONNECTIONS PRIOR TO FABRICATION OF PROPOSED PIPING. VERIFICATION OF TIE-IN LOCATIONS SHALL BE SUBSIDIARY TO CONNECTION BID ITEMS AND NO SEPARATE PAYMENT SHALL BE MADE.
4.

SUBMERSIBLE PUMPS SHALL BE IN ACCORDANCE WITH SECTION 43 25 01 AND SHALL MEET THE FOLLOWING REQUIREMENTS:

4.1.

PUMP PERFORMANCE DATA:

4.1.1.

NUMBER OF REQUIRED UNITS

TWO (2)

4.1.2.

SHUTOFF HEAD (FLOW @ HEAD (TDH))

0 GPM @ 107.0 FEET

4.1.3.

DUTY POINT (FLOW @ HEAD (TDH))

1270 GPM @ 154.0 FEET

4.1.4.

PUMP RUNOUT (FLOW @ HEAD (TDH))

2350 GPM @ 82.0 FEET

4.1.5.

MINIMUM PUMP EFFICIENCY FOR DUTY POINT

68%

4.1.6.

MINIMUM OVERALL EFFICIENCY

32%

4.1.7.

MAXIMUM HORSEPOWER REQUIRED

85 HP

4.1.8.

ELECTRICAL CHARACTERISTICS REQUIRED

460 VOLT, 60 HZ, 3 PH

4.1.9.

MAXIMUM OPERATING SPEED

1,775 RPM

4.1.10.

MINIMUM DISCHARGE SIZE

6-INCH

4.1.11.

MINIMUM SOLID SIZE REQUIRED TO PASS IMPELLER

3-INCH

4.1.12.

LIQUID TO BE PUMPED

WASTEWATER

4.2.

PUMPS SHALL BE NP 3301 HT3-464 AS MANUFACTURED BY FLYGT CORPORATION AND SHALL BE EQUIPPED WITH PANEL COOLED VARIABLE FREQUENCY DRIVES.
5.

THE IMPELLER SHALL BE IN ACCORDANCE WITH SECTION 43 25 01. THE IMPELLER SHALL BE TWO-VANE OR MULTIPLE-VANE, SEMI-OPEN NON-CLOGGING DESIGN, AND CAPABLE OF PASSING 3-INCH DIAMETER SPHERICAL SOLIDS. THE IMPELLER SHALL BE A HIGH CHROME WHITE CAST IRON IN ACCORDANCE WITH ASTM A532 (ALLOY III A 25% CHROME CAST IRON). THE IMPELLER SHALL BE COATED WITH ALKYD RESIN PRIMER.
6.

ODOR CONTROL UNIT SHALL BE IN ACCORDANCE TO THE SPECIFICATIONS AND MANUFACTURED SPECIFICATIONS OF A WET WELL WIZARD. A SINGLE WIZ SHALL BE INSTALLED FOR EVERY 80 SQFT OF WET WELL. A 1.5 HP REGENERATIVE BLOWER IS NECESSARY TO MEET REQUIRED SOURCE POWER.
7.

CONTRACTOR SHALL COORDINATE WITH CITY 2 WEEKS IN ADVANCE OF INTENDED MOBILIZATION DATE TO PERMIT THE CITY TIME TO NOTIFY PROPERTY OWNER.

LEGEND:

	EXISTING WATER LINE		PROPERTY LINE/ROW		EXISTING GUY WIRE
	EXISTING SANITARY SEWER LINE		EXISTING EASEMENT		EXISTING LIGHT POLE
	EXISTING STORM SEWER LINE		PROPOSED EASEMENT		EXISTING WATER ISOLATION VALVE
	EXISTING GAS LINE		PROPOSED SEWER LINE		CONTROL POINT
	EXISTING OVERHEAD ELECTRIC		PROPOSED GAS LINE		BENCHMARK
	EXISTING UNDERGROUND ELECTRIC	RE: A/B	REFERENCE FIGURE A ON SHEET B		GEOTECHNICAL BORE
	EXISTING COMMUNICATION LINE		PROPOSED SEWER LINE (SEPARATE SHEET)		EXISTING ASPHALT PAVEMENT
	EXISTING CURB				EXISTING CONCRETE PAVEMENT
	EXISTING GUARD RAIL/CHAIN LINK FENCE				
	EXISTING BRICK/WOODEN FENCE				
	EXISTING BARBED WIRE FENCE				
	PROPOSED TEMPORARY BARBED WIRE FENCE				

TxDOT STANDARD NOTES

1.

ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO TxDOT STANDARD SPECIFICATIONS, STANDARD PLANS AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2.

SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, NOVEMBER 1, 2014 AND SPECIFICATION ITEMS LISTED AS FOLLOWS SHALL GOVERN ON THIS PROJECT FOR ALL WORK WITHIN THE STATE RIGHT OF WAY.
3.

TRAFFIC CONTROL MUST BE MAINTAINED THROUGHOUT THE DURATION OF WORK WITHIN TxDOT ROW.
4.

THERE MAY BE TIMES WHERE INTERRUPTION OF A PARTICULAR CONSTRUCTION SEQUENCE MAY BE REQUIRED DUE TO COORDINATION WITH TxDOT OR OTHER UTILITY CONTRACTORS. NO ADDITIONAL PAYMENT WILL BE CONSIDERED FOR SUCH INTERRUPTIONS, DELAYS, RE-MOBILIZATIONS, OR ANY OTHER ACTIVITIES RELATED TO THIS COORDINATION.
5.

ALL DISTURBED ROW MUST BE RE-VEGETATED WITH SOD AND MAINTAINED UNTIL VEGETATION IS RE-ESTABLISHED.
6.

ALL LANE CLOSURES MUST BE COORDINATED WITH BOTH TxDOT AND MUNICIPALITY INSPECTORS.
7.

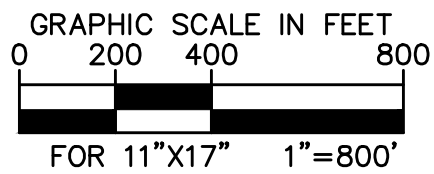
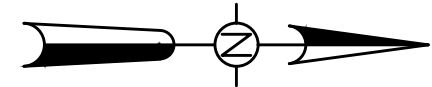
CONTRACTOR TO CONTACT TxDOT 48 HOURS PRIOR TO BEGIN CONSTRUCTION.
8.

CONTRACTOR TO ENSURE MINIMUM DEPTH OF 60" FROM TOP OF CASING TO TOP OF GRADE IN TxDOT ROW AND THAT THE LENGTH OF ANY ENCASEMENT UNDER THE ROADWAY SHALL BE PROVIDED FROM TOP OF BACKSLOPE TO TOP OF BACKSLOPE FOR CUT SECTIONS, 5' BEYOND THE TOE OF SLOPE FOR FILL SECTIONS, AND 5' BEYOND THE FACE OF THE CURB FOR CURB SECTIONS.
9.

CONTRACTOR SHALL MAINTAIN A 24" MINIMUM CLEARANCE FROM HIGHWAY STRUCTURES AND ALL OTHER EXISTING UTILITIES (UNLESS MORE IS REQUIRED).

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CONTROL POINT TABLE				
Point #	Elevation	Northing	Easting	Description
172	675.17	7128861.22	2376078.97	BM CP MAG W/ SHINER (YP CONTROL POINT)
209	687.30	7146866.49	2373040.47	BM CP MAG W/ SHINER (YP CONTROL POINT)
210	686.68	7147505.11	2373029.06	BM CP MAG W/ SHINER (YP CONTROL POINT)
211	688.71	7148106.51	2373050.77	BM CP MAG W/ SHINER (YP CONTROL POINT)
212	686.01	7148706.97	2373037.27	BM CP MAG W/ SHINER (YP CONTROL POINT)
213	689.90	7149307.38	2373025.22	BM CP MAG W/ SHINER (YP CONTROL POINT)
214	697.23	7149958.01	2373012.62	BM CP MAG W/ SHINER (YP CONTROL POINT)
215	697.78	7150558.25	2373000.21	BM CP MAG W/ SHINER (YP CONTROL POINT)
216	693.34	7151009.35	2372992.88	BM CP MAG W/ SHINER (YP CONTROL POINT)
217	673.83	7151607.83	2372981.46	BM CP MAG W/ SHINER (YP CONTROL POINT)
218	662.15	7152213.23	2372949.69	BM CP MAG W/ SHINER (YP CONTROL POINT)
219	660.05	7152812.90	2372936.98	BM CP MAG W/ SHINER (YP CONTROL POINT)
230	665.24	7153479.83	2372915.58	BM CP MAG W/ SHINER (YP CONTROL POINT)
309	741.04	7143754.77	2374735.54	SIR 1/2 Y (YP CONTROL POINT)
310	743.27	7144101.84	2374260.11	SIR 1/2 Y (YP CONTROL POINT)
360	699.05	7146017.58	2373634.70	BM CP MNW (YP CONTROL POINT)
361	702.20	7145696.02	2374141.62	BM CP MNW (YP CONTROL POINT)
362	719.94	7145097.38	2374189.37	BM CP SIR 1/2 Y (YP CONTROL POINT)
363	751.77	7144495.33	2374129.26	BM CP SIR 1/2 Y (YP CONTROL POINT)
364	662.64	7152967.73	2372716.14	BM CP MNW (YP CONTROL POINT)

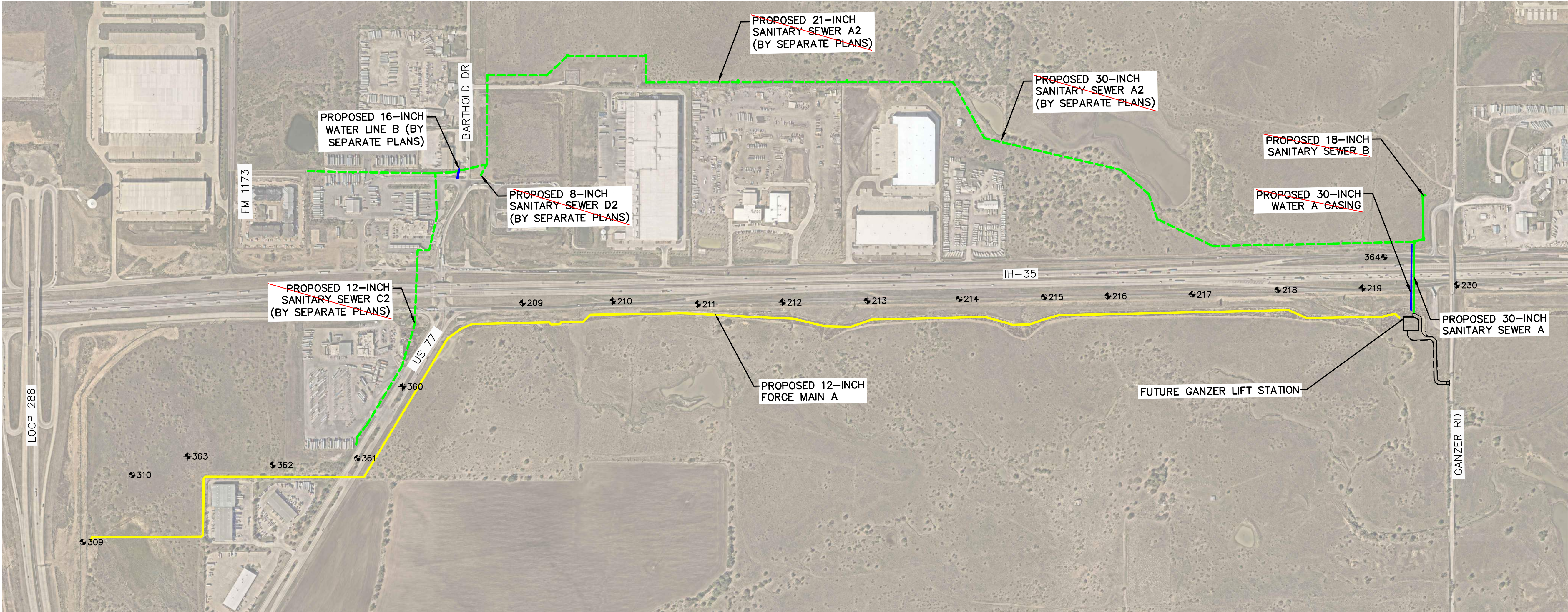


LEGEND:

- PROPOSED FORCE MAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- EXISTING CONTROL POINT
- EXISTING BENCHMARK

SHEET NOTES:

- HORIZONTAL COORDINATES SHOWN HEREON ARE IN U.S. SURVEY FEET, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 NORTH CENTRAL ZONE (4204), ADJUSTED TO SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR OF 1.000150630.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) USING GEOID 12B.



Kimley»Horn

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By

Date

No.

Revision



CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

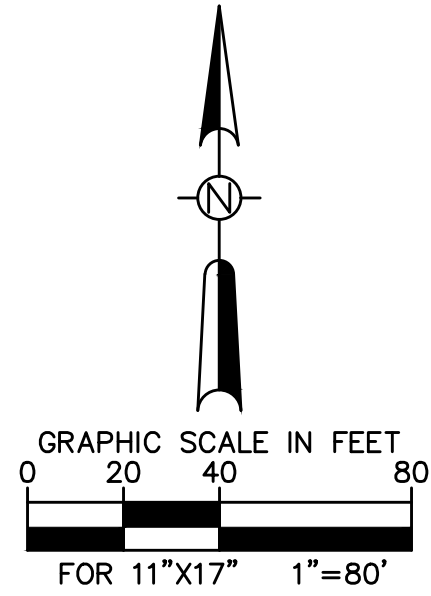
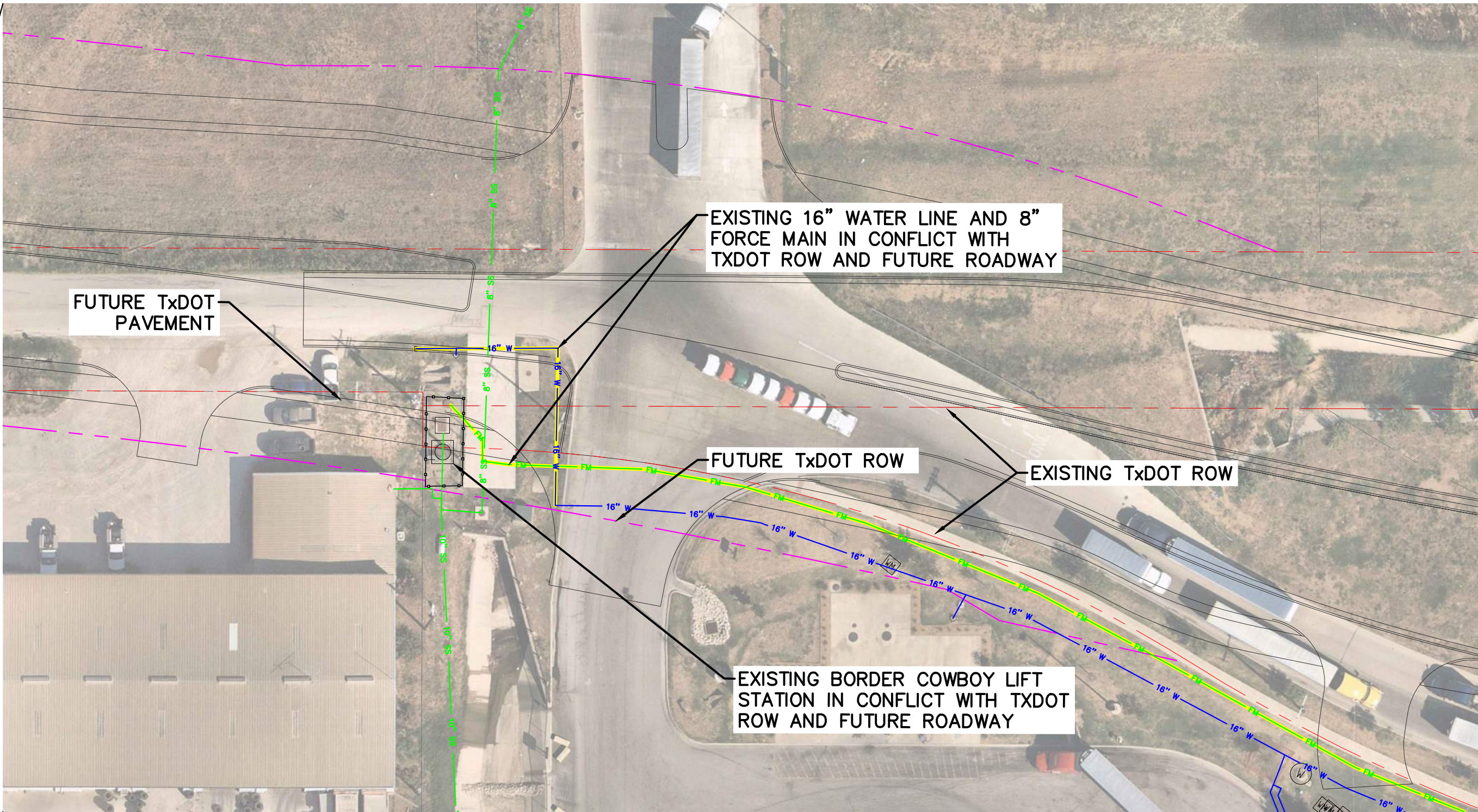
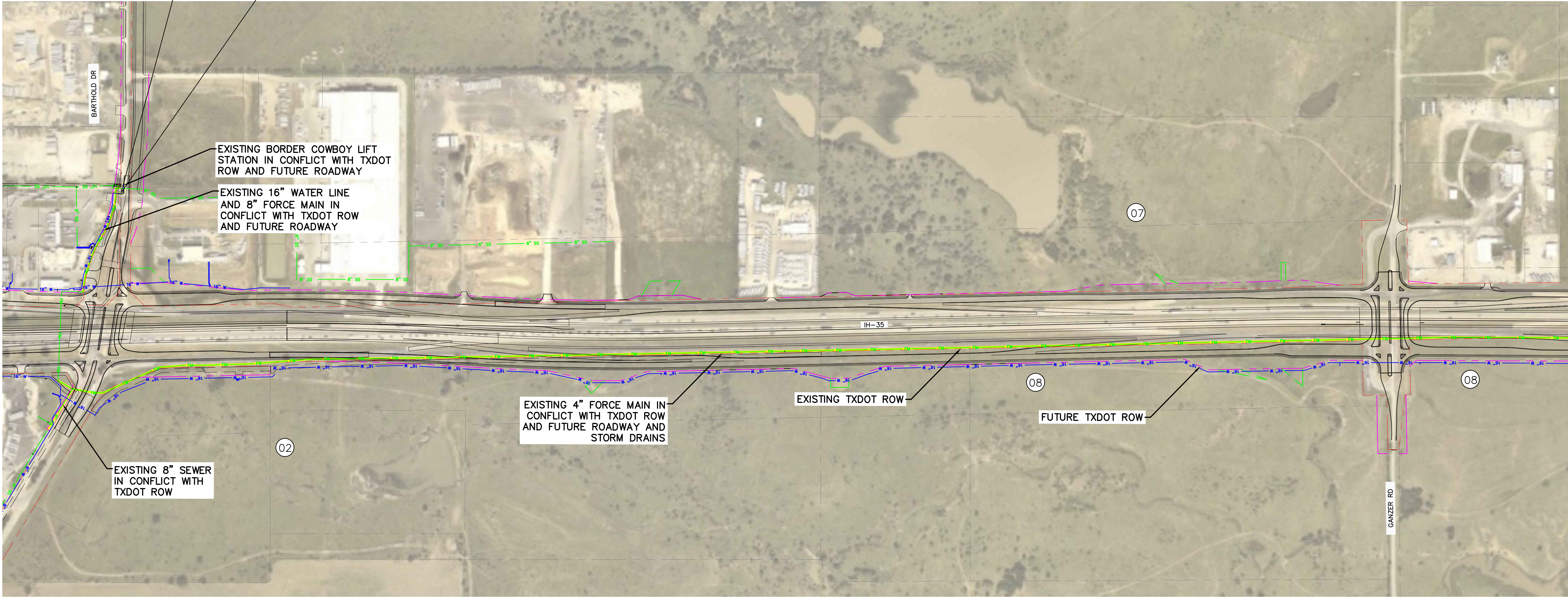
PROJECT CONTROL AND
BENCHMARKS

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KHA NO.:	061024063

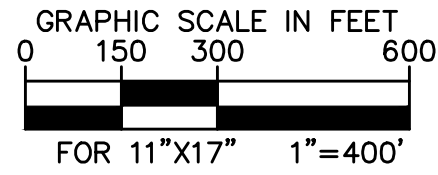
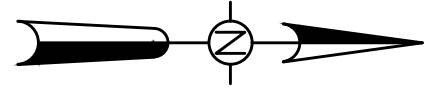
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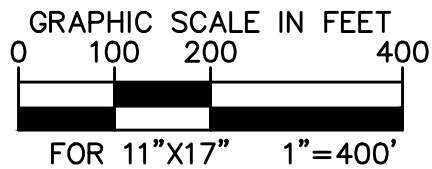
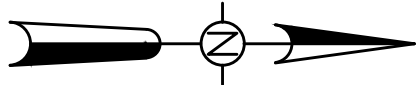
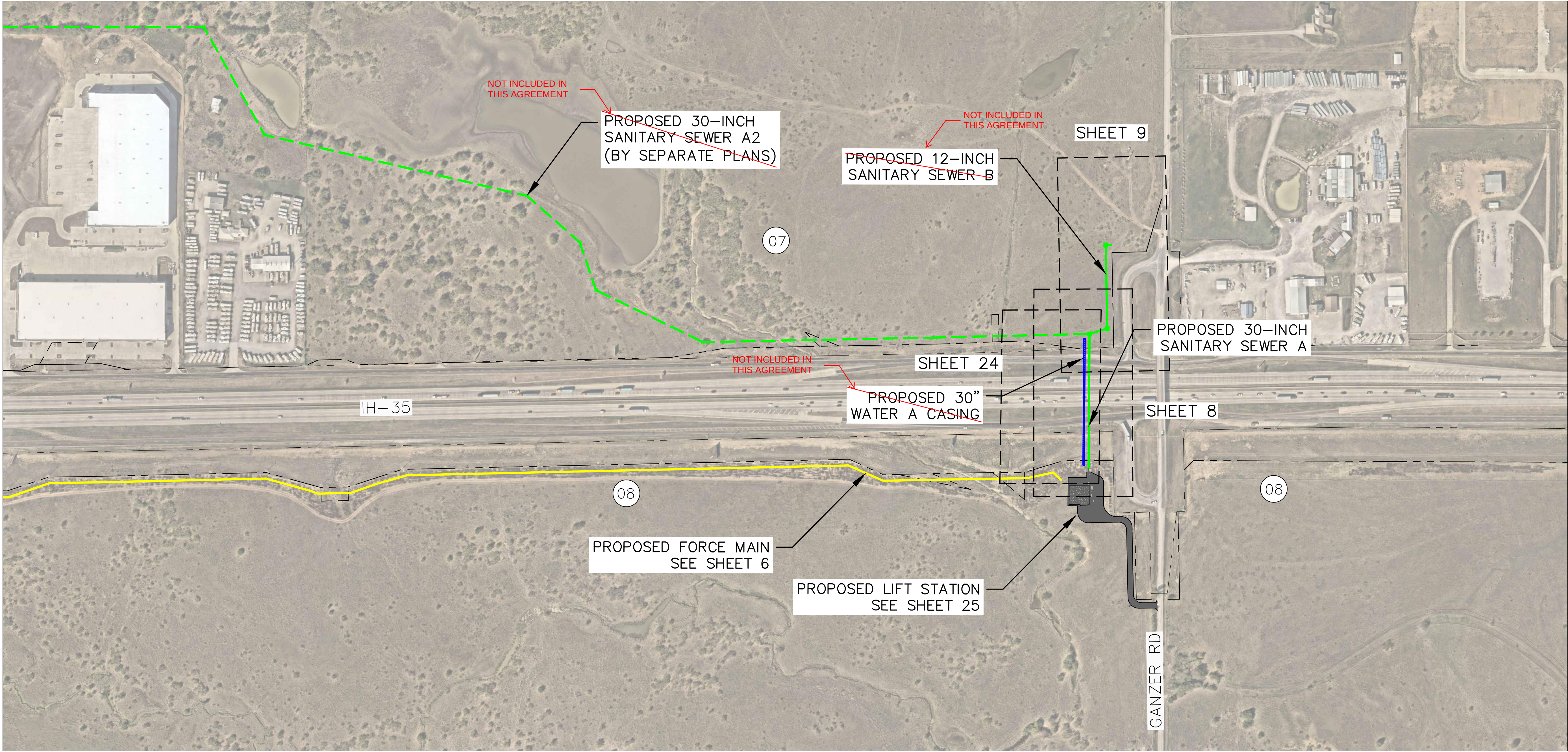
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- LEGEND:**
- EXISTING ROW
 - PROPOSED ROW
 - X" WL EXISTING WATER LINE
 - X" SS EXISTING SEWER LINE
 - PROPOSED PIPE REMOVAL
 - PROPOSED GROUT FILL
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE



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LEGEND:

- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED FORCE MAIN
- TXDOT PARCEL NUMBER
- PLAN VIEW ON SHEET X

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TS&E Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
P: 817-395-6911

No.	By	Date



CITY OF DENTON

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CITY OF DENTON

IH-35 SPLIT TO MILAM PHASE 2

GANZER ROAD LIFT STATION,

FORCE MAIN AND GRAVITY SEWER

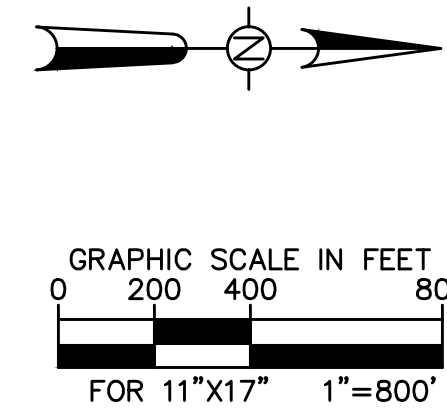
VOLUME 1

SEWER LOCATION MAP

SHEET

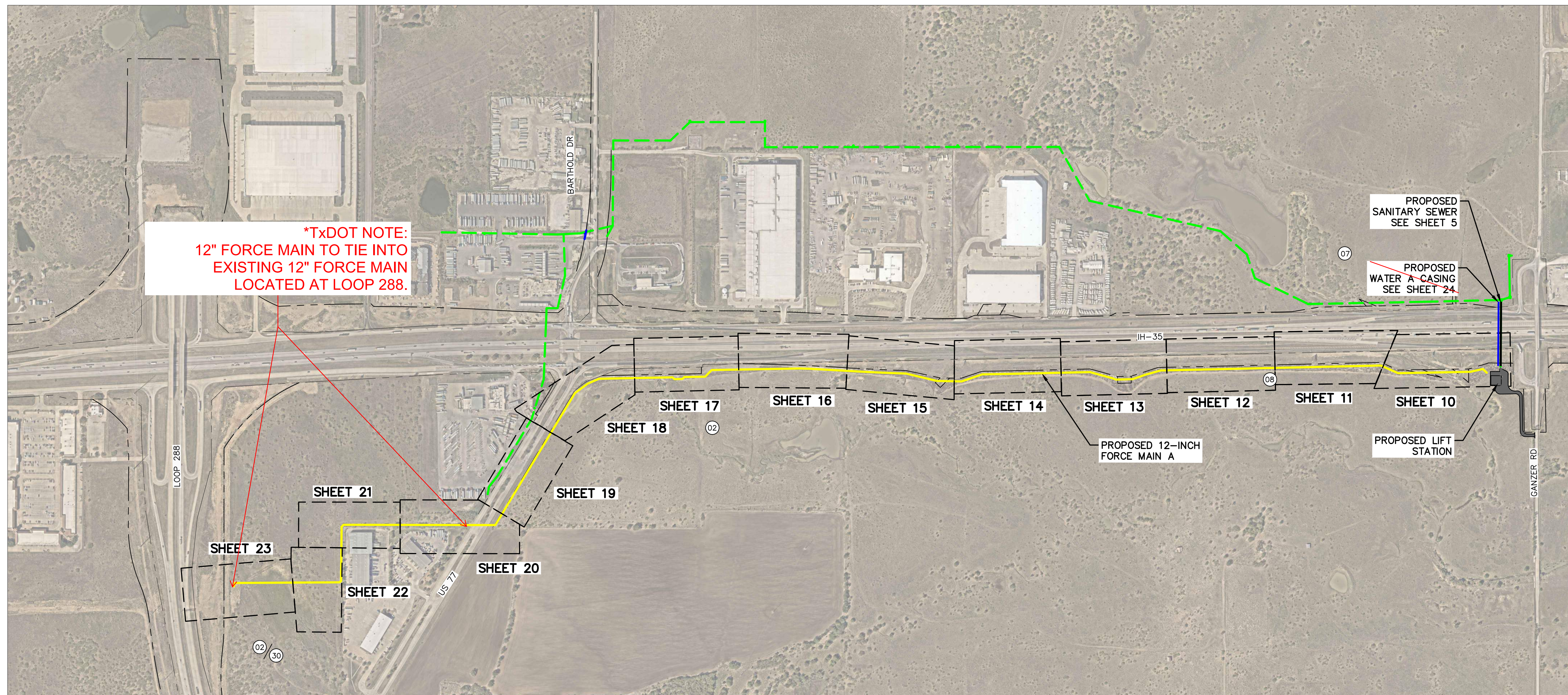
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DATE:	MARCH 2025
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LEGEND:

- | | |
|---|----------------------|
|  | PROPOSED SEWER LINE |
|  | PROPOSED WATER LINE |
|  | PROPOSED FORCE MAIN |
|  | TXDOT PARCEL NUMBER |
|  | PLAN VIEW ON SHEET X |



CITY OF DENTON
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GANZER ROAD LIFT STATION,
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VOLUME 1

FORCE MAIN LOCATION MAP

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SEQUENCING NOTES

GENERAL NOTES

- 1. NOTIFY THE CITY OF DENTON INSPECTOR, KIMLEY-HORN, AND PROJECT MANAGER TWO (2) WEEKS PRIOR TO COMMENCING WORK TO SCHEDULE A SEQUENCING COORDINATION MEETING.
- 2. ONCE CONSTRUCTION ON A PARTICULAR LINE HAS COMMENCED, IT MUST BE COMPLETED PRIOR TO THE BEGINNING OF WORK ON ANY OTHER SEGMENT OR LINE INCLUDED IN THIS PROJECT. WITH PRIOR APPROVAL OF THE CITY, THE CONTRACTOR MAY BE ALLOWED TO WORK CONCURRENTLY ON MORE THAN ONE SEGMENT OF THE CONSTRUCTION PROVIDED THAT WORK CONTINUES ON EACH PORTION OF THE PROJECT UNTIL COMPLETE.
- 3. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE PRIOR TO COMMENCING ANY CONSTRUCTION WORK.

IN GENERAL, THE SEQUENCE OF CONSTRUCTION SHALL OCCUR AS FOLLOWS:

PHASING:

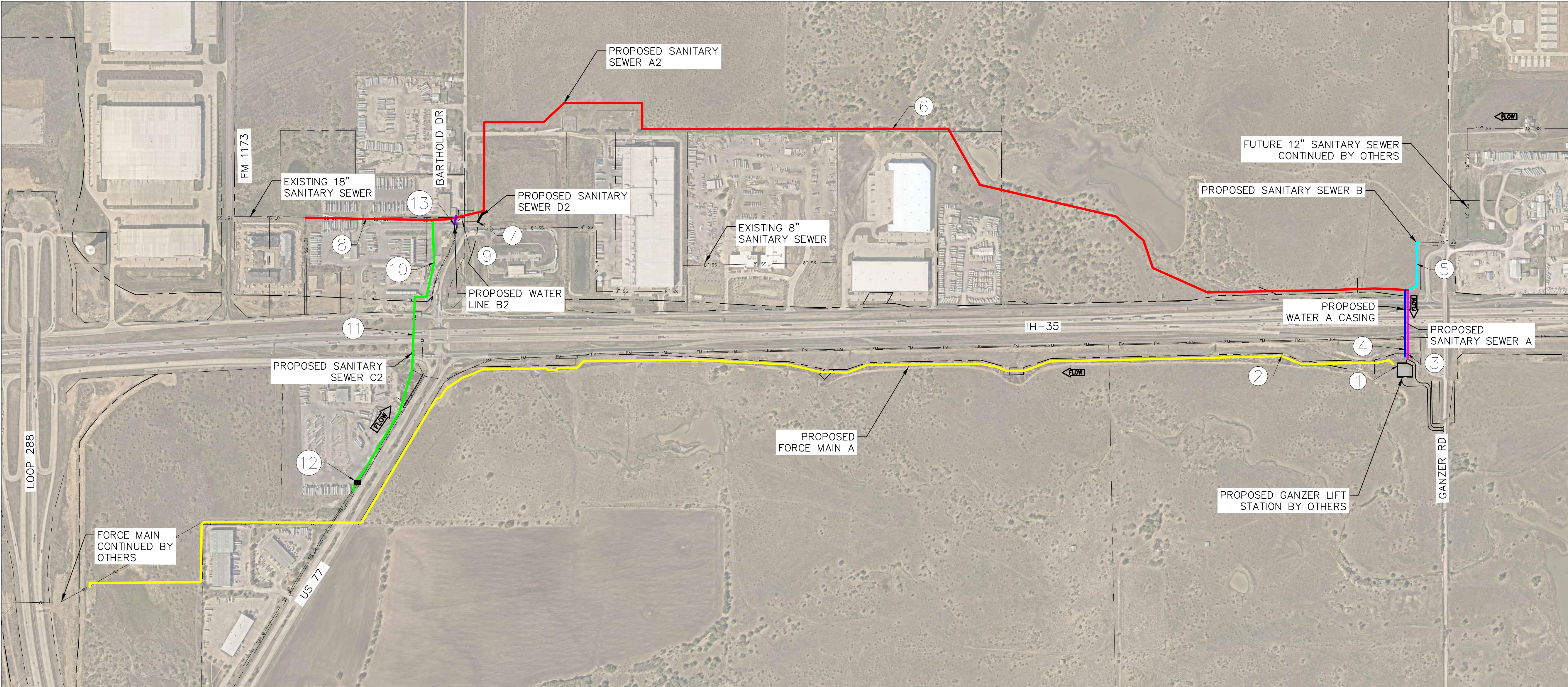
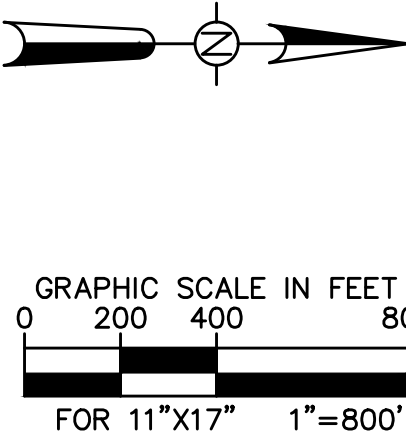
VOLUME 1

- 1. GANZER LIFT STATION
- 2. FORCE MAIN A - STATION 0+00 - END
- 3. SANITARY SEWER A - 0+00 - END
- 4. WATER CASING A - 0+00 - END
- 5. SANITARY SEWER B - STATION 0+00 - END

**CRITICAL THAT THE NEW GANZER LIFT STATION HAS BEEN COMPLETED BEFORE ANY SEWER FLOW CAN DIVERT INTO SEWER LINE A OR B. COORDINATE WITH CITY.

VOLUME 2

- 6. SANITARY SEWER A2 - STATION 0+00 - 79+04.50 (NEAR BARTHOLD RD.)
- **CRITICAL THAT THE NEW GANZER LIFT STATION (BY OTHERS) HAS BEEN COMPLETED BEFORE ANY SEWER FLOW CAN DIVERT INTO SEWER LINE A OR C. COORDINATE WITH CITY PRIOR TO PHASES 6-12.
- 7. SANITARY SEWER D2 - 0+00 - END
- 8. SANITARY SEWER A2 - STATION 79+04.50 - END
- 9. BORDER COWBOY LS TO BE DECOMMISSIONED/ABANDONED AFTER ALL SERVICES CONNECTED TO SANITARY SEWER A
- 10. REMOVE EXISTING FORCE MAIN INSIDE EXISTING CASING UNDER IH-35
- 11. SANITARY SEWER C2 - STATION 0+00 - END
- 12. TA LIFT STATION TO BE DECOMMISSIONED/ ABANDONED AFTER ALL SERVICES CONNECTED TO LINE C
- 13. WATER LINE B2 - 0+00 - END
- 14. REMOVE AND ABANDON ALL REMAINING SEWER AND FORCE MAIN ABANDONMENT



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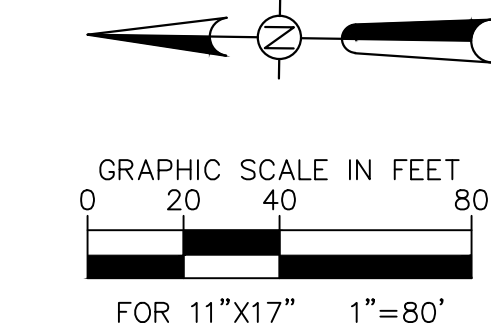
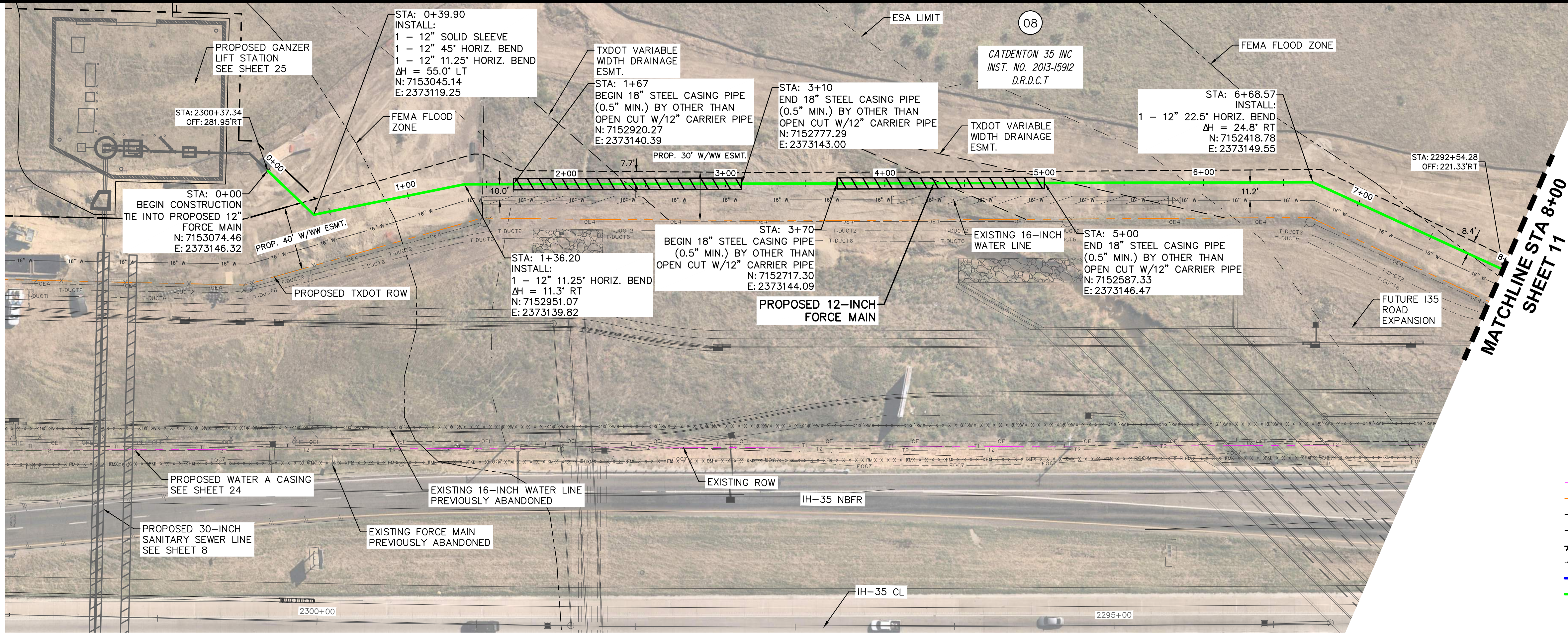
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VOLUME 1

PROJECT SEQUENCING

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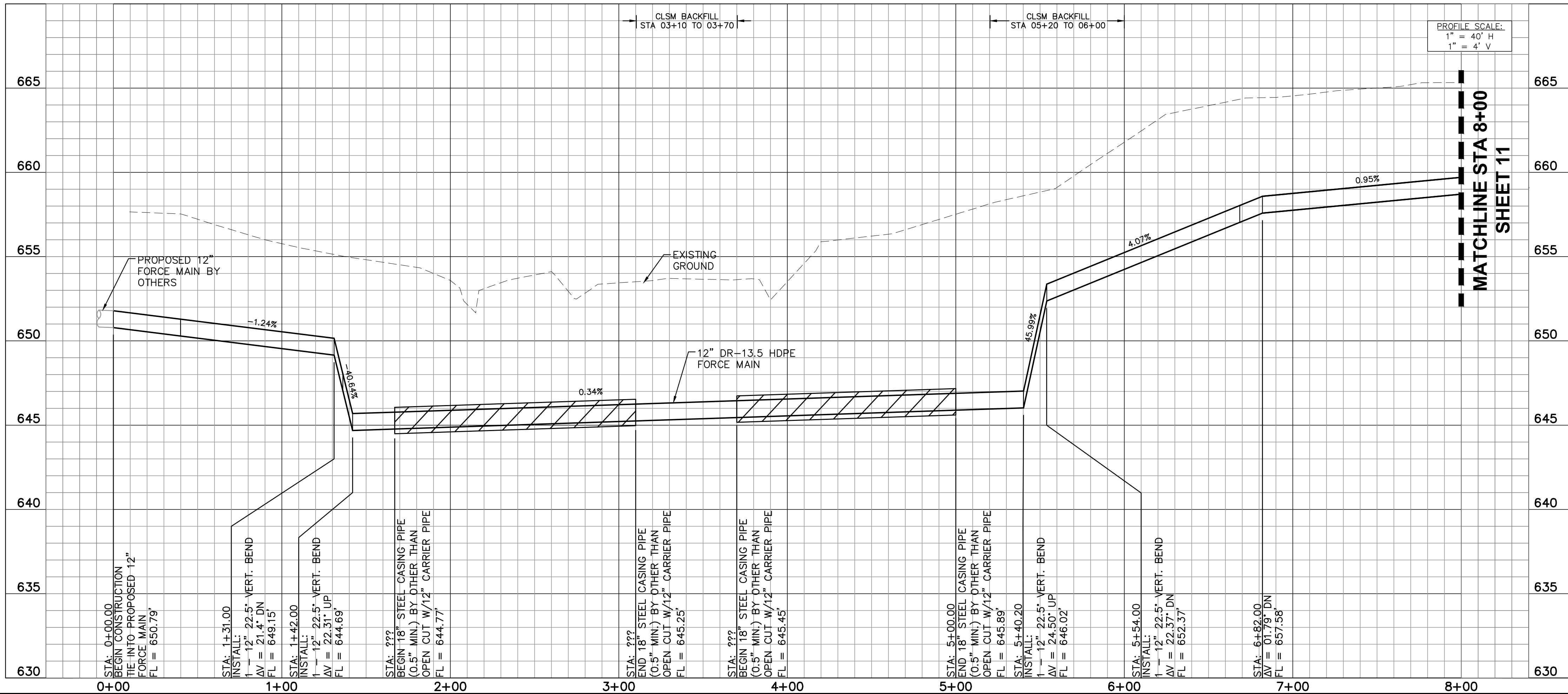
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- SHEET NOTES:**
1. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
 2. ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 50% OF THE MANUFACTURER'S RECOMMENDATION. IF 50% MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, AN HDPE BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.

- LEGEND:**
- EXISTING ROW
 - PROPOSED ROW
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - PROPOSED PIPE REMOVAL
 - PROPOSED GROUT FILL
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE

PROPOSED 12-IN FORCE MAIN A STA 0+00 - 8+00



Kimley»Horn

TYPE Firm No. 928 P. 87-995-981
801 Cherry St., Suite 300 Ft. Worth, TX 76102

INC. Revision By Date

03/17/2025

SALES
ENGINEERING
DESIGN
CHECKED
APPROVED

CHRISTOPHER P. JONES
P.E. 120045

Wanda Zepher

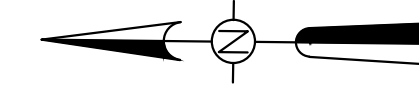
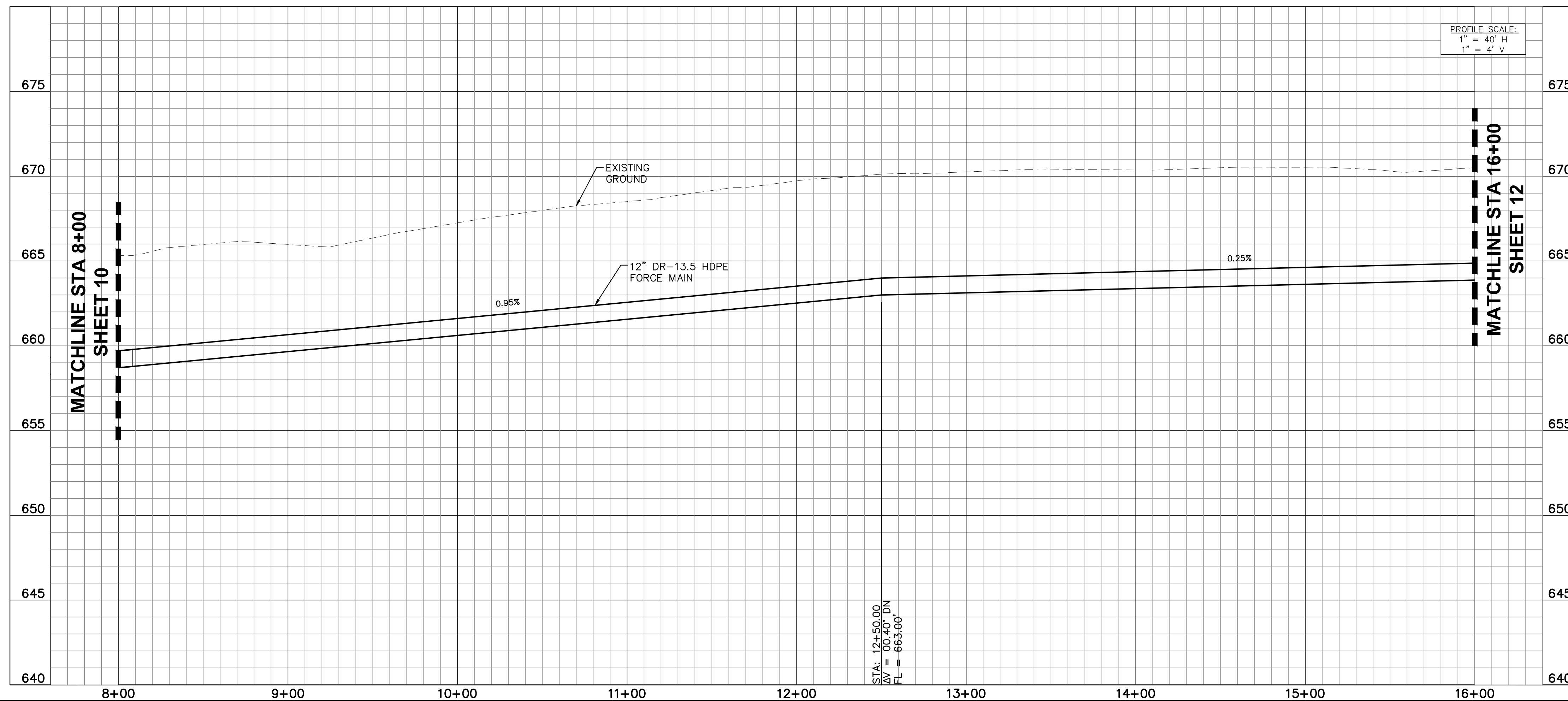
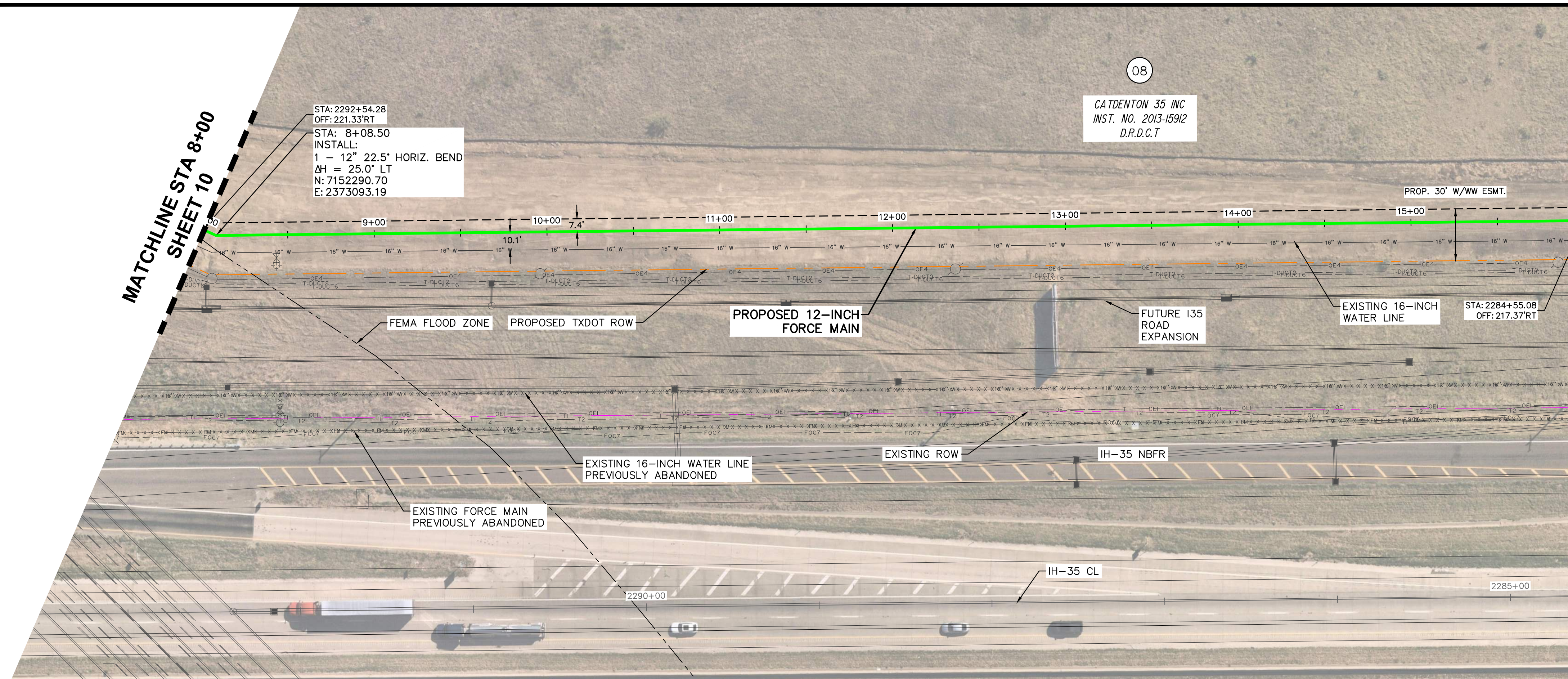
CITY OF DENTON

IH-35 SPLIT TO MILAM PHASE 2
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SHEET

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SHEET NOTES:

1. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
2. ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 50% OF THE MANUFACTURER'S RECOMMENDATION. IF 50% MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, AN HDPE BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.

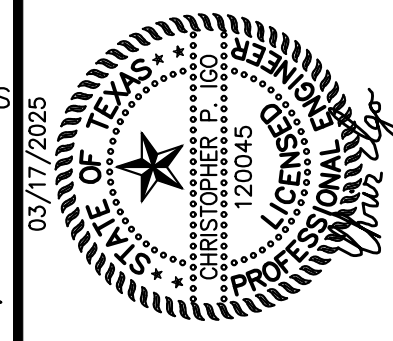
2. ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 50% OF THE MANUFACTURER'S RECOMMENDATION. IF 50% MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, AN HDPE BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.

LEGEND:

-  EXISTING ROW
 PROPOSED ROW
 "x" WL EXISTING WATER LINE
 "x" SS EXISTING SEWER LINE
 ~~PROPOSED PIPE REMOVAL~~
 PROPOSED GROUT FILL
 PROPOSED WATER LINE
 PROPOSED SEWER LINE

Kimlev»Horn

No.	Revision	By	Date



CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

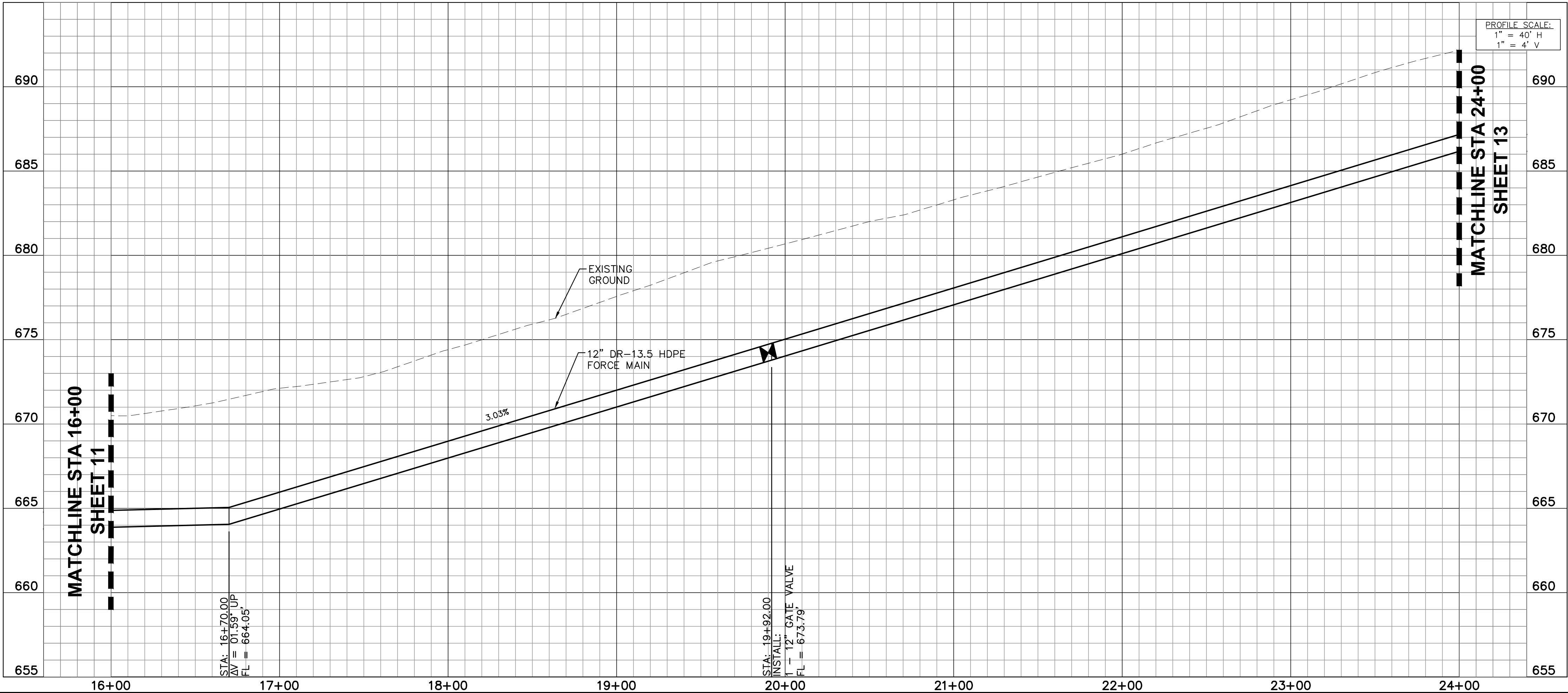
**PROPOSED 12-IN FORCE
MAIN A STA 8+00 - 16+00**

DATE:	MARCH 2025
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024063

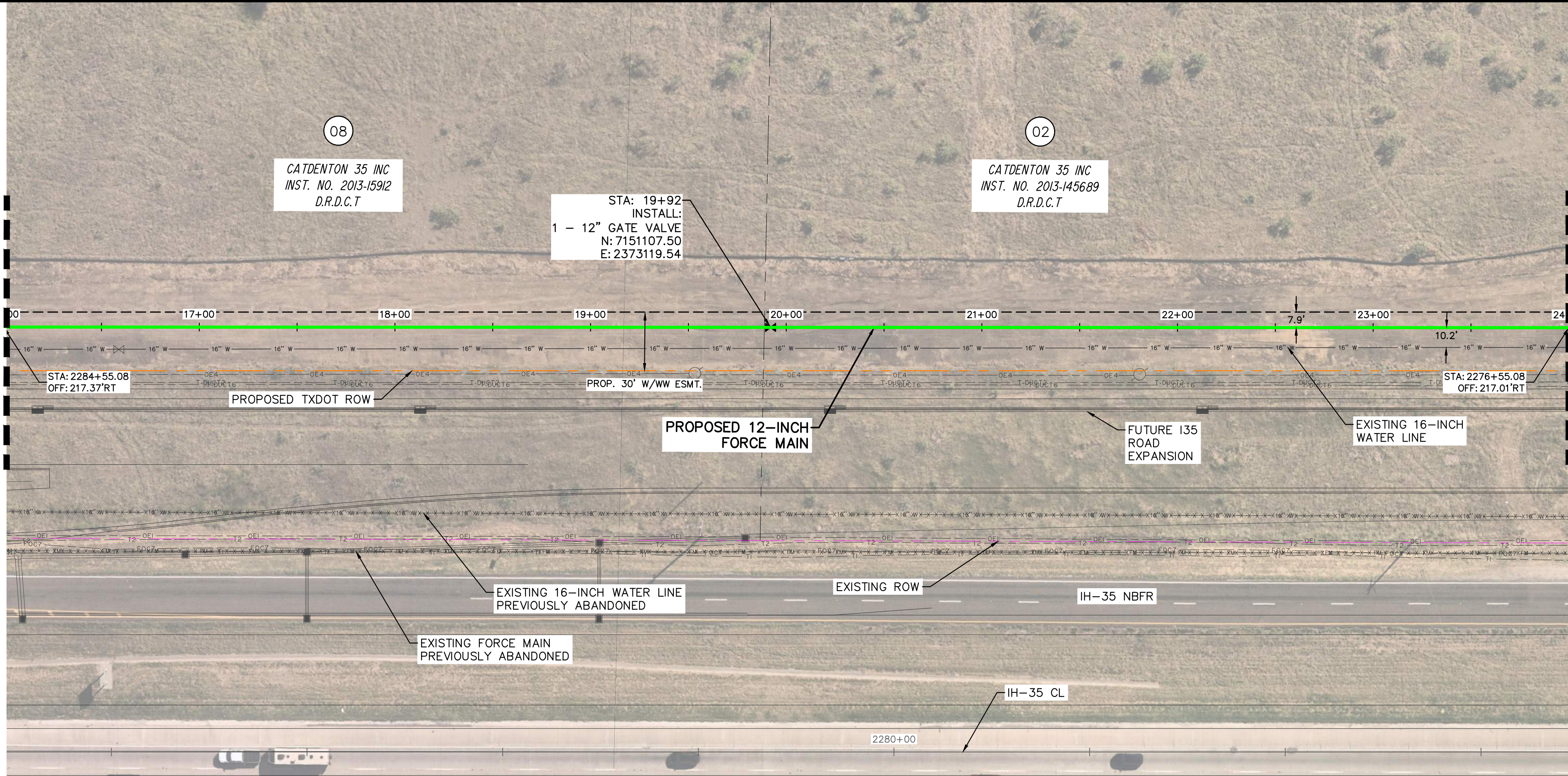
SHEET

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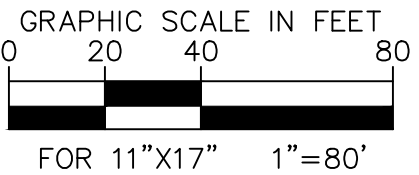
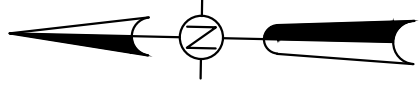
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MATCHLINE STA 16+00
SHEET 11



PROPOSED 12-IN FORCE MAIN A STA 16+00 - 24+00



SHEET NOTES:

- VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
- ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 50% OF THE MANUFACTURER'S RECOMMENDATION. IF 50% MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, AN HDPE BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.

LEGEND:

- EXISTING ROW
- PROPOSED ROW
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED PIPE REMOVAL
- PROPOSED GROUT FILL
- PROPOSED WATER LINE
- PROPOSED SEWER LINE

KimleyHorn

TYPE Firm No. 928
P. 87-335-681
801 Cherry St., Suite 1300 Ft. Worth, TX 76102

INC.

By

Date

03/17/2025

Revision

03/17/2025

Revision

CITY OF DENTON

IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

PROPOSED 12-IN FORCE
MAIN A STA 16+00 - 24+00

DATE: MARCH 2025

DESIGN: CPI

DRAWN: NDCH

CHECKED: JRA

KHA NO.: 061024063

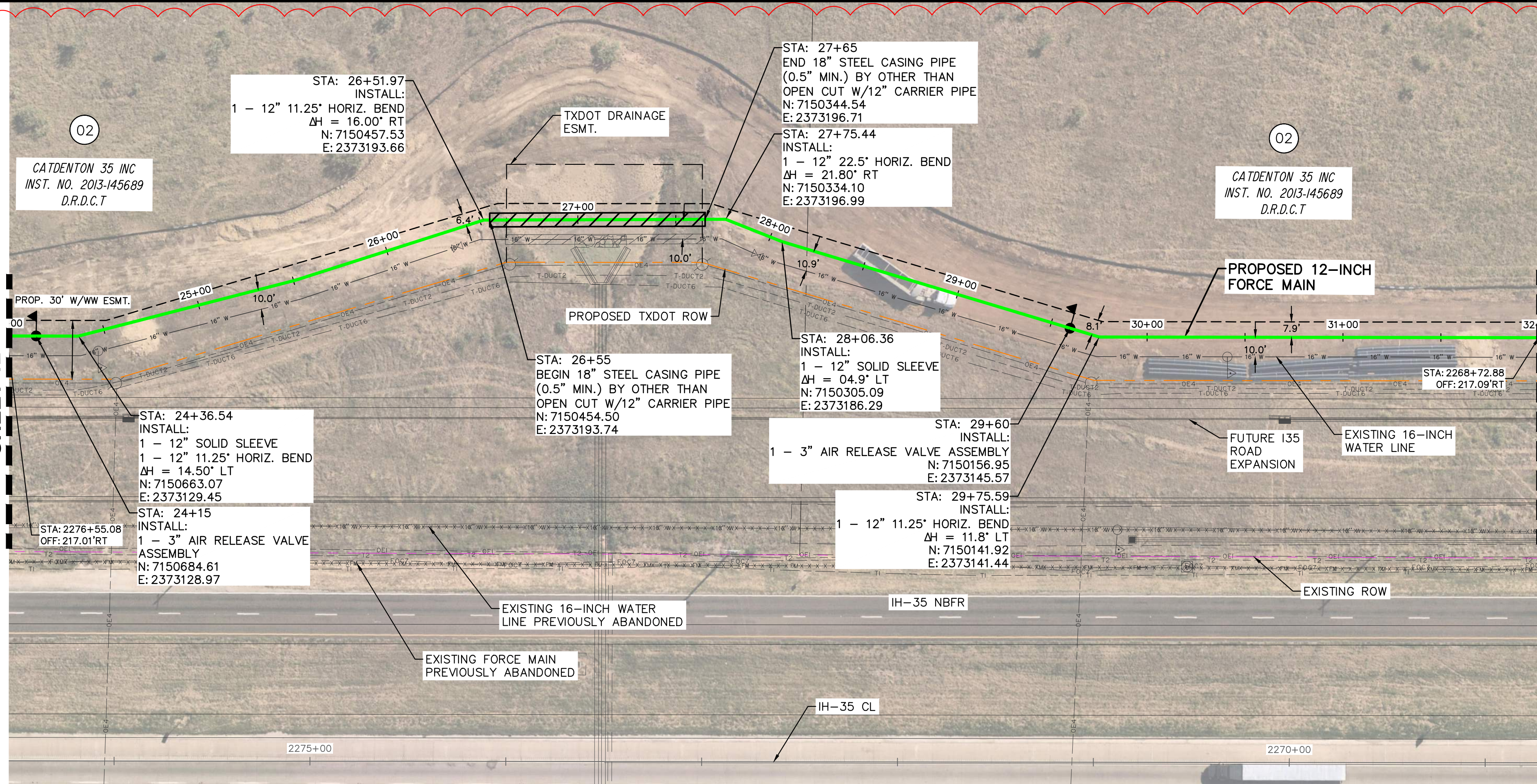
SHEET

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MATCHLINE STA 24+00
SHEET 12

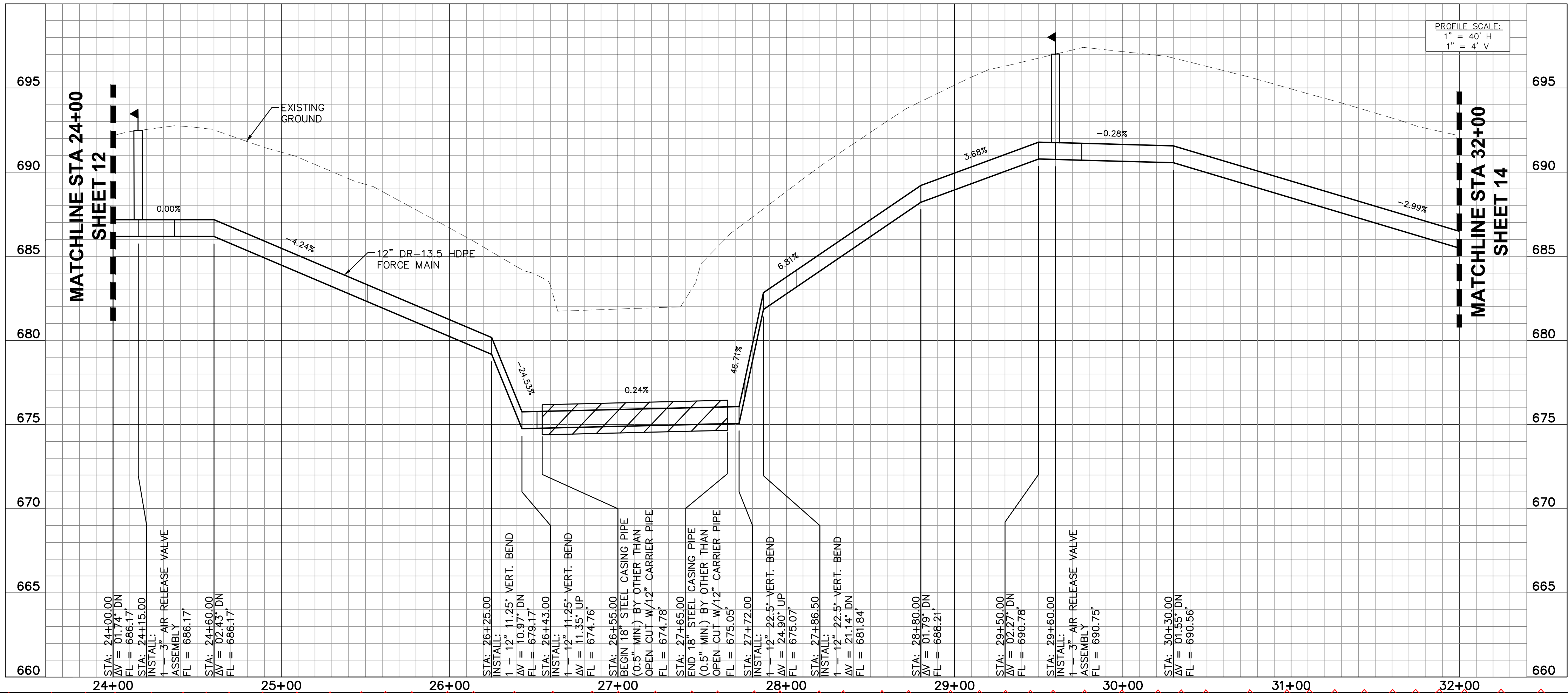


PROPOSED 12-IN FORCE MAIN A STA 24+00 - 32+00

MATCHLINE STA 32+00
SHEET 14

- LEGEND:**
- EXISTING ROW
 - PROPOSED ROW
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - PROPOSED PIPE REMOVAL
 - PROPOSED GROUT FILL
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE

- SHEET NOTES:**
- VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
 - ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 50% OF THE MANUFACTURER'S RECOMMENDATION. IF 50% MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, AN HDPE BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.



CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

**PROPOSED 12-IN FORCE
MAIN A STA 24+00 - 32+00**

DATE: MARCH 2025
DESIGN: CPI
DRAWN: NDCH
CHECKED: JRA
KHA NO.: 061024063

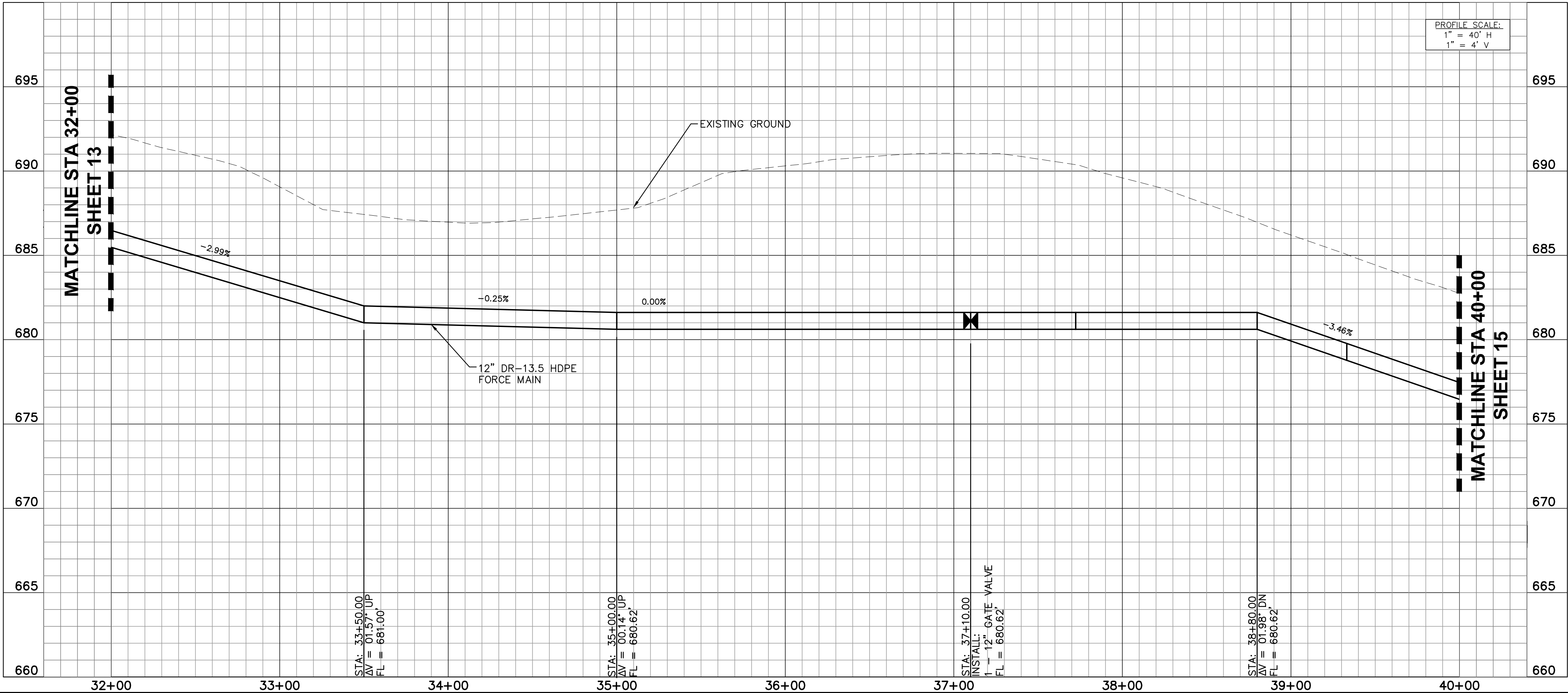
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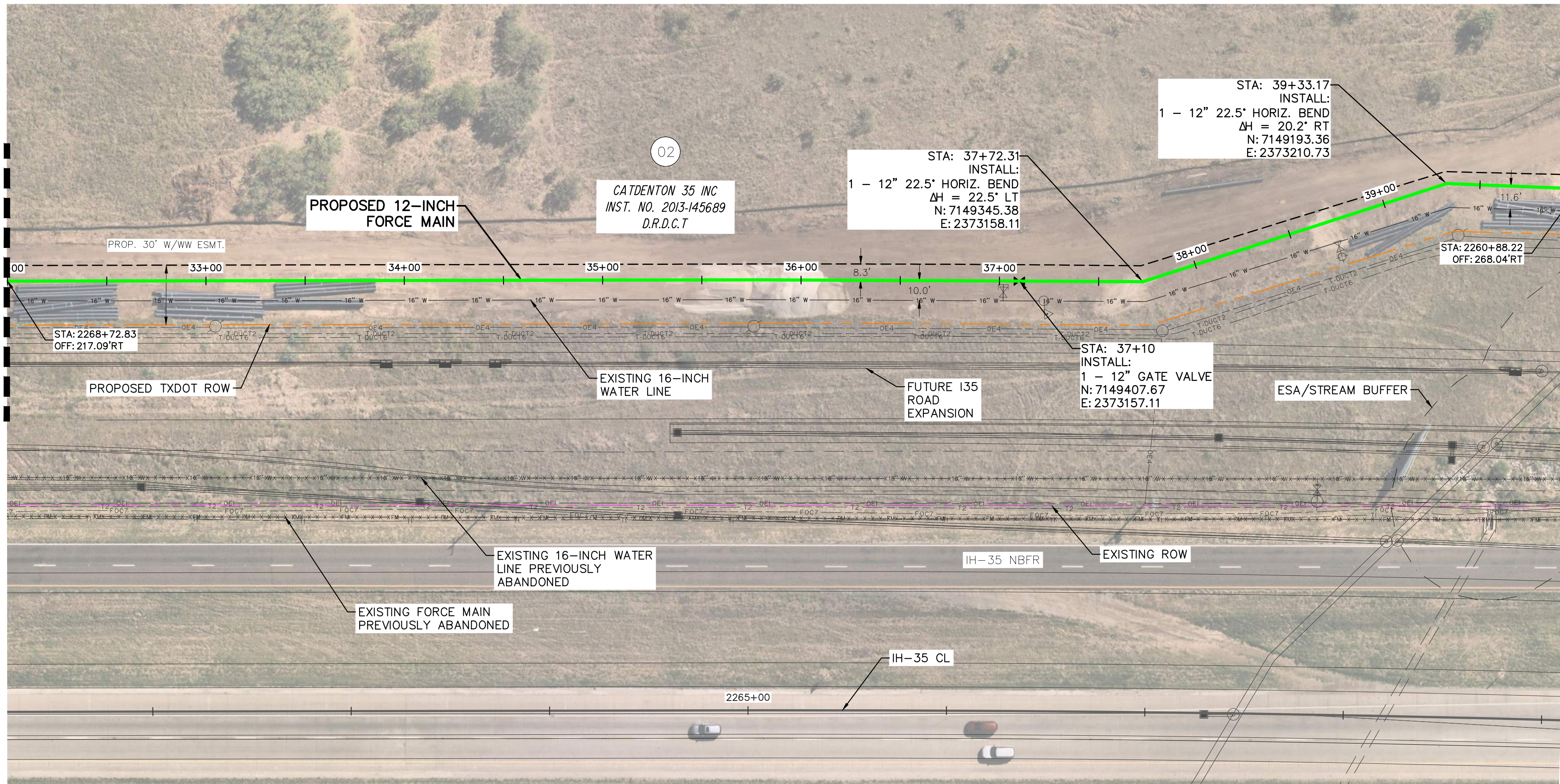
Kimley»Horn
TYPE Firm No. 928 P. 87-935-661
801 Cherry St. Suite 1300 Ft. Worth, TX 76102
ING. By Date
CPI 01/21/25
Revision
1. SHEET UPDATE



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MATCHLINE STA 32+00
SHEET 13



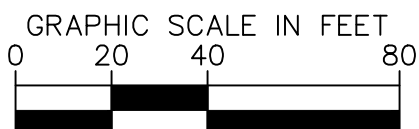
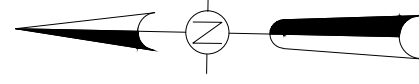
PROPOSED 12-IN FORCE MAIN A STA 32+00 - 40+00

LEGEND:

- EXISTING ROW
- PROPOSED ROW
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED PIPE REMOVAL
- PROPOSED GROUT FILL
- PROPOSED WATER LINE
- PROPOSED SEWER LINE

SHEET NOTES:

- VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
- ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 50% OF THE MANUFACTURER'S RECOMMENDATION. IF 50% MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, AN HDPE BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.



FOR 11"x17" 1"=80'

Kimley»Horn
TYPE Firm No. 928 P. 87-935-931
801 Cherry St., Suite 1300 Ft. Worth, TX 76102

INC.	Revision	By	Date



CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

**PROPOSED 12-IN FORCE
MAIN A STA 32+00 - 40+00**

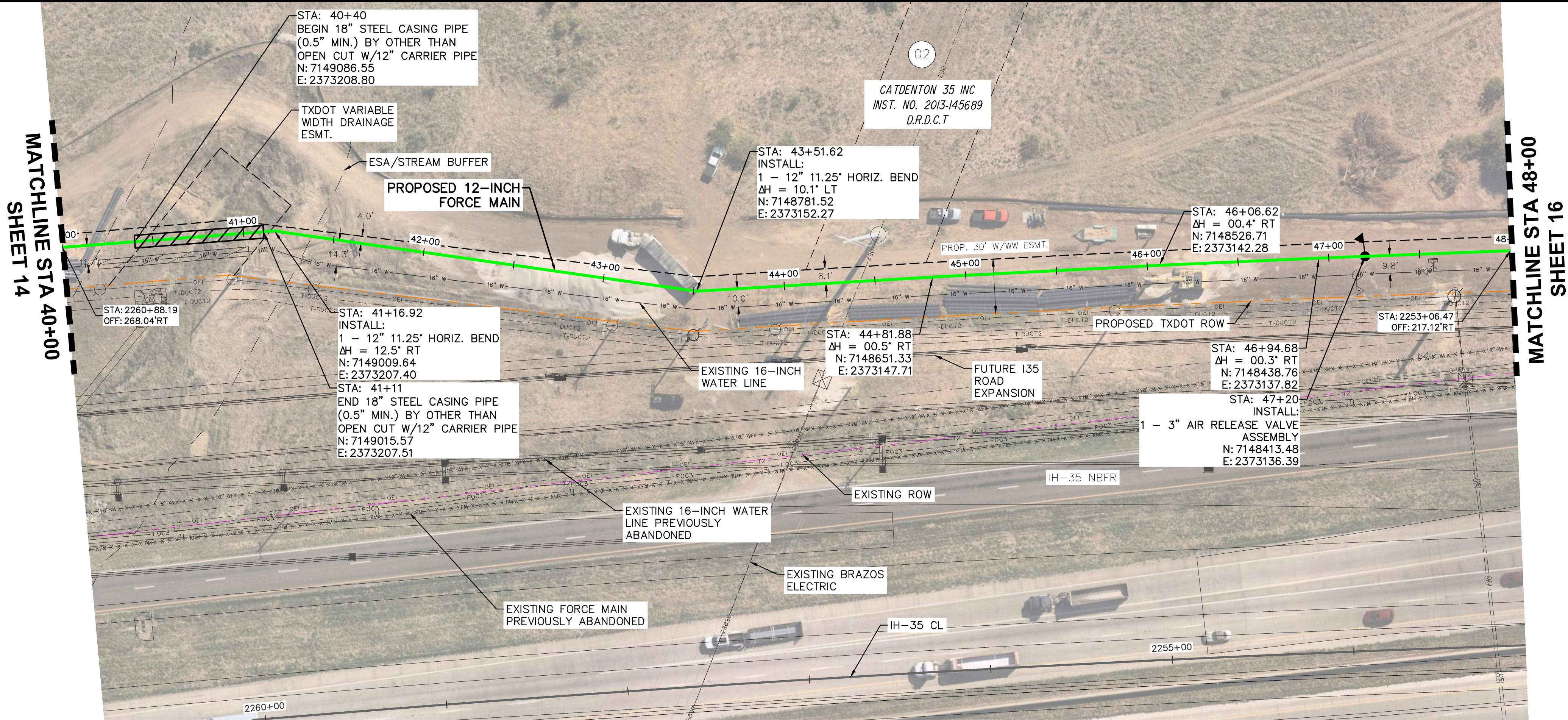
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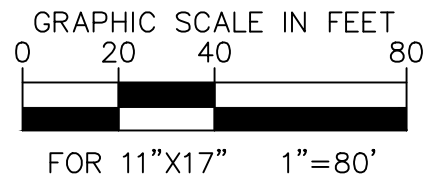
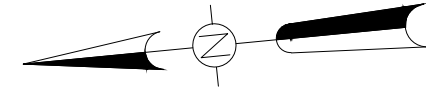
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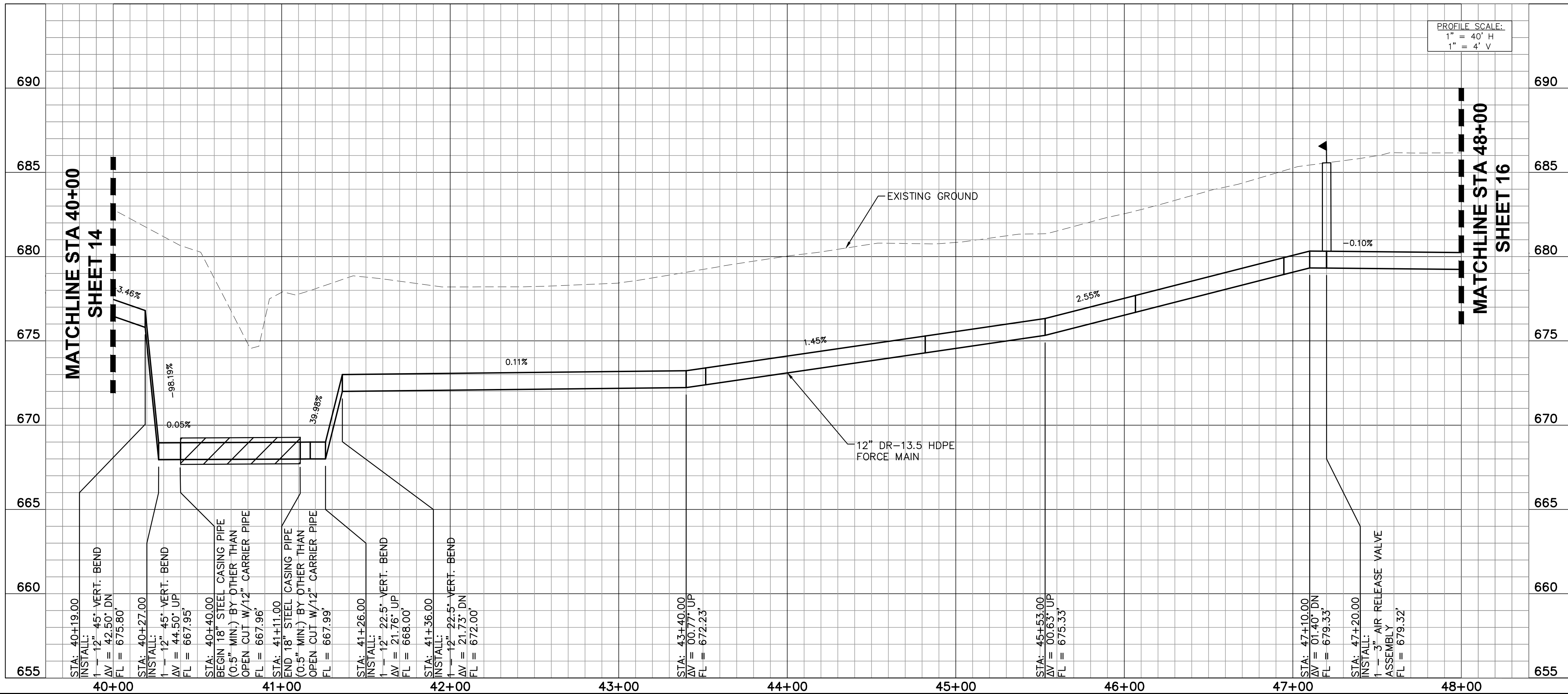
- LEGEND:
- EXISTING ROW
 - PROPOSED ROW
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - PROPOSED PIPE REMOVAL
 - PROPOSED GROUT FILL
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE



PROPOSED 12-IN FORCE MAIN A STA 40+00 - 48+00



- SHEET NOTES:
- VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
 - ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 50% OF THE MANUFACTURER'S RECOMMENDATION. IF 50% MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, AN HDPE BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.
 - CAUTION CONTRACTOR SHALL COORDINATE WITH BRAZOS ELECTRIC CORPORATION IN CROSSING UNDERNEATH ELECTRICAL LINES. CONTRACTOR MAY BE REQUIRED TO BRACE EXISTING POWER POLES DURING CONSTRUCTION. ANY WORK ASSOCIATED WITH THIS ITEM SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS. UNDER NO CIRCUMSTANCES SHOULD THE CONTRACTOR WORK WITHIN 25' OF A POWER POLE.



Kimley»Horn

TYPE Firm No. 928 P. 87-935-931
801 Cherry St., Suite 1300 Ft. Worth, TX 76102

INC. By Date

Revision

03/17/2025

SALES

ENGINEERING

DESIGN

CHECKED

APPROVED

120045

CHRISTOPHER P. 100

PROF. ENGINEER

State of Texas

Under Seal

CITY OF DENTON

IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

DATE: MARCH 2025

DESIGN: CPI

DRAWN: NDCH

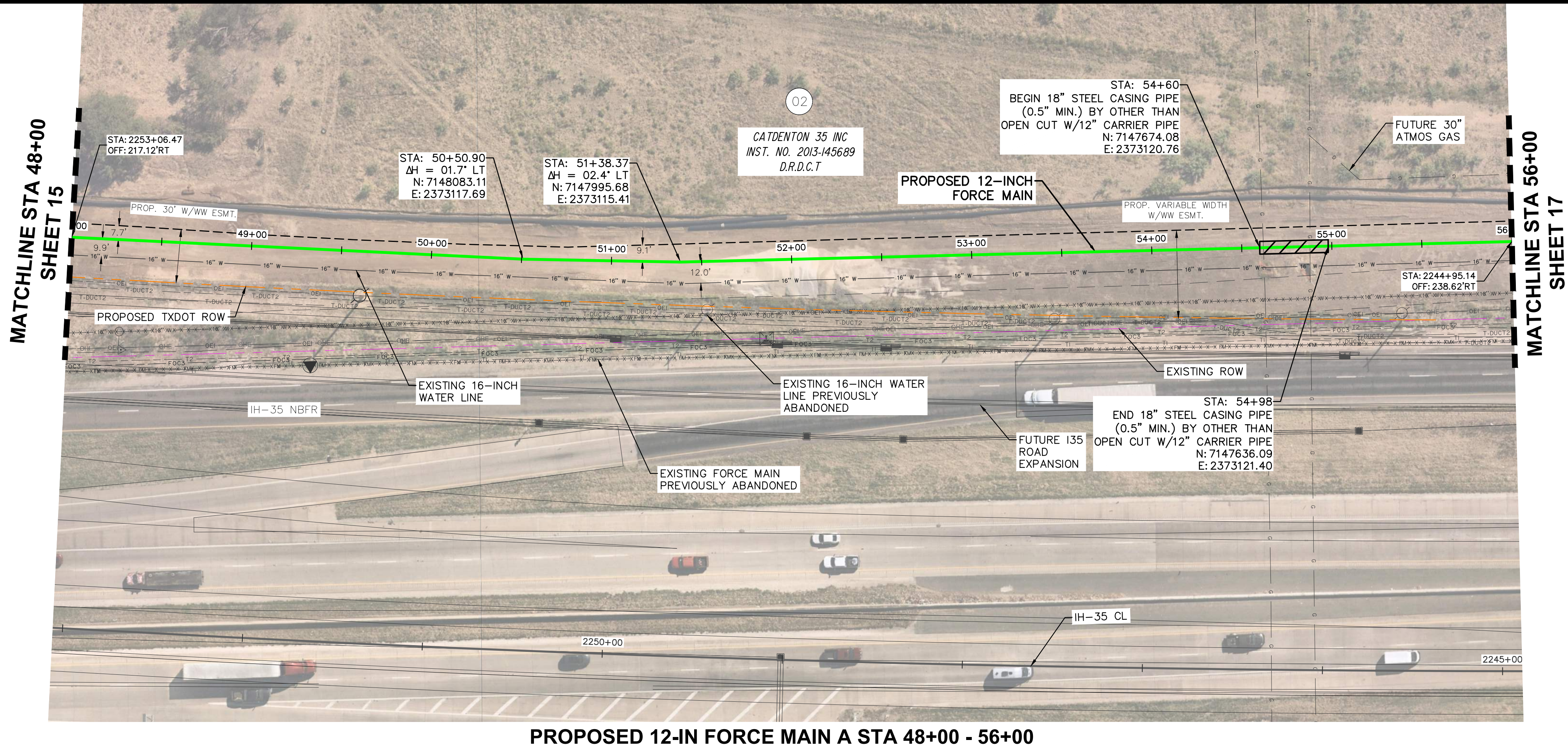
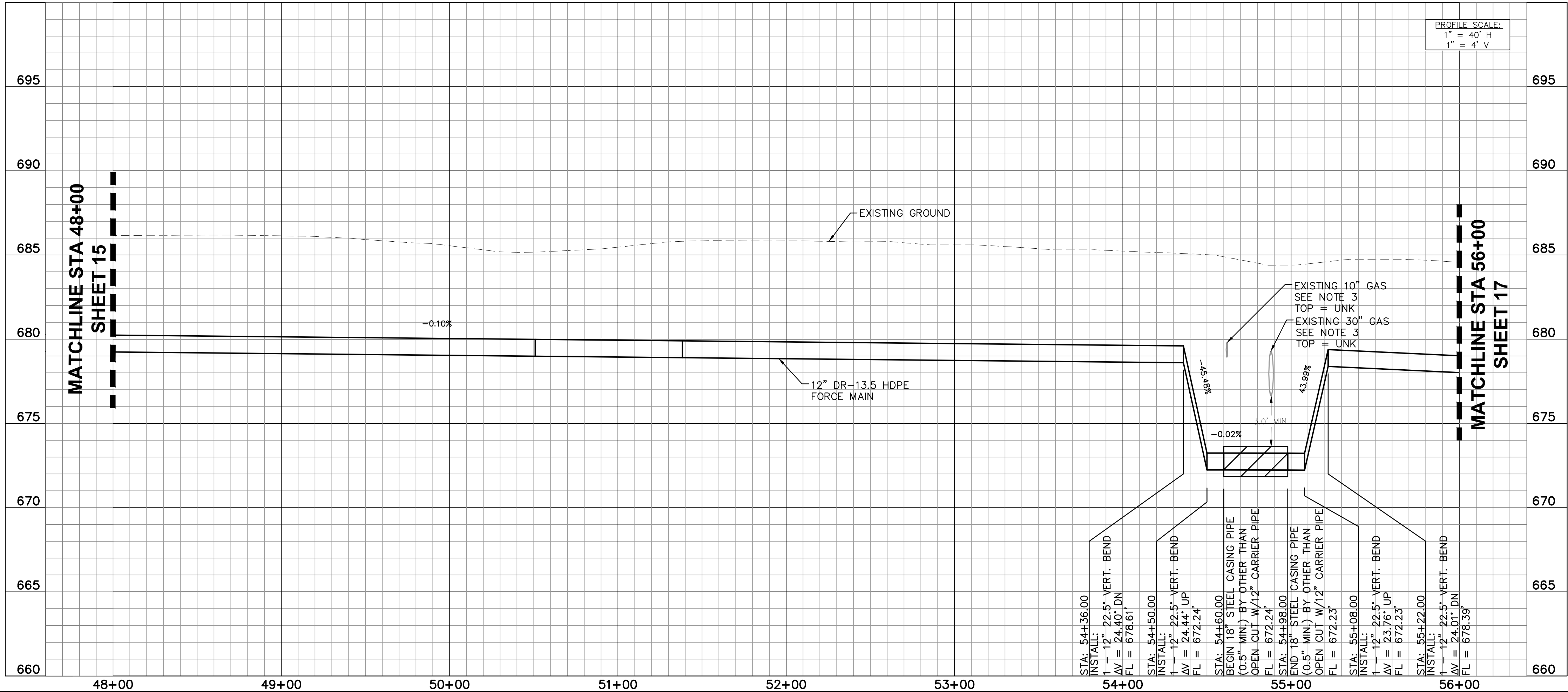
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KHA NO.: 061024063

SHEET

15

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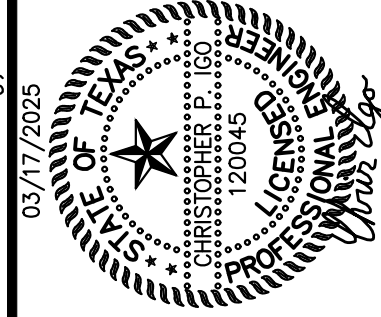
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CHECKED: JRA
KHA NO.: 061024063

SHEET

16

PROPOSED 12-IN FORCE
MAIN A STA 48+00 - 56+00

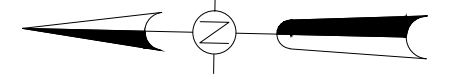
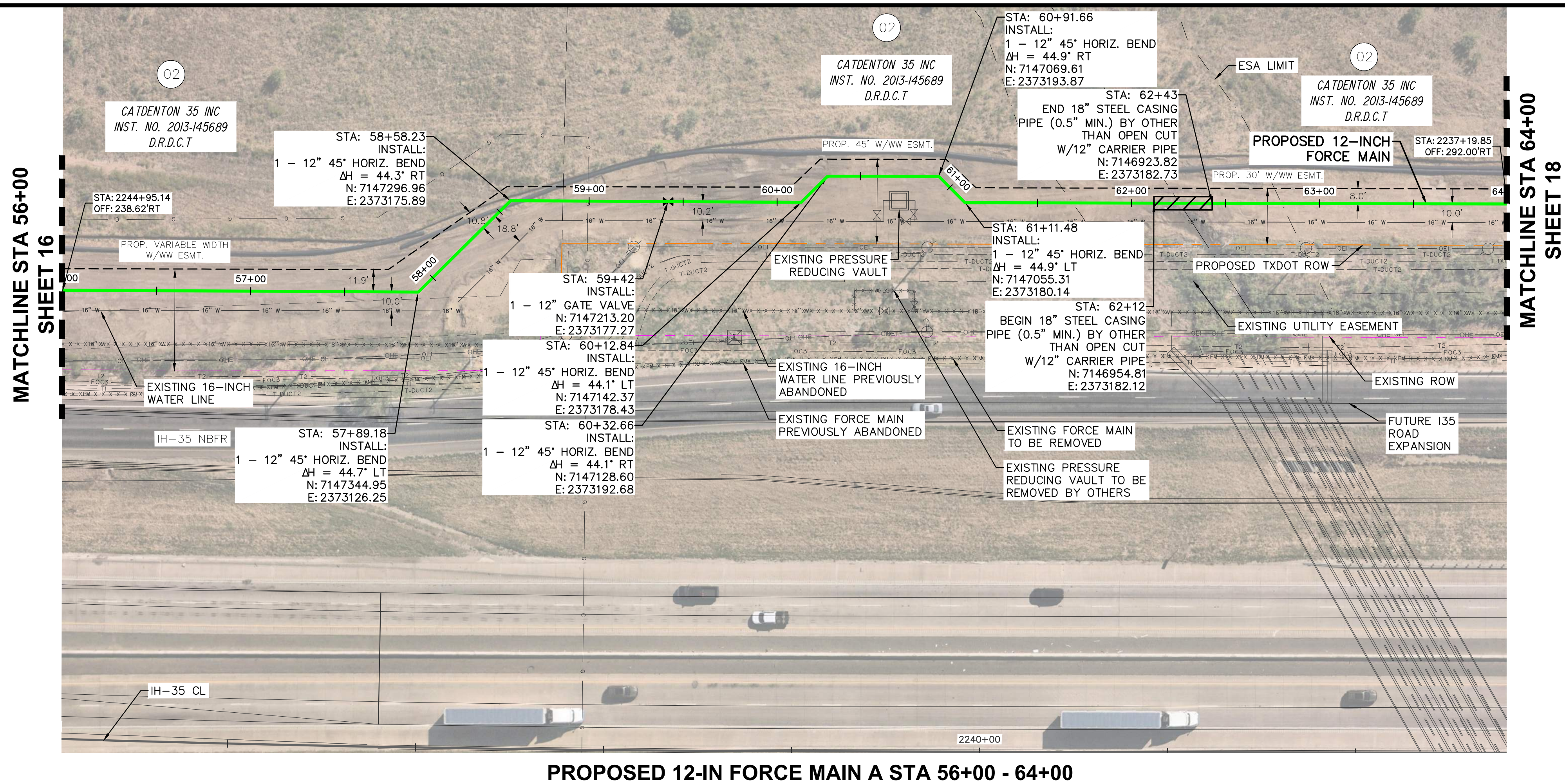
CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1



Kimley»Horn

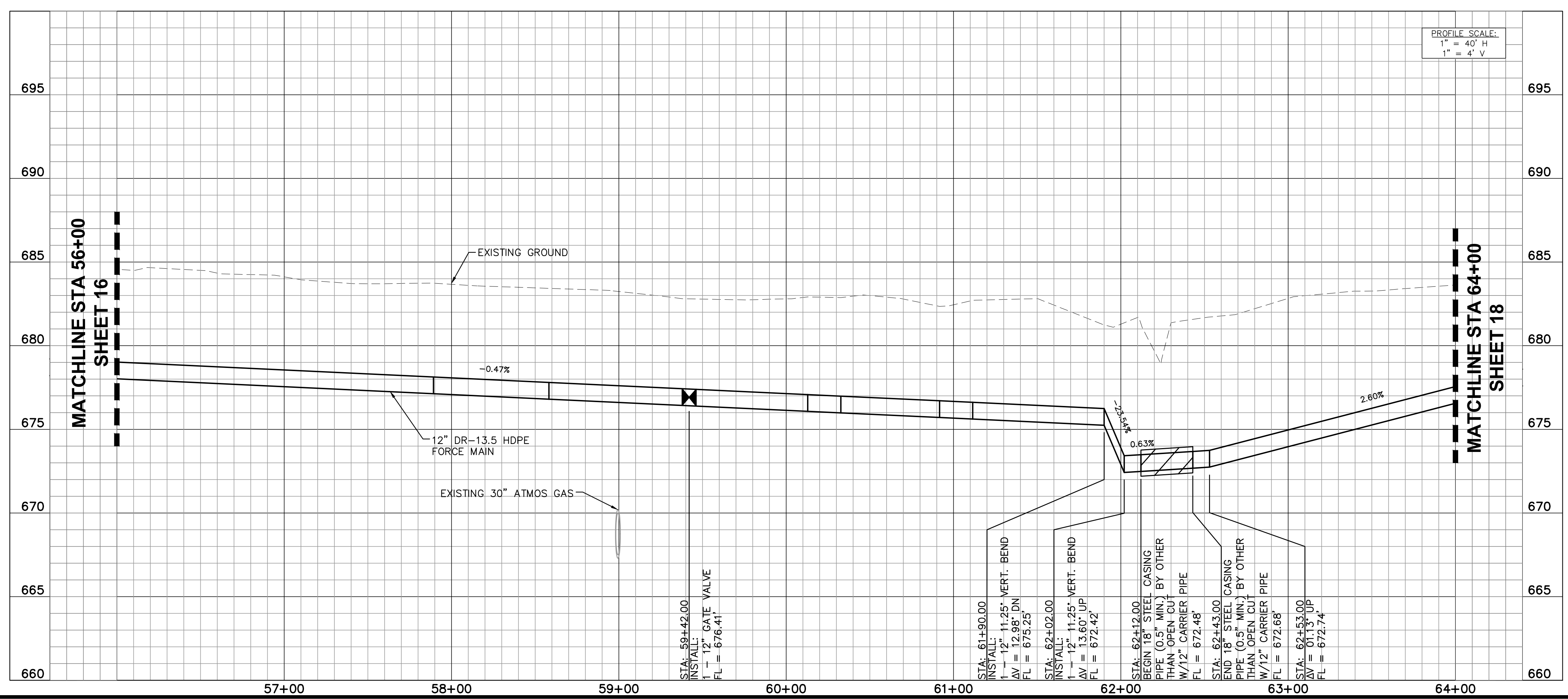
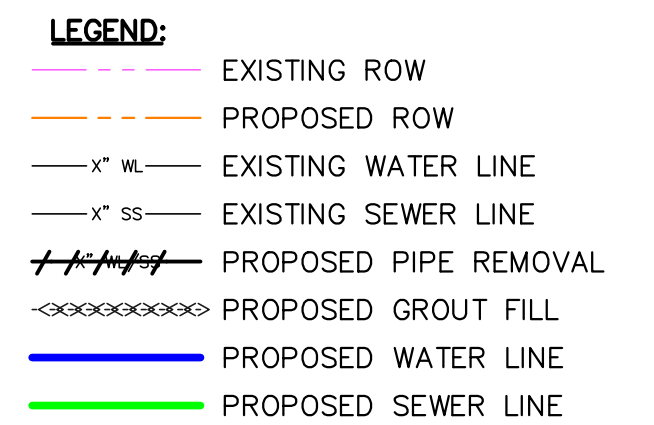
TYPE Firm No. 928 P. 87-995-981
801 Cherry St., Suite 300 Ft. Worth, TX 76102

INC.	Revision	By	Date



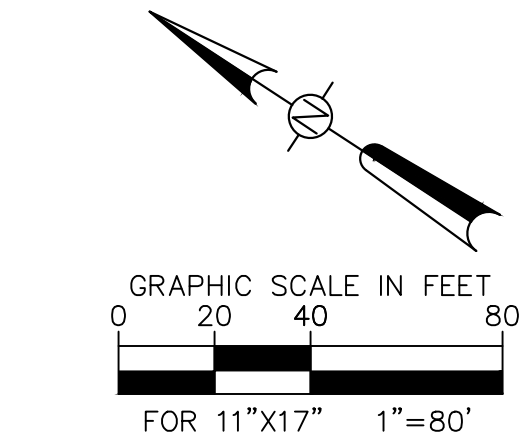
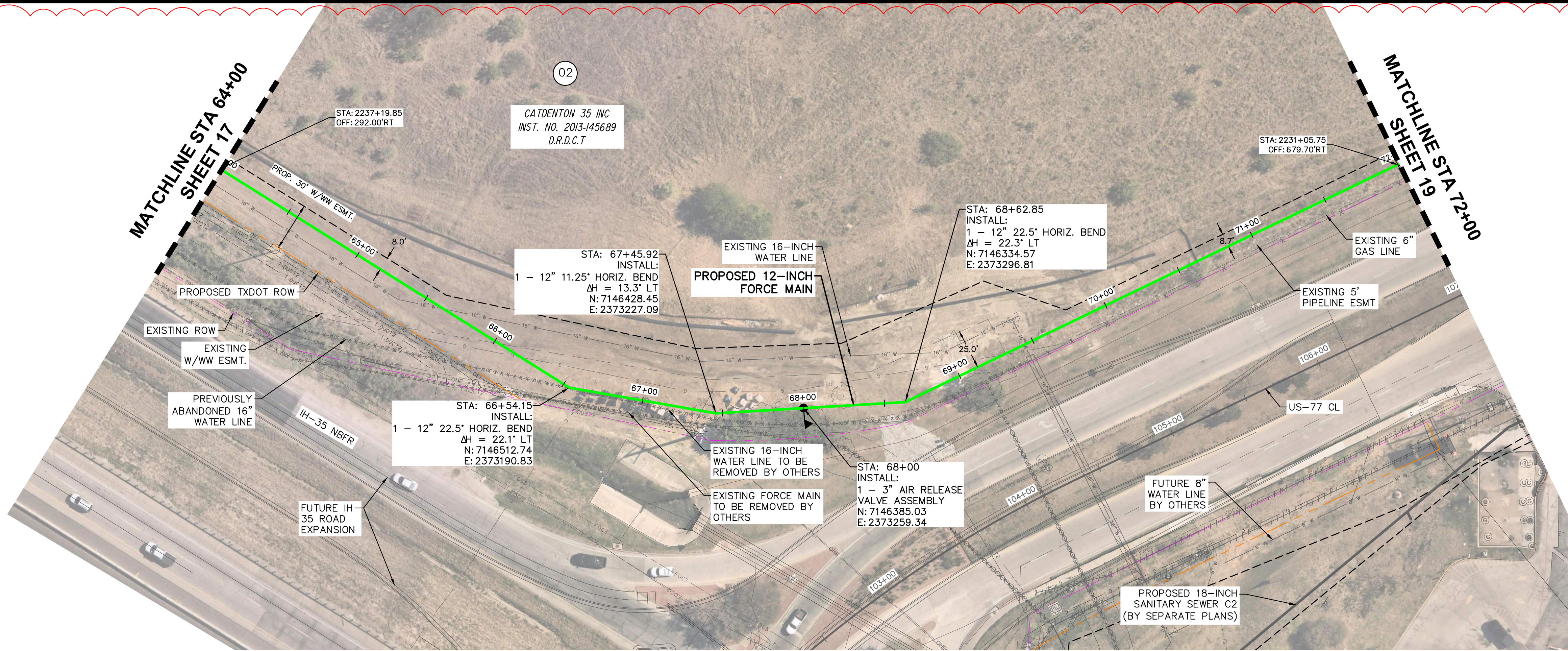
SHEET NOTES:

1. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
2. ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 50% OF THE MANUFACTURER'S RECOMMENDATION. IF 50% MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, AN HPDE BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.



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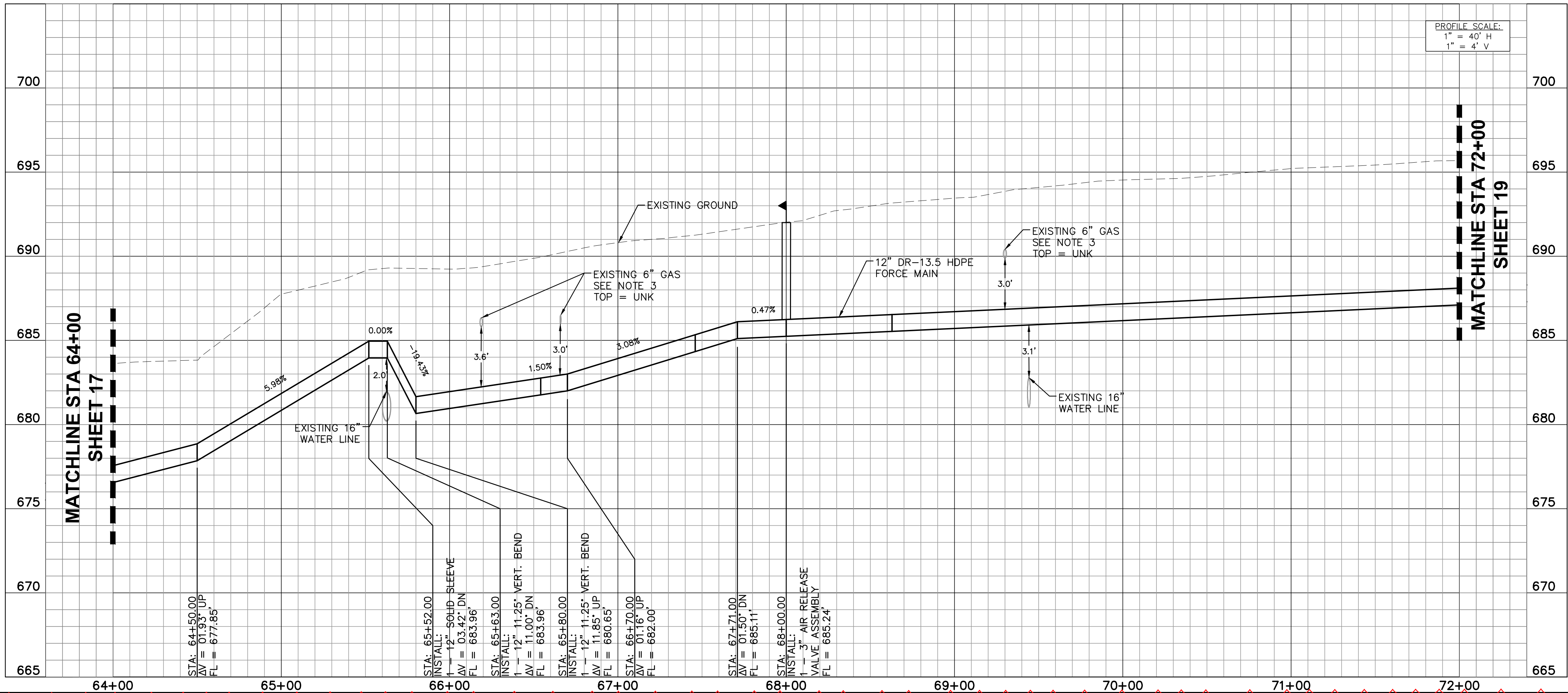
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- SHEET NOTES:**
1. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
 2. ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 50% OF THE MANUFACTURER'S RECOMMENDATION. IF 50% MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, AN HDPE BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.
 3. CONTRACTOR SHALL CONTACT EAGLE RIDGE AT (214-295-6704) 48 HOURS PRIOR TO CONSTRUCTION.

- LEGEND:**
- EXISTING ROW
 - PROPOSED ROW
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - PROPOSED PIPE REMOVAL
 - PROPOSED GROUT FILL
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE

PROPOSED 12-IN FORCE MAIN A STA 64+00 - 72+00



Kimley»Horn

TYPE	Firm No. 928	P. 87-935-931	By	Date
ING.	801 Cherry St., Suite 1300	FL, Worth, TX 76102	CH	01/21/25
1.	SHEET UPDATE	Revision		



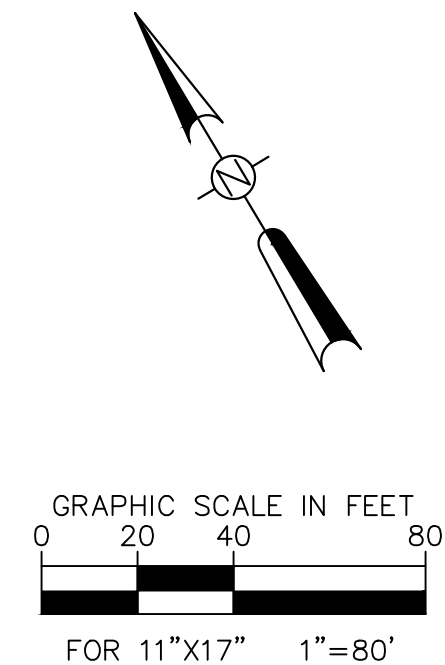
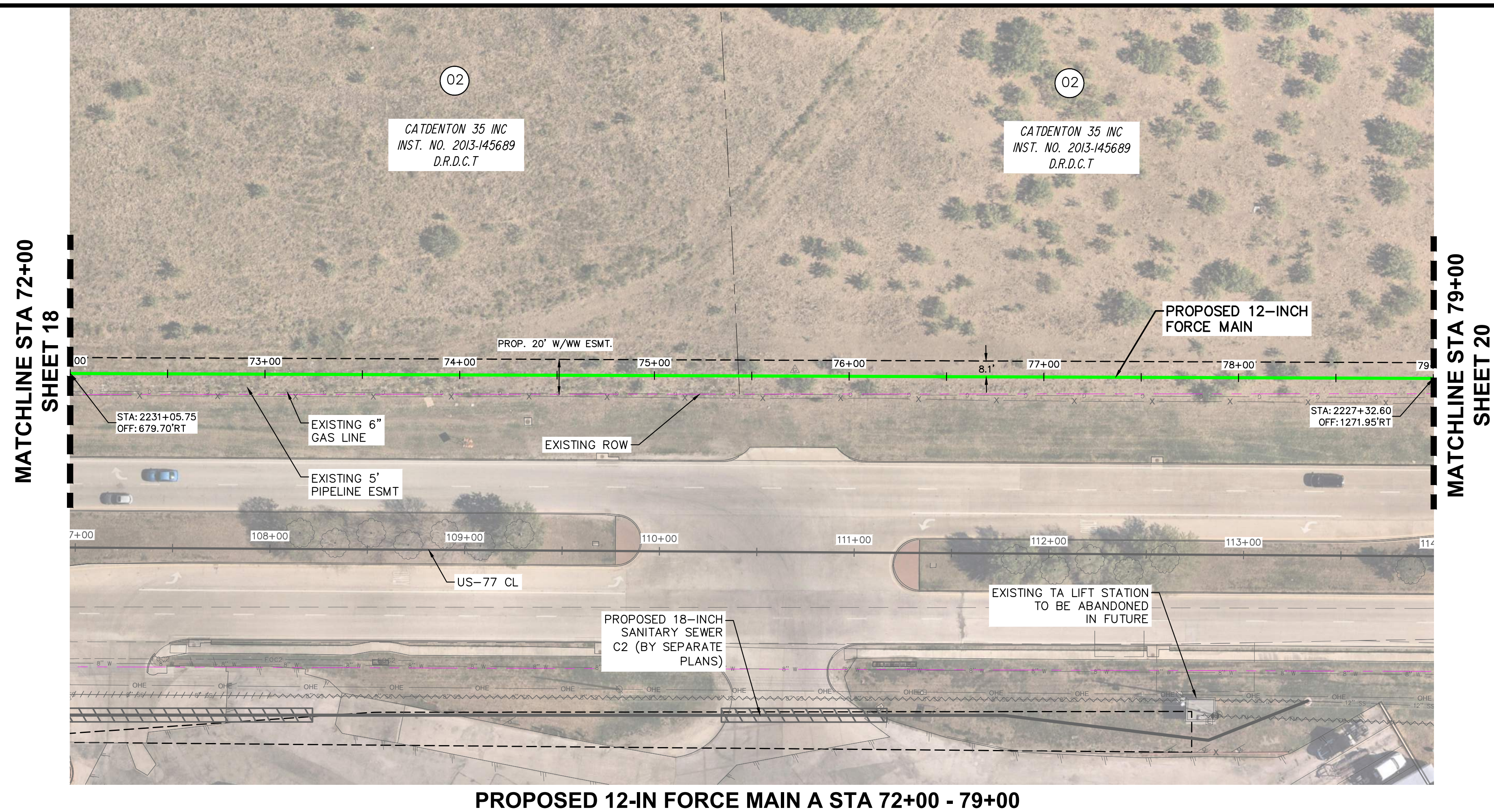
CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

**PROPOSED 12-IN FORCE
MAIN A STA 64+00 - 72+00**

DATE:	MARCH 2025
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024063

SHEET

18

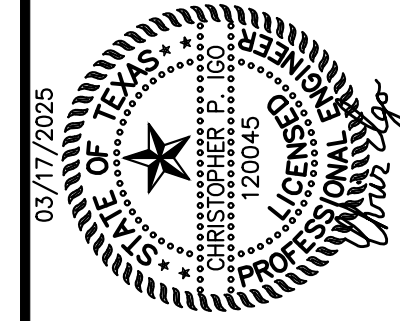
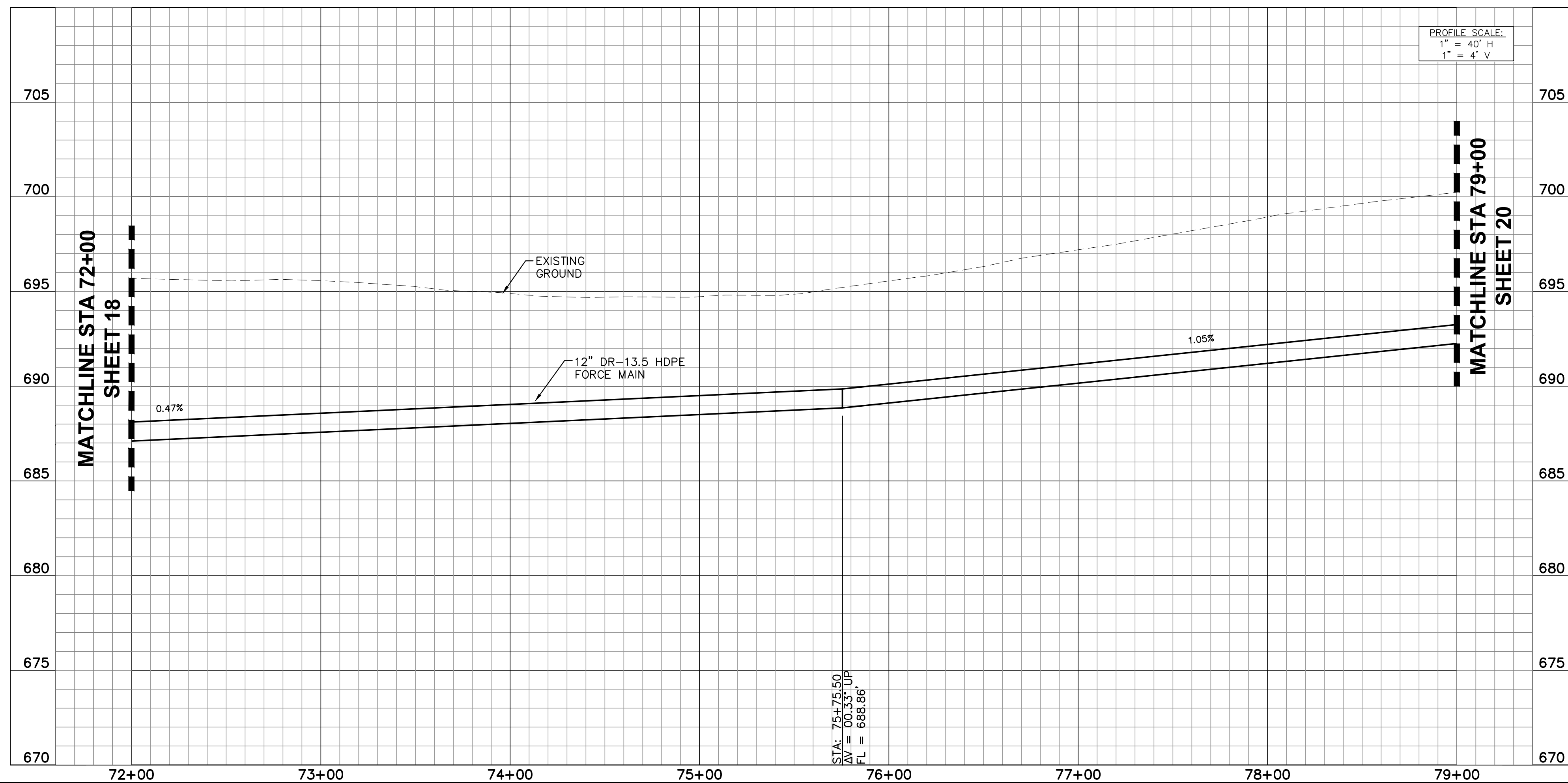


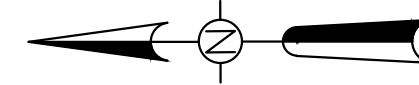
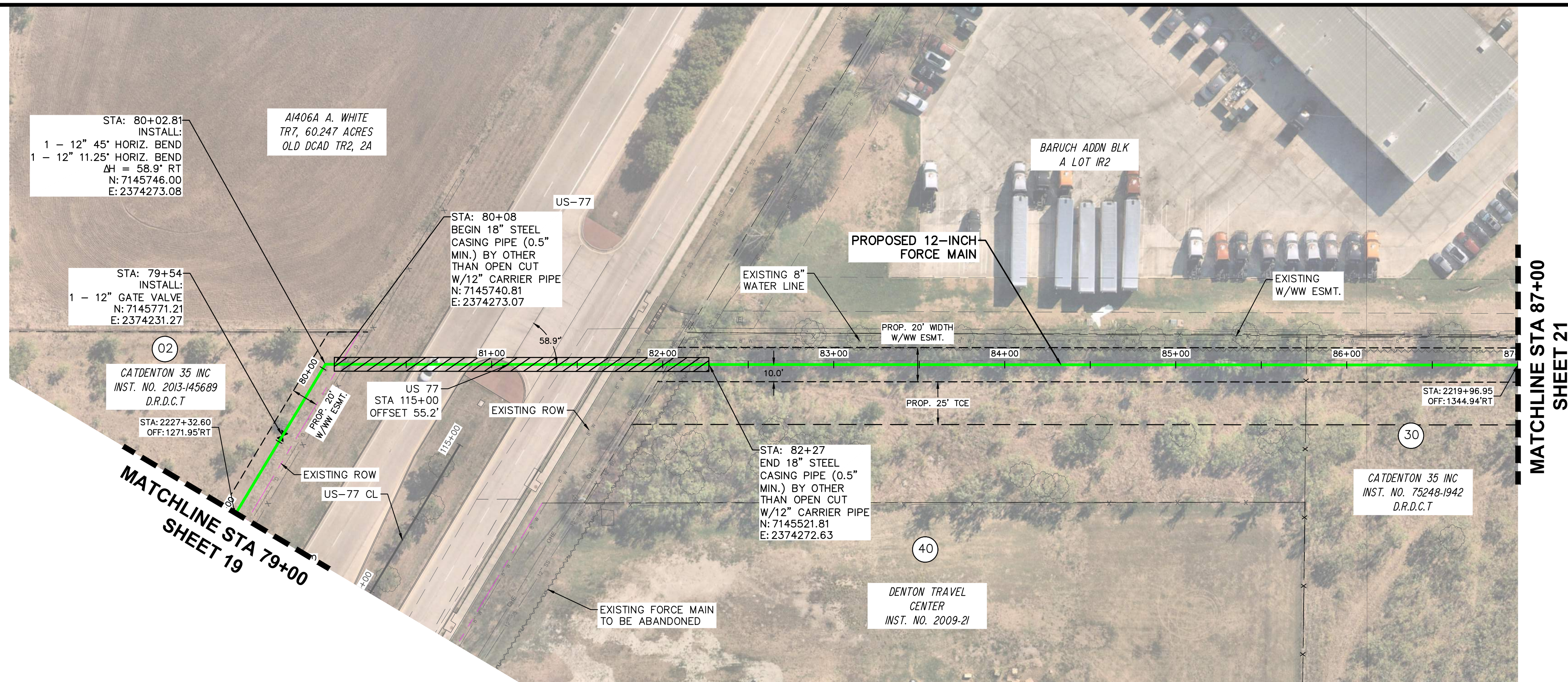
SHEET NOTES:

1. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
2. ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 50% OF THE MANUFACTURER'S RECOMMENDATION. IF 50% MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, AN HDPE BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.

LEGEND:

-  EXISTING ROW
 PROPOSED ROW
 "x" WL EXISTING WATER LINE
 "x" SS EXISTING SEWER LINE
 PROPOSED PIPE REMOVAL
 PROPOSED GROUT FILL
 PROPOSED WATER LINE
 PROPOSED SEWER LINE



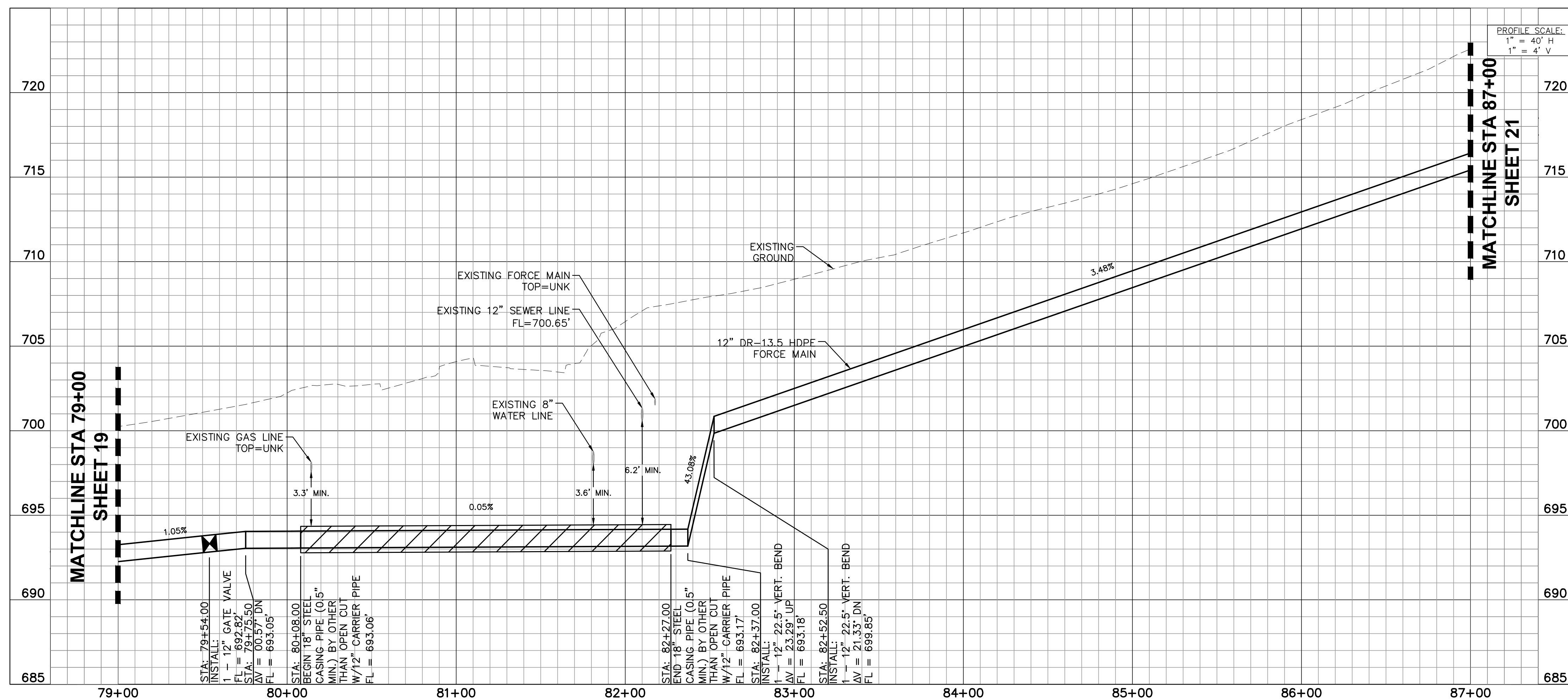


SHEET NOTES:

1. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
2. ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 50% OF THE MANUFACTURER'S RECOMMENDATION. IF 50% MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, AN HDPE BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.

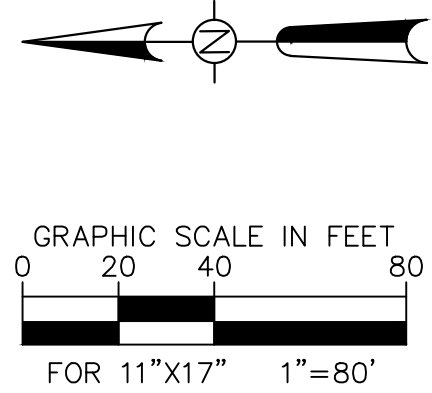
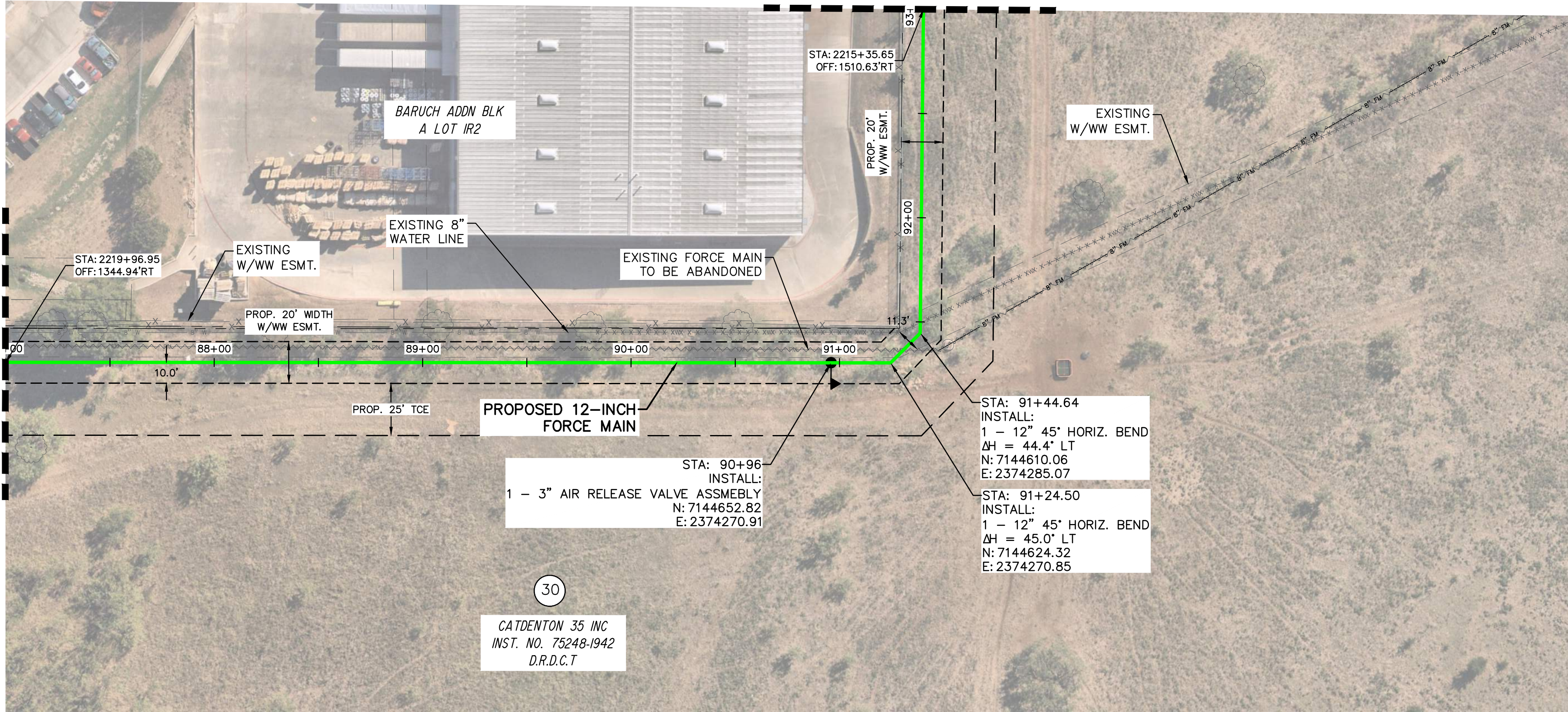
LEGEND:

-  EXISTING ROW
-  PROPOSED ROW
-  "x" WL EXISTING WATER LINE
-  "s" SS EXISTING SEWER LINE
-  PROPOSED PIPE REMOVAL
-  PROPOSED GROUT FILL
-  PROPOSED WATER LINE
-  PROPOSED SEWER LINE



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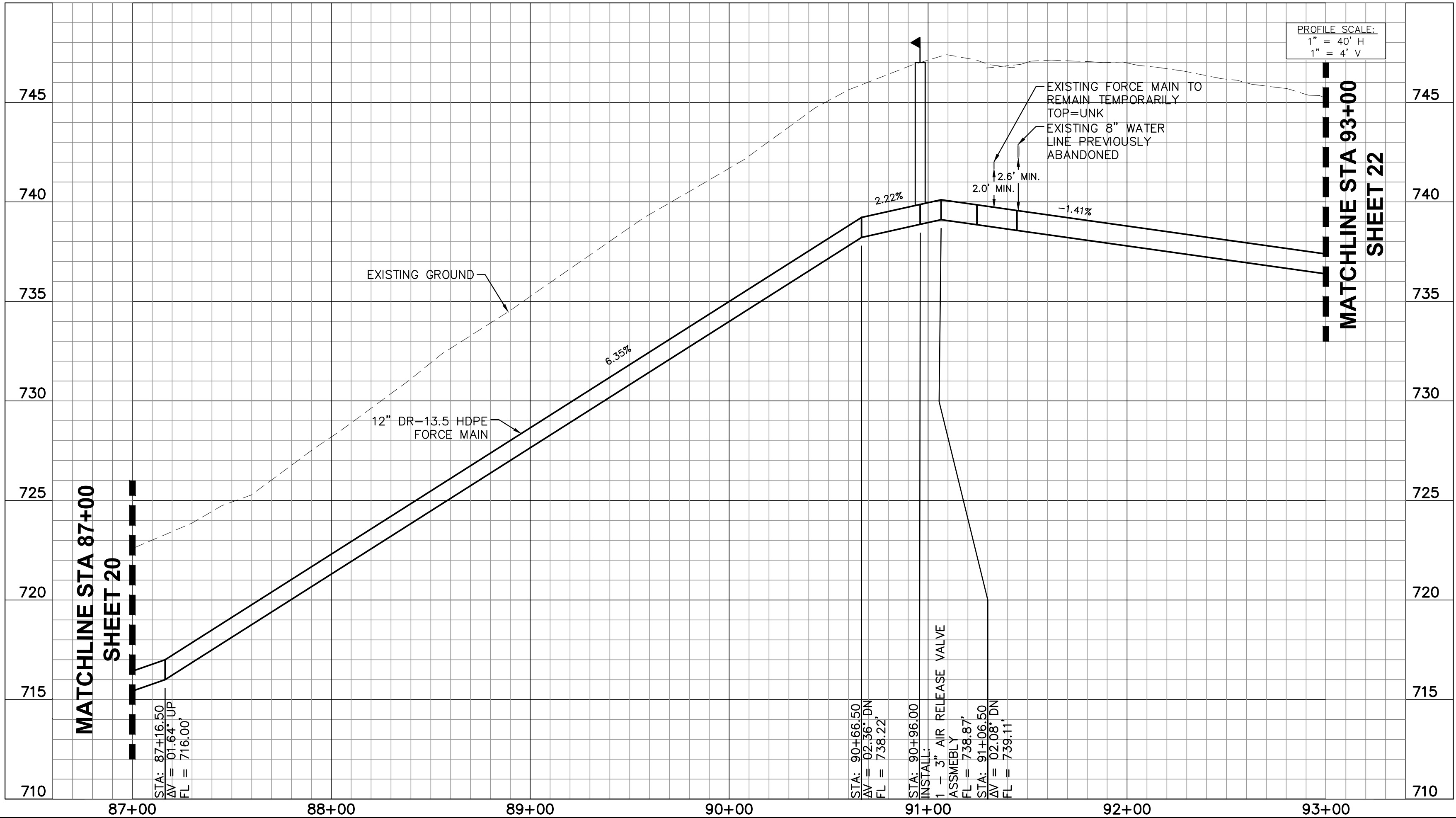
MATCHLINE STA 87+00
SHEET 20



- SHEET NOTES:**
1. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
 2. ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 50% OF THE MANUFACTURER'S RECOMMENDATION. IF 50% MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, AN HDPE BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.

- LEGEND:**
- EXISTING ROW
 - - - PROPOSED ROW
 - x- WL- EXISTING WATER LINE
 - x- SS- EXISTING SEWER LINE
 - +---+---+ PROPOSED PIPE REMOVAL
 - o-o-o-o-o-o-o-o- PROPOSED GROUT FILL
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE

PROPOSED 12-IN FORCE MAIN A STA 87+00 - 93+00



Kimley»Horn
TYPE Firm No. 928 P. 87-935-931
801 Cherry St, Suite 1300 Ft. Worth, TX 76102

By	Date
Revision	



CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

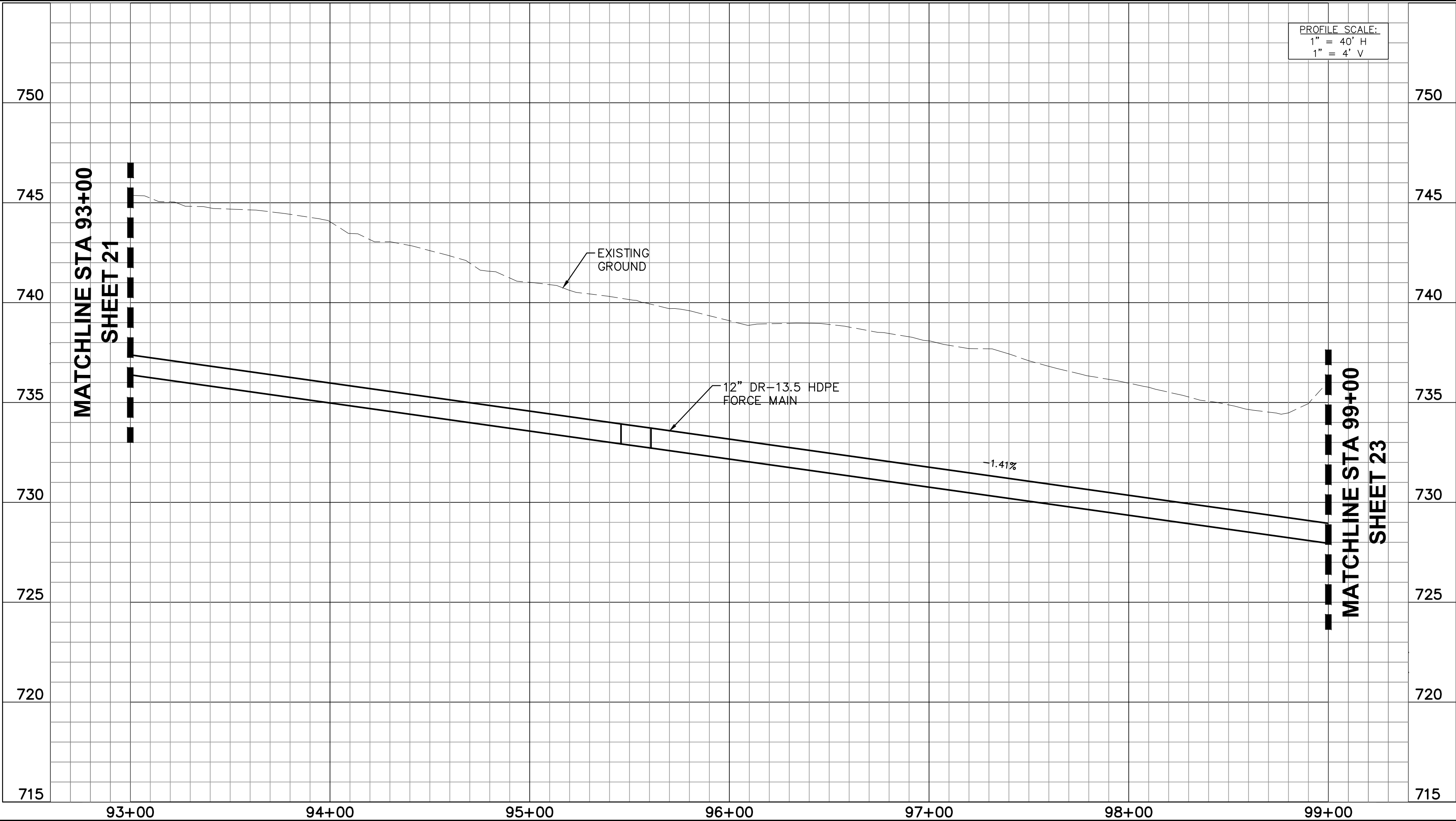
**PROPOSED 12-IN FORCE
MAIN A STA 87+00 - 93+00**

DATE:	MARCH 2025
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024063

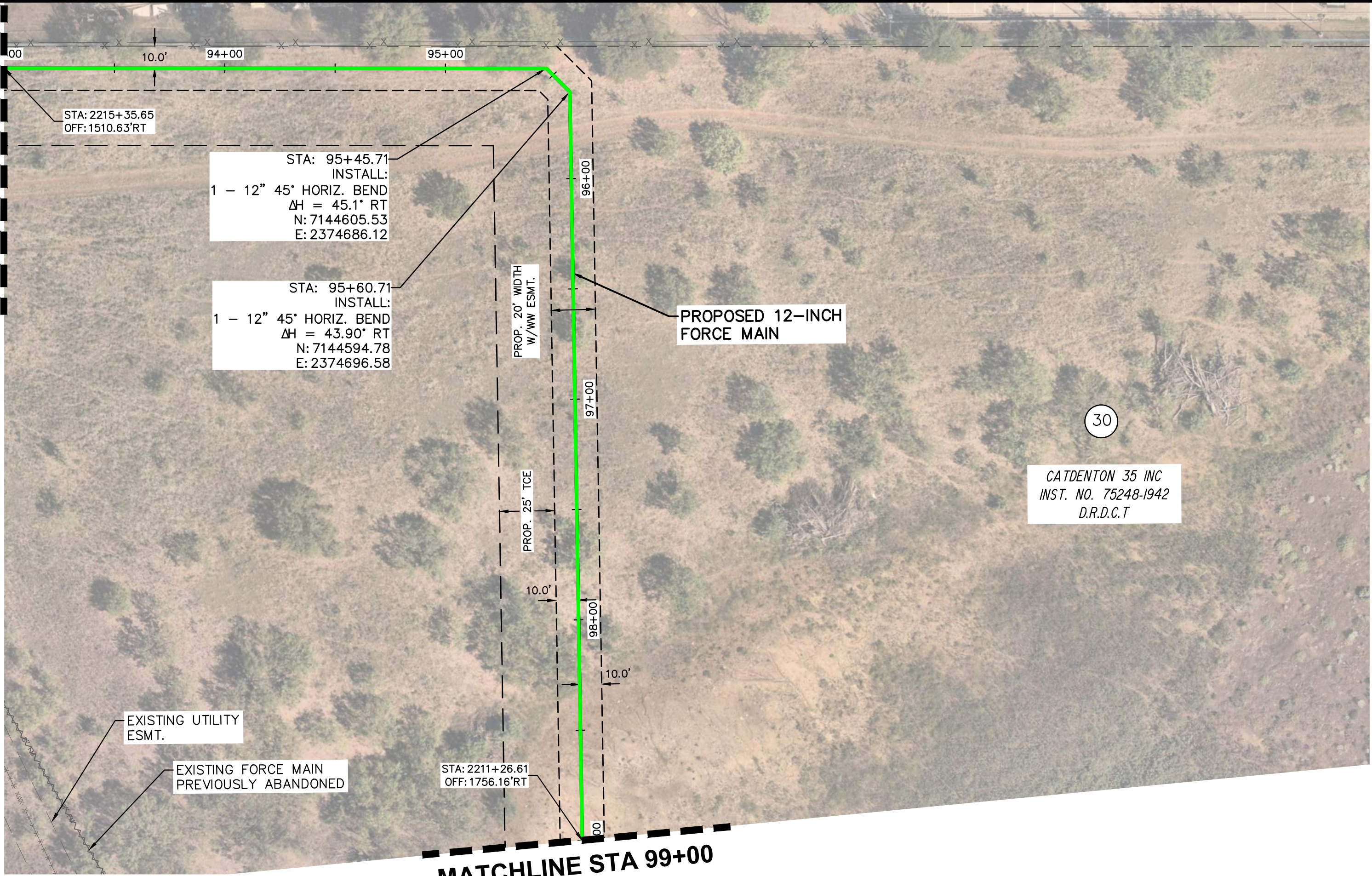
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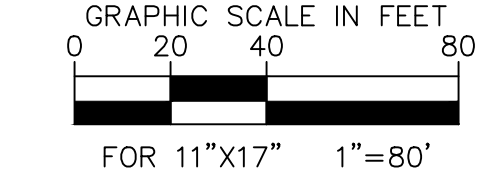
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MATCHLINE STA 93+00
SHEET 21



- LEGEND:**
- EXISTING ROW
 - PROPOSED ROW
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - PROPOSED PIPE REMOVAL
 - PROPOSED GROUT FILL
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE



- SHEET NOTES:**
- VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
 - ALL PIPE DEFLECTIONS SHALL BE ACHIEVED BY BENDING THE PIPE USING A MINIMUM BEND RADIUS OF 50% OF THE MANUFACTURER'S RECOMMENDATION. IF 50% MANUFACTURER'S BEND RADIUS CANNOT BE ACCOMMODATED, AN HDPE BEND MUST BE USED TO ACHIEVE DEFLECTION UNLESS OTHERWISE NOTED IN THE PLANS.

Kimley»Horn

TYPE Firm No. 928 P. 87-395-681
801 Cherry St., Suite 1300 Ft. Worth, TX 76102

INC.	Revision	By	Date



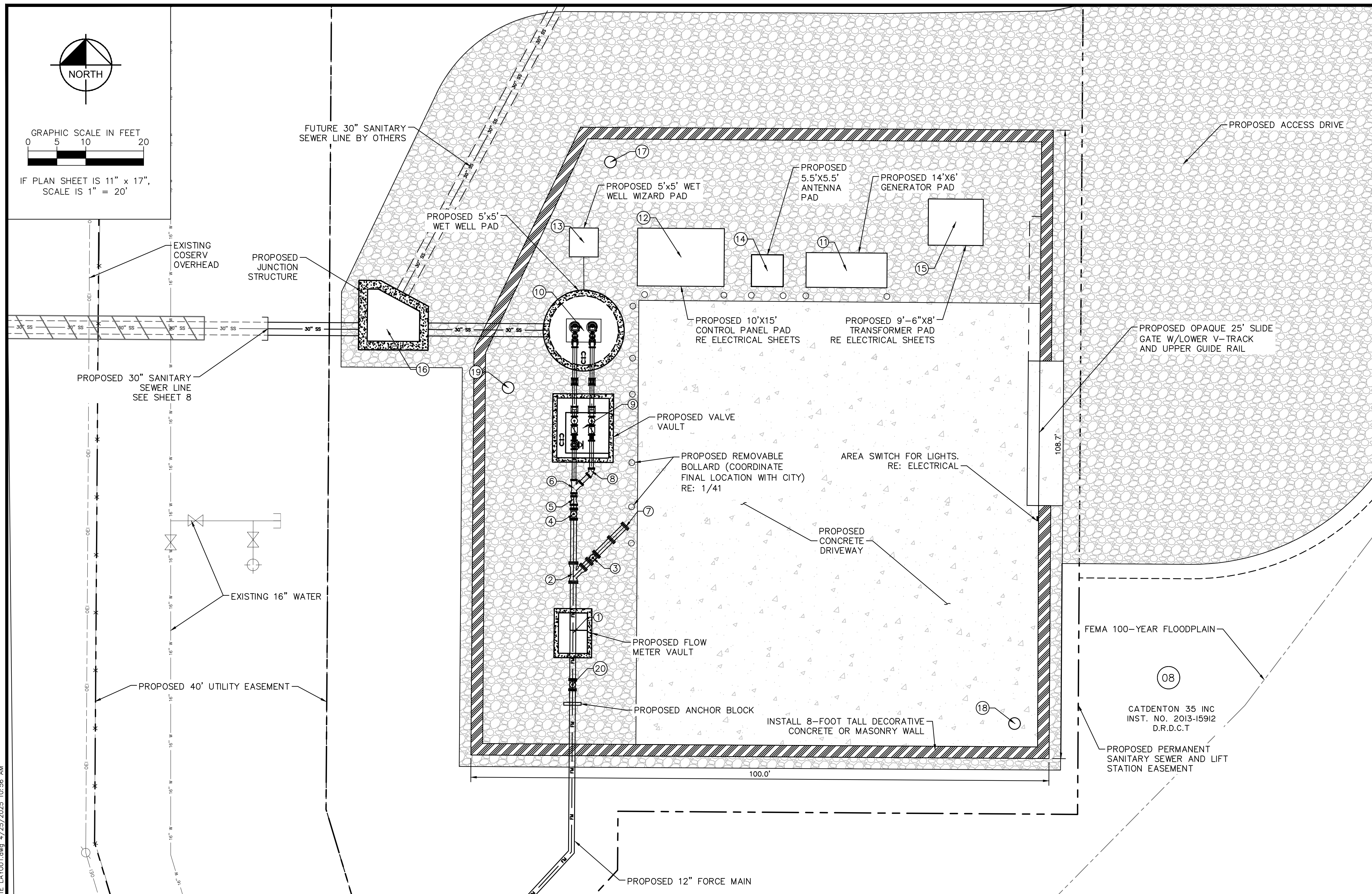
CITY OF DENTON

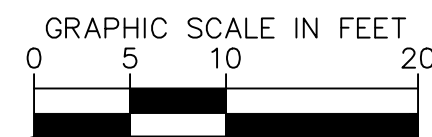
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

DATE: MARCH 2025
DESIGN: CPI
DRAWN: NDCH
CHECKED: JRA
KHA NO.: 061024063

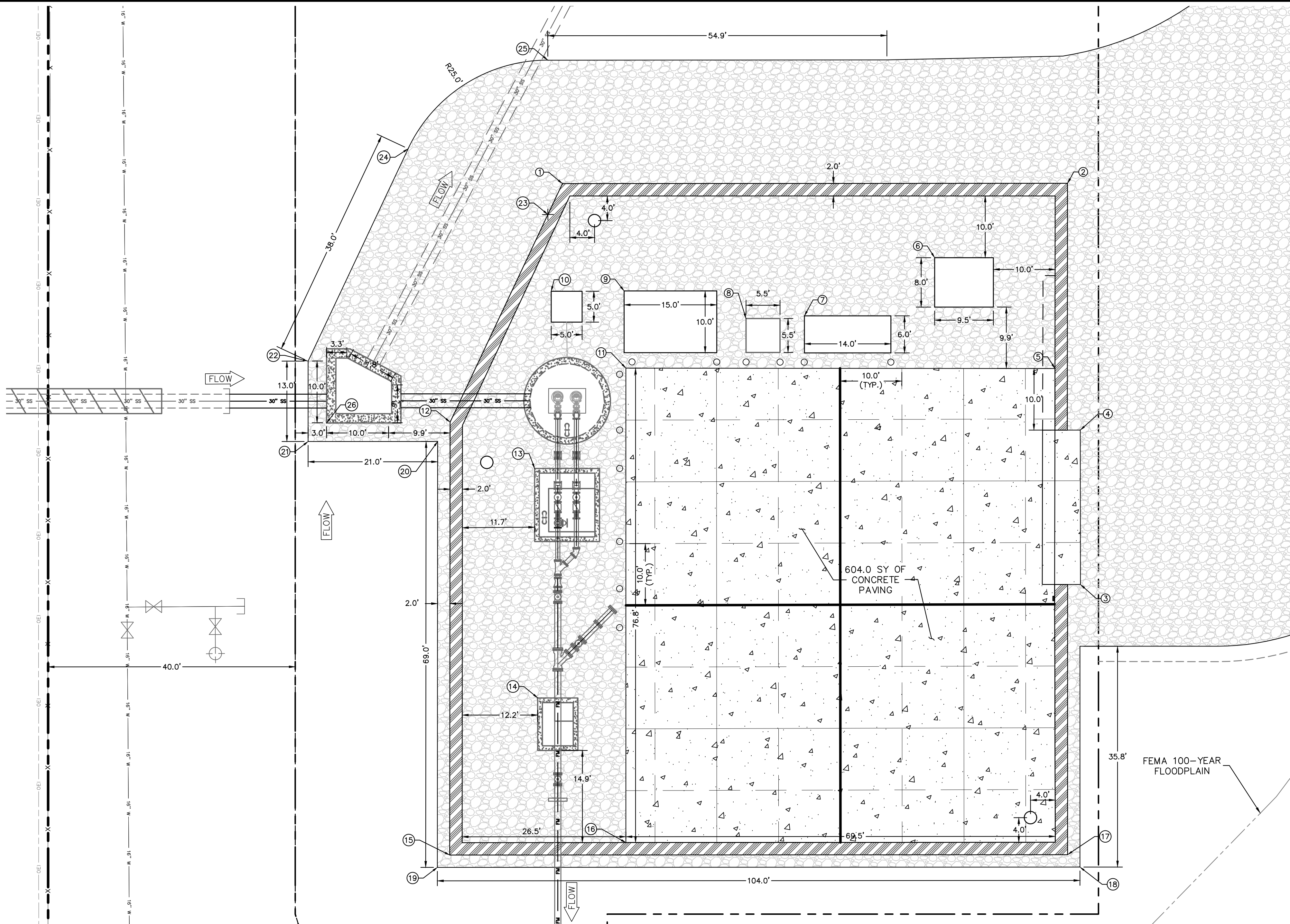
SHEET

22





IF PLAN SHEET IS 11" x 17",
SCALE IS 1" = 20'



Point Table			
Point #	Northing	Easting	Description
1	7153211.36	2373158.55	NORTHWEST CORNER OF WALL
2	7153210.86	2373240.30	NORTHEAST CORNER OF WALL
3	7153145.88	2373241.96	BEGIN SOUTH SIDE OF CONCRETE DRIVE
4	7153170.88	2373242.09	BEGIN NORTH SIDE OF CONCRETE DRIVE
5	7153180.88	2373238.07	NORTHEAST CORNER OF CONCRETE DRIVE
6	7153198.96	2373218.71	NORTHWEST CORNER OF TRANSFORMER PAD
7	7153189.67	2373197.56	NORTHWEST CORNER OF GENERATOR PAD
8	7153189.31	2373188.11	NORTHWEST CORNER OF ANTENNA PAD
9	7153193.91	2373168.41	NORTHWEST CORNER OF CONTROL PANEL PAD
10	7153193.94	2373156.61	NORTHWEST CORNER OF WET WELL WIZARD

Point Table			
Point #	Northing	Easting	Description
11	7153181.41	2373168.60	NORTHWEST CORNER OF CONCRETE DRIVE
12	7153172.85	2373140.10	NORTHWEST CORNER OF WALL
13	7153165.26	2373153.74	NORTHWEST CORNER OF VALVE VAULT
14	7153128.09	2373153.99	NORTHWEST CORNER OF FLOW METER VAULT
15	7153102.75	2373139.57	SOUTHWEST CORNER OF WALL
16	7153104.57	2373168.08	SOUTHWEST CORNER OF CONCRETE DRIVE
17	7153102.14	2373239.56	SOUTHEAST CORNER OF WALL
18	7153100.12	2373241.55	CORNER OF FLEXBASE PAVEMENT
19	7153100.77	2373137.55	CORNER OF FLEXBASE PAVEMENT
20	7153169.74	2373138.07	CORNER OF FLEXBASE PAVEMENT

Point Table			
Point #	Northing	Easting	Description
21	7153169.88	2373117.10	CORNER OF FLEXBASE PAVEMENT
22	7153182.89	2373117.19	CORNER OF FLEXBASE PAVEMENT
23	7153206.37	2373156.16	25' RADIUS POINT
24	7153217.17	2373133.62	CORNER OF FLEXBASE PAVEMENT
25	7153231.37	2373156.31	CORNER OF FLEXBASE PAVEMENT
26	7153172.86	2373120.12	SOUTHEAST CORNER OF JUNCTION STRUCTURE

	PROPOSED CONCRETE PAVING, RE: NOTE 1
	PROPOSED FLEXBASE GRAVEL PAVING
	PROPERTY LINE/RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED WALL
	PROPOSED PIPING
	SAWED DUMMY JOINT RE: 02/42
	EXPANSION JOINT RE: 04/42
	CONSTRUCTION JOINT RE: 01/42

1. SITE CONCRETE PAVING SHALL BE CONSTRUCTED PER THE DETAILS ON SHEET 42 AND INCLUDE WATER-TIGHT EXPANSION JOINTS AT ALL SLAB COLD JOINTS OR PENETRATIONS.
2. FLEXIBLE BASE SHALL BE TYPE A, GRADE 1 IN ACCORDANCE WITH TXDOT ITEM 427, TYPE A, GRADE 1 OR 2.



CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

PAVING AND DIMENSIONS

PLAN - SHEET 1 OF 2

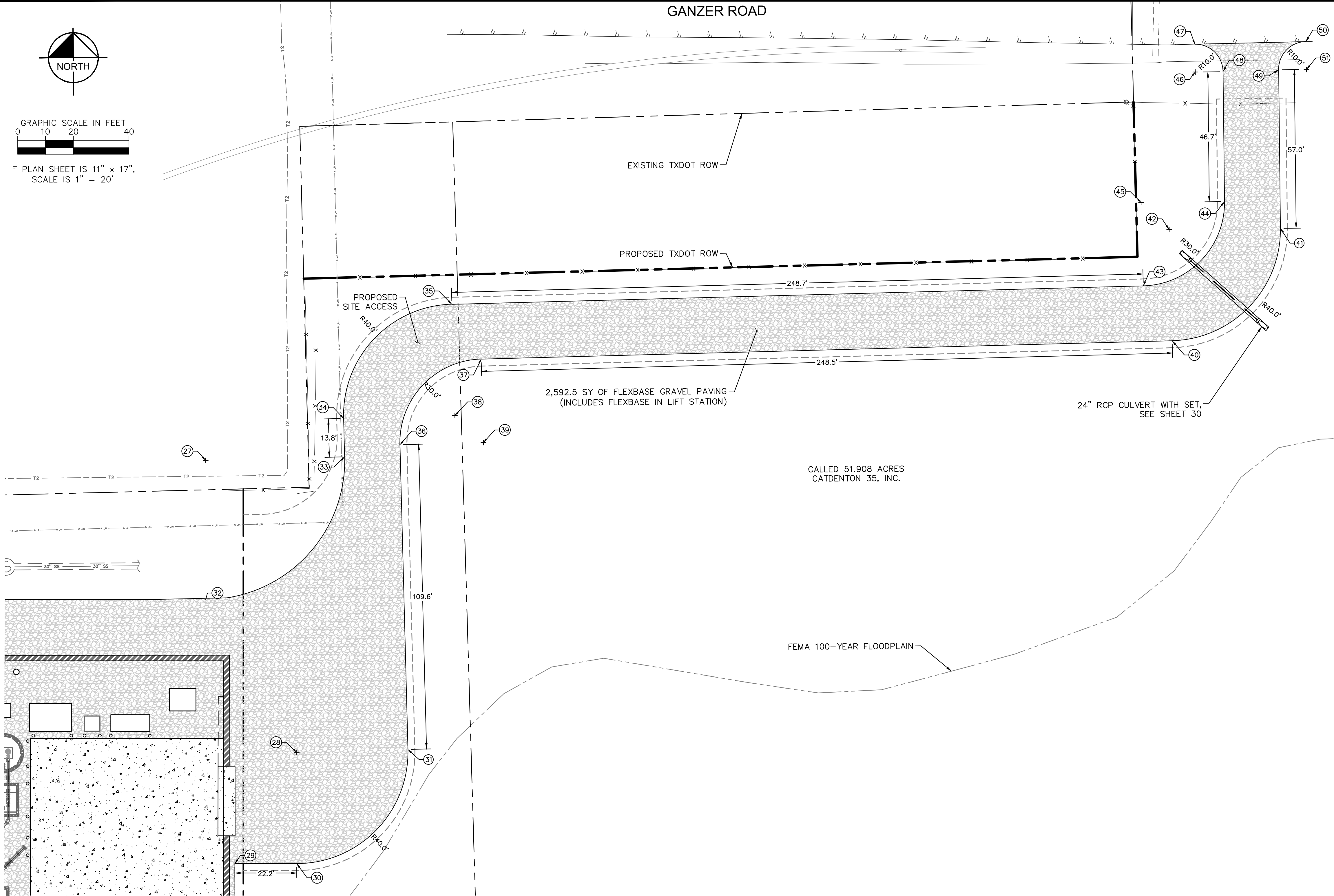
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SHEET

26

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Point Table			
Point #	Northing	Easting	Description
27	7153280.91	2373232.27	30' RADIUS POINT
28	7153175.73	2373264.30	40' RADIUS POINT
29	7153135.88	2373241.79	PT PAVEMENT – 40.0' RADIUS
30	7153135.73	2373264.04	PT PAVEMENT – 40.0' RADIUS
31	7153176.50	2373304.30	PC PAVEMENT – 40.0' RADIUS
32	7153230.91	2373231.97	PT PAVEMENT – 30.0' RADIUS
33	7153281.88	2373282.26	PC PAVEMENT – 30.0' RADIUS
34	7153295.70	2373282.00	PT PAVEMENT – 40.0' RADIUS
35	7153336.46	2373321.20	PC GRAVEL – 40.0' RADIUS
36	7153286.09	2373302.19	PT PAVEMENT – 30.0' RADIUS

Point Table			
Point #	Northing	Easting	Description
37	7153316.66	2373331.59	PC GRAVEL – 30.0' RADIUS
38	7153296.47	2373321.99	40' RADIUS POINT
39	7153286.67	2373332.18	30' RADIUS POINT
40	7153321.59	2373580.08	PT GRAVEL – 40.0' RADIUS
41	7153361.74	2373619.29	PC GRAVEL – 40.0' RADIUS
42	7153361.58	2373579.29	40' RADIUS POINT
43	7153341.39	2373569.84	PT GRAVEL – 30.0' RADIUS
44	7153371.51	2373599.25	PC GRAVEL – 30.0' RADIUS
45	7153371.38	2373569.25	30' RADIUS POINT
46	7153418.17	2373589.06	10' RADIUS POINT

Point Table			
Point #	Northing	Easting	Description
47	7153428.17	2373588.98	PC PAVEMENT – 10.0' RADIUS
48	7153418.21	2373599.06	PT PAVEMENT – 10.0' RADIUS
49	7153418.78	2373619.06	PT PAVEMENT – 10.0' RADIUS
50	7153428.82	2373628.89	PC PAVEMENT – 10.0' RADIUS
51	7153418.82	2373629.06	10' RADIUS POINT

PAVING LEGEND

- PROPOSED CONCRETE PAVING, RE: NOTE 1
- PROPOSED FLEXBASE GRAVEL PAVING
- EXISTING FLOODPLAIN
- PROPERTY LINE/RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED WALL
- PROPOSED PIPING

SHEET NOTES

- SITE CONCRETE PAVING SHALL BE CONSTRUCTED PER THE DETAILS ON SHEET 42 AND INCLUDE WATER-TIGHT EXPANSION JOINTS AT ALL SLAB COLD JOINTS OR PENETRATIONS.
- FLEXIBLE BASE SHALL BE TYPE A, GRADE 1 IN ACCORDANCE WITH TXDOT ITEM 427, TYPE A, GRADE 1 OR 2.
- CONTRACTOR TO COORDINATE WITH DENTON COUNTY ON DRIVEWAY PERMIT.

Kimley»Horn

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801 Cherry St., Suite 1300
Ft. Worth, TX 76102

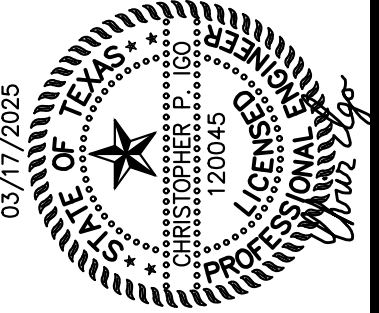
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INC.

By

Date

Revision



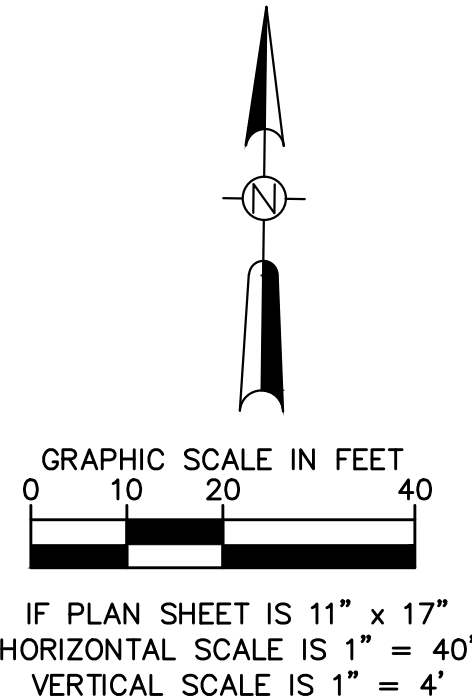
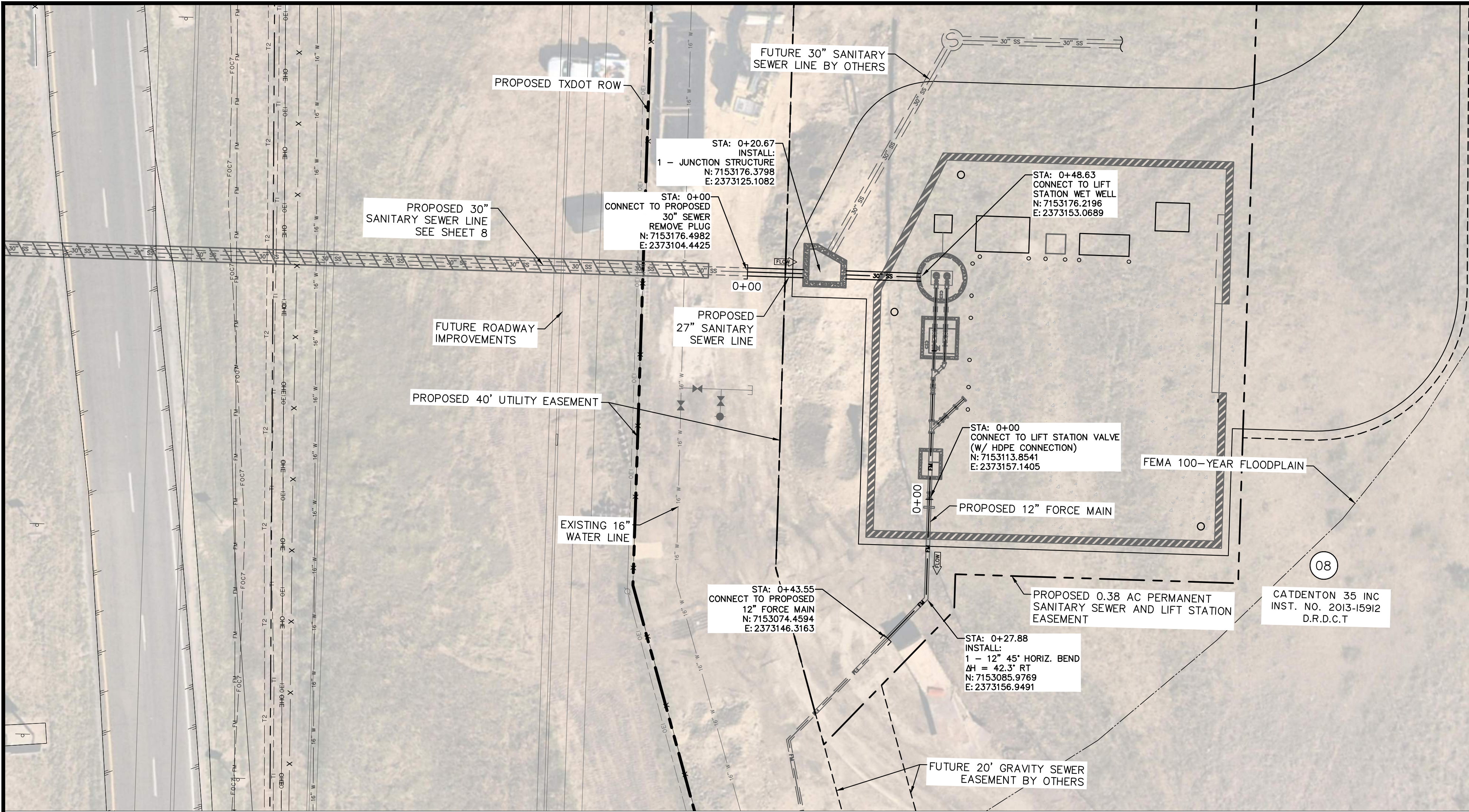
CITY OF DENTON

IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

PAVING AND DIMENSIONS
PLAN - SHEET 2 OF 2

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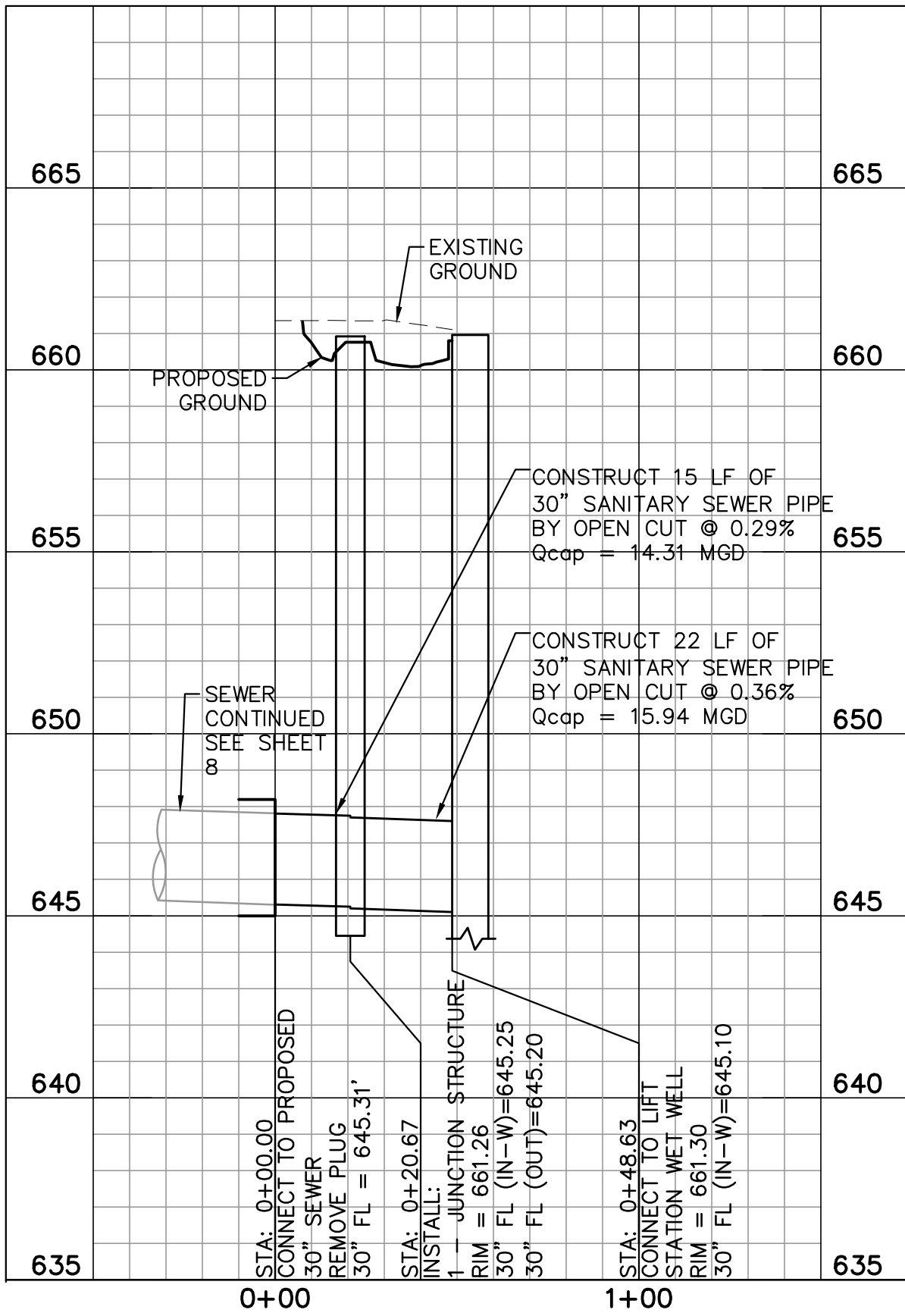
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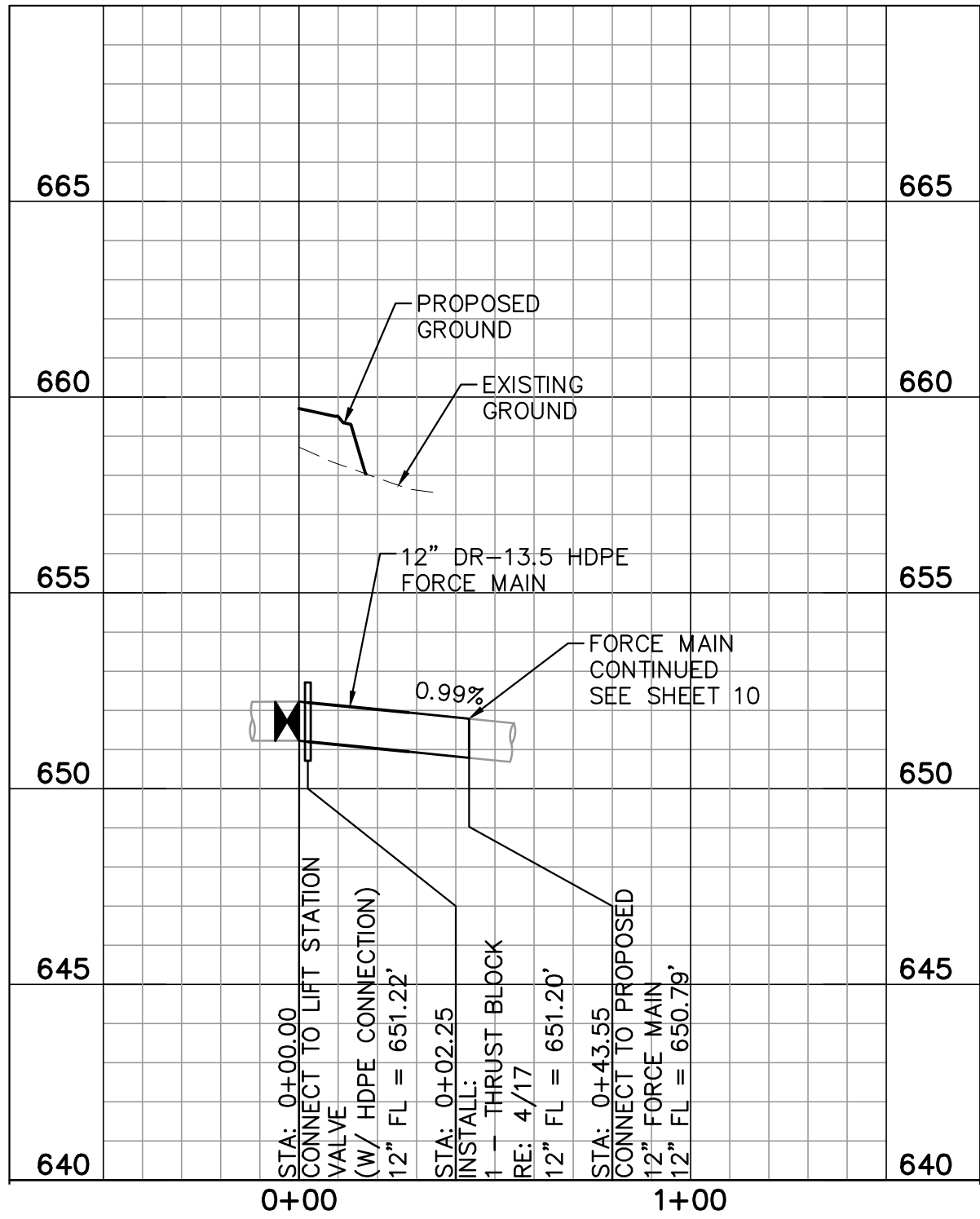
LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- - - PROPOSED EASEMENT
- /// PROPOSED WALL
- === PROPOSED PIPING
- - - 100-YEAR FLOOD PLAIN

PROPOSED 30-INCH SANITARY SEWER LINE



PROPOSED 12-INCH FORCE MAIN



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INC.			



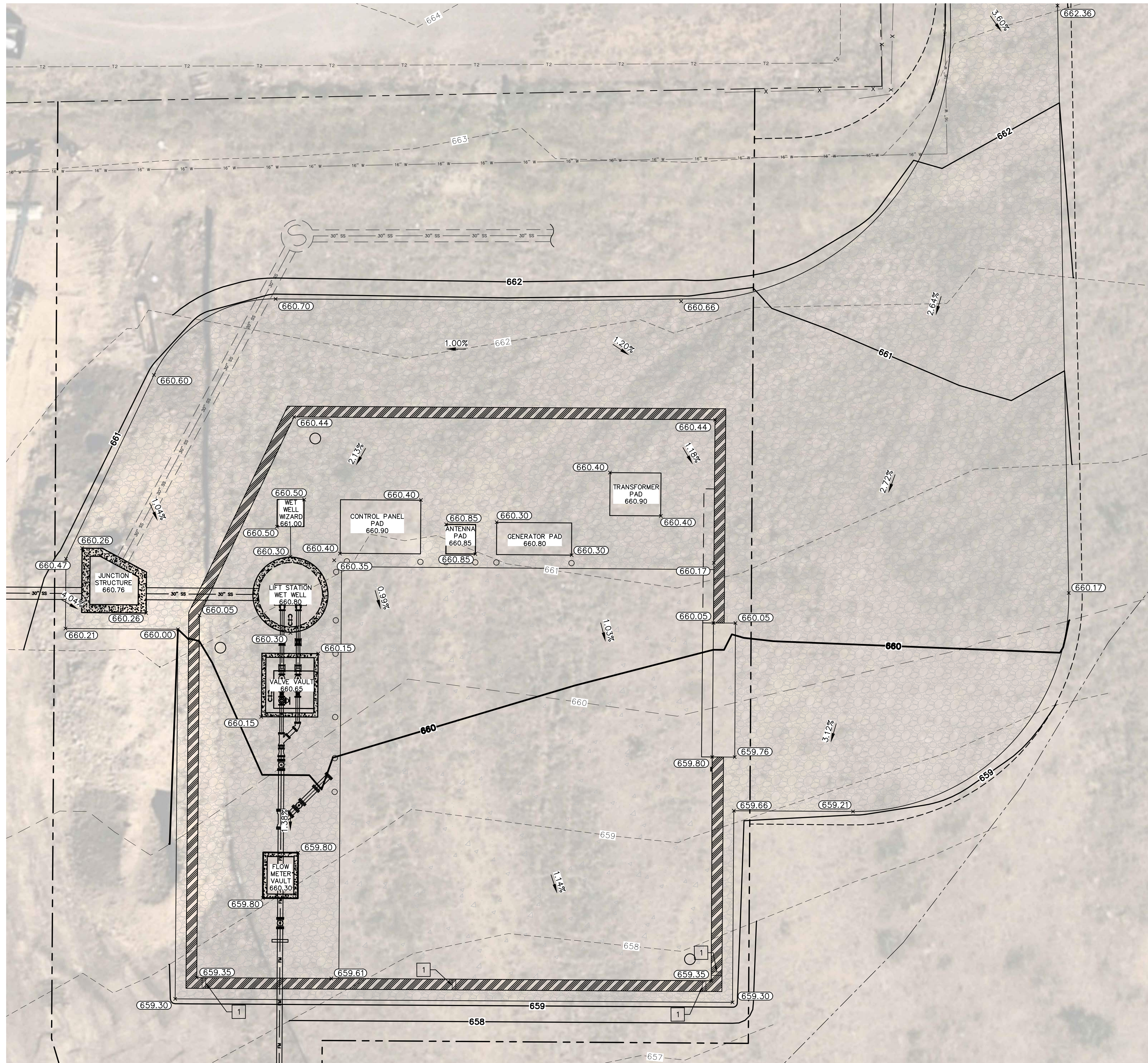
CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

YARD PIPING PLAN

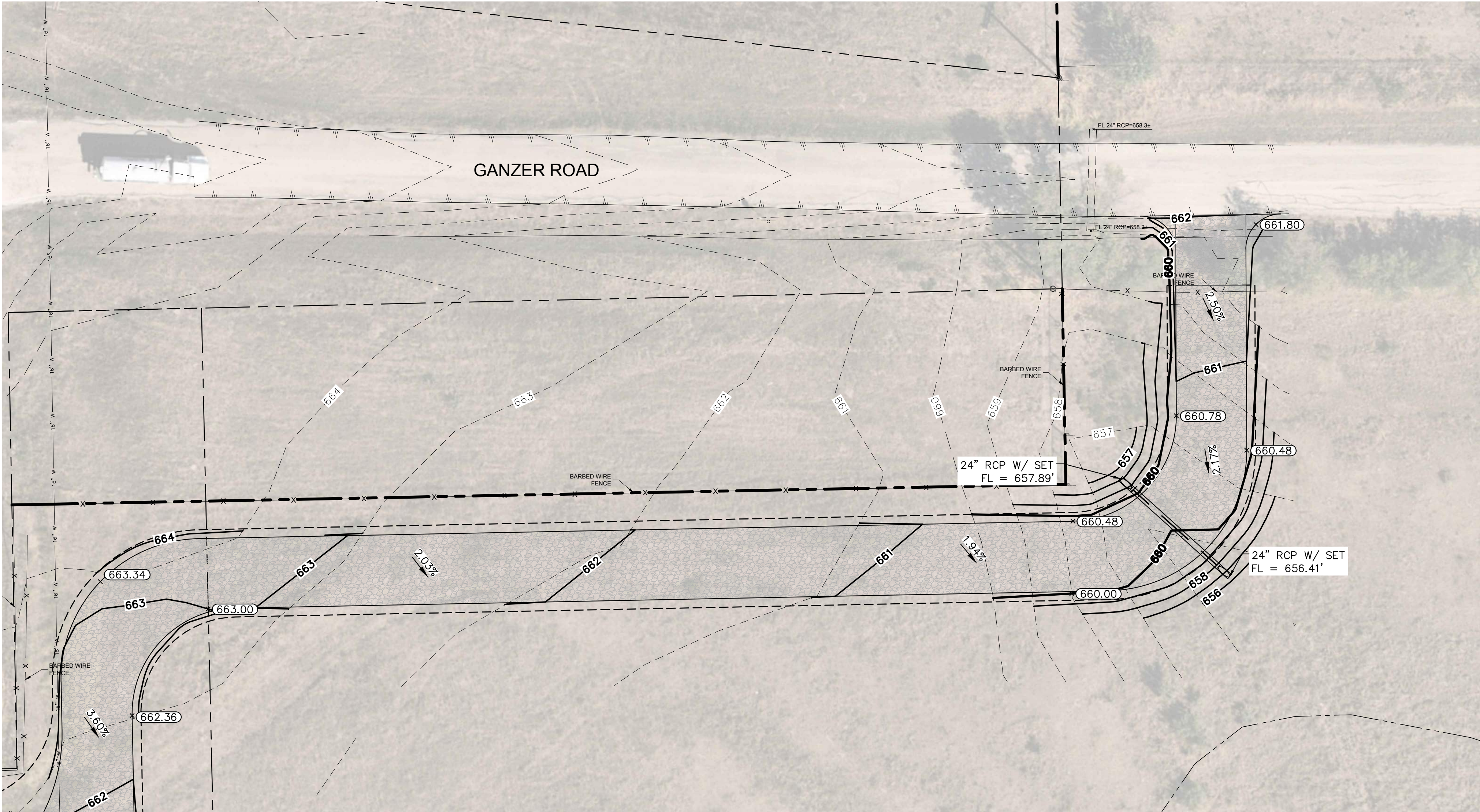
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KHA NO.:	061024063

SHEET

28



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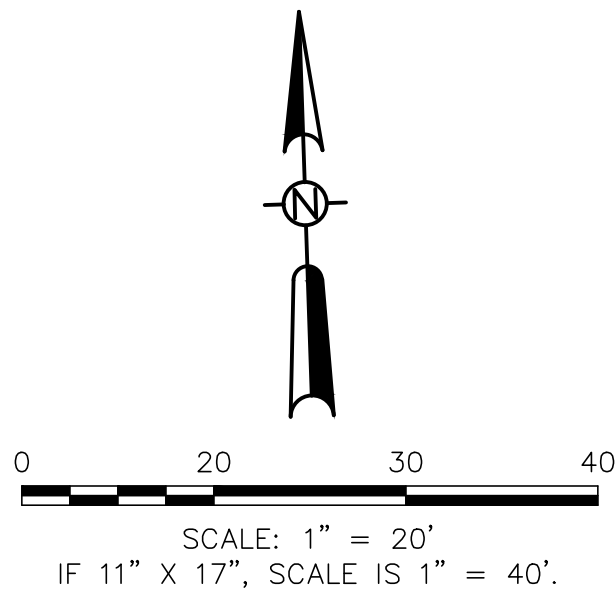


GRADING NOTES

1. IN ALL AREAS WHERE PAVEMENT OR STRUCTURES WILL BE CONSTRUCTED ON FILL, THE FILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL HAUL AWAY AND DISPOSE OF SURPLUS EXCAVATED MATERIALS AT NO ADDITIONAL COST. ANY REQUIRED PERMITS, OR OTHER ASSOCIATED DISPOSAL REQUIREMENTS, ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTOURS SHOWN ARE APPROXIMATE AND BASED ON GROUND CONDITIONS SURVEYED PRIOR TO DESIGN. IF THE GRADES AND ELEVATIONS ARE DIFFERENT THAN THAT OF THE GRADES AND ELEVATIONS SHOWN IN THE PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
4. CONTRACTOR SHALL COORDINATE THE LOCATIONS OF THE BOLLARDS AND WALL FOOTINGS SUCH THAT THEY ARE NOT IN CONFLICT WITH PAVEMENT OR DRAINAGE STRUCTURES.
5. UPON COMPLETION OF ALL CONSTRUCTION ACTIVITIES CONTRACTOR SHALL HYDROMULCH ALL DISTURBED AREAS OUTSIDE THE FENCE IN ACCORDANCE WITH NCTCOG ITEM 202.6.

LEGEND

	PROPERTY/RIGHT-OF-WAY LINE
	PROPOSED SANITARY FORCEMAIN PIPING
	PROPOSED GRAVITY SEWER PIPING
	PROPOSED GRAVEL DRIVE
	PROPOSED CONCRETE DRIVE
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED GROUND ELEVATION



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CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

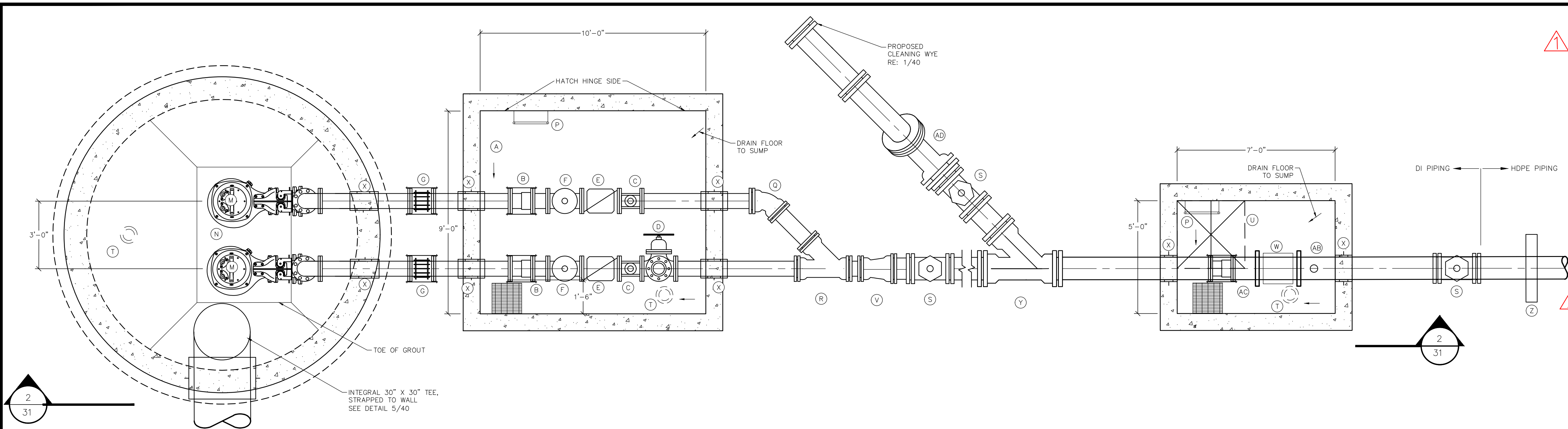
GRADING PLAN - SHEET 2 OF 2

DATE:	MARCH 2025
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SHEET

30

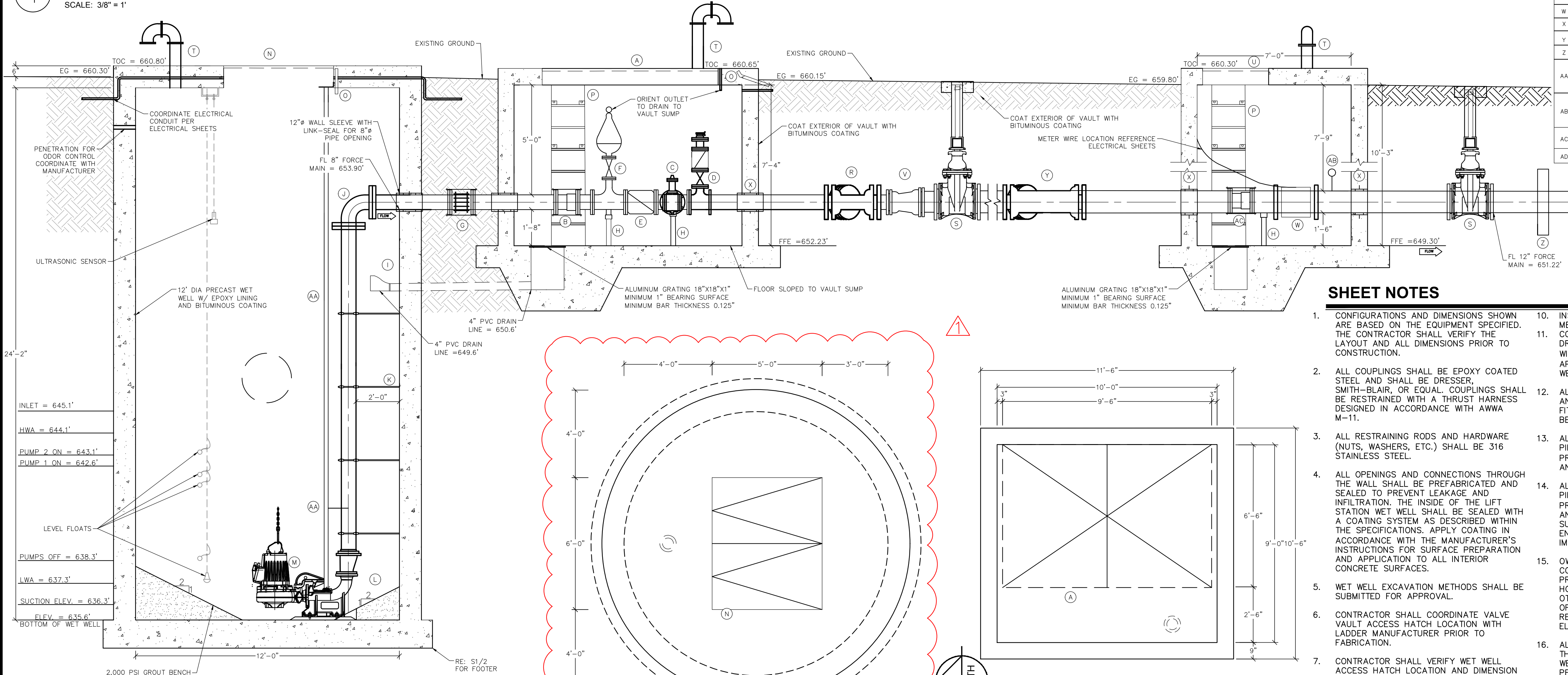
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INTERIOR PLAN VIEW

LIFT STATION WETWELL/VALVE & METER VAULT

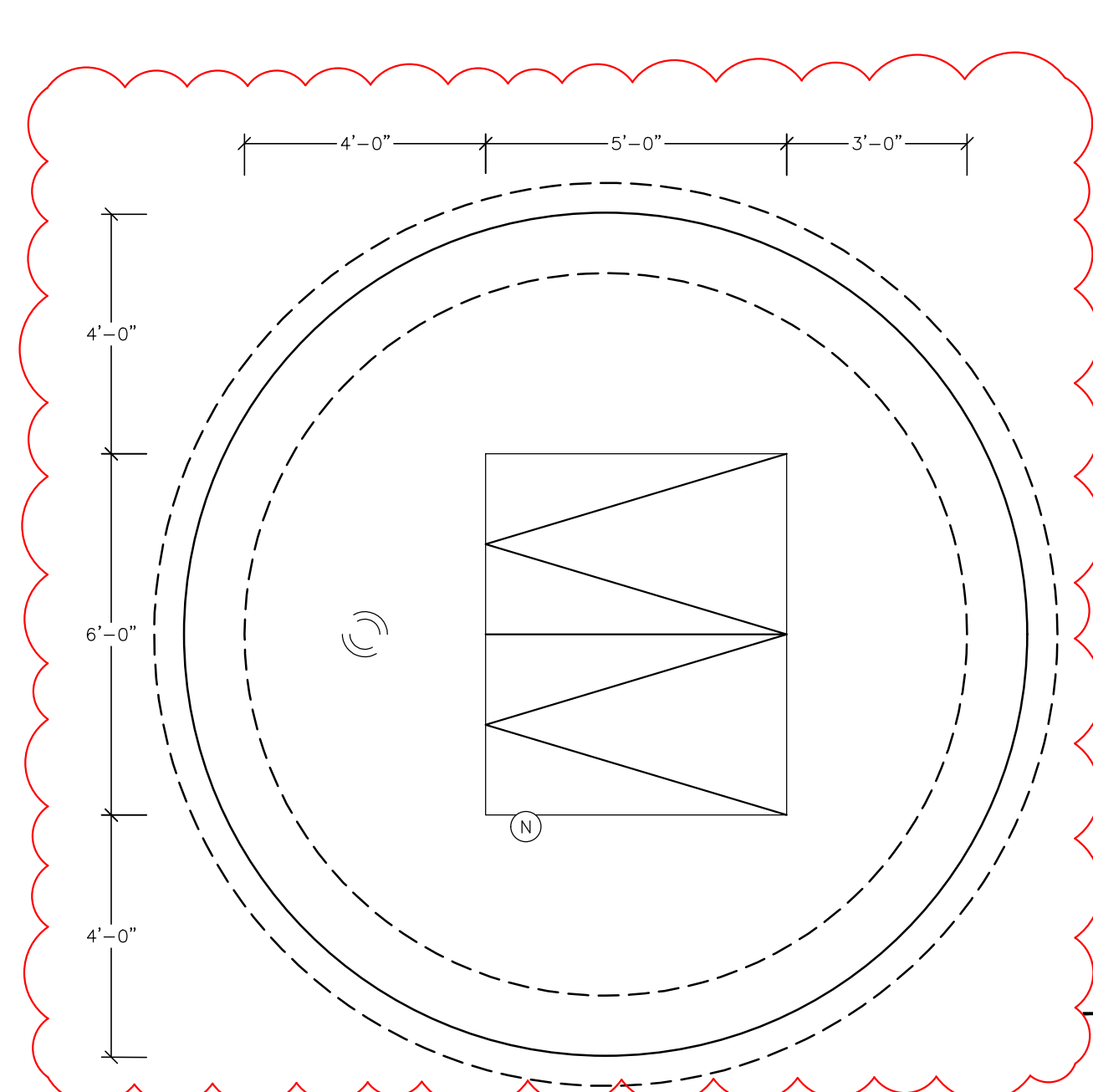
SCALE: 3/8" = 1'



SECTION VIEW

LIFT STATION WETWELL/VALVE & METER VAULT

SCALE: 3/8" = 1'



TOP DECK - PLAN VIEW

LIFT STATION WETWELL/VALVE VAULT

SCALE: 3/8" = 1'

EQUIPMENT/FITTING LIST		
MARK	DESCRIPTION	QUANTITY
A	9'-0" X 6'-0" CUSTOM DOUBLE LEAF ALUMINUM HATCH BILCO MODEL JD-AL H2O W/ ALUMINUM FALL PROTECTION GRATING OR APPROVED EQUAL	1
B	8" CAST IRON FLANGE COUPLING ADAPTOR, SMITH-BLAIR 912 WITH TIE RODS, RE: 3/41	2
C	8" PLUG VALVE, DeZURIK PLUG VALVE OR APPROVED EQUAL	2
D	8"x8" TEE, 8" CHECK VALVE, 8" GATE VALVE, & CAM-LOK QUICK CONNECT, W/ CAM-LOK COVER	1
E	8" SWING CHECK VALVE W/ OUTSIDE WEIGHT AND LEVER, DeZURIK OR APPROVED EQUAL	2
F	8"x3" TEE, 3" GATE VALVE, & 3" AIR VALVE (ARI MODEL D-0235T) RE: 4/39	2
G	8" RESTRAINED COUPLING, DRESSER STYLE 38 OR APPROVED EQUAL WITH TIE RODS, RE: 2/41	2
H	ADJUSTABLE PIPE SADDLE SUPPORT	5
I	4" PVC SCH 40 DRAIN LINE W/ 4" DUCKBILL CHECK VALVE, TIDFLEX TP-1 OR APPROVED EQUAL	1
J	8" - FL X FL 90° SHORT RADIUS BEND	2
K	LATERAL PIPE SUPPORT AT 4' INTERVALS (TYP.) 316 STAINLESS STEEL	14
L	8"x8" FL X FL ECCENTRIC REDUCER	2
M	SUBMERSIBLE PUMP AS INDICATED IN SECTION 33 25 02. MODEL: XLEM-FLYGT - NP 3301 HT 3 ~ 464	2
N	8'-0" X 5'-0" CUSTOM DOUBLE LEAF ALUMINUM HATCH BILCO MODEL JD-AL H2O OR APPROVED EQUAL W/ ALUMINUM FALL PROTECTION GRATING OR APPROVED EQUAL	1
O	1 1/2" PVC HATCH DRAIN	2
P	ALUMINUM LADDER W/ SAFETY CLIMB (HANDRAIL SUPPORT SYSTEM)	2
Q	8" - 45° MJ BEND	1
R	8"x8" MJ WYE	1
S	12" RESILIENT SEATED MJ X MJ GATE VALVE & BOX, RE: 2/40	3
T	8" DIP VENT PIPE W/ INSECT SCREEN RE: 3/39	3
U	3'-0" X 3'-0" CUSTOM DOUBLE LEAF ALUMINUM HATCH BILCO MODEL JD-AL H2O W/ ALUMINUM FALL PROTECTION GRATING OR APPROVED EQUAL	1
V	8" X12" REDUCER	1
W	ELECTROMAGNETIC FLOW METER	1
X	WALL PENETRATION (TYPICAL), RE: 3/40	11
Y	12"x12" MJ WYE	1
Z	HDPE TRANSITION ANCHOR BLOCK, RE: 4/40	1
AA	STAINLESS STEEL ANGLE IRON 3"x3" GUIDE RAIL SUPPORTS (MAX 10'-FT INTERVALS, COORDINATE WITH PUMP MANUFACTURER FOR FUNCTIONAL PUMP REMOVAL SYSTEM).	2
AB	4-20 MA PRESSURE TRANSMITTER, 1" TAP WITH STAINLESS STEEL BALL VALVE PRESSURE TRANSMITTER, RE: 2/39	1
AC	12" CAST IRON FLANGE COUPLING ADAPTOR, SMITH-BLAIR 912 WITH TIE RODS, RE: 3/17	1
AD	12" - 45° MJ BEND	1

SHEET NOTES

- CONFIGURATIONS AND DIMENSIONS SHOWN ARE BASED ON THE EQUIPMENT SPECIFIED. THE CONTRACTOR SHALL VERIFY THE LAYOUT AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL COUPLINGS SHALL BE EPOXY COATED STEEL AND SHALL BE DRESSER, SMITH-BLAIR, OR EQUAL COUPLINGS SHALL BE RESTRAINED WITH A THRUST HARNESS DESIGNED IN ACCORDANCE WITH AWWA M-11.
- ALL RESTRAINING RODS AND HARDWARE (NUTS, WASHERS, ETC.) SHALL BE 316 STAINLESS STEEL.
- ALL OPENINGS AND CONNECTIONS THROUGH THE WALL SHALL BE PREFABRICATED AND SEALED TO PREVENT LEAKAGE AND INFILTRATION. THE INSIDE OF THE LIFT STATION WET WELL SHALL BE SEALED WITH A COATING SYSTEM AS DESCRIBED WITHIN THE SPECIFICATIONS. APPLY COATING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR SURFACE PREPARATION AND APPLICATION TO ALL INTERIOR CONCRETE SURFACES.
- WET WELL EXCAVATION METHODS SHALL BE SUBMITTED FOR APPROVAL.
- CONTRACTOR SHALL COORDINATE VALVE VAULT ACCESS HATCH LOCATION WITH LADDER MANUFACTURER PRIOR TO FABRICATION.
- CONTRACTOR SHALL VERIFY WET WELL ACCESS HATCH LOCATION AND DIMENSION WITH PUMP MANUFACTURER PRIOR TO FABRICATION. HATCH ENTRY SHALL BE FROM THE NORTH
- PROVIDE 316 STAINLESS STEEL ANCHOR BOLTS FOR PUMP BASE MOUNTING.
- REFERENCE SPECIFICATIONS FOR LIFT STATION EQUIPMENT.
- INSTALL ISOLATION KITS BETWEEN DISSIMILAR METAL PIPING.
- CONTRACTOR SHALL SUBMIT ORIGINAL SHOP DRAWINGS DEMONSTRATING CONFORMANCE WITH ASTM C-478 AND ASTM C-857 (AS APPLICABLE) FOR THE PROPOSED PRECAST WET WELL AND WET WELL TOP.
- ALL UNDERGROUND DUCTILE IRON PIPING AND FITTINGS SHALL BE POLYWRAPPED. ALL FITTINGS BETWEEN DUCTILE IRON PIPE SHALL BE RESTRAINED WITH MEGALUG FITTINGS
- ALL BURIED DUCTILE IRON FORCE MAIN PIPING AND FITTINGS SHALL BE LINED WITH PROTECTO 401 (P401) OR APPROVED EQUAL AND ASPHALTIC COATED PER AWWA C151.
- ALL NON-BURIED DUCTILE IRON FORCE MAIN PIPING AND FITTINGS SHALL BE LINED WITH PROTECTO 401 (P401) OR APPROVED EQUAL AND COATED WITH A COATING SYSTEM SUITABLE FOR THE WASTEWATER ENVIRONMENT TO INCLUDE WASTEWATER IMMERSION.
- OWNER WILL PROVIDE FLOAT SWITCHES. CONTRACTOR WILL COORDINATE WITH OWNER PRIOR TO INSTALLATION OF SS SUPPORT HOOKS INSIDE THE WET WELL. FLOATS AND OTHER INSTRUMENTATION SHALL BE CLEAR OF PUMPS AND NOT INTERFERE WITH REMOVAL OR INSTALLATION OF PUMPS. SEE ELECTRICAL SHEETS FOR PLACEMENT.
- ALL ELECTRICAL CONDUIT TO BE RUN THROUGH WET WELL SLAB BETWEEN TOP OF WET WELL AND BOTTOM OF HATCH. NO PENETRATIONS FOR CONDUIT OR ELECTRICAL LINES IN WET WELL WILL BE PERMITTED. CONTRACTOR TO COORDINATE LOCATION WITH OWNER.
- SOME ITEMS HAVE BEEN ROTATED FOR CLARITY.

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TYPE Firm No. 028
801 Cherry St., Suite 1300
Ft. Worth, TX 76102
P: 817-395-0811

By Date
CPI 01/21/25
Revision
1. SHEET UPDATE
2. SHEET UPDATE

03/17/2025
SEAL
CITY OF DENTON
PROJECT NO. 120045
PROPOSED
LIFT STATION

02/07/25
CPI

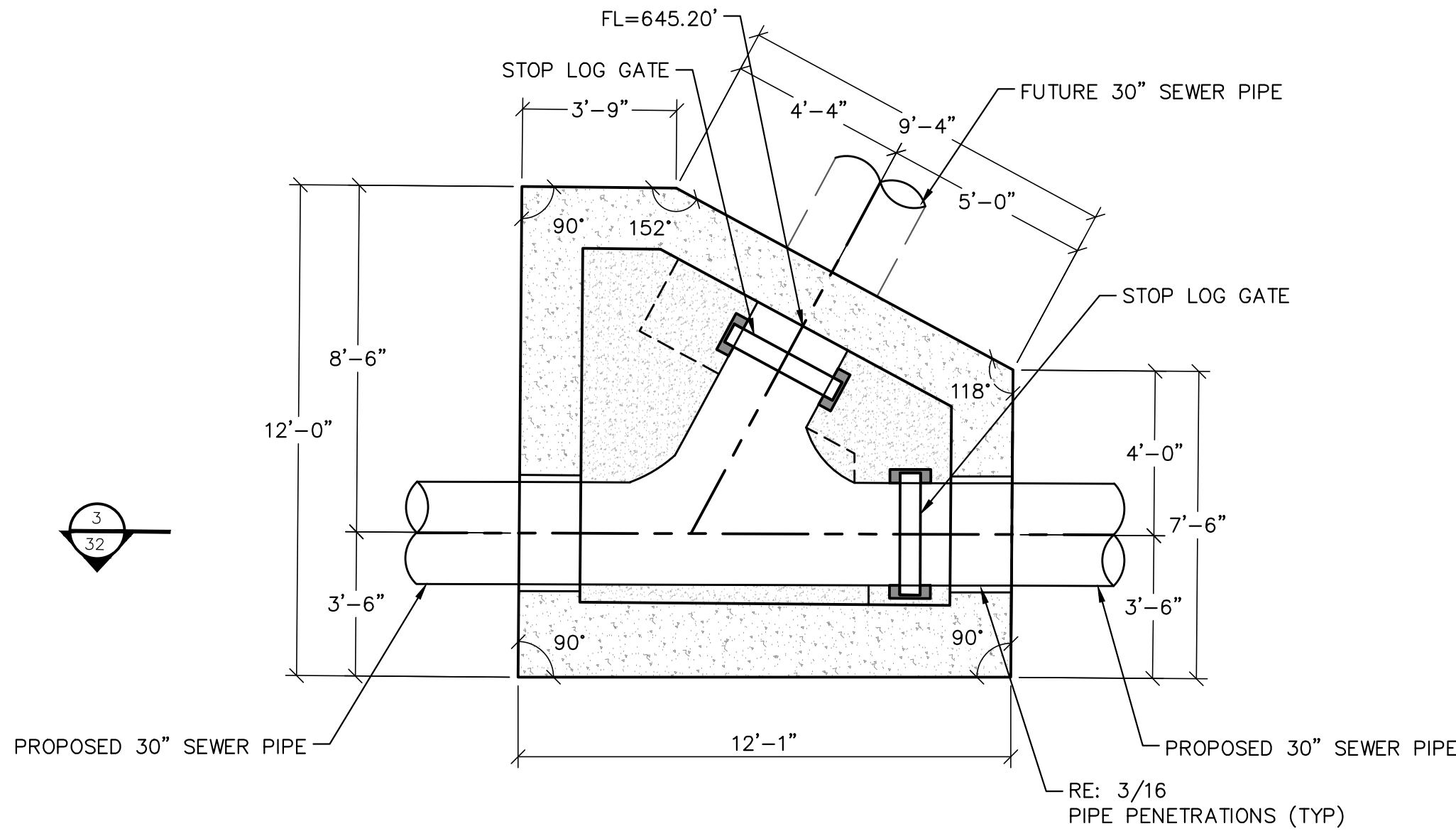
CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZNER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

**MECHANICAL PLAN
AND SECTION**

DATE: MARCH 2025
DESIGN: CPI
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KHA NO.: 061024063

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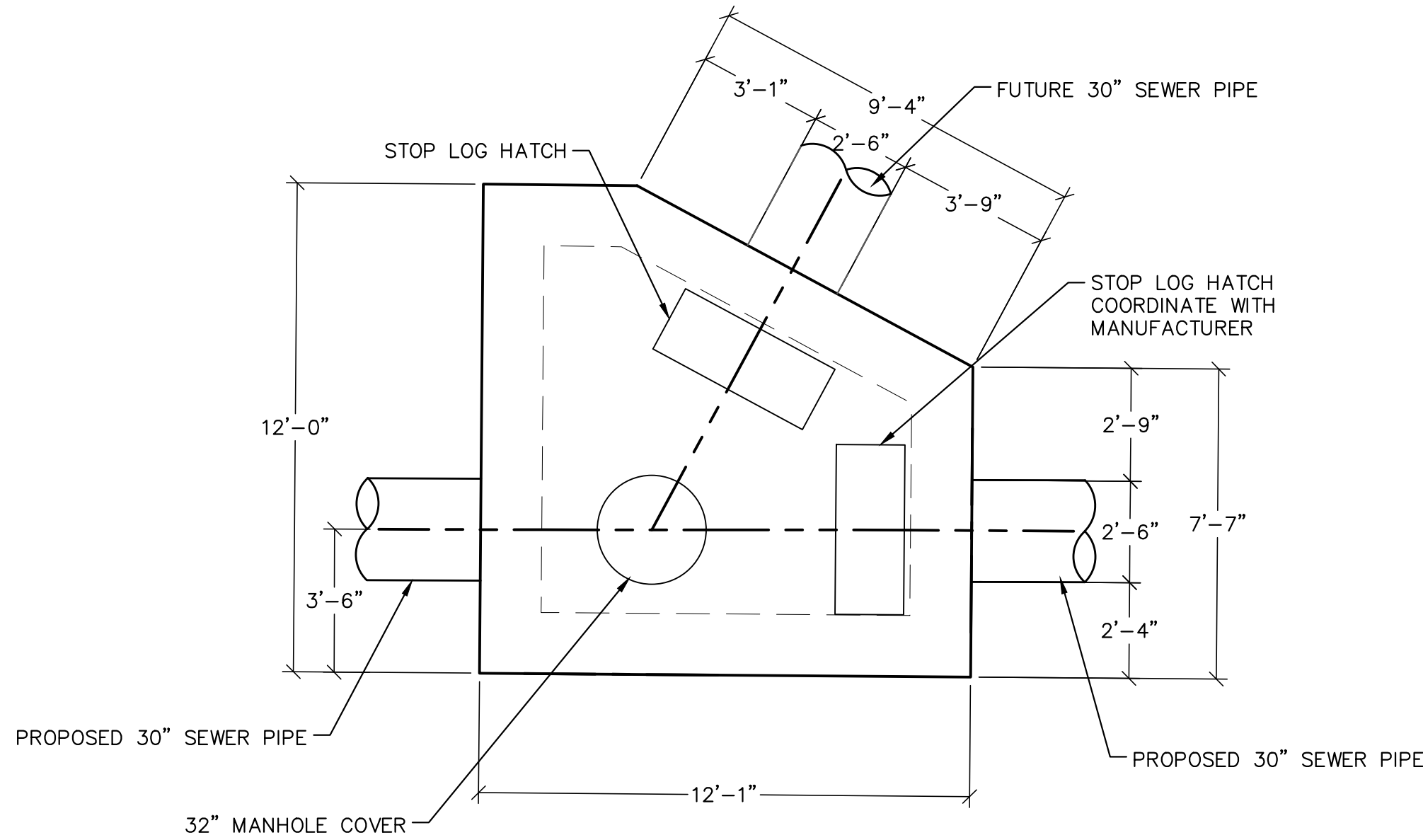
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INTERIOR PLAN VIEW
JUNCTION STRUCTURE

1

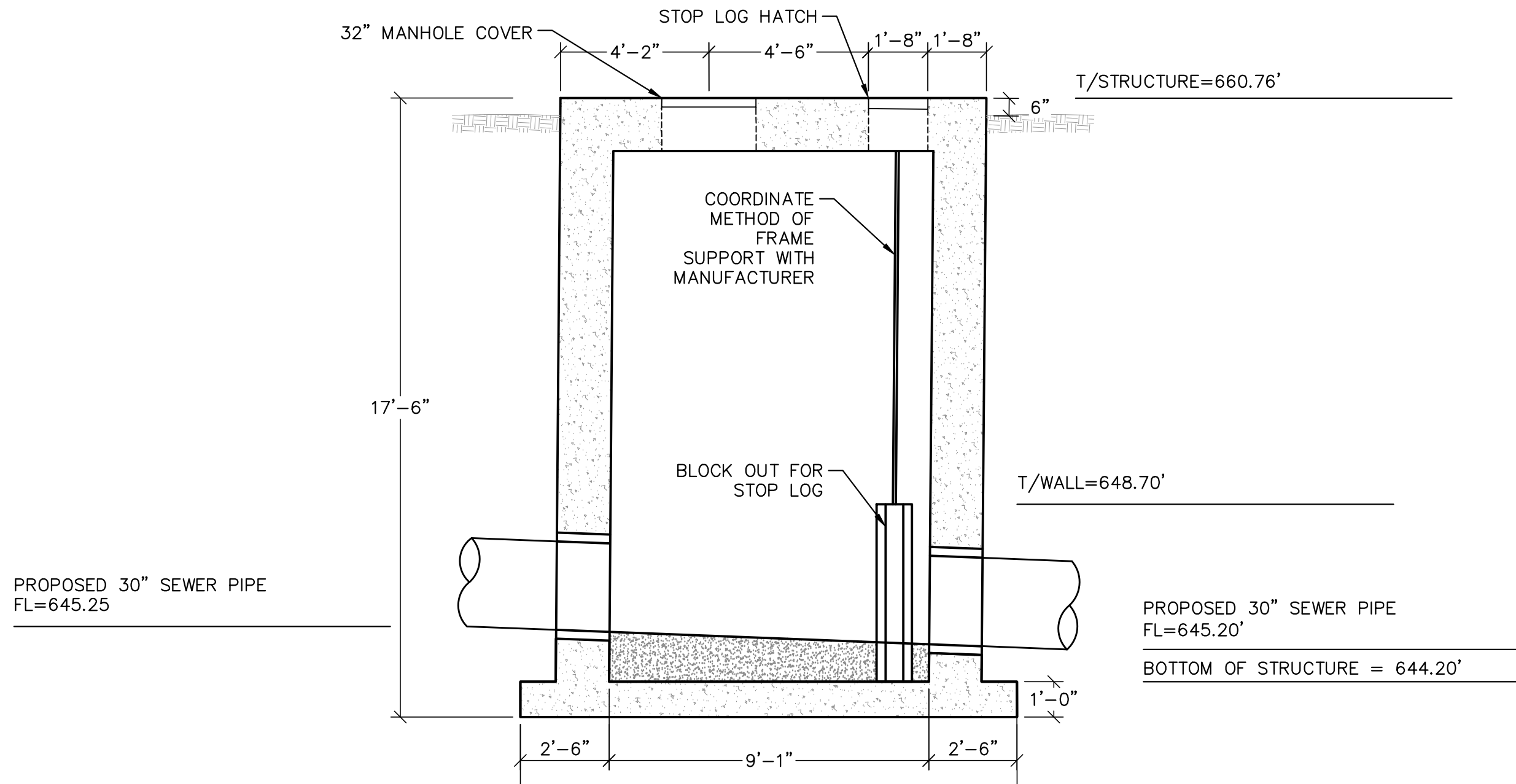
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TOP DECK - PLAN VIEW
JUNCTION STRUCTURE

2

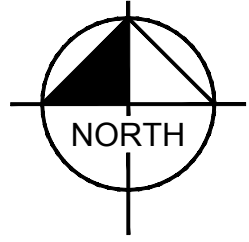
SCALE: 3/8" = 1'



SECTION VIEW
JUNCTION STRUCTURE

3

SCALE: 3/8" = 1'



SHEET NOTES

- ALL INTERIOR SURFACES OF JUNCTION STRUCTURE INCLUDING TOP SHALL BE EPOXY LINED.
- CONSTRUCT CAST-IN-PLACE JUNCTION STRUCTURE IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS.
- IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION FOR ANY STRUCTURES, CONSULT THE GEOTECHNICAL REPORT FOR DEWATERING AND SEEPAGE PREVENTION GUIDANCE.
- ALL BELOW GRADE WALLS SHALL BE WATER PROOFED AND WATER SEALS SHOULD BE INSTALLED AT ALL CONSTRUCTION JOINTS.
- CONTRACTOR TO VERIFY ELEVATIONS FOR EXISTING UPSTREAM AND DOWNSTREAM SANITARY SEWER LINE CONNECTIONS PRIOR TO POURING BASE SLAB, AS PROPOSED FLOW LINES MAY NEED MODIFICATIONS TO ACCOMMODATE EXISTING FIELD CONDITIONS.
- STOP LOGS AND FRAMES SHALL BE FONTAINE SERIES 95 STAINLESS STEEL ASTM A-240 TYPE 304L OR 316L IN ACCORDANCE WITH SPEC SECTION 33 39 70. CHANNEL WIDTH SHALL BE 36" TALL. SHOP DRAWINGS SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO FABRICATION OF THE STOP LOGS AND FRAMES IN ACCORDANCE WITH SPEC SECTION 33 39 70.
- STOP LOGS SHOULD BE STORED ON LIFT STATION SITE FOR CITY USE.

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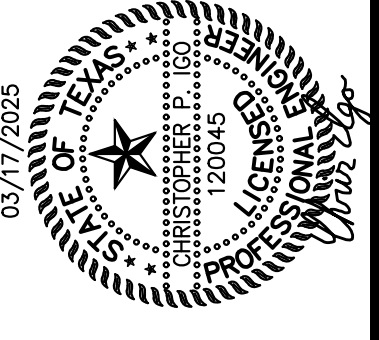
TYPE Firm No. 028
P. 87-935-031
801 Cherry St., Suite 1300
Ft. Worth, TX 76102

By

Date

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IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

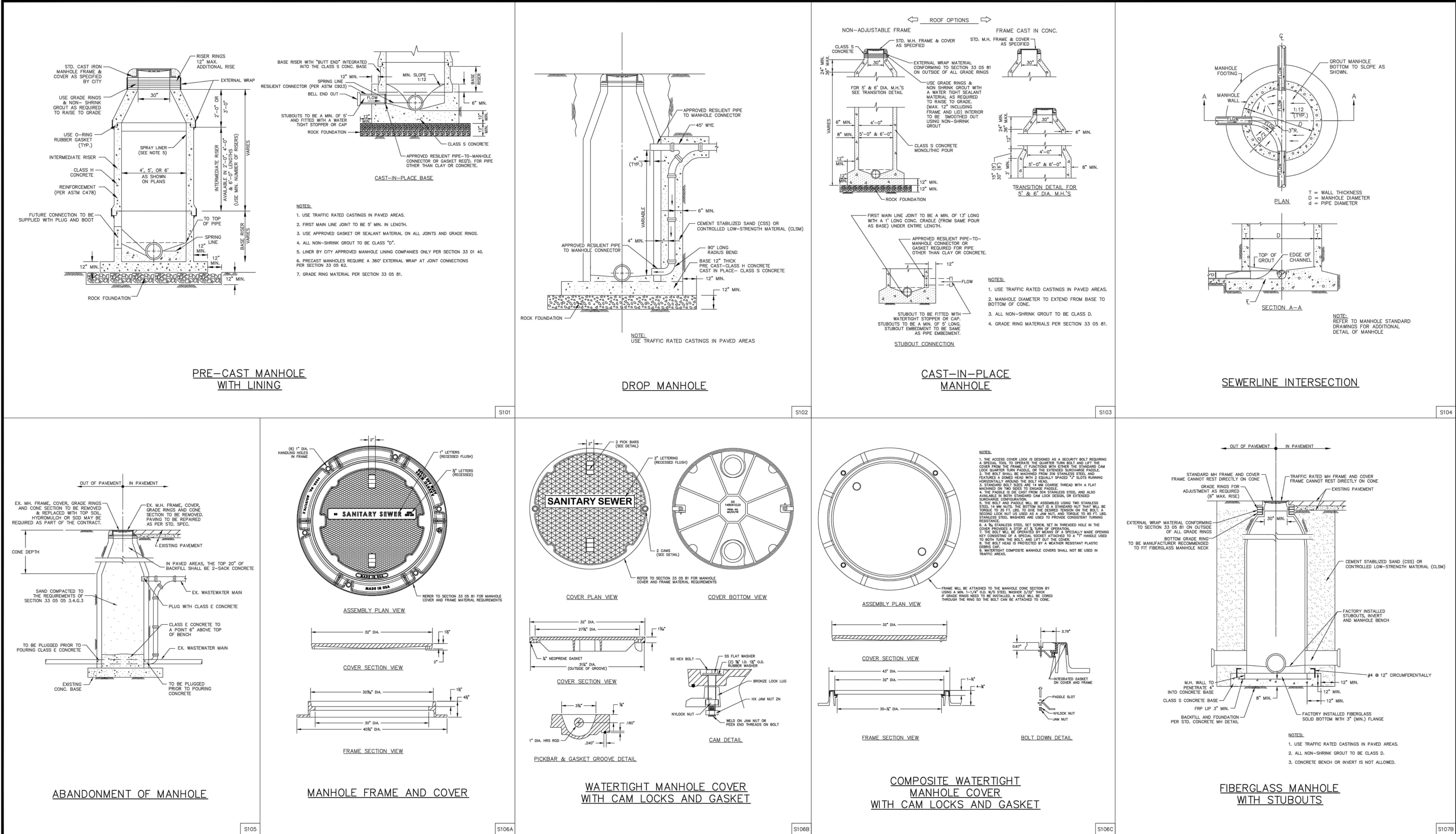
JUNCTION STRUCTURE
PLAN AND SECTION

DATE:	MARCH 2025
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CHECKED:	JRA
KHA NO.:	061024063

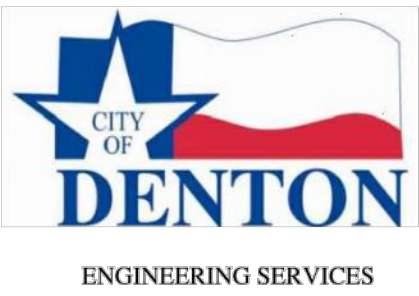
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32

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ENTERED BY	PROJECT #	DATE	SCALE	CERTIFICATION:
DESIGNED BY	DATE	JUL. 2024	HOR 1"= N.T.S.	THIS CITY OF DENTON STANDARD
CHECKED BY	REVISION	SHEET No.	VER 1"= N/A	DETAIL SHEET IS AUTHORIZED FOR
PROJ. ENGR.		5 OF 25		USE IN THIS PROJECT BY THE
PATH S:\Water Engineering\Engr\Design\Standard Details\wastewater details\Wastewater Detail Sheet 1-3.dwg				ENGINEER WHOSE SEAL APPEARS
				HEREON, AND WHO CERTIFIES THE
				CONTENT OF THE DETAILS AND NOTES
				HEREIN HAVE NOT BEEN ALTERED
				AND ASSUMES RESPONSIBILITY FOR
				APPROPRIATE USE OF THE
				STANDARDS WITHIN THIS SHEET.



STANDARD DETAILS

WASTEWATER DETAILS

Kimley»Horn

TYPE Firm No. 928 P. 87-998-981

801 Cherry St. Suite 1300 Ft. Worth, TX 76102

By

Revision

No.

03/17/2025

SEAL

PROF. ENGINEER

120045

Kimley»Horn

CITY OF DENTON

IH-35 SPLIT TO MILAM PHASE 2

GANZNER ROAD LIFT STATION,

FORCE MAIN AND GRAVITY SEWER

VOLUME 1

DATE: MARCH 2025

DESIGN: CPT

DRAWN: NDCH

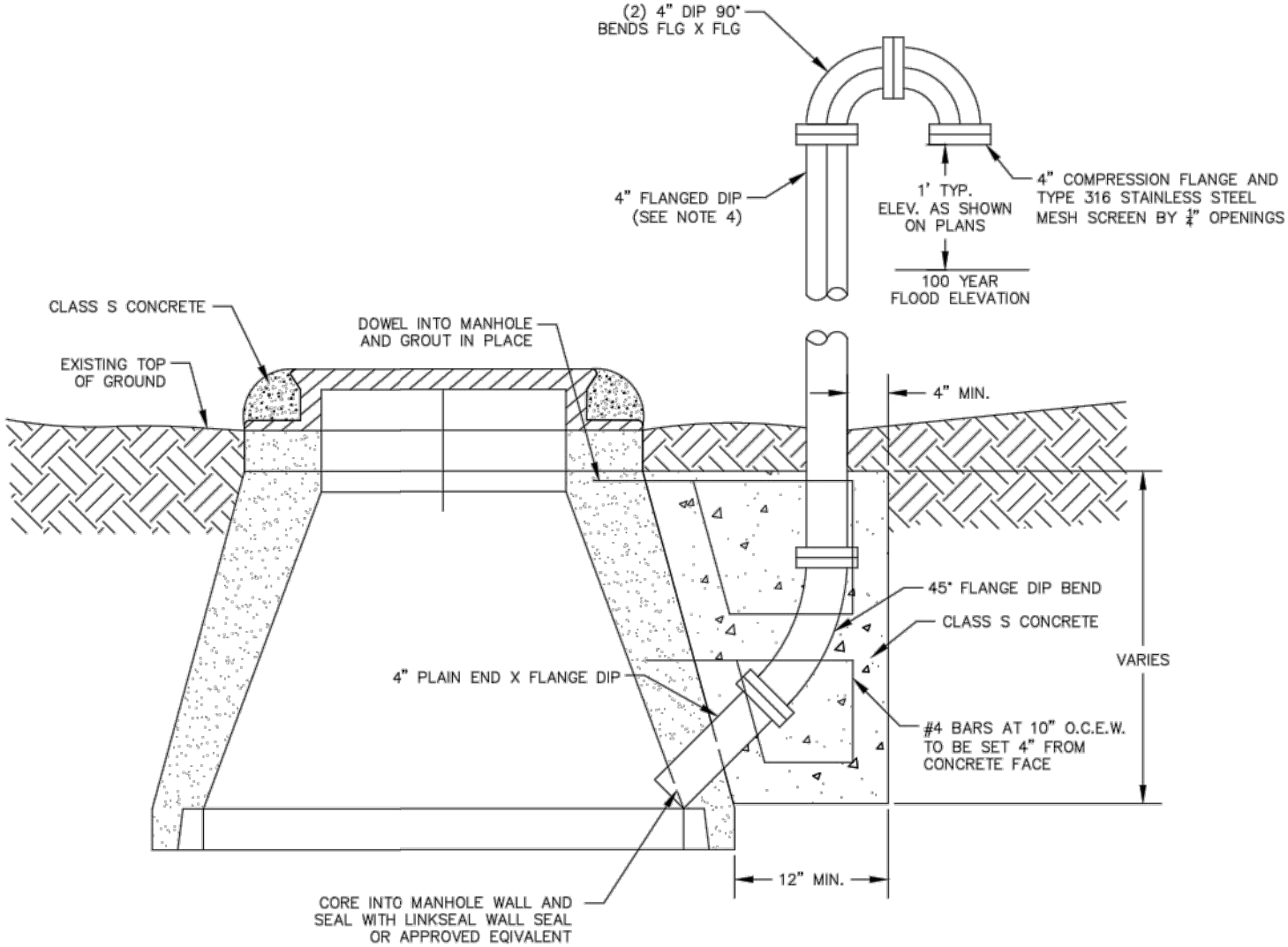
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KHA NO.: 061024063

SHEET

33

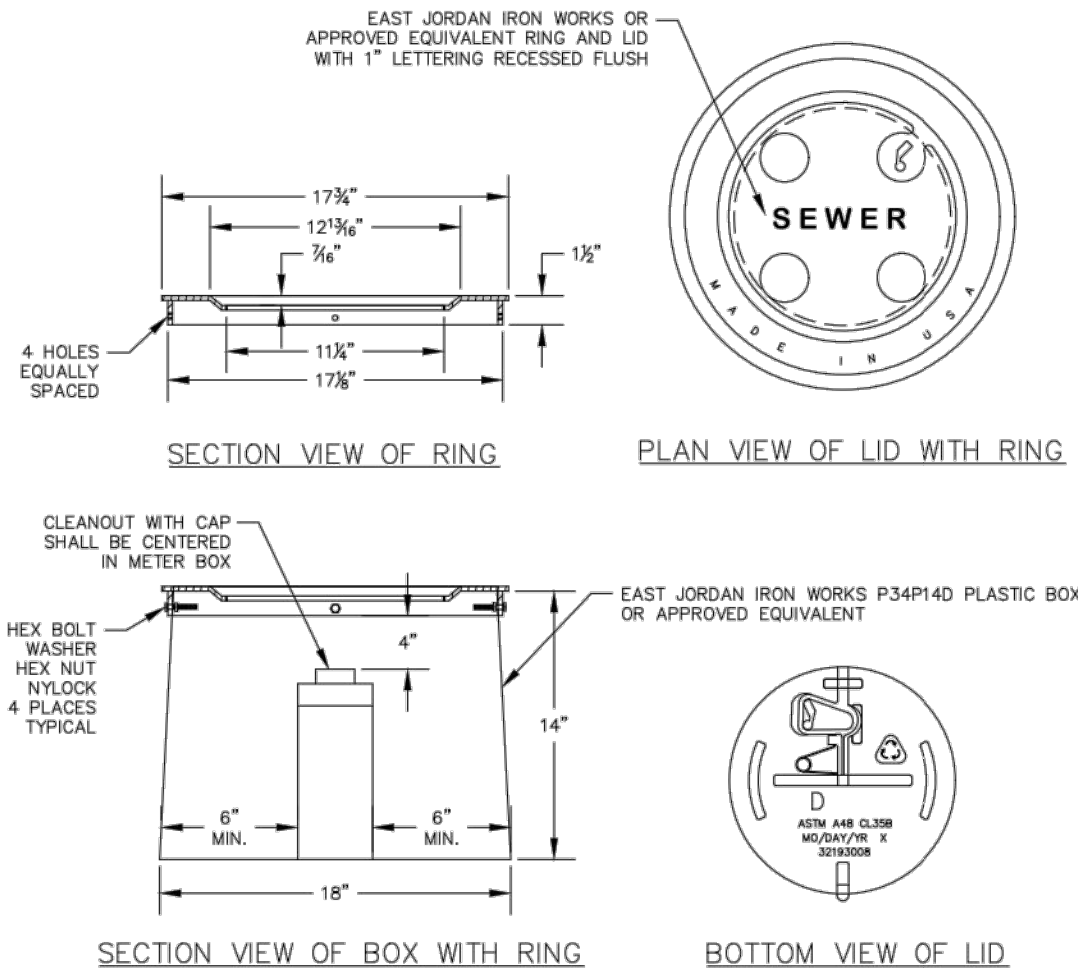
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- NOTES:
- DUCTILE IRON PIPE AND FITTINGS SHALL HAVE 40 MIL POLYETHYLENE INTERIOR COATING.
 - ALL BOLTS AND NUTS TO BE TYPE 316 STAINLESS STEEL.
 - FINISH COATING:
 - WIRE BRUSH TO REMOVE ALL DIRT AND CONC. AND TO ROUGH UP FINISH.
 - APPLY ONE PRIME COAT OF TNECOC SERIES 37 CHEM PRIME (GRAY) TO 3 MILS DRY THICKNESS. GIVE SPECIAL ATTENTION (NO SECOND COAT) TO CORNERS AND BOLTS.
 - APPLY ONE FINISH COAT OF TNECOC SERIES 48-38 ALKYL ALUMINUM TO 2 MILS DRY THICKNESS.
 - VENT PIPES TALLER THAN 6' TO BE 6" DUCTILE IRON PIPE AND FITTINGS.
 - REFLECTIVE TAPE TO BE PLACED ON VENT 4.05 FEET ABOVE FINAL GRADE.

VENT MANHOLE

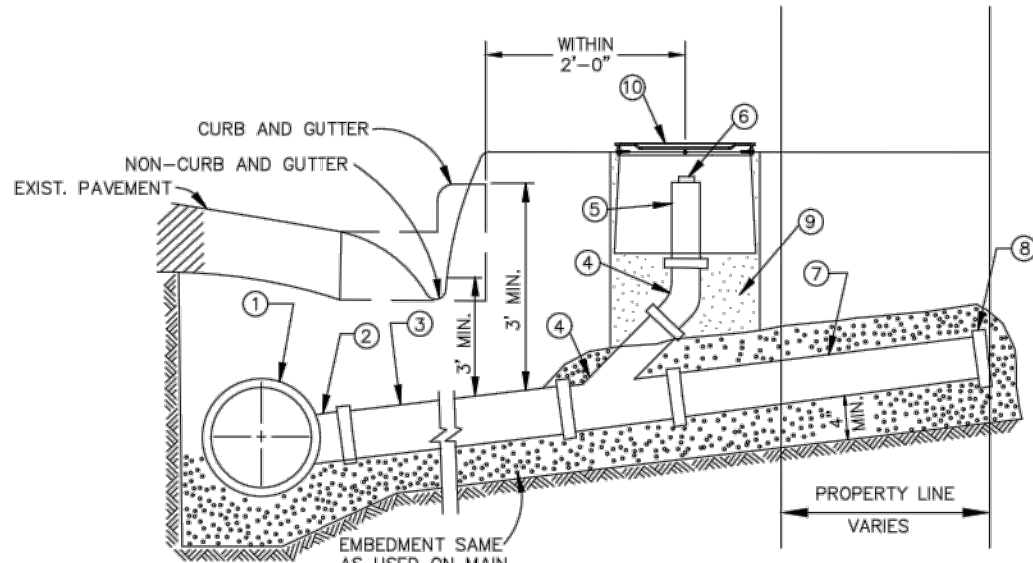
S108



18" X 14" PLASTIC BOX WITH SEWER LID

S201

- KEY:
- WASTEWATER MAIN
 - WYE
 - WASTEWATER LATERAL (LENGTH VARIES)
 - WYE AND 45° BEND FOR RISER
 - STACK (LENGTH VARIES)
 - WASTEWATER LATERAL CLEANOUT CAP
 - WASTEWATER LATERAL (LENGTH VARIES)
 - END CAP AT EASEMENT LINE OR PROPERTY LINE
 - NATURAL FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY
 - 18" X 14" PLASTIC BOX WITH SEWER LID

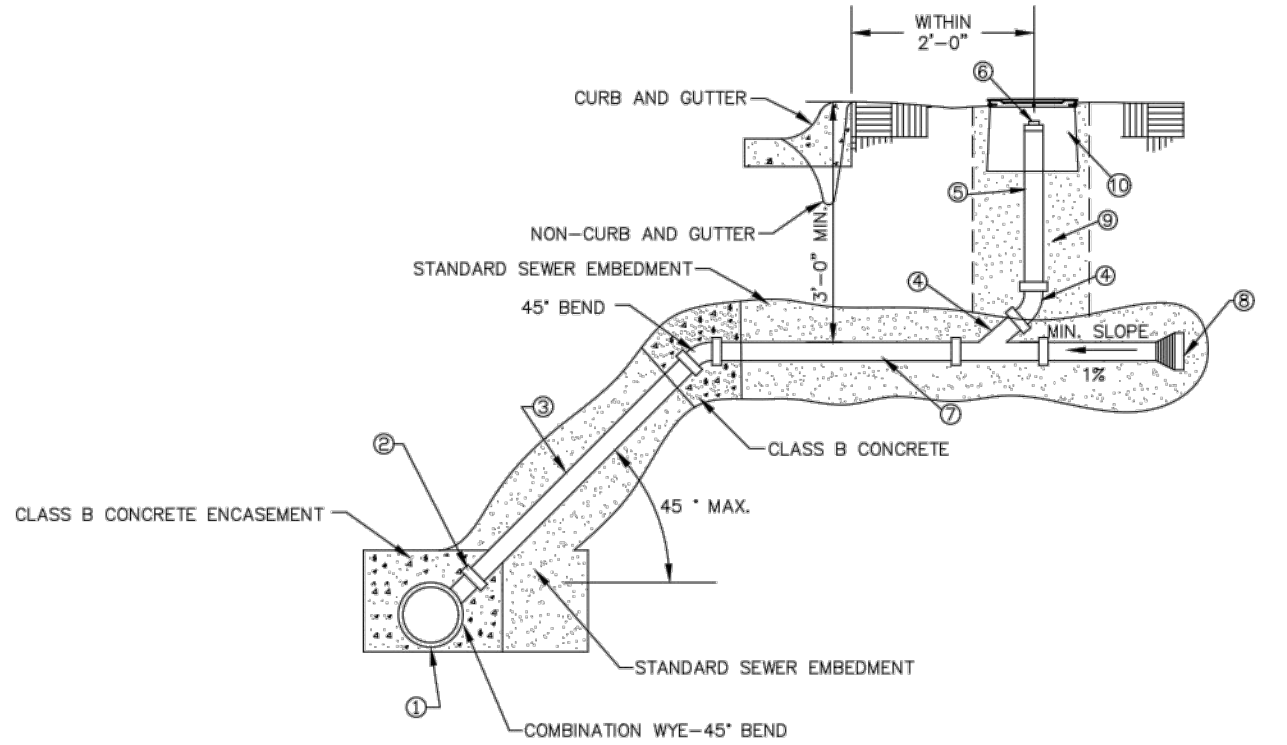


- NOTES:
- SERVICE TO BE INSTALLED IN ACCORDANCE WITH CITY OF DENTON SPEC. SECTION 33.31.16.
 - SIZE OF SERVICE LINE PIPING AND FITTINGS PER PLANS OR CITY OF DENTON WATER & WASTEWATER CRITERIA MANUAL.
 - SLOPE OF LATERAL TO BE 2% MINIMUM UNLESS INSTRUCTED OTHERWISE BY CITY.
 - VERTICAL BENDS (22.5° MAX.) MAY BE USED TO CLEAR UNDERGROUND CONFLICTS.
 - THE MAINLINE LATERAL CONNECTION TO AN EXISTING PRIVATE BUILDING LATERAL SHALL BE AS CLOSE TO THE PROPERTY LINE AS POSSIBLE.
 - INSTALL STOPPER OR CAP AT PROPERTY OR EASEMENT LINE IF BUILDING LATERAL DOES NOT EXIST.
 - THE CLEANOUT MAY NOT BE PLACED IN VEHICLE TRAFFIC AREAS, OR SIDEWALK WITHOUT APPROVAL BY THE WASTEWATER DEPARTMENT.
 - FOR PAVED AREAS, A CAST IRON STACK AND CLEANOUT SHALL BE USED IN PLACE OF PVC PIPE, FITTINGS AND PLASTIC BOX. THE CAST IRON STACK AND CLEANOUT SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE PAVEMENT AND CONFORM TO ASTM A48 CLASS 35B STANDARDS.
 - THE CLEANOUT SHALL BE CENTERED IN PLASTIC BOX.
 - CENTER OF CLEANOUT TO BE LOCATED NO FURTHER THAN 2'-0" BEHIND BACK OF CURB. FOR UNCURED STREETS, CLEANOUT TO BE LOCATED OUTSIDE OF THE DRAINAGE DITCH.
 - PLUMBERS NOT ALLOWED TO CONNECT TO STACK, ONLY TO THE BOTTOM OF WYE.
 - AN "S" SHALL BE ETCHED INTO THE CURB WHERE THE SERVICE LINE CROSSES THE CURB & GUTTER AND PAINTED GREEN.

SANITARY SEWER SERVICE WITH SINGLE CLEANOUT

S403

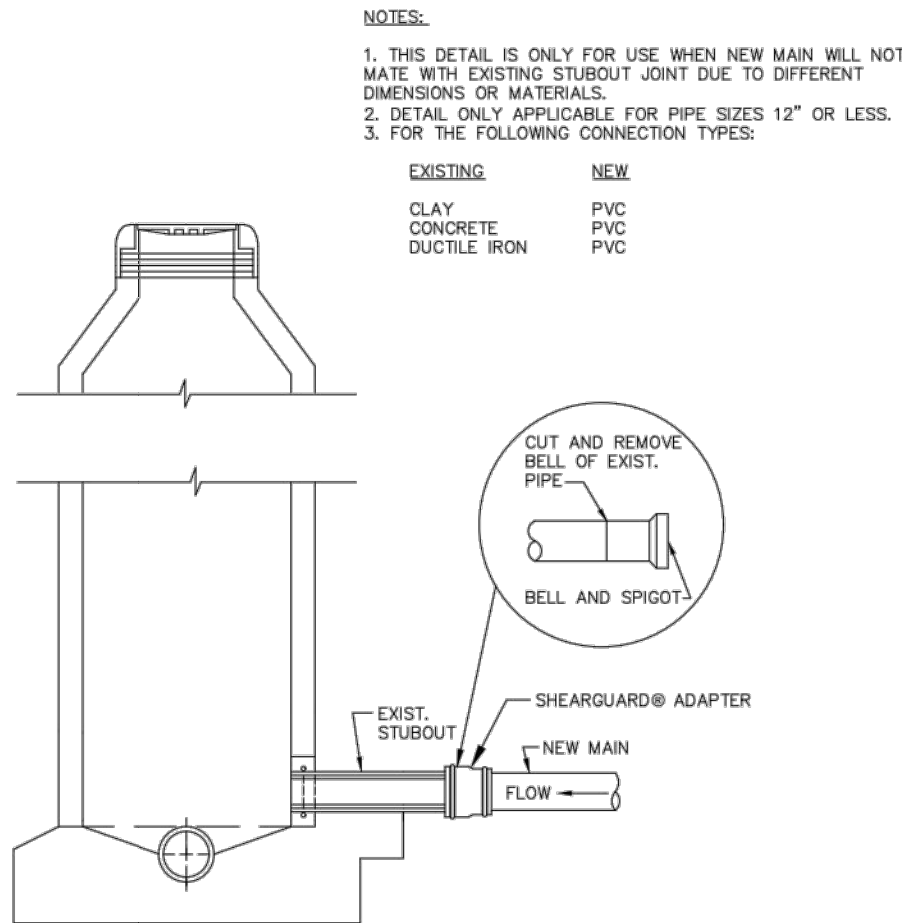
- KEY:
- WASTEWATER MAIN
 - WYE
 - WASTEWATER LATERAL (LENGTH VARIES)
 - WYE AND 45° BEND FOR RISER
 - STACK (LENGTH VARIES)
 - WASTEWATER LATERAL CLEANOUT CAP
 - WASTEWATER LATERAL (LENGTH VARIES)
 - END CAP AT EASEMENT LINE OR PROPERTY LINE
 - NATURAL FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY
 - 18" X 14" PLASTIC BOX WITH SEWER LID



- NOTES:
- SERVICE TO BE INSTALLED IN ACCORDANCE WITH CITY OF DENTON SPEC. SECTION 33.31.16.
 - SIZE OF SERVICE LINE PIPING AND FITTINGS PER PLANS OR CITY OF DENTON WATER & WASTEWATER CRITERIA MANUAL.
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 - CONNECTION FITTING TO MAIN TO BE ENCASED IN CLASS B CONCRETE.
 - THE CLEANOUT SHALL BE CENTERED IN PLASTIC BOX.
 - CENTER OF CLEANOUT TO BE LOCATED NO FURTHER THAN 2'-0" BEHIND BACK OF CURB. FOR UNCURED STREETS, CLEANOUT TO BE LOCATED OUTSIDE OF THE DRAINAGE DITCH.
 - PLUMBERS NOT ALLOWED TO CONNECT TO STACK, ONLY TO THE BOTTOM OF WYE.
 - AN "S" SHALL BE ETCHED INTO THE CURB WHERE THE SERVICE LINE CROSSES THE CURB & GUTTER AND PAINTED GREEN.

SANITARY SEWER SERVICE WITH SINGLE CLEANOUT 12' DEEP OR GREATER

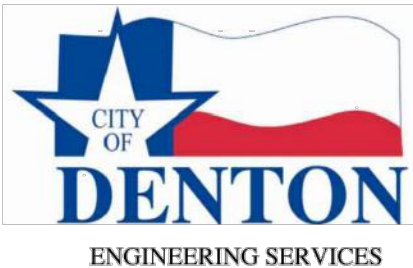
S404



SANITARY SEWER MAIN TIE-IN WITH STUBOUT OF DISSIMILAR SIZE OR TYPE

S405

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DESIGNED BY	DATE
CHECKED BY	REVISION
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STANDARD DETAILS

WASTEWATER DETAILS

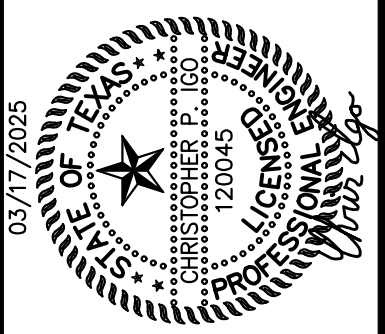
DATE
JUL. 2024

SHEET No.
6 OF 25

SCALE

HOR 1"= N.T.S.
VER 1"= N/A

CERTIFICATION:
THIS CITY OF DENTON STANDARD
DETAIL SHEET IS AUTHORIZED FOR
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ENGINEER WHOSE SEAL APPEARS
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CONTENT OF THE DETAILS AND NOTES
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CITY OF DENTON

IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

STANDARD SEWER DETAILS II

DATE:	MARCH 2025
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024063

SHEET

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STANDARD DETAILS
WASTEWATER DETAILS

DATE
JUL. 2024

SHEET No.
7 OF 25

SCALE

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VER 1"= N/A

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CONTENT OF THE DETAILS AND NOTES
HEREIN HAVE NOT BEEN ALTERED
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APPROPRIATE USE OF THE
STANDARDS WITHIN THIS SHEET.

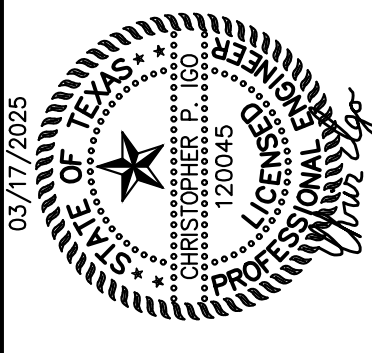
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SHEET

35

STANDARD SEWER DETAILS III

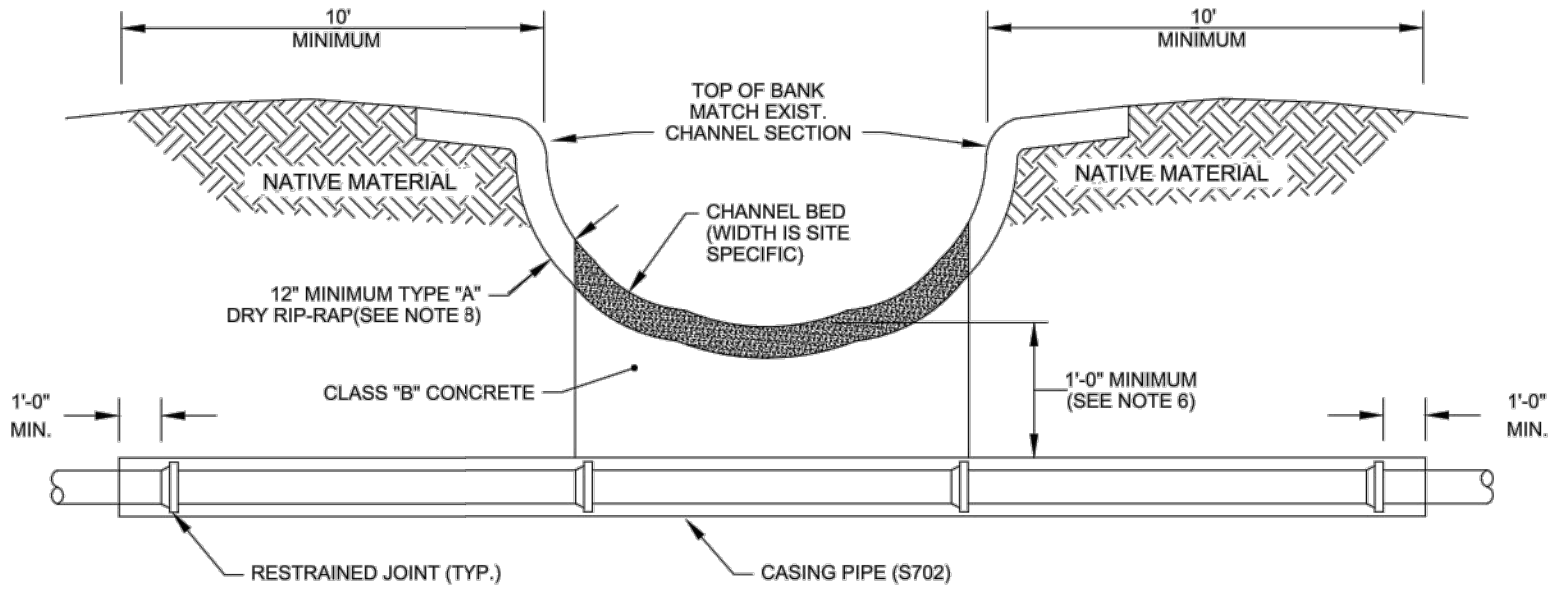
CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1



Kimley»Horn

TYPE Firm No. 928 P. 87-935-951
801 Cherry St. Suite 1300 Ft. Worth, TX 76102

By	Date
Revision	
No.	

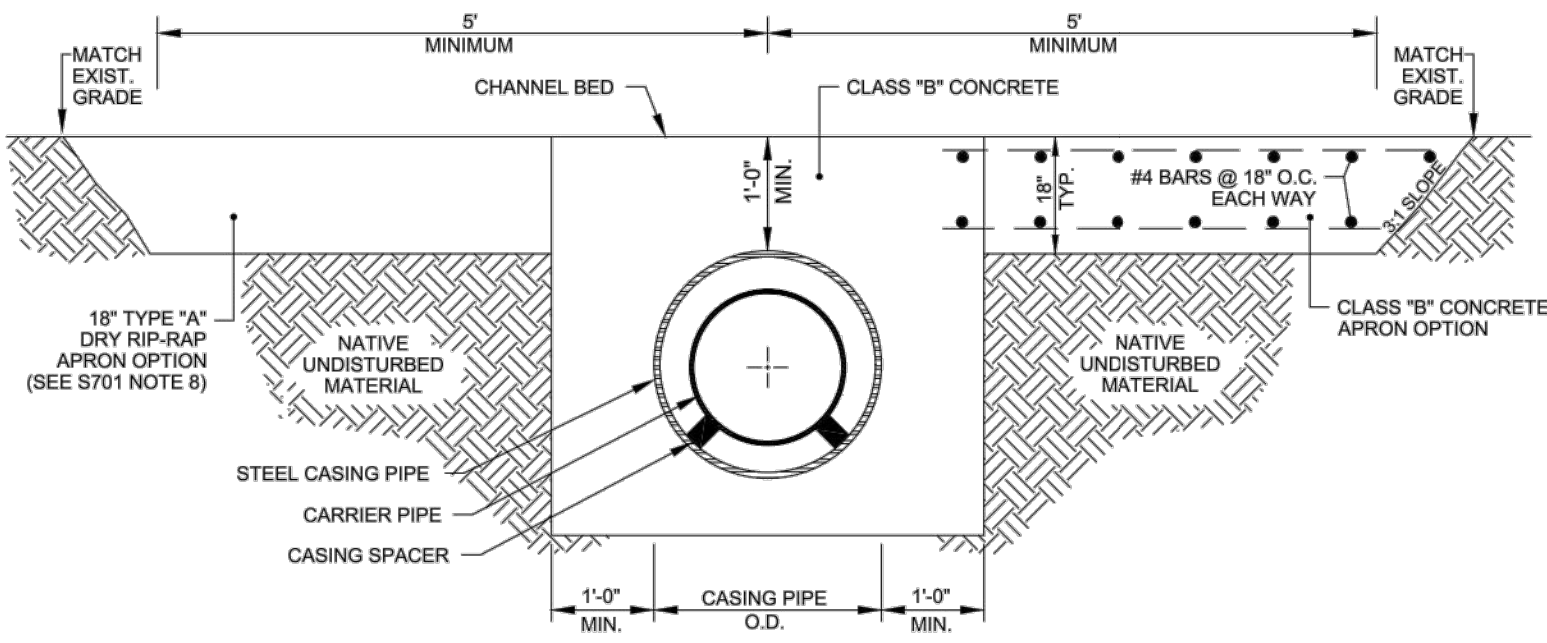


NOTES:

- CROSSING RAMPS (10' WIDE) SHALL BE PROVIDED ON BOTH SIDES OF THE CHANNEL FOR A MOVING TRACTOR TO NAVIGATE.
- A STORM WATER EROSION CONTROL AND POLLUTION PREVENTION PLAN MUST BE DESIGNED AND IMPLEMENTED TO MITIGATE THE IMPACT OF CONSTRUCTION ACTIVITIES ON THE FEATURE BEING CROSSED.
- PIPE SHOULD BE FULLY RESTRAINED AND PRESSURE RATED AS DETERMINED BY THE ENGINEER.
- ACCESS TO THE BANKS ON EITHER SIDE OF THE CROSSING MUST BE AVAILABLE AS WELL AS ADEQUATE ROOM FOR ASSEMBLY AND EQUIPMENT. BANK GRADE AND STABILITY MUST BE ADEQUATE. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED TO ASSIST WITH BANK ANALYSIS AND STREAM BED ANALYSIS TO PROVIDE ADDITIONAL DATA AND RECOMMENDATIONS ON THE VIABILITY OF OPEN-CUT VS TRENCHLESS CROSSINGS.
- PIPE USED FOR LOW WATER CROSSINGS SHALL BE RESTRAINED FOR A MINIMUM OF 20 FT BEYOND TOP OF BANK ON EACH SIDE OF CREEK.
- CASING PIPE IS REQUIRED WHEN DEPTH OF COVER IS LESS THAN 3 FT.
- PLACE PIPE RIP-RAP A MINIMUM OF 5 FT UPSTREAM & 5 FT DOWNSTREAM FROM CENTERLINE OF PIPE ALONG LOW WATER CROSSING BED.
- STONES SHALL WEIGH BETWEEN 50 LBS & 150 LBS EACH, AND AT LEAST 60% SHALL WEIGH MORE THAN 100 LBS.
- REFER TO STEEL CASING DETAIL FOR ADDITIONAL PIPE INFORMATION.
- CHANNEL BED SHALL BE A CLASS B CONCRETE APRON OF TYPE "A" DRY RIP-RAP PER PLANS.

LOW WATER CHANNEL CROSSING
DETAIL SECTION I

S701

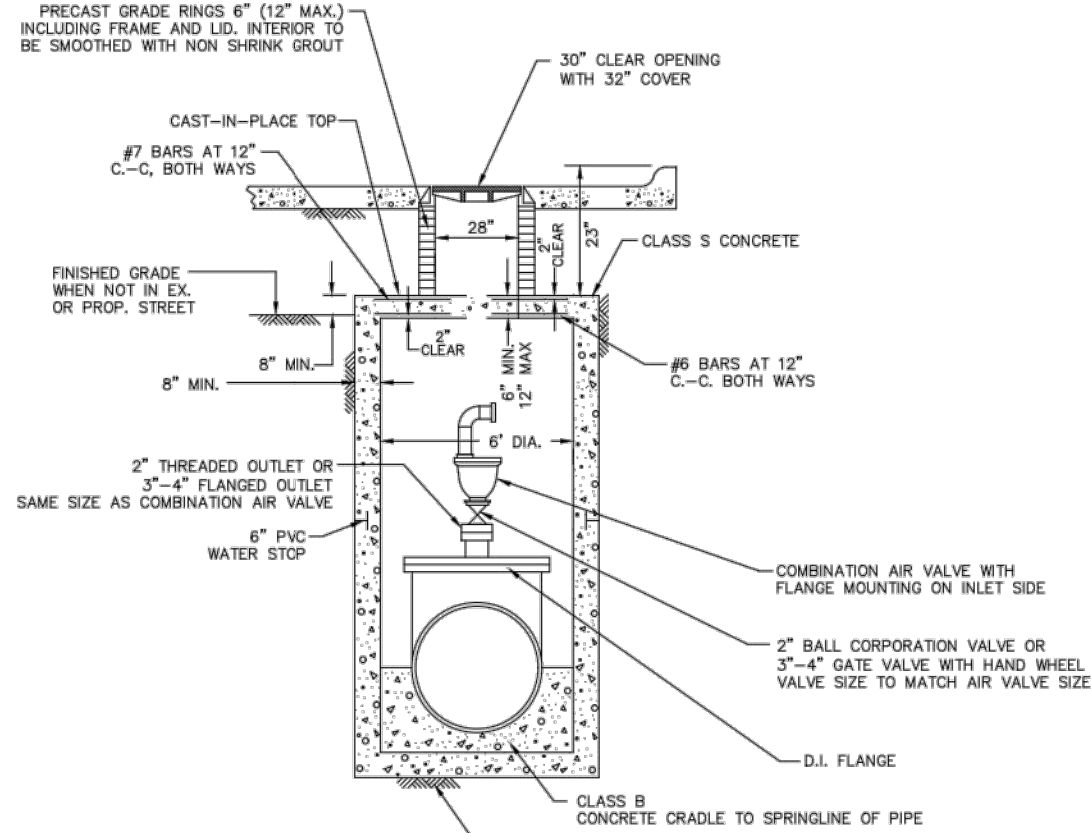


NOTES:

- RIE-RAP OR CONCRETE IN ACCORDANCE WITH THE DRAWINGS.
- APRON & PIPE TRENCH MUST HAVE A CONSTANT UPSTREAM TO DOWNSTREAM SLOPE TO MATCH PRE-CONSTRUCTION CHANNEL BED.
- FOR CARRIER PIPE LESS THAN 36".
- REFER TO STEEL CASING DETAIL FOR ADDITIONAL PIPE INFORMATION.

LOW WATER CHANNEL CROSSING
DETAIL SECTION II

S702



NOTES:

- WHEN NOT IN PAVING OR WALK, A CLASS P1 CONCRETE PAD REINFORCED W/#3 BARS AT 12" C-C EACH WAY, SHALL EXTEND A MINIMUM OF 2' AROUND THE M.H. AND SHALL BE A MINIMUM OF 3" THICK.
- MANHOLE SHALL BE CONSTRUCTED PER STANDARD CAST IN PLACE MANHOLE. PRECAST MANHOLES ARE NOT TO BE USED.
- FOR ALL PIPE MATERIAL TYPES, REFER TO CITY OF DENTON SPECIFICATION SECTION 33 14 10 AND 33 14 14.
- COMBINATION AIR VALVE SHALL MEET CITY OF DENTON SPECIFICATION 33 31 23.

COMBINATION AIR VALVE
2" TO 4" DIA. VALVES
FOR SEWER FORCE MAINS

S803

NCTCOG DIVISION 1000
EROSION & SEDIMENT CONTROL

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1150B	Wire Weir Curb Inlet Protection General Notes	202.14
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NOTES:

1. THE CITY IS ADOPTING USE OF THE NCTCOG EROSION AND SEDIMENTATION STANDARD DETAIL DRAWINGS REFERENCED IN THE TABLE ABOVE. THE DRAWINGS CAN BE FOUND IN THE AMENDED 5TH EDITION OF THE NCTCOG SPECIFICATIONS, AUGUST 2023.
2. MODIFICATIONS TO THE ABOVE REFERENCED DRAWINGS MAY BE CONSIDERED FOR INDIVIDUAL PROJECTS UPON SUBMITTAL BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS AND SUPPORTING DOCUMENTATION AS TO WHY THE MODIFICATION IS BEING REQUESTED.

TXDOT EROSION CONTROL

DETAILS

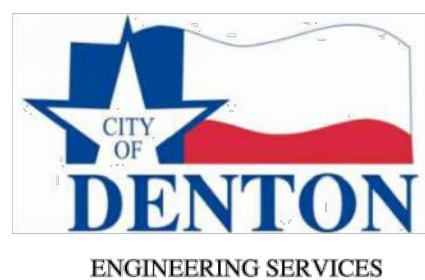
TABLE OF CONTENTS

<u>Drawing #</u>	<u>Name</u>
EC(1)-16	Fence and Vertical Tracking
EC(2)-16	Rock Filter Dams
EC(3)-16	Construction Exits
EC(4)-16	Dikes
EC(5)-16	Swales
EC(6)-16	Sediment Basins and Traps
EC(7)-16	Temporary Pipe Slope Drains
EC(8)-16	Temporary Paved Flumes
EC(9)-16	Erosion Control Log

NOTE:

THE CITY WILL ALLOW THE USE OF THE TXDOT EROSION CONTROL DRAWINGS REFERENCED IN THE TABLE ABOVE FOR LINEAR CONSTRUCTION PROJECTS IN PLACE OF THE CORRESPONDING NCTCOG DIVISION 1000 DRAWINGS. LINEAR CONSTRUCTION PROJECTS ARE CONSTRUCTION PROJECTS WHICH ARE CONTAINED WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS AND DO NOT ENCOMPASS MASS GRADING ON PUBLIC OR PRIVATE PROPERTY. ONLY THE JULY 1016 VERSION OF THESE DRAWINGS WILL BE ALLOWED.

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DESIGNED BY	DATE	REVISION
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STANDARD DETAILS

EROSION & SEDIMENTATION CONTROL DETAILS

DATE JUL. 2024	SCALE
SHEET No. 25 OF 25	HOR 1"= N.T.S. VER 1"= N.T.S.

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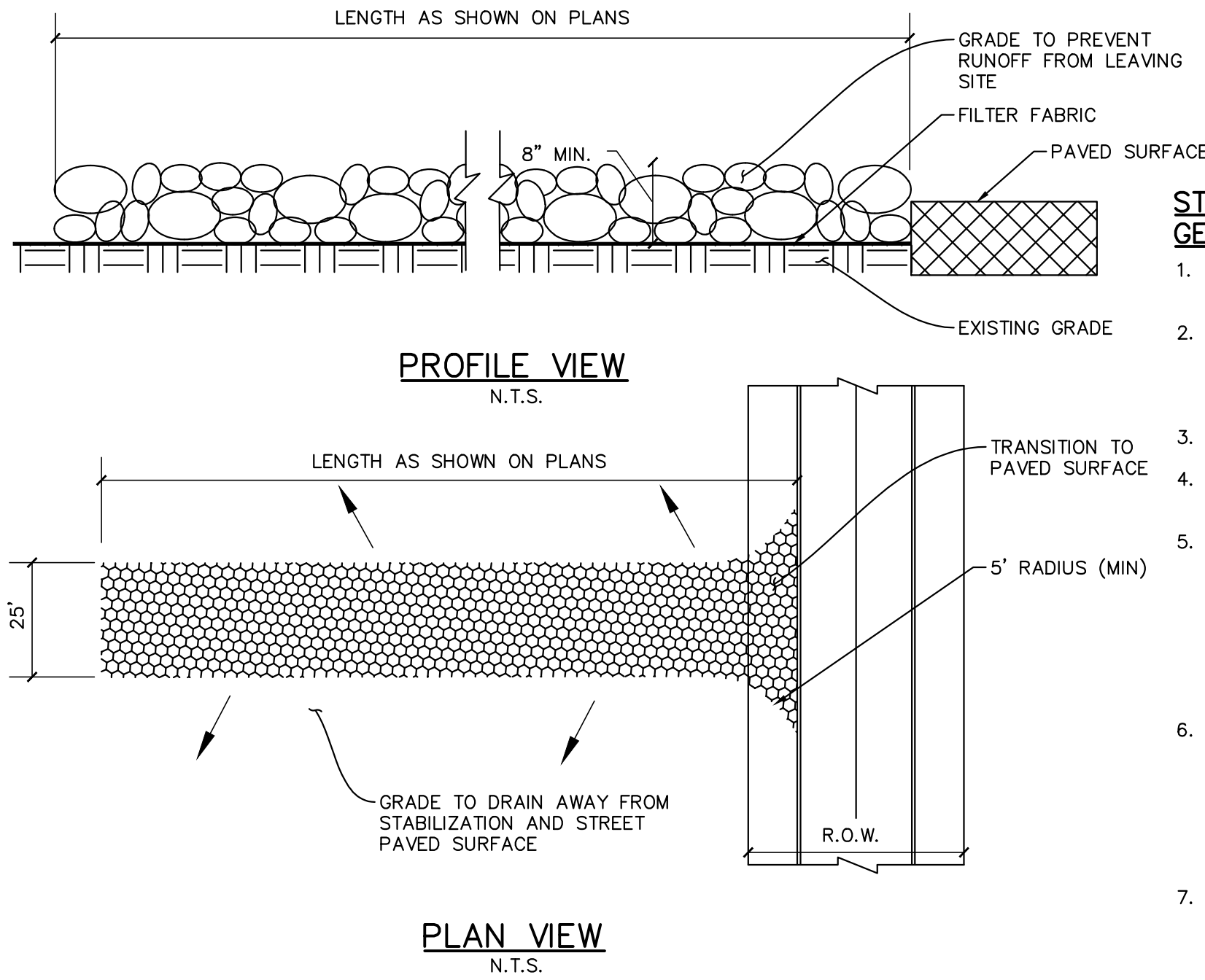


CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

STANDARD SEWER DETAILS VI

DATE:	MARCH 2025
DESIGN:	CPI
DRAWN:	NDOH
CHECKED:	JRA
KHA NO.:	061024063

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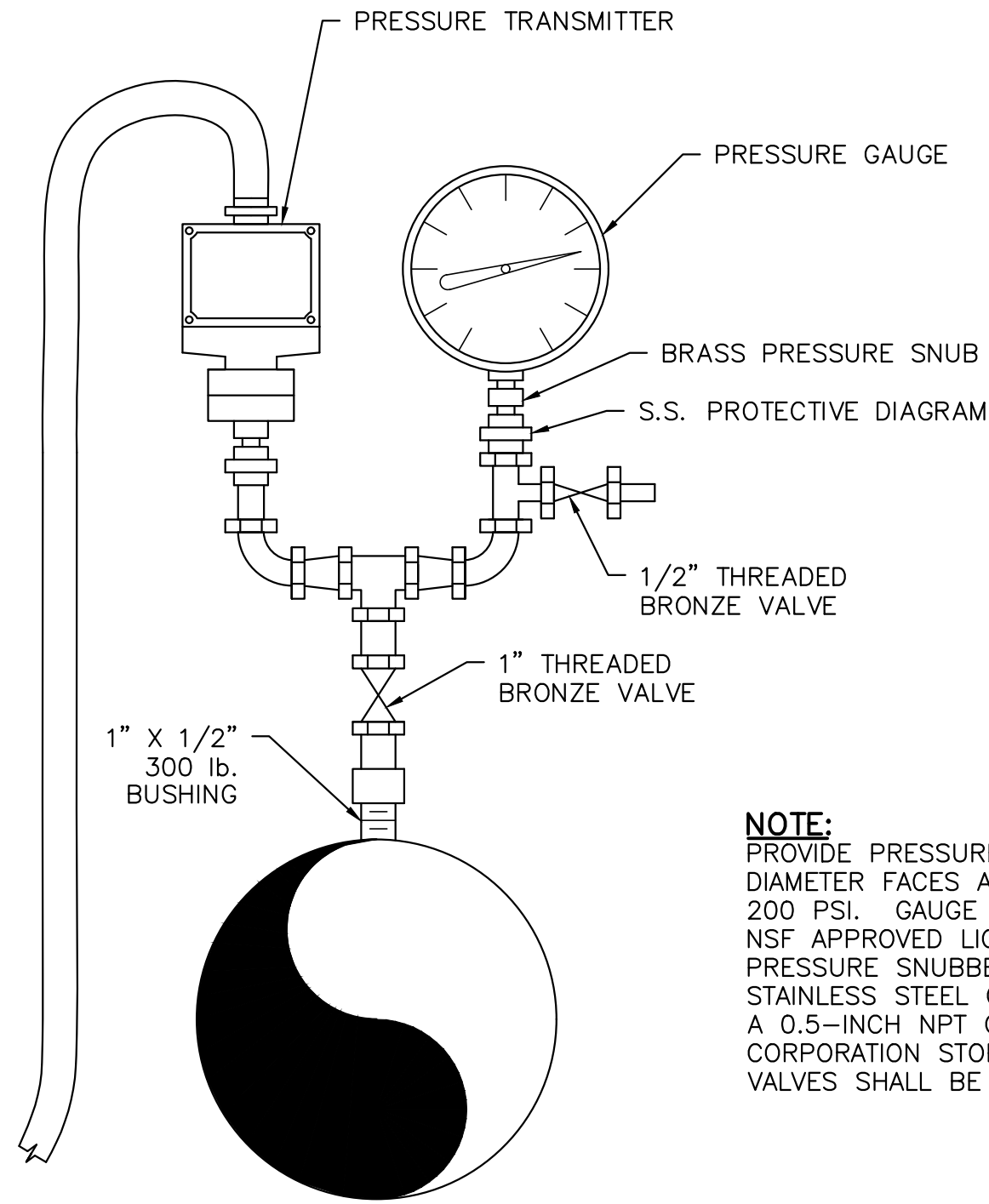


STABILIZED CONSTRUCTION ACCESS GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 8 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

1 39 ACCESS PATH DETAIL

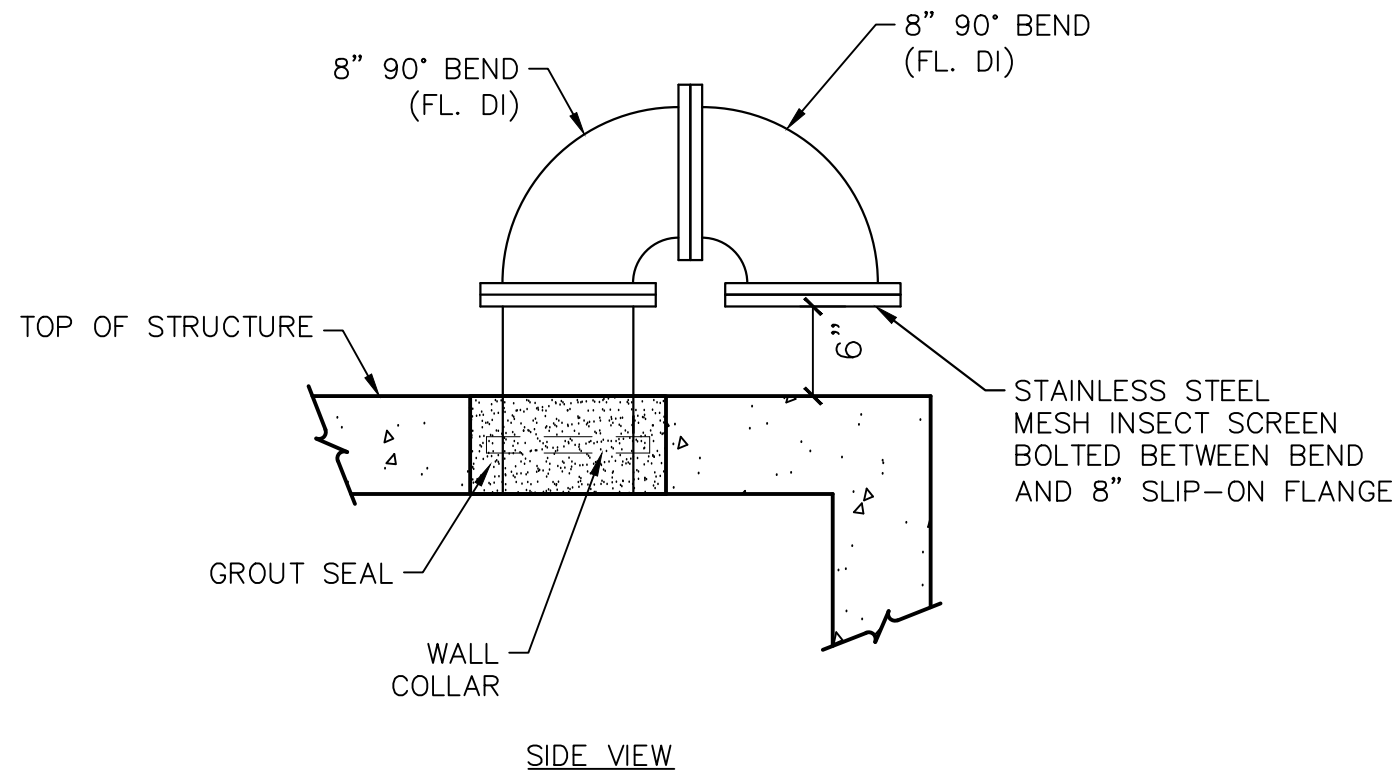
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NOTE:
PROVIDE PRESSURE GAUGES WITH 4.5-INCH DIAMETER FACES AND CALIBRATED FROM 0 TO 200 PSI. GAUGE SHALL BE FILLED WITH AN NSF APPROVED LIQUID AND INSTALLED WITH A PRESSURE SNUBBER AND SHALL BE OF STAINLESS STEEL CONSTRUCTION. INSTALL WITH A 0.5-INCH NPT CONNECTION AND INCLUDE A CORPORATION STOP AND AIR BLEED VALVE. VALVES SHALL BE RATED AT 200 PSI MIN.

2 39 PRESSURE GAUGE DETAIL

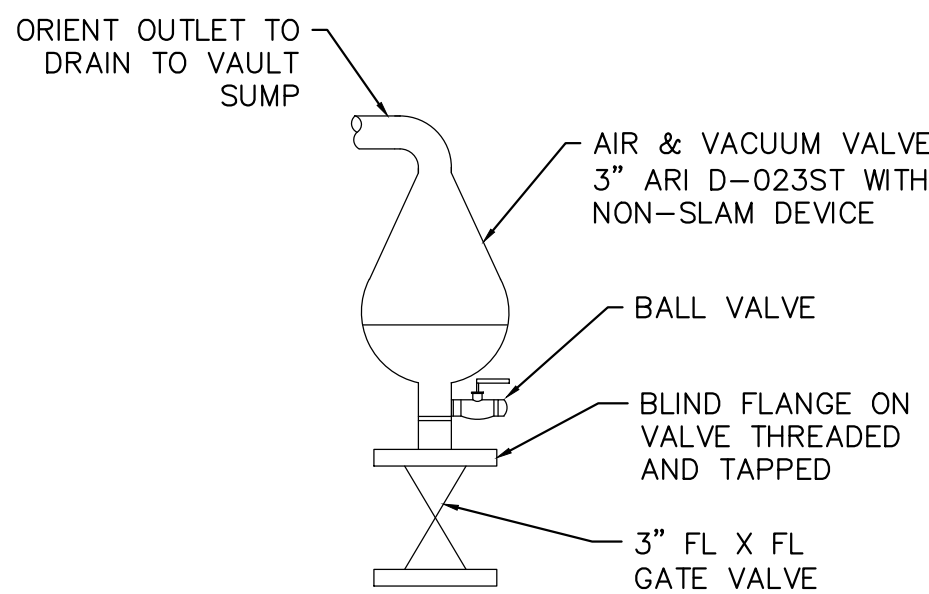
SCALE: NOT TO SCALE



- NOTE:**
1. INSTALL KITS BETWEEN DISSIMILAR METALS
 2. ENSURE INSECT SCREEN ALLOWS FULL 8" ID OF AIR FLOW

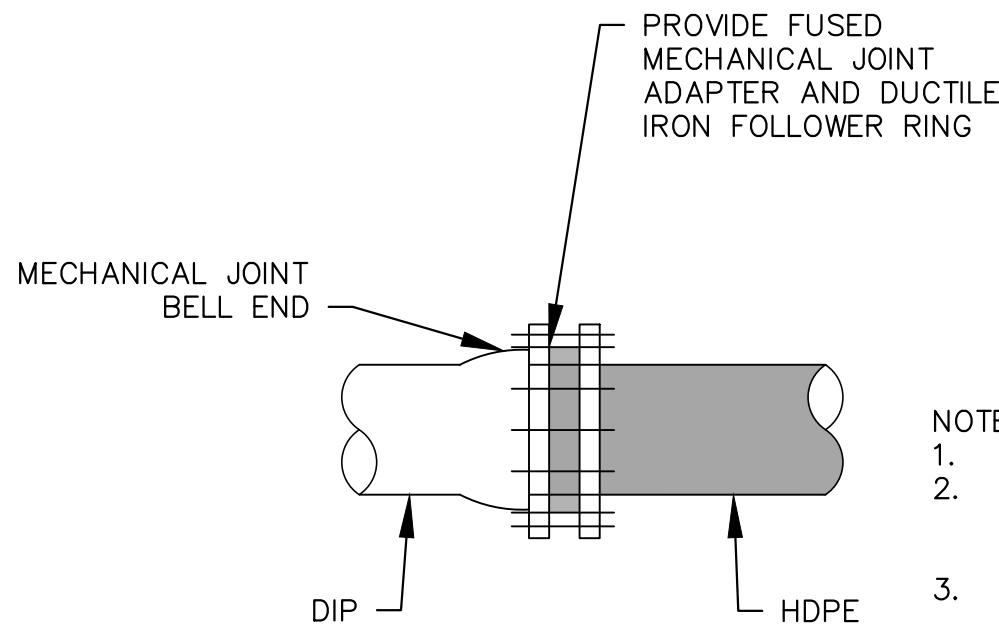
3 39 VENT PIPE DETAIL

SCALE: NOT TO SCALE



4 39 TYPICAL VALVE VAULT AIR VACUUM VALVE ASSEMBLY DETAIL

SCALE: NOT TO SCALE

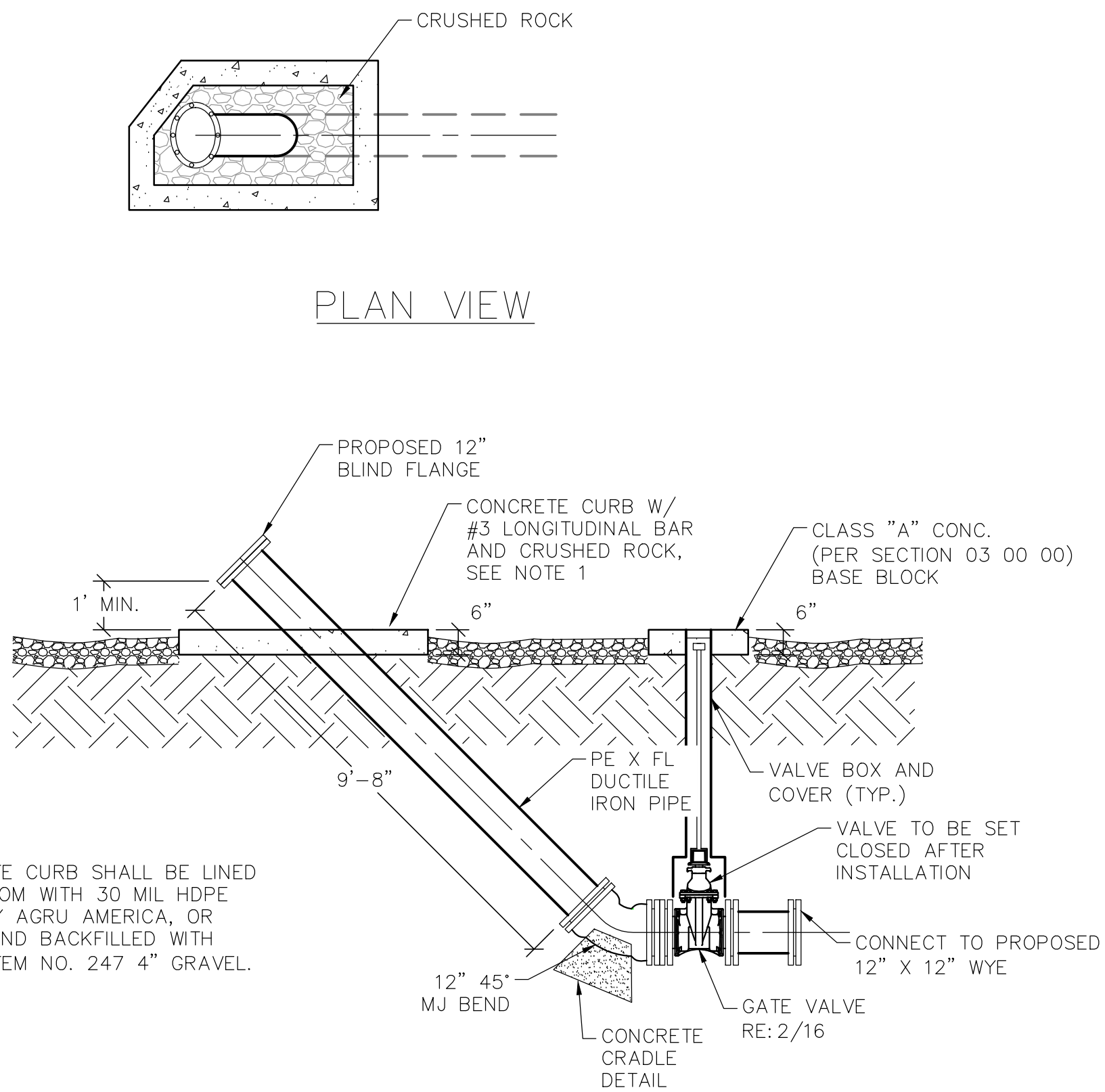


- NOTES:**
1. POLYWRAP JOINT PER X
 2. MECHANICAL JOINT ADAPTER SHALL HAVE AN INTEGRAL STAINLESS STEEL STIFFENER. ISCO OR ENGINEER APPROVED EQUIVALENT.
 3. MEGA-LUGS AND PLAIN-END HDPE PIPE ARE NOT AN ACCEPTABLE ALTERNATIVE.

5 39 DIP TO HDPE FORCE MAIN TRANSITION DETAIL

SCALE: NOT TO SCALE

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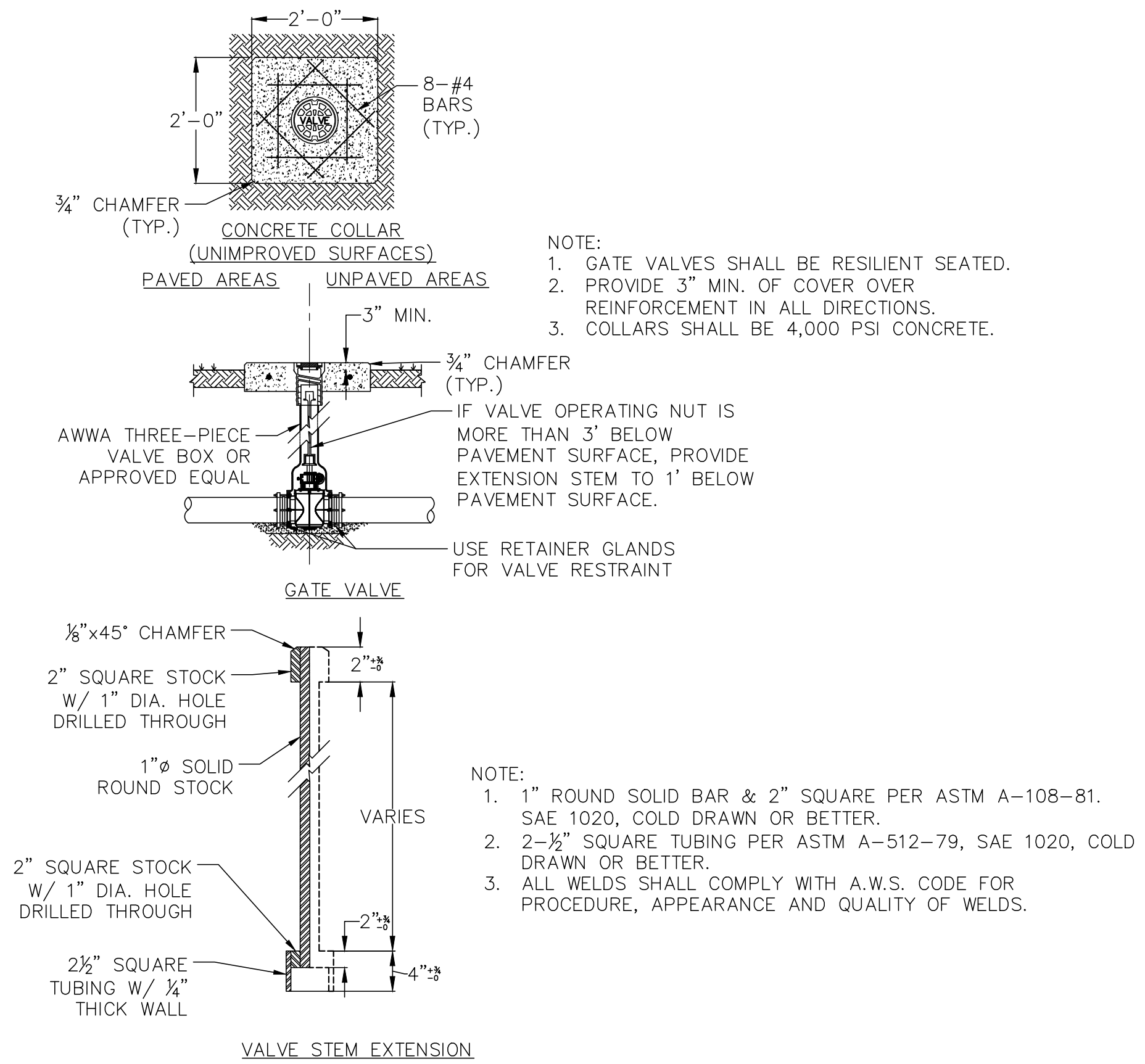


**CLEANING WYE
DETAIL**

1

40

SCALE: NOT TO SCALE

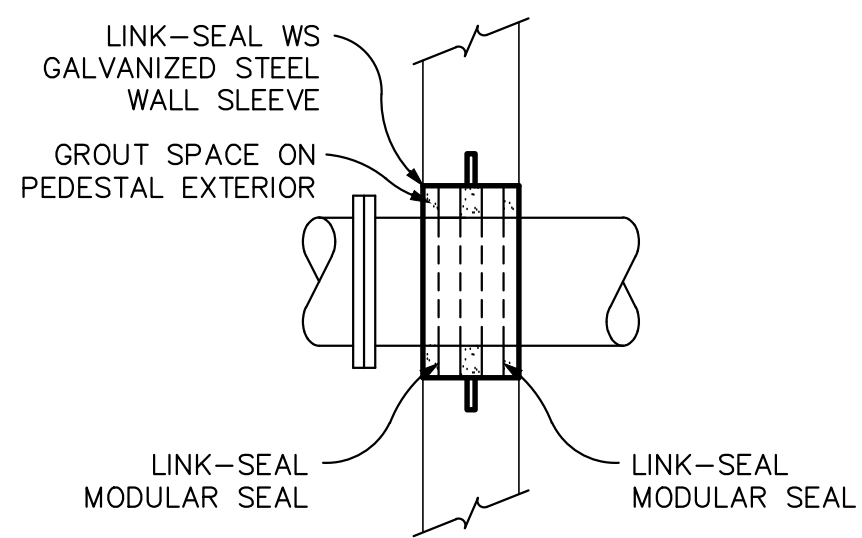


**GATE VALVE
DETAIL**

2

40

SCALE: NOT TO SCALE

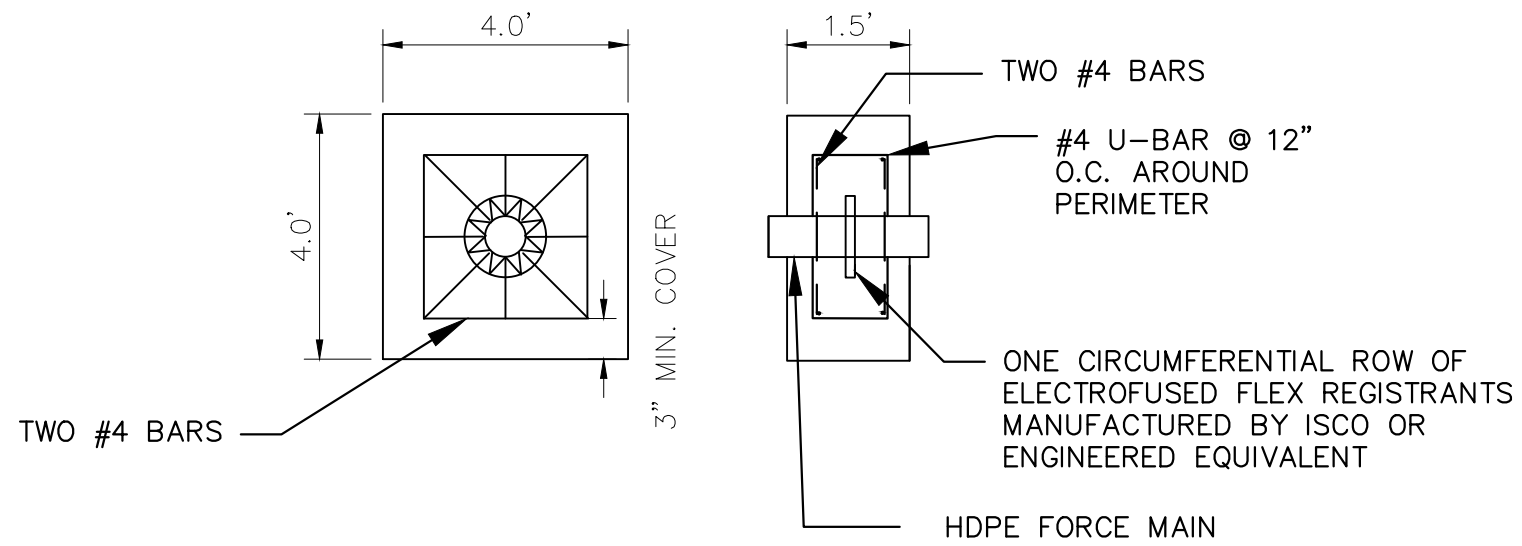


**WALL PENETRATION
DETAIL**

3

40

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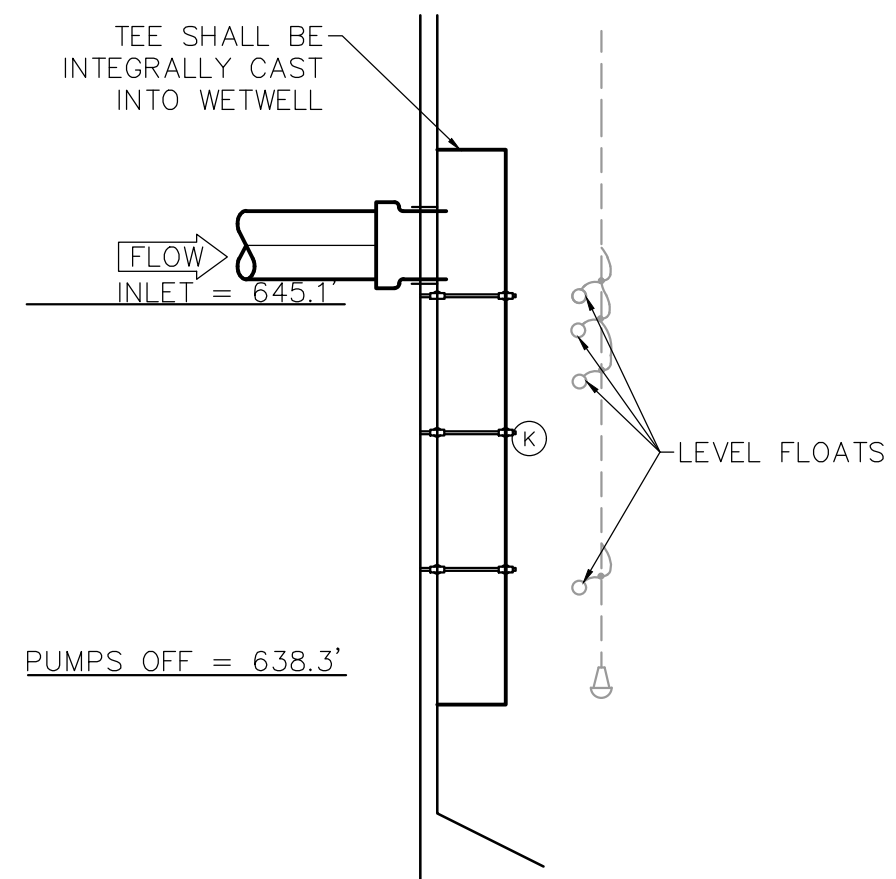


**HDPE FORCEMAIN ANCHOR
BLOCK
DETAIL**

4

40

SCALE: NOT TO SCALE



**30" X 30" TEE STRAPPED TO WALL
DETAIL**

5

40

SCALE: NOT TO SCALE

Kimley»Horn

TYPE Firm No. 928 P. 87-935-951
801 Cherry St., Suite 1300 Ft. Worth, TX 76102



CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZNER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

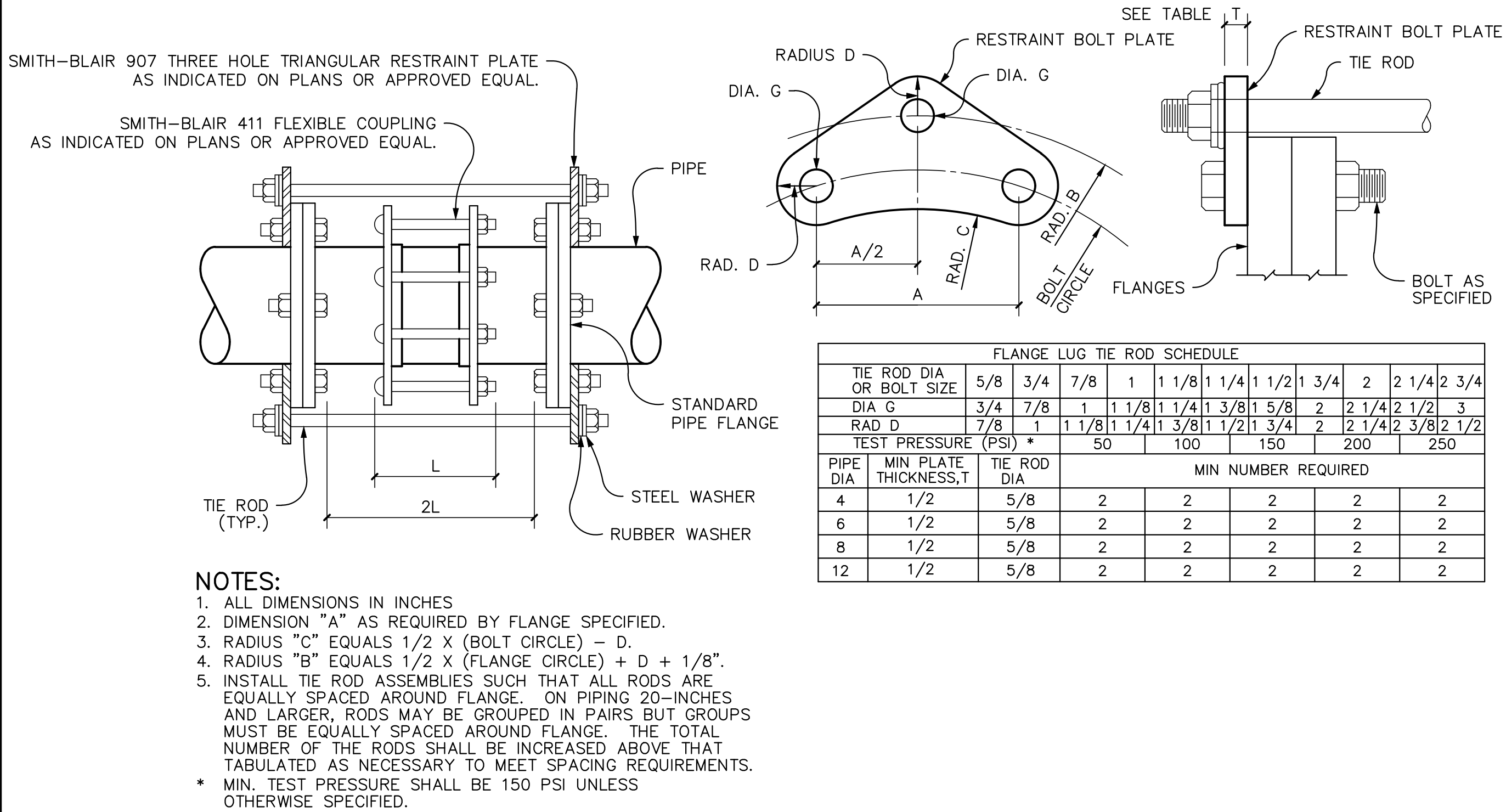
SEWER DETAILS II

DATE: MARCH 2025
DESIGN: CPI
DRAWN: NDCH
CHECKED: JRA
KHA NO.: 061024063

SHEET

40

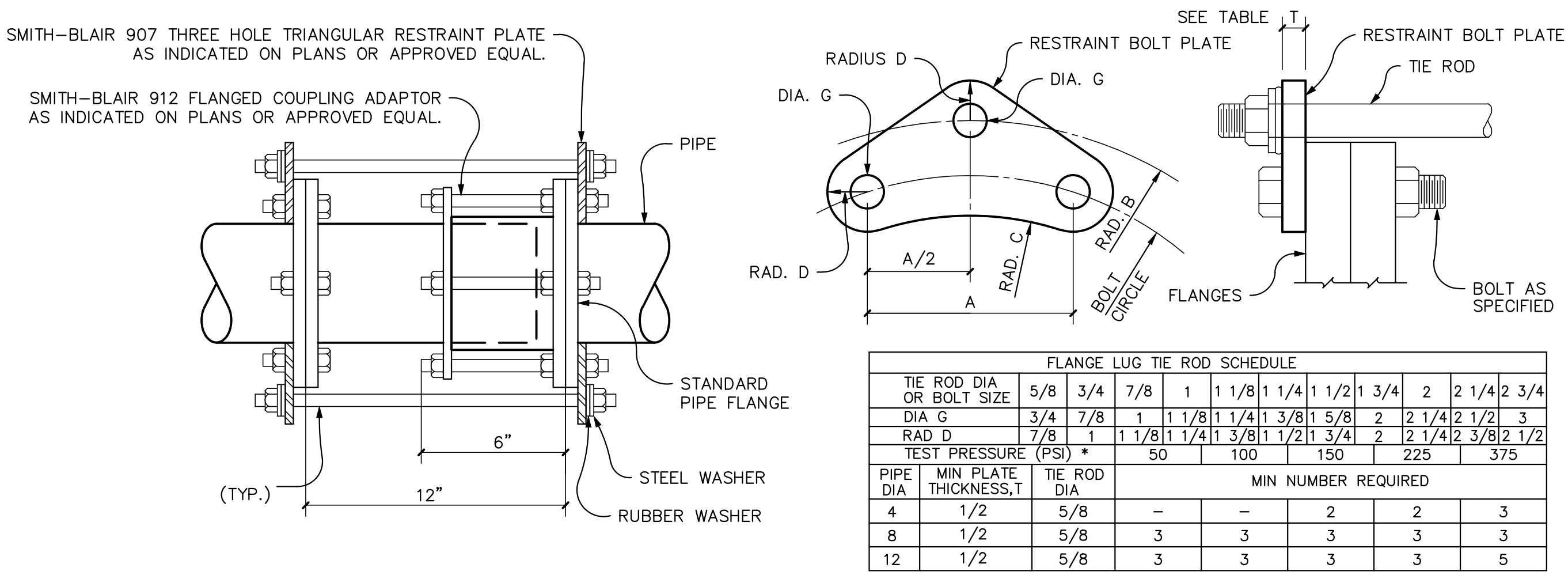
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1
41

COUPLING ADAPTER W/ TIE RODS
DETAIL

SCALE: NOT TO SCALE



2
41

FLANGE COUPLING ADAPTER W/ TIE RODS
DETAIL

SCALE: NOT TO SCALE



1. ALL DOWEL BARS SHALL BE INSTALLED PERPENDICULAR TO JOINT @ 18" SPACING.
2. SILICONE JOINT SEALANT SHALL BE DOW CORNING 890 SL, OR APPROVED EQUAL.
3. HOT-POURED RUBBER MAY BE USED AS A SUBSTITUTE FOR SILICONE JOINT SEALANT WITH THE APPROVAL OF THE ENGINEER.



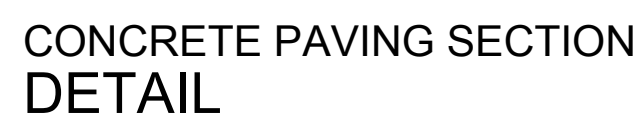
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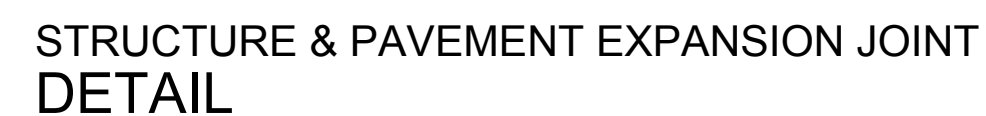
1. ALL DOWEL BARS SHALL BE INSTALLED PERPENDICULAR TO JOINT @ 18" SPACING.
2. SILICONE JOINT SEALANT SHALL BE DOW CORNING 890 SL, OR APPROVED EQUAL.
3. TOP OF CUT SHALL BE CHAMFERED @ 45° ANGLE, MINIMUM OF 1/4" DEEP.
4. HOT-POURED RUBBER MAY BE USED AS A SUBSTITUTE FOR SILICONE JOINT SEALANT WITH APPROVAL OF THE ENGINEER.



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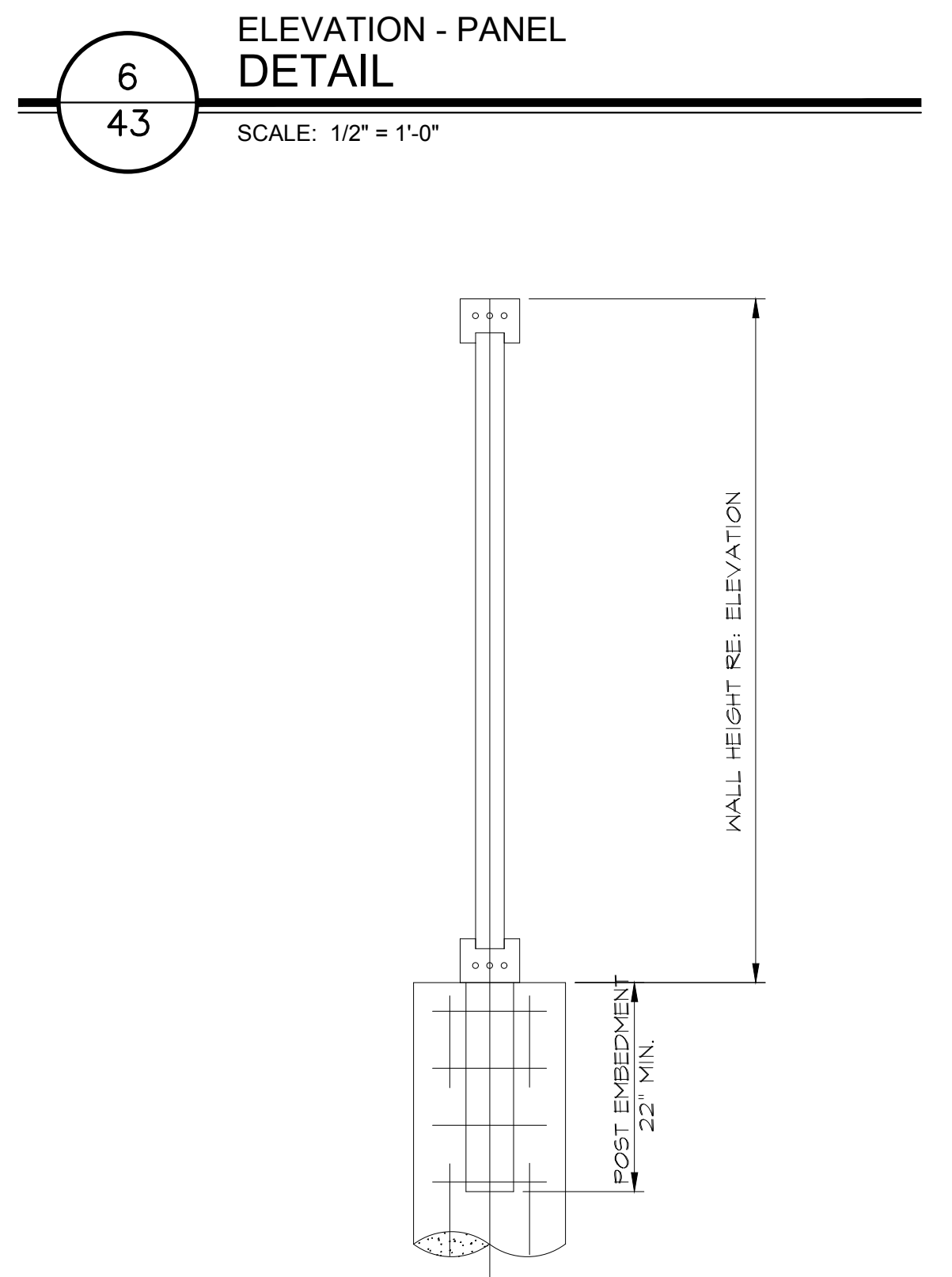
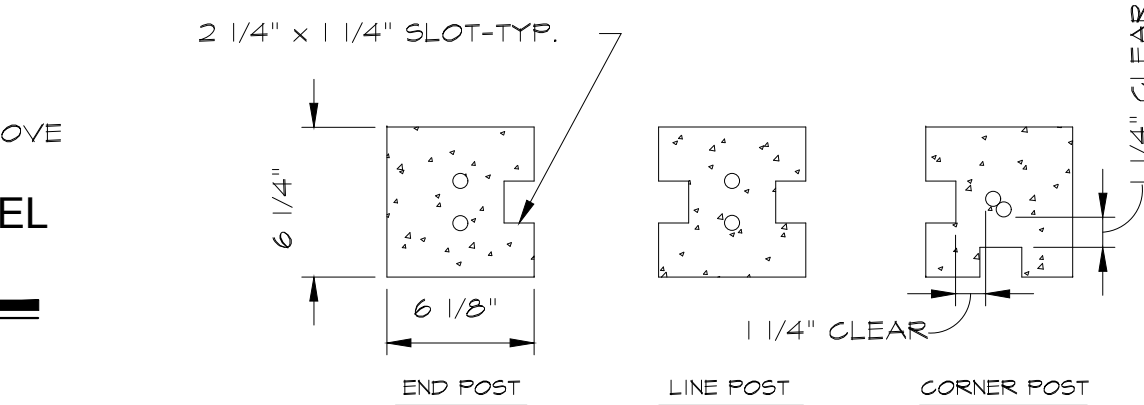
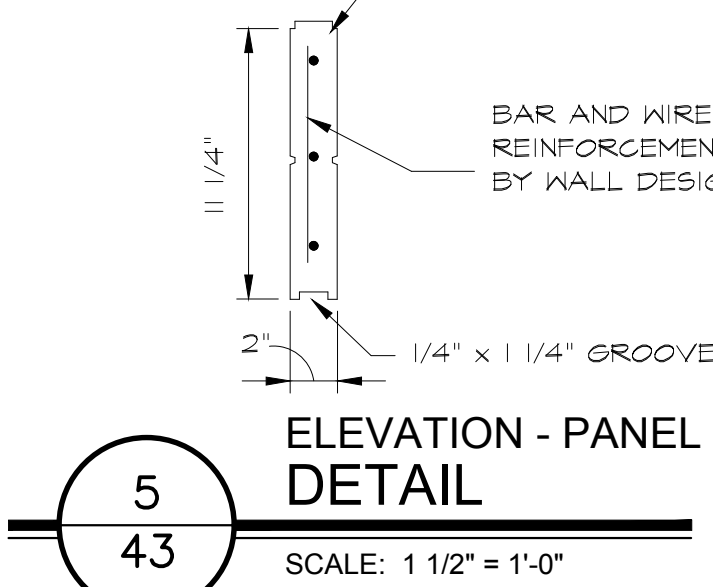
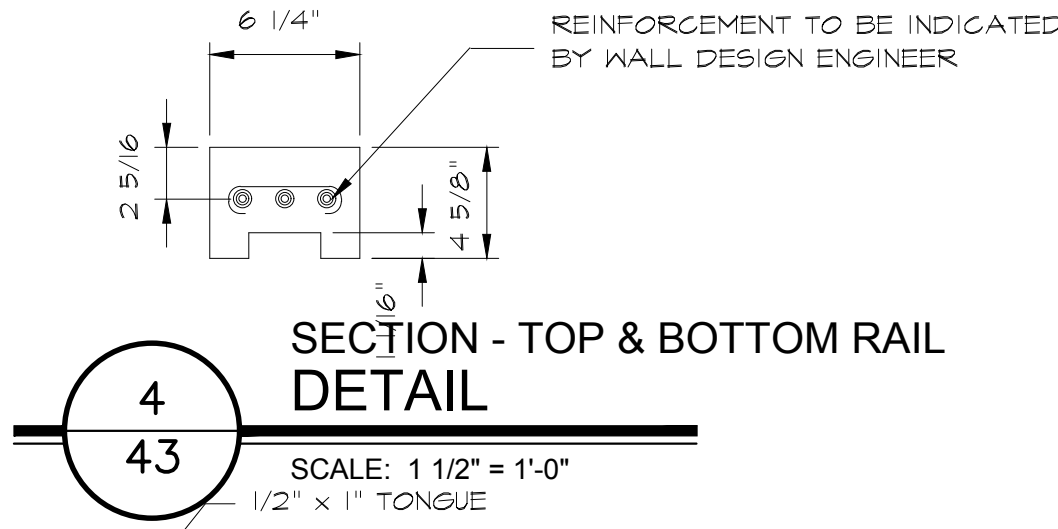
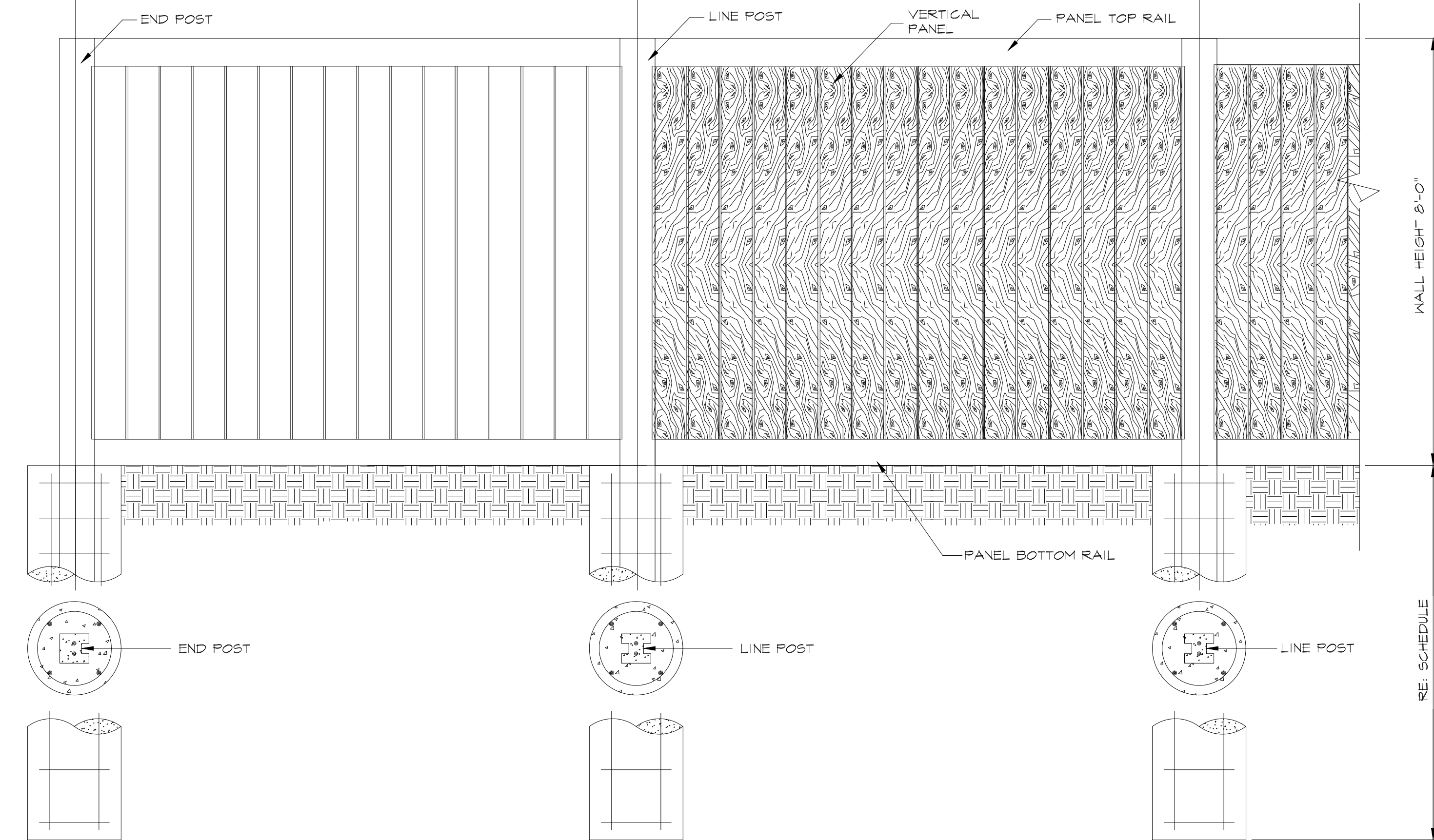
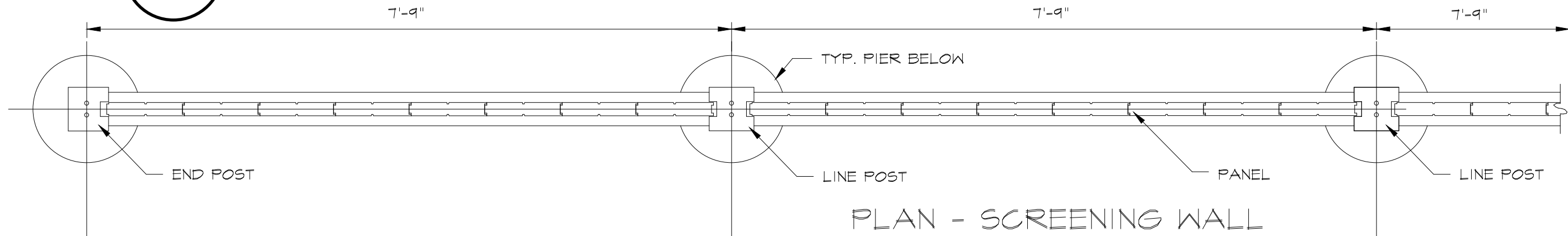
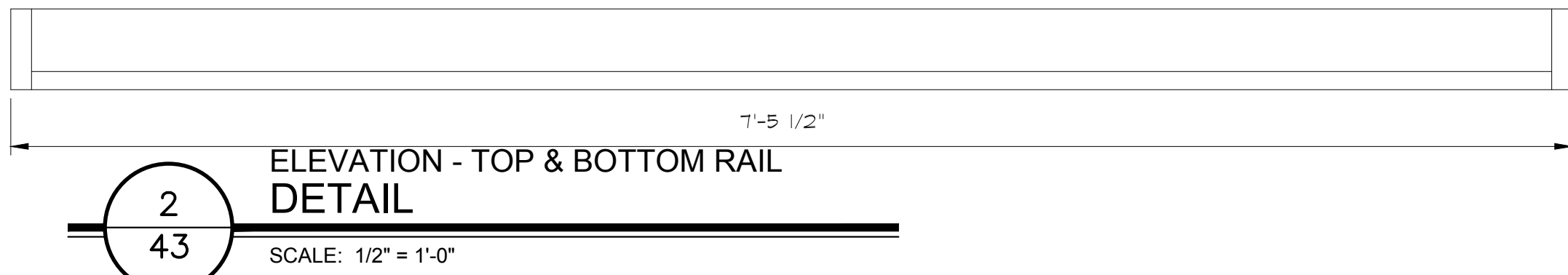
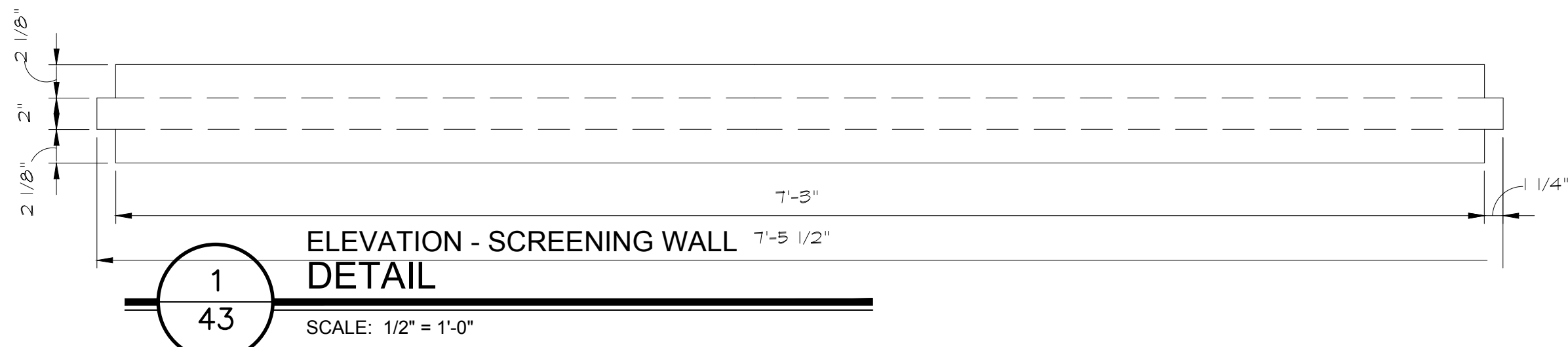


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SPECIFICATIONS AND NOTES:

General

- This project has been designed in accordance with the International Building Code, 2012 Edition.
- Wind Loads:
Basic Wind Speed:.....115 mph
Exposure Category:.....'B'
Risk Category:.....1
- Product to be manufactured by a NPCA Certified Plant.
- Screening Wall is to be constructed entirely on the project property.
- Should drainage be required, the bottom panel shall be raised 2"-4" above grade by means of a concrete filled "Schedule 80 PVC Pipe" placed in the groove of the respective posts.
- Wall color "TBD" Integral Color.

Concrete

- Concrete Materials:
 - Concrete shall be normal weight concrete having sand and gravel or crushed stone aggregates, mixed with ASTM-C150, Type I or Type III Portland Cement to meet the minimum compressive strengths as follows:

-panels & posts: 5000 psi @ 28 days
-footings & piers: 2500 psi at 28 days
-sidewalks & non-structural: 2500 psi at 28 days
 - Water used for concrete shall be clean water and free from injurious amounts of oils, acids, alkalies, organic or other deleterious substances.
 - All concrete permanently exposed to the weather shall contain an air-entraining admixture resulting in 3 to 6% entrained air or as recommended by the manufacturer.
- Concrete Workmanship:
 - Fresh poured concrete shall be tamped into place by steel rammer, slicing tools or mechanical vibrator, until concrete is thoroughly compact and without void.
 - Make excavations for footings to undisturbed soil or to the depth noted on the drawings. Leave the bottom bearing surface clean and smooth. If footing excavations are made deeper than intended, only concrete shall be used for fill. Remove all loose material from excavations prior to concrete pour.

Reinforcements

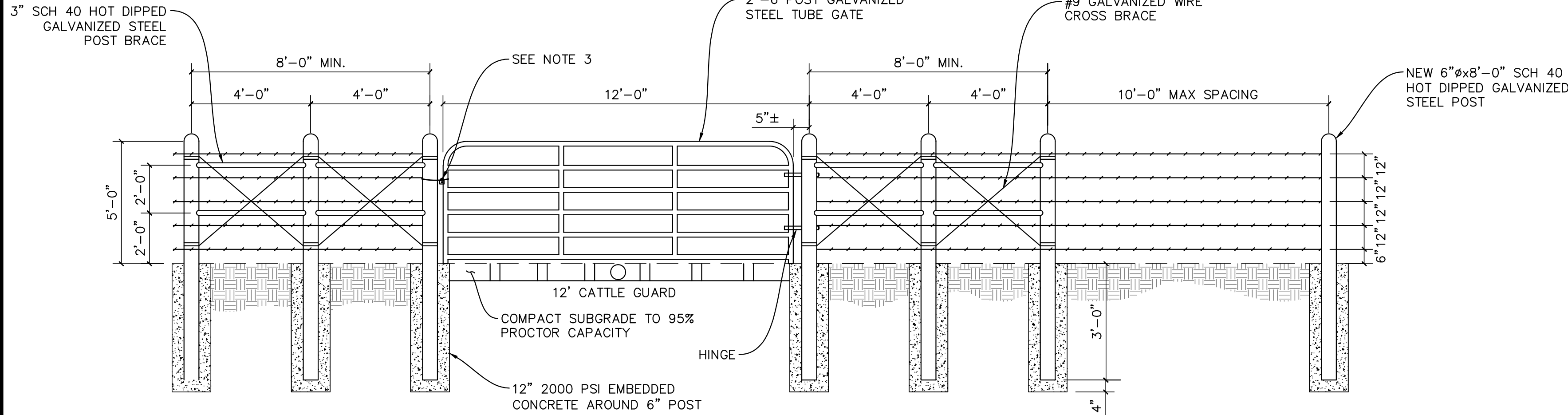
- Reinforcing Materials:
 - Deformed type bars shall conform to ASTM-A 615, Grade 60, placed as shown on the drawings.
 - Steel Reinforcing wire shall meet U.S. Steel wire gage, ASTM-A 82, fy = 70,000 psi min. Galvanized.
 - All ties and stirrups shall conform to the requirements of ASTM-A 615, grade 40.
- Reinforcing Workmanship:
 - Reinforcement steel shall be fabricated in accordance with the CRSI Standard Details. Reinforcing bars shall be cold-bent only. Use of heat to bend reinforcement steel shall be cause for rejection.
 - Reinforcement steel, bars and wire fabric shall be thoroughly cleaned before placing and again before the concrete is placed, shall be accurately positioned and secured in place. Provide standard bar chairs for all beam steel. No brick or porous materials may be used to support the steel off the ground.
 - Install all reinforcement with the following clearances between reinforcing steel and face of concrete:
 - Footing, pier, or beam bottom: 3"
 - Earth-formed pier or beam sides: 2"
 - Formed footing, pier or beam sides, exposed: 1"
 - Precast exposed to weather: panels 3/4"; posts 1 1/4"
 - Splices within continuous unscheduled reinforcing steel shall have a minimum lap of 30 bar diameters.

Soils

- Pier design shall be based on the geotechnical report from CMJ Engineering Project No. 103-23-467 dated Aug. 9, 2023.

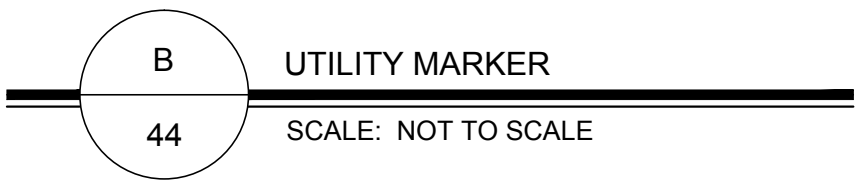
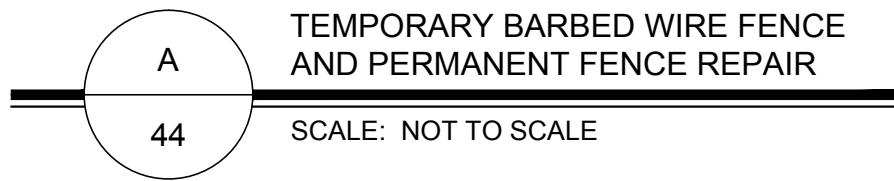
NOTES:

- DRILLED PIER FOUNDATIONS FREQUENCY AND DEPTHS FOR EACH LOCATION FOR PROPOSED SCREEN WALL SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT MADE PART OF THESE CONTRACT DOCUMENTS ENTITLED, "GEOTECHNICAL ENGINEERING STUDY, DENTON I-35 GRAVITY SEWER AND LIFT STATION GANZER ROAD TO BARTHOLD ROAD, DENTON, TEXAS," REPORT NO. 103-23-467 BY CMJ ENGINEERING, INC. DATED AUGUST 9, 2023. PIERS SHALL NOT CONFLICT WITH UNDERGROUND PIPING.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING PIER SIZE, REINFORCEMENT REQUIREMENTS, LOCATIONS AND DEPTHS IN ACCORDANCE WITH PROVIDED GEOTECHNICAL REPORT SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING REINFORCEMENT REQUIREMENTS FOR CONCRETE SCREENING WALL AND GATE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. GATE SHALL BE 25-FT SLIDING GATE PER SHEET 4.

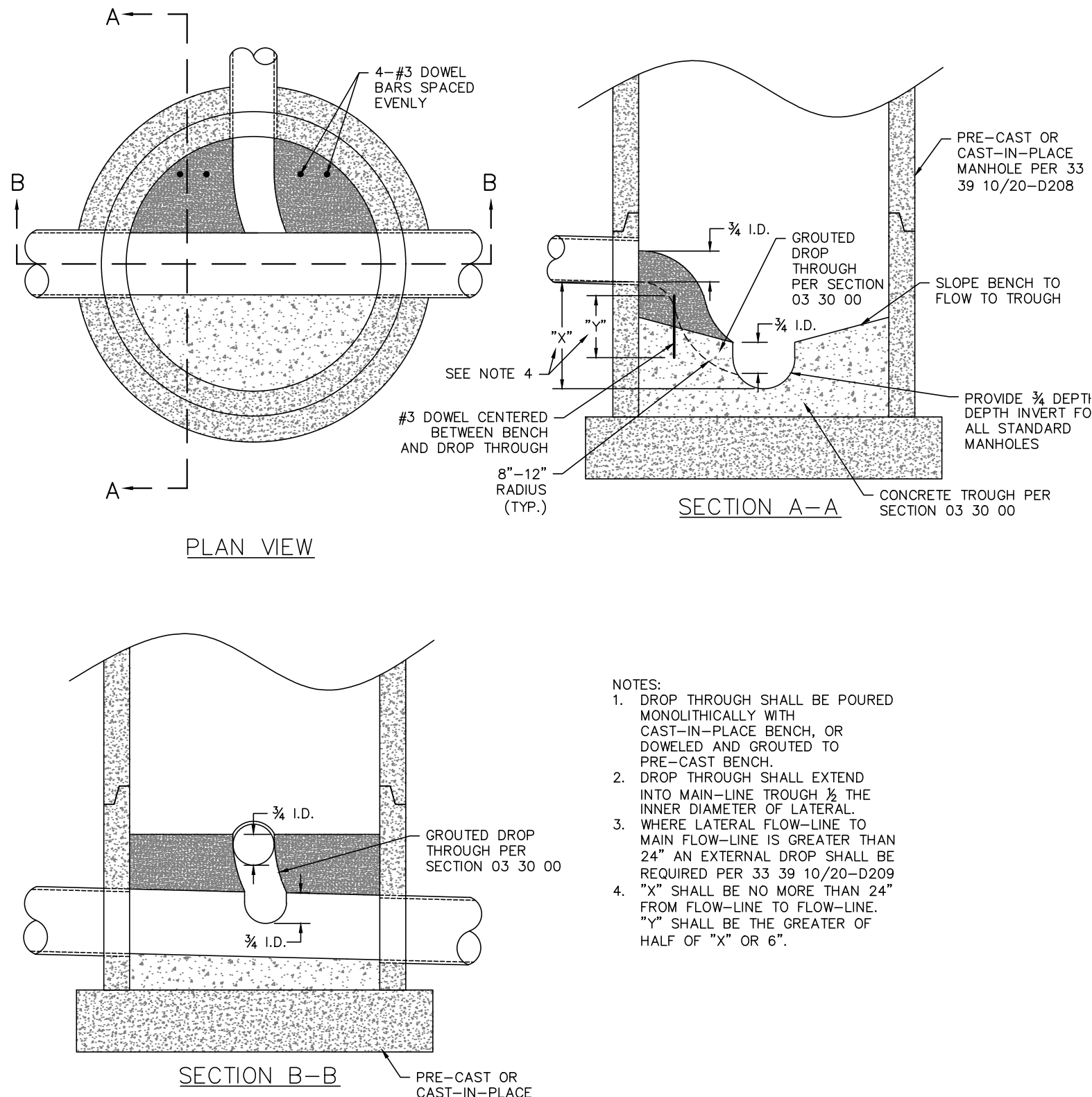
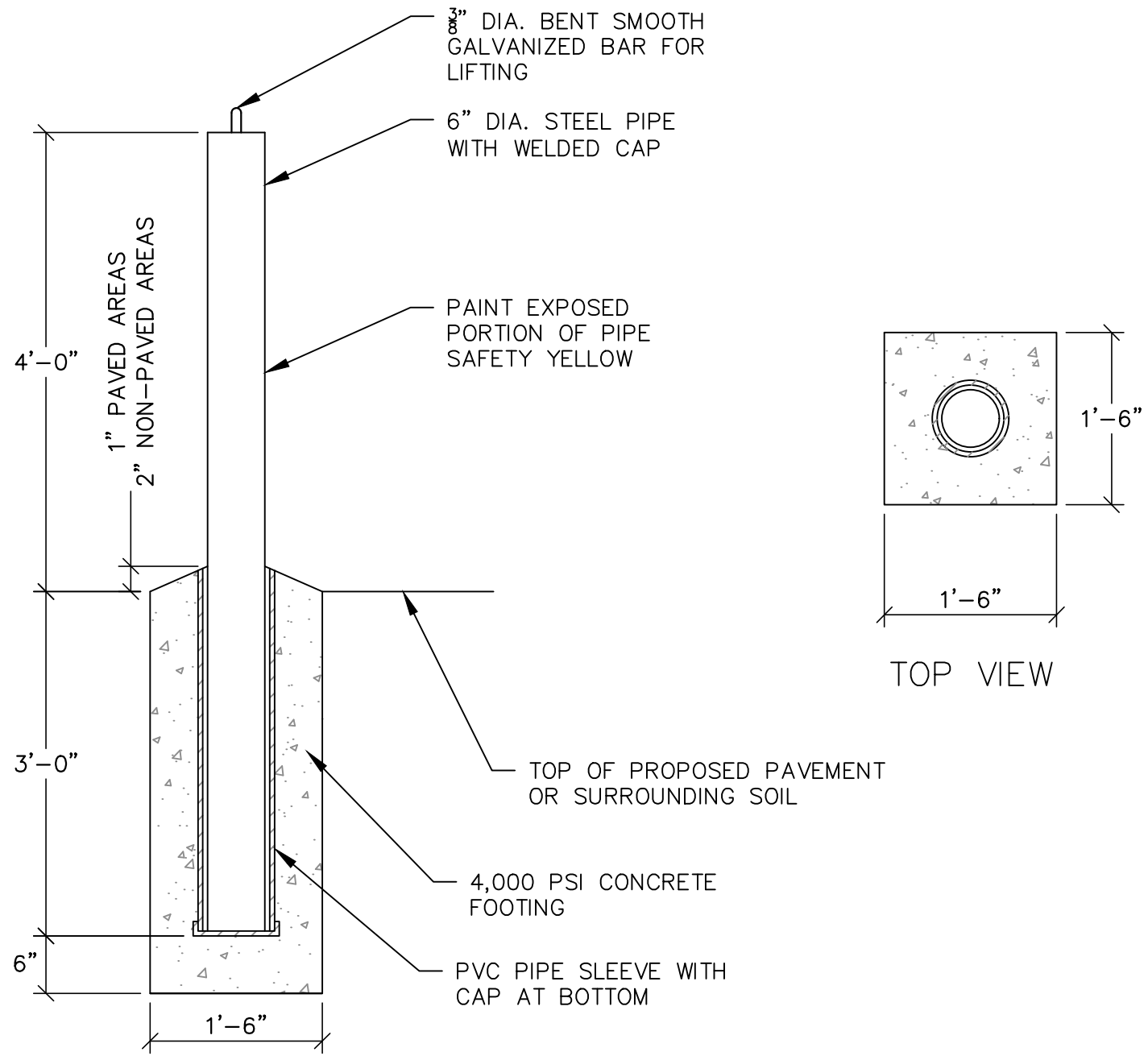


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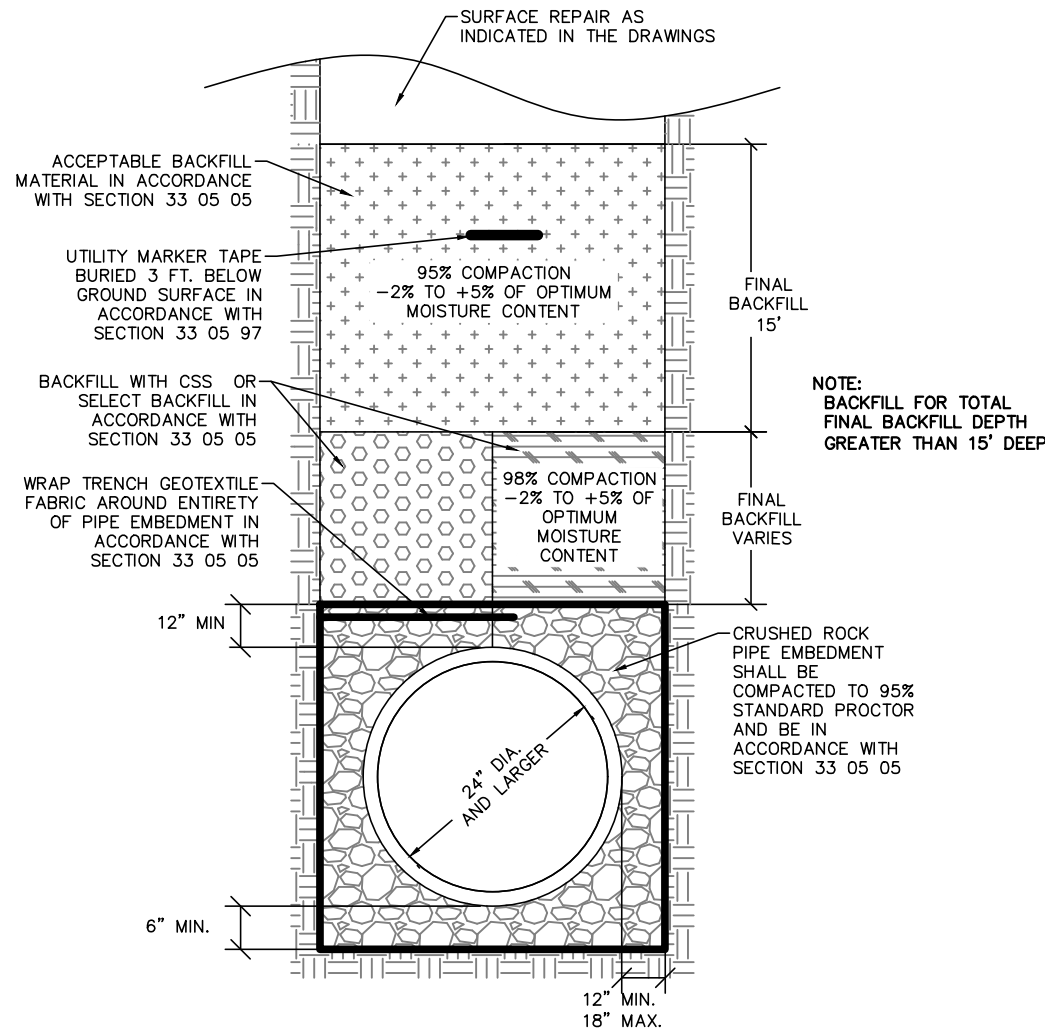
1. THE DETAIL ABOVE IS FOR TEMPORARY OR PERMANENT FENCING.
2. PERMANENT GATE SHALL BE 2", 16GA., 12'x50" TUBE GATE MANUFACTURED BY TRACTOR SUPPLY CO., SKU #3603116 OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT GATE SPECS AS RECORD DATA.
3. PRESSURE TREATED WOOD POSTS (4" DIAMETER) ARE ALLOWED FOR TEMPORARY FENCE INSTALLATION.
4. TEMPORARY GATE SHALL BE 12' SWING, GALVANIZED STEEL TUBE GATE.
5. IN AREAS ADJACENT TO LIVESTOCK, TEMPORARY FENCE SHALL REMAIN IN PLACE UNTIL SEEDING HAS DEVELOPED INTO A UNIFORM STAND OF GRASS AND HAS BEEN ACCEPTED BY THE ENGINEER. FOLLOWING ACCEPTANCE, CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING TEMPORARY FENCE.
6. TEMPORARY FENCING POSTS SHALL BE SPACED AT A MAXIMUM DISTANCE OF 96' WITH "T" STEEL POSTS AT A MAXIMUM OF 12' SPACING. "T" POSTS SHALL BE EMBEDDED A MINIMUM OF 2'-3" INTO GROUND.
7. CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILING CONNECTION OF PROPOSED PERMANENT GATE TO EXISTING FENCE TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.



- NOTES:
1. MARKERS SHALL BE 4-INCH DIAMETER, 6- FEET MINIMUM LENGTH, FIBERGLASS COMPOSITE, DOUBLE-SIDED MARKER, OR APPROVED EQUAL.
 2. POSTS SHALL BE WHITE WITH BLUE ULTRAVIOLET RESISTANT DOMES (IN ACCORDANCE WITH APWA UNIFORM COLOR CODE).



- NOTES:
1. DROP THROUGH SHALL BE POURED MONOLITHICALLY WITH CAST-IN-PLACE BENCH, OR DOWELED AND GROUTED TO PRE-CAST BENCH.
 2. DROP THROUGH SHALL EXTEND INTO MAIN-LINE TROUGH 1/2 THE INNER DIAMETER OF LATERAL.
 3. WHERE LATERAL FLOW-LINE TO MAIN FLOW-LINE IS GREATER THAN 24" AN EXTERNAL DROP SHALL BE REQUIRED PER 33 39 10/20-D209.
 4. "X" SHALL BE NO MORE THAN 24" FROM FLOW-LINE TO FLOW-LINE. "Y" SHALL BE THE GREATER OF HALF OF "X" OR 6".



24" AND LARGER SEWER LINE
DEEP TRENCH
SCALE: NOT TO SCALE

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By		Date	
Revision			
Inc.			



CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION
VOLUME 2

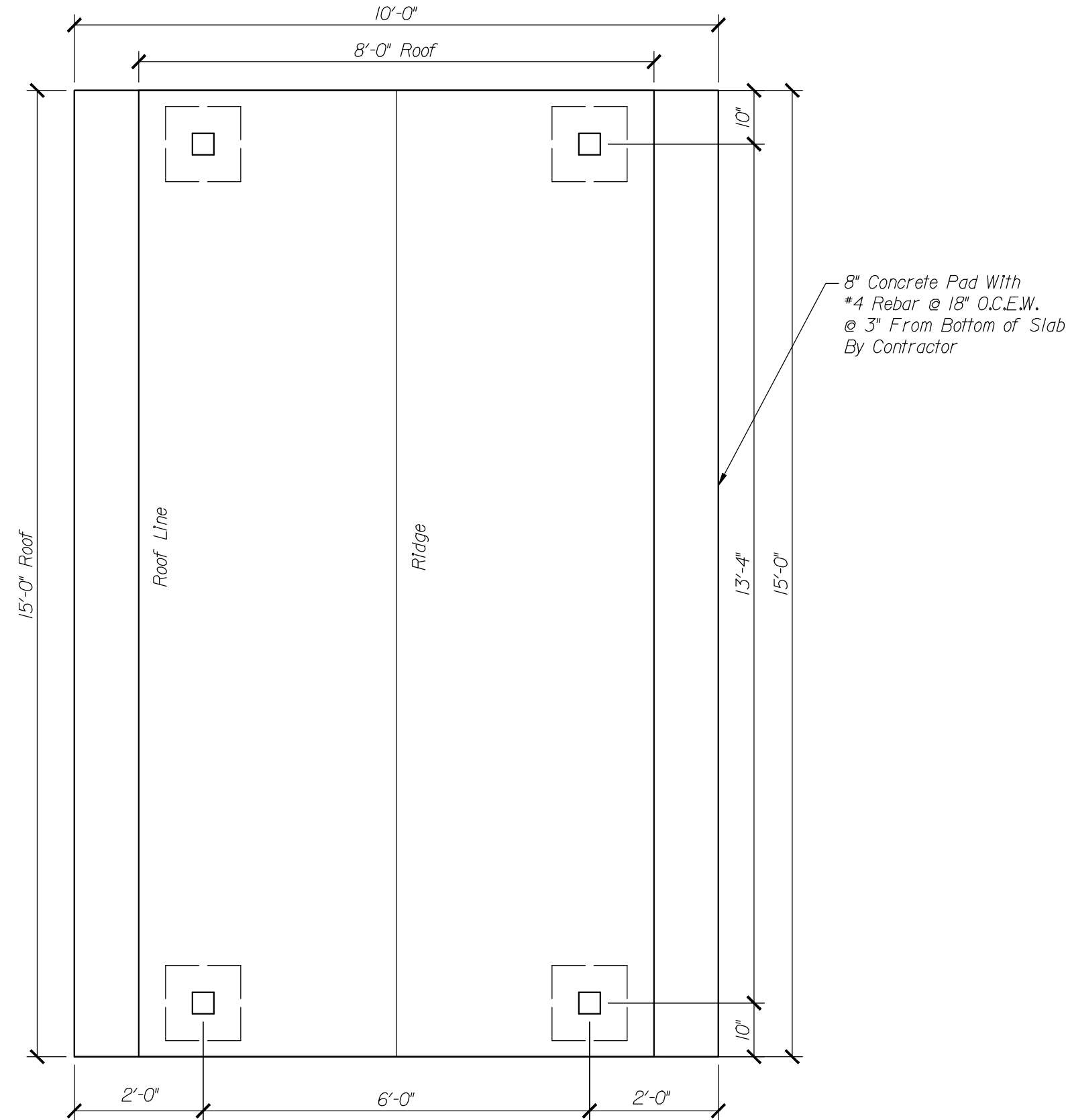
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KHA NO.:	061024063		

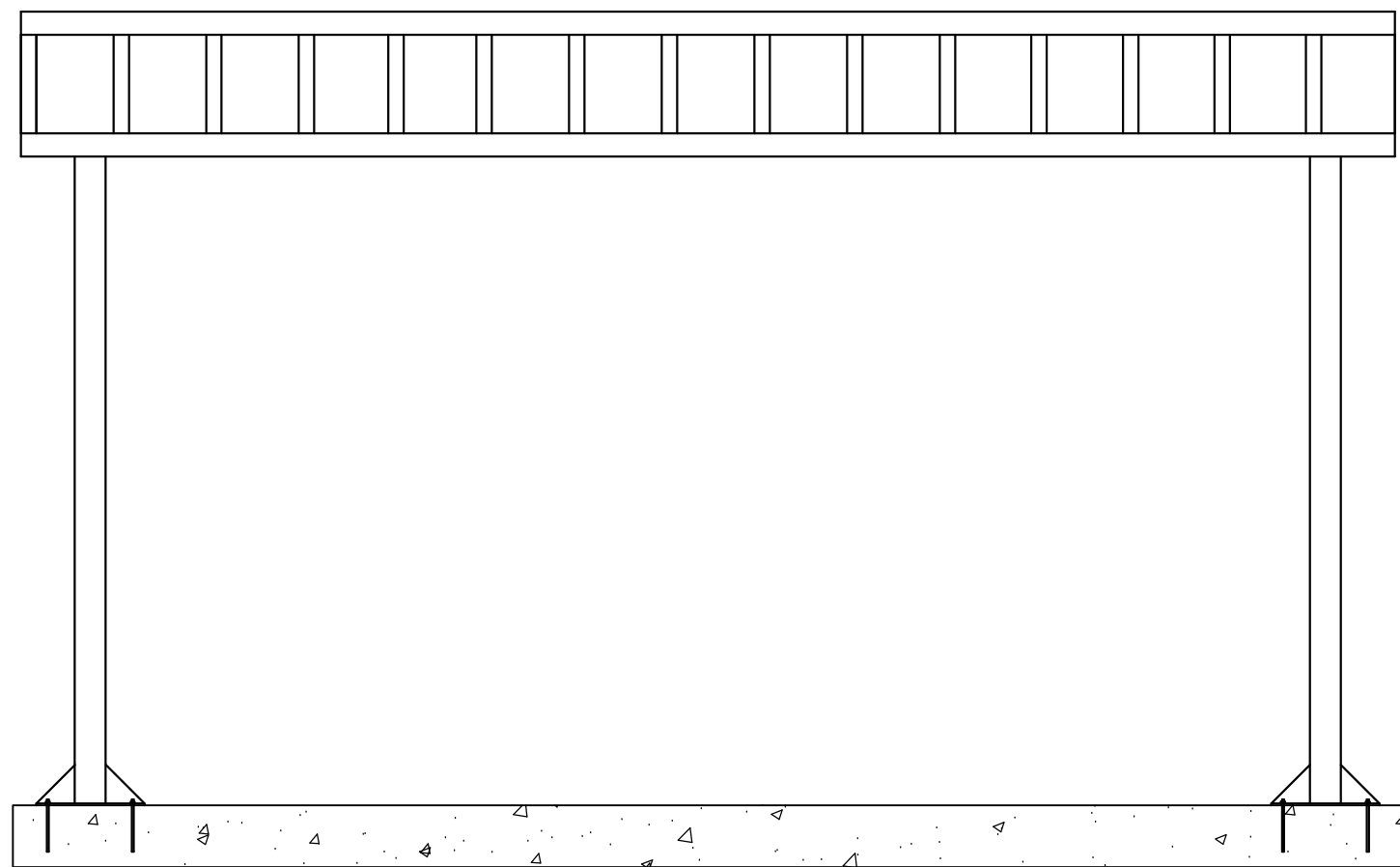
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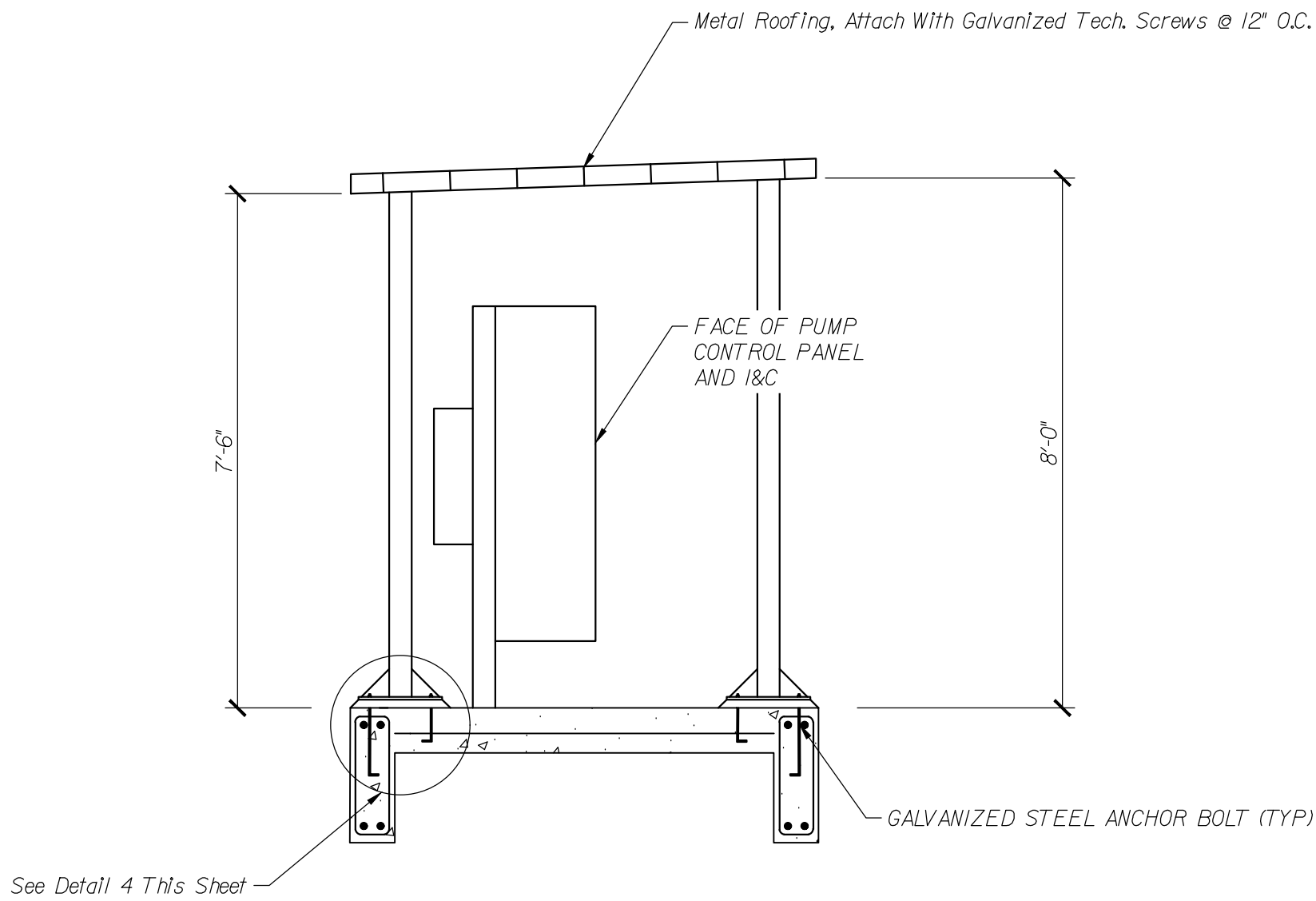
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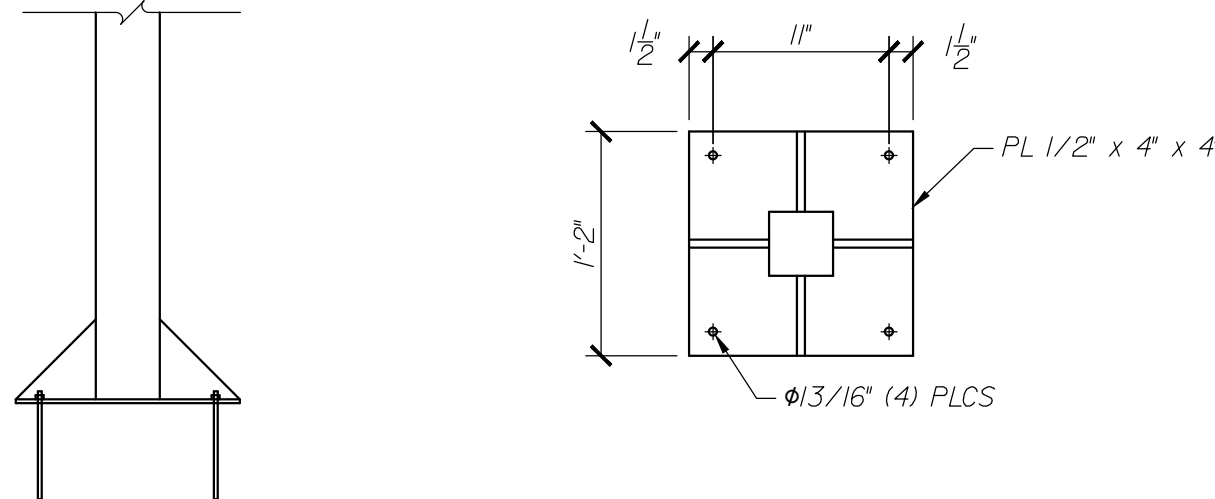
1
45
CONTROL SHELTER
PLAN
SCALE: 1/2" = 1'-0"



3
45
CONTROL SHELTER
SIDE ELEVATION
SCALE: 1/2" = 1'-0"



2
45
CONTROL SHELTER
FRONT ELEVATION
SCALE: 1/2" = 1'-0"



4
45
ANCHOR
DETAIL
SCALE: 1" = 1'-0"

GENERAL NOTES

1. PREFABRICATED SHELTER STRUCTURE SHALL CONSIST OF FACTORY-ASSEMBLED STEEL COLUMN ASSEMBLIES, ROOF TRUSS, AND METAL ROOFING. STRUCTURE SHALL BE AS MANUFACTURED BY ROMTEC OR APPROVED EQUAL. THE EQUIPMENT SHALL BE SUPPLIED OR MANUFACTURED BY A SINGLE SOURCE MANUFACTURER CAPABLE OF PRODUCING A COMPLETE, PRE-ENGINEERED, PACKAGED, SHELTER. STRUCTURE SHALL MEET LOCAL CODES (INCLUDING WIND LOAD) FOR SITE CONDITIONS.
2. ALL STEEL SHALL BE POWDER COATED BLACK.
3. CONTRACTOR SHALL SUBMIT A SHOP DRAWING FOR THE PROPOSED CONTROL SHELTER. PRIOR TO ORDERING MATERIAL, CONTRACTOR REQUIRED TO VERIFY ENOUGH CLEARANCE AVAILABLE FOR CONTROL PANELS AND I&C EQUIPMENT.
4. METAL ROOFING SHALL BE FEBRAL DELTA-RIB, 29 GA. STEEL ROOFING, WITH 24" COVERAGE WIDTH.

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INC. Revision By Date



CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

STRUCTURAL DETAILS I

DATE:	MARCH 2025
DESIGN:	CPI
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KHA NO.:	061024063

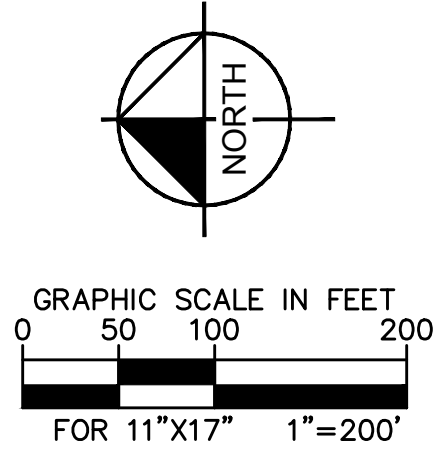
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MATCHLINE 1
SHEET 47



LEGEND

- SF SILT FENCE
- STONE OVERFLOW STRUCTURE
- INLET PROTECTION
- FLOW ARROW

DATE:	MARCH 2025
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024063

SHEET

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EROSION CONTROL PLAN
1 OF 4

CITY OF DENTON

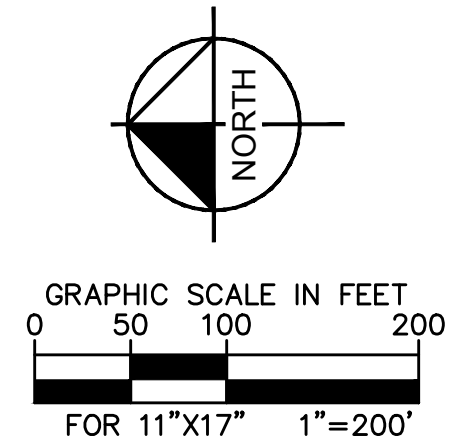
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GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1



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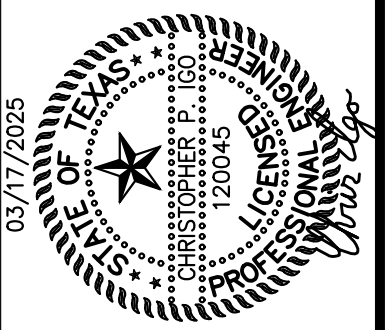
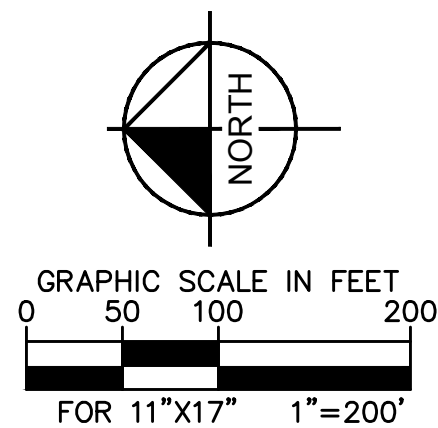
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801 Cherry St., Suite 1300 Ft. Worth, TX 76102

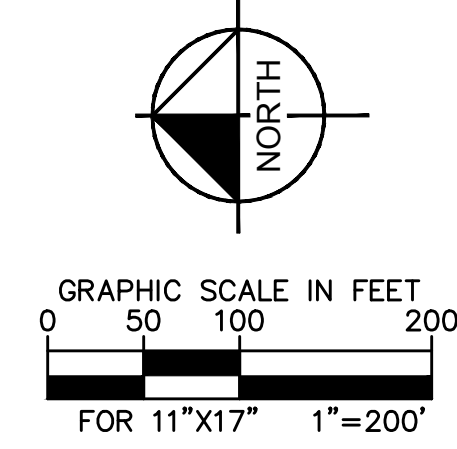
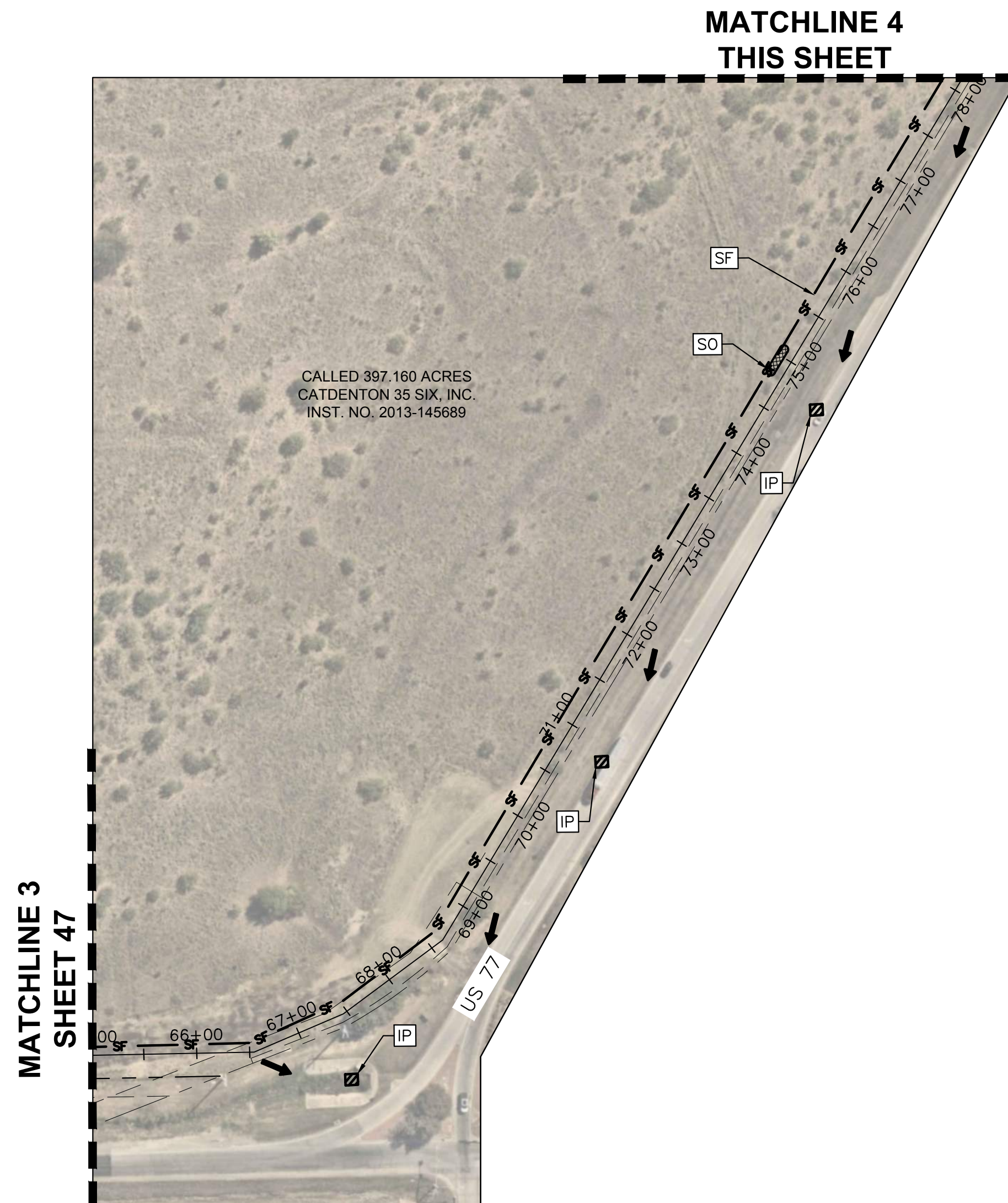
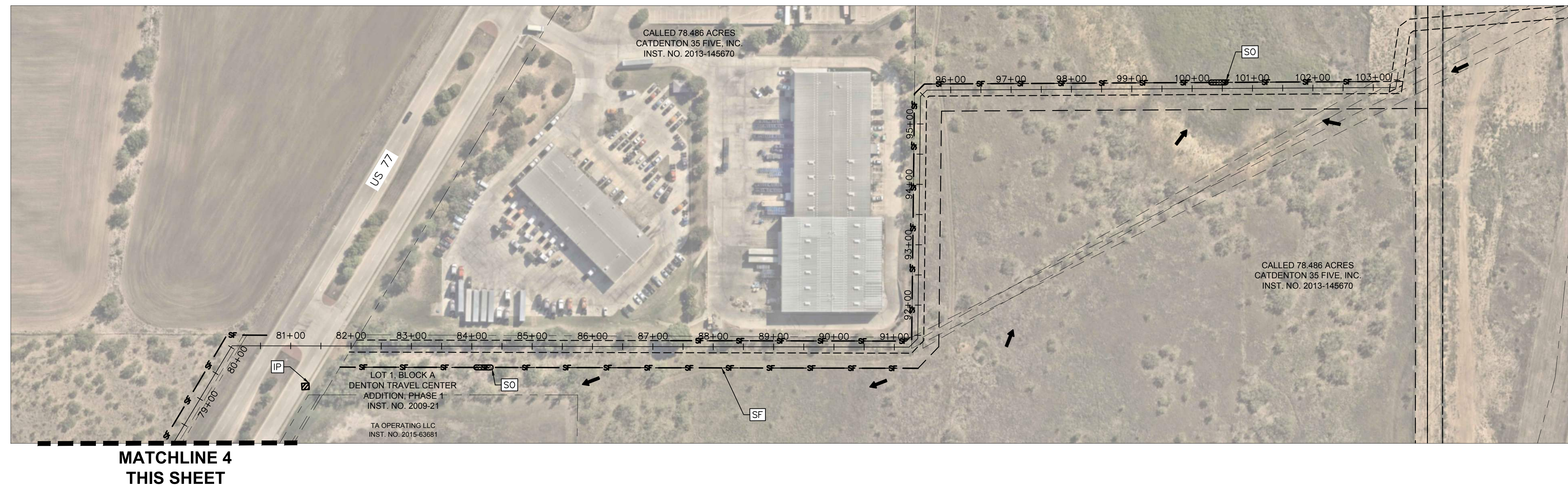
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LEGEND

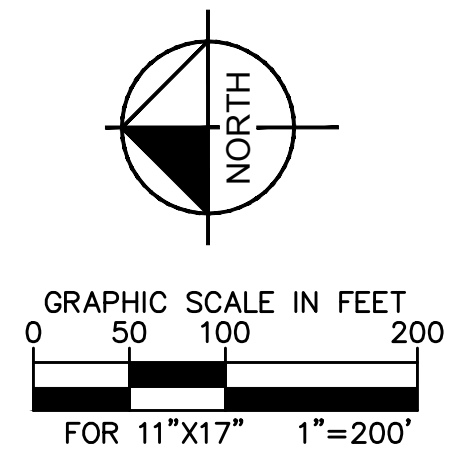
- SF — SILT FENCE
-  STONE OVERFLOW STRUCTURE
-  INLET PROTECTION
-  FLOW ARROW





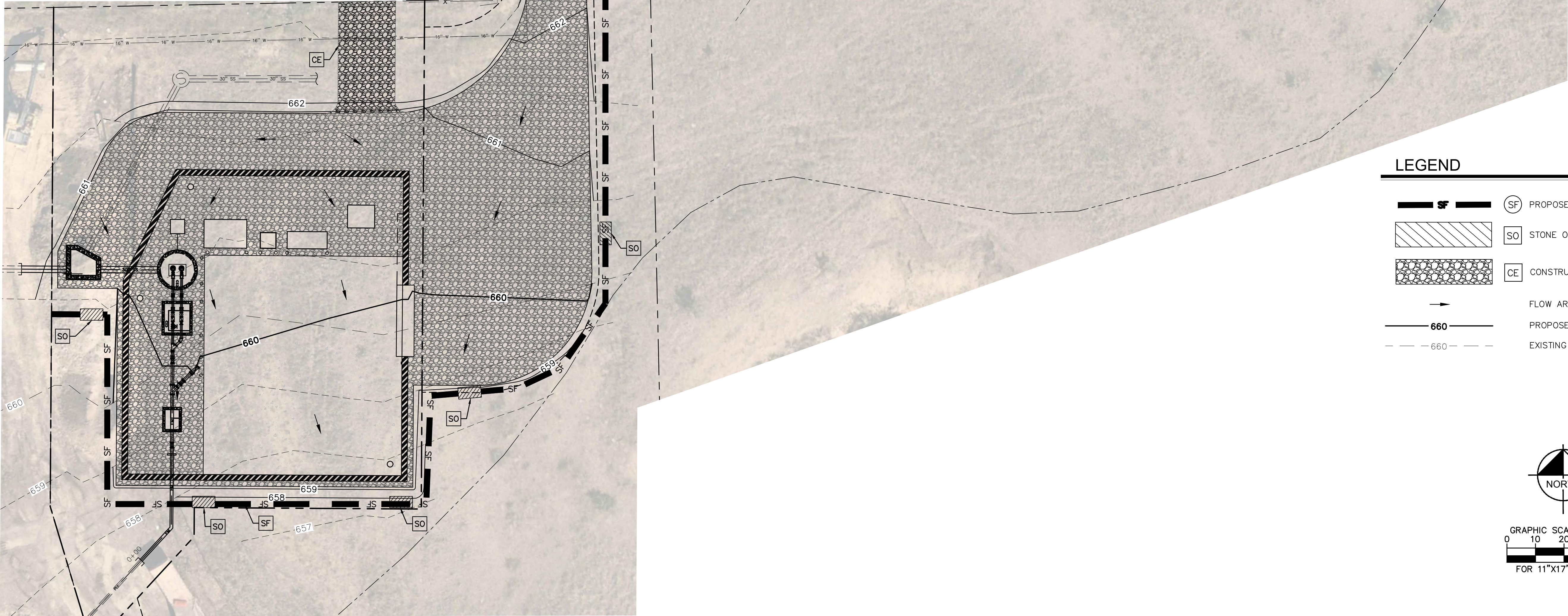
LEGEND

- SF — SILT FENCE
-  STONE OVERFLOW STRUCTURE
-  INLET PROTECTION
-  FLOW ARROW



EROSION CONTROL GENERAL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL BEST MANAGEMENT PRACTICES (BMPs). EROSION CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY. CONTRACTOR IS RESPONSIBLE FOR UPDATING THE EROSION CONTROL PLAN AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS NECESSARY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT IN THE SWPPP OR NOT).
3. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR AND IN COMPLIANCE WITH SECTIONS 401 AND 404 OF THE CLEAN WATER ACT. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.
4. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPs FOR ANY OFF-SITE MATERIAL WASTE, BORROW, OR EQUIPMENT STORAGE AREAS.
5. CONTRACTOR SHALL INSPECT DISTURBED AREAS, MATERIAL STORAGE AREAS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND VEHICLE ENTRY AND EXIT AREAS AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER OR ONCE EVERY 7 DAYS ON THE SAME DAY OF THE WEEK EACH WEEK, REGARDLESS IF THERE HAS BEEN A RAINFALL EVENT. THE SWPPP MUST REFLECT THE SCHEDULE IN USE.
6. ALL ENTITIES MEETING THE DEFINITION OF A "PRIMARY OPERATOR" SHOULD SIGN AND CERTIFY A CONSTRUCTION SITE NOTICE. A COPY OF THE SIGNED CONSTRUCTION SITE NOTICE SHALL BE SUBMITTED AT LEAST TWO DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE OPERATOR OF ANY MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) RECEIVING CONSTRUCTION SITE DISCHARGE. A COPY OF THE SIGNED CONSTRUCTION SITE NOTICE SHALL BE POSTED AT THE CONSTRUCTION SITE IN A LOCATION WHERE IT IS SAFELY AND READILY AVAILABLE FOR VIEWING BY THE GENERAL PUBLIC, LOCAL, STATE, AND FEDERAL AUTHORITIES PRIOR TO STARTING CONSTRUCTION ACTIVITIES UNTIL COMPLETION OF THE CONSTRUCTION ACTIVITY.
7. IN ORDER TO TERMINATE COVERAGE OF THE GENERAL PERMIT, THE OPERATOR MUST REMOVE THE SITE NOTICE AND COMPLETE THE APPLICABLE PORTION OF THE NOTICE RELATED TO REMOVAL OF THE SITE NOTICE. A COPY OF THE COMPLETED SITE NOTICE MUST BE SUBMITTED TO THE OPERATOR OF ANY MS4 RECEIVING SITE DISCHARGE WITHIN 30 DAYS OF ANY THE FOLLOWING CONDITIONS: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE THAT ARE THE RESPONSIBILITY OF THE PERMITTEE; A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED; OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER AN INDIVIDUAL TPDES PERMIT OR ALTERNATIVE TPDES GENERAL PERMIT.



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KimleyHorn

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INC.

By

Date

Revision



CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

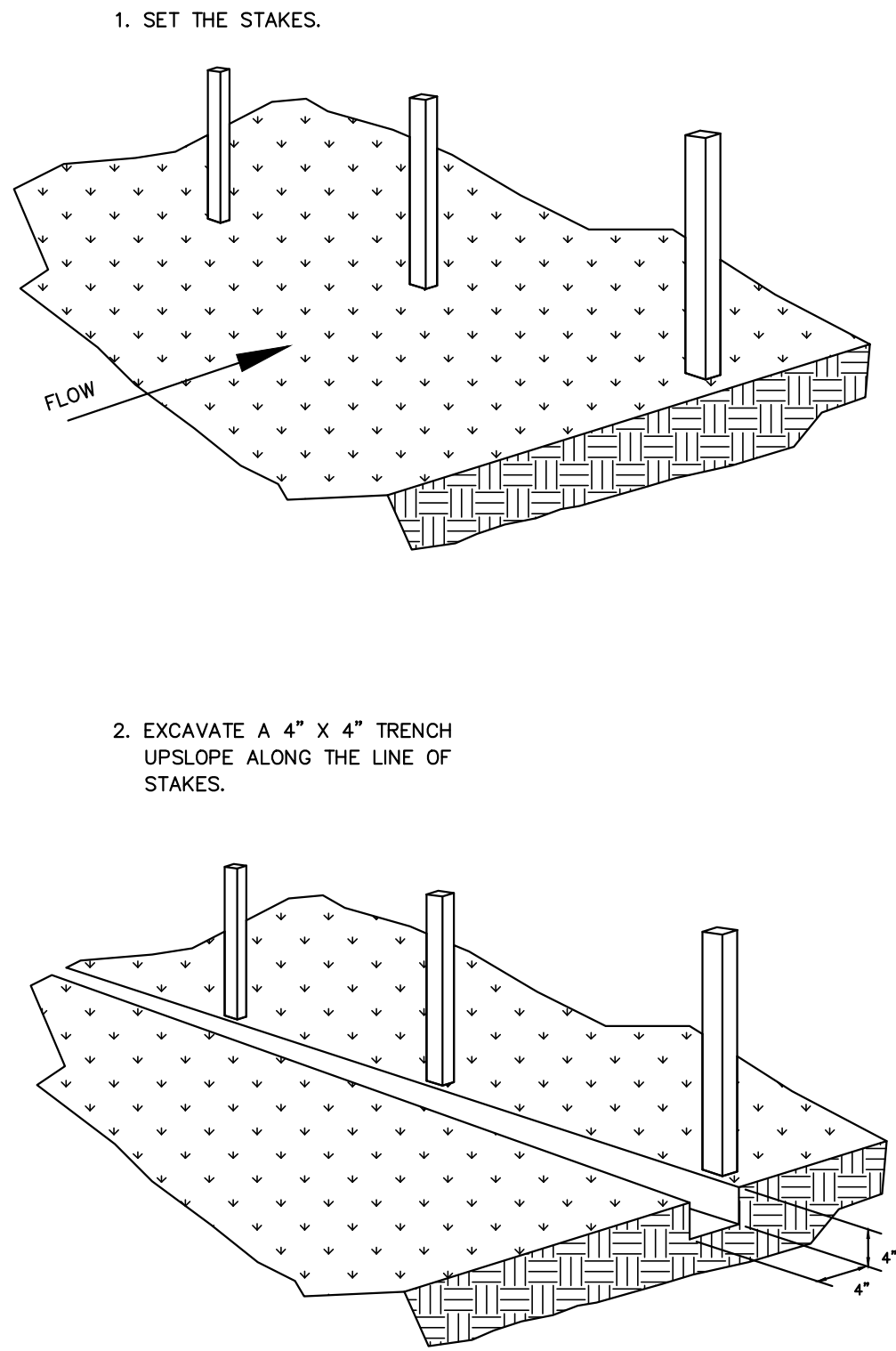
EROSION CONTROL PLAN
4 OF 4

DATE:	MARCH 2025
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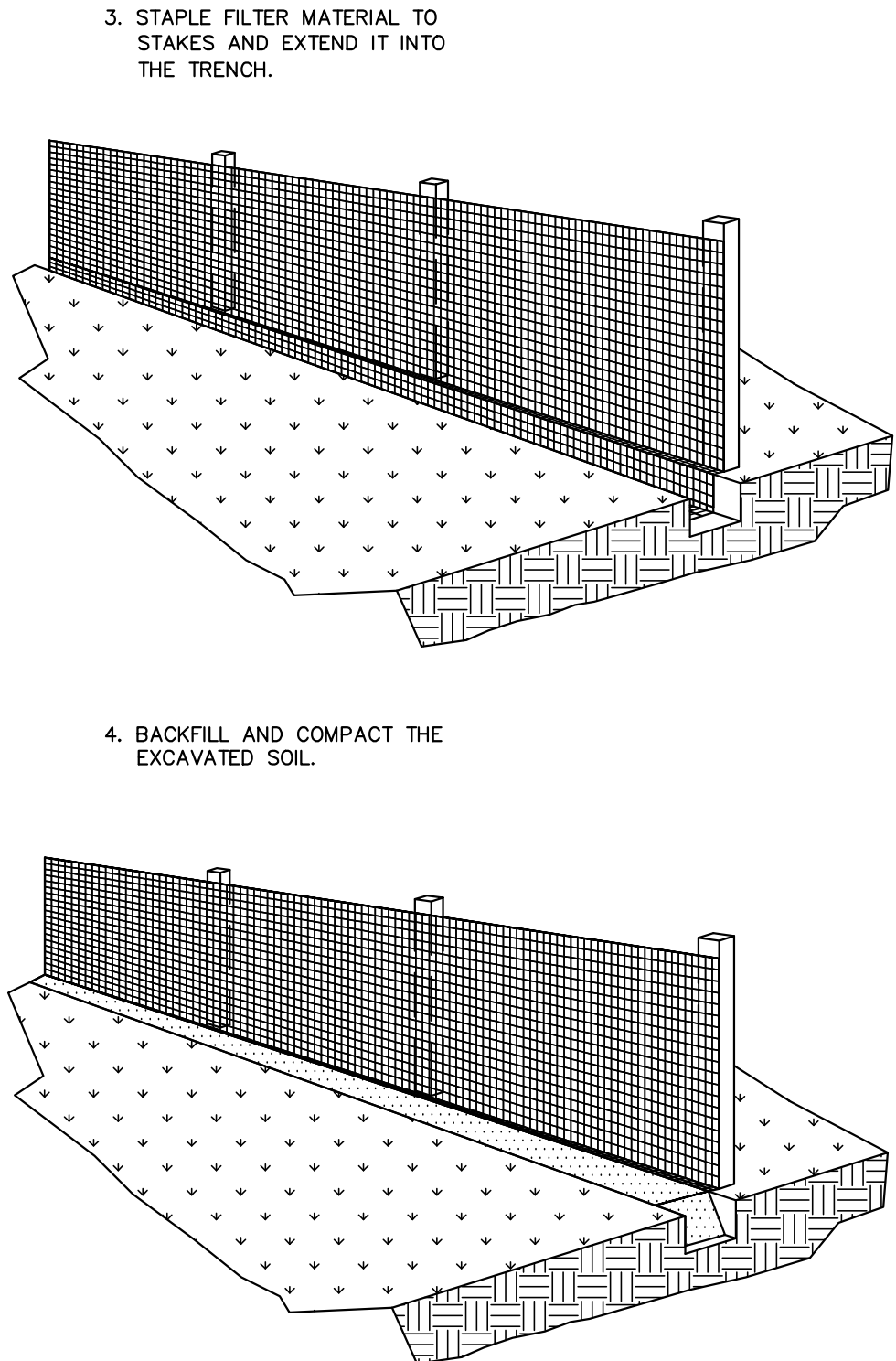
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2. EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

CONSTRUCTION SPECIFICATIONS FOR SILT BARRIER FENCE MATERIALS

1. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE FOLLOWING REQUIREMENTS (PER ASTM METHODS):

PHYSICAL PROPERTY	REQUIREMENTS
FILTERING EFFICIENCY	75% (MIN.)
TENSILE STRENGTH AT 20% MAXIMUM ELONGATION	EXT. STRENGTH = 50 LBS./LIN. IN. (MIN.) STD. STRENGTH = 30 LBS./LIN. IN. (MIN.)
FLOW RATE	30 GAL./SQ. FT./MINUTE (MIN.)

2. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0° TO 120°.

INSTALLATION

- THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 15" AND A MAXIMUM OF 18" ABOVE FINAL GRADE.
- STANDARD STRENGTH SYNTHETIC FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS (AND THUS IMPROVE THE BARRIER'S STRENGTH AND EFFICIENCY).
- STAKES FOR THE SILT FENCE SHALL BE 2"x 2" WOOD WITH A MINIMUM LENGTH OF 3 FEET.
- THE STAKES SHALL BE SPACED A MAXIMUM OF 5 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (18" MIN.).
- A TRENCH SHALL BE EXCAVATED APPROX. 6" WIDE AND 6" DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER.

6. THE SILT FENCE SHALL BE STAPLED TO THE STAKES WITH 8" (MIN.) OF FABRIC EXTENDED INTO THE TRENCH. HEAVY DUTY WIRE STAPLES (1/2 INCH LONG MIN.) SHALL BE USED. THE FENCE SHALL NOT BE STAPLED TO EXISTING TREES.

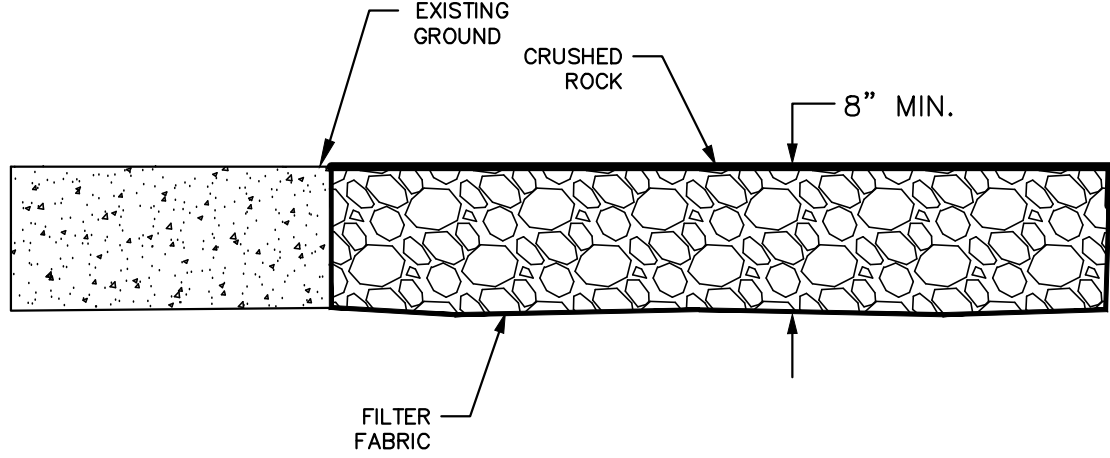
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FENCE MATERIAL.

8. IF A SILT FENCE IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, THE BARRIER SHALL BE OF SUFFICIENT LENGTH TO ELIMINATE END FLOW. THE PLAN CONFIGURATION SHALL RESEMBLE AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE.

9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE SILT FENCE IS STILL NECESSARY, IT SHALL BE REPLACED IMMEDIATELY.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 THE HEIGHT OF THE FENCE.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
- THERE SHOULD BE NO GAPS OR SAGS IN THE SILT FENCE.



NOTES:

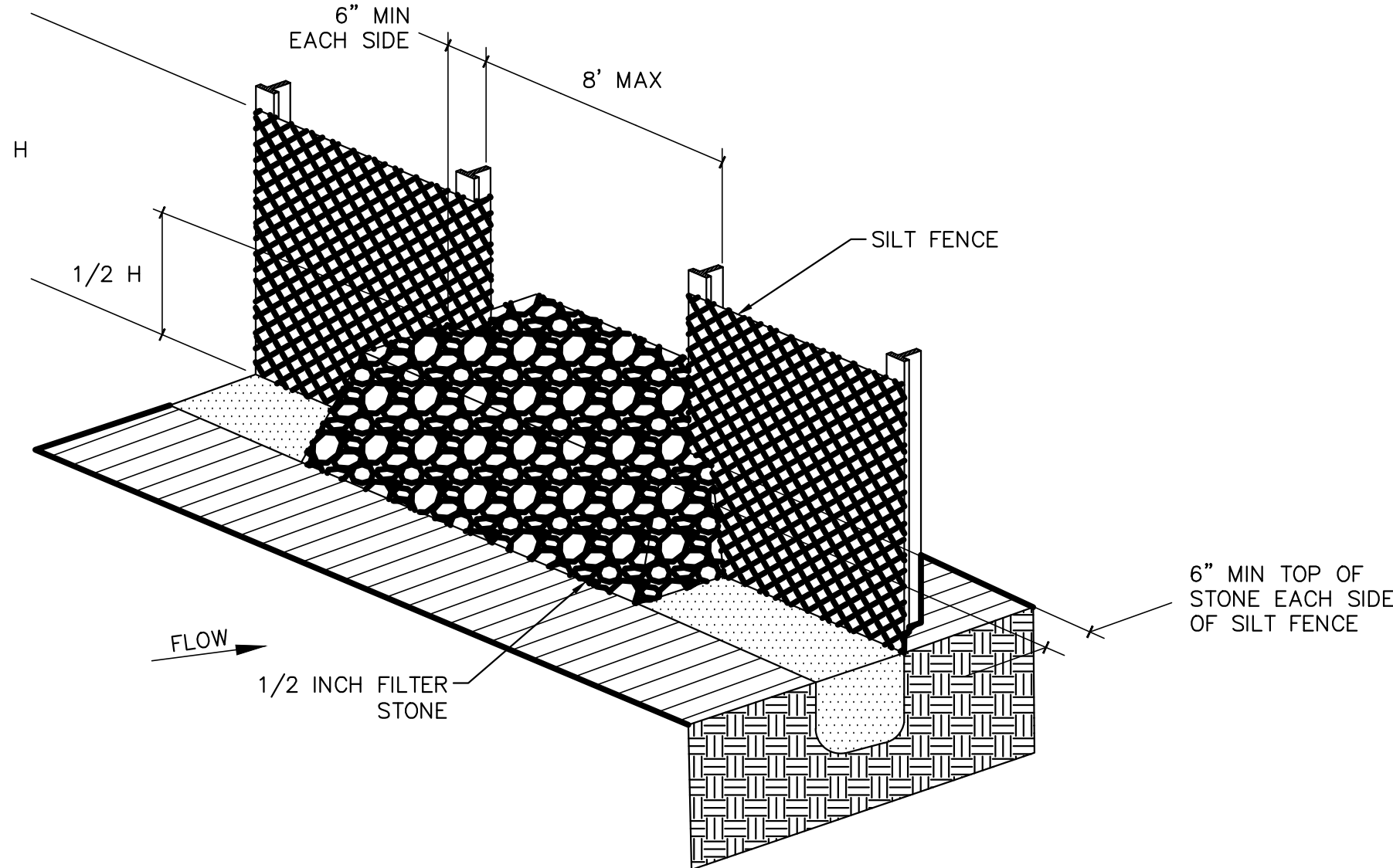
- STONE SIZE – 3 TO 5 INCHES CRUSHED ROCK.
- LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 35 FEET.
- THICKNESS – NOT LESS THAN 8 INCHES.
- WIDTH – NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS OR 24 FEET.
- WASHING – WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY, MUST BE REMOVED IMMEDIATELY.
- DRAINAGE – ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

2

50

SCALE: NOT TO SCALE



STONE OVERFLOW STRUCTURE DETAIL

3

50

SCALE: NOT TO SCALE

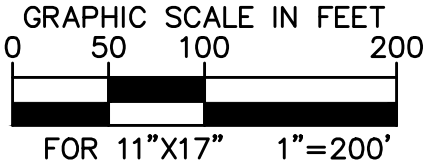
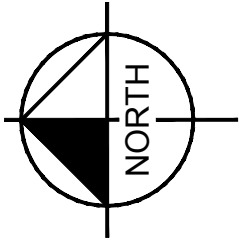
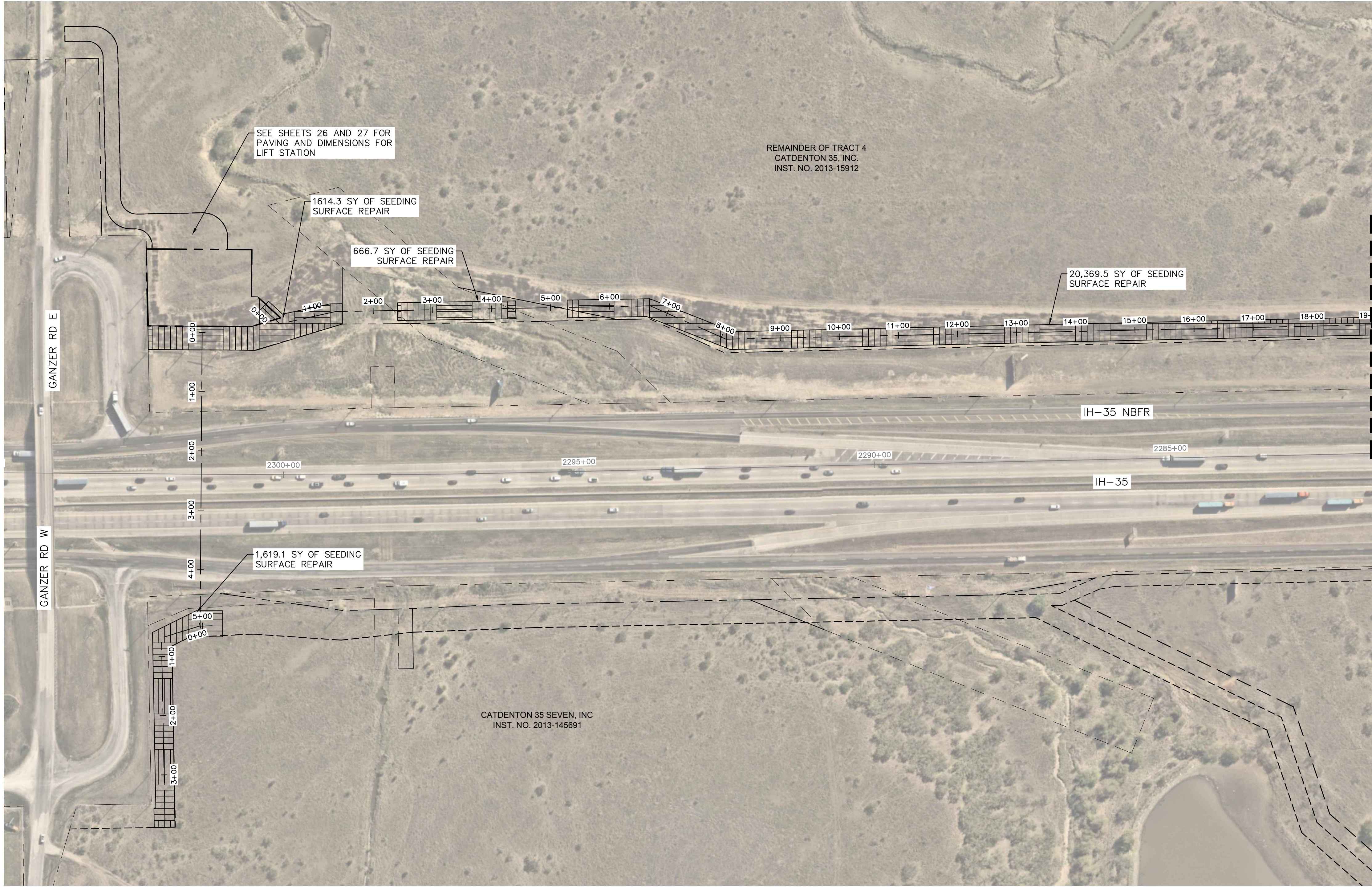
1

50

SILT FENCE AND STONE OVERFLOW DETAIL

SCALE: NOT TO SCALE

K:\file_utilities\061024063-denton-milam-erick-ganzer-ls\CADD\SHEETS\lift-station\PAVEMENT-REPAIR.dwg 4/25/2025 11:31 AM



SHEET NOTES:

1. CONTRACTOR TO REPAIR ANY DAMAGE TO AND RESTORE PRIVATE IRRIGATION SYSTEMS
2. CONTRACTOR IS RESPONSIBLE FOR RESTORING LANDSCAPED AREAS TO EXISTING CONDITION.
3. CONTRACTORS SHALL PERFORM NEAT SAW CUTS, AND REPLACE DAMAGED PAVEMENT BACK TO BETTER OR SIMILAR CONDITION. GENERALLY, PAVING REPAIR WIDTHS HAVE BEEN ASSUMED AT 6- FEET WIDE FOR PIPE LARGER THAN 12", AND 5- FEET WIDE FOR ALL OTHER PIPES. CONCRETE PAVING ON PRIVATE PROPERTY ARE ASSUMED TO BE ABLE TO BE SAW CUT, AND NOT REQUIRED TO REPLACE FULL PANEL.
4. CURB AND GUTTER RESTORATION SHALL BE CONSIDERED SUBSIDIARY TO THE PIPE INSTALLATION AND THE PAVING REPAIR BID ITEM QUANTITY.

LEGEND

- ASPHALT PAVEMENT REPAIR (RE: A/65)
- CONCRETE PAVEMENT REPAIR (RE: B/65)
- SEEDING SURFACE REPAIR
- SODDING SURFACE REPAIR
- GRAVEL SURFACE REPAIR

KimleyHorn

TYPE Firm No. 028 P. 87-984-001
801 Cherry St., Suite 200 P. North TX 75002

By

Date

Revision



CITY OF DENTON

IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

PROPOSED SURFACE REPAIR
1 OF 3

DATE:	MARCH 2025
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024063

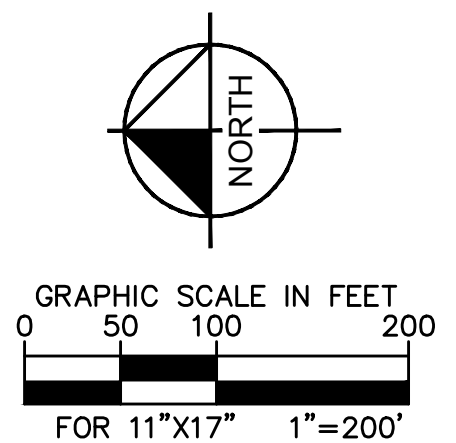


1. CONTRACTOR TO REPAIR ANY DAMAGE TO AND RESTORE PRIVATE IRRIGATION SYSTEMS.
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3. CONTRACTORS SHALL PERFORM NEAT SAW CUTS, AND REPLACE DAMAGED PAVEMENT BACK TO BETTER OR SIMILAR CONDITION. GENERALLY, PAVING REPAIR WIDTHS HAVE BEEN ASSUMED AT 6-FOOT WIDE FOR PIPE LARGER THAN 12", AND 5-FOOT WIDE FOR ALL OTHER PIPES. CONCRETE PAVING ON PRIVATE PROPERTY ARE ASSUMED TO BE ABLE TO BE SAW CUT, AND NOT REQUIRED TO REPLACE FULL PANEL.
4. CURB AND GUTTER RESTORATION SHALL BE CONSIDERED SUBSIDIARY TO THE PIPE INSTALLATION AND THE PAVING REPAIR BID ITEM QUANTITY.

LEGEND

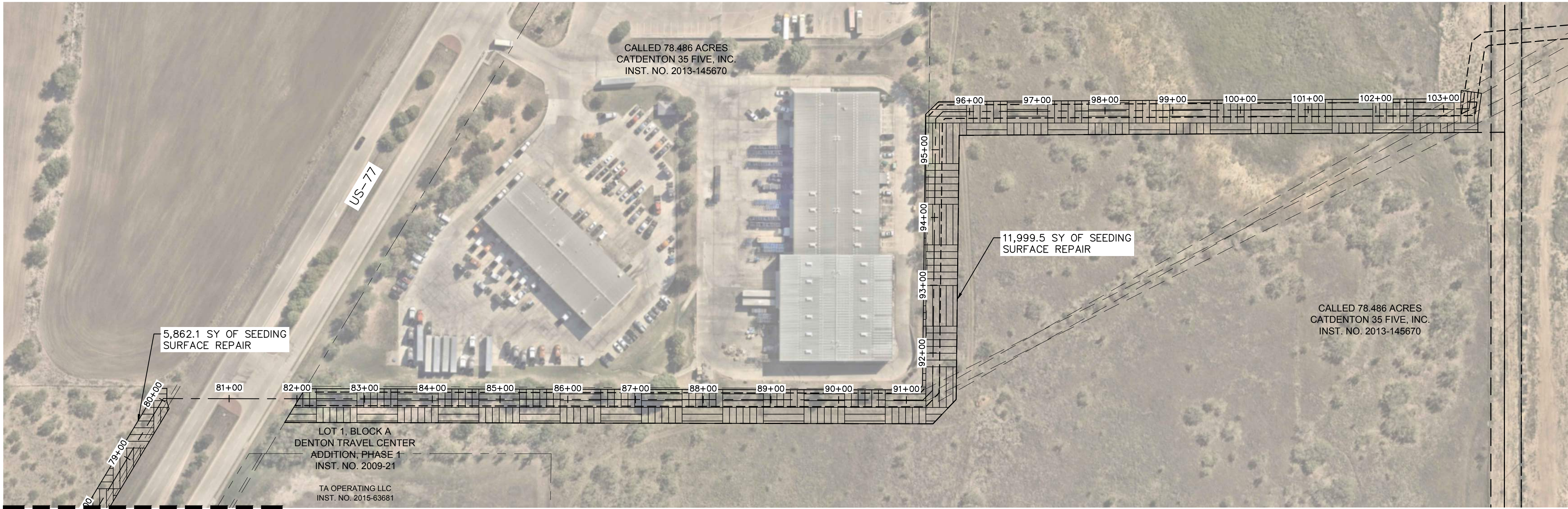
The diagram illustrates four types of pavement repair patterns, each shown in a rectangular box with a corresponding label and code to its right:

- ASPHALT PAVEMENT REPAIR (RE: A/65)**: Represented by a box with diagonal lines running from the top-left to the bottom-right.
- CONCRETE PAVEMENT REPAIR (RE: B/65)**: Represented by a box with a cross-hatch pattern of intersecting diagonal lines.
- SEEDING SURFACE REPAIR**: Represented by a box with vertical lines of varying heights, suggesting a graded or seeded surface.
- SODDING SURFACE REPAIR**: Represented by a box with a stippled or dotted pattern, indicating a sodded area.



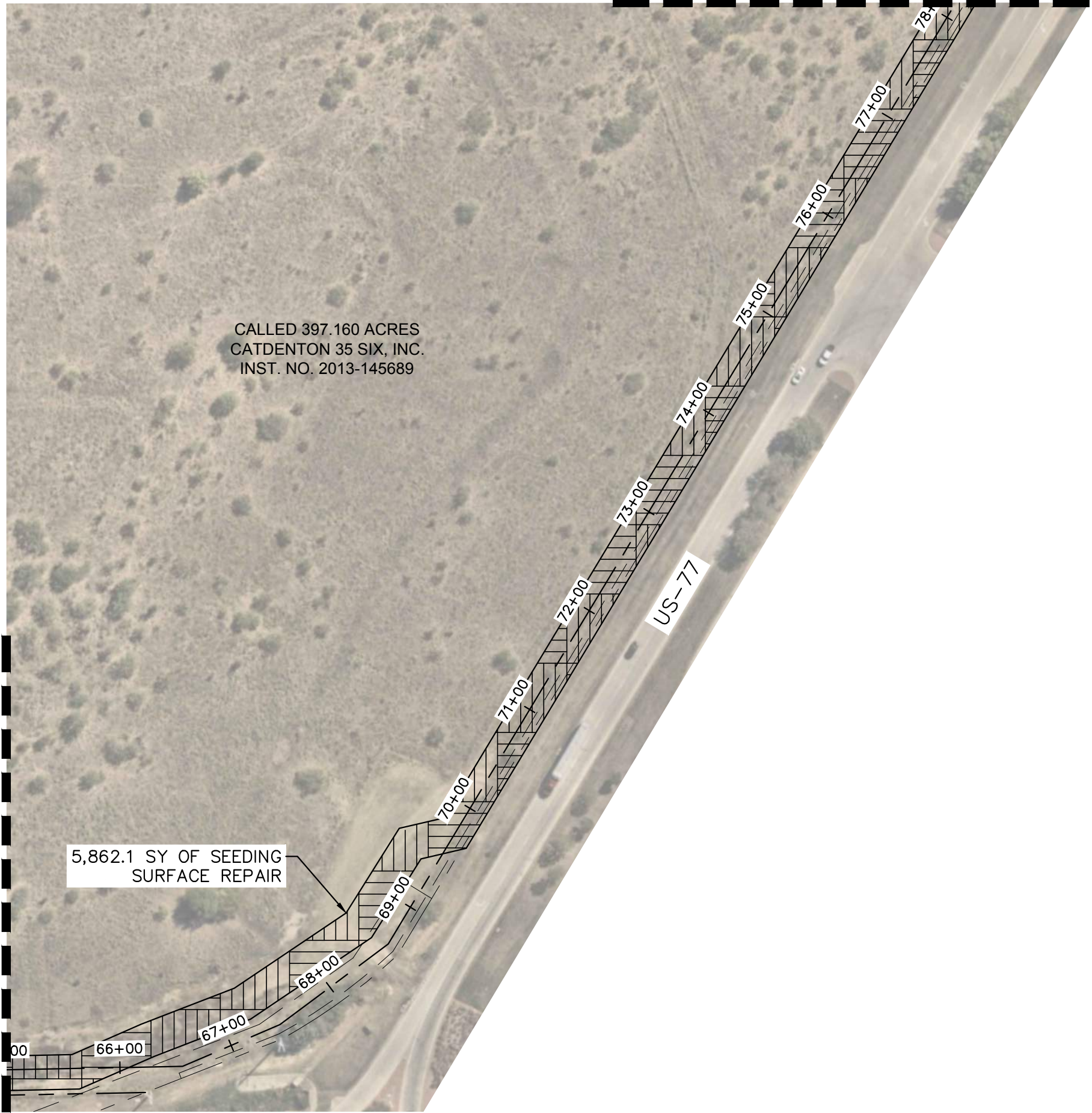
**MATCHLINE 8
SHEET 53**

K:\file_utilities\061024063-denton-milam-travel-center-milam-travel-center-ls\CADD\Drawings\Station\PAVEMENT-REPAIR.dwg 4/25/2025 11:32 AM



MATCHLINE 9
THIS SHEET

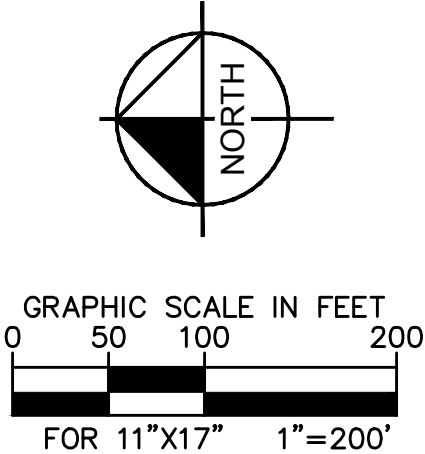
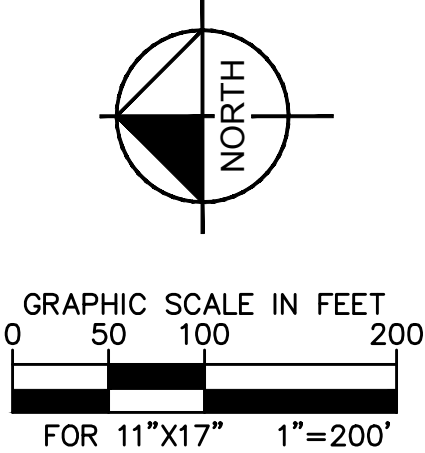
MATCHLINE 8
SHEET 52



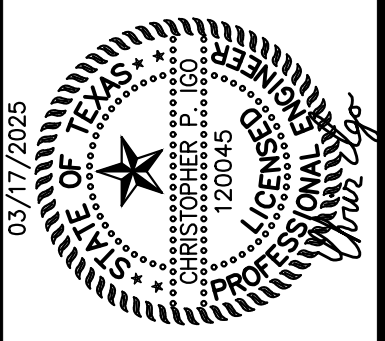
MATCHLINE 9
THIS SHEET

- SHEET NOTES:**
1. CONTRACTOR TO REPAIR ANY DAMAGE TO AND RESTORE PRIVATE IRRIGATION SYSTEMS.
 2. CONTRACTOR IS RESPONSIBLE FOR RESTORING LANDSCAPED AREAS TO EXISTING CONDITION.
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 4. CURB AND GUTTER RESTORATION SHALL BE CONSIDERED SUBSIDIARY TO THE PIPE INSTALLATION AND THE PAVING REPAIR BID ITEM QUANTITY.

- LEGEND**
- ASPHALT PAVEMENT REPAIR (RE: A/65)
 - CONCRETE PAVEMENT REPAIR (RE: B/65)
 - SEEDING SURFACE REPAIR
 - SODDING SURFACE REPAIR



Kimley»Horn
TYPE Firm No. 008 P. 87-984-001
801 Cherry St., Suite 200 P. North TX 75002
INC. Revision By Date



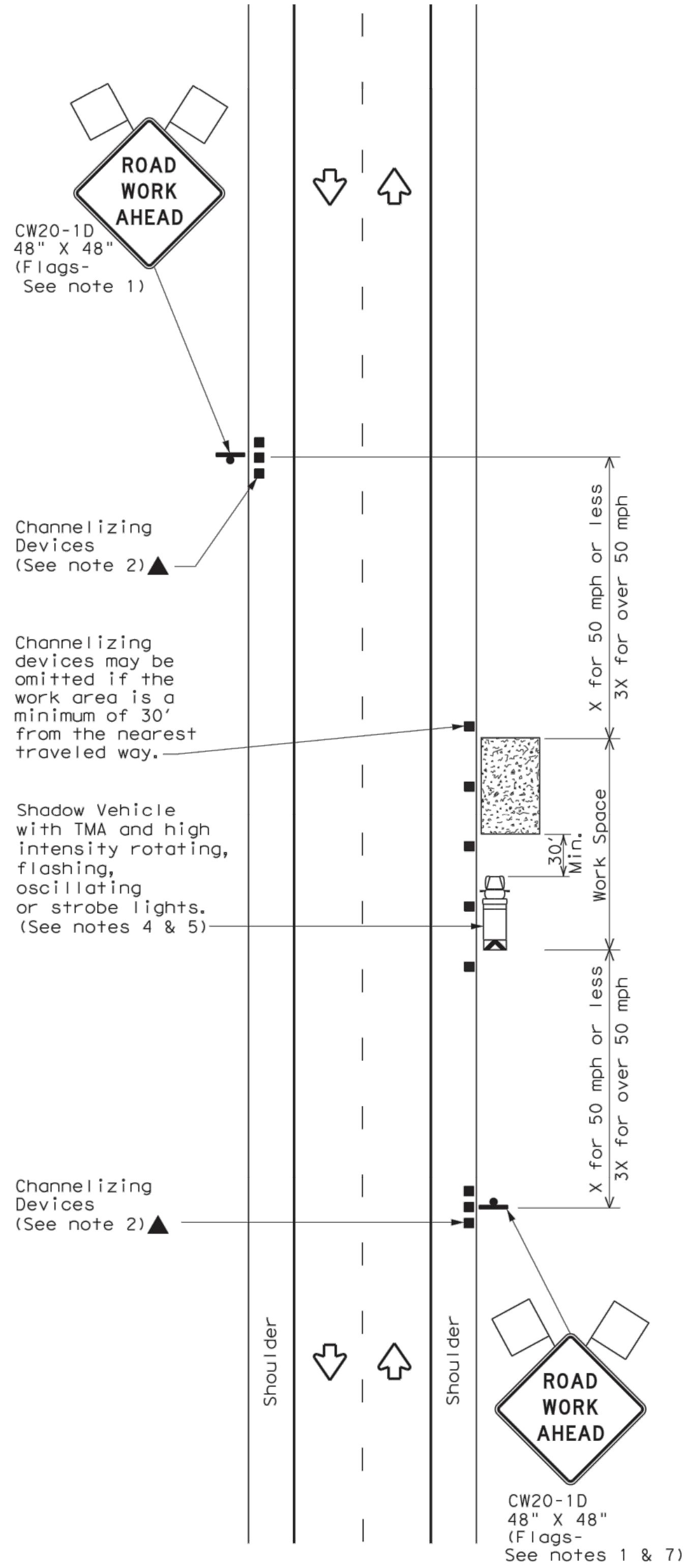
CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION,
FORCE MAIN AND GRAVITY SEWER
VOLUME 1

PROPOSED SURFACE REPAIR
3 OF 3

DATE:	MARCH 2025
DESIGN:	CPI
DRAWN:	NDCH
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KHA NO.:	061024063

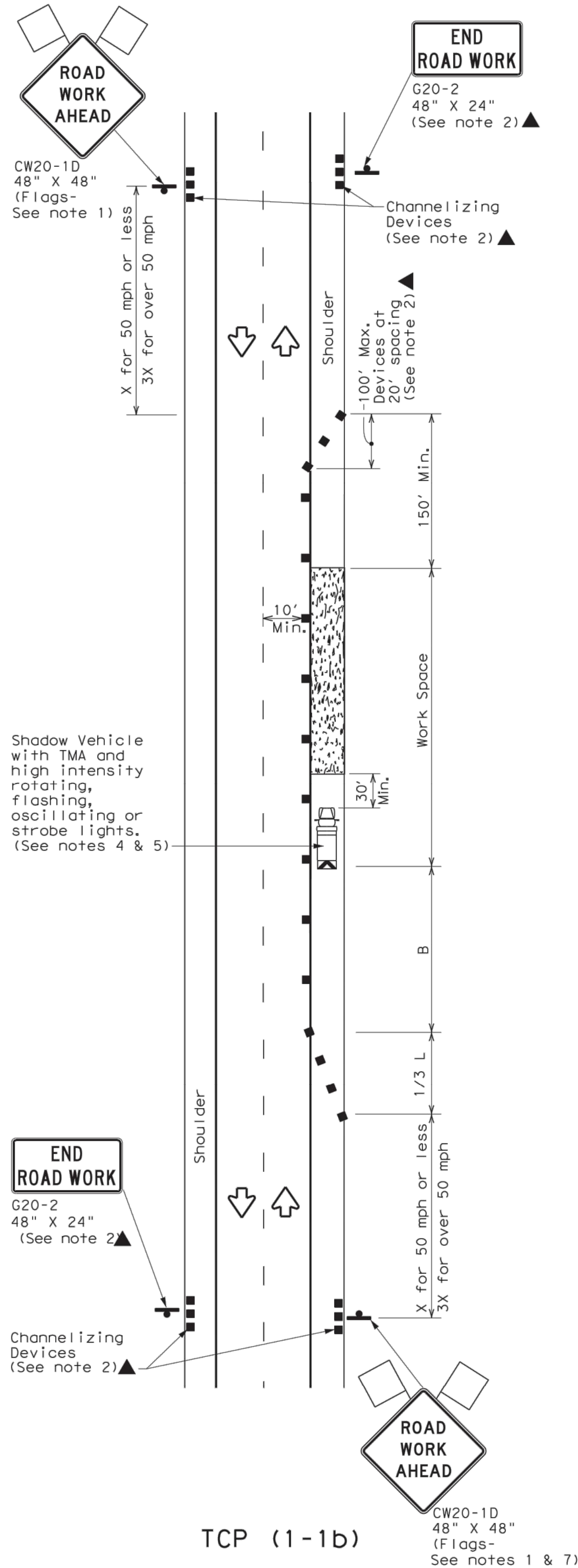
DISCLAIMER:
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DATE:
FILE:



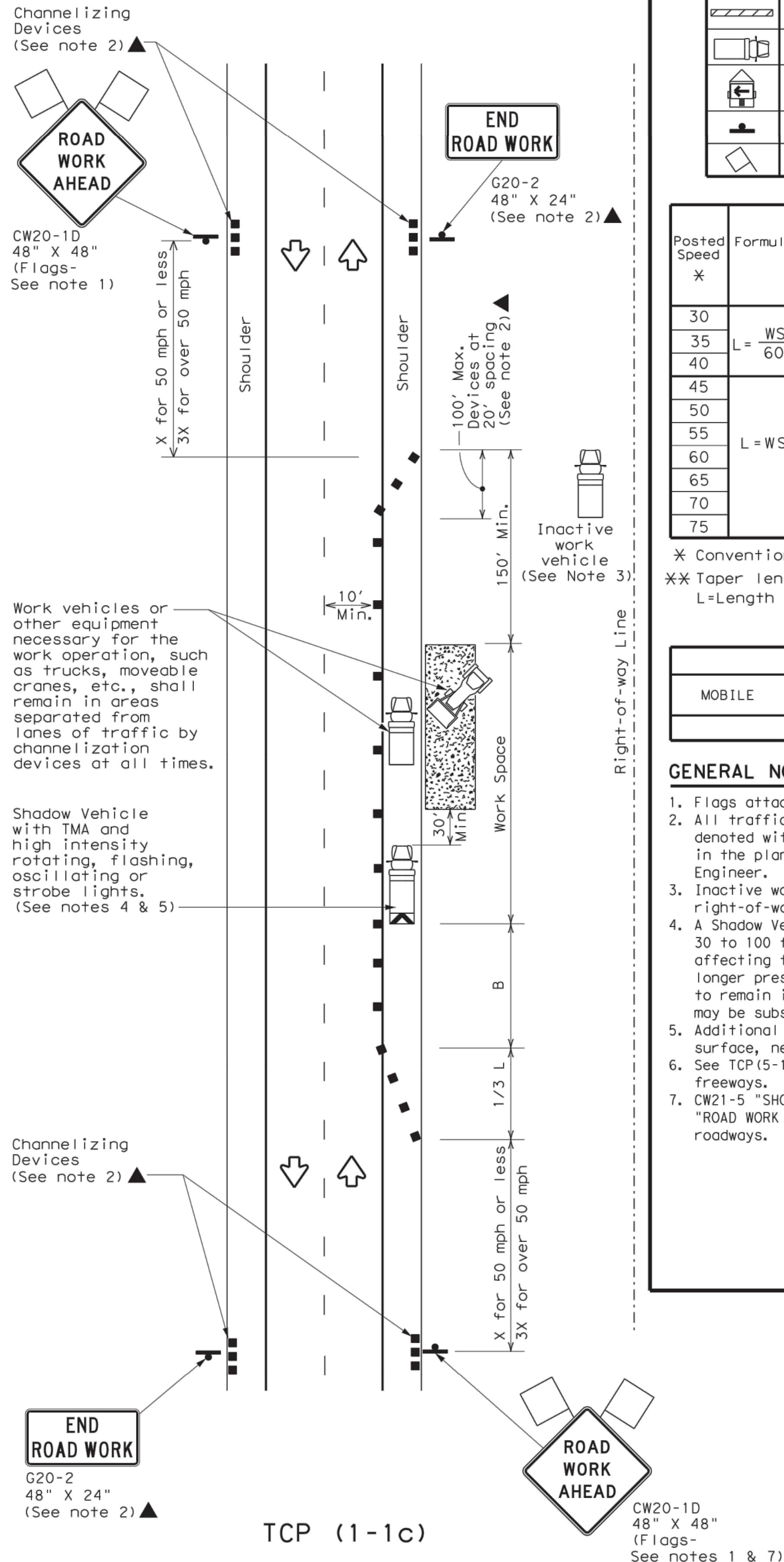
TCP (1-1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (1-1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (1-1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.

L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

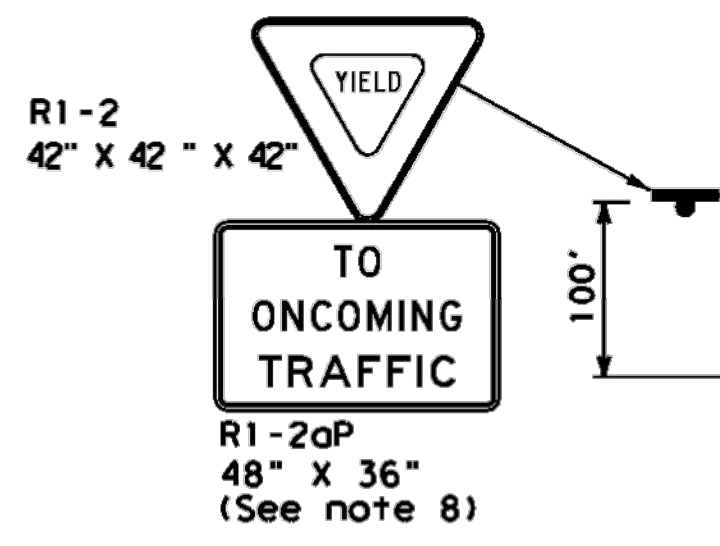
- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
- CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

		Traffic Operations Division Standard							
TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK									
TCP (1-1) - 18									
FILE: tcp1-1-18.dgn	DN:	CK:	DW:	CK:					
© TxDOT December 1985	CONT	SECT	JOB	HIGHWAY					
2-94 4-98	REVISIONS								
8-95 2-12									
1-97 2-18									
	DIST	COUNTY	SHEET NO.						
			54						

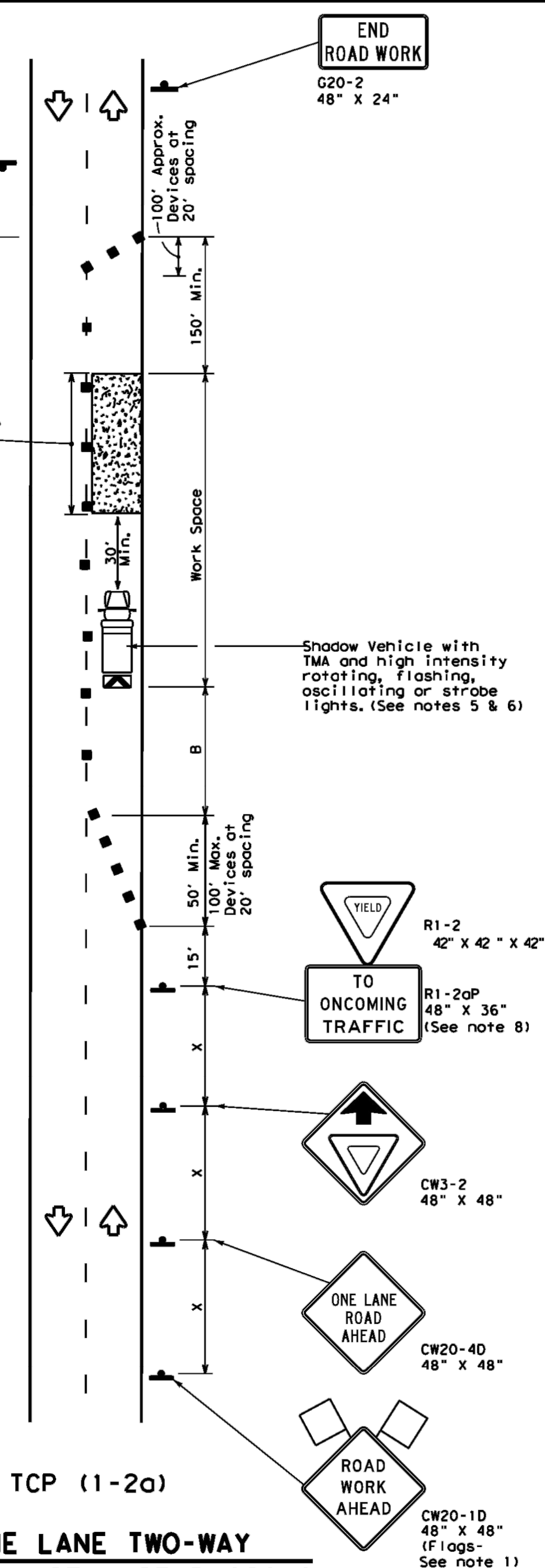
DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: FILE:

Warning Sign Sequence in Opposite Direction Same as Below

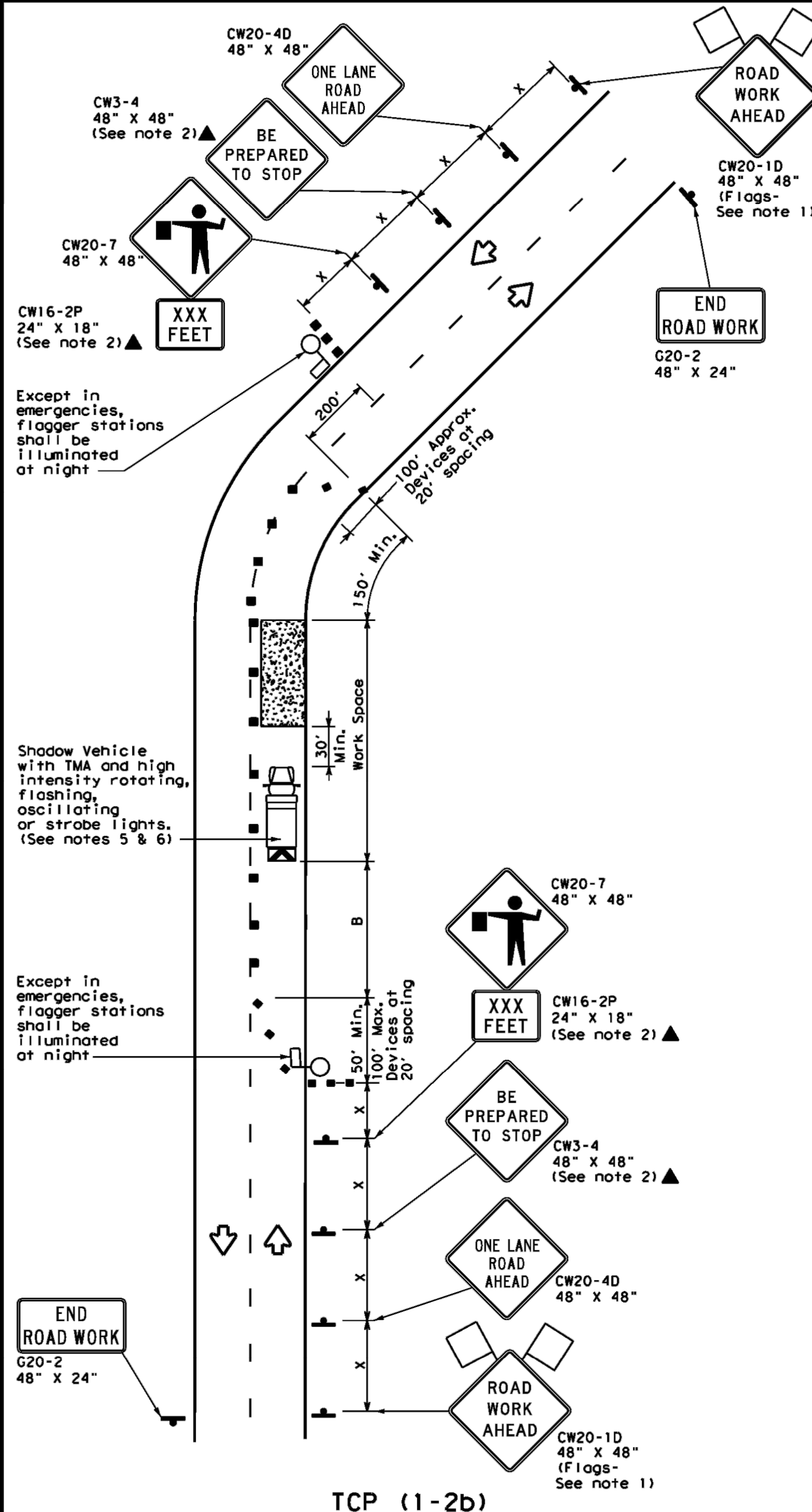


Channelizing devices separate work space from traveled way



TCP (1-2a)

**ONE LANE TWO-WAY
CONTROL WITH YIELD SIGNS**
(Less than 2000 ADT - See note 7)



TCP (1-2b)

**ONE LANE TWO-WAY
CONTROL WITH FLAGGERS**

LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent			
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45		450'	495'	540'	45'	90'	320'	195'	360'
50	L = WS	500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only

** Taper lengths have been rounded off.

L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
- Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-2a)

- R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roadways with less than 2000 ADT, work spaces should be no longer than 400 feet.
- R1-2 "YIELD" sign with R1-2aP "TO ONCOMING TRAFFIC" plaque shall be placed on a support at a 7 foot minimum mounting height.

TCP (1-2b)

- Flaggers should use two-way radios or other methods of communication to control traffic.
- Length of work space should be based on the ability of flaggers to communicate.
- If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
- Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
- Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

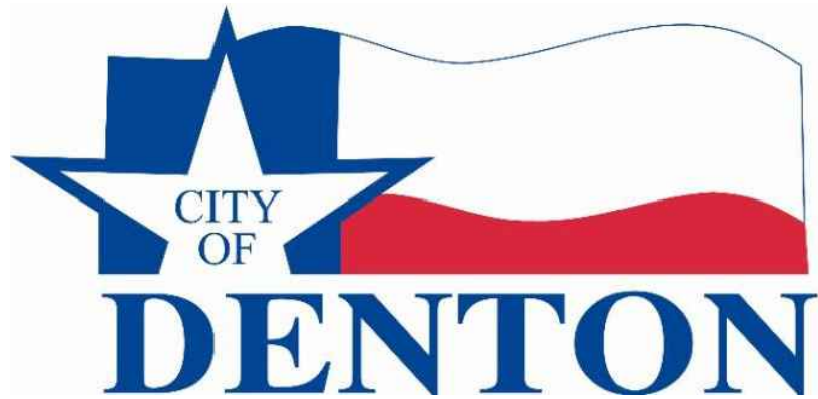
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TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY TRAFFIC CONTROL			
TCP (1-2) - 18			
FILE: tcp1-2-18.dgn	DN:	CR:	DW:
©TxDOT December 1985	CONT	SECT	JOB
REVISIONS		DIST	COUNTY
4-90 4-98			SHEET NO.
2-94 2-12			55
1-97 2-18			

THE CITY OF DENTON, TEXAS

PLANS FOR THE:

IH-35 SPLIT TO MILAM PHASE 2

MILAM/CLEAR CREEK BASIN GRAVITY SEWER IFB NO. 7968-005



SHEET INDEX:

General Sheets

- 2 - GENERAL NOTES 1
- ~~3 - PROJECT CONTROL AND BENCHMARKS~~
- ~~4 - PIPELINE LOCATION MAP~~
- 5 - UTILITY ABANDONMENT (SHEET 1 OF 1)
- 6 - PROJECT SEQUENCING

Sewer Sheets

- ~~7 - PROPOSED 30IN SANITARY SEWER A2 STA 0+00 - 6+00~~
- ~~8 - PROPOSED 30IN SANITARY SEWER A2 STA 6+00 - 12+00~~
- ~~9 - PROPOSED 30IN SANITARY SEWER A2 STA 12+00 - 22+00~~
- ~~10 - PROPOSED 30IN SANITARY SEWER A2 STA 22+00 - 32+00~~
- ~~11 - PROPOSED 30IN & 21IN SANITARY SEWER A2 STA 32+00 - 42+00~~
- ~~12 - PROPOSED 21IN SANITARY SEWER A2 STA 42+00 - 52+00~~
- ~~13 - PROPOSED 21IN SANITARY SEWER A2 STA 52+00 - 62+00~~
- ~~14 - PROPOSED 21IN SANITARY SEWER A2 STA 62+00 - 72+00~~
- ~~15 - PROPOSED 21IN & 18IN SANITARY SEWER A2 STA 72+00 - 82+00~~
- ~~16 - PROPOSED 18IN SANITARY SEWER A2 STA 82+00 - END~~
- ~~17 - PROPOSED 12IN SANITARY SEWER C2 STA 0+00 - 10+50~~
- ~~18 - PROPOSED 12IN SANITARY SEWER C2 STA 10+50 - END~~
- ~~19 - PROPOSED 8IN SANITARY SEWER D2 STA 0+00 - END~~

Water Sheets

- 20 - PROPOSED 16IN WATER LINE B STA 0+00 - END

Standard Details

- ~~21 - CITY STANDARD DETAILS 1~~
- ~~22 - CITY STANDARD DETAILS 2~~
- ~~23 - CITY STANDARD DETAILS 3~~
- ~~24 - CITY STANDARD DETAILS 4~~
- ~~25 - CITY STANDARD DETAILS 5~~
- ~~26 - CITY STANDARD DETAILS 6~~
- ~~27 - CITY STANDARD DETAILS 7~~
- ~~28 - EROSION CONTROL DETAILS~~
- ~~29 - CONSTRUCTION DETAILS 1~~
- 30 - BORDER COWBOY LIFT STATION DEMOLITION LAYOUT
- ~~31 - TA LIFT STATION DEMOLITION LAYOUT~~
- 32 - LIFT STATION DEMOLITION DETAILS

Erosion Control Plans

- 33 - EROSION CONTROL PLAN 1 OF 3
- 34 - EROSION CONTROL PLAN 2 OF 3
- 35 - EROSION CONTROL PLAN 3 OF 3

Surface Repair Sheets

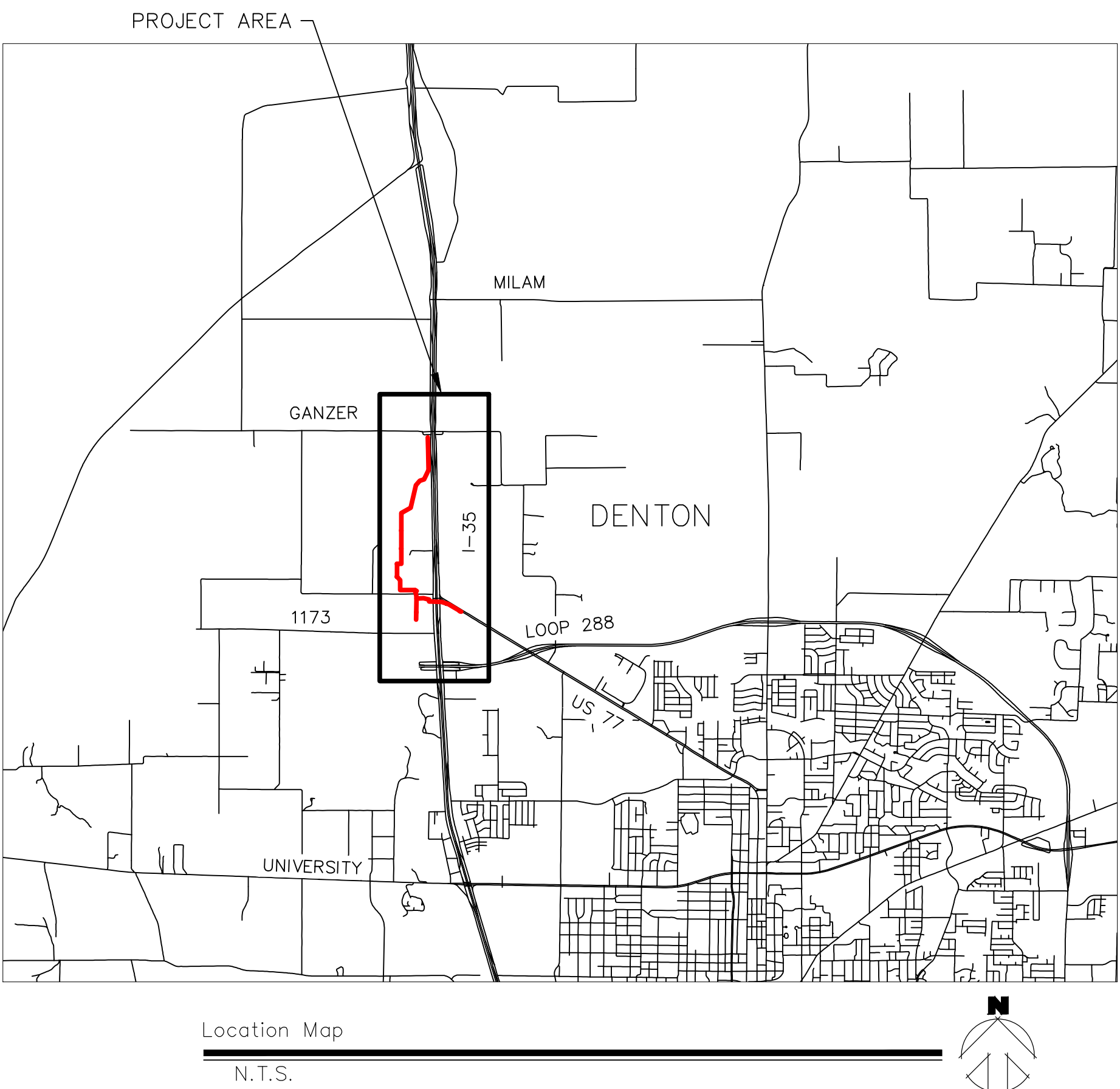
- 36 - PROPOSED SURFACE REPAIR 1 OF 3
- 37 - PROPOSED SURFACE REPAIR 2 OF 3
- 38 - PROPOSED SURFACE REPAIR 3 OF 3

Traffic Control Plan

- 39 - TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK
- 40 - TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY TRAFFIC CONTROL

VOLUME 2 PLAN SET

TxDOT Project CCSJ 0195-02-074 & ROW CSJ 0195-02-079
TxDOT Project CCSJ 1059-01-047 & ROW CSJ 1059-01-048



Kimley»Horn

801 Cherry St., Suite 1300 Ft. Worth, TX 76102 P: 817-335-6511
TBPE No. 928 F: 817-335-5070

FEBRUARY 2025

CITY OFFICIALS:

MAYOR..... GERARD HUDSPETH
COUNCIL MEMBERS:
DISTRICT 1..... VICKI BYRD
DISTRICT 2..... BRIAN BECK
DISTRICT 3..... PAUL MELTZER
DISTRICT 4..... JOE HOLLAND
AT LARGE PLACE 5..... BRANDON MCGEE
AT LARGE PLACE 6..... CHRIS WATTS

DIRECTOR OF WATER AND WASTEWATER UTILITIES STEPHEN GAY

DIRECTOR OF CAPITAL PROJECTS TREVOR CRAIN

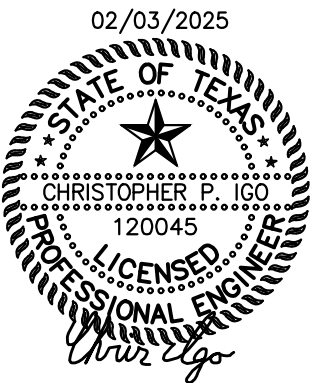
PROJECT MANAGER, CAPITAL PROJECTS SHAWN MESSICK

TxDOT General Notes

- BY SEALING AND SIGNING THESE PERMIT PLANS AS A PROFESSIONAL CIVIL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, I CERTIFY THAT THE PROPOSED DRIVEWAY OR PUBLIC STREET CONNECTION TO THE STATE ROADWAY MEETS OR EXCEEDS THE MINIMUM STOPPING SIGHT DISTANCE REQUIRED FOR A POSTED SPEED OF 45 MILES PER HOUR, BASED ON THE MOST RECENT TxDOT DESIGN MANUAL REQUIREMENTS.
- ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO TxDOT STANDARD SPECIFICATIONS, STANDARD PLANS, AND TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, JUNE 1, 2004, AND SPECIFICATION ITEMS LISTED AS FOLLOWS SHALL GOVERN ON THIS PROJECT FOR ALL WORK WITHIN THE STATE RIGHT OF WAY.

Chris Igo
(CHRISTOPHER IGO, P.E. #120045)

*THE STANDARD TxDOT SHEETS, SPECIFICALLY IDENTIFIED IN THIS SHEET INDEX, HAVE BEEN SELECTED BY ME OR UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.



No.	Revision	By	Date

GENERAL NOTES:

1.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND, THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA (FOR LOCATING ALL UNDERGROUND FACILITIES FOR COORDINATION OF THE WORK WITH THE CITY OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION) FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2.

NOTIFY THE CITY OF DENTON TO LOCATE EXISTING CITY UTILITIES PRIOR TO CONSTRUCTION.
3.

CAUTION! BURIED GAS LINES EXIST ALONG THIS PROJECT. CONTACT EXPLORER GAS, THOMAS MARTINEZ (918-493-5104) 48 HOURS PRIOR TO EXCAVATION.
3.

CAUTION! BURIED GAS LINES EXIST ALONG THIS PROJECT. CONTACT ATMOS, OMAR CAMPOS (940-380-7463) 48 HOURS PRIOR TO EXCAVATION.
4.

CAUTION! BURIED TELEPHONE CABLES EXIST ALONG THIS PROJECT. CONTACT THE APPROPRIATE FRANCHISE 48 HOURS PRIOR TO EXCAVATION: VERIZON (972-318-5260), GTE (940-381-9294), ZAYO (817-665-4702), AND AT&T (817-338-6013).
5.

CAUTION! BURIED ELECTRIC CABLES EXIST ALONG THIS PROJECT. CONTACT THE APPROPRIATE FRANCHISE 48 HOURS PRIOR TO EXCAVATION: COSERV (940-321-7800) AND DENTON MUNICIPAL ELECTRIC (940-349-8700).
6.

CONSTRUCTION SURVEYING IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY CONTROL MONUMENTATION PRIOR TO CONSTRUCTION AND SUBMIT DOCUMENTATION OF VERIFICATION TO THE CITY AND ENGINEER.
7.

CONTRACTOR SHALL RE-ESTABLISH ANY PROPERTY MARKER, BENCHMARK, ETC. DISTURBED DURING CONSTRUCTION TO ITS ORIGINAL LOCATION AT NO COST TO CITY.
8.

ONLY THOSE ITEMS LISTED IN THE BID TABULATION WILL BE MEASURED AND PAID FOR AT THE UNIT PRICE REQUIRED TO COMPLETE THE PROJECT. ALL OTHER WORK SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS ITEMS BID, AND NO SEPARATE PAYMENT SHALL BE MADE.
9.

THE CONTRACTOR SHALL NOTIFY THE CITY OF DENTON 48 HOURS PRIOR TO START OF ANY CONSTRUCTION.
10.

THE CONTRACTOR SHALL NOTIFY LANDOWNERS AT LEAST 48 HOURS PRIOR TO ENTERING PROPERTY.
11.

CLEARING AND GRUBBING MAY BEGIN NO SOONER THAN ONE MONTH PRIOR TO PIPE TRENCHING OPERATIONS. PIPE STRINGING SHALL BE NO MORE THAN ONE WEEK PRIOR TO PIPE LAYING. BACKFILL SHALL BE COMPLETED NO MORE THAN ONE DAY AFTER PIPE LAYING. CLEANUP AND SURFACE RESTORATION SHALL BE COMPLETED NO MORE THAN ONE MONTH AFTER PIPE LAYING. THE SITE SHALL BE KEPT CLEAN AT ALL TIMES. FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN WITHHOLDING SOME OR ALL PAYMENT TO THE CONTRACTOR.
12.

ALL BARRICADES, WARNING SIGNS, LIGHTS, DEVICES, ETC., FOR THE GUIDANCE AND PROTECTION OF TRAFFIC AND PEDESTRIANS SHALL CONFORM TO THE INSTALLATIONS AND LOCATIONS SHOWN IN THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), AS CURRENTLY AMENDED, AS PUBLISHED BY TEXAS DEPARTMENT OF TRANSPORTATION.
13.

CONTRACTOR SHALL MAINTAIN AT LEAST ONE LANE OF TRAFFIC ON ALL OPEN-CUT ROADS AT ALL TIMES, AND CONSTRUCT TEMPORARY BYPASS IF NECESSARY.
14.

THE CONTRACTOR SHALL GIVE THE CITY 5 DAYS NOTICE IN ADVANCE OF THE TIME A STREET SIGN IS TO BE REMOVED TO CLEAR CONSTRUCTION OPERATIONS. AT NO TIME WILL THE CONTRACTOR REMOVE OR RELOCATE A STOP OR YIELD SIGN WITHOUT PRIOR APPROVAL BY THE CITY.

LEGEND:

	EXISTING WATER LINE		PROPOSED SEWER MANHOLE
	EXISTING SANITARY SEWER LINE		PROPOSED AIR RELEASE VALVE
	EXISTING STORM SEWER LINE		PROPOSED FIRE HYDRANT
	EXISTING GAS LINE		PROPOSED WATER ISOLATION VALVE
	EXISTING DENTON MUNICIPAL OVERHEAD ELECTRIC		PROPOSED METER
	EXISTING COSERV OVERHEAD ELECTRIC		PROPOSED REDUCER
	EXISTING UNDERGROUND ELECTRIC		EXISTING SIGN
	EXISTING COMMUNICATION LINE		EXISTING GUY WIRE
	EXISTING CURB		EXISTING TREE TO REMAIN
	EXISTING GUARD RAIL/PIPE FENCE		EXISTING TREE TO BE REMOVED
	EXISTING BRICK/WOODEN FENCE		CONTROL POINT
	EXISTING BARBED WIRE FENCE		BENCHMARK
	PROPOSED WATER/SEWER LINE		UTILITY MARKER
	PROPOSED UNDERGROUND DENTON MUNICIPAL ELECTRIC		EXISTING ASPHALT PAVEMENT
	PROPOSED UNDERGROUND DENTON MUNICIPAL ELECTRIC		EXISTING GRAVEL PAVEMENT
	REFERENCE FIGURE A ON SHEET B		EXISTING GRAVEL AND ASPHALT PAVEMENT
	PROPOSED WATER/SEWER LINE IN STEEL CASING PIPE		EXISTING TxDOT PARCEL NUMBER
	WATER/SANITARY SEWER LINE TO BE GROUT FILLED AND ABANDONED		
	EXISTING WATER/SANITARY SEWER LINE PREVIOUSLY ABANDONED		
	EXISTING WATER MANHOLE		
	EXISTING WATER METER		
	EXISTING FIRE HYDRANT		
	EXISTING POWER POLE		
	EXISTING LIGHT POLE		
	EXISTING WATER ISOLATION VALVE		
	EXISTING SEWER MANHOLE		

PROJECT SPECIFIC NOTES:

1.

ALL MATERIALS SHALL USE DOMESTICALLY MANUFACTURED PRODUCTS THAT ARE COMPOSED PREDOMINATELY OF STEEL AND/OR IRON TO INCORPORATE INTO THE PERMANENT INSTALLATION OF THE UTILITY FACILITY. IN COMPLIANCE WITH THE BUY AMERICA PROVISIONS OF 23 CFR 635.410 AS AMENDED.
2.

CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF PROPOSED CONNECTIONS PRIOR TO FABRICATION OF PROPOSED PIPING. VERIFICATION OF TIE-IN LOCATIONS SHALL BE SUBSIDIARY TO CONNECTION BID ITEMS AND NO SEPARATE PAYMENT SHALL BE MADE.

TxDOT STANDARD NOTES

1.

ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO TxDOT STANDARD SPECIFICATIONS, STANDARD PLANS AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2.

SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, NOVEMBER 1, 2014 AND SPECIFICATION ITEMS LISTED AS FOLLOWS SHALL GOVERN ON THIS PROJECT FOR ALL WORK WITHIN THE STATE RIGHT OF WAY.
3.

TRAFFIC CONTROL MUST BE MAINTAINED THROUGHOUT THE DURATION OF WORK WITHIN TxDOT ROW.
4.

THERE MAY BE TIMES WHERE INTERRUPTION OF A PARTICULAR CONSTRUCTION SEQUENCE MAY BE REQUIRED DUE TO COORDINATION WITH TxDOT OR OTHER UTILITY CONTRACTORS. NO ADDITIONAL PAYMENT WILL BE CONSIDERED FOR SUCH INTERRUPTIONS, DELAYS, RE-MOBILIZATIONS, OR ANY OTHER ACTIVITIES RELATED TO THIS COORDINATION.
5.

ALL DISTURBED ROW MUST BE RE-VEGETATED WITH SOD AND MAINTAINED UNTIL VEGETATION IS RE-ESTABLISHED.
6.

ALL LANE CLOSURES MUST BE COORDINATED WITH BOTH TxDOT AND MUNICIPALITY INSPECTORS.
7.

CONTRACTOR TO CONTACT TxDOT 48 HOURS PRIOR TO BEGIN CONSTRUCTION.
8.

CONTRACTOR TO ENSURE MINIMUM DEPTH OF 60" FROM TOP OF CASING TO TOP OF GRADE IN TXDOT ROW AND THAT THE LENGTH OF ANY ENCASEMENT UNDER THE ROADWAY SHALL BE PROVIDED FROM TOP OF BACKSLOPE TO TOP OF BACKSLOPE FOR CUT SECTIONS, 5' BEYOND THE TOE OF SLOPE FOR FILL SECTIONS, AND 5' BEYOND THE FACE OF THE CURB FOR CURB SECTIONS.
9.

CONTRACTOR SHALL MAINTAIN A 24" MINIMUM CLEARANCE FROM HIGHWAY STRUCTURES AND ALL OTHER EXISTING UTILITIES (UNLESS MORE IS REQUIRED).

Kimley»Horn

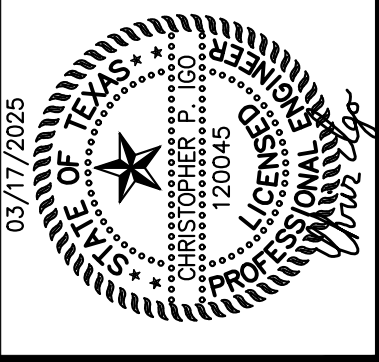
TS&E Firm No. 928 P. 817-395-6811
801 Cherry St., Suite 1300 Ft. Worth, TX 76102

No.

Revision

By

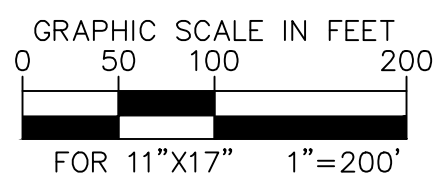
Date



CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION
VOLUME 2

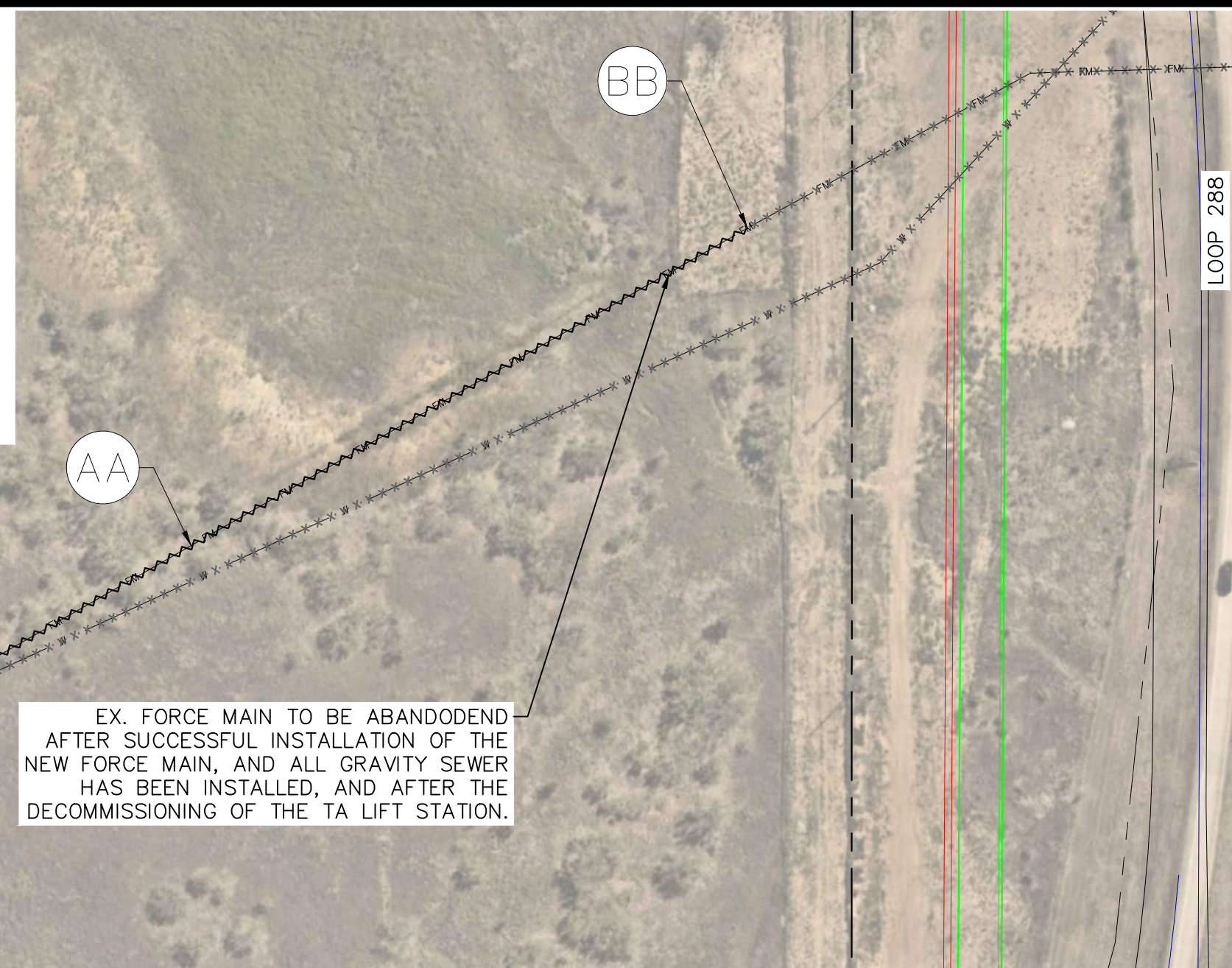
GENERAL NOTES I

DATE:	MARCH 2025	CPI	NDCH	JRA	061024063
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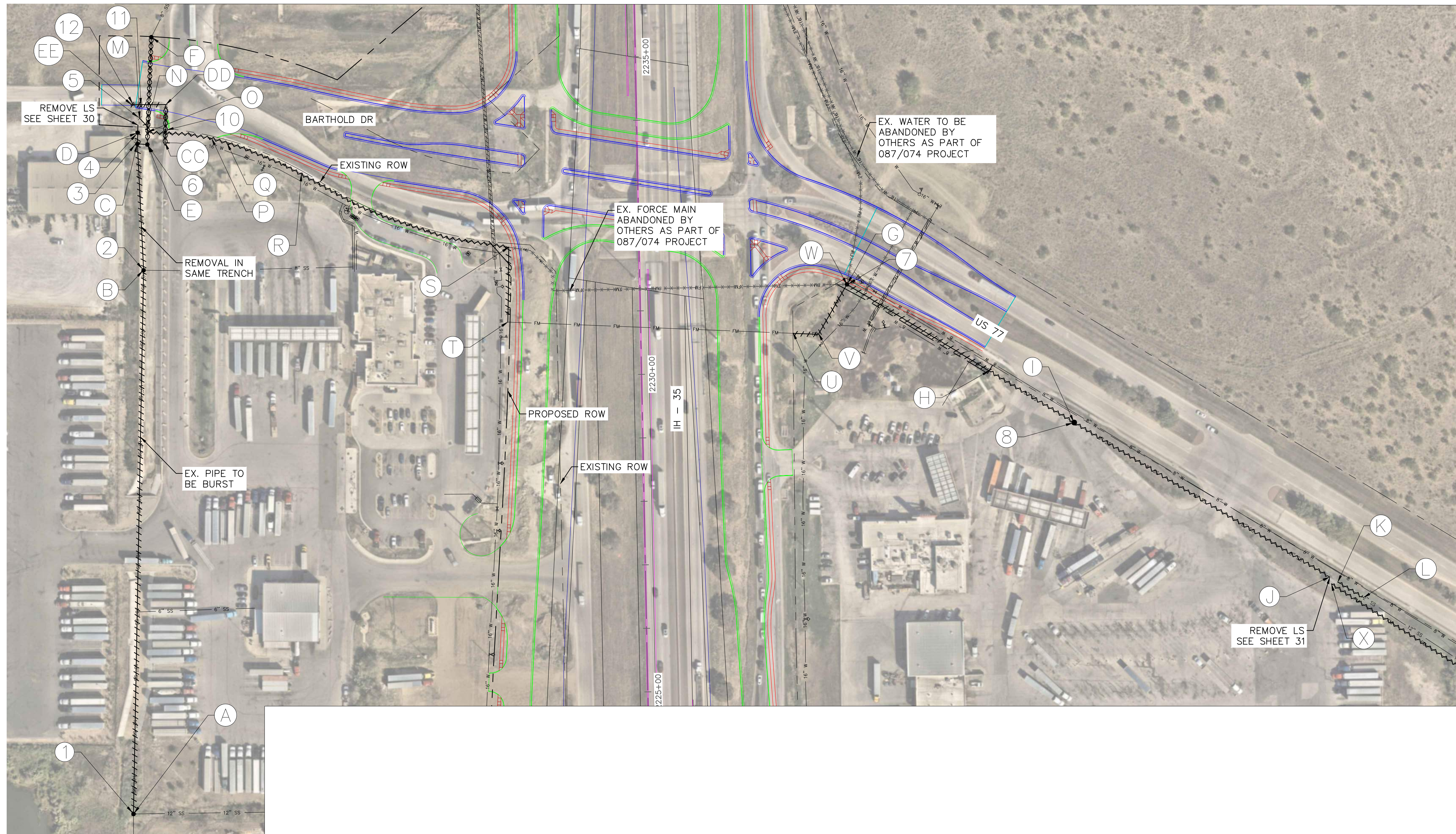
 PROPOSED UTILITY GROUT FILL AND ABANDON
 PROPOSED UTILITY LINE REMOVAL
 PROPOSED UTILITY LINE TO BE ABANDONED IN PLACE
 EXISTING UTILITY LINE PREVIOUSLY ABANDONED

1. WATER SERVICE LINES 3" AND SMALLER MAY BE CAPPED AND LEFT IN PLACE.
2. ALL UTILITY LINES 4" AND GREATER THAT REMAIN IN TxDOT ROW ARE TO BE REMOVED OR FILLED WITH GROUT. ALL OTHER LINES SHOWN TO BE ABANDONED OUTSIDE OF TxDOT ROW MAY BE CAPPED/PLUGGED AND ABANDONED IN PLACE.
3. THE CASING BETWEEN T AND U IS TO REMAIN IN PLACE FOR SANITARY SEWER C2



EX. FORCE MAIN TO BE ABANDONED AFTER SUCCESSFUL INSTALLATION OF THE NEW FORCE MAIN, AND ALL GRAVITY SEWER HAS BEEN INSTALLED, AND AFTER THE DECOMMISSIONING OF THE TA LIFT STATION.

MATCHLINE THIS SHEET



MATCHLINE THIS SHEET

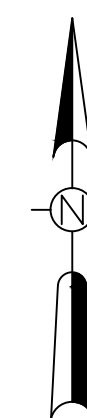
SANITARY SEWER ABANDONMENT			
Point #	Northing	Easting	Description
1	7145349.27	2372108.22	REMOVE SS MH (SAME TRENCH)
2	7146205.22	2372124.13	REMOVE SS MH (SAME TRENCH)
3	7146404.54	2372112.08	REMOVE SS MH (SAME TRENCH)
4	7146421.90	2372114.88	REMOVE SS MH
5	7146444.38	2372118.01	REMOVE AIR RELEASE VALVE
6	7146403.14	2372130.01	REMOVE SS MH
7	7146182.49	2373231.84	REMOVE SS MH
8	7145965.47	2373589.04	REMOVE SS MH
9	7144596.71	2374279.20	REMOVE AIR RELEASE VALVE

WATER LINE ABANDONMENT			
Point #	Northing	Easting	Description
10	7146425.46	2372158.34	REMOVE 16" GATE VALV
11	7146463.37	2372120.03	REMOVE 16" GATE VALV
12	7146465.85	2372107.95	REMOVE FH

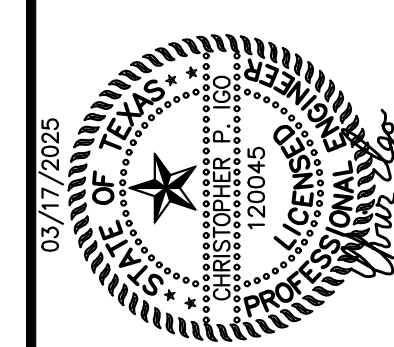
SANITARY SEWER LINE ABANDONMENT			
Begin	End	Length	Description
A	B	856'	REMOVE BY PIPE BURST
B	C	199'	REMOVE 10" SS PIPE (SAME TRENCH)
C	E	16'	REMOVE 8" SS PIPE
C	D	18'	REMOVE 12" SS PIPE
E	F	169'	GROUT FILL AND ABANDON 8" SS PIPE
G	H	262'	REMOVE 8" SS PIPE
H	I	157'	ABANDON IN PLACE 8" SS PIPE
I	J	470'	ABANDON IN PLACE 8" SS PIPE
K	L	48'	ABANDON IN PLACE 12" SS PIPE

FORCE MAIN ABANDONMENT			
Begin	End	Length	Description
AA	BB	453'	ABANDON IN PLACE 8" FM
M	N	18'	REMOVE 6" FM
N	O	9'	REMOVE 6" FM
O	P	101'	GROUT FILL AND ABANDON 6" FM
P	Q	26'	ABANDON IN PLACE 6" FM
Q	R	127'	ABANDON IN PLACE 6" FM
R	S	349'	ABANDON IN PLACE 6" FM
S	T	118'	REMOVE 6" FM
U	V	40'	REMOVE 6" FM
V	W	89'	REMOVE 6" FM
X	Y	344'	ABANDON IN PLACE 8" FM
Y	Z	924'	ABANDON IN PLACE 8" FM
Z	AA	453'	ABANDON IN PLACE 8" FM

WATER LINE ABANDONMENT			
Begin	End	Length	Description
CC	DD	60'	REMOVE 16" WL 16" WL PIPE
DD	EE	54'	REMOVE 16" WL 16" WL PIPE



GRAPHIC SCALE IN FEET
0 50 100 200
FOR 11"X17" 1"=200'



CITY OF DENTON
IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION
VOLUME 2

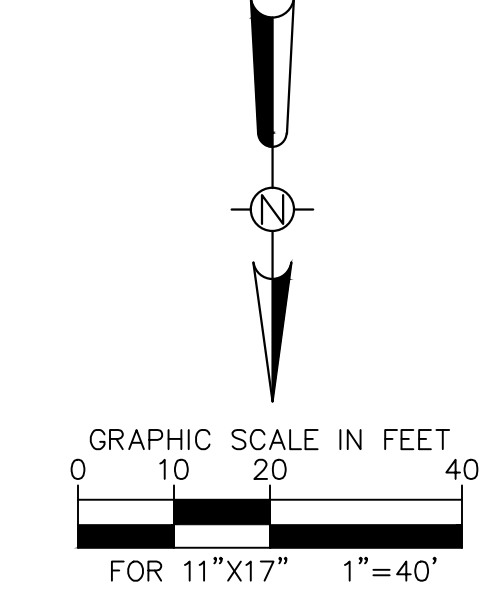
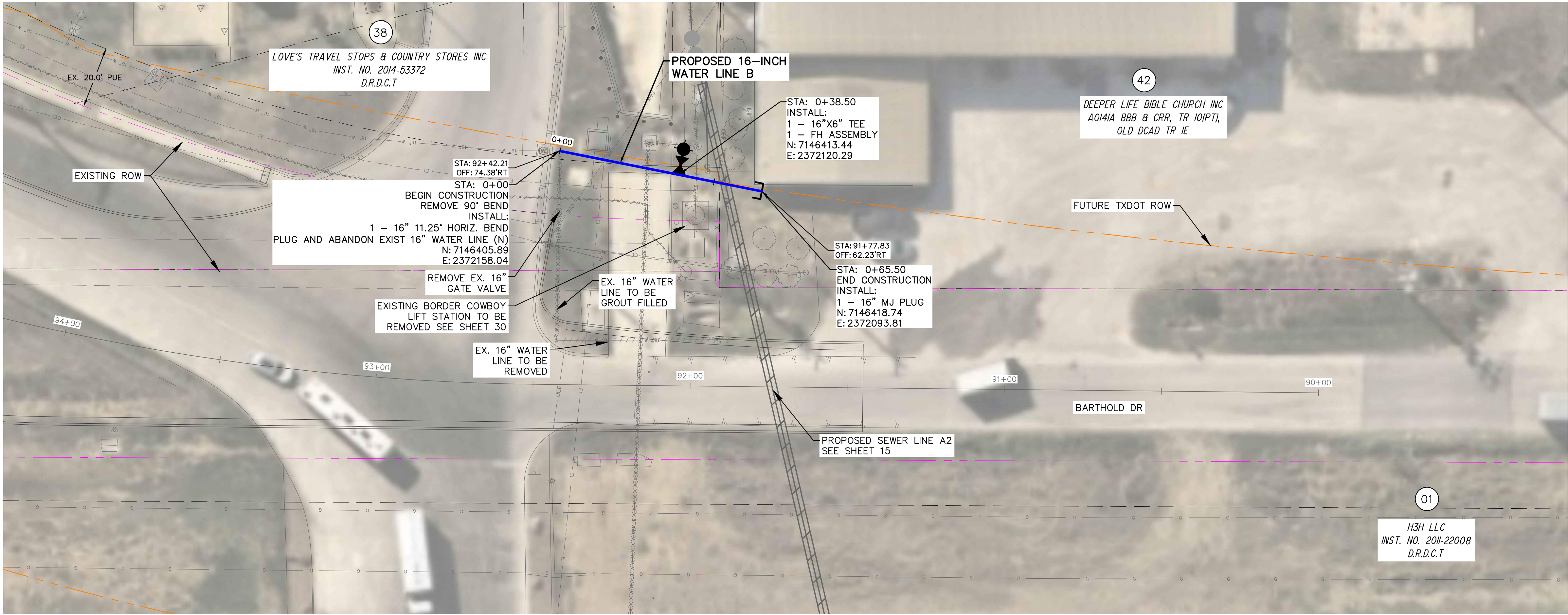
**UTILITY ABANDONMENT
(SHEET 1 OF 1)**

DATE:	MARCH 2025
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KHA NO.:	061024063

SHIFT

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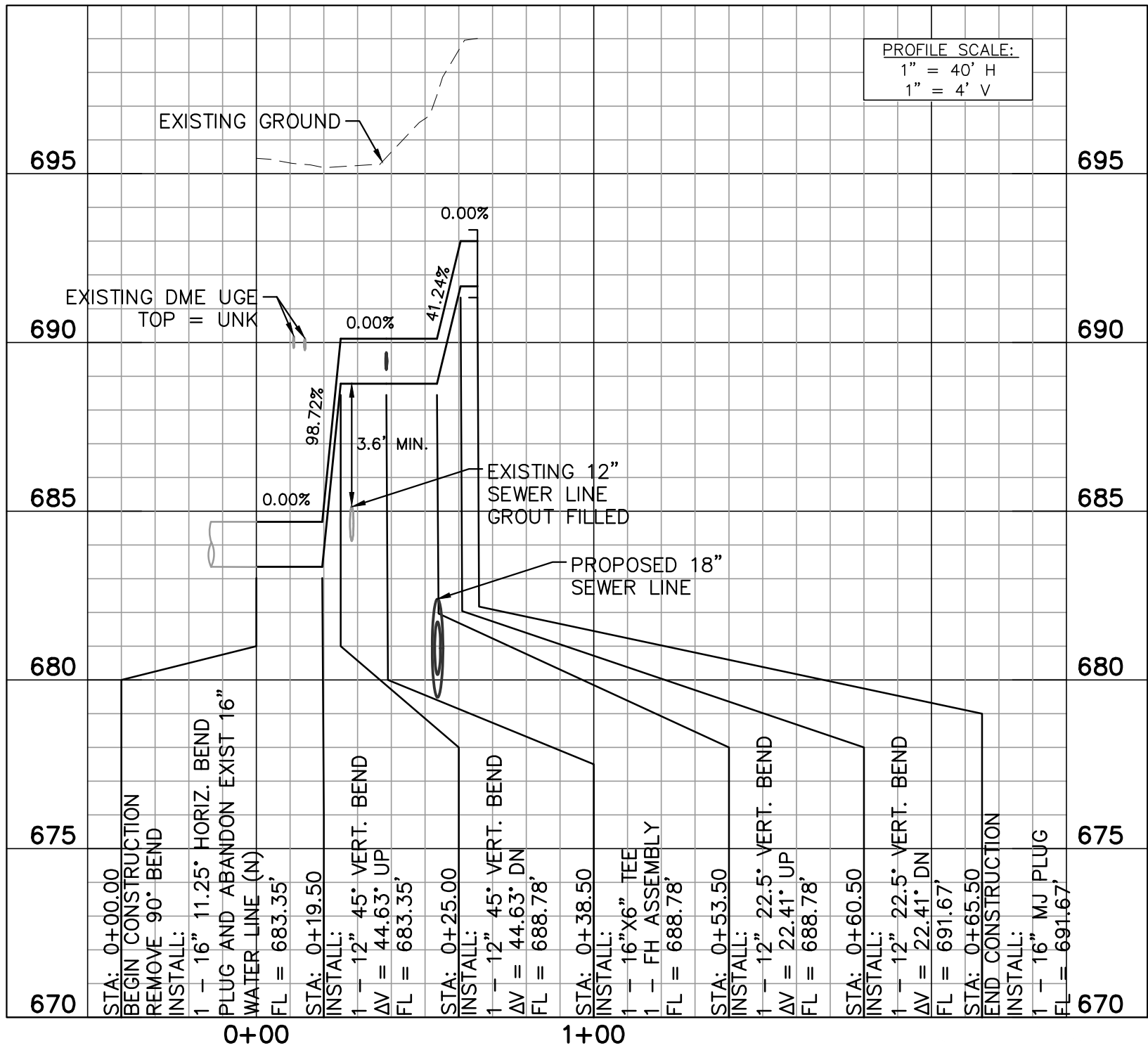
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- SHEET NOTES:**
1. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
 2. WATER LINE INSTALLATION CANNOT OCCUR UNTIL EXISTING BORDER COWBOY LIFT STATION HAS BEEN FULLY DECOMMISSIONED AND ABANDONED.

- LEGEND:**
- EXISTING ROW
 - PROPOSED ROW
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - PROPOSED PIPE REMOVAL
 - PROPOSED GROUT FILL
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE

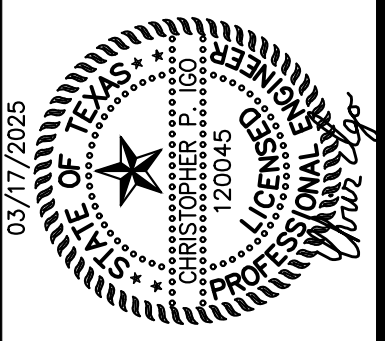
PROPOSED 16IN WATER B STA 0+00 - END



KimleyHorn

TYPE Firm No. 828 P. 87-935-881
801 Cherry St., Suite 300 Ft. Worth, TX 76102

By	Date
Inc.	Revision



CITY OF DENTON

IH-35 SPLIT TO MILAM PHASE 2
GANZER ROAD LIFT STATION
VOLUME 2

PROPOSED 16IN WATER B
STA 0+00 - END

DATE:	MARCH 2025
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024063

SHEET

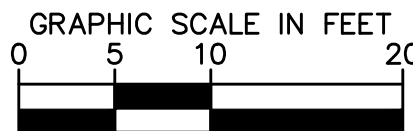
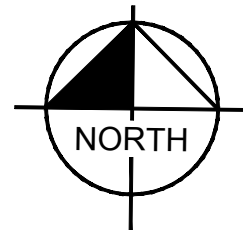
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LEGEND

— 8" SS —	— 16" SS —	EXISTING SANITARY SEWER
- - - - -	- - - - -	PROPOSED UTILITY GROUT FILL AND ABANDON
		PROPOSED UTILITY LINE REMOVAL
~~~~~	~~~~~	PROPOSED UTILITY LINE TO BE ABANDONED IN PLACE
· X · X · X · X · X · X · X ·	· X · X · X · X · X · X · X ·	EXISTING UTILITY LINE PREVIOUSLY ABANDONED
		PROPOSED REMOVALS



IF PLAN SHEET IS 11" x 17", SCALE IS 1" = 20'

## NOTES:

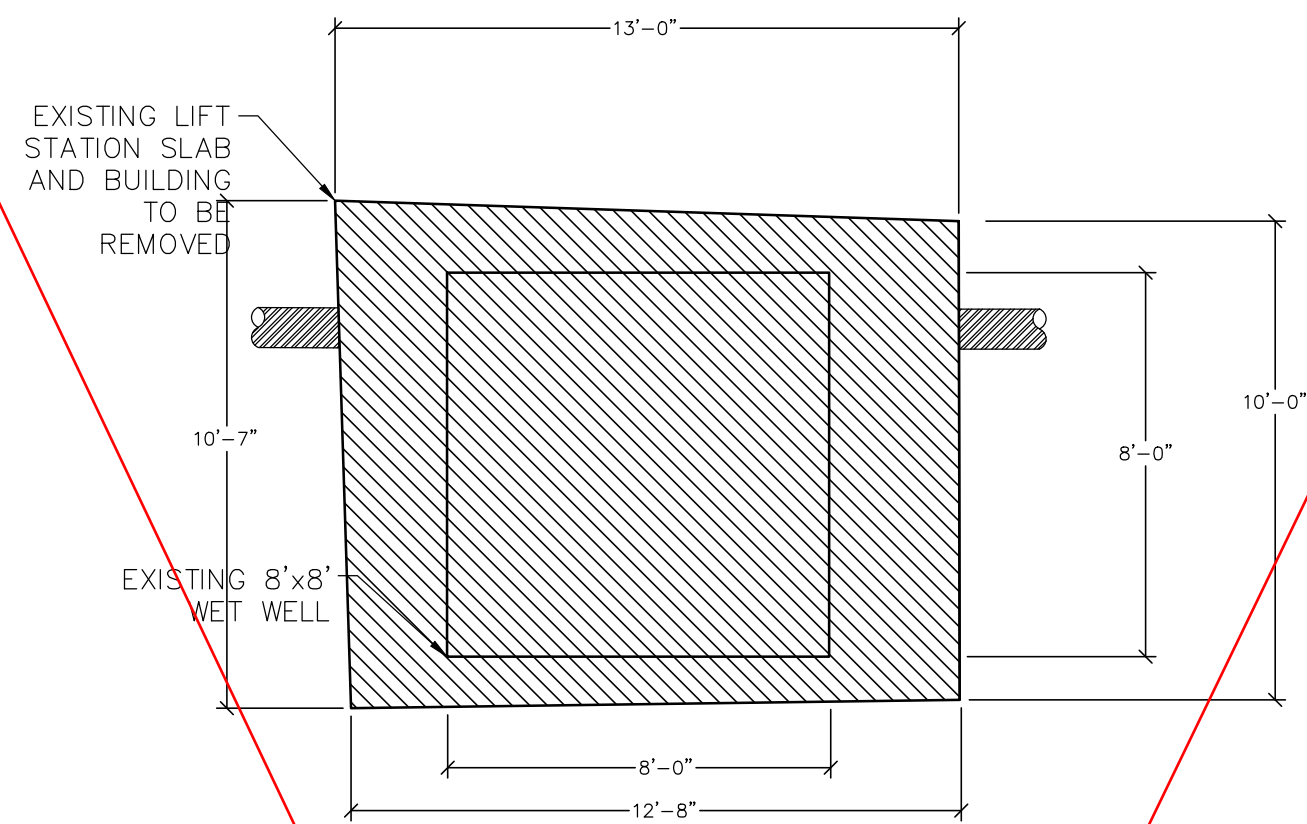
1. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON (RUSTY WILLARD, 940-349-8601) REGARDING LOCATION FOR DELIVERY OF SALVAGED ITEMS. NO SEPARATE PAYMENTS SHALL BE MADE FOR DELIVERY OF SALVAGED ITEMS.
2. REMOVE ALL FENCES AND TREES IN ACCORDANCE WITH SPECIFICATION SECTION 31 11 00 - CLEARING. REMOVE AND ABANDON ALL INDICATED UTILITIES IN ACCORDANCE WITH SECTION 02 41 14.
3. UPON COMPLETION OF ALL CONSTRUCTION ACTIVITIES CONTRACTOR SHALL HYDROMULCH ALL DISTURBED AREAS (~50 SY).
4. CONTRACTOR SHALL COORDINATE WITH CITY TO REMOVE EXISTING FENCES AND TO SECURE ANY OPENINGS CAUSED BY FENCE REMOVAL.

TABLE 1: REMOVAL

NAME	DESCRIPTION (THE FOLLOWING ITEMS TO BE SALVAGED AND RETURNED TO THE CITY)
1	CONTROL PANEL TO BE REMOVED
2	LIFT STATION AND SLAB TO BE REMOVED, RE: 1/48
3	VALVE VAULT TO BE ABANDONED, RE: 2/48
4	ELECTRIC SERVICE POLE TO BE REMOVED
5	AIR RELEASE VALVE TO BE REMOVED
6	ELECTRIC SERVICE POLE TO BE REMOVED
7	SERVICE LINE TO BE RECONNECTED TO NEW SEWER LINE. CLEANOUTS TO BE RELOCATED.



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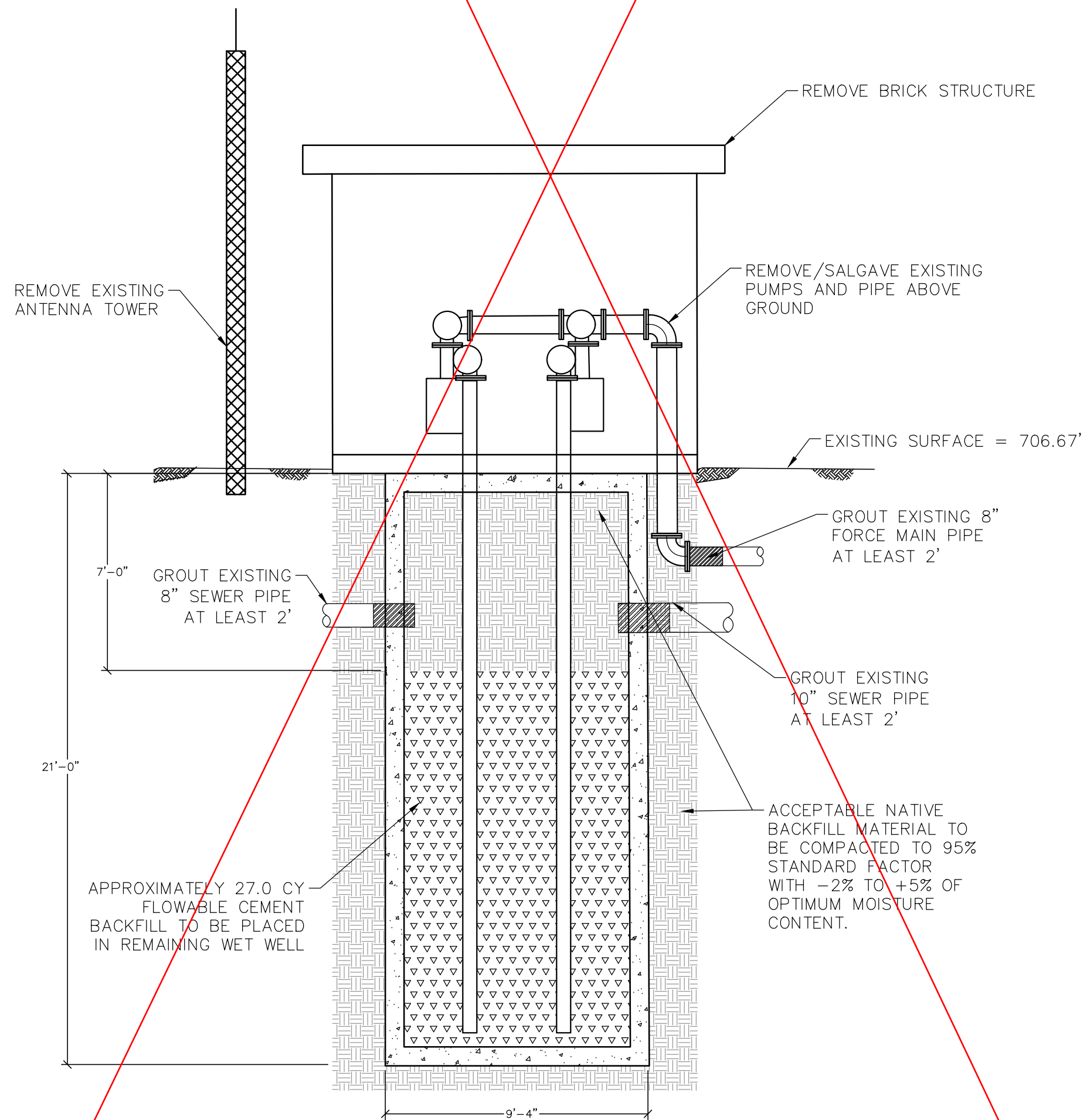


INTERIOR PLAN VIEW

1  
32

**EXISTING TA LIFT STATION REMOVAL**

SCALE: 1/4" = 1'

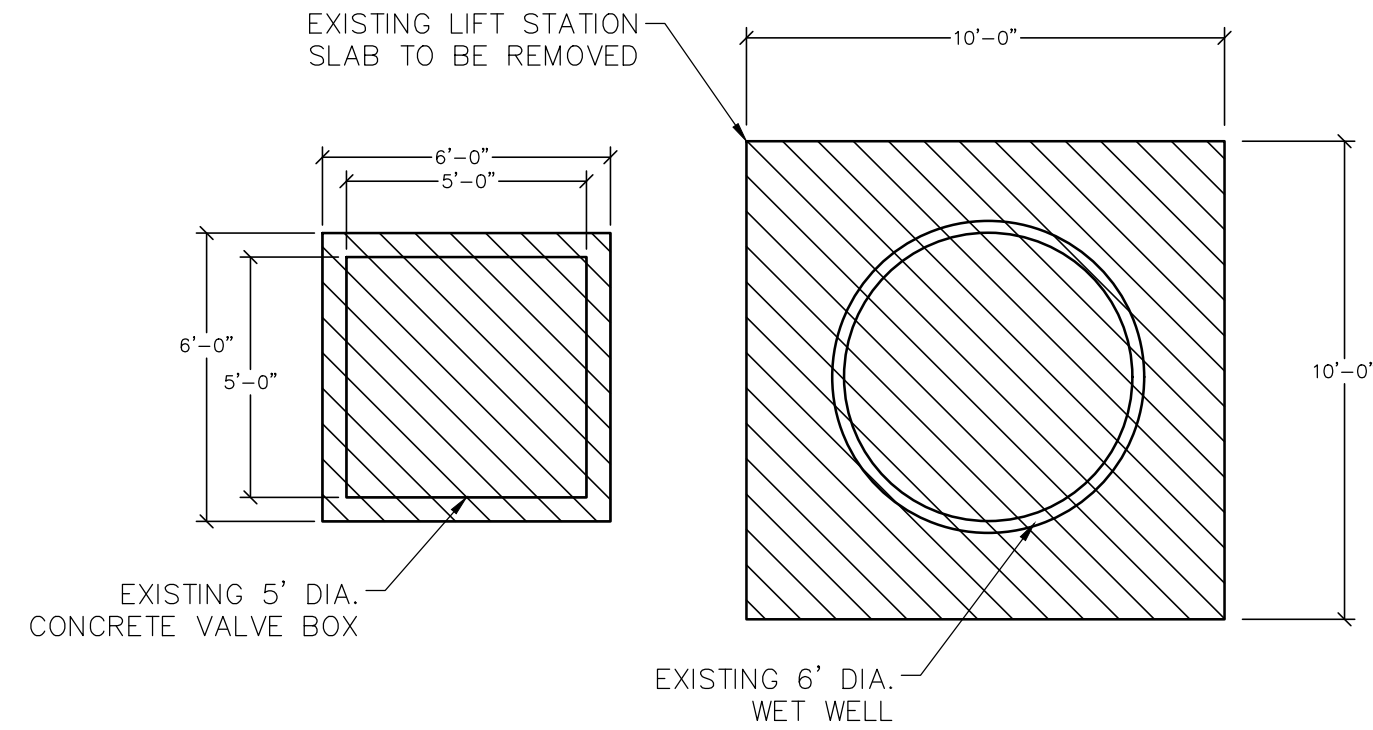


SECTION VIEW

2  
32

**EXISTING TA LIFT STATION REMOVAL**

SCALE: 1/4" = 1'

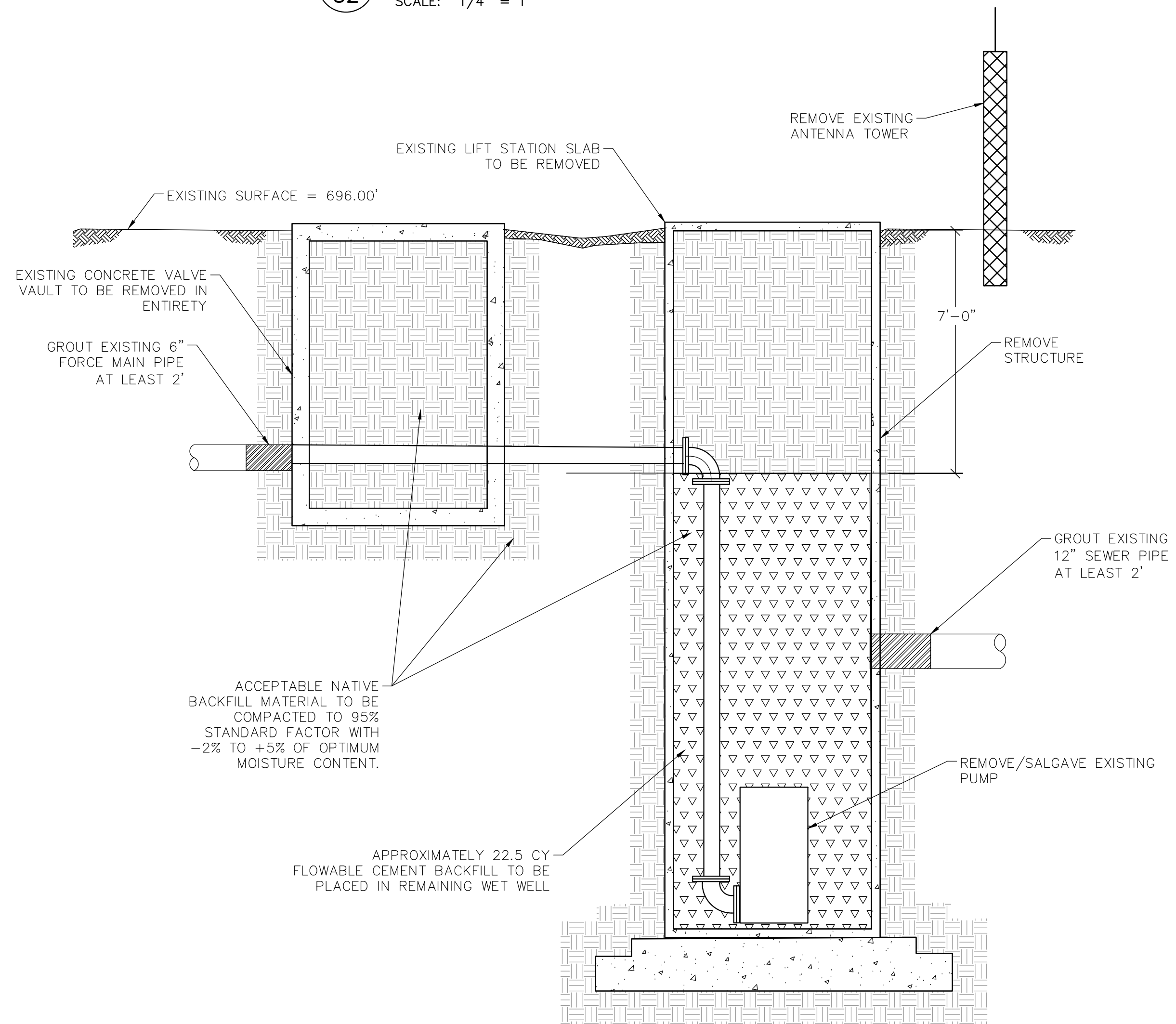


INTERIOR PLAN VIEW

3  
32

**EXISTING BORDER COWBOY LIFT STATION REMOVAL**

SCALE: 1/4" = 1'



SECTION VIEW

4  
32

**EXISTING BORDER COWBOY LIFT STATION REMOVAL**

SCALE: 3/8" = 1'



## Attachment “B” Accounting Method



### **Actual Cost Method of Accounting**

The utility accumulates cost under a work order accounting procedure prescribed by the Federal or State regulatory body and proposes to request reimbursement for actual direct and related indirect costs.



### **Lump Sum Method of Accounting**

The Utility proposed to request reimbursement based on an agreed lump sum amount supported by a detailed cost analysis.

Initial

Date

TxDOT

Initial

Date

Utility



## Attachment “C” Schedule of Work

Estimated Start Date (mm/dd/yyyy): 08/01/2025, subject to physical work restrictions prior to the issuance of environmental clearance as required by the provisions of this agreement. (If construction will be joint bid and included in the highway contract, enter the project let date.)

Estimated Duration (number of days): 480

Estimated Completion Date (mm/dd/yyyy): 03/24/2026

_____  
Initial      Date  
TxDOT

_____  
Initial      Date  
Utility



## Attachment “D” Statement Covering Contract Work

**Construction Contract:** Complete form ROW-U-48 and ROW-U-48-1 if applicable.

- ☐ Utility performing with their own forces (timesheets will be required at the time of billing).
- ☒ Utility will use outside forces to perform the adjustment, complete attached ROW-U-48 or ROW-U-48-1 (joint bid).

**Engineering Contract:**

- ☒ Utility performing with their own forces (timesheets will be required at the time of billing).
- ☒ Utility will use consultant contract (continuing contract rate sheets or fee schedule will be required).
- ☐ TxDOT will procure a utility engineering consultant.

_____  
Initial      Date  
TxDOT

_____  
Initial      Date  
Utility



## **CITY OF DENTON, TEXAS**

### **STANDARD AGREEMENT FOR ENGINEERING RELATED PROFESSIONAL SERVICES**

This AGREEMENT is between the City of Denton, a Texas home-rule municipality ("CITY"), and **KIMLEY-HORN AND ASSOCIATES, INC.**, with its corporate office at 421 Fayetteville Street, Suite 600, Raleigh, NC 27601 and authorized to do business in Texas, ("ENGINEER"), for a PROJECT generally described as: I35 Split to Milam Phase II (the "PROJECT").

#### **SECTION 1** **Scope of Services**

- A.** The CITY hereby agrees to retain the ENGINEER, and the ENGINEER hereby agrees to perform, professional engineering services set forth in the Scope of Services attached hereto as Attachment A. These services shall be performed in connection with the PROJECT.
- B.** Additional services, if any, will be requested in writing by the CITY. CITY shall not pay for any work performed by ENGINEER or its consultants, subcontractors and/or suppliers that has not been ordered in advance and in writing. It is specifically agreed that ENGINEER shall not be compensated for any additional work resulting from oral orders of any person.

#### **SECTION 2** **Compensation and Term of Agreement**

- A.** The ENGINEER shall be compensated for all services provided pursuant to this AGREEMENT in an amount not to exceed \$751,100 in the manner and in accordance with the fee schedule as set forth in Attachment A. Payment shall be considered full compensation for all labor, materials, supplies, and equipment necessary to complete the services described in Attachment A.
- B.** Unless otherwise terminated pursuant to Section 6. D. herein, this AGREEMENT shall be for a term beginning upon the effective date, as described below, and shall continue for a period which may reasonably be required for the completion of the PROJECT, until the expiration of the funds, or completion of the PROJECT and acceptance by the CITY, whichever occurs first. ENGINEER shall proceed diligently with the PROJECT to completion as described in the PROJECT schedule as set forth in Attachment A.

#### **SECTION 3** **Terms of Payment**

Payments to the ENGINEER will be made as follows:



## **A. Invoice and Payment**

- (1) The Engineer shall provide the City sufficient documentation, including but not limited to meeting the requirements set forth in the PROJECT schedule as set forth in Attachment A to reasonably substantiate the invoices.
- (2) The ENGINEER will issue monthly invoices for all work performed under this AGREEMENT. Invoices for the uncontested performance of the particular services are due and payable within 30 days of receipt by City.
- (3) Upon completion of services enumerated in Section 1, the final payment of any balance for the uncontested performance of the services will be due within 30 days of receipt of the final invoice.
- (4) In the event of a disputed or contested billing, only that portion so contested will be withheld from payment, and the undisputed portion will be paid. The CITY will exercise reasonableness in contesting any bill or portion thereof. No interest will accrue on any contested portion of the billing until mutually resolved.
- (5) If the CITY fails to make payment in full to ENGINEER for billings contested in good faith within 60 days of the amount due, the ENGINEER may, after giving 7 days' written notice to CITY, suspend services under this AGREEMENT until paid in full. In the event of suspension of services, the ENGINEER shall have no liability to CITY for delays or damages caused the CITY because of such suspension of services.

## **SECTION 4 Obligations of the Engineer**

Amendments to Section 4, if any, are included in Attachment B.

### **A. General**

The ENGINEER will serve as the CITY's professional engineering representative under this AGREEMENT, providing professional engineering consultation and advice and furnishing customary services incidental thereto.

### **B. Standard of Care**

The ENGINEER shall perform its services:

- (1) with the professional skill and care ordinarily provided by competent engineers practicing in the same or similar locality and under the same or similar circumstances and professional license; and



- (2) as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer.

### **C. Subsurface Investigations**

- (1) The ENGINEER shall advise the CITY with regard to the necessity for subcontract work such as special surveys, tests, test borings, or other subsurface investigations in connection with design and engineering work to be performed hereunder. The ENGINEER shall also advise the CITY concerning the results of same. Such surveys, tests, and investigations shall be furnished by the CITY, unless otherwise specified in Attachment A.
- (2) In soils, foundation, groundwater, and other subsurface investigations, the actual characteristics may vary significantly between successive test points and sample intervals and at locations other than where observations, exploration, and investigations have been made. Because of the inherent uncertainties in subsurface evaluations, changed or unanticipated underground conditions may occur that could affect the total PROJECT cost and/or execution. These conditions and cost/execution effects are not the responsibility of the ENGINEER.

### **D. Preparation of Engineering Drawings**

The ENGINEER will provide to the CITY the original drawings of all plans in ink on reproducible mylar sheets and electronic files in .pdf format, or as otherwise approved by CITY, which shall become the property of the CITY. CITY may use such drawings in any manner it desires; provided, however, that the ENGINEER shall not be liable for the use of such drawings for any project other than the PROJECT described herein.

### **E. Engineer's Personnel at Construction Site**

- (1) The presence or duties of the ENGINEER's personnel at a construction site, whether as on-site representatives or otherwise, do not make the ENGINEER or its personnel in any way responsible for those duties that belong to the CITY and/or the CITY's construction contractors or other entities, and do not relieve the construction contractors or any other entity of their obligations, duties, and responsibilities, including, but not limited to, all construction methods, means, techniques, sequences, and procedures necessary for coordinating and completing all portions of the construction work in accordance with the AGREEMENT Documents and any health or safety precautions required by such construction work. The ENGINEER and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions.
- (2) Except to the extent of specific site visits expressly detailed and set forth in



Attachment A, the ENGINEER or its personnel shall have no obligation or responsibility to visit the construction site to become familiar with the progress or quality of the completed work on the PROJECT or to determine, in general, if the work on the PROJECT is being performed in a manner indicating that the PROJECT, when completed, will be in accordance with the AGREEMENT Documents, nor shall anything in the AGREEMENT Documents or this AGREEMENT between CITY and ENGINEER be construed as requiring ENGINEER to make exhaustive or continuous on-site inspections to discover latent defects in the work or otherwise check the quality or quantity of the work on the PROJECT. If the ENGINEER makes on-site observation(s) of a deviation from the AGREEMENT Documents, the ENGINEER shall inform the CITY.

- (3) When professional certification of performance or characteristics of materials, systems or equipment is reasonably required to perform the services set forth in the Scope of Services, the ENGINEER shall be entitled to rely upon such certification to establish materials, systems or equipment and performance criteria to be required in the AGREEMENT Documents.

#### **F. Opinions of Probable Cost, Financial Considerations, and Schedules**

- (1) The ENGINEER shall provide opinions of probable costs based on the current available information at the time of preparation, in accordance with Attachment A.
- (2) In providing opinions of cost, financial analyses, economic feasibility projections, and schedules for the PROJECT, the ENGINEER has no control over cost or price of labor and materials; unknown or latent conditions of existing equipment or structures that may affect operation or maintenance costs; competitive bidding procedures and market conditions; time or quality of performance by third parties; quality, type, management, or direction of operating personnel; and other economic and operational factors that may materially affect the ultimate PROJECT cost or schedule. Therefore, the ENGINEER makes no warranty that the CITY's actual PROJECT costs, financial aspects, economic feasibility, or schedules will not vary from the ENGINEER's opinions, analyses, projections, or estimates.

#### **G. Construction Progress Payments**

Recommendations by the ENGINEER to the CITY for periodic construction progress payments to the construction contractor will be based on the ENGINEER's knowledge, information, and belief from selective sampling and observation that the work has progressed to the point indicated. Such recommendations do not represent that continuous or detailed examinations have been made by the ENGINEER to ascertain that the construction contractor has completed the work in exact accordance with the



AGREEMENT Documents; that the final work will be acceptable in all respects; that the ENGINEER has made an examination to ascertain how or for what purpose the construction contractor has used the moneys paid; that title to any of the work, materials, or equipment has passed to the CITY free and clear of liens, claims, security interests, or encumbrances; or that there are not other matters at issue between the CITY and the construction contractor that affect the amount that should be paid.

## **H. Record Drawings**

Record drawings, if required, will be prepared, in part, on the basis of information compiled and furnished by others, and may not always represent the exact location, type of various components, or exact manner in which the PROJECT was finally constructed. The ENGINEER is not responsible for any errors or omissions in the information from others that is incorporated into the record drawings.

## **I. Right to Audit**

- (1) ENGINEER agrees that the CITY shall, until the expiration of five (5) years after final payment under this AGREEMENT, have access to and the right to examine and photocopy any directly pertinent books, documents, papers and records of the ENGINEER involving transactions relating to this AGREEMENT. ENGINEER agrees that the CITY shall have access during normal working hours to all necessary ENGINEER facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. The CITY shall give ENGINEER reasonable advance notice of intended audits.
- (2) ENGINEER further agrees to include in all its subconsultant agreements hereunder a provision to the effect that the subconsultant agrees that the CITY shall, until the expiration of five (5) years after final payment under the subcontract, have access to and the right to examine and photocopy any directly pertinent books, documents, papers and records of such subconsultant, involving transactions to the subcontract, and further, that the CITY shall have access during normal working hours to all subconsultant facilities, and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with the provisions of this section together with subsection (3) hereof. CITY shall give subconsultant reasonable advance notice of intended audits.
- (3) ENGINEER and subconsultant agree to photocopy such documents as may be requested by the CITY. The CITY agrees to reimburse ENGINEER for the cost of copies at the rate published in the Texas Administrative Code in effect as of the time copying is performed.



## J. INSURANCE

### (1) ENGINEER'S INSURANCE

- a. Commercial General Liability – the ENGINEER shall maintain commercial general liability (CGL) and, if necessary, commercial umbrella insurance with a limit of not less than \$1,000,000.00 per each occurrence with a \$2,000,000.00 aggregate. If such Commercial General Liability insurance contains a general aggregate limit, it shall apply separately to this PROJECT or location.
  - i. The CITY shall be included as an additional insured with all rights of defense under the CGL, using ISO additional insured endorsement or a substitute providing equivalent coverage, and under the commercial umbrella, if any. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to the CITY. The Commercial General Liability insurance policy shall have no exclusions or endorsements that would alter or nullify: premises/operations, products/completed operations, contractual, personal injury, or advertising injury, which are normally contained within the policy, unless the CITY specifically approves such exclusions in writing.
  - ii. ENGINEER waives all rights against the CITY and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the commercial general liability or commercial umbrella liability insurance maintained in accordance with this AGREEMENT.
- b. Business Auto – the ENGINEER shall maintain business auto liability and, if necessary, commercial umbrella liability insurance with a limit of not less than \$1,000,000 each accident. Such insurance shall cover liability arising out of “any auto”, including owned, hired, and non-owned autos, when said vehicle is used in the course of the PROJECT. If the engineer owns no vehicles, coverage for hired or non-owned is acceptable.
  - i. ENGINEER waives all rights against the CITY and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the business auto liability or commercial umbrella liability insurance obtained by ENGINEER pursuant to this AGREEMENT or under any applicable auto physical damage coverage.
- c. Workers' Compensation – ENGINEER shall maintain workers



compensation and employers liability insurance and, if necessary, commercial umbrella liability insurance with a limit of not less than \$100,000.00 each accident for bodily injury by accident or \$100,000.00 each employee for bodily injury by disease, with \$500,000.00 policy limit.

- i. ENGINEER waives all rights against the CITY and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by workers compensation and employer's liability or commercial umbrella insurance obtained by ENGINEER pursuant to this AGREEMENT.
- d. Professional Liability – ENGINEER shall maintain professional liability, a claims-made policy, with a minimum of \$1,000,000.00 per claim and aggregate. The policy shall contain a retroactive date prior to the date of the AGREEMENT or the first date of services to be performed, whichever is earlier. Coverage shall be maintained for a period of 5 years following the completion of the AGREEMENT. An annual certificate of insurance specifically referencing this PROJECT shall be submitted to the CITY for each year following completion of the AGREEMENT.

## (2) GENERAL INSURANCE REQUIREMENTS

- a. Certificates of insurance evidencing that the ENGINEER has obtained all required insurance shall be attached to this AGREEMENT prior to its execution.
- b. Applicable policies shall be endorsed to name the CITY an Additional Insured thereon, subject to any defense provided by the policy, as its interests may appear. The term CITY shall include its employees, officers, officials, agents, and volunteers as respects the contracted services.
- c. Certificate(s) of insurance shall document that insurance coverage specified in this AGREEMENT are provided under applicable policies documented thereon.
- d. Any failure on part of the CITY to attach the required insurance documentation hereto shall not constitute a waiver of the insurance requirements.
- e. A minimum of thirty (30) days notice of cancellation or material change in coverage shall be provided to the CITY. A ten (10) days notice shall be acceptable in the event of non-payment of premium. Notice shall be sent to the respective Department Director (by name), City of Denton, 901 Texas Street, Denton, Texas 76209.



- f. Insurers for all policies must be authorized to do business in the State of Texas and have a minimum rating of A:V or greater, in the current A.M. Best Key Rating Guide or have reasonably equivalent financial strength and solvency to the satisfaction of Risk Management.
- g. Any deductible or self insured retention in excess of \$25,000.00 that would change or alter the requirements herein is subject to approval by the CITY in writing, if coverage is not provided on a first-dollar basis. The CITY, at its sole discretion, may consent to alternative coverage maintained through insurance pools or risk retention groups. Dedicated financial resources or letters of credit may also be acceptable to the CITY.
- h. Applicable policies shall each be endorsed with a waiver of subrogation in favor of the CITY as respects the PROJECT.
- i. The CITY shall be entitled, upon its request and without incurring expense, to review the ENGINEER's insurance policies including endorsements thereto and, at the CITY's discretion; the ENGINEER may be required to provide proof of insurance premium payments.
- j. Lines of coverage, other than Professional Liability, underwritten on a claims-made basis, shall contain a retroactive date coincident with or prior to the date of the AGREEMENT. The certificate of insurance shall state both the retroactive date and that the coverage is claims-made.
- k. Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption nor restrictive modification or changes from date of commencement of the PROJECT until final payment and termination of any coverage required to be maintained after final payments.
- l. The CITY shall not be responsible for the direct payment of any insurance premiums required by this AGREEMENT.
- m. Sub consultants and subcontractors to/of the ENGINEER shall be required by the ENGINEER to maintain the same or reasonably equivalent insurance coverage as required for the ENGINEER. When sub consultants/subcontractors maintain insurance coverage, ENGINEER shall provide CITY with documentation thereof on a certificate of insurance.

## **K. Independent Consultant**



The ENGINEER agrees to perform all services as an independent consultant and not as a subcontractor, agent, or employee of the CITY. The doctrine of *respondeat superior* shall not apply.

#### **L. Disclosure**

The ENGINEER acknowledges to the CITY that it has made full disclosure in writing of any existing conflicts of interest or potential conflicts of interest, including personal financial interest, direct or indirect, in property abutting the proposed PROJECT and business relationships with abutting property cities. The ENGINEER further acknowledges that it will make disclosure in writing of any conflicts of interest that develop subsequent to the signing of this AGREEMENT and prior to final payment under the AGREEMENT.

#### **M. Asbestos or Hazardous Substances**

- (1) If asbestos or hazardous substances in any form are encountered or suspected, the ENGINEER will stop its own work in the affected portions of the PROJECT to permit testing and evaluation.
- (2) If asbestos or other hazardous substances are suspected, the CITY may request the ENGINEER to assist in obtaining the services of a qualified subcontractor to manage the remediation activities of the PROJECT.

#### **N. Permitting Authorities - Design Changes**

If permitting authorities require design changes so as to comply with published design criteria and/or current engineering practice standards which the ENGINEER should have been aware of at the time this AGREEMENT was executed, the ENGINEER shall revise plans and specifications, as required, at its own cost and expense. However, if design changes are required due to the changes in the permitting authorities' published design criteria and/or practice standards criteria which are published after the date of this AGREEMENT which the ENGINEER could not have been reasonably aware of, the ENGINEER shall notify the CITY of such changes and an adjustment in compensation will be made through an amendment to this AGREEMENT.

#### **O. Schedule**

ENGINEER shall manage the PROJECT in accordance with the schedule developed per Attachment A to this AGREEMENT.

#### **P. Equal Opportunity**

- (1) **Equal Employment Opportunity:** ENGINEER and ENGINEER's agents shall engage in any discriminatory employment practice. No person shall, on the grounds of race, sex, sexual orientation, age, disability, creed, color, genetic



testing, or national origin, be refused the benefits of, or be otherwise subjected to discrimination under any activities resulting from this AGREEMENT.

- (2) **Americans with Disabilities Act (ADA) Compliance:** ENGINEER and ENGINEER's agents shall not engage in any discriminatory employment practice against individuals with disabilities as defined in the ADA.

## **SECTION 5**

### **Obligations of the City**

Amendments to Section 5, if any, are included in Attachment B.

#### **A. City-Furnished Data**

ENGINEER may rely upon the accuracy, timeliness, and completeness of the information provided by the CITY.

#### **B. Access to Facilities and Property**

The CITY will make its facilities accessible to the ENGINEER as required for the ENGINEER's performance of its services. The CITY will perform, at no cost to the ENGINEER, such tests of equipment, machinery, pipelines, and other components of the CITY's facilities as may be required in connection with the ENGINEER's services. The CITY will be responsible for all acts of the CITY's personnel.

#### **C. Advertisements, Permits, and Access**

Unless otherwise agreed to in the Scope of Services, the CITY will obtain, arrange, and pay for all advertisements for bids; permits and licenses required by local, state, or federal authorities; and land, easements, rights-of-way, and access necessary for the ENGINEER's services or PROJECT construction.

#### **D. Timely Review**

The CITY will examine the ENGINEER's studies, reports, sketches, drawings, specifications, proposals, and other documents; obtain advice of an attorney, insurance counselor, accountant, auditor, bond and financial advisors, and other consultants as the CITY deems appropriate; and render in writing decisions required by the CITY in a timely manner in accordance with the PROJECT schedule prepared in accordance with Attachment A.

#### **E. Prompt Notice**

The CITY will give prompt written notice to the ENGINEER whenever CITY observes or



becomes aware of any development that affects the scope or timing of the ENGINEER's services or of any defect in the work of the ENGINEER or construction contractors.

#### **F. Asbestos or Hazardous Substances Release.**

- (1) CITY acknowledges ENGINEER will perform part of the work at CITY's facilities that may contain hazardous materials, including asbestos containing materials, or conditions, and that ENGINEER had no prior role in the generation, treatment, storage, or disposition of such materials. In consideration of the associated risks that may give rise to claims by third parties or employees of City, City hereby releases ENGINEER from any damage or liability related to the presence of such materials.
- (2) The release required above shall not apply in the event the discharge, release or escape of hazardous substances, contaminants, or asbestos is a result of ENGINEER's negligence or if ENGINEER brings such hazardous substance, contaminant or asbestos onto the PROJECT.

#### **G. Contractor Indemnification and Claims**

The CITY agrees to include in all construction contracts the provisions of Article IV.E. regarding the ENGINEER's Personnel at Construction Site, and provisions providing for contractor indemnification of the CITY and the ENGINEER for contractor's negligence.

#### **H. Contractor Claims and Third-Party Beneficiaries**

- (1) The CITY agrees to include the following clause in all contracts with construction contractors and equipment or materials suppliers:

"Contractors, subcontractors and equipment and materials suppliers on the PROJECT, or their sureties, shall maintain no direct action against the ENGINEER, its officers, employees, and subcontractors, for any claim arising out of, in connection with, or resulting from the engineering services performed. Only the CITY will be the beneficiary of any undertaking by the ENGINEER."
- (2) This AGREEMENT gives no rights or benefits to anyone other than the CITY and the ENGINEER and there are no third-party beneficiaries.
- (3) The CITY will include in each agreement it enters into with any other entity or person regarding the PROJECT a provision that such entity or person shall have no third-party beneficiary rights under this AGREEMENT.
- (4) Nothing contained in this Section H. shall be construed as a waiver of any right the CITY has to bring a claim against ENGINEER.



## **I. CITY's Insurance**

- (1) The CITY may maintain property insurance on certain pre-existing structures associated with the PROJECT.
- (2) The CITY may secure Builders Risk/Installation insurance at the replacement cost value of the PROJECT. The CITY may provide ENGINEER a copy of the policy or documentation of such on a certificate of insurance.

## **J. Litigation Assistance**

The Scope of Services does not include costs of the ENGINEER for required or requested assistance to support, prepare, document, bring, defend, or assist in litigation undertaken or defended by the CITY. In the event CITY requests such services of the ENGINEER, this AGREEMENT shall be amended or a separate agreement will be negotiated between the parties.

## **K. Changes**

The CITY may make or approve changes within the general Scope of Services in this AGREEMENT. If such changes affect the ENGINEER's cost of or time required for performance of the services, an equitable adjustment will be made through an amendment to this AGREEMENT with appropriate CITY approval.

## **SECTION 6** **General Legal Provisions**

Amendments to Section 6, if any, are included in Attachment B.

### **A. Authorization to Proceed**

ENGINEER shall be authorized to proceed with this AGREEMENT upon receipt of a written Notice to Proceed from the CITY.

### **B. Reuse of Project Documents**

All designs, drawings, specifications, documents, and other work products of the ENGINEER, whether in hard copy or in electronic form, are instruments of service for this PROJECT, whether the PROJECT is completed or not. Reuse, change, or alteration by the CITY or by others acting through or on behalf of the CITY of any such instruments of service without the written permission of the ENGINEER will be at the CITY's sole risk. The CITY shall own the final designs, drawings, specifications and documents.



### **C. Force Majeure**

The ENGINEER is not responsible for damages or delay in performance caused by acts of God, strikes, lockouts, accidents, or other events beyond the control of the ENGINEER that prevent ENGINEER's performance of its obligations hereunder.

### **D. Termination**

(1) This AGREEMENT may be terminated:

- a. by the City for its convenience upon 30 days' written notice to ENGINEER.
- b. by either the CITY or the ENGINEER for cause if either party fails substantially to perform through no fault of the other and the nonperforming party does not commence correction of such nonperformance within 5 days' written notice or thereafter fails to diligently complete the correction.

(2) If this AGREEMENT is terminated for the convenience of the City, the ENGINEER will be paid for termination expenses as follows:

- a. Cost of reproduction of partial or complete studies, plans, specifications or other forms of ENGINEER'S work product;
- b. Out-of-pocket expenses for purchasing electronic data files and other data storage supplies or services;
- c. The time requirements for the ENGINEER'S personnel to document the work underway at the time of the CITY'S termination for convenience so that the work effort is suitable for long time storage.

(3) Prior to proceeding with termination services, the ENGINEER will submit to the CITY an itemized statement of all termination expenses. The CITY'S approval will be obtained in writing prior to proceeding with termination services.

### **E. Suspension, Delay, or Interruption to Work**

The CITY may suspend, delay, or interrupt the services of the ENGINEER for the convenience of the CITY. In the event of such suspension, delay, or interruption, an equitable adjustment in the PROJECT's schedule, commitment and cost of the ENGINEER's personnel and subcontractors, and ENGINEER's compensation will be made.

### **F. Indemnification**



**IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 271.904, THE ENGINEER SHALL INDEMNIFY OR HOLD HARMLESS THE CITY AGAINST LIABILITY FOR ANY DAMAGE COMMITTED BY THE ENGINEER OR ENGINEER'S AGENT, CONSULTANT UNDER CONTRACT, OR ANOTHER ENTITY OVER WHICH THE ENGINEER EXERCISES CONTROL TO THE EXTENT THAT THE DAMAGE IS CAUSED BY OR RESULTING FROM AN ACT OF NEGLIGENCE, INTENTIONAL TORT, INTELLECTUAL PROPERTY INFRINGEMENT, OR FAILURE TO PAY A SUBCONTRACTOR OR SUPPLIER. CITY IS ENTITLED TO RECOVER ITS REASONABLE ATTORNEY'S FEES IN PROPORTION TO THE ENGINEER'S LIABILITY.**

#### **G. Assignment**

Neither party shall assign all or any part of this AGREEMENT without the prior written consent of the other party.

#### **H. Jurisdiction**

The law of the State of Texas shall govern the validity of this AGREEMENT, its interpretation and performance, and any other claims related to it. The venue for any litigation related to this AGREEMENT shall be Denton County, Texas.

#### **I. Severability and Survival**

If any of the provisions contained in this AGREEMENT are held for any reason to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision, and this AGREEMENT shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein. Sections 5.F., 6.B., 6.D., 6.F., 6.H., and 6.I. shall survive termination of this AGREEMENT for any cause.

#### **J. Observe and Comply**

ENGINEER shall at all times observe and comply with all federal and State laws and regulations and with all City ordinances and regulations which in any way affect this AGREEMENT and the work hereunder, and shall observe and comply with all orders, laws ordinances and regulations which may exist or may be enacted later by governing bodies having jurisdiction or authority for such enactment. No plea of misunderstanding or ignorance thereof shall be considered. **ENGINEER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS CITY AND ALL OF ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS OR LIABILITY ARISING OUT OF THE VIOLATION OF ANY SUCH ORDER, LAW, ORDINANCE, OR REGULATION, WHETHER IT BE BY ITSELF OR ITS EMPLOYEES.**

#### **K. Immigration Nationality Act**



ENGINEER shall verify the identity and employment eligibility of its employees who perform work under this AGREEMENT, including completing the Employment Eligibility Verification Form (I-9). Upon request by CITY, ENGINEER shall provide CITY with copies of all I-9 forms and supporting eligibility documentation for each employee who performs work under this AGREEMENT. ENGINEER shall adhere to all Federal and State laws as well as establish appropriate procedures and controls so that no services will be performed by any ENGINEER employee who is not legally eligible to perform such services. **ENGINEER SHALL INDEMNIFY CITY AND HOLD CITY HARMLESS FROM ANY PENALTIES, LIABILITIES, OR LOSSES DUE TO VIOLATIONS OF THIS PARAGRAPH BY ENGINEER, ENGINEER'S EMPLOYEES, SUBCONTRACTORS, AGENTS, OR LICENSEES.** CITY, upon written notice to ENGINEER, shall have the right to immediately terminate this AGREEMENT for violations of this provision by ENGINEER.

#### **L. Prohibition On Contracts With Companies Boycotting Israel**

ENGINEER acknowledges that in accordance with Chapter 2270 of the Texas Government Code, CITY is prohibited from entering into a contract with a company for goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract. The terms "boycott Israel" and "company" shall have the meanings ascribed to those terms in Section 808.001 of the Texas Government Code. ***By signing this AGREEMENT, ENGINEER certifies that ENGINEER'S signature provides written verification to the CITY that ENGINEER: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the AGREEMENT.*** Failure to meet or maintain the requirements under this provision will be considered a material breach.

#### **M. Prohibition On Contracts With Companies Doing Business with Iran, Sudan, or a Foreign Terrorist Organization**

Section 2252 of the Texas Government Code restricts CITY from contracting with companies that do business with Iran, Sudan, or a foreign terrorist organization. ***By signing this AGREEMENT, ENGINEER certifies that ENGINEER'S signature provides written verification to the CITY that ENGINEER, pursuant to Chapter 2252, is not ineligible to enter into this AGREEMENT and will not become ineligible to receive payments under this AGREEMENT by doing business with Iran, Sudan, or a foreign terrorist organization.*** Failure to meet or maintain the requirements under this provision will be considered a material breach.

#### **N. Certificate of Interested Parties Electronic Filing**

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that the City may not enter into this contract unless the Contractor submits a disclosure of interested parties (Form 1295) to the City



at the time the Engineer submits the signed contract. The Texas Ethics Commission has adopted rules requiring the business entity to file Form 1295 electronically with the Commission.

Engineer will be required to furnish a Certificate of Interest Parties before the contract is awarded, in accordance with Government Code 2252.908.

The contractor shall:

1. Log onto the State Ethics Commission Website at :  
[https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm)
2. Register utilizing the tutorial provided by the State
3. Print a copy of the completed Form 1295
4. Enter the Certificate Number on page 2 of this contract.
5. Complete and sign the Form 1295
6. Email the form to [purchasing@cityofdenton.com](mailto:purchasing@cityofdenton.com) with the contract number in the subject line. (EX: Contract 1234 – Form 1295)

The City must acknowledge the receipt of the filed Form 1295 not later than the 30th day after Council award. Once a Form 1295 is acknowledged, it will be posted to the Texas Ethics Commission's website within seven business days.

## **O. Prohibition Against Personal Interest In Contracts**

No officer, employee, independent consultant, or elected official of the City who is involved in the development, evaluation, or decision-making process of the performance of any solicitation shall have a financial interest, direct or indirect, in the Contract resulting from that solicitation as defined in the City's Ethic Ordinance 18-757 and in the City Charter chapter 2 article XI(Ethics). Any willful violation of this section shall constitute impropriety in office, and any officer or employee guilty thereof shall be subject to disciplinary action up to and including dismissal. Any violation of this provision, with the knowledge, expressed or implied, of the Contractor shall render the Contract voidable by the City. The Engineer shall complete and submit the City's Conflict of Interest Questionnaire.

## **P. Agreement Documents**

This AGREEMENT, including its attachments and schedules, constitutes the entire AGREEMENT, which supersedes all prior written or oral understandings, and may only be changed by a written amendment executed by both parties. This AGREEMENT may be executed in one or more counterparts and each counterpart shall, for all purposes, be deemed an original, but all such counterparts shall together constitute but one and the same instrument. The following attachments and schedules are hereby made a part of this AGREEMENT:



Attachment A - Scope of Services, Compensation, Project Schedule  
Attachment B - Amendments to Standard Agreement for Engineering Services

These documents make up the AGREEMENT documents and what is called for by one shall be as binding as if called for by all. In the event of an inconsistency or conflict in any of the provisions of the AGREEMENT documents, the inconsistency or conflict shall be resolved by giving precedence first to the written AGREEMENT then to the AGREEMENT documents in the order in which they are listed above.

Duly executed by each party's designated representative to be effective on the date subscribed by the City Manager.

**ENGINEER**

KIMLEY-HORN AND ASSOCIATES, INC

DocuSigned by:  
*John Atkins*  
BY: 25D7303EA77F421...

AUTHORIZED SIGNATURE

John Atkins  
Printed Name: _____

Vice President  
Title: _____

817-339-2272

PHONE NUMBER

john.atkins@kimley-horn.com

EMAIL ADDRESS

2022-873387

TEXAS ETHICS COMMISSION  
1295 CERTIFICATE NUMBER

**CITY OF DENTON, TEXAS**

SARA HENSLEY, CITY MANAGER

DocuSigned by:  
*Sara Hensley*  
BY: 5236DB296270423...

ATTEST:  
ROSA RIOS, CITY SECRETARY

DocuSigned by:  
*Rosa Rios*  
BY: 1C5CA8C5E175493...

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

DocuSigned by:  
*Marcella Linn*  
BY: 4B070831B4AA438...

THIS AGREEMENT HAS BEEN  
BOTH REVIEWED AND APPROVED  
as to financial and operational obligations and  
business terms.

DocuSigned by:  
*Stephen D. Gay* Stephen D. Gay  
FEB40BB9726E4A9...

SIGNATURE PRINTED NAME

Director

TITLE

water utilities

DEPARTMENT



## PROFESSIONAL SERVICES AGREEMENT

### Professional Services Agreement: I-35 – SPLIT TO MILAM PHASE 2 Scope of Services

The ENGINEER will perform its services pursuant to the requirements delineated below. Services under this attachment include engineering services for the design and construction phase services for the I-35 – SPLIT TO MILAM PHASE 2 project under the Professional Service Agreement (7574-010).

### Project Understanding

Under the first phase of the I-35 utility Relocation contract, The CITY requested that the ENGINEER perform additional services to analyze the sewer basin projected flows for potential development in the Milam Creek to Loop 288 area to evaluate and determine the appropriate size of sewer infrastructure needed to meet peak flows for the proposed developments. This analysis indicated that the existing sewer infrastructure is undersized and would need to be upsized and rerouted to allow for several current proposed developments.

### Scope of Services

The CITY has requested that the ENGINEER perform additional services to provide a design for an approximately Three-Million Gallon per Day (3.27-MGD) regional sanitary sewer lift station, force main, and gravity sewer mains in order to promote the future development planned for the I-35 north west corridor and clear the conflicts identified with the I-35 TxDOT project. This lift station will be designed to allow for the abandonment of the Border-Cowboy and TA lift stations and be phased to allow for initial flows of 1,200 gallons per minute (gpm) up to 2,300 gpm.

The task descriptions listed below are in addition to the previously authorized items.

### Task 1 Design Management

ENGINEER will provide the following additional services in accordance with the Original Contract:

#### A. Project Management

1. Attend up to one additional meeting with City.
2. Prepare and execute up to two (2) additional subconsultant amendments.

### Task 2 – ALIGNMENT STUDY

#### A. Preliminary Investigation

1. Site Investigation
  - a. Walk general alignment.



- b. Document alignment corridor with photographs.
  - c. Note visible potential alignment, conflicts and issues.
- 2. Data Review with City
  - a. Meet with City to review accuracy of record information.
  - b. Interview City staff concerning historical, existing and future City plans along the alignment.

#### **B. Prepare Alignment Technical Memorandum.**

1. Analysis of alignments indicating merits and challenges for each, and including the following considerations:
  - a. Easement acquisition schedule and cost impacts.
  - b. Existing development impacts.
  - c. Existing potential horizontal and vertical conflicts.
  - d. Accessibility for maintenance.
  - e. Revise roll plot maps to include full project limits
  - f. Prepare opinions of probable construction cost for each alignment. The ENGINEER has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to ENGINEER at this time and represent only the ENGINEER's judgment as a design professional familiar with the construction industry. The ENGINEER cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

#### **C. Deliverables**

1. Digital .PDF copy of draft and final technical memorandum.

#### **D. Meetings**

1. Conduct one (1) review meeting with City.
2. Revise memorandum based on City comments.

### **Task 3 – PRELIMINARY DESIGN**

#### **A. Geotechnical Engineering**

1. Perform a geotechnical analysis of the alignment utilizing a qualified geotechnical laboratory to determine subsurface conditions and make recommendations regarding design parameters. The analysis shall include the following:
  - a. Subsurface exploration including up to six (6) sample bores varying 10 to 40 feet depending upon location.
  - b. Laboratory tests for classification purposes and strength characteristics.



- c. Engineering services that address the following:
  - i. soil and groundwater conditions
  - ii. Comments on general excavatability of soils and shale encountered
  - iii. Recommendations for pipe installation, including bedding and backfill
  - iv. Recommendations for tunneling operations
  - v. Recommendations for vault and wet well foundation type and allowable loading
  - vi. Recommendations for lateral pressures for structural design
- 2. The previously provide geotechnical report will be amended and furnished by the geotechnical engineer to present the results of the field and laboratory data as well as analyses and recommendations. Three (3) copies of the report will be provided by the geotechnical engineer, with one (1) copy going to the City. The data contained in the geotechnical report will be made available to contractors during the bidding process for informational purposes.

#### **B. Subsurface Utility Engineering (SUE)**

- 1. Level A investigation of existing water line connection point, and potential crossing utilities. The Level A investigation shall consist of performing up to two (2) level A testholes or “locates” of existing utilities. The Level A investigation will be conducted in accordance with ASCE publication CI/ASCE 38-02 and include the location of said utility in three dimensions obtained through non-destructive geophysical methods.
- 2. This task assumes that SUE data will be available from TxDOT and may be relied upon for design.

#### **C. Preliminary Waterline and Sanitary Sewer Line Design**

- 1. Visit the site to perform field verification of the survey.
- 2. Additional Preliminary plan and profile drawings preparation for approximately 1,800 linear feet of 20-inch through 6-inch water main 330 linear feet of 12-inch sanitary sewer force main, and 13,500 feet of 18-inch through 36-inch gravity sanitary sewer line.
  - a. Prepare (22”x34”) plan and profile drawings at 1”=40’ horizontal and 1”=4’ vertical scale.
  - b. Plan view of the base map shall have all above ground features shown and clearly labeled along with existing utilities based on field ties and record information.
  - c. Plan view shall include design notes for stationing, size, slope, pipe material, embedment, length and construction method.
  - d. Profile view shall include design notes for stationing, size, slope, flow-line of pipe, pipe material, embedment, length and construction method.



- e. Design tunnels/bores including casing/tunnel liner plate minimum thickness and inside diameter, shafts, allowable methods, control of ground water, and appropriate tolerances with the chosen method.
  - f. Perform one (1) site visit to verify preliminary design.
- 3. Preliminary Traffic Control and Detour Plan Preparation.
  - a. City and TxDOT typical traffic control details will be included as required.
- 4. Franchise Utility Coordination
  - a. Provide one set of drawings to each franchise utility encountered for their review. Request each franchise to mark up the drawings to show the size, type, and location of their utilities.
  - b. Coordinate with franchise utilities if any relocations are required. Notify City if any relocations will be required.
- 5. Prepare preliminary general notes and details, including City Standard Details where applicable.
- 6. Prepare preliminary technical specifications utilizing City Standard Specifications, and any special specifications.
- 7. Compile and prepare an updated opinion of probable construction cost for the entire project using recent average unit bid prices which are representative of similar types of construction in the local area.
  - a. The ENGINEER has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to ENGINEER at this time and represent only the ENGINEER's judgment as a design professional familiar with the construction industry. The ENGINEER cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

**D. U.S. Army Corp of Engineer's Nationwide Permit 12 Memo (USACE NWP 12)**

- o ENGINEER will incorporate findings from additional field investigations into the previously authorized memorandum.

**E. Deliverables**

- 1. Preliminary design submittal (60%)
  - a. Submit four (4) copies to City for review and comment.
  - b. Submittal shall include the following:
    - i. Preliminary design plans (22"x34")
    - ii. Preliminary technical specifications (table of contents)
    - iii. Geotech report (additional bores will be included in one report)
    - iv. NWP 12 Memo (additional findings included in memo)



v. Opinion of probable construction cost

**F. Meetings**

1. Attend one (1) meeting with City to kick-off preliminary design.
2. Attend one (1) meeting with City on-site prior to submittal of preliminary plans, if required.
3. Attend one (1) meeting with City to present and review the preliminary design submittal

**Task 4 – FINAL DESIGN**

**A. Final Waterline and Sanitary Sewer Design**

1. Incorporate the preliminary design submittal review comments (one (1) round of comments is anticipated in proposed effort).
2. Prepare updated opinion of probable construction cost.
  - a. The ENGINEER has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to ENGINEER at this time and represent only the ENGINEER's judgment as a design professional familiar with the construction industry. The ENGINEER cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.
3. Incorporate franchise utility investigation information
4. Incorporate details and technical specifications.
5. Prepare surface repair sheets and details as necessary.
6. Prepare final abandonment layout sheet and letter for TxDOT submittal.
7. Prepare Project Manual using City Standard Construction Contract Documents.

**B. Deliverables:**

1. Final Design Submittal (95%)
  - a. Submit four (4) copies to the City for review and comment.
  - b. Submittal shall include the following:
    - i. Final design drawings
    - ii. Final design project manual
    - iii. Opinion of probable construction cost

**C. Meetings**

1. One (1) meeting with City to review Final Design Submittal.



## **Task 5 – CONSTRUCTION CONTRACT DOCUMENTS**

### **A. Bidding Construction Contract Documents**

1. Additional assistance to the previously authorized scope items.

## **Task 6 – BID PHASE SERVICES**

### **A. Bid Phase Services**

1. Additional assistance to the previously authorized scope items.

## **Task 7 – CONSTRUCTION PHASE SERVICES**

### **A. Construction Phase Services**

1. Additional assistance to the previously authorized scope items.

## **Task 8 – RECORD DRAWINGS**

### **A. Record Drawings**

1. Additional assistance to the previously authorized scope items.

## **Task 9 – PERMITTING**

### **A. Permitting**

1. Additional assistance to the previously authorized scope items.
2. Submit lift station plans to appropriate regulatory agencies: City, DME, TCEQ, and TDLR for review.
3. The City will be responsible for administration of Platting, Zoning and Obtaining building permits for the City of Denton. The ENGINEER will prepare exhibits as directed by City, including preliminary and final plat exhibits.

## **Task 10 – SURVEY AND EASEMENTS**

### **A. Design Survey**

1. Utility and Property Owner Coordination
  - a. Coordinate with DIG TESS and City of Denton to locate and mark existing franchise and public utilities prior to performing the field survey.
  - b. Coordinate with Engineer Real Estate Agent on Right of Entries for up to seven (7) parcels.
2. Design Survey



- a. The limits of the survey shall be a 100-foot wide alignment generally along IH-35, and along various crossings as shown on the Project Location Map. The topographic survey will be approximately 13,700 linear feet.
- b. Establish up to five (5) horizontal control points based on the City of Denton Coordinate System using ½-inch rebar with identifiable plastic cap, specific for this project.
- c. Establish a vertical control benchmark circuit tied to the City of Denton benchmark system, specific for this project, as well as tie into the TxDOT control.
- d. Perform a field survey to identify and locate all existing topographic elements within the alignment corridor including, but not limited to, the following:
  - i. Property pins
  - ii. Existing pavement, curbs, sidewalks, barrier free ramps, etc.
  - iii. Lane Striping (where applicable)
  - iv. Driveways
  - v. Existing storm sewer inlets, manholes, junction boxes, outfalls, and erosion control
  - vi. Culverts and bridges
  - vii. Guardrail
  - viii. Utility manholes, vaults, water valves, water meters, sprinkler heads, telephone poles, power poles, utility markers, other public utilities, and franchise utilities
  - ix. Traffic signal poles, cabinets, and other signal equipment
  - x. Signs (excluding temporary signs)
  - xi. Trees, 6-inch caliper and up (center of trunk as well as dripline)
  - xii. Buildings
  - xiii. Retaining walls
  - xiv. Fence limits and material types
  - xv. Other applicable physical features that could impact design:
    - a) Field ties to the existing edge of pavement on Interstate Hwy 35.
    - b) Field sketches of utility manholes and structures.
    - c) Prepare a final topographic drawings in a digital format (including one-foot contours and breaklines) showing the features located in the field as well as right-of-way strip map information, an ASCII coordinate file of the points located in the field, and a hard copy of the coordinates and feature descriptions.



## **B. Easement Preparation**

1. Upon receiving approval of 60% design drawings, ENGINEER will prepare up to seven (7) permanent water line easements and up to seven (7) temporary construction easements.
2. Easement instruments will consist of metes and bounds descriptions and exhibits.

## **Task 11 – EASEMENT ACQUISITION SERVICES**

### **A. Easement Acquisition Services**

ENGINEER will coordinate with the Real Estate Agent to aid in property acquisition services for up to two (2) hours per parcel.

ENGINEER will perform the following services for this task:

1. ENGINEER's Real Estate Agent shall provide appraisals for proposed easements on up to six (6) parcels for the proposed lines. Appraisals will be approved by the City prior to beginning negotiations with property owners. The appraisals will be prepared by State Certified Appraisers in accordance with the Uniform Standards of Professional Appraisal Practice Act (USPAP). The appraisals will be suitable for use in condemnation proceedings, if necessary.
2. ENGINEER's Real Estate Agent shall engage an independent Appraisal Reviewer to submit an Appraisal Review to accompany any appraisal completed for up to six (6) parcels.
3. Provide property negotiation services for up to six (6) parcels for the proposed line as follows:
  - a. The offer to purchase the properties will be based on the appraisals as indicated above. The City will establish the value to be used in negotiation and the range of negotiating authority to be given to the right-of-way agent. ENGINEER's Real Estate Agent will provide the services of qualified right-of-way agents to secure the required right-of-way for the project. The right-of-way agents will provide each property owner a copy of The Texas Landowner Bill of Rights, but will NOT be required to provide negotiation services under the Uniform Relocation and Acquisition Act (Uniform Act).
  - b. ENGINEER's Real Estate Agent will negotiate on behalf of the City and utilize conveyance documents and other necessary forms as prescribed by the City. ENGINEER's Real Estate Agent will provide a good faith effort to acquire the rights-of-way through a negotiation process, which will generally consist of three (3) contacts with the property owner, or his authorized representative. A maximum of five (5) total contacts will be provided to reach an agreement with the property owner, or to determine that further negotiations will be non-productive and that eminent domain actions will be necessary to acquire the property. If absentee owners are involved, the negotiations may be conducted via telephone, fax, or by mail. If the schedule for acquisition of the right-of-way or other factors arise, which make it expedient, travel outside the project area to meet with the absentee owners may be desirable. If such events arise, the travel must be specifically authorized by the City. If such travel is



authorized, the expenses involved, including the agent's services, will be considered additional services.

- c. The initial offer made to the property owner will be based on the value authorized by the City. All counter-offers by the property owner, along with ENGINEER's Real Estate Agent recommendations will be presented to the City for consideration. The City must establish and recommend such counter offers before ENGINEER's Real Estate Agent will be authorized to agree to the requested changes. All monetary offers made to the property owners will be within the limits authorized by the City in the various stages of the negotiation.
  - d. After reaching an agreement with the landowner on the consideration and all other terms of the transaction, ENGINEER's Real Estate Agent will forward to the City a Memorandum of Agreement (M/A) executed by the property owner to be ratified by the City. This M/A sets forth the compensation and any other terms and conditions agreed upon. The City will be responsible for obtaining the City's ratification and for returning the ratified M/A to ENGINEER's Real Estate Agent. ENGINEER's Real Estate Agent will then inform the Title Company that the parcel is ready for closing.
4. ENGINEER's Real Estate Agent will coordinate contacts with the CITY to deliver any payments to the Title Company prior to closing.
  5. This Scope of Services assumes that costs for Title Commitments, Title Policies and recording fees will be purchased by the City through the assistance of the Real Estate Agent. The amount paid for the Title Policies will not exceed premium amounts set by the Texas Department of Insurance and agreed upon in advance between the City and the Title Company. Any additional Title Company services such as recording fees shall be agreed upon in advance between the City and the Title Company. ENGINEER's Real Estate Agent will review liens or other exceptions reported in the Title Commitment. ENGINEER will coordinate the location and the effect of any utility easements. ENGINEER will report the results of the Title Commitment to the City, recommending the disposition of the exceptions. The decision whether the reported exceptions are acceptable or must be eliminated will be the responsibility of the City. Any action required to clear title is not included in the Scope of Work for this project, and if required, will be considered Additional Services.
  6. ENGINEER's Real Estate Agent will coordinate and attend all closings at the Title Company.
  7. ENGINEER's Real Estate Agent will confirm that the Title Company records all documents at the Denton County Courthouse after closing.
  8. ENGINEER's Real Estate Agent will confirm that the Title Company forwards copies of all recorded documents to the City.

## **Task 13 – LIFT STATION PRELIMINARY ENGINEERING REPORT**

### **A. Prepare Preliminary Engineering Report (PER) for Lift Station Relocations**

1. This task assumes that both the Border-Cowboy Lift Station on Barthold Road and the Love's Lift Station on Milam Road will be abandoned and replaced with a new Ganzer lift station. The following tasks will be performed:



2. Prepare and Submit a Preliminary Engineering Report per the City's specifications for review including:
  - a. Lift Station Capacity
    - Prepare and Submit a conceptual site plan for the proposed lift station replacement
  - b. System and Pump Curves
  - c. Wet Well Sizing
    1. Sized to accommodate existing flows and interim flows from Denton Commerce site, approximately 1,200 gpm. Will be designed to be expandable up to 2,300 gpm peak flow.
  - e. Site Access and Security per TCEQ
  - f. Flood Protection
  - h. Emergency Power (portable). Considerations will be made to add permanent backup generation if desired by City.
3. Prepare and Submit a conceptual site plan for the proposed lift station.

**B. Deliverables**

- a. Digital .PDF copy of draft and final technical memorandum.

**C. Meetings**

- a. Conduct one (1) review meeting with City.
- b. Revise PER based on City comments.

**Task 14 – LIFT STATION PRELIMINARY AND FINAL DESIGN**

**A. Preliminary Lift Station Design**

1. Prepare a preliminary site layout, including drainage, paving, yard piping sizing for initial as well as future capacity. and station configuration.
2. Prepare electrical site layout
3. Coordination with primary electric provider for design
4. The following items may be considered for inclusion into the design:
  - a. Flow metering.
  - b. Control Narrative – operational narrative of the pumps for normal, low flow and peak operations.
  - c. SCADA System.
  - d. City architectural requirements and City design preferences.
  - e. Geotechnical and structural requirements.
  - f. Site lighting requirements.



- g. Junction Structure/Manhole design for up to 4 structures for future phasing
  - h. On-site generator considerations.
  - i. Noise Control requirements.
  - j. City landscaping requirements.
  - k. City fencing requirements.
  - l. City storm drainage detention requirements.
- 5. Prepare a preliminary lift station design including:
    - a. Average and peak flow confirmation
    - b. Hydraulic analysis
    - c. Internal piping and valve layout
    - d. Lift station cross-sections
  - 6. Submit preliminary design to the City for review and comment.

#### **B. Final Lift Station Design**

- 1. Prepare engineering plan sheets and specifications in accordance with the preliminary design and for permitting and processing.
- 2. The plans will include:
  - i. Civil sheets: general notes, site plan, grading plan, piping plan, security fence details, lift station mechanical plans and details
  - ii. Electrical sheets: general notes, site plan, grounding layout, section and elevations, one-line diagram, pump control schematic, SCADA layout, portable generator connection, and electrical details.
  - iii. Structural sheets: general notes, structural details for wet well, valve vault, meter vault (if required), junction structures and slab-on-grade and specifications.
- 3. Specifications shall include technical specifications for materials and installation of the proposed facilities.

#### **C. Deliverables**

- 1. Preliminary design submittal (60%)
  - a. Submit four (4) copies to City for review and comment.
  - b. Submittal shall include the following:
    - vi. Preliminary design plans (22"x34")
    - vii. Preliminary technical specifications (table of contents)
    - viii. Opinion of probable construction cost.
- 2. Final design submittal (90%)
  - c. Submit four (4) copies to City for review and comment.



- d. Submittal shall include the following:
  - ix. Preliminary design plans (22"x34")
  - x. Preliminary technical specifications (table of contents)
  - xi. Opinion of probable construction cost

**D. Meetings**

- 1. Attend one (1) meeting with City to kick-off preliminary design.
- 2. Attend one (1) meeting with City on-site prior to submittal of preliminary plans, if required.
- 3. Attend one (1) meeting with City to present and review the preliminary design submittal

**Task 15 – LIFT STATION BID PHASE SERVICES**

This task assumes the lift stations to be bid as one bid package with the utility relocations. The services shown below will be performed concurrently with Task 6.

**A. Bid Phase Services**

- 1. Provide additional bidding assistance as previously authorized to aid in bidding the larger, combined lift station.

**Task 16 – LIFT STATION CONSTRUCTION PHASE SERVICES**

This task assumes the lift station to be constructed concurrently with the utility relocations. The services shown below are similar to Task 7.

**A. Construction Phase Services**

- 1. Provide additional construction phase services as previously authorized to aid in the larger, combined lift station.



## Compensation

Total compensation for the ENGINEER contemplated under the terms of this agreement **shall be a total not-to-exceed \$751,100** for all services including reimbursable expenses. The CITY shall compensate the ENGINEER as follows:

For Tasks 1-16 the total compensation shall be on a reimbursable (hourly) basis and not to exceed **\$751,100**.

Progress payments for shall be paid monthly based on the actual work satisfactorily completed per month in each phase, with the following amounts of the total compensation for each phase of the Project:

Task	Task Amount
Task 1 – Design Management	\$5,500
Task 2 – Alignment Study	\$19,700
Task 3 – Preliminary Design	\$142,000
Task 4 – Final Design	\$98,600
Task 5 – Construction Contract Documents	\$4,600
Task 6 – Bid Phase Services	\$3,800
Task 7 – Construction Phase Services	\$6,600
Task 8 – Record Drawings Preparation	\$5,000
Task 9 – Permitting	\$50,200
Task 10 – Survey and Easements	\$80,100
Task 11 – Easement Acquisition Services	\$80,800
Task 12 – Conflict Analysis	N/A
Task 13 – Lift Station Preliminary Engineering Report (PER)	\$26,000
Task 14 – Lift Station Prelim/Final Design	\$184,300
Task 15 – Lift Station Bid Phase Services	\$6,300
Task 16 – Lift Station Const. Phase Services	\$37,600
<b>Totals:</b>	<b>\$751,100</b>

ENGINEER will not exceed the total maximum labor fee shown without authorization from the CITY. Individual task amounts are provided for budgeting purposes only. ENGINEER reserves the right to reallocate amounts among tasks as necessary.

Labor fee will be billed on an hourly basis according to our then-current rates. As to these tasks, direct reimbursable expenses such as express delivery services, fees, air travel, and other direct expenses will be billed at 1.10 times cost. A percentage of labor fee will be added to each invoice to cover certain other expenses as to these tasks such as telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Administrative



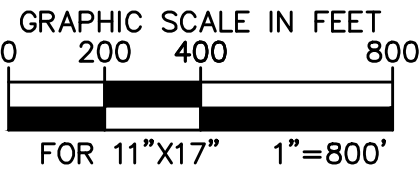
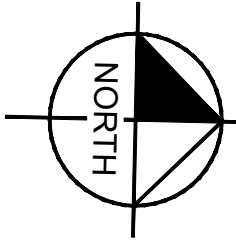
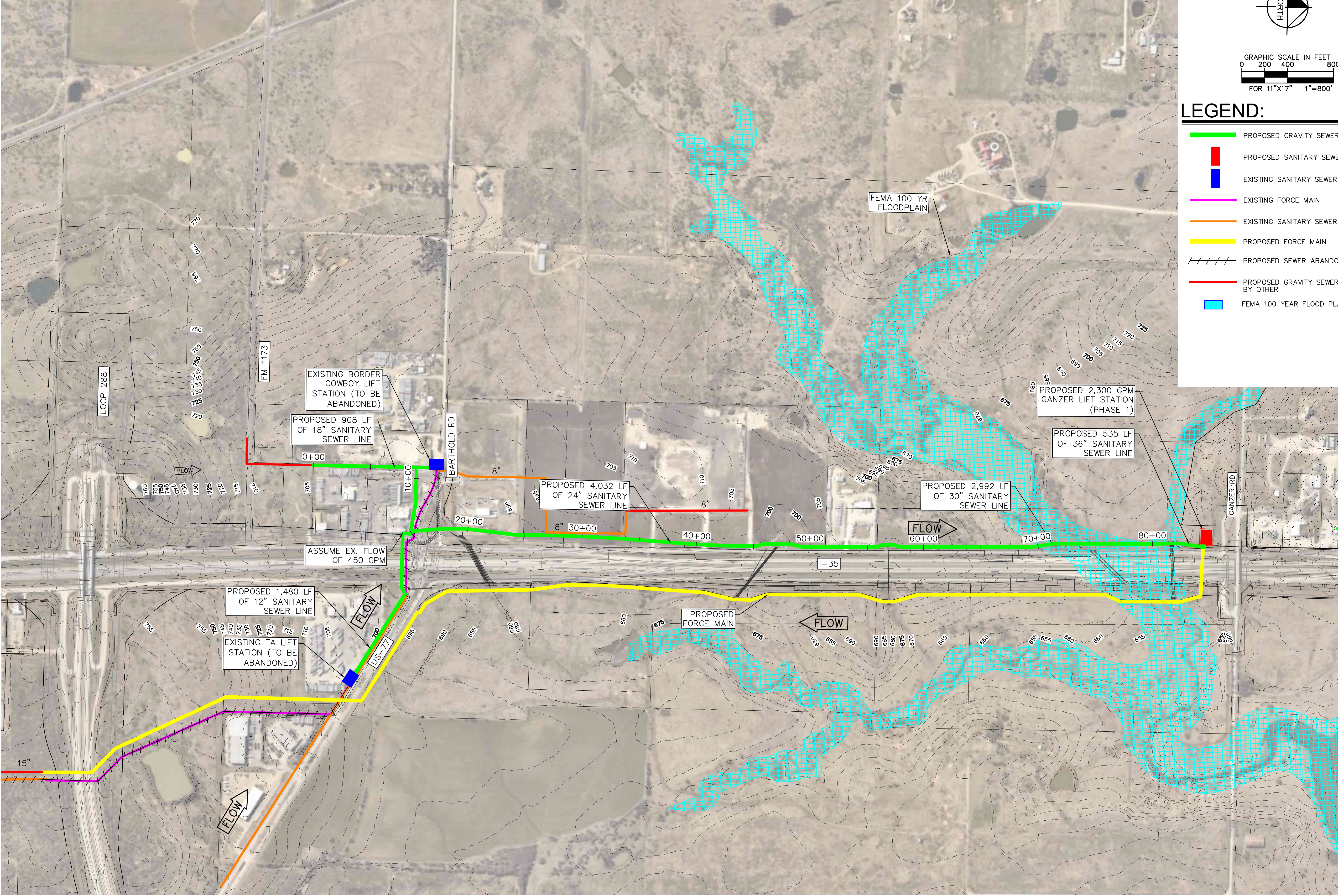
time related to the project may be billed hourly. All permitting, application, and similar project fees will be paid directly by the CITY.

Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Duly executed by each party's designated representative to be effective on the date subscribed by the CITY.



\\kimley-horn\TX_FTW\Utilities\061024043-Denton-L-35-Utility-Relocations\CADD\EXHIBIT\Denton-Commerce-Sewer.dwg 2/11/2022 1:20 PM



LEGEND:

- PROPOSED GRAVITY SEWER
- PROPOSED SANITARY SEWER LS
- EXISTING SANITARY SEWER LS
- EXISTING FORCE MAIN
- EXISTING SANITARY SEWER
- PROPOSED FORCE MAIN
- PROPOSED SEWER ABANDON
- PROPOSED GRAVITY SEWER BY OTHER
- FEMA 100 YEAR FLOOD PLAIN

KimleyHorn

Kimley & Horn

TPPE Firm No. 928  
801 Cherry St., Suite 1300  
Ft. Worth, TX 76102

P: 817-335-6511  
F: 817-335-6512

ING.

By

Date

Revision

1

CHRIS GO

P.E.

SERIAL NO. 120045

DATE: MARCH 2022

THIS DOCUMENT IS INCOMPLETE  
AND IS RELEASED TEMPORARILY  
FOR INTERIM REVIEW ONLY. IT IS  
NOT INTENDED FOR CONSTRUCTION,  
BIDDING, OR PERMIT PURPOSES.

CITY OF DENTON

TEXAS

GRAVITY SEWER  
ROUTING LOCATION MAP  
(SOUTH OF GANZER)

DATE: MARCH 2022

DESIGN: CFI

DRAWN: JIN

CHECKED: CTD

KHA NO.: 061024043

CITY OF DENTON

IH-35 UTILITY RELOCATIONS  
(FROM I-35EW SPLIT TO MILAM)

CITY OF DENTON

TEXAS

GRAVITY SEWER  
ROUTING LOCATION MAP  
(SOUTH OF GANZER)

DATE: MARCH 2022

DESIGN: CFI

DRAWN: JIN

CHECKED: CTD

KHA NO.: 061024043

CITY OF DENTON

IH-35 UTILITY RELOCATIONS  
(FROM I-35EW SPLIT TO MILAM)

A2



### General Project Information

Client: City of Denton  
 Project: IH-35 Utility Reloc (split to Milam)  
 KHA No. 061024043  
 PM: Chris Igo

Task Budget Summary				Task 700	Task 888	
No.	Task Name	Hours	Labor	Expenses	Office Exp.	Subtotal
100	Design Mgmt	24	\$ 5,200		\$ 300	\$ 5,500
200	Align Routing-Esmt ID	84	\$ 18,800		\$ 900	\$ 19,700
201	Prelim Design	534	\$ 121,100	\$ 15,300	\$ 5,600	\$ 142,000
202	Final Design	421	\$ 94,200		\$ 4,400	\$ 98,600
203	Contract Docs	24	\$ 4,400		\$ 200	\$ 4,600
204	Bidding Services	16	\$ 3,600		\$ 200	\$ 3,800
205	CCA	26	\$ 6,300		\$ 300	\$ 6,600
206	Record Drawings	22	\$ 4,700		\$ 300	\$ 5,000
207	Permitting	205	\$ 47,900		\$ 2,300	\$ 50,200
208	Survey and Easements	200	\$ 38,100	\$ 40,200	\$ 1,800	\$ 80,100
209	Easement Acquisition	28	\$ 6,500	\$ 74,000	\$ 300	\$ 80,800
210	Conflict Analysis					
213	LS PER	115	\$ 24,800		\$ 1,200	\$ 26,000
214	LS Prelim and Final Desi	630	\$ 139,300	\$ 38,500	\$ 6,500	\$ 184,300
215	LS Bidding	26	\$ 6,000		\$ 300	\$ 6,300
216	LS CCA	121	\$ 25,400	\$ 11,000	\$ 1,200	\$ 37,600
777	Contingency				\$ -	
TOTALS:		2,476	\$ 546,300	\$ 179,000	\$ 25,800	\$ 751,100

Subconsultant Summary				
Task No.	Task Name	Cost	Multiplier	Subtotal
TOTALS:		\$ -		\$ -

Project Budget Summary		
Labor:	\$	546,300
Expenses:	\$	204,800
TOTAL:	\$	751,100



Date: July 1, 2019

## General Project Information

Client: **City of Denton**  
Project: **IH-35 Utility Reloc (split to Milar**  
KHA No: **061024043**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	5,200
Expenses:	\$	-
Allocation:	\$	300
<b>TOTAL:</b>	<b>\$</b>	<b>5,500</b>

### Task Information

Number:	100
Name:	Design Mgmt
Task Mgr:	

## Task Description and Budgeting

[illegible]



Date: July 1, 2019

## General Project Information

Client: **City of Denton**  
Project: **IH-35 Utility Reloc (split to Milam**  
KHA No: **061024043**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	18,800
Expenses:	\$	-
Allocation:	\$	900
<b>TOTAL:</b>	<b>\$</b>	<b>19,700</b>

### Task Information

Number: 200  
Name: **Align Routing-Esmt ID**  
Task Mgr:

## Task Description and Budgeting

[illegible]



## General Project Information

Client: **City of Denton**  
Project: **IH-35 Utility Reloc (split to Milam**  
KHA No: **061024043**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	121,100
Expenses:	\$	15,300
Allocation:	\$	5,600
<b>TOTAL:</b>	<b>\$</b>	<b>142,000</b>

### Task Information

Number:	201
Name:	Prelim Design
Task Mgr:	

## Task Description and Budgeting

[illegible]



Date: July 1, 2019

## General Project Information

Client: **City of Denton**  
Project: **IH-35 Utility Reloc (split to Milar**  
KHA No: **061024043**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$ 121,100
Expenses:	\$ 15,300
Allocation:	\$ 5,600
<b>TOTAL:</b>	<b>\$ 142,000</b>

### Task Information

Number: 201  
Name: Prelim Design  
Task Mgr:

## Task Description and Budgeting

[illegible]



Date:

July 1, 2019

## General Project Information

Client: **City of Denton**

Project: **IH-35 Utility Reloc (split to Milam**

**KHÀ No: 061024043**

PM: **Chris Igo**

## Task Effort Summary

Labor:	\$ 94,200
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**Expenses: \$ -**

**Allocation: \$ 4,400**

<b>TOTAL:</b>	<b>\$ 98,600</b>
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### Task Information

Number: 202

Name: **Final Design**

Task Mgr:

## Task Description and Budgeting

[illegible]



Date: July 1, 2019

### Task Information

Labor:	\$	4,400
Expenses:	\$	-
Allocation:	\$	200
<b>TOTAL:</b>	<b>\$</b>	<b>4,600</b>

Number:	203
Name:	Contract Docs
Task Mgr:	



Date: July 1, 2019

## General Project Information

Client: **City of Denton**  
Project: **IH-35 Utility Reloc (split to Milam**  
KHA No: **061024043**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	3,600
Expenses:	\$	-
Allocation:	\$	200
<b>TOTAL:</b>	<b>\$</b>	<b>3,800</b>

### Task Information

Number:	204
Name:	Bidding Services
Task Mgr:	

## Task Description and Budgeting

[illegible]



Date: July 1, 2019

## General Project Information

Client: **City of Denton**  
Project: **IH-35 Utility Reloc (split to Milar**  
KHA No: **061024043**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	6,300
Expenses:	\$	-
Allocation:	\$	300
<b>TOTAL:</b>	<b>\$</b>	<b>6,600</b>

### Task Information

Number:	205
Name:	CCA
Task Mgr:	

## Task Description and Budgeting

[illegible]



Date: July 1, 2019

### Task Information

Number:	206
Name:	Record Drawings
Task Mgr:	



Date: July 1, 2019

### Task Information

Number: 207  
Name: Permitting  
Task Mgr:



Date: July 1, 2019

### Task Information

Labor:	\$	38,100
Expenses:	\$	40,200
Allocation:	\$	1,800
<b>TOTAL:</b>	<b>\$</b>	<b>80,100</b>

Number: 208  
Name: **Survey and Easements**  
Task Mgr:



Date: July 1, 2019

## General Project Information

Client: **City of Denton**  
Project: **IH-35 Utility Reloc (split to Milar**  
KHA No: **061024043**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	6,500
Expenses:	\$	74,000
Allocation:	\$	300
<b>TOTAL:</b>	<b>\$</b>	<b>80,800</b>

### Task Information

Number: 209  
Name: Easement Acquisition  
Task Mgr:

## Task Description and Budgeting

[illegible]



## General Project Information

Client: **City of Denton**  
Project: **IH-35 Utility Reloc (split to Milar**  
KHA No: **061024043**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	-
Expenses:	\$	-
Allocation:	\$	-
<b>TOTAL:</b>	<b>\$</b>	<b>-</b>

### Task Information

Number: 210  
Name: Conflict Analysis  
Task Mgr:

## Task Description and Budgeting

[illegible]



General Project Information

Client: City of Denton  
Project: IH-35 Utility Reloc (split to Milam  
KHA No: 061024043  
PM: Chris Igo

Task Effort Summary

Labor: \$ 24,800  
Expenses: \$ -  
Allocation: \$ 1,200  
TOTAL: \$ 26,000

Task Information

Number: 213  
Name: LS PER  
Task Mgr:

Task Description and Budgeting



## General Project Information

Client: **City of Denton**  
Project: **IH-35 Utility Reloc (split to Milam**  
KHA No: **061024043**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	139,300
Expenses:	\$	38,500
Allocation:	\$	6,500
<b>TOTAL:</b>	<b>\$</b>	<b>184,300</b>

### Task Information

Number: 214  
Name: **LS Prelim and Final Desi**  
Task Mgr:

## Task Description and Budgeting

[illegible]



Date: July 1, 2019

## General Project Information

Client: **City of Denton**  
Project: **IH-35 Utility Reloc (split to Milar**  
KHA No: **061024043**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$ 139,300
Expenses:	\$ 38,500
Allocation:	\$ 6,500
<b>TOTAL:</b>	<b>\$ 184,300</b>

### Task Information

Number: 214  
Name: **LS Prelim and Final Desi**  
Task Mgr:  

## Task Description and Budgeting

[illegible]



Date: July 1, 2019

### Task Information

Labor:	\$	6,000
Expenses:	\$	-
Allocation:	\$	300
<b>TOTAL:</b>	<b>\$</b>	<b>6,300</b>

Number: 215  
Name: LS Bidding  
Task Mgr:



Date: July 1, 2019

## General Project Information

Client: **City of Denton**  
Project: **IH-35 Utility Reloc (split to Milam**  
KHA No: **061024043**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	25,400
Expenses:	\$	11,000
Allocation:	\$	1,200
<b>TOTAL:</b>	<b>\$</b>	<b>37,600</b>

### Task Information

Number:	216
Name:	LS CCA
Task Mgr:	

## Task Description and Budgeting

[illegible]



**FIRST AMENDMENT TO CONTRACT  
BY AND BETWEEN THE CITY OF DENTON, TEXAS  
AND KIMLEY-HORN AND ASSOCIATES, INC.  
PSA 7574-010**

THE STATE OF TEXAS                   §

COUNTY OF DENTON                   §

THIS FIRST AMENDMENT TO CONTRACT 7574-010 (“Amendment”) by and between the City of Denton, Texas (“City”) and Kimley-Horn and Associates, Inc. (“Engineer”); to that certain contract executed on May 17, 2022, in the original not-to-exceed amount of \$751,100 (the “Agreement”); for professional services related to the I-35 Split to Milam Phase II project.

WHEREAS, the City deems it necessary to further expand the services provided by Engineer to the City pursuant to the terms of the Agreement, and to provide an additional not-to-exceed amount \$224,300 with this Amendment for an aggregate not-to-exceed amount of \$975,400; and

FURTHERMORE, the City deems it necessary to further expand the goods/services provided by Engineer to the City;

NOW THEREFORE, the City and Engineer (hereafter collectively referred to as the “Parties”), in consideration of their mutual promises and covenants, as well as for other good and valuable considerations, do hereby AGREE to the following Amendment, which amends the following terms and conditions of the said Agreement, to wit:

1. The additional services described in Exhibit “A” of this Amendment, attached hereto and incorporated herein for all purposes, for professional services related to the design of I-35 Split to Milam Phase II Project, are hereby authorized to be performed by Engineer. For and in consideration of the additional services to be performed by Engineer, the City agrees to pay, based on the cost estimate detail attached, a total fee, including reimbursement for non-labor expenses an amount not to exceed \$224,300.
2. This Amendment modifies the Agreement amount to provide an additional \$224,300 for the additional services with a revised aggregate not to exceed total of \$975,400.

The Parties hereto agree, that except as specifically provided for by this Amendment, that all of the terms, covenants, conditions, agreements, rights, responsibilities, and obligations of the Parties, set forth in the Agreement remain in full force and effect.



IN WITNESS WHEREOF, the City and the Engineer, have each executed this Amendment electronically, by and through their respective duly authorized representatives and officers on this date 09/19/2023.

“City”

“Engineer”

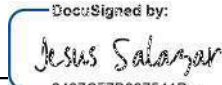
CITY OF DENTON, TEXAS  
A Texas Municipal Corporation

KIMLEY-HORN AND ASSOCIATES,  
INC.

By:   
5236DB296270423...  
SARA HENSLEY  
CITY MANAGER

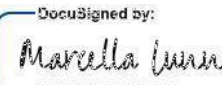
By:   
25D7303EA77F421...  
AUTHORIZED SIGNOR, TITLE

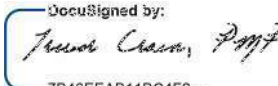
ATTEST:  
JESUS SALAZAR, CITY SECRETARY

BY:   
2437C77B897541D...

THIS AGREEMENT HAS BEEN  
BOTH REVIEWED AND APPROVED  
as to financial and operational  
obligations and business terms.

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY:   
4B070831B4AA438...

  
7B46EEAB11BC4F2...  
SIGNATURE      Trevor Crain, PMP  
PRINTED NAME

_____  
rector of Capital Projects  
TITLE

_____  
Capital Projects  
DEPARTMENT



# **AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT ADDITIONAL SERVICES**

## **Professional Services Agreement: I-35 - SPLIT TO MILAM PHASE 2 GANZER LIFT STAITON AND GRAVITY SEWER/FORCE MAIN Amendment Scope of Services**

This is Amendment Number 01 to the Professional Service Agreement (7574-010) between Kimley-Horn and Associates, Inc. (ENGINEER) and the City of Denton (City) executed on May 17, 2022.

### **Scope of Services**

This project was originally intended to be bid and constructed as a single construction set, along with the I-35 Utility Relocations. There are now two (2) separate I-35 utility relocation projects, as well as two (2) projects to be bid and constructed under this contract. Due to recent developments, the original corridor for design and proposed easement were no longer were feasible, thus there was a need for additional survey and design phase services for the gravity and force main sewers. The CITY has requested that the ENGINEER perform the following additional services:

### **Task 4 – FINAL DESIGN**

#### **A. Final Waterline and Sanitary Sewer Design**

1. Provide additional Preliminary/Final plan and profile drawings preparation for an addition of approximately 500 linear feet water main, 330 linear feet of 12-inch sanitary sewer force main, and 400 feet of 18-inch through 33-inch gravity sanitary sewer line.

### **Task 6 – BID PHASE SERVICES**

#### **A. Bid Phase Services**

1. Provide electronic bid documents to the City purchasing department for bidding.
2. Provide the Notice to Bidders to the City for publication. The City will be responsible for publication of the notice. The City will be responsible for distribution of the bidding documents to prospective contractors, suppliers and plan rooms.
3. The following assistance will be provided to the City during the bidding phase:
  - a. Preparation of addenda and delivery to City for distribution to plans holders.
  - b. Responses to questions submitted by plans holders.
  - c. Attend bid opening facilitated by City.
  - d. Preparation of bid tabulation.
  - e. Preparation of recommendation of award letter.
4. Conformance plans and specifications

Amendment No. 1

I-35 - SPLIT TO MILAM PHASE 2

GANZER LIFT STAITON AND GRAVITY SEWER/FORCE MAIN

August 17, 2023



- a. Based on potential questions and addenda from the bidding phase, prepare conformance set of plans and specifications to be used during construction.
  - i. Provide up to four (4) sets to City for execution.

## **Task 7 – CONSTRUCTION PHASE SERVICES**

### **A. Construction Phase Services**

1. Pre-Construction Conference
  - a. Prepare for and attend a pre-construction conference prior to commencement of Work at the Site
2. Site Visits
  - a. Visit the construction site up to twelve (12) times during construction to perform construction observation. 12 months construction time is assumed.
  - b. Site Visits are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on ENGINEER's exercise of professional judgement.
  - c. Based on information obtained during site visits, ENGINEER will determine if Contractor's work is generally proceeding in accordance with the Contract Documents, and ENGINEER will keep CITY informed of the general progress of the work.
  - d. Hold monthly meetings with the contractor, either on site or off site for up to twelve (12) meetings.
3. Recommendations with Respect to Defective Work
  - a. Provide recommendations to City that Contractor's work be disapproved and rejected while it is in progress if, on the basis of site visit evaluations, ENGINEER believes such work will not produce a completed Project that conforms generally to Contract Documents or that it will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Notwithstanding the foregoing, the City reserves the right to disapprove or reject Contractor's work without a recommendation from the ENGINEER.
4. Clarifications and Interpretations
  - a. Issue necessary clarifications and interpretations of the Contract Documents to City as appropriate to the orderly completion of Contractor's work. Such clarifications and interpretations will be consistent with the intent of the Contract Documents. Field orders authorizing variations from the requirements of the Contract Documents will be made by City.
5. Change Orders



- a. Recommend change orders to City, as appropriate.
  - b. Review and make recommendations related to Change Orders submitted or proposed by the Contractor.
- 6. Shop Drawings and Samples
  - a. Review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs. Assumes up to thirty (30) shop drawings.
- 7. Substitutes and “or-equal”
  - a. Evaluate and determine the acceptability of substitute or “or-equal” materials and equipment proposed by Contractor in accordance with the Contract Documents, but subject to the provisions of applicable standards of state or local government entities.
  - b. Provide recommendations to City
- 8. Inspections and Tests
  - a. Review certificates of inspections and tests within ENGINEER’s area of responsibility for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Contract Documents. ENGINEER will be entitled to rely on the results of such tests and facts being certified. The scope of services assumes the pumps and motors will go through a non-witnessed factory test. Attending testing will be considered additional services.
- 9. Disagreements between City and Contractor
  - a. As necessary, ENGINEER will, with reasonable promptness, render initial written decision on all claims of City and Contractor relating to the acceptability of Contractor’s work or the interpretation of the requirements of the Contract Documents pertaining to the progress of the Contractor’s work. In rendering such decisions, ENGINEER will be fair and not show partiality to City or Contractor and will not be liable in connection with any decision rendered in good faith in such capacity. The initial decision of the ENGINEER shall be required as a condition precedent to mediation or litigation of any claim arising prior to the date final payment is due to the Contractor, unless thirty (30) days have passed after a claim has been referred to the ENGINEER with no decision having been rendered.
- 10. Final Walkthrough and Punchlist Preparation



- a. Attend final walkthrough with Contractor and City to determine if the completed work of Contractor is generally in accordance with the Contract Documents.
  - i. Limitation of Responsibilities: The ENGINEER will not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual entity performing or furnishing the work. ENGINEER will not have the authority or responsibility to stop the work of any Contractor.
- b. Compile punch list from information gathered during final walkthrough with City and Contractor.

## **Task 10 – SURVEY AND EASEMENTS**

### **A. Design Survey**

1. Provide an additional 7,000 linear feet of topographic survey due to a change in alignment. Survey will be provided per the previously authorized scope items.

## **Task 15 – LIFT STATION BID PHASE SERVICES**

### **A. Bid Phase Services**

1. Provide electronic bid documents to the City purchasing department for bidding.
2. Provide the Notice to Bidders to the City for publication. The City will be responsible for publication of the notice. The City will be responsible for distribution of the bidding documents to prospective contractors, suppliers and plan rooms.
3. The following assistance will be provided to the City during the bidding phase:
  - a. Preparation of addenda and delivery to City for distribution to plans holders.
  - b. Responses to questions submitted by plans holders.
  - c. Attend bid opening facilitated by City.
  - d. Preparation of bid tabulation.
  - e. Preparation of recommendation of award letter.
4. Conformance plans and specifications
  - a. Based on potential questions and addenda from the bidding phase, prepare conformance set of plans and specifications to be used during construction.
    - ii. Provide up to four (4) sets to City for execution.

## **Task 16 – LIFT STATION CONSTRUCTION PHASE SERVICES**

### **A. Construction Phase Services**

1. Pre-Construction Conference
  - a. Prepare for and attend a pre-construction conference prior to commencement of Work at the Site



## 2. Site Visits

- a. Visit the construction site up to twelve (12) times during construction to perform construction observation. 12 months construction time is assumed.
- b. Site Visits are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on ENGINEER's exercise of professional judgement.
- c. Based on information obtained during site visits, ENGINEER will determine if Contractor's work is generally proceeding in accordance with the Contract Documents, and ENGINEER will keep CITY informed of the general progress of the work.
- d. Hold monthly meetings with the contractor, either on site or off site for up to twelve (12) meetings.

## 3. Recommendations with Respect to Defective Work

- a. Provide recommendations to City that Contractor's work be disapproved and rejected while it is in progress if, on the basis of site visit evaluations, ENGINEER believes such work will not produce a completed Project that conforms generally to Contract Documents or that it will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Notwithstanding the foregoing, the City reserves the right to disapprove or reject Contractor's work without a recommendation from the ENGINEER.

## 4. Clarifications and Interpretations

- a. Issue necessary clarifications and interpretations of the Contract Documents to City as appropriate to the orderly completion of Contractor's work. Such clarifications and interpretations will be consistent with the intent of the Contract Documents. Field orders authorizing variations from the requirements of the Contract Documents will be made by City.

## 5. Change Orders

- a. Recommend change orders to City, as appropriate.
- b. Review and make recommendations related to Change Orders submitted or proposed by the Contractor.

## 6. Shop Drawings and Samples

- a. Review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences,



schedules, or procedures of construction or to related safety precautions and programs. Assumes up to fifty (50) shop drawings.

- b. Substitutes and “or-equal”
- c. Evaluate and determine the acceptability of substitute or “or-equal” materials and equipment proposed by Contractor in accordance with the Contract Documents, but subject to the provisions of applicable standards of state or local government entities.
- d. Provide recommendations to City

#### 7. Inspections and Tests

- a. Review certificates of inspections and tests within ENGINEER’s area of responsibility for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Contract Documents. ENGINEER will be entitled to rely on the results of such tests and facts being certified. The scope of services assumes the pumps and motors will go through a non-witnessed factory test. Attending testing will be considered additional services.
- b. Disagreements between City and Contractor
- c. As necessary, ENGINEER will, with reasonable promptness, render initial written decision on all claims of City and Contractor relating to the acceptability of Contractor’s work or the interpretation of the requirements of the Contract Documents pertaining to the progress of the Contractor’s work. In rendering such decisions, ENGINEER will be fair and not show partiality to City or Contractor and will not be liable in connection with any decision rendered in good faith in such capacity. The initial decision of the ENGINEER shall be required as a condition precedent to mediation or litigation of any claim arising prior to the date final payment is due to the Contractor, unless thirty (30) days have passed after a claim has been referred to the ENGINEER with no decision having been rendered.

#### 8. Final Walkthrough and Punchlist Preparation

- a. Attend final walkthrough with Contractor and City to determine if the completed work of Contractor is generally in accordance with the Contract Documents.
- b. Limitation of Responsibilities: The ENGINEER will not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual entity performing or furnishing the work. ENGINEER will not have the authority or responsibility to stop the work of any Contractor.
- c. Compile punch list from information gathered during final walkthrough with City and Contractor.



## **SCHEDULE**

At a mutually agreed upon date.

### **Compensation**

The additional services described above will be accommodated by increasing the contract amount by \$224,300. The following table summarizes the revised contract amount:

<b>Task</b>	<b>Original Contract</b>	<b>Amendment No. 1</b>	<b>Revised Contract</b>
Task 1 – Design Management	\$5,500	-	\$5,500
Task 2 – Alignment Study	\$19,700	-	\$19,700
Task 3 – Preliminary Design	\$142,000	-	\$142,000
Task 4 – Final Design	\$98,600	\$22,700	\$121,300
Task 5 – Construction Contract Documents	\$4,600	-	\$4,600
Task 6 – Bid Phase Services	\$3,800	\$12,200	\$16,000
Task 7 – Construction Phase Services	\$6,600	\$61,100	\$67,700
Task 8 – Record Drawings Preparation	\$5,000	-	\$5,000
Task 9 – Permitting	\$50,200	-	\$50,200
Task 10 – Survey and Easements	\$80,100	\$25,300	\$105,400
Task 11 – Easement Acquisition Services	\$80,800	-	\$80,800
Task 12 – Conflict Analysis	N/A	-	-
Task 13 – Lift Station Preliminary Engineering Report (PER)	\$26,000	-	\$26,000
Task 14 – Lift Station Prelim/Final Design	\$184,300	-	\$184,300
Task 15 – Lift Station Bid Phase Services	\$6,300	\$28,900	\$35,200
Task 16 – Lift Station Const. Phase Services	\$37,600	\$74,100	\$111,700
<b>Totals:</b>	<b>\$751,100</b>	<b>\$224,300</b>	<b>\$975,400</b>



Duly executed by each party's designated representative to be effective on the date subscribed by the CITY.



Client:	City of Denton
Project:	I-35 Split to Mila Ph2
KHA No.	061024063
PM:	Chris Igo

Subconsultant Summary				
Task No.	Task Name	Cost	Multiplier	Subtotal
	TOTALS:	\$ -		\$ -



Date: July 13, 2022

## General Project Information

Client: **City of Denton**  
Project: **I-35 Split to Mila Ph2**  
KHA No: **061024063**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	21,700
Expenses:	\$	-
Allocation:	\$	1,000
<b>TOTAL:</b>	<b>\$</b>	<b>22,700</b>

### Task Information

Number:	400
Name:	Final Design
Task Mgr:	

## Task Description and Budgeting

[illegible]**Task Subtotals (\$000's)**[illegible]



## General Project Information

Client: **City of Denton**  
Project: **I-35 Split to Mila Ph2**  
KHA No: **061024063**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	11,600
Expenses:	\$	-
Allocation:	\$	600
<b>TOTAL:</b>	<b>\$</b>	<b>12,200</b>

### Task Information

Number:	600
Name:	Bid Phase
Task Mgr:	

## Task Description and Budgeting

[illegible]**Task Subtotals (\$000's)**[illegible]



## General Project Information

Client: **City of Denton**  
Project: **I-35 Split to Mila Ph2**  
KHA No: **061024063**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	53,100
Expenses:	\$	5,500
Allocation:	\$	2,500
<b>TOTAL:</b>	<b>\$</b>	<b>61,100</b>

### Task Information

Number:	700
Name:	CCA
Task Mgr:	

## Task Description and Budgeting

[illegible]**Task Subtotals (\$000's)**[illegible]



## General Project Information

Client: **City of Denton**  
Project: **I-35 Split to Mila Ph2**  
KHA No: **061024063**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	9,800
Expenses:	\$	15,000
Allocation:	\$	500
<b>TOTAL:</b>	<b>\$</b>	<b>25,300</b>

### Task Information

Number:	1000
Name:	Survey
Task Mgr:	

## Task Description and Budgeting

[illegible]**Task Subtotals (\$000's)**[illegible]



## General Project Information

Client: **City of Denton**  
Project: **I-35 Split to Mila Ph2**  
KHA No: **061024063**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	27,600
Expenses:	\$	-
Allocation:	\$	1,300
<b>TOTAL:</b>	<b>\$</b>	<b>28,900</b>

### Task Information

Number:	1500
Name:	LS Bidding
Task Mgr:	

## Task Description and Budgeting

[illegible]**Task Subtotals (\$000's)**[illegible]



### Task Fee Calculation

Date: July 13, 2022

## General Project Information

Client: **City of Denton**  
Project: **I-35 Split to Mila Ph2**  
KHA No: **061024063**  
PM: **Chris Igo**

## Task Effort Summary

Labor:	\$	70,800
Expenses:	\$	-
Allocation:	\$	3,300
<b>TOTAL:</b>	<b>\$</b>	<b>74,100</b>

### Task Information

Number:	1600
Name:	LS CCA
Task Mgr:	

## Task Description and Budgeting

[illegible]**Task Subtotals (\$000's)**[illegible]



# **AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT ADDITIONAL SERVICES**

## **Professional Services Agreement: I-35 - SPLIT TO MILAM PHASE 2 GANZER LIFT STAITON AND GRAVITY SEWER/FORCE MAIN Amendment Scope of Services**

This is Amendment Number 02 to the Professional Service Agreement (7574-010) between Kimley-Horn and Associates, Inc. (ENGINEER) and the City of Denton (City) executed on May 17, 2022.

### **Scope of Services**

Construction duration has been extended. Also, this project was originally intended to be a single agreement package and permitted with TxDOT as a single project, but it has since been split into two CSJ's for CSJ 074 and CSJ 047. There was substantial coordination to have TxDOT agree to the way the project is split and how the reimbursement percentage was set up. There has also been a need for additional coordination with the City and others in relation to easement acquisition. In order to facilitate the longer design and permitting process, budgets were moved to accommodate those steps, but now there is a need to add compensation back to the original construction phase service task. The CITY has requested that the ENGINEER perform the following services:

### **Task 7 – CONSTRUCTION PHASE SERVICES**

#### **A. Construction Phase Services**

1. Pre-Construction Conference
  - a. Prepare for and attend a pre-construction conference prior to commencement of Work at the Site
2. Site Visits
  - a. Visit the construction site up to sixteen (16) times during construction to perform construction observation. 16 months construction time is assumed.
  - b. Site Visits are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on ENGINEER's exercise of professional judgement.
  - c. Based on information obtained during site visits, ENGINEER will determine if Contractor's work is generally proceeding in accordance with the Contract Documents, and ENGINEER will keep CITY informed of the general progress of the work.
  - d. Hold monthly meetings with the contractor, either on site or off site for up to twelve (12) meetings.



3. Recommendations with Respect to Defective Work
  - a. Provide recommendations to City that Contractor's work be disapproved and rejected while it is in progress if, on the basis of site visit evaluations, ENGINEER believes such work will not produce a completed Project that conforms generally to Contract Documents or that it will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Notwithstanding the foregoing, the City reserves the right to disapprove or reject Contractor's work without a recommendation from the ENGINEER.
4. Clarifications and Interpretations
  - a. Issue necessary clarifications and interpretations of the Contract Documents to City as appropriate to the orderly completion of Contractor's work. Such clarifications and interpretations will be consistent with the intent of the Contract Documents. Field orders authorizing variations from the requirements of the Contract Documents will be made by City.
5. Change Orders
  - a. Recommend change orders to City, as appropriate.
  - b. Review and make recommendations related to Change Orders submitted or proposed by the Contractor.
6. Shop Drawings and Samples
  - a. Review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs. Assumes up to thirty (30) shop drawings.
7. Substitutes and "or-equal"
  - a. Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract Documents, but subject to the provisions of applicable standards of state or local government entities.
  - b. Provide recommendations to City
8. Inspections and Tests
  - a. Review certificates of inspections and tests within ENGINEER's area of responsibility for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Contract Documents. ENGINEER will be entitled to rely on the results of



such tests and facts being certified. The scope of services assumes the pumps and motors will go through a non-witnessed factory test. Attending testing will be considered additional services.

9. Disagreements between City and Contractor

- a. As necessary, ENGINEER will, with reasonable promptness, render initial written decision on all claims of City and Contractor relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents pertaining to the progress of the Contractor's work. In rendering such decisions, ENGINEER will be fair and not show partiality to City or Contractor and will not be liable in connection with any decision rendered in good faith in such capacity. The initial decision of the ENGINEER shall be required as a condition precedent to mediation or litigation of any claim arising prior to the date final payment is due to the Contractor, unless thirty (30) days have passed after a claim has been referred to the ENGINEER with no decision having been rendered.

10. Final Walkthrough and Punchlist Preparation

- a. Attend final walkthrough with Contractor and City to determine if the completed work of Contractor is generally in accordance with the Contract Documents.
  - i. Limitation of Responsibilities: The ENGINEER will not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual entity performing or furnishing the work. ENGINEER will not have the authority or responsibility to stop the work of any Contractor.
- b. Compile punch list from information gathered during final walkthrough with City and Contractor.

**SCHEDULE**

At a mutually agreed upon date.

**Compensation**

The additional services described above will be accommodated by increasing the contract amount by \$120,000. The following table summarizes the revised contract amount:



<b>Task</b>	<b>Original Contract</b>	<b>Amd. 1</b>	<b>Amd. 2</b>	<b>Revised Contract</b>
Task 1 – Design Management	\$5,500	-	-	\$5,500
Task 2 – Alignment Study	\$19,700	-	-	\$19,700
Task 3 – Preliminary Design	\$142,000	-	-	\$142,000
Task 4 – Final Design	\$98,600	\$22,700	-	\$121,300
Task 5 – Construction Contract Documents	\$4,600	-	-	\$4,600
Task 6 – Bid Phase Services	\$3,800	\$12,200	(\$16,000)	\$0
Task 7 – Construction Phase Services	\$6,600	\$61,100	(\$67,700)	\$0
Task 8 – Record Drawings Preparation	\$5,000	-	-	\$5,000
Task 9 – Permitting	\$50,200	-	-	\$50,200
Task 10 – Survey and Easements	\$80,100	\$25,300	\$14,472	\$119,872
Task 11 – Easement Acquisition Services	\$80,800	-	-	\$80,800
Task 12 – Conflict Analysis	N/A	-	-	-
Task 13 – Lift Station Preliminary Engineering Report (PER)	\$26,000	-	-	\$26,000
Task 14 – Lift Station Prelim/Final Design	\$184,300	-	\$173,964	\$358,264
Task 15 – Lift Station Bid Phase Services	\$6,300	\$28,900	(\$13,300)	\$21,900
Task 16 – Lift Station Const. Phase Services	\$37,600	\$74,100	\$28,564	\$140,264
<b>Totals:</b>	<b>\$751,100</b>	<b>\$224,300</b>	<b>\$120,000</b>	<b>\$1,095,400</b>

Duly executed by each party's designated representative to be effective on the date subscribed by the CITY.

**** TXDOT NOTE: AMENDMENT 2 IS CURRENTLY PENDING COUNCIL APPROVAL**

Amendment No. 2  
I-35 - SPLIT TO MILAM PHASE 2  
GANZER LIFT STATION AND GRAVITY SEWER/FORCE MAIN

March 7, 2025



Client:	City of Denton
Project:	I-35 Split to Mila Ph2
KHA No.	061024063
PM:	Chris Igo

Subconsultant Summary				
Task No.	Task Name	Cost	Multiplier	Subtotal
	TOTALS:	\$ -		\$ -

Release v2016.1 Page 1 of 2  
K:\FTW Utilities\061024063-Denton-Milam-Creek-Ganzer-LS\PPP\POST NTP\amd 02\2023-06-19-I-35-split-2M-ph-2-Printed-5/6/2025 2:49 PM



Date: July 13, 2022

### Task Information

Number:	1600
Name:	LS CCA
Task Mgr:	



**Estimate****PROJECT:**

City of Denton – Construction Inspection Services

RKI Project Number: ADI23-001-00

**CLIENT:**

The City of Denton

Client No. A05046

Capital Projects

401 N. Elm Street

Denton, Tx 76201

Phone: 469-982-7444

Attn: Shawn Messick

Invoice Number:

Estimate Date: 5/14/2025

Client Contract #:

City of Denton Proj. #: CSJ-XXX

RKI Project Number: ADI23-001-00

**Professional Services****CSJ-XXX - Milam Lift Station****Professional Personnel**

		Hours	Rate	Amount	
	Inspection Services	4640	\$ 110.00	\$ 510,400.00	
	Management	116	\$ 202.75	\$ 23,519.00	
	Administrative	116	\$ 72.50	\$ 8,410.00	
	Totals	4872		\$ 542,329.00	
	<b>Total Labor</b>				<b>\$ 542,329.00</b>

**Unit Billing**

		Miles	Rate	Amount	
Company Auto Miles	Mileage - 290000	29,000	\$ 0.650	\$ 18,850.00	
11/30/2023	Miles @ 0.65			\$ 18,850.00	\$ 18,850.00
	<b>Total Units</b>			\$ 18,850.00	\$ 18,850.00
				<b>Total this Invoice</b>	<b>\$ 561,179.00</b>

RKI Representative: Signature

5/14/2025

Date

Bruce D. Nipp

Printed Name









STATEMENT COVERING UTILITY CONSTRUCTION CONTRACT WORK  
(AS APPEARING IN ESTIMATE)

Form ROW-U-48  
(Rev. 3/19)  
Page of

U-Number: U00018749

ROW CSJ Number: 0195-02-079 District: Dallas  
County: Denton Highway No.: IH 35  
Federal Project No.: NH 2020 (576)

I, Shawn Messick, a duly authorized and qualified representative of  
City of Denton, hereinafter referred to as **Owner**, am fully cognizant of the  
facts and make the following statements in respect to work which will or may be done on a contract basis as it appears in the  
estimate to which this statement is attached.

It is more economical and/or expedient for **Owner** to contract this adjustment, or **Owner** is not adequately staffed or equipped to  
perform the necessary work on this project with its own forces to the extent as indicate on the estimate.

Procedure to be Used in Contracting Work

- ☐ A. Solicitation for bids is to be accomplished through open advertising and contract is to be awarded to the lowest  
qualified bidder who submits a proposal in conformity with the requirements and specifications for the work to be  
performed. Associated bid tabulations will be provided to the **State**.
- ☒ B. Solicitation for bids is to be accomplished by circulating to a list of pre-qualified contractors or known qualified  
contractors and such contract is to be awarded to the lowest qualified bidder who submits a proposal in conformity  
with the requirements and specifications for the work to be performed. Associated bid tabulations will be provided to  
the **State**. Such presently known contractors are listed below:
1. Mountian Cascade
  2. SJ Louis
  3. Oscar Renda
  - 4.
  - 5.
- ☐ C. The work is to be performed under an existing continuing contract under which certain work is regularly performed  
for **Owner** and under which the lowest available costs are developed. The existing continuing contract will be made  
available to the **State** for review at a location mutually acceptable to the **Owner** and the **State**. If only part of the  
contract work is to be done under an existing contract, give detailed information by attachment hereto.
- ☐ D. The utility proposes to contract outside the foregoing requirements and therefore evidence in support of its proposal  
is attached to the estimate in order to obtain the concurrence of the State, and the Federal Highway Administration  
Division Engineer where applicable, prior to taking action thereon (approval of the agreement shall be considered as  
approval of such proposal).
- ☐ E. The utility plans and specifications, with the consent of the State, will be included in the construction contract  
awarded by the State. In the best interest of both the **State** and the **Owner**, the **Owner** requests the **State** to include  
the plans and specifications for this work in the general contract for construction of Highway _____ in this area, so  
that the work can be coordinated with the other construction operations; and the construction contract is to be  
awarded by the **State** to the lowest qualified bidder who submits a proposal in conformity with the requirements and  
specifications for the work to be performed. If this option is chosen, attach form ROW-U-48-1, the terms of which are  
incorporated herein by reference.



_____  
Signature

_____  
Date

Contact/Help

_____  
Title







[illegible]



Item No.	Spec. Section No.	Description	UOM	BID QTY	Unit Price	Extended Price
71	33 31 23	6" Sewer Service	EA	2	\$ 4,230.00	\$ 8,460.00
<b>TOTAL BID AMOUNT (VOL 2 GRAVITY SEWER):</b>						<b>\$ 158,755.00</b>
73	02 41 14	Grout Fill 16" Utility Line (Water)	LF	115	\$ 100.00	\$ 11,500.00
74	02 41 14	Remove 16" Water Valve	EA	2	\$ 1,000.00	\$ 2,000.00
75	02 41 14	Salvage Fire Hydrant	EA	1	\$ 1,000.00	\$ 1,000.00
76	32 01 17	Concrete Paving Repair for Utility Trench	SY	2	\$ 280.00	\$ 560.00
77	33 05 05	Trench Safety	LF	66	\$ 5.00	\$ 330.00
78	33 05 98	16" Water Main Connection with Shutdown	EA	1	\$ 20,000.00	\$ 20,000.00
79	33 14 10	16" DIP Water Pipe	LF	66	\$ 1,000.00	\$ 66,000.00
80	34 14 10	Fire Hydrant Assembly	LF	1	\$ 20,000.00	\$ 20,000.00
<b>TOTAL BID AMOUNT (VOL 2 WATER LINE)</b>						<b>\$ 121,390.00</b>
<b>TOTAL BID AMOUNT VOLUME 2</b>						<b>\$ 280,145.00</b>

<b>TOTAL PROJECT BID AMOUNT (BOTH VOLUME 1&amp;2 AND RCSJ: 0195-02-079):</b>	<b>\$ 8,378,450.00</b>
------------------------------------------------------------------------------	------------------------

*All materials shall use domestically manufactured products that are composed predominately of steel and/or iron to incorporate into the permanent installation of the utility facility – in compliance with the Buy America provisions of 23 CFR 635.410 as amended. Contractor to track Buy America items in their Schedule of Values.

END BID ITEMS

Attn: Purchasing Dept.

IFB: IH-35 Split to Milam Phase 2

Ganzer Road Lift Station, Force Main and Gravity Sewer

Mountain Cascade of Texas, LLC.



Item No.	Spec. Section No.	Description	UOM	BID QTY	Unit Price	Extended Price
<b>VOLUME 1</b>						
UID: U00018749    RCSJ: 0195-02-079						
<b>FORCE MAIN</b>						
1	32 93 00	Temporary Project Sign	EA	3	\$ 700.00	\$ 2,100.00
2	01 70 00	Mobilization	EA	1	\$ 375,000.00	\$ 375,000.00
3	32 93 00	Seeding	SY	40,513	\$ 0.80	\$ 32,410.40
4	33 01 30	Post-CCTV Inspection	LF	10,363	\$ 2.00	\$ 20,726.00
5	33 05 05	Trench Safety	LF	9,601	\$ 0.01	\$ 96.01
6	33 05 07	18" Casing by Other Than Open Cut*	LF	742	\$ 883.00	\$ 655,186.00
7	33 05 07	18" Casing by Open Cut*	LF	20	\$ 400.00	\$ 8,000.00
8	33 05 15, 33 14 14	12" HDPE Force Main Carrier Pipe	LF	762	\$ 247.00	\$ 188,214.00
9	33 05 61, 33 05 62	5' Concrete Manhole*	EA	2	\$ 18,400.00	\$ 36,800.00
10	33 14 14	12" HDPE Pressure Pipe, Force Main	LF	9,461	\$ 249.00	\$ 2,355,789.00
11	33 14 14	12" HDPE Pressure Pipe, Force Main, CLSM Backfill	LF	140	\$ 469.00	\$ 65,660.00
12	33 14 20	8" Gate Valve*	EA	1	\$ 2,400.00	\$ 2,400.00
13	33 14 20	12" Gate Valve*	EA	5	\$ 6,800.00	\$ 34,000.00
14	33 31 23	3" Sewer Air Release Valve and Vault*	EA	5	\$ 27,400.00	\$ 137,000.00
<b>TOTAL BID AMOUNT (VOL 1 FORCE MAIN): \$</b>						<b>3,913,381.41</b>
<b>VOLUME 2</b>						
UID: U00018749    RCSJ: 0195-02-079						
<b>GRAVITY SEWER</b>						
18	32 93 00	Seeding	SY	1,620	\$ 0.80	\$ 1,296.00
19	33 01 30	Post-CCTV Inspection	LF	894	\$ 2.00	\$ 1,788.00
20	33 05 05	Trench Safety	LF	425	\$ 0.01	\$ 4.25
21	33 05 07	48" Casing by Open Cut	LF	99	\$ 593.00	\$ 58,707.00
22	33 05 08	48" Casing or Tunnel Liner Plate by Other Than Open Cut*	LF	370	\$ 1,492.00	\$ 552,040.00
23	33 05 15, 33 31 10	30" FRP Sanitary Sewer Carrier Pipe	LF	469	\$ 528.00	\$ 247,632.00
24	33 05 61, 33 05 62	5' Concrete Manhole*	EA	2	\$ 23,300.00	\$ 46,600.00
25	33 05 61, 33 05 62	6' Concrete Manhole*	EA	1	\$ 26,700.00	\$ 26,700.00
26	33 05 61, 33 05 62	5' Extra Depth Concrete Manhole	VF	20	\$ 510.00	\$ 10,200.00
27	33 05 61, 33 05 62	6' Extra Depth Concrete Manhole	VF	16	\$ 693.00	\$ 11,088.00
28	33 31 10	30" Fiberglass Reinforced Sanitary Sewer Pipe	LF	48	\$ 490.00	\$ 23,520.00
<b>TOTAL BID AMOUNT (VOL 1 GRAVITY SEWER): \$</b>						<b>979,575.25</b>
<b>LIFT STATION</b>						



[illegible]



71	33 31 23	6" Sewer Service	EA	2	\$ 8,400.00	\$ 16,800.00
<b>TOTAL BID AMOUNT (VOL 2 GRAVITY SEWER):</b>						<b>\$ 147,040.00</b>
73	02 41 14	Grout Fill 16" Utility Line (Water)	LF	115	\$ 20.00	\$ 2,300.00
74	02 41 14	Remove 16" Water Valve	EA	2	\$ 500.00	\$ 1,000.00
75	02 41 14	Salvage Fire Hydrant	EA	1	\$ 500.00	\$ 500.00
76	32 01 17	Concrete Paving Repair for Utility Trench	SY	2	\$ 180.00	\$ 360.00
77	33 05 05	Trench Safety	LF	66	\$ 0.01	\$ 0.66
78	33 05 98	16" Water Main Connection with Shutdown	EA	1	\$ 19,000.00	\$ 19,000.00
79	33 14 10	16" DIP Water Pipe	LF	66	\$ 1,045.00	\$ 68,970.00
80	34 14 10	Fire Hydrant Assembly	LF	1	\$ 10,000.00	\$ 10,000.00
<b>TOTAL BID AMOUNT (VOL 2 WATER LINE)</b>						<b>\$ 102,130.66</b>
<b>TOTAL BID AMOUNT VOLUME 2</b>						<b>\$ 249,170.66</b>

<b>TOTAL PROJECT BID AMOUNT (BOTH VOLUME 1&amp;2 AND CSJ 074 &amp; 047):</b>	<b>\$ 9,317,127.32</b>
------------------------------------------------------------------------------	------------------------

*All materials shall use domestically manufactured products that are composed predominately of steel and/or iron to incorporate into

END BID ITEMS	
<b>Attn: Purchasing Dept.</b> <b>IFB: IH-35 Split to Milam Phase 2Ganzer Road Lift Station, Force Main and Gravity Sewer</b>	<b>S.J. Louis Construction of Texas LTD.</b>





March 4, 2025

TxDOT – Dallas District Utility and Survey Supervisor  
4777 E. Highway 80  
Mesquite, Texas 76021  
214-320-6648

Dear TxDOT Dallas District Utilities:

This correspondence aims to elucidate the reasons behind the limited participation in the bidding process for the IH-35 Split to Milam Phase 2 (CSJ-074) (RCSJ-079) - Utility ID#: U00018749 project by the City of Denton.

The City of Denton initiated the solicitation for this project utilizing a Prequalified List of Utility Relocation Construction Services, consisting of three (3) contractors: Mountain Cascade of Texas, Oscar Renda Contracting, Inc., and S.J. Louis Construction of Texas, Ltd. However, bids were only received from Mountain Cascade of Texas and Oscar Renda Contracting, Inc., as submitted to the City of Denton's Procurement Office. It's noteworthy that the City lacks the authority to mandate participation from all parties, hence S.J. Louis Construction of Texas, Ltd. did not fulfill the bid requirements.

Should you find this letter and its accompanying enclosure insufficient in addressing this matter, please don't hesitate to contact us for further assistance.

Sincerely,

Shawn Messick  
Construction Project Manager

Enclosure(s):  
Bid Opportunity Detail

**OUR CORE VALUES**

Inclusion • Collaboration • Quality Service • Strategic Focus • Fiscal Responsibility





## Bid Opportunity Detail

[Return to Listing](#) [Supplier Registration](#)

### Bid Information

Type	Invitation for Bid
Status	Unsealed
Number	7968-005 Addendum 3 (I-35H Utility Relocation Split to Milam Phase 2)
Issue Date & Time	1/10/2025 01:09:28 PM (CT)
Close Date & Time	2/12/2025 01:00:00 PM (CT)
Question Cut Off Date	1/31/2025 02:00:00 PM (CT)
Duration	1 month 2 days
Notes	

### Contact Information

Name  
Address  
  
Phone  
Fax  
Email

### IFB 7968-005 - IH-35 UTILITY RELOCATION SPLIT TO MILAM PHASE 2: GANZER ROAD LIFT STATION, FORCE MAIN AND GRAVITY SEWER

The submittal process may take significant time.  
The City highly recommends that respondents **do not wait until minutes before the due date and time to submit proposal.**

**Submissions via email will not be accepted.**

****Original Hard Copy Bid Bonds (w/raised seal) are required.****

**A Pre-Bid Meeting will be conducted on Friday, January 24, 2025, at 9:00AM CST**

**To attend the Public Opening in-person, see physical location below:**

Development Service Center  
Training Room ONE  
401 N. Elm Street  
Denton, TX 76201

**To attend the Public Opening virtually follow the link:**

[Click here to join the meeting](#)  
Meeting ID: 257 027 977 694  
Passcode: PL9KN22c  
[Download Teams](#) | [Join on the web](#)

**A Public Opening will be conducted for this solicitation on Wednesday, February 12, 2025, at 1:30PM CST**

**To attend the Public Opening in-person, see physical location below:**

Development Service Center  
Training Room ONE  
401 N. Elm Street  
Denton, TX 76201

**To attend the Public Opening virtually follow the link:**

[Click here to join the meeting](#)  
Meeting ID: 285 540 652 776  
Passcode: T334nZ9q  
[Download Teams](#) | [Join on the web](#)  
[Learn More](#) | [Meeting options](#)

In accordance with the provisions of Texas State Law, the City of Denton (the City) is requesting submissions to contract with an individual or business with considerable experience in providing goods or services of this solicitation. The responses and the cost solutions shall be submitted to the City of Denton in a sealed submission.

The awarded individual or business shall possess a proven track record of using innovative approaches to providing goods and services that represent the best value to their clients. The awarded individual or business shall have the ability to accomplish all aspects of the requested services. The selected individual or firm should be able to provide innovative methods to deal with municipal challenges, and cost effective solutions.

Only firms prequalified under the Request for Qualifications (RFQ 7968 - Prequalification for Utility Relocation Construction Services) portion of this two-step process are allowed to submit bids in response to this Invitation for Bid (IFB). The firms who have been prequalified are as follows (listed alphabetically):

- Mountain Cascade of Texas
- Oscar Renda Contracting, Inc.
- S.J. Louis Construction of Texas, Ltd.

### Bid Documents



Document name	Format
<a href="#">Bid Invitation</a>	Acrobat / PDF 
<a href="#">Public Question &amp; Answer</a>	Acrobat / PDF 
1	2 items in 1 pages

### Bid Attachments

File Name	Description	File Size
IFB 7968-005 I35 Split to Milam Ph2 Project Manual - SPECS.pdf (please login to view this document)	IFB 7968-005 I35 Split to Milam Ph2 Project Manual - SPECS (**SEE ADDENDUM 2 FOR REVISIONS**)	22.5 MB
00 42 43 - Unit Price Bid Form.xlsx (please login to view this document)	00 42 43 - Unit Price Bid Form (**SEE ADDENDUM 2 FOR REVISIONS**)	42 KB
IFB 7968-005 I35 Split to Milam Ph2-Volume 1 - PLANS.pdf (please login to view this document)	IFB 7968-005 I35 Split to Milam Ph2-Volume 1 - PLANS (**SEE ADDENDUM 1 & 3 FOR REVISIONS**)	59.21 MB
IFB 7968-005 I35 Split to Milam Ph2-Volume 2 - PLANS.pdf (please login to view this document)	IFB 7968-005 I35 Split to Milam Ph2-Volume 2 - PLANS	51.5 MB
<a href="#">IFB 7968-005 - Safety Record Questionnaire.pdf</a>	IFB 7968-005 - Safety Record Questionnaire	21 KB
ADDENDUM 1 - IFB 7968-005 Summary of Changes.pdf (please login to view this document)	**ADDENDUM 1** IFB 7968-005 Summary of Plan Changes	2.67 MB
<a href="#">ADDENDUM 2 - IFB 7968-005 Pre-Bid Meeting Recording.mp4</a>	**ADDENDUM 2** IFB 7968-005 Pre-Bid Meeting Recording	23.30 MB
<a href="#">ADDENDUM 2 - IFB 7968-005 Pre-Bid Meeting Agenda Attendance.pdf</a>	**ADDENDUM 2** IFB 7968-005 Pre-Bid Meeting Agenda & Attendance	272 KB
ADDENDUM 2 - IFB 7968-005 Summary of Changes.pdf (please login to view this document)	**ADDENDUM 2** IFB 7968-005 Summary of Changes	274 KB
ADDENDUM 2 - 00 42 43 - Unit Price Bid Form - REVISED.xlsx (please login to view this document)	**ADDENDUM 2** 00 42 43 - Unit Price Bid Form - REVISED	42 KB
ADDENDUM 3 - IFB 7968-005 Summary of Changes.pdf (please login to view this document)	**ADDENDUM 3** IFB 7968-005 Summary of Changes	688 KB
1	11 items in 1 pages	

### Bid Questions

Question	There is specification mentioned in drawing sheet 31 that references submersible pump as indicated in section 43 25 01. However, there is no specification included with the bid documents. Can you please provide the specification so we can determine who to reach out to for pricing?
Answer	Sheet 31 should reference the sewage pump section 33 25 02 found in the contract documents. An updated sheet 31 to reflect the correct spec section number and include the pump model number will be provided in Addendum 3.
Submitted	2/7/2025 03:31:16 PM (CT)
Question	Please provide CAD plans/models for the entire lengths of the sanitary sewers, and force main pipelines. The provided Vol 1 and Vol 2 plans do not show existing elevation lines within the plan views.
Answer	The City will provide CADs to the selected contractor after contract award.
Submitted	1/29/2025 10:00:38 AM (CT)
Question	What is the project budget?
Answer	Total project budget is \$20,000,000, including without limitation, construction services, design services, soft costs, and right of ways required to deliver the projects per the Contract Documents.
Submitted	1/24/2025 05:31:48 PM (CT)
Question	Sheet 13 is missing station numbers. Can this sheet be provided?
Answer	A corrected plan sheet 13 will be provided in Addendum #1.
Submitted	1/20/2025 09:29:23 AM (CT)

### Bid Event Participation Activity

Activity Date	Activity Name	Description
1/24/2025 09:00:00 AM (CT)	Pre-Bid Conference	A non-mandatory Pre-Bid Conference will be available to interested contractors. Attendance at the Pre-Bid Conference is strongly encouraged prior to submission of a response.   <b>To attend the meeting virtually through Microsoft Teams, follow instructions on 'Event Details' Tab.</b>   <b>To attend the meeting in-person, see physical location below:</b>
1		1 items in 1 pages



Activity Date	Activity Name	Description
		City of Denton Development Service Bldg. Training Room ONE 401 N. Elm Street Denton, TX 76201
1		1 items in 1 pages

Plan Holders

Supplier Name	City	State	Contact Name	Email	Phone
mountain cascade of texas	Alvarado	TX	Cody Sears	codys@mountaincascade.com	(817) 783-3094
Oscar Renda Contracting, Inc.	Grapevine	TX	Janie Rodriguez	bidding@southlandholdings.com	(817) 293-4263
S.J. Louis Construction of Texas, Ltd	Mansfield	TX	Adam Lunsford	AdamL@sjlouis.com	(817) 477-0320
1					3 items in 1 pages



## Attachment “E” Utility Joint Use Agreement – (ROW-U-JUA) and/or RULIS Permit

- ☐ Utility Joint Use Agreement (ROW–U–JUA)  
☐ Plans with joint use area highlighted are included.
  
- ☒ RULIS Permit Number: 00002/20240509/43058/98302/UP  
The utility should obtain an approved permit before the start of construction inside of the highway right of way.
  
- ☐ Quitclaim will be submitted at the Final Billing

_____  
Initial      Date  
TxDOT

_____  
Initial      Date  
Utility



## UTILITY PERMIT APPROVAL

<b>TO:</b>	Tankersley City of Denton - Cole
	401 N. Elm St. Denton, 76201

<b>Date:</b>	04-29-2025
<b>Application/Permit No.:</b>	00002/20240509/43058/98302/UP
<b>District:</b>	Dallas

Highway	Control Section	Maintenance Section	County
IH0035-A: From milepost 472.533 To milepost 472.534	0195-02		Denton
IH0035-K: At milepost 472+0.768	0195-02		Denton
IH0035-L: At milepost 472.557	0195-02		Denton
IH0035-R: From milepost 472.553 To milepost 472.554	0195-02		Denton
IH0035-X: From milepost 473.039 To milepost 473.04	0195-02		Denton
IH0035-A: From milepost 472.541 To milepost 472.542	0195-02		Denton
IH0035-L: At milepost 472.565	0195-02		Denton
IH0035-R: At milepost 472.562	0195-02		Denton
IH0035-X: From milepost 473.047 To milepost 473.048	0195-02		Denton
IH0035-X: At milepost 473.047	0195-02		Denton
FM1173-K: From milepost 999Z+1.513 To milepost 999Z+1.717	1059-02		Denton
IH0035-X: From milepost 471.531 To milepost 473.046	0195-02		Denton
FM1173-K: From milepost 999Z+1.719 To milepost 999Z+1.813	1059-02		Denton
IH0035-A: At milepost 471.202	0195-03		Denton
IH0035-L: At milepost 471.219	0195-03		Denton
IH0035-X: At milepost 471.71	0195-02		Denton
US0077-R: From milepost 0.115 To milepost 0.284	0195-02		Denton
IH0035-A: From milepost 471.411 To milepost 472.355	0195-02		Denton
US0077-L: From milepost 0.094 To milepost 0.283	0195-02		Denton
US0077-R: From milepost 0.385 To milepost 0.502	0195-02		Denton

Schedule Dates: from 04/22/2025 to 10/17/2025

TxDOT offers no objection to the location on the right-of-way of your proposed utility installation, as described by Notice of Proposed Utility Installation No. 00002/20240509/43058/98302/UP dated

12/06/2024 and accompanying documentation, except as noted below.

Reviewed and approved by the Area Office with the understanding from the Utility representative the following. The exception request and documents are no longer needed. The roadway which the utility has requested an exception under a non-maintained section of roadway on US 77. Abandonment will be finalized upon completion and will be submitted with as-builts or an amendment.

**Special Provisions:**

You are required to notify TxDOT 48 hours (2 business days) before you start construction to allow for proper inspection and coordination of workdays and traffic control plans. Use the RULIS website for the 48-hour notification. DO NOT start construction until you have coordinated the construction start date and inspection with TxDOT. You are also required to keep a copy of this Approval and any approved amendments at the job site.

When installing utility lines on controlled-access highways, access for serving this installation shall be limited to access via (a) frontage roads where provided, (b) nearby or adjacent public roads or streets, (c) trails along or near the highway right-of-way lines, connecting only to intersecting roads; from any one or all of which entry may be made to the outer portion of the highway right-of-way for routine service and maintenance operations. The Installation Owner's rights of access to the



Date of Approval: 04-29-2025

through-traffic roadways and ramps shall be subject to the same rules and regulations as that apply to the general public except, however, if an emergency occurs and usual means of access for routine service operations will not permit the immediate action required by the Utility Installation Owner in making emergency repairs as required for the safety and welfare of the public, the Utility Owners shall have a temporary right of access to and from the through-traffic roadways and ramps as necessary to accomplish the required emergency repairs, provided TxDOT is immediately notified by the Utility Installation Owner when such repairs are initiated and adequate provision is made by the Utility Installation Owner for the convenience and safety of highway traffic.

The installation shall not damage any part of the highway, and adequate provisions must be made to cause minimum inconveniences to traffic and adjacent property owners. If the Utility Installation Owner fails to comply with any or all the requirements as set forth herein, the State may take such action as it deems appropriate to compel compliance.

**SME - Utility Coordinator Review****Review Answer:** Recommend Approval w/ Comments/Changes**Response text:** City of Denton to coordinate with the Area Office on placement and field changes.**SME - Utility Coordinator Review****Review Answer:** Recommend Approval**Response text:**

Reviewed and approved by the Area Office with the understanding from the Utility representative the following.

This new installation falls within a proposed Txdot road widening project CSJ: 1315-01-036 FM1385 section 2 and will be scoped & adjusted during Altice's ultimate relocate design. Txdot plans are currently at 60% and subject to change. If changes result in placement to be within conflict of proposed construction Altice will be responsible in adjusting to clear by the projects ready to let date.

**SME - Utility Coordinator Review****Review Answer:** Recommend Approval**Response text:** Reviewed and approved by the Area Office.**SME - Utility Coordinator Review****Review Answer:** Recommend Approval**Response text:** approve**SME ATTACHMENTS:****Included attachments:**[SME Answers Summary 2875716.pdf](#)[SME Answers Summary 2841084.pdf](#)



## Attachment “F” Eligibility Ratio

Eligibility Ratio established: 100 %

- ☐ Non-interstate Highway (Calculations attached)
- ☒ Interstate Highway
- ☐ Toll Road
- ☐ SP2125 Approved Application (100%)  
Minute Order #: _____
- ☐ Master Utility Agreement

### ROW Utility Manual Chapter 8, Section 2

In developing the ratio, line length or number of poles is restricted to facilities located within the existing and proposed highway right of way. Facilities located outside the existing and proposed right of way limits will not be used in developing the ratio.

Please see example of eligibility ratio calculations below.

Plan Sheet or Page#	In Easement (Eligible) Existing # of Poles or LF	In Public ROW (Ineligible) Existing # of Poles or LF
1	0	0
2	84	2
3	91	385
4	238	96
Totals	412	503

Total Existing # of Poles or LF (Eligible)	412
Total Existing # of Poles or LF (Ineligible)	503
Total Existing # of Poles or LF	915
Total Existing # of Poles or LF (Eligible) divided by the Total Existing # of Poles or LF	45.03%

Initial _____ Date _____  
TxDOT

Initial _____ Date _____  
Utility



## Attachment “G” Betterment Calculation and Estimate

- ☒ Elective Betterment Ratio established: 30.81 %  
☒ Calculation is attached and the justification is included below  
☒ A betterment and an in-kind estimate are included
- ☐ Forced Betterment  
☐ To comply with regulated industry standards, laws, and regulations. (Supporting documentation required)  
☐ To comply with published current design practice followed by the utility in its own work. (Supporting documentation required)  
☐ Due to proposed roadway design. (Provide explanation below)
- ☐ Not Applicable

A statement explaining Elective and/or Forced Betterment:

The City maintains a 4-inch sanitary sewer force main that was in conflict with the CSJ 074 project from Milam Road to US 77 along the east side of I-35. In order to replace this asset and develop a sewer solution that fits with the City of Denton Wastewater Masterplan, a new 12-inch force main from Ganzer Road to Loop 288 has been planned to be constructed. This is being considered an elective betterment. There are other improvements shown in close vicinity that are planned to be constructed by the same contractor, but will be tracked in relation to the TxDOT conflicts

_____  
Initial      Date  
TxDOT

_____  
Initial      Date  
Utility



## BETTERMENT RATIO CALCULATOR

Two estimates are required to calculate betterment. One with, and one without betterment.  
Please attach both estimates.

The total estimated cost of the project **INCLUDING BETTERMENT**

\$9,933,272.91

The total estimated cost of the project **NOT** including **BETTERMENT**

\$6,872,339.48

**THE AMOUNT OF BETTERMENT**

\$3,060,933.43

The **BETTERMENT RATIO** IS:

30.81%





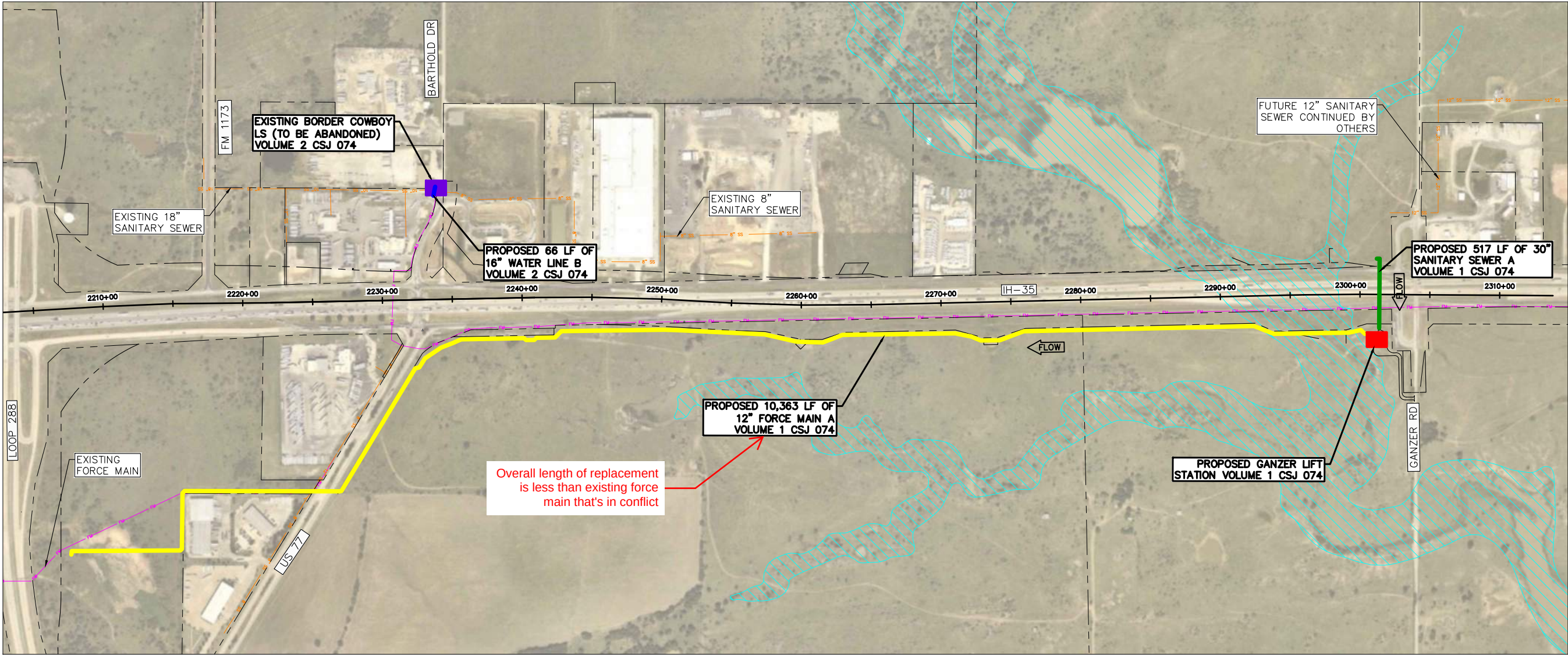
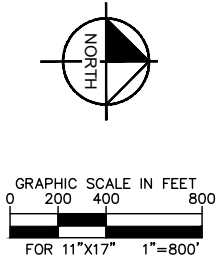


K:\FTWUtilities\061024063-Denton-Milam-Creek-Ganzer-LS\CADD\EXHIBIT\Sewer-Basin-Study\Sewer-Basins-Betterment.dwg 3/17/2025 3:50 PM

LEGEND:

- PROPOSED GRAVITY SEWER VOLUME 1
- PROPOSED FORCE MAIN VOLUME 1
- PROPOSED WATER LINE VOLUME 2
- PROPOSED SANITARY SEWER LS
- EXISTING SANITARY SEWER LS (TO BE ABANDONED)
- EXISTING FORCE MAIN
- EXISTING SANITARY SEWER
- FEMA 100 YEAR FLOOD PLAIN

IH35 TxDOT PROJECT  
UID: U00018749  
CSJ: 0195-02-074  
RCSJ: 0195-02-079



KimleyHorn

TYPE Firm No. 028 P. 817-895-901  
801 Cherry St., Suite 300, Ft. Worth, TX 76102

By

Date

Revision

No.



CITY OF DENTON

TXDOT BETTERMENT  
RELOCATIONS MAP  
CSJ 074

CITY OF DENTON  
IH-35 SPLIT TO MILAM PHASE 2  
GANZER ROAD LIFT STATION,  
FORCE MAIN AND GRAVITY SEWER

DATE: MARCH 2025

DESIGN: CPI

DRAWN: NDCH

CHECKED: JRA

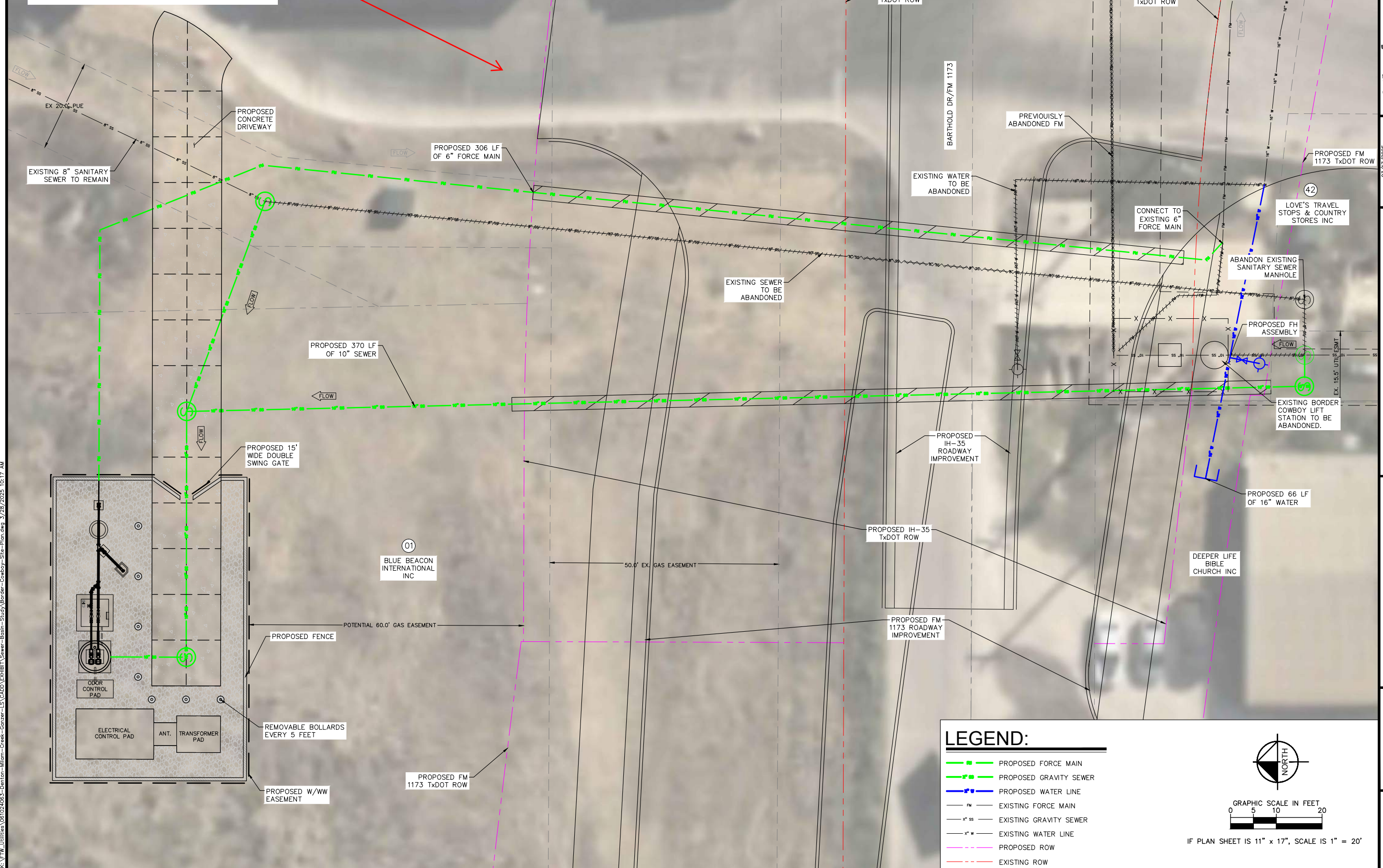
KHA NO.: 061024063

SHEET

B



This is the design that would have represented no betterment, and only forced relocation. The existing lift station on the south side of Barthold did not have room to adjust into a drainage easement, and needed to move to other side of road.



K:\FTW_Utillities\061024063-Denton-Millam-Creek-Ganzer-LS\CADD\EXHIBIT\Sewer-Basin-Study\Border-Cowboy-Site-Plan.dwg 3/28/2025 10:17 AM



## Attachment “H” Proof of Property Interest

☒ Supporting documentation of compensable property interest that establishes reimbursement eligibility as referenced in Texas Transportation Code §203.092.

☐ Property interest documented through applicable affidavits and required attachments.

☐ ROW-U-Affidavit

☐ The roadway improvement project is designated as an Interstate Highway project; therefore, no supporting documentation of compensable interest is required. Supporting documentation for existing easements is required for easement replacement.

☐ Toll Road (Supporting documentation of compensable property interest required if more than 50% eligibility ratio is applied)

☐ SP2125

☐ Master Utility Agreement

_____  
Initial      Date  
TxDOT

_____  
Initial      Date  
Utility



## City of Denton Utility Easements Status Report

Denton CAD No.	TxDOT Parcel No.	Property Owner	Notes	LF of Easement Acquisition	Width (ft)	Total (SF)	Anticipated Fee Price/SF	Easement % of Fee Value	Total Easement Value	Title Policy Fee	Total Easement Total
				Permanent			Permanent				Permanent + Temporary Construction Easement + Title Policy Fee
CSJ-047											
37353	CSJ 074-8	Catdenton 35 Inc	LS Access Easement	127		18,634	\$ 4.15	80%	\$ 77,341.46	\$ 713.00	\$78,054.46
37353	CSJ 074-8	Catdenton 35 Inc	LS Easement	178		24,360	\$ 4.15	80%	\$ 101,107.54	\$ 322.00	\$101,429.54
										Total:	\$179,484.00



INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2 - 9	CONTROL & INDEX SHEETS
10 - 39	PLAN SHEETS
40 - 41	OWNERSHIP TABLE

LEGEND

- SET 5/8" IRON ROD W/ PINK PLASTIC CAP STAMPED TxDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT
- FOUND MONUMENT (AS INDICATED)
- SET 1/2" IRON ROD WITH "MCGRAY & MCGRAY" CAP
- (XXX) RECORD INFORMATION
- P- PROPERTY LINE (OWNERSHIP DIVISION)
- + DEED LINE (OWNERSHIP IN COMMON)
- ~ DISTANCE NOT TO SCALE
- III- ACCESS DENIAL LINE
- ① PARCEL NUMBER FOR R.O.W. ACQUISITION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- O.R.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (SPCS), NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000150630. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
- THE FOLLOWING PUBLISHED PRIMARY GPS CONTROL POINTS WERE RECOVERED, ANALYZED, AND HELD HORIZONTALLY: E0610285, E0610295, E0610305, E0610315, E0610325, E0610335, E0610345, AND E0610355.
- ABSTRACTING WAS PERFORMED FROM JUNE 2018 THROUGH JULY 2018.
- FIELD SURVEYING WAS PERFORMED FROM JULY 2018 THROUGH FEBRUARY 2019.
- RIGHT-OF-WAY MAPS WERE COMPLETED IN JUNE 2019.
- LATTITUDE AND LONGITUDE SHOWN HEREON ARE IN DEGREES MINUTES SECONDS, BASED ON GRID COORDINATES.
- PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
- ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

STATE OF TEXAS  
TEXAS DEPARTMENT OF TRANSPORTATION  
PLANS OF PROPOSED  
RIGHT OF WAY PROJECT

IH 35

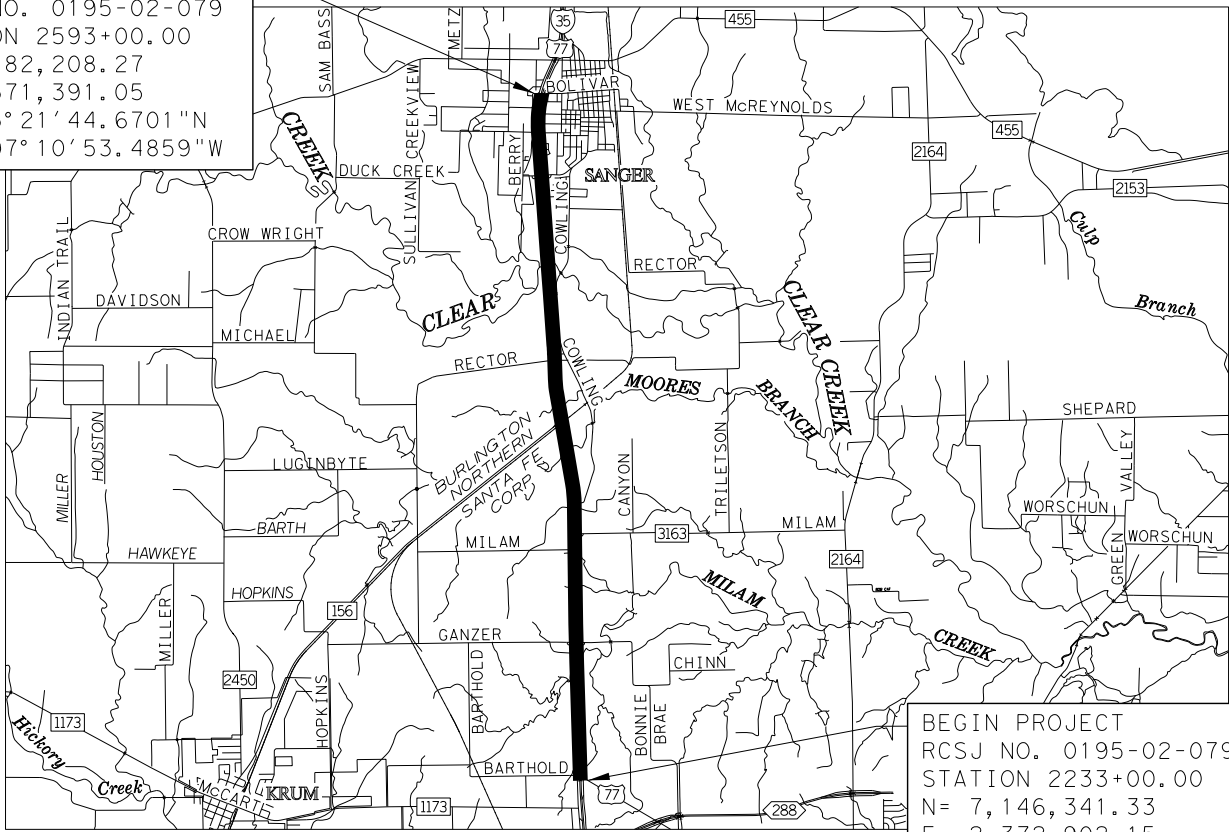
DENTON COUNTY

C.C.S.J.: 0195-02-074

R.C.S.J.: 0195-02-079

FROM: BARTHOLD ROAD TO: BOLIVAR STREET  
NET LENGTH OF PROJECT = 6.82 MILES = 36,000.00 FEET

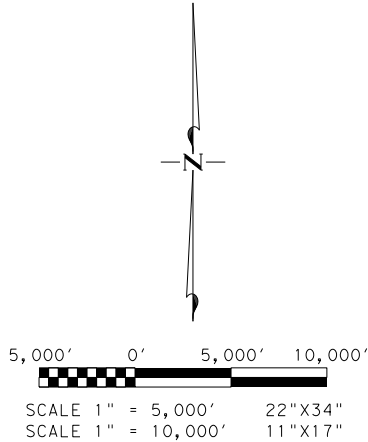
END PROJECT  
RCSJ NO. 0195-02-079  
STATION 2593+00.00  
N= 7,182,208.27  
E= 2,371,391.05  
LAT=33° 21' 44.6701"N  
LONG=97° 10' 53.4859"W



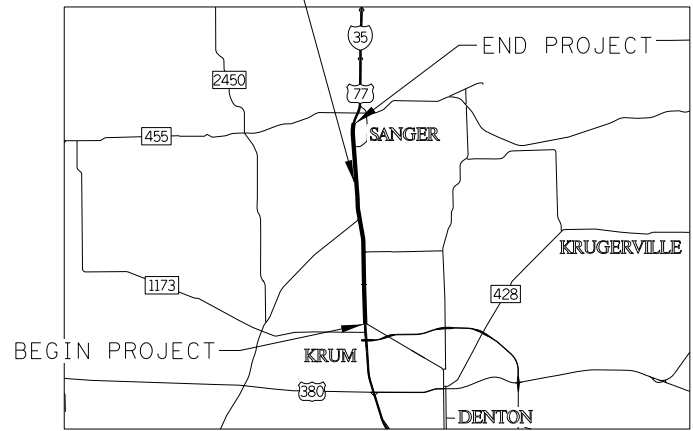
LOCATION MAP

THIS MAP IS AN INTERNAL TxDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE. INACCURACIES SHALL BE REPORTED TO THE DISTRICT AND RIGHT-OF-WAY PROJECT DELIVERY SECTION FOR CORRECTIONS.

EQUATIONS - NO  
EXCEPTIONS - NO  
RAILROAD CROSSINGS - STATION 2418+65.60 TO STATION 2419+79.87



PROJECT LOCATION



VICINITY MAP  
NOT TO SCALE

RECOMMENDED FOR ACQUISITION

DISTRICT SURVEYOR OR ROW ADMINISTRATOR DATE

RECOMMENDED FOR ACQUISITION

AREA ENGINEER OR DESIGN ENGINEER DATE

FINAL APPROVAL - ACQUISITION COMPLETE

DISTRICT ENGINEER DATE



EASEMENT TABLE

NO.	OWNERSHIP	EASEMENT TYPE	RECORDING
1	City of Denton	16' Utility	Vol.1667, Pg.383 D.R.D.C.T.
2	Public	20' Public Utility	C.C.Inst.* 2017-23 P.R.D.C.T.
3	Public	12' X 30' Public Utility	C.C.Inst.* 2017-23 P.R.D.C.T.
4	Public	6'3" Utility And Drainage	C.C.Inst.* 2017-23 P.R.D.C.T.
5	Public	Drainage	C.C.Inst.* 2017-23 P.R.D.C.T.
6	Public	Drainage	C.C.Inst.* 2017-23 P.R.D.C.T.
7	Public	20' Public Utility	C.C.Inst.* 2017-23 P.R.D.C.T.
8	Public	20' Public Utility	C.C.Inst.* 2017-23 P.R.D.C.T.
9	Public	10' X 10' Public Utility	C.C.Inst.* 2017-23 P.R.D.C.T.
10	Public	Sidewalk And Pedestrian Access And Public Utility	C.C.Inst.* 2017-23 P.R.D.C.T.
11	Public	6' Sidewalk	C.C.Inst.* 2017-23 P.R.D.C.T.
12	Public	20' Drainage And Public Utility	C.C.Inst.* 2009-21 P.R.D.C.T.
13	Public	30' Drainage And Public Utility	C.C.Inst.* 2009-21 P.R.D.C.T.
14	City of Denton	20' Permanent Water Line	C.C.Inst.* 1997-89216 D.R.D.C.T.

GRID COORDINATE  
Y=7,145,676.643  
X=2,371,405.944

S.L. Johnson Survey  
Abstract No.683

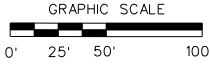
GRID COORDINATE  
Y=7,145,749.204  
X=2,372,796.695

42  
DEEPER LIFE BIBLE CHURCH  
DEED  
STA. 2234+05.41 to 2234+51.82  
COUNTY CLERK'S NUMBER  
2.313 S.F.  
REMAINDER= 12.927 ACRES

41  
CITY OF DENTON  
DEED  
STA. 2231+64.21 to 2234+55.74  
COUNTY CLERK'S NUMBER  
67,717 S.F.  
REMAINDER= 0.000 ACRES

END PROJECT

CSJ: 0195-03-091  
STA: 2235+00.00



CITY OF  
DENTON  
DENTON COUNTY

Alexander White  
Survey  
Abstract No.1406

**TXDOT NOTE: LOCATION  
OF THE EXISTING BORDER  
COWBOY LIFT STATION

Old Barthold Road  
(No Deed Found)

STA.2234+24.91  
OFFSET 845.80' Lt.

NEW RIGHT OF  
WAY LINE

STA.2234+09.74  
OFFSET 846.15' Lt.

P.O.B.  
Parcel 41 & 42  
STA.2234+05.41  
OFFSET 793.20' Lt.  
N=7J46.431J0  
E=2.372J07.03

Deeper Life Bible Church  
C.C.Inst.* 2009-56655  
D.R.D.C.T.

Love's Travel Stops &  
Country Stores, Inc.  
C.C.Inst.* 2014-53372  
D.R.D.C.T.

Lot I, Block A  
Love's Travel Stop Addition  
Vol.2017, Pg.23  
P.R.D.C.T.

CITY OF  
DENTON  
DENTON COUNTY

Old Barthold  
Road

42

GRID COORDINATE  
Y=7,144,835.501  
X=2,371,504.189

P.O.C.  
PARCEL 42

B.B.B. and C.R.R. Co. Survey  
Abstract No.141

38  
Part2

38  
Part I

STA.2232+14.00  
OFFSET 236.20' Lt.

STA.2231+73.80  
OFFSET 201.80' Lt.

STA.2231+64.21  
OFFSET 131.98' Lt.

EXISTING RIGHT OF  
WAY LINE

Approximate Survey Line

STA.2231+36.52  
OFFSET 308.68' Rt.

EXISTING RIGHT OF  
WAY LINE

GRID COORDINATE  
Y=7,144,800.160  
X=2,372,720.371

FED. RD. DIV. NO.	AID PROJECT NO.		SHEET NO.
6			20
STATE	DIST.	COUNTY	
TEXAS	18	DENTON	
CONT.	SECT.	JOB	HIGHWAY NO.
0195	03	091	I-35



**TxDOT Highway Project Number:**  
**0195-02-074**  
**TxDOT Parcel 08**

RCSJ 0195-02-079  
From: US77/Barthold Dr.  
To: Milam Rd

Utility Longitudinal Stations:  
Sta 2300+06 RT to Sta 2303+95 RT

Existing Easement  
Existing Border Cowboy Lift Station: 16' U.E. City of Denton  
Vol. 1667, Pg 383 & 20' P.U.E Instrument 2017-23

Instrument Number  
DOC# 1997-072075 & DOC# 1997-071534

BEING 1.2399 & 1.6080 ACRES IN  
THE JOHN AYERS SURVEY A-2,  
THE IGNACIO DE-LOS-SANTOS COY SURVEY A-212  
BEING PART OF A 934.575 ACRE TRACT  
CATDENTON 35, INC.  
CITY OF DENTON, DENTON COUNTY, TEXAS









**MICHELLE FRENCH**  
DENTON COUNTY TAX ASSESSOR/COLLECTOR  
P O BOX 90223  
DENTON, TX 76202  
(940) 349-3500

## Tax Certificate

Property Account Number:

**638203DEN**

**Statement Date:** 12/19/2016  
**Owner:** LOVE'S TRAVEL STOPS &  
**Mailing Address:** COUNTRY S  
  
10601 N PENNSYLVANIA AVE

**Property Location:** 0000000  
**Legal:** A0141A BBB & CRR. TR 3A.  
0.722 ACRES. OLD DCAD  
TR 1C

TAX CERTIFICATE FOR ACCOUNT : 638203DEN  
AD NUMBER: A0141A-000-0003-0000A  
GF NUMBER:  
CERTIFICATE NO 31386327

DATE : 12/19/2016

PAGE 1 OF 1

FEE : \$10.00

**PROPERTY DESCRIPTION**

A0141A BBB & CRR. TR 3A, 0.722  
ACRES, OLD DCAD TR 1C

**COLLECTING AGENCY**

DENTON COUNTY  
P O BOX 90223  
DENTON TX 76202

0000000  
0.722 ACRES

**REQUESTED BY**

LANDMARK SURVEYORS LLC

**PROPERTY OWNER**

LOVE'S TRAVEL STOPS & COUNTRY S

4238 I 35 NORTH  
DENTON TX 76207

10601 N PENNSYLVANIA AVE  
OKLAHOMA CITY OK 73120-4198

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE).

☒ TAXES FOR 2017 HAVE NOT BEEN BILLED OR CALCULATED.  
☐ 26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET

**CURRENT VALUES**

LAND MKT VALUE	125.801	IMPROVEMENT	0
AG LAND VALUE	0	DEF HOMESTEAD	0
APPRAISED VALUE	125.801	LIMITED VALUE	0
EXEMPTIONS, LAWSUITS:			

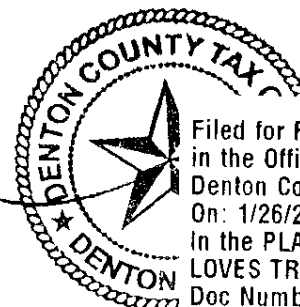
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	CITY OF DENTON	0.00	0.00	0.00	0.00	0.00	0.00
2016	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2016	DENTON ISD	0.00	0.00	0.00	0.00	0.00	0.00
2016 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 12/2016 : \$ 0.00

ISSUED TO : LANDMARK SURVEYORS LLC  
ACCOUNT NUMBER 638203DEN

CERTIFIED BY Michelle French  
AUTHORIZED CITY OF DENTON COUNTY

Design  
901-A Texas Street  
Denton, TX 76209



Filed for Record  
in the Official Records Of:  
Denton County  
On: 1/26/2017 3:19:38 PM  
In the PLAT Records  
LOVES TRAVEL STOP ADDITIC  
Doc Number: 2017-23  
Number of Pages: 1  
Amount: 50.00  
Order#: 20170126000431  
By: TD





**MICHELLE FRENCH**  
DENTON COUNTY TAX ASSESSOR/COLLECTOR  
P O BOX 90223  
DENTON, TX 76202  
(940) 349-3500

## Tax Certificate

Property Account Number:

**111203DEN**

**Statement Date:** 12/19/2016  
**Owner:** LOVE'S TRAVEL STOPS &  
**Mailing Address:** COUNTRY S  
  
10601 N PENNSYLVANIA AVE

**Property Location:** 0006421 N I35  
**Legal:** A0141A BBB & CRR. TR 1.  
7.728 ACRES. OLD DCAD  
TR 1A(2A)

TAX CERTIFICATE FOR ACCOUNT : 111203DEN  
AD NUMBER: A0141A-000-0001-0000  
GF NUMBER:  
CERTIFICATE NO : 31386326

DATE : 12/19/2016

PAGE 1 OF 1

FEE : \$10.00

**PROPERTY DESCRIPTION**

A0141A BBB & CRR. TR 1, 7.728  
ACRES, OLD DCAD TR 1A(2A)

**COLLECTING AGENCY**

DENTON COUNTY  
P O BOX 90223  
DENTON TX 76202

0006421 N I35  
7.728 ACRES

**REQUESTED BY**

LANDMARK SURVEYORS LLC

**PROPERTY OWNER**

LOVE'S TRAVEL STOPS & COUNTRY S

4238 | 35 NORTH  
DENTON TX 76207

10601 N PENNSYLVANIA AVE  
OKLAHOMA CITY OK 73120-4198

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE. AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE).

TAXES FOR 2017 HAVE NOT BEEN BILLED OR CALCULATED.  
26.11 GOVERNMENT ACQUISITION - PLEASE SEE ATTACHED WORKSHEET.

**CURRENT VALUES**

LAND MKT VALUE: 1,178.209  
AG LAND VALUE: 0  
APPRAISED VALUE: 1,265.348  
EXEMPTIONS  
LAWSUITS:

IMPROVEMENT: 87.139  
DEF HOMESTEAD: 0  
LIMITED VALUE: 0

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	CITY OF DENTON	0.00	0.00	0.00	0.00	0.00	0.00
2016	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2016	DENTON ISD	0.00	0.00	0.00	0.00	0.00	0.00
2016 SUB TOTAL							\$0.00

**TOTAL CERTIFIED TAX DUE 12/2016 :** \$ 0.00

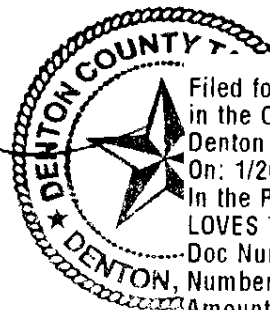
ISSUED TO  
ACCOUNT NUMBER

LANDMARK SURVEYORS LLC  
111203DEN

CERTIFIED BY

AUTHORIZED AGENT OF DENTON COUNTY

City of Denton  
Design  
901-A Texas Street  
Denton, TX 76209



Filed for Record  
in the Official Records Of:  
Denton County  
On: 1/26/2017 3:19:38 PM  
In the PLAT Records  
LOVES TRAVEL STOP ADDITIO  
Doc Number: 2017-23  
Number of Pages: 1  
Amount: 50.00  
Order#: 20170126000431  
By: TD





**MICHELLE FRENCH**  
DENTON COUNTY TAX ASSESSOR/COLLECTOR  
P O BOX 90223  
DENTON, TX 76202  
(940) 349-3500

## Tax Certificate

Property Account Number:

**36962DEN**

**Statement Date:** 12/19/2016  
**Owner:** LOVE'S TRAVEL STOPS &  
**Mailing Address:** COUNTRY S  
  
10601 N PENNSYLVANIA AVE

**Property Location:** 0006415 N I35E  
**Legal:** A0141A BBB & CRR. TR 3,  
1.565 ACRES. OLD DCAD  
TR 1C

TAX CERTIFICATE FOR ACCOUNT : 36962DEN  
AD NUMBER: A0141A-000-0003-0000  
GF NUMBER:  
CERTIFICATE NO : 31386322

DATE : 12/19/2016

PAGE 1 OF 1

FEE : \$10.00

**PROPERTY DESCRIPTION**

A0141A BBB & CRR. TR 3, 1.565  
ACRES. OLD DCAD TR 1C

**COLLECTING AGENCY**

DENTON COUNTY  
P O BOX 90223  
DENTON TX 76202

0006415 N I35E  
1.565 ACRES

**REQUESTED BY**

LANDMARK SURVEYORS LLC

**PROPERTY OWNER**

LOVE'S TRAVEL STOPS & COUNTRY S

4238 I 35 NORTH  
DENTON TX 76207

10601 N PENNSYLVANIA AVE  
OKLAHOMA CITY OK 73120-4198

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE. AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE).

☒ TAXES FOR 2017 HAVE NOT BEEN BILLED OR CALCULATED.  
☐ 26.11 GOVERNMENT ACQUISITION - PLEASE SEE ATTACHED WORKSHEET.

**CURRENT VALUES**

LAND MKT VALUE 272.686  
AG LAND VALUE 0  
APPRAISED VALUE 286.780  
EXEMPTIONS  
LAWSUITS.

IMPROVEMENT 14.094  
DEF HOMESTEAD 0  
LIMITED VALUE 0

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	CITY OF DENTON	0.00	0.00	0.00	0.00	0.00	0.00
2016	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2016	DENTON ISD	0.00	0.00	0.00	0.00	0.00	0.00
2016 SUB TOTAL							\$0.00

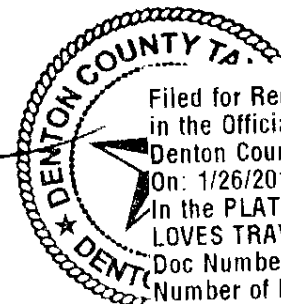
**TOTAL CERTIFIED TAX DUE 12/2016 :** \$ 0.00

ISSUED TO : LANDMARK SURVEYORS LLC  
ACCOUNT NUMBER : 36962DEN

CERTIFIED BY

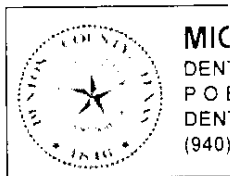
AUTHORIZED AGENT OF DENTON COUNTY

Design  
901-A Texas Street  
Denton, TX 76209



Filed for Record  
in the Official Records Of:  
Denton County  
On: 1/26/2017 3:19:38 PM  
In the PLAT Records  
LOVES TRAVEL STOP ADDITION  
Doc Number: 2017-23  
Number of Pages: 1  
Amount: 50.00  
Order#: 20170126000431  
By: TD





MIC  
DEN  
P O B  
DEN  
(940)

COLLECTOR

## Tax Certificate

Property Account Number:

**36948DEN**

Statement Date:

Owner:

Mailing Address: COUNTRY S

10601 N PENNSYLVANIA AVE

Property Location: 0000000 I35

Legal: A0141A BBB & CRR. TR 5,  
2.35 ACRES. OLD DCAD TR  
1B

TAX CERTIFICATE FOR ACCOUNT: 36948DEN  
AD NUMBER: A0141A-000-0005-0000  
GF NUMBER  
CERTIFICATE NO 31386318

**COLLECTING AGENCY**

DENTON COUNTY  
P O BOX 90223  
DENTON TX 76202

DATE: 12/19/2016

PAGE 1 OF 1

FEE: \$10.00

**PROPERTY DESCRIPTION**

A0141A BBB & CRR. TR 5, 2.35 A  
CRES. OLD DCAD TR 1B

0000000 I35

2.35 ACRES

**REQUESTED BY**

LANDMARK SURVEYORS LLC

4238 I 35 NORTH  
DENTON TX 76207

**PROPERTY OWNER**

LOVE'S TRAVEL STOPS & COUNTRY S

10601 N PENNSYLVANIA AVE  
OKLAHOMA CITY OK 73120-4198

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE,  
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND  
ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF  
APPLICABLE).

TAXES FOR 2017 HAVE NOT BEEN BILLED OR CALCULATED.  
26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

CURRENT VALUES			
LAND MKT VALUE	179.141	IMPROVEMENT	0
AG LAND VALUE	0	DEF HOMESTEAD	0
APPRAISED VALUE	179.141	LIMITED VALUE	0
EXEMPTIONS			
LAWSUITS			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	CITY OF DENTON	0.00	0.00	0.00	0.00	0.00	0.00
2016	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2016	DENTON ISD	0.00	0.00	0.00	0.00	0.00	0.00
2016 SUB TOTAL							\$0.00

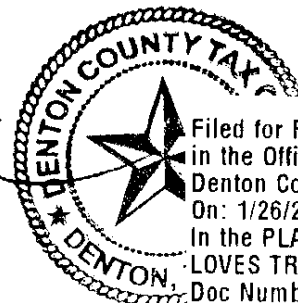
TOTAL CERTIFIED TAX DUE 12/2016: \$ 0.00

ISSUED TO:  
ACCOUNT NUMBER

LANDMARK SURVEYORS LLC  
36948DEN

CERTIFIED BY: *Michelle French*  
AUTHORIZED AGENT OF DENTON COUNTY

City of Denton  
Design  
901-A Texas Street  
Denton, TX 76209



Filed for Record  
in the Official Records Of:  
Denton County  
On: 1/26/2017 3:19:38 PM  
In the PLAT Records  
LOVES TRAVEL STOP ADDITC  
Doc Number: 2017-23  
Number of Pages: 1  
Amount: 50.00  
Order#: 20170126000431  
Rv: TD





**MICHELLE FRENCH**  
DENTON COUNTY TAX ASSESSOR/COLLECTOR  
P O BOX 90223  
DENTON, TX 76202  
(940) 349-3500

## Tax Certificate

Property Account Number:

**36942DEN**

Statement Date: 12/19/2016  
Owner: LOVE'S TRAVEL STOPS &  
Mailing Address: COUNTRY S  
10601 N PENNSYLVANIA AVE

Property Location: 0006421 I35  
Legal: A0141A BBB & CRR. TR 2,  
2.25 ACRES. OLD DCAD TR  
1A(2)

TAX CERTIFICATE FOR ACCOUNT : 36942DEN  
AD NUMBER: A0141A-000-0002-0000  
GF NUMBER:  
CERTIFICATE NO 31386314

DATE : 12/19/2016

PAGE 1 OF 1

FEE : \$10.00

**PROPERTY DESCRIPTION**

A0141A BBB & CRR. TR 2, 2.25 A  
CRES. OLD DCAD TR 1A(2)

**COLLECTING AGENCY**

DENTON COUNTY  
P O BOX 90223  
DENTON TX 76202

0006421 I35  
2.25 ACRES

**REQUESTED BY**

LANDMARK SURVEYORS LLC

4238 I 35 NORTH  
DENTON TX 76207

**PROPERTY OWNER**

LOVE'S TRAVEL STOPS & COUNTRY S

10601 N PENNSYLVANIA AVE  
OKLAHOMA CITY OK 73120-4198

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

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☒ TAXES FOR 2017 HAVE NOT BEEN BILLED OR CALCULATED.  
☐ 26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

**CURRENT VALUES**

LAND MKT VALUE 343.035  
AG LAND VALUE 0  
APPRAISED VALUE 343.035  
EXEMPTIONS:  
LAWSUITS:

IMPROVEMENT : 0  
DEF HOMESTEAD 0  
LIMITED VALUE 0

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	CITY OF DENTON	0.00	0.00	0.00	0.00	0.00	0.00
2016	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2016	DENTON ISD	0.00	0.00	0.00	0.00	0.00	0.00
2016 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 12/2016 :

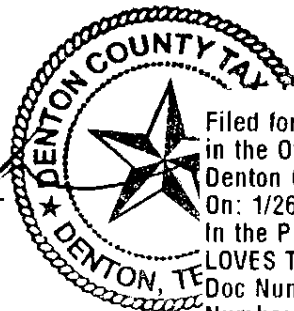
\$ 0.00

ISSUED TO  
ACCOUNT NUMBER

LANDMARK SURVEYORS LLC  
36942DEN

CERTIFIED BY

AUTHORIZED AGENT OF DENTON COUNTY



Filed for Record  
in the Official Records Of:  
Denton County  
On: 1/26/2017 3:19:38 PM  
In the PLAT Records  
LOVES TRAVEL STOP ADDITION  
Doc Number: 2017-23  
Number of Pages: 1  
Amount: 50.00  
Order#: 20170126000431  
By: TD





**MICHELLE FRENCH**  
DENTON COUNTY TAX ASSESSOR/COLLECTOR  
P O BOX 90223  
DENTON, TX 76202  
(940) 349-3500

## Tax Certificate

Property Account Number:

**111210DEN**

**Statement Date:** 12/19/2016  
**Owner:** LOVE'S TRAVEL STOPS &  
**Mailing Address:** COUNTRY S  
  
10601 N PENNSYLVANIA AVE

**Property Location:** 0006417 N I35  
**Legal:** A0141A BBB & CRR, TR 4,  
1.1834 ACRES. OLD DCAD  
TR 1C(1)

TAX CERTIFICATE FOR ACCOUNT : 111210DEN  
AD NUMBER: A0141A-000-0004-0000  
GF NUMBER:  
CERTIFICATE NO 31386313

DATE : 12/19/2016

PAGE 1 OF 1

FEE : \$10.00

**PROPERTY DESCRIPTION**

A0141A BBB & CRR, TR 4, 1.1834  
ACRES, OLD DCAD TR 1C(1)

**COLLECTING AGENCY**

DENTON COUNTY  
P O BOX 90223  
DENTON TX 76202

0006417 N I35  
1.1834 ACRES

**REQUESTED BY**

LANDMARK SURVEYORS LLC

**PROPERTY OWNER**

LOVE'S TRAVEL STOPS & COUNTRY S

4238 I 35 NORTH  
DENTON TX 76207

10601 N PENNSYLVANIA AVE  
OKLAHOMA CITY OK 73120-4198

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

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TAXES FOR 2016 HAVE NOT BEEN BILLED OR CALCULATED.  
2016 GOVERNMENT ACQUISITION - PLEASE SEE ATTACHED WORKSHEET.

**CURRENT VALUES**

LAND MKT VALUE	103.096	IMPROVEMENT	0
AG LAND VALUE	0	DEF HOMESTEAD	0
APPRAISED VALUE	103.096	LIMITED VALUE	0
EXEMPTIONS			
LAWSUITS			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	CITY OF DENTON	0.00	0.00	0.00	0.00	0.00	0.00
2016	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2016	DENTON ISD	0.00	0.00	0.00	0.00	0.00	0.00
2016 SUB TOTAL							\$0.00

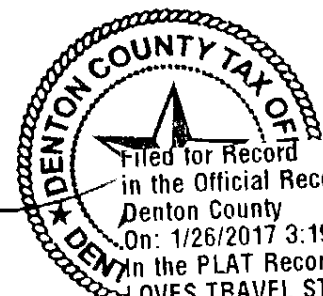
**TOTAL CERTIFIED TAX DUE 12/2016 :** \$ 0.00

ISSUED TO :  
ACCOUNT NUMBER

LANDMARK SURVEYORS LLC  
111210DEN

CERTIFIED BY

AUTHORIZED AGENT OF DENTON COUNTY



Filed for Record  
in the Official Records Of:  
Denton County  
On: 1/26/2017 3:19:38 PM  
In the PLAT Records  
LOVES TRAVEL STOP ADDITION  
Doc Number: 2017-23  
Number of Pages: 1  
Amount: 50.00  
Order#: 20170126000431  
By: TD







**EXHIBIT A**  
**PARCEL 074-8 LSE**

**METES & BOUNDS DESCRIPTION**  
**LIFT STATION EASEMENT**

**TXDOT NOTE: LEGAL  
DESCRIPTION OF FUTURE LIFT  
STATION SITE. RECORDED COPY  
WILL BE PROVIDED WHEN FILED.**

**BEING** a 24,360 square foot (0.5592 acre) tract of land situated in the Ignacio De Los Santos Coy Survey, Abstract No. 212, Denton, County, Texas, and being part of Tract 4 described in Special Warranty Deed to Catdenton 35, Inc. recorded in Instrument No. 2013-15912, Official Public Records, Denton County, Texas, and being more particularly described as follows:

**COMMENCING** at a 3/8-inch iron rod found for an interior corner of a called 4.20 acre tract of land described in the Deed to the State of Texas, recorded in Volume 400, Page 223, Deed Records, Denton County, Texas, and being in the west line of said Tract 4, and being at the intersection of the east right-of-way line of Interstate Highway No. 35, a variable width right-of-way, and the south right-of-way line of Ganzer Road;

**THENCE** North 88°55'11" East, along a south line of the said called 4.20 acre tract, at a distance of 106.40 feet passing a 5/8-inch iron rod with cap stamped "TXDOT" found, and continuing along the said south line, in all a total distance of 146.39 feet to the **POINT OF BEGINNING**;

**THENCE** North 88°55'11" East, continuing along the said south line, a distance of 130.05 feet to a point for corner, from which a PK nail found bears North 88°55'11" East, a distance of 23.72 feet;

**THENCE** South 00°23'14" West, departing the said south line, a distance of 178.13 feet to a point for corner;

**THENCE** North 89°36'46" West, a distance of 79.50 feet to a point for corner;

**THENCE** South 00°23'35" West, a distance of 10.19 feet to a point for corner;

**THENCE** South 42°42'47" West, a distance of 52.61 feet to a point for corner;

**THENCE** North 16°41'25" West, a distance of 51.34 feet to a point for corner;

**THENCE** North 00°23'14" East, a distance of 174.80 feet to the **POINT OF BEGINNING** and containing 24,360 square feet or 0.5592 acres of land, more or less.

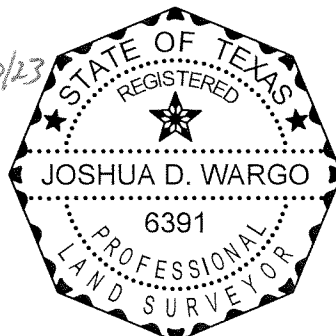
**NOTES**

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

**LIFT STATION EASEMENT  
IGNACIO DE LOS SANTOS  
COY SURVEY  
ABSTRACT NO. 212  
DENTON COUNTY, TEXAS**

*J.D.W.* 5/10/23  
**JOSHUA D. WARGO**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6391  
801 CHERRY STREET  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
josh.wargo@kimley-horn.com



**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	5/8/2023	061024063	1 OF 2



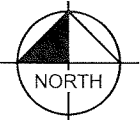
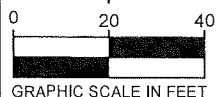


EXHIBIT B  
PARCEL 074-8 LSE

GANZER RD.



INTERSTATE HIGHWAY NO. 35

(A VARIABLE WIDTH RIGHT-OF-WAY)

PROPOSED TXDOT  
RIGHT-OF-WAY  
ACQUISITION

TRACT 4  
CATDENTON 35, INC.  
INST. NO. 2013-15912

P.O.B.

CALLED 4.20 ACRES  
STATE OF TEXAS  
VOL. 400, PG. 223

N: 7153268.14  
E: 2373115.68

N88°55'11"E  
23.72'

N88°55'11"E 130.05'

PKF

P.O.C.

3/8" IRF

5/8" IRFC  
"TXDOT"

N88°55'11"E 146.39'

106.40'

N0°23'14"E 174.80'

0.5592 ACRES  
24,360 SQ. FT.

S0°23'14"W 178.13'

N: 7153092.47  
E: 2373244.50

N89°36'46"W 79.50'

LEGEND

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
IRF = IRON ROD FOUND  
PKF = PK NAIL FOUND

LINE TABLE

NO.	BEARING	LENGTH
L1	S00°23'35"W	10.19'
L2	S42°42'47"W	52.61'
L3	N16°41'25"W	51.34'

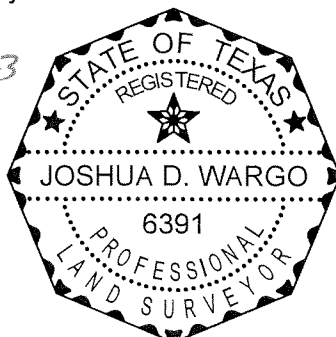
NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000150630. A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

LIFT STATION EASEMENT  
IGNACIO DE LOS SANTOS  
COY SURVEY  
ABSTRACT NO. 212  
DENTON COUNTY, TEXAS

*J.D.W.* 5/10/23  
JOSHUA D. WARGO  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6391  
801 CHERRY STREET  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
josh.wargo@kimley-horn.com



**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMD	JDW	5/8/2023	061024063	2 OF 2



**EXHIBIT A**  
**PARCEL 074-8 AE**

**METES & BOUNDS DESCRIPTION**  
**ACCESS EASEMENT**

**BEING** an 18,634 square foot (0.4278 acre) tract of land situated in the Ignacio De Los Santos Coy Survey, Abstract No. 212, Denton County, Texas, and being part of Tract 4 described in Special Warranty Deed to Catdenton 35, Inc. recorded in Instrument No. 2013-15912, Official Public Records, Denton County, Texas, and being more particularly described as follows:

**COMMENCING** at a 3/8-inch iron rod found for an interior corner of a called 4.20 acre tract of land described in the Deed to the State of Texas, recorded in Volume 400, Page 223, Deed Records, Denton County, Texas, and being in the west line of said Tract 4, and being at the intersection of the east right-of-way line of Interstate Highway No. 35, a variable width right-of-way, and the south line of Ganzer Road;

**THENCE** North 88°55'11" East, along a south line of the said called 4.20 acre tract, at a distance of 106.40 feet passing a 5/8-inch iron rod with cap stamped "TXDOT" found, and continuing along the said south line, in all a total distance of 276.44 feet to a point, from which a PK nail found bears North 88°55'11" East, a distance of 23.72 feet;

**THENCE** South 0°23'14" West, departing the said south line, a distance of 9.34 feet to the **POINT OF BEGINNING**;

**THENCE** North 88°53'50" East, a distance of 7.01 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 27.50 feet, a central angle of 90°00'00", and a chord bearing and distance of North 43°53'50" East, 38.89 feet;

**THENCE** in a northerly direction, with said tangent curve to the left, an arc distance of 43.20 feet to a point for corner;

**THENCE** North 01°06'10" West, a distance of 6.23 feet to a point for corner at the beginning of a tangent curve to the right with a radius of 42.50 feet, a central angle of 89°58'01", and a chord bearing and distance of North 43°52'51" East, 60.09 feet;

**THENCE** in a northerly direction, with said tangent curve to the right, an arc distance of 66.73 feet to a point for corner;

**THENCE** North 88°51'51" East, a distance of 248.70 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 27.50 feet, a central angle of 89°05'58", and a chord bearing and distance of North 44°18'52" East, 38.58 feet;

**THENCE** in a northerly direction, with said tangent curve to the left, an arc distance of 42.76 feet to a point for corner;

**THENCE** North 00°14'07" West, a distance of 36.72 feet to a point for corner in the south line of aforementioned Ganzer Road, from which a 5/8-inch iron rod with cap stamped "4573" found at the easternmost southeast corner of the said called 4.20 acre tract, bears South 88°42'40" West, a distance of 29.82 feet;

**THENCE** North 88°42'40" East, along the said south line, a distance of 25.00 feet to a point for corner;

**THENCE** South 00°14'04" East, departing the said south line, a distance of 47.02 feet to a point for corner at the beginning of a non-tangent curve to the right with a radius of 42.50 feet, a central angle of 89°05'58", and a chord bearing and distance of South 44°18'52" West, 59.63 feet;

**THENCE** in a southerly direction, with said non-tangent curve to the right, an arc distance of 66.09 feet to a point for corner;

**(CONTINUED ON SHEET 2)**

**ACCESS EASEMENT**  
**IGNACIO DE LOS SANTOS**  
**COY SURVEY**  
**ABSTRACT NO. 212**  
**DENTON COUNTY, TEXAS**

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	5/8/2023	061024063	1 OF 4



**EXHIBIT A**  
**PARCEL 074-8 AE**

**METES & BOUNDS DESCRIPTION CONTINUED**

**ACCESS EASEMENT**

**THENCE** South 88°51'51" West, a distance of 248.55 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 27.50 feet, a central angle of 89°58'01", and a chord bearing and distance of South 43°52'51" West, 38.88 feet;

**THENCE** in a southerly direction, with said tangent curve to the left, an arc distance of 43.18 feet to a point for corner;

**THENCE** South 01°06'10" East, a distance of 109.61 feet to a point for corner at the beginning of a tangent curve to the right with a radius of 42.50 feet, a central angle of 91°28'59", and a chord bearing and distance of South 44°38'20" West, 60.88 feet;

**THENCE** in a southerly direction, with said tangent curve to the right, an arc distance of 67.86 feet to a point for corner;

**THENCE** North 89°31'15" West, a distance of 19.25 feet to a point for corner;

**THENCE** North 00°23'14" East, a distance of 127.87 feet to the **POINT OF BEGINNING** and containing 18,634 square feet or 0.4278 acres of land, more or less.

**NOTES**

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

**ACCESS EASEMENT**  
**IGNACIO DE LOS SANTOS**  
**COY SURVEY**  
**ABSTRACT NO. 212**  
**DENTON COUNTY, TEXAS**

*J.D. Wargo 5/10/23*  
**JOSHUA D. WARGO**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6391  
801 CHERRY STREET  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
josh.wargo@kimley-horn.com



**Kimley»Horn**

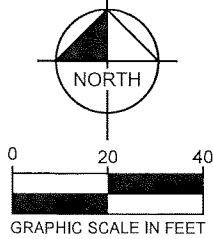
801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DMD	JDW	5/8/2023	061024063	2 OF 4



**EXHIBIT B**  
**PARCEL 074-8 AE**



**LEGEND**

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
IRF = IRON ROD FOUND  
PKF = PK NAIL FOUND

**GANZER RD.**

CALLED 4.20 ACRES  
STATE OF TEXAS  
VOL. 400, PG. 223

**P.O.C.**

N88°55'11"E 276.44'  
106.40'  
3/8" IRF  
5/8" IRFC  
"TXDOT"

PROPOSED TXDOT  
RIGHT-OF-WAY  
ACQUISITION

**P.O.B.**

N: 7153261.26  
E: 2373245.64

REMAINDER OF TRACT 4  
CATDENTON 35, INC.  
INST. NO. 2013-15912

PKF  
N88°55'11"E  
23.72'

S0°23'14"W  
9.34'

N0°23'14"E 127.87'

N: 7153133.39  
E: 2373244.78

**0.4278 ACRES**  
**18,634 SQ. FT.**

S1°06'10"E 109.61'

MATCH LINE (SEE SHEET 4)

**INTERSTATE HIGHWAY NO. 35**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

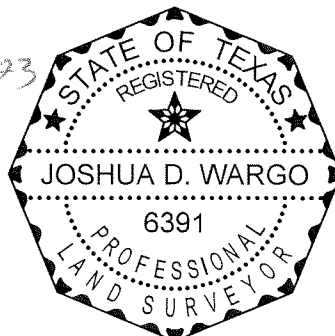
**NOTES**

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000150630. A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

**ACCESS EASEMENT**  
**IGNACIO DE LOS SANTOS**  
**COY SURVEY**  
**ABSTRACT NO. 212**  
**DENTON COUNTY, TEXAS**

*J.D.W.* 5/10/23  
**JOSHUA D. WARGO**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6391  
801 CHERRY STREET  
UNIT 11 SUITE 1300  
FORT WORTH, TEXAS 76102  
PH. 817-335-6511  
josh.wargo@kimley-horn.com



**Kimley»Horn**

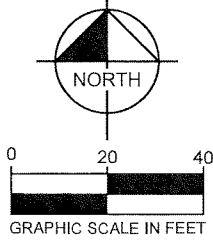
801 Cherry Street, Unit 11, # 1300  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMD	JDW	5/8/2023	061024063	3 OF 4



**EXHIBIT B**  
**PARCEL 074-8 AE**



CALLED 4.20 ACRES  
STATE OF TEXAS  
VOL. 400, PG. 223

**GANZER RD.**

APPARENT  
RIGHT-OF-WAY LINE BY  
USE AND OCCUPATION

5/8" IRFC  
"4573"

S88°42'40"W  
29.82'

PROPOSED TXDOT  
RIGHT-OF-WAY  
ACQUISITION

N88°51'51"E 248.70'

S88°51'51"W 248.55'

**0.4278 ACRES**  
**18,634 SQ. FT.**

REMAINDER OF TRACT 4  
CATDENTON 35, INC.  
INST. NO. 2013-15912

**LEGEND**

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND

MATCH LINE (SEE SHEET 3)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°53'50"E	7.01'
L2	N01°06'10"W	6.23'
L3	N00°14'07"W	36.72'
L4	N88°42'40"E	25.00'
L5	S00°14'04"E	47.02'
L6	N89°31'15"W	19.25'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	27.50'	43.20'	N43°53'50"E	38.89'
C2	89°58'01"	42.50'	66.73'	N43°52'51"E	60.09'
C3	89°05'58"	27.50'	42.76'	N44°18'52"E	38.58'
C4	89°05'58"	42.50'	66.09'	S44°18'52"W	59.63'
C5	89°58'01"	27.50'	43.18'	S43°52'51"W	38.88'
C6	91°28'59"	42.50'	67.86'	S44°38'20"W	60.88'

ACCESS EASEMENT  
IGNACIO DE LOS SANTOS  
COY SURVEY  
ABSTRACT NO. 212  
DENTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMD	JDW	5/8/2023	061024063	4 OF 4



## TABULATION OF VALUES

Parcel: 074-8 AE & 074-8 LSE      Highway: IH-35 Utility Relocation      ROW CSJ: N/A

Taking Type: Partial      District: Dallas

Size of Remainder: 696,960 SF (16.0000 Acres)      County: Denton

Type of Property: Vacant Land      Federal Project: N/A

Contract Fencing: N/A

Appraised by: Brent Pitts

Date Appraised: July 6, 2023

Access will be ☒ provided or ☐ denied to the new facility. If access will be partially provided or denied, explain in comments.

Agency	Participating Percentage	Expense Description
N/A	N/A	N/A

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
CatDenton 35 Inc	Access and Lift Station Easements	42,994 SF	\$138,333.00	N
		<b>TOTAL</b>	\$138,333.00	N

### I. Appraised Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$138,333.00	\$1,087.00	\$0.00	\$40,064.00	\$179,484.00

### II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
A	Fencing	150 LF – Barbed Wire	\$1,087.00	\$11.00	
		<b>Total</b>	\$1,087.00	\$11.00	



### TABULATION OF VALUES (continued)

Parcel: 074-8 AE & 074-8 LSE

Highway: IH-35 Utility Relocation

ROW CSJ: N/A

### III. Damages and Enhancements

Total Non-Exempt Damages	Enhancements	Exempt Damages	Net Damages
\$16,817.00	\$0.00	\$23,247.00	\$40,064.00

### IV. Sign Values

Item No.	Sign Owner	Type Construction	Improvement Value	Retention Value	Bisect. Cat.
N/A					
		Total			

### V. Recapitulation

Date:	July 6, 2023			Recommended Value
Appraiser's Name:	Brent Pitts			
Value of Whole Property	\$2,266,207.00			
Parcel Area: Square Feet	42,994			
VALUE FOR PARCEL	\$0.00			\$0.00
Land: Per Square Foot – Fee Simple	\$3.25			
Land: Per Square Foot – Access and Lift Station Easements	\$3.2175			
Easement	\$138,333.00			\$138,333.00
Improvements	\$1,087.00			\$1,087.00
Net Damages or (Enhancements)	\$40,064.00			\$40,064.00
OAS Value(s)				
TOTAL COMPENSATION	\$179,484.00			\$179,484.00

Calculations for Net Damages or (Enhancements) consider Direct Access Denial damages.



## TABULATION OF VALUES (continued)

Parcel: 074-8 AE & 074-8 LSE

Highway: IH-35 Utility Relocation

ROW CSJ: N/A

### VI. Comments and Conclusions on Values in the Appraisal Report

**Project:** The proposed project is for the relocation of water, wastewater, and electric lines owned by the City of Denton. The project is a result of the new right-of-way line after acquisitions by the Texas Department of Transportation for the IH-35 roadway project. The City of Denton indicates that installation of the new utility lines will be by open cut sections and any site improvements affected will be restored to similar or better than what was present before. The project will extend from Post Oak Drive to Loop 288.

The appraisal under review considers an easement acquisition represented as Parcel 074-8 AE & 074-8 LSE of the IH-35 Utility Relocation in the City of Denton, Denton County, Texas. The appraisal report is prepared by Mr. Brent Pitts, dated August 14, 2023, and is effective as of July 6, 2023 (the date of the last inspection). The parent tract consists of two tax parcels containing a total of 63.025 acres, or 2,745,369 square feet, of vacant land. The appraiser uses a smaller economic unit for valuing the subject property. The subject is a 16.0000-acre, or 696,960-square-foot tract of vacant land and supporting site improvements. For this analysis, the whole property is land and affected site improvements (barbed wire fencing) within the acquisition. The land is valued via the sales comparison approach. The cost approach is utilized to value the affected site improvements. The sales comparison and income approaches to value, with respect to improved properties, are not applicable and are omitted. The appraiser uses the subject land size as stated by the survey provided by the client and other information. The area of the proposed easement acquisition is stated in the parcel survey and field notes. The appraiser has calculated the remainder land area by subtracting the easement acquisition from the whole property size.

**Location and Property Owner:** The property is located at the southeast corner of Ganzer Road and IH 35, in the northern portion of the City of Denton, Denton County, Texas. The site does not have a physical address. The ownership is listed as CatDenton 35 Inc. There have been no property transfers within the past five years. The property is not currently listed for sale or under contract. Mr. Pitts sent a certified letter to the property owner discussing the project and requesting a site visit. The property owner did not respond, so the property was inspected from the public right-of-way.

**Whole Property and Highest and Best Use:** The subject parcel is rectangular in shape and contains 16.0000 acres, or 696,960 square feet. The site has approximately 560 linear feet of frontage along the IH 35 service road and approximately 800 front feet along Ganzer Road. The subject resides in the City of Denton and is zoned "GO", General Office, and "RR", Rural Residential. All utilities are available to service the property. Approximately 45% of the site is encumbered by flood land.

The subject and market area are examined with respect to the four tests of highest and best use. The appraiser states the highest and best use, as vacant, is for commercial use. Because the subject is appraised as vacant land, a highest and best use, as improved, is not necessary.

**Valuation (Land Only):** The market area is analyzed for trends and information that affect real estate value, and the conclusions thereof are adequately supported. The land is valued via the sales comparison approach, using five comparable sales in the market area. The sales transacted between August 2020 and January 2023. Adjustments are supported by the appraiser's reasoning and logic with respect to the market data and analysis presented. After applicable adjustments for market conditions, location, access, size, topography, zoning, utilities, and floodplain, the sale prices range from \$2.03 to \$3.93 per square foot. The reconciled unit value for the subject land is concluded at \$3.25 per square foot. This equates to \$2,265,120 for the subject land in the whole property condition, as detailed below.

Subject Land – 696,960 SF x \$3.25/SF = \$2,265,120

The cost approach is developed to value the site improvements affected by the acquisition. The appraiser states there are 150 linear feet of barbed wire fencing with a contributory value of \$1,087.

By combining the land value of \$2,265,120 and \$1,087 for the site improvements, Mr. Pitts estimates the whole property value to be \$2,266,207.



## TABULATION OF VALUES (continued)

Parcel: 074-8 AE & 074-8 LSE

Highway: IH-35 Utility Relocation

ROW CSJ: N/A

### VI. Comments and Conclusions on Values in the Appraisal Report

**Partial Acquisition:** The easement acquisition contains 42,994 square feet, is irregular in shape, and is located near the northwest corner of the site.

The easement acquisition is for an access and lift station easement. The appraiser estimates the value of the easement areas to be 99% of fee simple, or 99% of \$3.25 per square foot. This equates to \$3.2175 per square foot for the easement areas. The appraiser states that 99% is used because the area within the easement will not be accessible after the proposed acquisition and it is unlikely that any improvements will be permitted within the proposed easement. The unit value of \$3.2175 per square foot is applied to the 42,994 square feet of land within the easement acquisition parcels. The result is a value of \$138,333 as detailed below.

$$42,994 \text{ SF} \times \$3.2175/\text{SF} = \$138,333$$

In addition to the land, there are 150 linear feet of barbed wire fencing with a contributory value of \$1,087.

The total estimated value for the part acquired is **\$139,420**, consisting of \$138,333 for the land and \$1,087 for the affected site improvements.

**Remainder Property (Land Only):** The remainder **before** the acquisition is \$2,126,787, as detailed below.

Easement Land	42,994 SF x \$0.0325 per square foot =	\$ 1,398
Remainder Land	653,966 SF x \$3.25 per square foot =	\$2,125,389
Remainder Before	696,960 SF	\$2,126,787

The remainder **after** property of 696,960 square feet is appraised using the same five comparable sales as in the whole property valuation. The value conclusion is unchanged at \$3.25 per square foot. However, the easement will include perimeter fencing that will restrict access to a strip of land on the northern portion of the site. The severed area measures approximately 5,227 square feet, which will be valued similarly to the easement land. This equates to \$2,109,970 for the subject land in the remainder after as detailed below.

Easement Land	42,994 SF x \$0.0325 per square foot =	\$ 1,398
Severed Land	5,227 SF x \$0.0325 per square foot =	\$ 170
Remainder Land	648,739 SF x \$3.25 per square foot =	\$2,108,402
Remainder Before	696,960 SF	\$2,109,970

The highest and best use of the subject property is not changed or affected. A portion of the remainder will be severed by the proposed easement and will therefore suffer reduced utility, resulting in permanent damages to the remainder property because of the acquisition.

**Total Compensation:** Page 6.0 summarizes the total compensation due the property owner as **\$179,484**, comprised of \$139,420 for the part acquired and \$23,247 as a cost to cure.

**Cost-To-Cure:** The fencing with new gates will need to be reestablished on the remainder, creating a cost-to-cure. Page 6.1 of the appraisal provides the appraiser's estimate. Costs are based on Marshall & Swift and local contractors. The appraiser indicates the total cost to be \$24,334. To avoid double compensation, the appraiser deducts \$1,087, which was paid for the site improvements in the part acquired. After deducting money already paid in the part acquired the cost to cure totals \$23,247.



### TABULATION OF VALUES (continued)

Parcel: 074-8 AE & 074-8 LSE

Highway: IH-35 Utility Relocation

ROW CSJ: N/A

### VI. Comments and Conclusions on Values in the Appraisal Report

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82nd Regular Legislative Session and finds as follows:

1. Is there a denial of direct access to this parcel? No
2. If so, is the denial of direct access material? N/A
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$0.00.

Mr. Pitts' appraisal report appears to comply with the requirements of Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). Sufficient information, photographs, maps, and exhibits are included to identify and describe the whole property, the acquisition area, the remainder property, and the comparable data. The report and analysis appear to properly document and support his findings and comply with typical appraisal practice for similar properties. The report and analysis meet the requirements set forth in USPAP and the Texas Department of Transportation's ROW Appraisal and Review Manual. Mr. Pitts' total compensation of \$179,484 is hereby recommended for approval for acquisition purposes by the client.



## TABULATION OF VALUES (continued)

Parcel: 074-8 AE & 074-8 LSE

Highway: IH-35 Utility Relocation

ROW CSJ: N/A

### VII. Justification and Explanation for Credit if Retained.

The fencing is considered to have a salvageable value of 1%.
--------------------------------------------------------------

### VIII. Conditions

Values for signs, if any, are applicable only if sign owner has compensable interest.

Fencing is applicable only to actual cost or lump sum fencing on 90-10 Right of Way projects and State cost participation in fences to be in accordance with State's Right of Way Manual.

The values indicated hereon have been approved on the basis that all improvements within the taking will be acquired in the name of the State through negotiation.

### IX. Reviewing Appraisers' Statements

#### Reviewing Appraiser's Statement

It is my opinion that the appraiser's report for this parcel appears adequately supported and in compliance with all appropriate appraisal standards, laws, and regulations, and I recommend this appraisal for use by the appropriate Agency Official and his/her assigns. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items that are not compensable under State law.

_____  
Reviewing Appraiser

_____  
Date



_____  
Tommy Matthews  
Contract Reviewing Appraiser (if applicable)

_____  
August 15, 2023  
Date

_____  
Division Reviewing Appraiser (if applicable)

_____  
Date

### X. Approval of Values

_____  
County/City Representative

_____  
Date

_____  
ROW Staff Representative

_____  
Date



## APPRAISAL REVIEW

In keeping with USPAP Standards Rule 3-2 and 3-5, the following information is provided:

Client: The City of Denton and Cobb, Fendley, & Associates

Intended User(s): Cobb, Fendley, & Associates, The City of Denton, its counsel, employees, agents, and assigns.

Intended Use: to provide a recommendation of the appraisal for use by The City of Denton for acquisition purposes as it pertains to the parcel described herein.

Purpose of Review: To determine if the conclusions and methodology used in the appraisal report are reasonable and appropriate, and if the elements in the report meet the standards of the intended users, and communicate my findings to the client, by written review. This assignment does not include the development of my own opinion of value. This review assignment is intended to aid in decision-making and property acquisition with respect to The City of Denton's IH-35 Utility Relocation project and includes a review opinion related only to the work under review.

Effective Date of Review: the work was under review on August 13, 2023, and this is considered the effective date of the review.

Date of Work Under Review (Appraisal Report Date): August 14, 2023

Effective Date of the Appraisal under review: July 6, 2023

Date of this Appraisal Review Report: August 15, 2023

Scope of Review: with respect to the appraisal review process, I have completed the following:

I have read the appraisal report in its entirety, examined it for completeness, and have provided comments to the appraiser for consideration. I have not reviewed the appraiser's work file and assume that items referenced in the appraisal report are retained in the work file; and the work file includes all information necessary to produce a credible opinion of value of the subject appraised. I did not research the market for additional comparable sales or other market data. I personally inspected the subject property and comparable sales utilized in the appraisal report under review. The subject property was inspected from the public right-of-way and/or subject property, and I had an unobstructed view of the proposed acquisition area (excepting areas of dense vegetation).

My opinion of the work under review is limited to the report and information provided by the appraiser, and when necessary, information provided by The City of Denton (e.g., ROW maps). No other information was relied on. The information provided in the appraisal report is considered reliable but is not guaranteed. I did not confirm any of the subject, or comparable sale data. I did not perform any additional research, and I have not formed an independent opinion of market value for the subject property, acquisition, or remainder property. I have adequate knowledge of this property type and market area to meet the competency requirements set forth in USPAP.

No extraordinary assumptions or additional hypothetical conditions are necessary in this review assignment. I have prepared a written report with my recommendations regarding the appraisal report.



## CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statement of facts and data reported by the reviewer and used in the review process are true and correct.
- The analyses, opinions and conclusions in this review are limited only by the reported assumptions and limiting conditions stated in this review report, and are my personal, impartial, and unbiased professional analysis, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of the work under review and have no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- My analyses, opinions, and conclusions were developed, and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*, and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- I have made a personal inspection of the subject property of the report under review and the comparable sales included in that report.
- No one provided significant real or personal property appraisal review assistance to the person signing this certification.
- As of the date of this review, I am certified under the requirements of the State of Texas as a general real estate appraiser.
- As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.



Tommy Matthews  
State Certified General Appraiser, TX-1337544-G



DONALD THOMAS MATTHEWS  
2400 CARDINAL BOULEVARD  
CARROLLTON, TX 75010





## GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

To assist the reader in interpreting this appraisal review report, general assumptions and limiting conditions are set forth below.

Information provided by others is assumed to be true, accurate, and reliable.

The legal description used in the appraisal report under review is assumed to be correct.

No opinion is expressed or assumed for legal matters that may affect title or use of the subject property.

The date of the review opinion on which the opinions expressed in this report apply, is set forth in the report. I assume no responsibility for economic or physical factors occurring at some later date, which may affect the opinions herein stated.

All opinions and comments pertaining to the work under review represent my opinion, formed after examination of the appraisal report reviewed. While it is believed the information and analyses are correct, I do not guarantee them and assume no liability for errors in fact, analysis or judgment.

The analyses, opinions and conclusions in this appraisal review report are based solely on the data, analyses and conclusions contained in the appraisal report under review. It is assumed that this data is representative of existing market conditions.

All analyses, opinions, and conclusions expressed by me are limited by the scope of the review process.

Neither all nor any part of the contents of this report shall be disseminated to the public through advertising media, public relations media, sales media, or any other public means of communication without my written consent and approval.

I am not required to give testimony or to appear in court because of this review assignment, unless prior arrangements have been made.

No responsibility for hidden defects or conformity to specific governmental requirements can be assumed without provision of specific professional or governmental inspections. While the general conditions of the property were observed, no guarantee can be made concerning the individual components of the property.

I am not qualified to make a complete inspection of any well, septic system, underground storage tanks, or environmental condition, and these are beyond the scope of this report. No statements can be made concerning the adequacy or condition of these or other systems, or any effect on value.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in completing this review assignment.

The possession of this report, or any part of it, or a copy of it, does not convey the right of publication; it may not be used for any purpose other than the intended purpose stated herein, by any person or entity other than the intended users stated herein, without my written consent.

Your acceptance and/or use of this report acknowledges your acceptance of the foregoing General Assumptions and Limiting Conditions.