

MURPHY CITY COUNCIL AGENDA
REGULAR CITY COUNCIL MEETING
MAY 5, 2015 AT 6:00 P.M.
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094



Eric Barna
Mayor

Scott Bradley
Mayor Pro Tem

Owais Siddiqui
Deputy Mayor Pro Tem

Ben St. Clair
Councilmember

Betty Spraggins
Councilmember

Sarah Fincanon
Councilmember

Rob Thomas
Councilmember

James Fisher
City Manager

Susie Quinn
City Secretary

NOTICE is hereby given of a meeting of the City Council of the City of Murphy, Collin County, State of Texas, to be held on May 5, 2015 at Murphy City Hall for the purpose of considering the following items. The City Council of the City of Murphy, Texas, reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. CALL TO ORDER

2. INVOCATION & PLEDGE OF ALLEGIANCE

3. ROLL CALL & CERTIFICATION OF A QUORUM

4. PUBLIC COMMENTS

5. PRESENTATIONS

- A. Proclamation recognizing Motorcycle Safety Awareness Month.
- B. Proclamation recognizing National Public Service Recognition Week.
- C. Proclamation recognizing Emergency Medical Services Week.
- D. Proclamation recognizing National Police Week.
- E. Presentation of the TPCA Recognition Best Practices Certificate.
- F. Presentation of the Sergeant Kyle Kucauskas Scholarship.

6. CONSENT AGENDA

All consent agenda items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and voted on separately.

- A. Consider and/or act upon the April 7, 2015 regular meeting minutes.
- B. Consider and/or act upon the April 21, 2015 regular meeting minutes.

7. INDIVIDUAL CONSIDERATION

- A. Consider and/or act on the application of property owner McBirney 544 Joint Venture and applicant Honey Goel requesting approval of a site plan, landscape plan, building elevations and construction plat for Murphy Office Condos on property zoned PD 09-12-823 at the southeast corner of FM544 and Brand Road.
- B. Consider and/or act on the application of property owner Deborah R. Tafelski and applicant Ricky Jenkins requesting approval of a site plan, landscape plan and building elevations for a Jenkins Self Storage at 305 W. FM 544.
- C. Consider and/or act on the award of the bid for the Betsy Lane Paving and Drainage Improvements.
- D. Conduct a public hearing and consider and/or act upon approval of an ordinance continuing the juvenile curfew regulations.
- E. Discuss and/or consider implementing community blog(s) and regulations relating thereto for the City of Murphy social media platforms.
- F. Discussion regarding the Body Camera Program of the Murphy Police Department.
- G. Discussion regarding North Murphy Road.

8. CITY MANAGER/STAFF REPORTS

- A. Timbers Nature Preserve
- B. South Maxwell Creek Parallel Trunk Sewer Line
- C. 2015 Planning Session

9. EXECUTIVE SESSION

The City Council will hold a closed Executive Session pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

- A. §551.087 Deliberation regarding economic development negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- B. §551.072 To deliberate the purchase, exchange, lease, or value of real property, including fee simple and easements.
- C. §551.071 Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter in regard to Safe Routes to School and Open Records Act and procedures.

10. RECONVENTE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding:

- A. §551.087 Deliberation regarding economic development negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
- B. §551.072 To deliberate the purchase, exchange, lease, or value of real property, including fee simple and easements.
- C. §551.071 Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter in regard to Safe Routes to School and Open Records Act and procedures.
- D. Take Action on any Executive Session Items.

11. ADJOURNMENT

I certify that this is a true and correct copy of the Murphy City Council Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094; a place convenient and readily accessible to the public at all times, and said notice was posted on May 1, 2015 by 4:30 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.


Susie Quinn, TRMC
City Secretary

In compliance with the American with Disabilities Act, the City of Murphy will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 972.468.4011 or squinn@murphytx.org.

Notice of Possible Quorum: There may be a quorum of the Animal Shelter Advisory Committee, the Board of Adjustment, the Building and Fire Code Appeals Board, the Ethics Review Commission, the Murphy Community Development Corporation, the Murphy Municipal Development District Board, the Park and Recreation Board and/or the Planning and Zoning Commission members who may be present at the meeting, but they will not deliberate on any city or board business.

Proclamation

City of Murphy, Texas

Motorcycle Safety Awareness Month

WHEREAS, today's society is finding more citizens involved in motorcycling on the roads of our country; and

WHEREAS, motorcyclists are roughly unprotected and therefore more prone to injury or death in a crash than other vehicle drivers; and

WHEREAS, campaigns have helped inform riders and motorists alike on motorcycle safety issues to reduce motorcycle related risks, injuries, and, most of all, fatalities, through a comprehensive approach to motorcycle safety; and

WHEREAS, it is the responsibility of all who put themselves behind the wheel, to become aware of motorcyclists, regarding them with the same respect as any other vehicle traveling the highways of this country; and it is the responsibility of riders and motorists alike to obey all traffic laws and safety rules; and

WHEREAS, urging all citizens of our community to become aware of the inherent danger involved in operating a motorcycle, and for riders and motorists alike to give each other the mutual respect they deserve;

NOW THEREFORE, I Eric Barna, Mayor of the City of Murphy Texas, in recognition of this event do hereby proclaim the Month of May, 2015, as

Motorcycle Safety Awareness Month

Further, I urge all residents to do their part to increase safety and awareness in our community.



In Murphy, Texas, in official recognition of this nationwide event. Proclaimed this 5th day of May, 2015.

*Eric Barna, Mayor
City of Murphy*

Proclamation

City of Murphy, Texas

**Public Service Recognition Week
May 4-10, 2014**

WHEREAS, Americans are served every single day by public servants at the federal, state, county and city levels; and

WHEREAS, Many public servants, including military personnel, police officers, firefighters, parks and recreation, public works, customer service, communication officers, municipal court, municipal administration, and others, provide diverse services every day to the people of the United States and around the world with efficiency and integrity; and

WHEREAS, Without these public servants at every level, continuity would be impossible in a democracy that regularly changes its leaders and elected officials; and

WHEREAS, the City Council of Murphy, Texas, wishes to urge everyone in our community to recognize the accomplishments and contributions of government employees at all levels — federal, state, county and city.

NOW, THEREFORE, I, Eric Barna, Mayor of the City of Murphy, Texas, do hereby proclaim May 3-9, 2015 as

“Public Service Recognition Week”



In Murphy, Texas, in official recognition of this nationwide event. Proclaimed this 5th day of May, 2015.

*Eric Barna, Mayor
City of Murphy*

Proclamation

City of Murphy, Texas

*Emergency Medical Services Week
May 17-23, 2015*

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, firefighters, educators, administrators, emergency nurses, emergency physicians, and others; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; now

NOW THEREFORE, I Eric Barna, Mayor of the City of Murphy Texas, in recognition of this event do hereby proclaim the week of May 17-23, 2015, as

EMERGENCY MEDICAL SERVICES WEEK

With the theme, EMS Strong, I urge the appropriate recognition thereof.



In Murphy, Texas, in official recognition of this nationwide event. Proclaimed this 5th day of May, 2015.

*Eric Barna, Mayor
City of Murphy*

Proclamation

City of Murphy, Texas

National Police Week

Whereas, in the performance of the mission for the welfare and well-being of our community, law enforcement officers are engaged, on a daily basis, in a hazardous and life threatening profession; and

Whereas, our citizens' peace of mind comes from the knowledge that these officers are readily available for crime prevention, crime suppression and protection of life and property; and

Whereas, in some cases, the officer actually gives his or her life in exchange for the welfare of his or her community; and

Whereas, our community has a continuing sense of gratitude to these brave men and women who have given their lives defending and protecting our City and those who serve daily in the protection of life and property; and

Whereas, in 1962, President John F. Kennedy established May 15th as a national day of commemoration known as "National Police Memorial Day" in honor of these men and women who have made the ultimate sacrifice; and

Whereas, President Kennedy also declared the week that the National Police Memorial Day fell within as Nation Police Week; and

Now Therefore, I, Eric Barna, Mayor of the City of Murphy Texas, Do hereby proclaim the week of May 10 -16, 2015 as **NATIONAL POLICE WEEK** in Murphy Texas and urge the appropriate recognition thereof.



Eric Barna, Mayor

City of Murphy

**CITY COUNCIL MINUTES
REGULAR CITY COUNCIL MEETING
APRIL 7, 2015 AT 6:00 P.M.**

1. CALL TO ORDER

Mayor Barna called the meeting to order at 6:00 pm.

2. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Barna gave the invocation and led the Pledge of Allegiance to the United States flag.

3. ROLL CALL & CERTIFICATION OF A QUORUM

Susie Quinn, City Secretary, certified a quorum with the following Councilmembers present:

Mayor Eric Barna

Mayor Pro Tem Scott Bradley

Deputy Mayor Pro Tem Owais Siddiqui

Councilmember Ben St. Clair

Councilmember Betty Nichols Spraggins

Councilmember Sarah Fincanon

Councilmember Rob Thomas

4. PUBLIC COMMENTS

None

5. PRESENTATIONS**A. Proclamation Recognizing Child Abuse Prevention Month.**

Exchange Club representatives, Rosie Neely and Shelly Bottlinger were in attendance to accept the Proclamation presented by Mayor Eric Barna.

B. Proclamation recognizing National Telecommunicator Week.

Carla Kulwicki, Communications Supervisor, Shannon Long, Jill Kristiansen and Robert Davila from the City of Murphy Support Services Department were in attendance to accept the Proclamation presented by Mayor Eric Barna.

C. Proclamation for National Service Day.

Mayor Eric Barna asked for representatives to step forward to accept this Proclamation. There being none, the proclamation was not read.

6. CONSENT AGENDA

All consent agenda items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and voted on separately.

A. Consider and/or act upon the March 17, 2015 regular meeting minutes.

B. Consider and/or act upon the March 19, 20, 21, 2015 retreat meeting minutes.

COUNCIL ACTION (6.A.and 6.B.):

APPROVED

Mayor Pro Tem Bradley moved to approve the consent agenda as presented. Deputy Mayor Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

7. INDIVIDUAL CONSIDERATION

- A. Hold a public hearing and consider and/or act on the application of Murphy Four Venture, LP requesting approval of an amendment to the Concept Plan for PD (Planned Development) District No. 12-10-923 Murphy Marketplace to include a proposed layout for the property at the northeast corner of Maxwell Creek and FM 544.

Economic Director Roberts presented the plat by Race Trac on FM 544 to council for a proposed amendment for the concept plan. The site meets requirements for the development proposed by The Tom Day Company, and there are currently users for the front area of the development. Councilmembers are concerned that the "back area" will not be developed. Tom Day explained the plan to council; have retail in the front building and use the rear space for office space; trying to find one user for the whole back building. The reason for not having retail in the back building is due to not being able to have visible signage from the main road. Council asked about possibly making the back building into a two-story office space with a single user, and Tom explained about the cost being too high. In an email from DART it was stated that the rail tracks shown on the map displaying Lot 56 as closer than 50 feet to the centerline of the tracks. It will be correct when the site plan is presented.

COUNCIL ACTION (7.A.):

APPROVED

Mayor Pro Tem Bradley moved to approve the request to amend the Concept Plan for PD (Planned Development) District No. 12-10-923 Murphy Marketplace to include a proposed layout for the property at the northeast corner of Maxwell Creek and FM 544. Councilmember Fincanon seconded the motion. For: 6. Against: 1. The motion carried by a vote of 6 to 1. Deputy Mayor Siddiqui voted against.

- B. Consider and take action, if any to hire a CPS consultant to conduct a compensation study.

City Manager Fisher explained there was a pay plan adopted by the uniformed Police and Fire two (2) years ago: they have worked out the problems and are ready to make a new plan to encompass regular city staff. HR Manager, Traxler has researched and brought it back into focus since she has been here. A company called CPS HR Consulting can do the pay plan for \$23,500 which will create one for regular staff and double check police and fire to make sure they are still on the right track. Mr. Fisher also explained the Managers have gone over their department's job descriptions so they can compare reasonably. Council is concerned that since it is an unbudgeted item, it might be wise to wait. They agree it is a good thing to do, but suggested to wait and place in next year's budget.

COUNCIL ACTION (7.B.):

APPROVED

Mayor Pro Tem Bradley moved to authorize the City Manager to hire a CPS consultant to conduct a compensation study for the City of Murphy as described. Councilmember St. Clair seconded the motion. For: 5. Against: 2. The motion carried by a vote of 5 to 2. Councilmember Fincanon and Councilmember Thomas voted against.

- C. Consider and take action, if any, on the proposed ILA for providing police dispatch services for the City of Parker.

Council wants to ensure the services to Parker will not affect the Murphy residents' service. Police Chief, Cox stated it should not affect the Murphy residents' service.

COUNCIL ACTION (7.C.):

APPROVED

Mayor Pro Tem Bradley moved to approve the ILA between the City of Parker and the City of Murphy for the provision of dispatching services. Councilmember Spraggins seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- D. Consider and/or act upon conducting a citizen survey for the City of Murphy.

City Manager Fisher explained to council that a citizen survey was needed as the last one was completed in 2007 by Survey Research Center at the University of North Texas. To get a true sense of what the residents think/want, Council wants to do this. They also want to try to use the same company for the next two (2) times the survey is completed in order to do a gap analysis. Council also wants to make sure multiple ways of contact are used to connect with all citizens. They also want to have the comprehensive plan proposals back at the same time as the survey proposals. Mr. Fisher suggested that if a budget amendment should be necessary that it be presented with all the other budget amendment items at the same meeting for review.

COUNCIL ACTION (7.D.):

APPROVED

Mayor Pro Tem Bradley moved to authorize staff to solicit proposals for a citizens' survey to bring back to Council for approval. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- E. Consider and/or act upon updating the Comprehensive Plan for the City of Murphy.

City Manager Fisher explained to council that traditionally cities update their Comprehensive Plan every two (2) years and our last update was in 2008. Council agreed that this needs to be done.

COUNCIL ACTION (7.E.):

APPROVED

Mayor Pro Tem Bradley moved to authorize staff to solicit proposals to update the Comprehensive Plan for the City of Murphy to bring back to Council for approval. Deputy Mayor Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- F. Discussion on the 2015 Planning Session.

City Manager Fisher recapped briefly what was accomplished during the three (3) day planning session regarding vision and purpose statements that had been put together. We need to finalize a sense of direction, a shared vision of where the city is going. What, where, and how we want things developed. Great steps have been taken but there is still a lot of work to do. Especially when it comes to the budget. Something to keep in mind is: what we are doing, what we are

funding? Does this support our vision? Council said they have had time to absorb what they talked about, so more discussion in detail will be beneficial.

G. Discussion on the FY 16 Budget Preparation Calendar.

City Manager Fisher asked council how they wanted to do the budget this year. When and how often do they want to meet? In the past there have been all day meetings on budget but that may not be the best route considering council and staff's schedules. Mr. Fisher explained that the Collin County Appraisal District will be getting back to the City of Murphy at the end of this month (April) regarding the tax increase. It is estimated it could increase 7 to 9% in valuation. This possesses its own challenges, in Austin, Texas there is legislature that might take it down to 5%. A councilmember said it would be beneficial to have some feedback from the citizen survey and another council member pointed out that the survey will fill the big gaps; but those gaps won't come out of an operational budget. City Manager Fisher pointed out that the budget in May will be preliminary. By June or July the numbers should be more solid.

H. Discussion on North Murphy Road.

City Manager Fisher recapped the history with TxDOT. November was their original walkthrough and the city created a punch list. TxDOT followed up in December, the city followed up with TxDOT in January and also on April 6, 2015. The City of Murphy will be sending HOA letters later this week asking them to advise the City of any issues or concerns they have with the road construction and entrances to their communities. The challenge with it is most of the HOA's built into the TxDOT right of way unknowingly. There was no way of knowing this at the time they built. TxDOT's philosophy is if it's in the way it shouldn't have been there in the first place. Council is concerned about the visibility for turning on the bridge. Mr. Fisher explained they have voiced their concerns to TxDOT and to the county but they said it was fine.

TxDOT is also proposing to put 1 to 3 foot retaining walls up in places they are needed. We (the city) have asked that the retaining walls be made to compliment the areas they are in, however TxDOT wants to put in grey retaining calls. The City is staying on top of this to ensure the best possible outcome. The sidewalks are of concern as well. They are being made with wooden forms, rebar on the dirt, and then pouring concrete, very little work is being done for stabilization such as putting sand down to ensure the sidewalks stay good for years to come.

The City of Murphy is also making sure they clean up the medians. Currently, there is debris that will cause damage to mowers and other equipment if left in the medians. There are also many elevation differences, sprinkler lines and meter boxes that have been damaged by the construction. The City wants TxDOT to get in contact with Lonestar Construction about the poor quality workmanship. While they have improved on some things, there are many things they have not improved. Even though TxDOT doesn't require a maintenance bond for their contractors, they should still do it right the first time so our citizens aren't inheriting something that should have been done correctly. Council members were concerned why the curbs are cracking. Mr. Fisher explained that the City is researching this. Council may want to consider at a future meeting rescinding Resolution No.14-R-804 which would reinstate Murphy Road as a State Highway.

8. CITY MANAGER/STAFF REPORTS

A. Timbers Nature Preserve

Sixty percent (60%) of construction is completed to date. Ninety-seven percent (97%) of concrete trail has been installed. Plano is to connect across South Murphy Road. The soft surface trail cutting has started. The restroom is scheduled to be delivered in early May. The pavilion construction has begun. We are still on target to complete this project by August 2015. Council asked about moving the bathroom. Mr. Fisher's explained that the restroom has been moved as far as the Fire Chief will allow. There are also plans to heavily landscape to cover it from view for the nearby homeowners.

B. South Maxwell Creek Parallel Trunk Sewer Line

City Manager Fisher explained that we are resolving the last easement issues and the work is ready to begin. But has been delayed due to the weather.

C. Betsy Lane Road Widening Project

Last week the bids for this project were opened for evaluation and should be presented to council in May to begin the project in June. The last of the right-of-way issues are being resolved. Currently this job is still fully funded.

D. Keep Texas Beautiful Event

This event is typically very successful. Staff has been working with the Environmental Clubs at Murphy Middle School and Boggess Elementary this year for e-recycling.

E. Farmers Market

Staff has been working hard to make this a great and successful event.

9. EXECUTIVE SESSION

The City Council convened into close Executive Session at 7:33 pm pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

- A. §551.087 Deliberation regarding economic development negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- B. §551.072 To deliberate the purchase, exchange, lease, or value of real property.
- C. §551.071 Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter in regard to Safe Routes to School and Open Records Act and procedures.

10. RECONVENTE INTO REGULAR SESSION

The City Council reconvened into open session at 7:52 pm with the Mayor’s announcement that no action was taken in Executive Session, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

- A. §551.087 Deliberation regarding economic development negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
- B. §551.072 To deliberate the purchase, exchange, lease, or value of real property.
- C. §551.071 Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter in regard to Safe Routes to School and Open Records Act and procedures.
- D. Take Action on any Executive Session Items.

COUNCIL ACTION (10.A., 10.B., 10.C., and 10.D.)

NO ACTION

11. ADJOURNMENT

With no further business, the meeting was adjourned at 7:53 pm.

APPROVED BY:

Eric Barna, Mayor

ATTEST:

Susie Quinn, City Secretary

CITY COUNCIL MINUTES
REGULAR CITY COUNCIL MEETING
APRIL 21, 2015 AT 6:00 P.M.

1. CALL TO ORDER

Mayor Barna called the meeting to order at 6:00 pm.

2. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Barna gave the invocation and led the Pledge of Allegiance to the United States flag.

3. ROLL CALL & CERTIFICATION OF A QUORUM

Susie Quinn, City Secretary, certified a quorum with the following Councilmembers present:

Mayor Eric Barna

Mayor Pro Tem Scott Bradley

Deputy Mayor Pro Tem Owais Siddiqui

Councilmember Ben St. Clair

Councilmember Betty Nichols Spraggins

Councilmember Sarah Fincanon

Councilmember Rob Thomas

4. PUBLIC COMMENTS

Keith Patton addressed the council regarding wanting the city to consider installing a street light at the median of Oriole to provide safety for the students and crossing guard. Due to the time change that area is dark and is a potential hazard for the crossing guard and students.

Also, when the Central Park was created there was no parking made. People are parking on the street, speeding through and causing blocks for emergency vehicles to not be able to go through if there is an event going on.

5. PRESENTATIONS

A. Proclamation recognizing Asian/Pacific American Heritage Month.

B. Presentation of financial report and investment report as of March 31, 2015.

Finance Director, Linda Truitt presented to Council the report. The first six (6) months of the budget year have been completed and according to our investment report at the end of March we are at \$21,300,000 which is slightly down from February. The interest rate remains the same at 0.10%. The General fund is up 14% in collections over last year.

Currently we are halfway through the budget year, revenues are at 71% property tax is at 98% and all areas are doing well with the exception of courts and permit/licenses. Hopefully this will increase in the summer with the new subdivision opening soon. Sales tax collected is at 48% as of the end of March. We only issued 4 single family building permits this month and 23 year to date. Last year as of March the year to date total was 62. Expenditures are around the 50% percentile, overall we are at 42% with six (6) months left in this budget year.

6. CONSENT AGENDA

All consent agenda items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and voted on separately.

- A. Consider and take action, if any, on a Resolution approving an Interlocal Agreement with Collin County Governmental Purchasers Forum and authorizing the City Manager to execute such agreement.

COUNCIL ACTION (6.A.):

APPROVED

- B. **Mayor Pro Tem Bradley moved to approve a Resolution approving an Interlocal Agreement with Collin County Governmental Purchasers Forum and authorizing the City Manager to execute such agreement. For: Unanimous. The motion carried by a vote of 7 to 0.**

7. INDIVIDUAL CONSIDERATION

- A. Consider and take action, if any, on the approval of a Resolution authorizing continued participation with the steering committee of cities served by Oncor; and authorizing the payment of 11 cents per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC for 2015.

With this Interlocal Agreement the steering committee will review electrical rates, tariffs, and acts on our behalf to ensure we have the most fair, best rates we can get, and they have legal counsel that we couldn't afford on our own. Councilmember asked for clarification about the 11 cents being constant. City Manager Fisher confirmed that was constant.

COUNCIL ACTION (7.A.):

APPROVED

Mayor Pro Tem Bradley moved to approve a Resolution authorizing continued participation with the steering committee of cities served by Oncor; and authorizing the payment of 11 cents per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC for 2015. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- B. Consider and/or act on the Final Plat Application of Beacon Hill Centre, LLC, located at the Northwest corner of F.M. Highway No. 544 and Heritage Parkway, subject to the execution and recording of the Sanitary Sewer Easement Agreement as well as the Underground Stormwater Detention Facility Maintenance Agreement (Agenda Item 7.C.) and insertion of the associated Collin County Property Record Instrument Numbers on the Final Plat prior to recording of the Final Plat. Beacon Hill Centre, LLC is responsible for providing Final Plat mylars for signature, filing the Final Plat in the Collin County property records, and providing the City with an original filed Final Plat.

No questions and no discussion.

COUNCIL ACTION (7.B.):

APPROVED

Mayor Pro Tem Bradley moved to approve the Final Plat Application of Beacon Hill Centre, LLC, located at the Northwest corner of F.M. Highway No. 544 and Heritage Parkway, subject to the execution and recording of the Sanitary Sewer Easement Agreement as well as the

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Underground Stormwater Detention Facility Maintenance Agreement (Agenda Item 7.C.) and insertion of the associated Collin County Property Record Instrument Numbers on the Final Plat prior to recording of the Final Plat. Beacon Hill Centre, LLC is responsible for providing Final Plat mylars for signature, filing the Final Plat in the Collin County property records, and providing the City with an original filed Final Plat. Deputy Mayor Pro Tem Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- C. Consider and/or act upon authorizing the City Manager to execute the Sanitary Sewer Easement Agreement as well as the Underground Stormwater Detention Facility Maintenance Agreement with Beacon Hill Centre, LLC.

Council did clarify that the applicant is taking responsibility for the sanitary sewer maintenance and the detention facility.

COUNCIL ACTION (7.C.):

APPROVED

Mayor Pro Tem Bradley moved to authorize the City Manager to execute the Sanitary Sewer Easement Agreement as well as the Underground Stormwater Detention Facility Maintenance Agreement with Beacon Hill Centre, LLC. Deputy Mayor Pro Tem Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- D. Consider and/or act on the Water Conservation Plan (Ordinance No. 14-09-982) and Water Resource and Emergency Management Plan (Ordinance No. 14-09-983) by approving May 1, 2015 as the effective date.

This plan was approved but did not have an effective date. North Texas Water District has declared the drought over as of May 1st, 2015 due to the recent rainfalls. The old plan had stages 1 through 4; the new one has stages 1 through 3. For the new watering restrictions residents will be able to water two (2) days per week on the days of their choice. Council asked if this was a cooperative system and not mandatory enforcement plan. It was confirmed.

COUNCIL ACTION (7.D.):

APPROVED

Mayor Pro Tem Bradley moved to approve the Water Conservation Plan (Ordinance No. 14-09-982) and Water Resource and Emergency Management Plan (Ordinance No. 14-09-983) to be effective May 1, 2015. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- E. Discussion on the 2015 Planning Session.

City Manager Fisher recapped the strategic planning meeting in which council created "guiding principles" which are to be kept in mind so we know we are supporting the vision/principles. Council authorized staff to get proposals for the Citizen Survey, Comprehensive Plan, and Compensation Study and those proposals will be coming back to Council in May. A Community Improvement Committee may be appointed in September, 2015 to determine if items should be taken to the voters for a bond issue if an election is approved by Council.

The lists from the planning session are consolidated into one list; many items overlapped. The consolidated list is no particular order. The entire list will not be discussed tonight . One item on the list is, how do we build a sense of community? Suggestions were building a dog park, having a parade, adopting a sister city etc. Council asked staff to look into what is involved with adopting a Sister City; possibly look into Murphy as being an Irish surname. This would bring people together and make idea exchanges.

City Manager Fisher brought up other items from the planning session lists; how do we utilize the pavilions and amphitheater better; is there a way to repurpose this to accommodate food trucks and/or overnight RV parking? Council commented that when it comes to these kinds of questions it needs to be put to the park board to start assessing what events and modifications do we need for this space to lend itself for these purposes.

For the dog park idea, council agreed that having a dog park always has interest, and there isn't too much maintenance. More detailed discussion will occur at a later date.

Council believes that 90% of the questions we have about the things discussed in the planning session will be answered by the Community Survey. Moving to another item, City Manager Fisher mentioned the landscaping on medians, the difficulty being irrigation and weeds.

Another item from the list is "home rehab"; does the city want to be involved with the program. Council said they would try to figure out where the highest chance or risk of being redeveloped was for re-zoning and go from there. Council said that we need to get ahead of the curve on this and they are okay with staff spending time researching this and putting it together. We will be bringing new standards and recodification before council in our new 3 to 5 year plan we need bench marks asking "have we done this, and if not, why?"

More discussion will be done at a later date on the remaining items on the list.

8. CITY MANAGER/STAFF REPORTS

A. Timbers Nature Preserve

This project is 62% complete, there was a slight slowdown do to the rain but the project is scheduled to finish in August.

B. South Maxwell Creek Parallel Trunk Sewer Line

Delayed starting because of the rains.

C. Betsy Lane Road Widening Project

The bid award will be brought to council in May.

D. Keep Texas Beautiful Event held April 18, 2015

The Green Team held another successful event. Murphy Middle School and Bogges Elementary helped greatly with e-recycling.

E. Farmers Market held April 18, 2015

Farmers Market had a good turnout for the first weekend, with more successful weekends anticipated every weekend from now until October.

F. Collin County Historical Event to be held April 25, 2015

Good way to showcase Murphy as all the Historical Societies in Collin County are invited to attend. Around noon, a Community Historical Marker about the establishment of Murphy will be dedicated.

9. EXECUTIVE SESSION

The City Council convened into close Executive Session at 6:27 pm pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

- A. §551.087 Deliberation regarding economic development negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
- B. §551.072 To deliberate the purchase, exchange, lease, or value of real property, including fee simple and easements associated with Abstract A0579, Henry Maxwell Survey, Tract 33, 10.9065 acres (owned by 4 B&W Land LLC) and fee simple located at 309 McMillen Drive, Murphy and easements in the same vicinity across Collin County CAD Identification Numbers 427390 and 2527842 (owned by Catherine M. Bailey).
- C. §551.071 Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter in regard to Safe Routes to School and Open Records Act and procedures.

10. RECONVENTE INTO REGULAR SESSION

The City Council reconvened into open session at 7:12 pm with the Mayor's announcement that no action was taken in Executive Session, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

- A. §551.087 Deliberation regarding economic development negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- B. §551.072 To deliberate the purchase, exchange, lease, or value of real property, including fee simple and easements associated with Abstract A0579, Henry Maxwell Survey, Tract 33, 10.9065 acres (owned by 4 B&W Land LLC) and fee simple located at 309 McMillen Drive, Murphy and easements in the same vicinity across Collin County CAD Identification Numbers 427390 and 2527842 (owned by Catherine M. Bailey).

COUNCIL ACTION (10.B.):

APPROVED

Mayor Pro Tem Bradley moved to authorize the Mayor to sign a contract and to authorize the City Manager to execute the supporting the documents for the purchase of the property and sale agreement for the property owned by Catherine M. Bailey. Councilmember Spraggins seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- C. §551.071 Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter in regard to Safe Routes to School and Open Records Act and procedures.

- D. Take Action on any Executive Session Items.

11. ADJOURNMENT

With no further business, the meeting was adjourned at 8:50 pm.

APPROVED BY:

Eric Barna, Mayor

ATTEST:

Susie Quinn, City Secretary

**City Council Meeting
May 5, 2015**

Issue

Consider and/or act on the application of property owner McBirney 544 Joint Venture and applicant Honey Goel requesting approval of a site plan, landscape plan, building elevations and construction plat for Murphy Office Condos on property zoned PD 09-12-823 at the southeast corner of FM544 and Brand Road.

Summary

The applicant submitted a site plan, building elevation plans, landscape plans and construction plat for approval that would allow for development of Murphy Office Condos.

- Total square footage of the four proposed buildings is approximately 16,000 square feet; 8,000 square foot proposed for medical office and 8,000 square feet proposed for professional office.
- The property is zoned PD 09-12-823.
- The proposed office buildings are a permitted use as noted in the Planned Development District section VI. Specific Regulations, A. Permitted Uses, 42. Offices (as allowed in Office zoning districts)

Considerations

Site Plan

The proposed site plan has been reviewed by staff and meets the requirements as set forth by the Planned Development District and the Code of Ordinances including the considerations below:

Setbacks –The Planned Development District states that no building shall be placed within a minimum of 40 feet from FM 544, Brand Road, and Village Drive and a minimum of 15 feet from all other roadways/access roads.

- o Staff is recommending a variance to the building setback distance from Village Drive and recommending approval of the 15' building setback as proposed. This setback is in line with the existing Orchard Park development to the east that was developed at the 15' building setback from Village Drive.

Sidewalks – Sidewalks along Brand Road and Village Drive shall be 6 feet in width. This Planned Development District requirement has been met.

Building Elevations

The proposed building elevation and materials meet requirements as set forth by the Planned Development District including:

- The use of at least two masonry materials in addition to glass is required and provided and the materials used are acceptable based on the City of Murphy Code of Ordinances exterior construction and design material standards and within the Planned Development District Ordinance.

**City Council Meeting
May 5, 2015**

- *Height regulations* - Maximum height regulations are as follows: three stories or 45 feet for the main building, except maximum height shall be 25 feet for any portion of a building that is located within 100 feet of a residential zoning district. This site plan shows a building height of 21'1 ½" and is within the allowed height requirements.

Landscape Plan

The proposed landscape and materials used have met requirement standards including landscape setbacks as detailed within the Planned Development District.

Construction Plat

The construction plat meets requirements and g the completion of comments currently being addressed by the applicant specific to the engineering documents (see notations below).

Additional Considerations for Notation

Prior to any signage installation, the sign plans for the building and on the site will be submitted to Customer Service, go through standard staff review to ensure compliance with the Sign Ordinance and will be permitted separately after staff approved.

Engineering and Public Works comments are being addressed specific to the Engineering Plans for this development and will be completed prior to construction plans submittal following staff approval.

Board Discussion

On April 27, 2015, the Planning and Zoning Commission considered this item and approved by a vote of 6-0, pending minimal site plan edits including dumpster relocation out of the 50' building setback and revisions to the sidewalks leading to the office doors. Both of these revisions were completed prior to Council packet submittal and the final site plan is included with this item.

Staff Recommendation

Staff recommends approval of the site plan, landscape plan, building elevations, and construction plat as submitted with the considerations as noted in this agenda item.

Attachments

Site Plan
Building Elevations
Landscape Plan
Construction Plat
PD 09-12-823

BENCHMARKS:

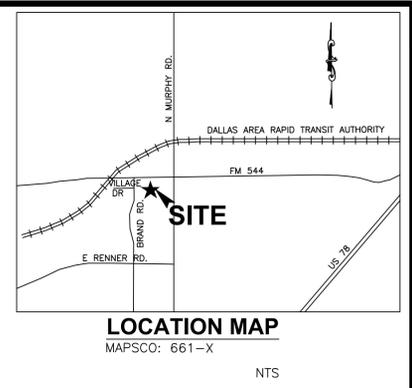
TBM#1
PK NAIL FOUND ON SOUTH SIDE MEDIAN IN GUTTER OF CL NOSE MEDIAN OF BRAND ROAD NORTH SIDE OF THE R.O.W OF VILLAGE DRIVE.
ELEVATION 557.55

TBM#2
CUT CROSS FOUND IN CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF INTERSECTION OF BRAND ROAD AND VILLAGE DRIVE.
ELEVATION 556.76

DUMPSTER NOTE:
8' HIGH DUMPSTER SCREENING WALL TO MATCH THE BUILDING MATERIAL.

SITE PLAN SUMMARY

ZONED:	G-1 (Office) with PD Conditions
LOT AREA:	1.5289 ACRE (66,599.00 SQ. FT)
SETBACKS:	FRONT YARD: 15 YARD FROM ROADWAYS/ACCESS ROADS. SIDE YARD: 15 YARD FROM SIDE ROAD AND 50' FROM RESIDENTIAL. REAR YARD: 10'
TOTAL BUILDING FLOOR AREA:	15,987.50 SF (8000 SF MEDICAL OFFICE, 8000 SF PROFESSIONAL OFFICE)
FLOOR AREA RATIO:	1/1.024
TOTAL SITE AREA:	66,599 S.F.
PARKING:	REQUIRED: 1 SPACE PER 150 S.F. OF MEDICAL OFFICE = 53 REQUIRED: 1 SPACE PER 300 S.F. OF PROFESSIONAL OFFICE = 27
TOTAL PARKING SPACES PROVIDED BY:	80
HANDICAP SPACE:	REQUIRED: 4 (VAN ACCESSIBLE) PROVIDED: 4 (VAN ACCESSIBLE)
LANDSCAPING:	TOTAL AREA OF ENTIRE PARKING LOT AREA = 26,501.00 S.F. LANDSCAPE AREA REQUIRED: 1,325 S.F. (MIN. 5% OF PARKING AREA) LANDSCAPE AREA PROVIDED: 1,779 S.F. (6.71%)



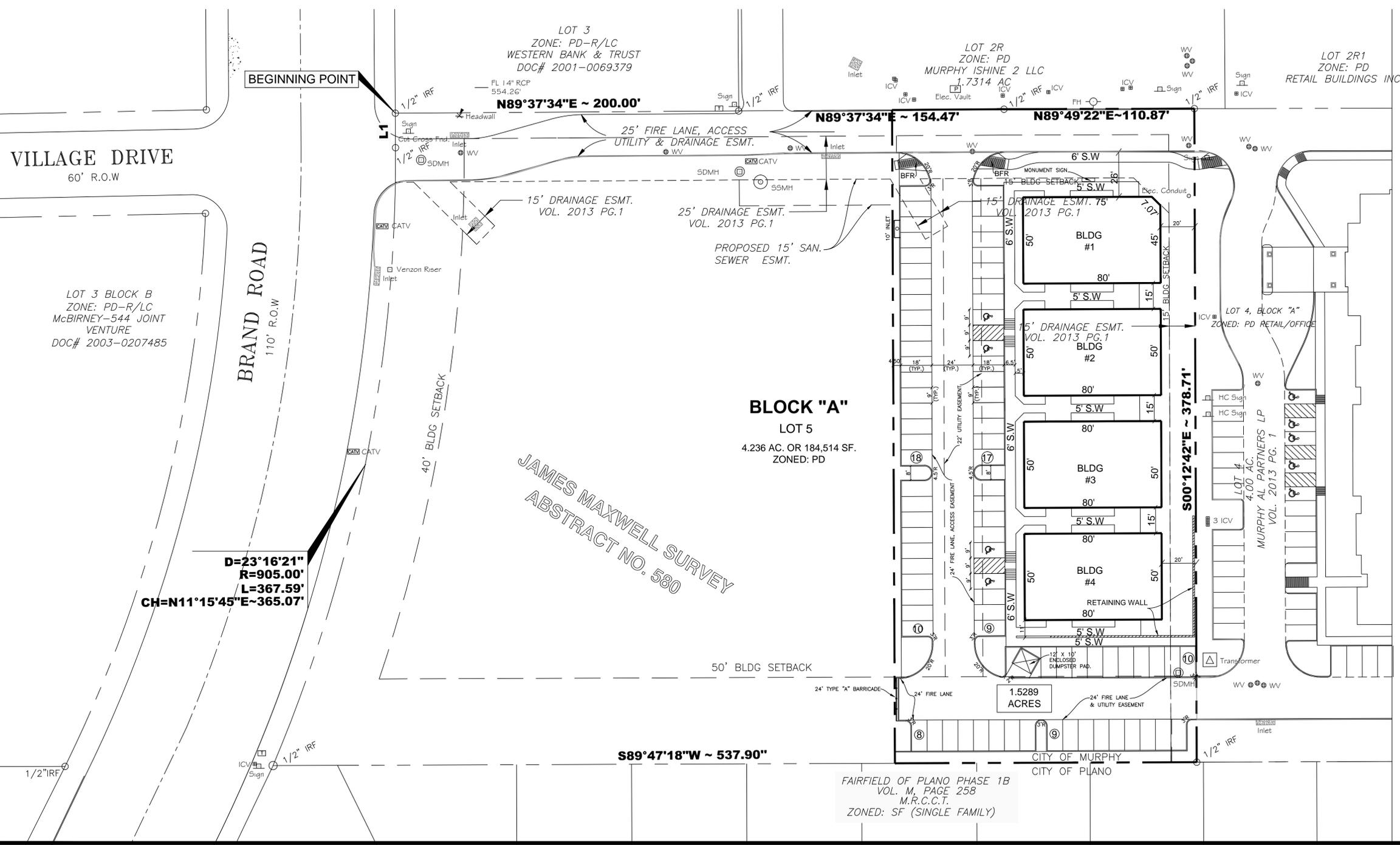
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ZONE: PD-R/LC
McBIRNEY-544 JOINT VENTURE
DOC# 2003-0207485

LOT 3 BLOCK B
ZONE: PD-R/LC
McBIRNEY-544 JOINT VENTURE
DOC# 2003-0207485

LOT 3
ZONE: PD-R/LC
WESTERN BANK & TRUST
DOC# 2001-0069379

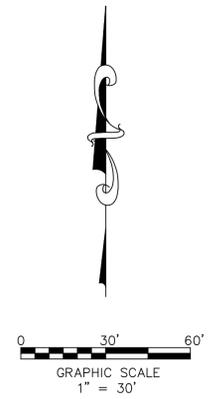
LOT 2R
ZONE: PD
MURPHY ISHINE 2 LLC
1.7314 AC

LOT 2R1
ZONE: PD
RETAIL BUILDINGS INC



D=23°16'21"
R=905.00'
L=367.59'
CH=N11°15'45"E~365.07'

JAMES MAXWELL SURVEY
ABSTRACT NO. 580

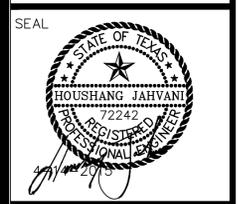


MURPHY OFFICE / CONDOMINIUM
PART OF LOT 5, BLOCK "A".
JAMES MAXWELL SURVEY, ABSTRACT NO. 580
MURPHY, TEXAS 75094

JAHVANI CONSULTING ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL: (214) 718-9469
jahvani@hotmail.com

REVISIONS	DATE

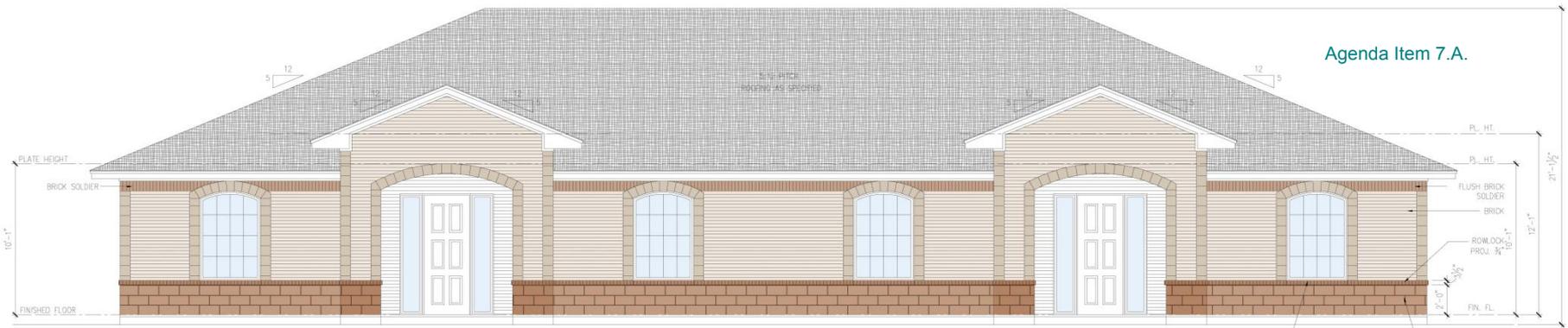


DWG. TITLE:
SITE PLAN

DRAWN BY: HJ
SCALE: 1" = 30'

DATE 4-14-2015

3 of 18
SHEET NUMBER

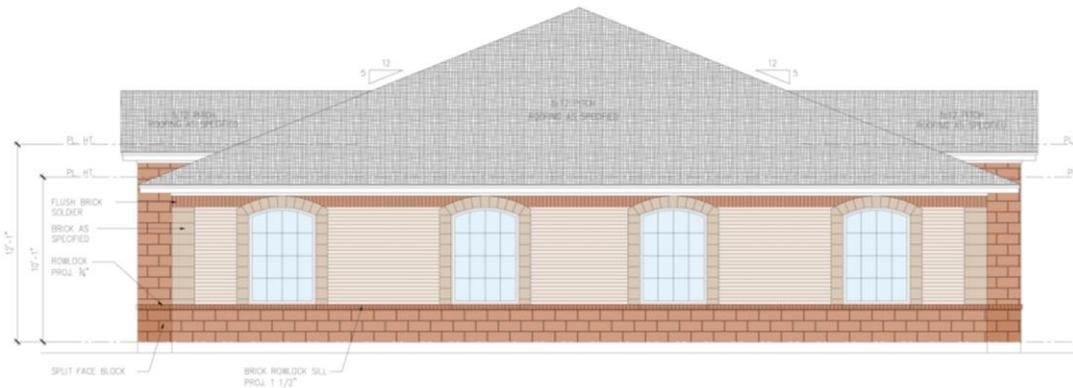


ELEVATION

BRICK ROWLOCK SILL PROJ. 1 1/2"
BRICK ROWLOCK SILL PROJ. 1 1/2"



RIGHT ELEVATION



LEFT ELEVATION

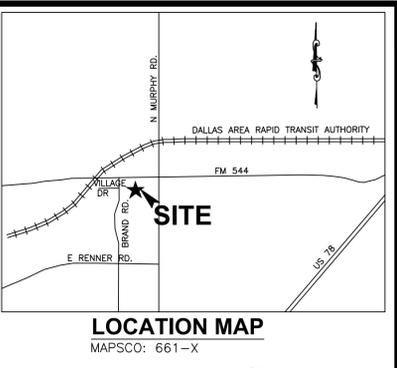
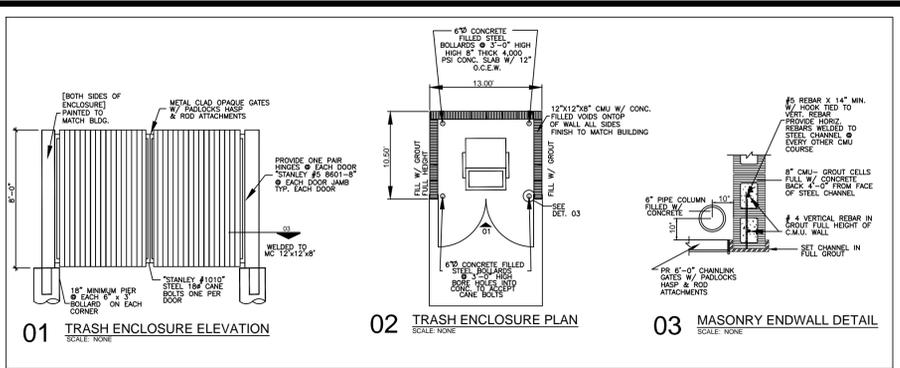
Under Consideration:

- Cast Stone/Natural Stone around windows
- Two Coach lights on each Entrance
- ¾ panel doors at Entrances
- Address Blocks (Caststone) on each building
- Security lighting on building corners
- Dormer window (right elevations)
- Metal Gutters all around
- Roof vents

PLANTING SCHEDULE (LARGE TREES)						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/ CAL.	HEIGHT	SPACING
	5	CHINESE PISTACHIO	PISTACHIA CHINENSIS	3"	8' MIN.	AS-SHOWN
	4	CADDO MAPLE	acer barbatum var. "caddo"	3"	8' MIN.	AS-SHOWN

PLANTING SCHEDULE (SMALL ORNAMENTAL TREES)						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/ CAL.	HEIGHT	SPACING
	6	CRAPE MYRTLE (RED)	Lagerstroemia Indica	1 1/2" MULTI-TRUNK	8' MIN.	AS SHOWN

PLANTING SCHEDULE (SHRUBS)						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/ CAL.	HEIGHT	SPACING
	84	INDIAN HAWTHORN	Raphiolepis Indica	2 GAL.	24"	3' O.C



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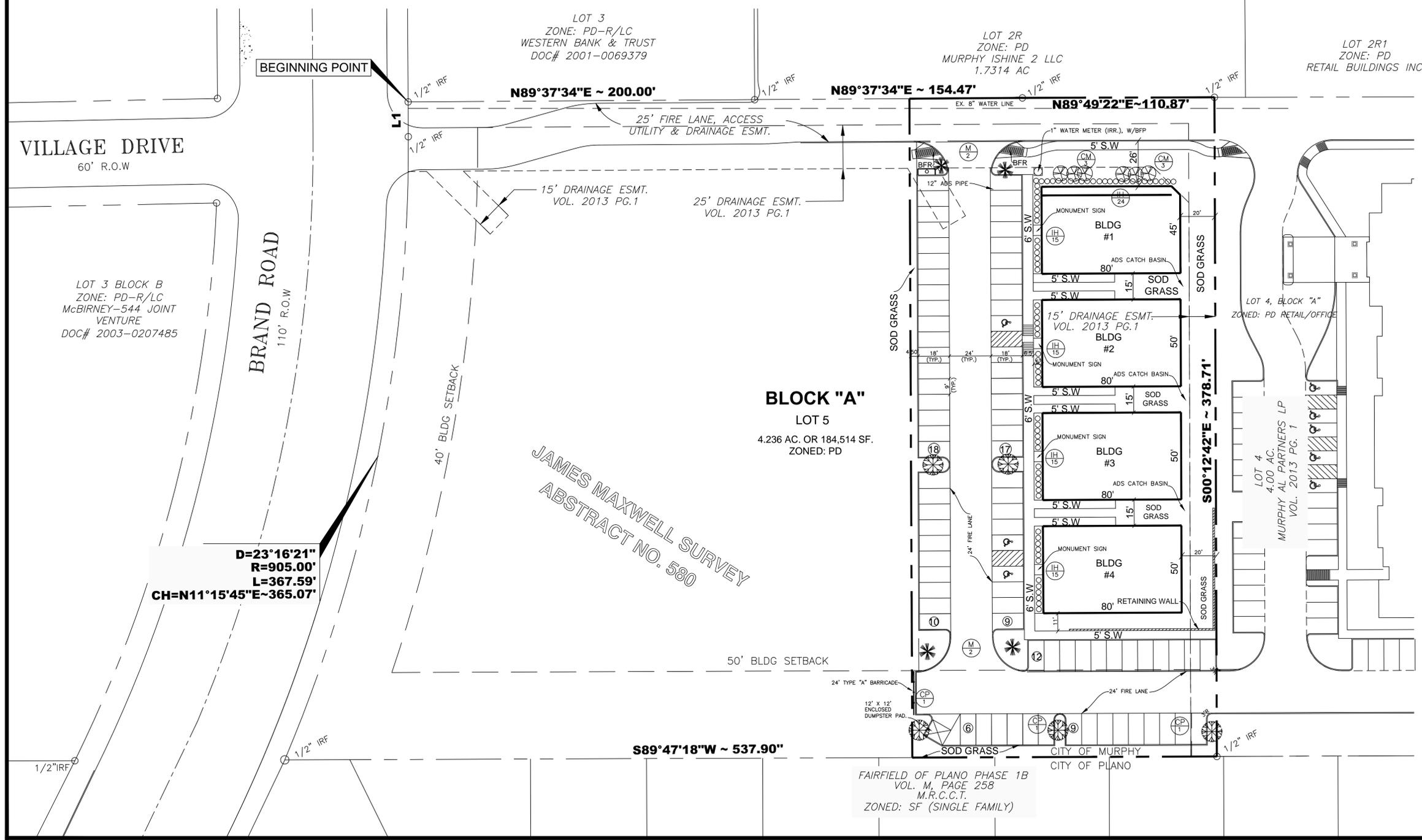
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ZONE: PD-R/LC
McBIRNEY-544 JOINT VENTURE
DOC# 2003-0207485

LOT 3
ZONE: PD-R/LC
WESTERN BANK & TRUST
DOC# 2001-0069379

LOT 2R
ZONE: PD
MURPHY ISHINE 2 LLC
1.7314 AC

LOT 2R1
ZONE: PD
RETAIL BUILDINGS INC



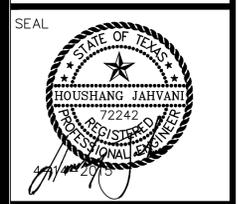
D=23°16'21"
R=905.00'
L=367.59'
CH=N11°15'45\"/>

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ABSTRACT NO. 580

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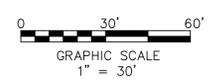


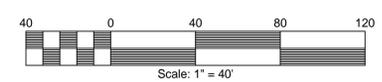
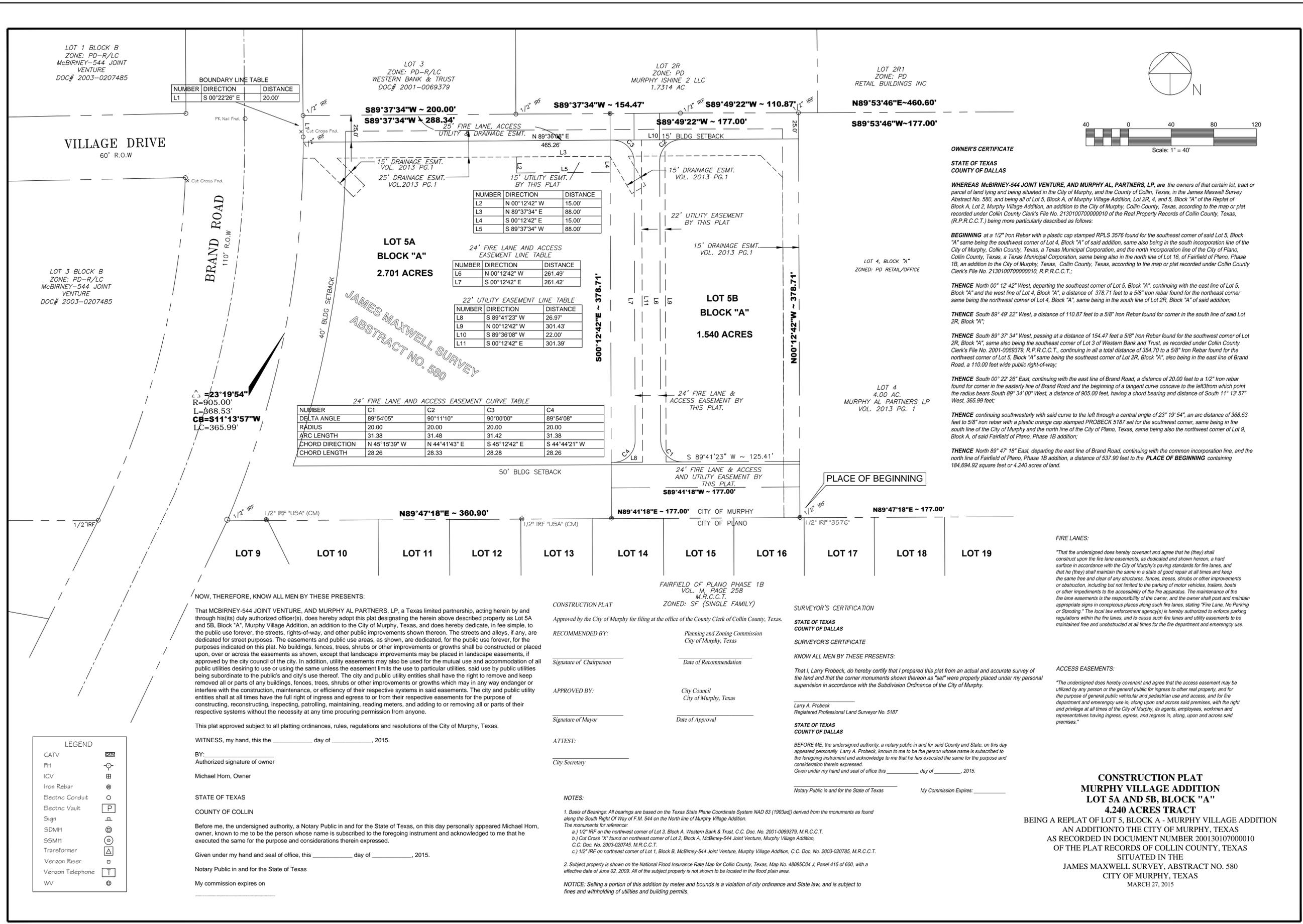
DWG. TITLE:
LANDSCAPE PLAN

DRAWN BY: HJ
SCALE: 1" = 30'

DATE 4-14-2015

10 of 18
SHEET NUMBER





OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS MCBIRNEY-544 JOINT VENTURE, AND MURPHY AL, PARTNERS, LP, are the owners of that certain lot, tract or parcel of land lying and being situated in the City of Murphy, and the County of Collin, Texas, in the James Maxwell Survey Abstract No. 580, and being all of Lot 5, Block A, of Murphy Village Addition, Lot 2R, 4, and 5, Block "A" of the Replat of Block A, Lot 2, Murphy Village Addition, an addition to the City of Murphy, Collin County, Texas, according to the map or plat recorded under Collin County Clerk's File No. 2130100700000010 of the Real Property Records of Collin County, Texas, (R.P.R.C.C.T.) being more particularly described as follows:

BEGINNING at a 1/2" Iron Rebar with a plastic cap stamped RPLS 3576 found for the southeast corner of said Lot 5, Block "A" same being the southwest corner of Lot 4, Block "A" of said addition, same also being in the south incorporation line of the City of Murphy, Collin County, Texas, a Texas Municipal Corporation, and the north incorporation line of the City of Plano, Collin County, Texas, a Texas Municipal Corporation, same being also in the north line of Lot 16, of Fairfield of Plano, Phase 1B, an addition to the City of Murphy, Texas, Collin County, Texas, according to the map or plat recorded under Collin County Clerk's File No. 2130100700000010, R.P.R.C.C.T.;

THENCE North 00° 12' 42" West, departing the southeast corner of Lot 5, Block "A", continuing with the east line of Lot 5, Block "A" and the west line of Lot 4, Block "A", a distance of 378.71 feet to a 5/8" Iron rebar found for the northeast corner same being the northwest corner of Lot 4, Block "A", same being in the south line of Lot 2R, Block "A" of said addition;

THENCE South 89° 49' 22" West, a distance of 110.87 feet to a 5/8" Iron Rebar found for corner in the south line of said Lot 2R, Block "A";

THENCE South 89° 37' 34" West, passing at a distance of 154.47 feet a 5/8" Iron Rebar found for the southwest corner of Lot 2R, Block "A", same also being the southeast corner of Lot 3 of Western Bank and Trust, as recorded under Collin County Clerk's File No. 2001-0068379, R.P.R.C.C.T., continuing in all a total distance of 354.70 to a 5/8" Iron Rebar found for the northwest corner of Lot 5, Block "A" same being the southeast corner of Lot 2R, Block "A", also being in the east line of Brand Road, a 110.00 feet wide public right-of-way;

THENCE South 00° 22' 26" East, continuing with the east line of Brand Road, a distance of 20.00 feet to a 1/2" Iron rebar found for corner in the easterly line of Brand Road and the beginning of a tangent curve concave to the left from which point the radius bears South 89° 34' 00" West, a distance of 905.00 feet, having a chord bearing and distance of South 11° 13' 57" West, 365.99 feet;

THENCE continuing southwesterly with said curve to the left through a central angle of 23° 19' 54", an arc distance of 368.53 feet to 5/8" Iron rebar with a plastic orange cap stamped PROBECK 5107 set for the southwest corner, same being in the south line of the City of Murphy and the north line of the City of Plano, Texas, same being also the northwest corner of Lot 9, Block A, of said Fairfield of Plano, Phase 1B addition;

THENCE North 89° 47' 18" East, departing the east line of Brand Road, continuing with the common incorporation line, and the north line of Fairfield of Plano, Phase 1B addition, a distance of 537.90 feet to the **PLACE OF BEGINNING** containing 184,694.92 square feet or 4.240 acres of land.

FIRE LANES:

"That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Murphy's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of the fire apparatus. The maintenance of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking or Standing." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for the fire department and emergency use.

ACCESS EASEMENTS:

"The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along upon and across said premises, with the right and privilege at all times of the City of Murphy, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises."

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MCBIRNEY-544 JOINT VENTURE, AND MURPHY AL PARTNERS, LP, a Texas limited partnership, acting herein by and through his (its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lot 5A and 5B, Block "A", Murphy Village Addition, an addition to the City of Murphy, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the city council of the city. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and city's use thereof. The city and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The city and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Murphy, Texas.

WITNESS, my hand, this _____ day of _____, 2015.

BY: _____
Authorized signature of owner
Michael Horn, Owner

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael Horn, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Public in and for the State of Texas
My commission expires on _____

CONSTRUCTION PLAT
Approved by the City of Murphy for filing at the office of the County Clerk of Collin County, Texas.

RECOMMENDED BY: _____
Signature of Chairperson _____ Date of Recommendation _____
Planning and Zoning Commission
City of Murphy, Texas

APPROVED BY: _____
Signature of Mayor _____ Date of Approval _____
City Council
City of Murphy, Texas

ATTEST: _____
City Secretary

NOTES:
1. Basis of Bearings: All bearings are based on the Texas State Plane Coordinate System NAD 83 (1983ad) derived from the monuments as found along the South Right Of Way of F.M. 544 on the North line of Murphy Village Addition.
The monuments for reference:
a.) 1/2" IRF on the northwest corner of Lot 3, Block A, Western Bank & Trust, C.C. Doc. No. 2001-0068379, M.R.C.C.T.
b.) Cut Cross "X" found on northeast corner of Lot 2, Block A, MCBirney-544 Joint Venture, Murphy Village Addition, C.C. Doc. No. 2003-020745, M.R.C.C.T.
c.) 1/2" IRF on northeast corner of Lot 1, Block B, MCBirney-544 Joint Venture, Murphy Village Addition, C.C. Doc. No. 2003-020785, M.R.C.C.T.

2. Subject property is shown on the National Flood Insurance Rate Map for Collin County, Texas, Map No. 48085C04 J, Panel 415 of 600, with a effective date of June 02, 2009. All of the subject property is not shown to be located in the flood plain area.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and State law, and is subject to fines and withholding of utilities and building permits.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Larry Probeck, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Murphy.

Larry A. Probeck
Registered Professional Land Surveyor No. 5187

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally, Larry A. Probeck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same for the purpose and consideration therein expressed.
Given under my hand and seal of office this _____ day of _____, 2015.

Notary Public in and for the State of Texas _____ My Commission Expires: _____

LEGEND

CATV	☒
FH	○
ICV	⊞
Iron Rebar	⊙
Electric Conduit	○
Electric Vault	⊞
Sign	⊞
SDMH	⊞
SSMH	⊞
Transformer	⊞
Venzon Riser	⊞
Venzon Telephone	⊞
WV	⊞

CONSTRUCTION PLAT
MURPHY VILLAGE ADDITION
LOT 5A AND 5B, BLOCK "A"
4.240 ACRES TRACT
BEING A REPLAT OF LOT 5, BLOCK A - MURPHY VILLAGE ADDITION
AN ADDITION TO THE CITY OF MURPHY, TEXAS
AS RECORDED IN DOCUMENT NUMBER 200130107000010
OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS
SITUATED IN THE
JAMES MAXWELL SURVEY, ABSTRACT NO. 580
CITY OF MURPHY, TEXAS
MARCH 27, 2015

BOUNDARY ~ COMMERCIAL
HOME BUILDING ~ PLATTING
TITLES ~ CONSTRUCTION

PROBECK LAND SURVEYORS
PO BOX 550695 DALLAS, TEXAS 75355-0695
OFFICE (214) 549-5349 FAX (214) 391-8734

CONSTRUCTION PLAT ~ LOT 5, BLOCK "A"
4.240 ACRES OUT OF THE
JAMES MAXWELL SURVEY, ABSTRACT NO. 580
COLLIN COUNTY, TEXAS



DATE:	02/19/15
FIELD DATE:	01/28/2015
JOB NUMBER:	201514
DRAWING:	MURPHY.DWG
PARTY CHIEF:	L.A.P.
SCALE:	1" = 40'
OF NUMBER:	N/A
TITLE CO.:	N/A
HERITAGE CO.:	N/A
PURCHASER:	N/A
REVISIONS:	March 27, 2015
SHEET:	1 OF 1

ORDINANCE NO. 09-12-823

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE AND MAP, CHAPTER 86 OF THE CITY OF MURPHY CODE OF ORDINANCES BY CHANGING THE ZONING CLASSIFICATION ON APPROXIMATELY 25.33 ACRES OUT OF THE JAMES MAXWELL SURVEY, ABSTRACT NO. 580, LOCATED IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES, FROM PD (PLANNED DEVELOPMENT) DISTRICT FOR MIXED USE RETAIL, COMMERCIAL, AND OFFICE USES TO PD (PLANNED DEVELOPMENT) DISTRICT FOR RETAIL AND OFFICE USES WITH CONDITIONS HERETO DESCRIBED AS EXHIBIT "B"; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Murphy and the City Council of the City of Murphy, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Murphy is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURPHY, TEXAS, AS FOLLOWS:

Section 1. That the Comprehensive Zoning Ordinance and Map of the City of Murphy, Texas, be, and the same are hereby, amended so as to change the zoning classification from PD (Planned Development) District for Mixed Use Retail, Commercial and Office Uses to PD (Planned Development) District for Retail and Office Uses with conditions for the property described as 25.33 acres, more or less, in the James Maxwell Survey, Abstract No. 580, in the City of Murphy, Collin County, Texas, and more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes.

Section 2. That the development standards for this Planned Development District are attached hereto as Exhibit “B”, and the same are hereby approved for said Planned Development District as required by Section 86-603, of the City of Murphy, Texas Code of Ordinances.

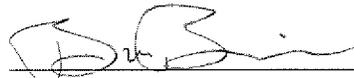
Section 3. That Chapter 86 of the City of Murphy Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4. If any word, section, article, phrase, paragraph, sentence, clause or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect, for any reason, the validity of the remaining portions of the Comprehensive Zoning Ordinance, Chapter 86 of the City of Murphy Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Murphy, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

Section 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED, APPROVED AND ADOPTED this the 7th day of December, 2009.

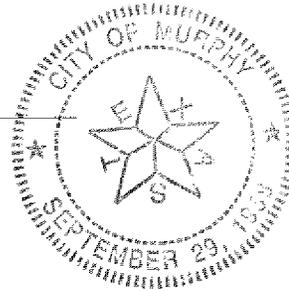


Bret M. Baldwin, Mayor
City of Murphy

ATTEST:



Aimee Nemer, City Secretary
City of Murphy



METES AND BOUNDS DESCRIPTION
for
LOT 2, BLOCK A
A 12.488 Acres Tract of Land
MURPHY VILLAGE ADDITION
James W. Maxwell Survey, Abstract No. 580
City of Murphy
Collin County, Texas

WHEREAS McBRINEY -544 JOINT VENTURE, is the owner of a tract situated in the James Maxwell Survey, Abstract No. 580, in the City of Murphy, Collin County, Texas, being Lot 2, Block A of MURPHY VILLAGE ADDITION an addition to the City of Murphy, Collin, County, Texas, according to the deed thereof recorded in volume 2644, page 123 of the Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod found in the northwesterly corner of Lot 4R, Block D, MURPHY VILLAGE ADDITION an addition to the City of Murphy, Collin, County, Texas, according to the plat thereof recorded in Cabinet B, Slide 442 of the Map Records of Collin County, Texas, same being the northeasterly corner of beforementioned Lot 2, Block A;

THENCE South 00 degree 49 minute 20 second West, a distance of 632.85 feet to a ½ iron rod found for a corner;

THENCE North 89 degree 10 minute 40 second West, a distance of 998.50 feet to a ½ iron rod found for a corner;

THENCE continuing along the centerline of curve to the right having a central angle of 23 degree 16 minute 21 second, a radius of 905.00 feet, and a tangent of 186.37 feet, on a chord bearing and distance of North 12 degree 17 minute 47 second East 365.07 feet, along the East Right-of-way line of Brand Road, a distance of 367.60 feet to a ½" iron rod found for a corner;

THENCE North 00 degree 39 minute 36 second East, along East line of Brand Road, a distance of 20.00 feet to a ½" iron rod found for a corner;

THENCE South 89 degree 20 minute 24 second East, a distance of 200.00 feet to a ½" iron rod found for a corner;

THENCE North 00 degree 39 minute 36 second East, a distance of 255.00 feet to a ½" iron rod found for a corner;

THENCE South 89 degree 20 minute 24 second East, along F.M. Highway 544 Road, a distance of 184.62 feet to a ½" iron rod found for a corner;

THENCE South 89 degree 04 minute 12 second East, along Southerly line of F.M. Highway 544 Road, a distance of 542.04 feet to the **POINT OF BEGINNING** and containing 12.488 acres or 543,959 square feet of land more or less.

METES AND BOUNDS DESCRIPTION
for
Block "B"
A 9.046 Acers Tract of Land
MURPHY VILLAGE ADDITION
James W. Maxwell Survey, Abstract No. 580
City of Murphy
Collin County, Texas

WHEREAS McBRINEY -544 JOINT VENTURE, is the owner of a tract situated in the James Maxwell Survey, Abstract No. 580, in the City of Murphy, Collin County, Texas, being Lot 1-6, Block B of MURPHY VILLAGE ADDITION an addition to the City of Murphy, Collin County, Texas, according to the deed thereof recorded in volume 2003, page 207 of the Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the ½" iron rod found at the corner of the southeast corner of this tract, and also being northeast of a Woodlands of Plano Tract also being in the south line of Brand Road 110 feet right-of-way (R.O.W);

THENCE North 89 degree 10 minute 40 second West with said city Limit line of Plano and Murphy, Texas as described in City of Plano Ordinance Number 73-4-1, recorded in Volume 861, Page 537, Deed Records of Collin County, Texas, for a distant of 903.88 feet to iron found for a corner;

THENCE along the curve to the left having a central angle of 02 degree 14 minute 28 second, a radius of 5,679.97 feet, and a tangent distant of 99.74 feet, a chord bearing of North 49 degree 14 minute 02 second East and a chord distance of 199.45 feet, for a curve length of 199.46 feet to ½" iron rod found for a corner of the said DART tract;

THENCE North 48 degree 14 minute 43 second East, along the northeast line of said DART tract, for a distant of 747.88 feet to ½" iron rod found for a corner;

THENCE South 89 degree 20 minute 24 second East, along the southeast line of F.M. 544 Road, for a distant of 294.32 feet to ½" iron rod found for a corner of the said Brand Road;

THENCE North 00 degree 39 minute 36 second West, along the southwest line of said Brand Road for a distant of 275.00 feet to ½" iron rod found for a corner;

THENCE along the curve to the right having a central angle of 00 degree 09 minute 53 second, a radius of 795.00 feet, and a tangent distant of 14.90 feet, a chord bearing of South 01 degree 45 minute 02 second W and a chord distance of 30.03 feet, for a curve length of 30.04 feet to ½" iron rod set for a corner;

THENCE along the curve to the right having a central angle of 24 degree 31 minute 46 second, a radius of 795.00 feet, and a tangent distant of 172.84 feet, a chord bearing of South 15 degree 05 minute 52 second West and a chord distance of 337.76 feet, for a curve length of 340.36 feet to the **POINTOF BEGINNING** and containing 394,037 or 9.046 acres;

METES AND BOUNDS DESCRIPTION
for
Block "C"
A 3.799 Acres Tract of Land
MURPHY VILLAGE ADDITION
James W. Maxwell Survey, Abstract No. 580
City of Murphy
Collin County, Texas

WHEREAS McBRINEY -544 JOINT VENTURE, is the owner of a tract situated in the James Maxwell Survey, Abstract No. 580, in the City of Murphy, Collin County, Texas, being Lot 1, Block C of MURPHY VILLAGE ADDITION an addition to the City of Murphy, Collin, County, Texas, according to the deed thereof recorded in volume 2644, page 123 of the Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a highway monument find for a corner at the intersection of the east line of a 100-foot right-of-way dedicated to Dallas Area Rapid Transit by deed recorded in Volume 3424, Page 126, Deed Records of Collin County, Texas with the south line of F.M. 544 (variable width right-of-way);

THENCE South 48 degree 14 minute 43 second West for a distance of 613.63 feet to a ½" iron found for a corner;

THENCE continuing along the centerline of curve to the right having a central angle of 2 degree 18 minute 41 second, a radius of 5,679.97 feet, and a tangent of 114.58 feet, on a chord bearing and distance of of South 49 degree 24 minute 03 second West 229.11 feet, along the East Right-of-way line of Brand Road, a distance of 229.13 feet to a ½" iron rod found for a corner;

THENCE North 03 degree 04 minute 40 second E for a distance of 545.45 feet to a ½" iron found for a corner;

THENCE North 88 degree 45 minute 22 second East, along Southerly line of F.M. Highway 544 Road, a distance of 602.59 feet to the **POINT OF BEGINNING** and containing 3.799 acres or 165,468 square feet of land more or less.

EXHIBIT B

ZONING FILE NO. 2009-10
FM 544 and Brand Road
PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Intent:** The intent of this Planned Development District is to provide high quality mixed-use, primarily retail, development that is consistent with the Comprehensive Plan and that is beneficial and complementary to the City of Murphy in terms of visual identity.
- II. **Statement of Purpose:** The purpose of this Planned Development District is to ensure that any development that occurs within the area designated by this Planned Development encourage a mixed-use application including, but not limited to the following.
- Restaurants;
 - Upscale retail shops and boutiques;
 - Assisted Living;
 - Medical Facilities;
 - Service Businesses
- III. **Statement of Effect:** This Planned Development shall not affect any regulation found in the City of Murphy Code of Ordinances, Ordinance No. 06-12-708, as amended, except as specifically provided herein.
- IV. **General Regulations:** All regulations of the R (Retail) District set forth in Article III, Division 14 of the Code of Ordinances are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. **Development Plans:**
- A. Concept Plan: Development shall be in general conformance with the approved concept plan set forth in Exhibit C; however, in the event of conflict between the concept plan and the conditions, the conditions shall prevail.
- B. Site Plan: A site plan shall be submitted in accordance with the requirements set forth in Article II, Division 5 of the City of Murphy Code of Ordinances. The site plan may be for all or any part of the land within the Planned Development District.
- VI. **Specific Regulations:**
- A. Permitted Uses. The following uses shall be permitted.
1. Amusement Services (Indoor) (SUP)
 2. Antique Shop (household items only)
 3. Art Dealer/Gallery
 4. Artist Studio
 5. Assisted Living
 - a. Senior Living (SUP)
 - b. Assisted Living (SUP)
 - c. Nursing Convalescent Home (SUP)
 6. Automobile Driving School (SUP)

EXHIBIT B

7. Automotive Repair (Major) (SUP)
8. Automotive Repair (Minor)
9. Bakery (Retail)
10. Bank/Credit Union (SUP) (allowed by right at the SE corner of FM 544 and Brand Road)
11. Barber/Beauty Shop
12. Barber/Beauty Shop College (SUP)
13. Bed and Breakfast Inn (SUP)
14. Book Store
15. Cafeteria
16. Car Wash (Full Service)
17. Child Care Center, Kindergarten or Pre-School
18. Church/Place of Worship
19. Clinic (Medical)
20. Computer Sales
21. Confectionary Store (Retail)
22. Convenience Store with Gasoline (SUP)
23. Department Store
24. Dinner Theater
25. Electronics - Retail
26. Financial Services (Advice/Invest)
27. Florist
28. Furniture Sales (Indoor)
29. Governmental Building (Municipal, State or Federal)
30. Grocery Store (SUP)
31. Hardware Store
32. Health Club (SUP)
33. Hospital (Acute Care)
34. Hospital (Chronic Care)
35. Full Service Hotel/Motel (SUP)
36. Limited Service Hotel/Motel (SUP)
37. Insurance Agency Offices
38. Landscape Nursery
39. Laundry/Dry Cleaning (Drop Off/Pickup Only)
40. Motion Picture Theater
41. Needlework Shop
42. Offices (as allowed in Office zoning districts)
43. Park and/or Playground (Public)
44. Pet Shop/Supplies
45. Pharmacy (SUP) (allowed by right at the SE corner of FM 544 and Brand Road)
46. Photo Studio
47. Photocopying/Duplicating
48. Real Estate Offices
49. Restaurant
50. Restaurant (Drive-In) (SUP)
51. Retail Store
52. Retail Store (Drive-In) (SUP)
53. School, K through 12 (Public)

EXHIBIT B

- 54. Shoe Repair
- 55. Skating Rink (Ice) (SUP)
- 56. Tailor Shop
- 57. Theater (Live Drama)
- 58. Theater (Movie)
- 59. Tire Dealership
- 60. Travel Agency
- 61. Veterinarian Hospital

B. Area and Yard Regulations:

1. Setbacks From Property Lines Adjacent To Streets:

a. Building Setbacks - No building of any kind and no part thereof shall be placed within the following setback lines:

- i. Minimum 40 feet from FM 544, Brand Road and Village Drive.
- ii. Minimum 15 feet from all other roadways/access roads.

b. Landscape Setbacks

- i. Minimum 25 feet from FM 544 and Brand Road.
- ii. Minimum 10 feet from all other roadways/access roads.

2. Setbacks From Property Lines Not Adjacent To Streets:

a. Building Setbacks – No building of any kind and no part thereof shall be placed within the following setback lines:

- i. Minimum 10 feet from rear and side lines except where buildings on adjacent lots abut each other. In the case of abutting buildings, the building setback shall be 0 feet.
- ii. Minimum 50 feet abutting residential districts for single story buildings not exceeding 45 feet in height. All pad sites along FM 544 shall have a maximum average height of 30 feet.
- iii. Maximum 50 feet along the KCS/DART right-of-way along the west property line.

3. There is no maximum building size as long as fire standards and other site requirements, such as parking and landscaping, etc. are met.

C. Parking, Driveways & Sidewalks:

- 1. Parking areas shall not be permitted within any landscape buffer strip.
- 2. Fire lanes, driveway, loading areas and access easements shall be paved in accordance with the minimum design standards of the City of Murphy codes and ordinances.
- 3. The number of required parking spaces shall be dependent upon the use and shall meet the requirements of the City of Murphy Code of

EXHIBIT B

Ordinances. No required parking space may be occupied by signs, cart corrals, merchandise, or display items at any time.

4. Sidewalks along FM 544 shall be a minimum of 8 feet in width. Sidewalks along Brand Road and Village Drive shall be 6 feet in width.

D. Loading and Unloading

1. Truck loading berths and apron space shall not be located on the street side of any building, however, and exceptions can be addressed during site plan approval. In those instances where 3 or more sides of the building face dedicated streets, the loading berth shall be screened from view.
2. Truck loading berths and apron space shall not be located within any required setback or landscape buffer strip.

E. Minimum Exterior Construction Standards, Building Materials and Design – Exterior Construction and Design Requirements shall be architecturally compatible and comply with the following.

1. All structures, including all building elevations, shall be constructed utilizing a unified design that is substantially consistent with or contains architectural design elements including but not limited to the following.
 - a. Canopies and awnings.
 - b. Outdoor patios.
 - c. Display windows/decorative windows.
 - d. Architectural details (such as decorative tile or brick work) integrated into the building façade.
 - e. Integrated planters or wing walls that incorporate landscape and/or sitting areas
 - f. Articulated cornice line.
 - g. Peaked roof form.
 - h. Accent materials (minimum 15% of exterior facade)
 - i. Other architectural features as approved with the site plan.
2. At least two masonry materials shall be used in addition to glass on any single building. The following masonry materials shall be allowed.
 - a. Brick
 - b. Cast Stone
 - c. Decorative concrete tilt wall
 - d. EIFS and Stucco (limited to no more than 12% total)
 - e. Stone
 - f. Wrought Iron (for decorative overhangs)

EXHIBIT B

3. Color schemes shall reflect a certain quality and expression consistent with the architectural character and design of the structure. Accent colors may be used to identify architectural features or highlight details. The use of primary or garish colors shall not be predominately used on the exterior facade of any structure.
 4. Stand fans, skylights, cooling towers, communication towers, satellite dishes, vents, and any other structures or equipment, whether located on the roof or elsewhere, shall be architecturally compatible or effectively shielded from view from any public or private dedicated street by an architecturally sound method.
 5. Each commercial building, complex of buildings, or separate commercial business enterprises shall have a trash bin on the premises adequate to handle the trash and waste items generated, manufactured, or acquired thereon by such commercial activities. The sorting, handling, moving, storing, removing and disposing of all waste materials must be housed or screened from view.
 6. Building roofs shall be so designed and constructed to prevent water ponding and to shed water in a reasonable amount of time. Built-up roofs and roof-top items which include equipment, piping, flashing, and other items shall be maintained for continuity of the roof appearance.
 7. Roof top equipment, piping, flashing, and other items on the roof shall be screened by a perimeter parapet wall so as not to be visible from roadways.
 8. In all cases, mechanical equipment on roofs and outcroppings should be clad by a like building material or painted with a color scheme similar to the principal structure walls or roof.
- F. Landscape Standards. Landscaping shall be compatible and comply with the standards set forth in the Code of Ordinances, except as provided below.
1. All landscaping shall use a unified design for the entire Tract. Landscaping shall be required on all developments within the Planned Development District and shall be complete prior to the issuance of any certificate of occupancy or final building inspection for the development. An automatic underground irrigation system shall be installed and maintained for all required landscaping and shall be in place and operable at time of planting.
 2. A landscape buffer shall be provided 25 feet in depth adjacent to the right-of-way of FM 544, 25 in depth adjacent to Brand Road and ten (10) feet in depth adjacent to all other roads (includes public streets and private access drives) as measured from the back of curb of the public or private street to the back of curb of any site paving. No parking may be placed within any landscape buffer. Pedestrian easements may be located within a landscape buffer. The width of the sidewalk may be included in the calculation of the buffer depth for 25 foot buffers, but may not be included in the calculation of the buffer depth for ten (10) foot buffers.

EXHIBIT B

3. A landscape buffer shall be provided for an average of 15 25 feet in depth adjacent to the KCS/DART Railroad right-of-way.
 4. Parking Lots:
 - a. A minimum percentage of the parking area shall be landscaped according to the following requirements. Such landscaping shall be distributed within the parking area, occurring within medians, islands, or peninsulas. All such landscape areas shall be protected by concrete curbing or other acceptable devices which prohibit vehicular access to landscaped areas. Bumper overhang shall not be included as part of required landscaping. A permeable area no less than four (4) feet by four (4) feet shall be provided surrounding each tree located in a surface parking area.
 1. A total of five (5) percent of the interior of the entire parking lot regardless of location, shall be landscaped. One large tree or three (3) ornamental trees from the Plant List, shall be provided for each twelve (12) parking spaces, and planted within the five (5) percent area. Trees shall be distributed so that bays of parking spaces shall not exceed eighteen (18) spaces in length.
- G. Screening. Screening shall comply with the standards set forth in the Code of Ordinances, except as provided below.
1. All screening at the rear of the property will be a live screen where required. Plant materials shall conform to the standards of the approved plant list in Section 50 and the current edition of the "American Standard for Nursery Stock" (as amended), published by the American Association of Nurserymen. Bald Cyprus trees are excluded from the approved list. The existing railroad berm will also serve as a natural screen between the nonresidential and residential districts.
 2. All truck docks/loading areas for anchor stores with a footprint greater than 100,000 square feet shall be screened from view through the use of 12-foot all masonry walls (which are the same colors and materials as main building). All other screening of the rear of the site shall be living screens (eight foot height and at least 75 percent capacity within four years of planting unless such areas are screened from public views by a building).
 3. Outside seasonal displays shall be permitted with the Planned Development District.
- H. Site Lighting. Lighting shall comply with the standards set forth in the Code of Ordinances, except as provided below.
1. Lighting should be provided for vehicular, pedestrian, signage, architectural and site features.
 2. Site lighting fixtures used along entrance driveways and parking areas shall be uniform and a consistent design within the development. Lighting standards for illuminating these areas shall be no taller than 40 feet high.

EXHIBIT B

However, the height of all light standards shall be subject to review of the lighting plan during the Site Plan review.

3. The pattern of light pooling from each fixture shall be carefully considered to provide smooth, even lighting of driveways and parking, while eliminating light intrusion into adjacent property outside of the planned development district. Parking areas shall have a minimum of 3-foot candles initial and a minimum average of 2-foot candle on a maintained basis. Light sources shall be metal halide, mercury vapor or of similar color. Yellow/orange source lights are prohibited from use. Incandescent source lighting should be considered for pedestrian areas and near buildings.
 4. Pedestrian walkways, courts, gardens and entrance areas shall be illuminated to enhance the pedestrian qualities of the development. Low level fixtures should complement the architectural design and focus on quality landscape lighting that will enhance the development.
 5. General illumination shall commence one half hour before sunset and last until the Building Site is closed for the evening. Parking structures and pedestrian walkways shall be illuminated during all hours of darkness and when poor weather conditions warrant.
- I. Signage and Graphics: Signage shall comply with the standards set forth in the Code of Ordinances, except as provided below.
1. General
 - a. Single Tenant Monument signs - One (1) monument sign shall be allowed on each pad site and shall be limited to a maximum sign area of 50 square feet and a maximum structure area of 80 square feet.
 - b. Multi Tenant Monument signs - One (1) multi tenant monument sign shall be allowed in Block C as shown on the concept plan and shall be limited to a maximum sign area of 100 square feet and a maximum structure area of 200 square feet.
 - c. Pylon signs – Two (2) pylon signs shall be permitted in Block A and one (1) pylon sign shall be permitted in Block B. Each pylon sign shall be limited to a maximum sign area of 350 square feet and a maximum structure area of 600 square feet.
 2. Single Tenant Monument Signs
 - a. Monument signs shall identify individual tenants or uses within a pad site. Monument signs shall be a maximum of seven (7) feet tall.
 - b. All single tenant monument signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Single tenant monument signage may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit. Light fixtures should be screened from view in front of the sign.

EXHIBIT B

- c. Monument signs shall be located at a setback distance of not less than eight (8) feet from the right-of-way line of any adjacent street and incorporated within the landscaping area or buffer.
 - d. Construction of monument signs shall include a base of material compatible with the material used for buildings.
 - 3. Multi Tenant Monument Sign
 - a. The multi tenant monument sign shall identify individual tenants or uses within the Planned Development District. The multi tenant monument sign shall be a maximum of ten (10) feet tall.
 - b. All multi tenant monument signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Multi tenant monument signage may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit. Light fixtures should be screened from view in front of the sign.
 - c. Monument signs shall be located at a setback distance of not less than eight (8) feet from the right-of-way line of any adjacent street and incorporated within the landscaping area or buffer.
 - d. Construction of monument signs shall include a base of material compatible with the material used for buildings.
 - 4. Pylon Signs
 - a. Pylon signs shall be constructed at a height not to exceed twenty-five (35) feet.
 - b. The base of a pylon sign shall be located at a setback distance of not less than eight (8) feet from the right-of-way line of any adjacent street and may be incorporated within the landscaping area or buffer.
 - c. All pylon signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Pylon signs may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit. Light fixtures should be screened from view in front of the sign.
 - d. Construction of pylon signs shall include a base of material compatible with the material used for buildings.
 - 5. Temporary Marketing Signage
 - a. Four (4) quality temporary marketing signs shall be permitted for the proposed development. These signs shall for a term of twelve (12) months from the date of installation.
 - b. The maximum signage area will be 96 square feet. The maximum height shall be 10 8 feet.

EXHIBIT B

- c. All other temporary signage not specifically referred to in the Signage Criteria package or in this section shall comply with the City of Murphy standards.
- d. Temporary signs are not required to be constructed of the material used for buildings.

J. Open Space

- 1. The proposed development should make a positive impact to the City by providing defined public spaces and activity centers so that varied activities are encouraged within these areas. This can be accomplished through the incorporation of open spaces that become public amenities and that provide interest within the Tract at the pedestrian level.
- 2. Outdoor Seating. Any establishment serving food for consumption on-premises is encouraged to provide an outdoor seating area and shall be approved with the site plan. The outdoor seating area may be included as a portion of the 5% open space requirement as stated in (b.) below.
- 3. An additional 5% of open space is required in addition to the landscape, setback, and parking lot island requirements. The additional 5% may be located adjacent to the required setbacks or landscaping at the ROW and property lines or in front or in some cases to the side of the structure. The additional open space percentage may not include the building footprint or vehicular parking lot. This area and associated amenities shall be approved on the site plan. At least one of the following amenities shall be located within the additional 5% open space area and count towards the required percentage.
 - a. Water feature, such as a fountain or detention pond with constant water level.
 - b. Plaza or courtyard with art sculpture piece.
 - c. Outdoor patio or gazebo with seating area.
 - d. Other areas for pedestrian congregation, as may be approved on the site plan.
- 4. Outside seasonal displays shall be permitted with the Planned Development District.

VII. **Special Regulations:**

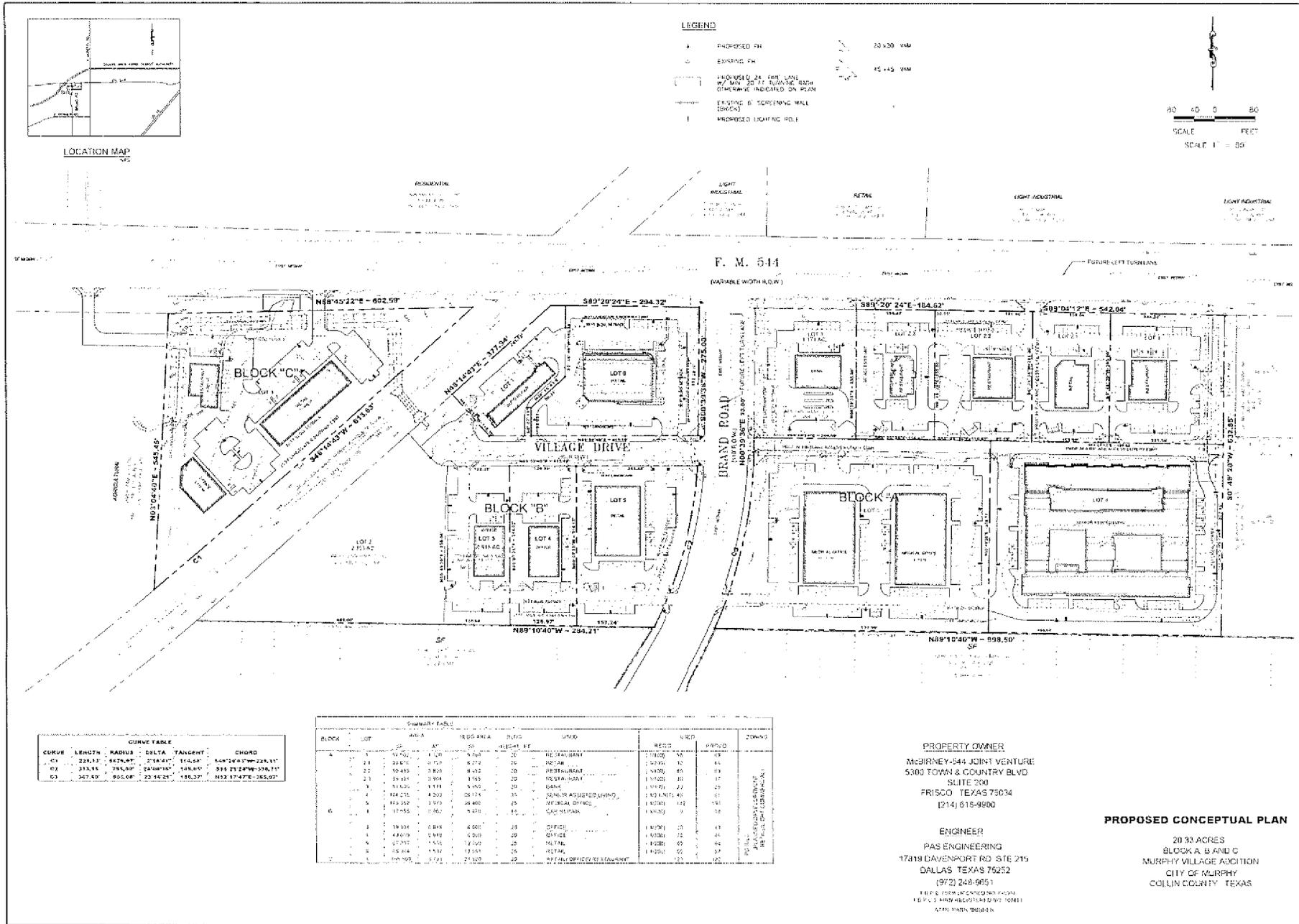
- 1. Traffic Impact Analysis: A Traffic Impact Analysis (TIA) shall be performed prior to site plan approval for any portion of the subject property.
- 2. Utility/Power Lines: New utility distribution and service lines for individual business establishments, buildings, signs and for any other site development features shall be placed underground.
- 3. Pedestrian Streetscape: Pedestrian spaces throughout the Planned Development District shall be treated with amenities that are selected based upon their ability to unify the streetscape and shall be established on the overall

EXHIBIT B

concept plan for each Tract. These features shall include, but are not limited to, benches, trash receptacles, bicycle racks, lighting poles, etc.

4. Cross-Access Requirement: A joint access (i.e. – ingress, egress) easement shall be required to minimize the number of driveway openings along FM 544. The location(s) of access easement(s) shall be shown on the site plan and shall comply with the Texas Department of Transportation (TxDOT) Access Management Standards.
5. Building Placement/Orientation: Buildings shall be placed in a manner that is conducive to a pedestrian-oriented atmosphere, wherever possible. Any building within 200 feet of FM 544 shall either face such right-of-way or shall have a façade facing such right-of-way that is in keeping with the character of the building's main façade.

EXHIBIT B



PROPOSED CONCEPTUAL PLAN
 FOR THE
 MURPHY VILLAGE ADDITION
 BLOCK "A", "B", AND "C"
 JAMES W. MAXWELL SURVEY, ABSTRACT NO. 890
 CITY OF MURPHY, COLLIN COUNTY, TEXAS

MCBIRNEY-544 JOINT VENTURE
 5300 TOWN & COUNTRY BLVD
 SUITE 200
 FRISCO, TEXAS 75034
 (214) 619-9500

PAS ENGINEERING
 13819 DAVENPORT ROAD, STE 219
 DALLAS, TEXAS 75252
 (972) 248-9651

PROPERTY OWNER
 MCBIRNEY-544 JOINT VENTURE
 5300 TOWN & COUNTRY BLVD
 SUITE 200
 FRISCO, TEXAS 75034
 (214) 619-9500

ENGINEER
 PAS ENGINEERING
 13819 DAVENPORT RD, STE 219
 DALLAS, TEXAS 75252
 (972) 248-9651
 13819 DAVENPORT ROAD, STE 219
 DALLAS, TEXAS 75252
 (972) 248-9651

PROPOSED CONCEPTUAL PLAN
 20.33 ACRES
 BLOCK A, B AND C
 MURPHY VILLAGE ADDITION
 CITY OF MURPHY
 COLLIN COUNTY, TEXAS

SHEET
 CP-1
 OCTOBER 20, 2009

C:\2009\2009_10\20091020\20091020.dwg

**City Council Meeting
May 5, 2015**

Issue

Consider and/or act on the application of property owner Deborah R. Tafelski and applicant Ricky Jenkins requesting approval of a site plan, landscape plan and building elevations for Jenkins Self Storage at 305 W. FM 544.

Summary

The applicant submitted a site plan, building elevation plans and landscape plans for approval that would allow for development of Jenkins Self Storage at 305 W. FM 544. This site was formerly Classic Gardens.

- The property is zoned Light Commercial and self-storage is a permitted use by right in this zoning district.

Considerations

Site Plan

The proposed site plan has been reviewed and approved by staff.

- Public safety requires that development sites have two points of access.
- On this site, an existing driveway is in place.
- A second point of access utilizing the cross access of the property to the east was preferred however not available.
- After lengthy discussion and approval from the Fire Chief and the City Manager, a second point of access is being allowed utilizing Grasspave2 (see attachment). This is not a public access but rather for emergency access only.

Building Elevations

The proposed building elevation and materials have been reviewed and approved by staff.

- The maximum height regulations for the LC (Light Commercial) District shall be two stories or 35 feet for the main building, except maximum height shall be 25 feet for any portion of a building that is located within 150 feet of a residential zoning district. This building elevation as presented shows a maximum height of 27'4" and is within the allowed height requirements.

Landscape Plan

The proposed landscape plan, materials and tree mitigation have been reviewed and approved by staff. Heavy landscaping along FM544 was originally submitted however, staff requested that no deep rooted landscaping be installed given the water line that runs along that portion of the site.

Additional Considerations for Notation

The construction plat and associated engineering documents are in staff review.

Prior to any signage installation, the sign plans for the building and signage on the site will be submitted to Customer Service, go through standard staff review to ensure compliance with the Sign Ordinance and will be permitted separately after staff approved.

**City Council Meeting
May 5, 2015**

Board Discussion

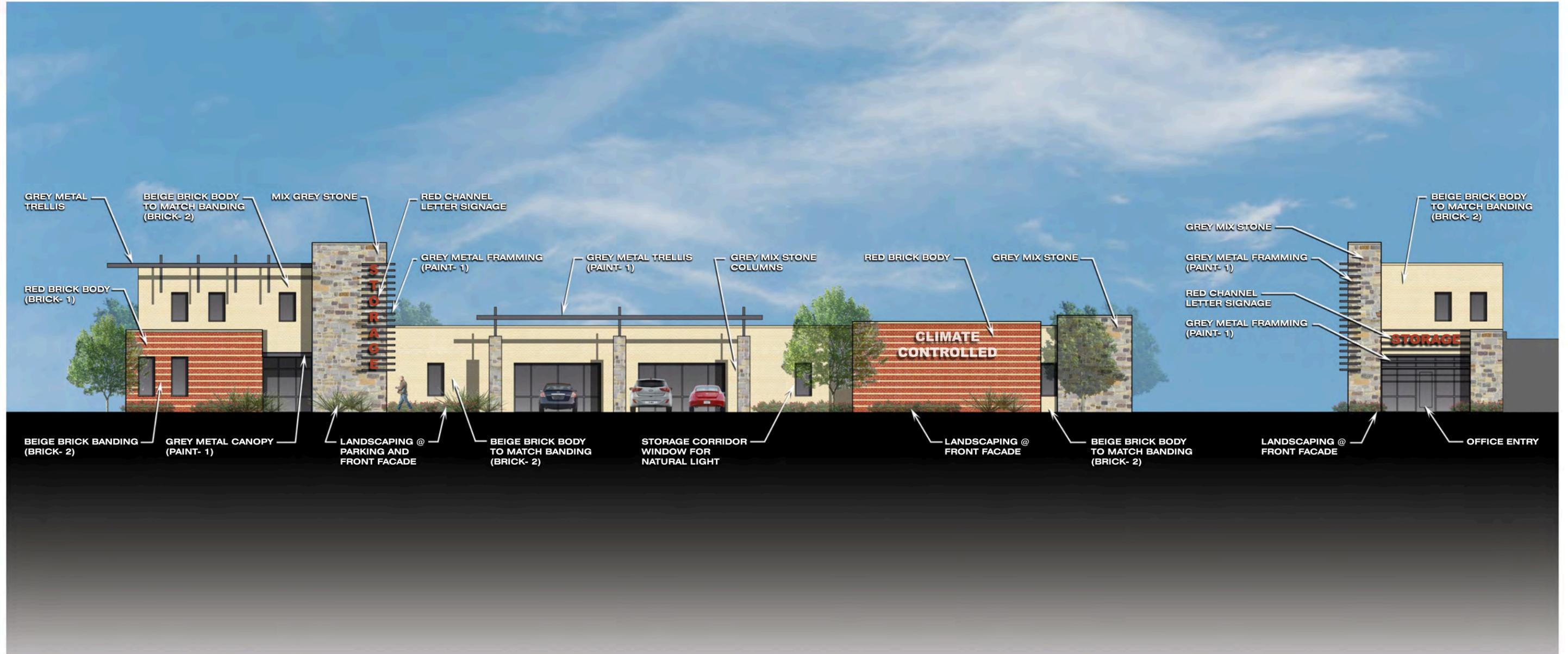
On April 27, 2015 the Planning & Zoning Commission considered this item and approved as submitted by a vote of 6-0.

Staff Recommendation

Staff recommends approval of the site plan, landscape plan and building elevations as presented.

Attachments

Site Plan
Building Elevations
Landscape Plan
Grasspave2 details



MURPHY STORAGE

12.16.14

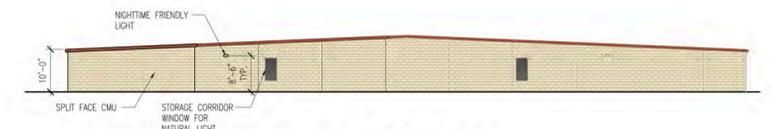
ARCHCON
architecture



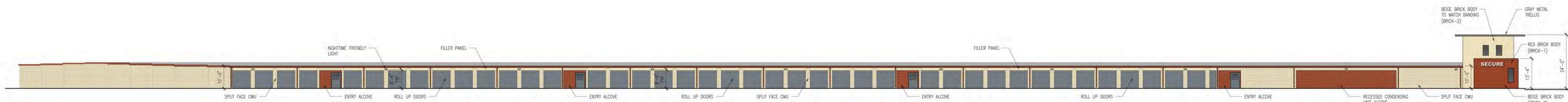
SOUTH ELEVATION (FRONT FACADE)



SIDE ELEVATION (OFFICE ENTRY)



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

1. "THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL OF THE BUILDING INSPECTION DEPARTMENT"
2. "ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW"
3. "WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING"
4. "ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT"
5. "ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL"
6. LIGHTING TO BE FULL CUT OFF DOWNWARD FACING WALL PACKS.
7. COLOR AND MATERIAL TO BE PROVIDED WITH SAMPLE BOARD.

ELEVATION LEGEND	
	BEIGE BRICK
	BEIGE CMU
	RED BRICK BODY AND BEIGE BRICK BANDING
	STANDING SEAM GALVALUME METAL ROOF
	MIXED GREY STONE (STONE-1)

FACADE	COMMERCIAL BUILDING STANDARDS							
	SOUTH (FRONT)		NORTH		EAST		WEST	
MATERIAL	SF	%	SF	%	SF	%	SF	%
BRICK	1,772	64%	-	-	-	-	503	8%
STONE	516	19%	-	-	-	-	-	-
SPLIT FACE CMU	-	-	1,732	98%	1,930	31%	1,971	35%
GLAZING	413	14%	28	2%	-	-	-	-
DOORS	-	-	-	-	124	2%	124	2%
ROLL UP DOORS	-	-	-	-	4,265	67%	3,103	54%
SIGNAGE	80	3%	-	-	-	-	20	1%
TOTAL FACADE	2,781	100%	1,760	100%	6,319	100%	5,721	100%

ARCHITECT	APPLICANT	CIVIL ENGINEER	MURPHY STORAGE 501 EAST FM 544, MURPHY, TX	PROJECT DETAILS	
ARCHCON ARCHITECTURE 12035 COLWICK -STE 200 SAN ANTONIO, TX 78216 PH: 210.493.2234	THE JENKINS ORGANIZATION 2539 S. GESSNER -STE 13 HOUSTON, TX 77063 PH: 713.622.6688	VILBIG ENGINEERING 10132 MONROE DRIVE DALLAS, TX 75229 PH: 214.352.7333		PROPOSED SUBDIVISION: THE JENKINS ADDITION BLOCK: A LOT NUMBER: 1 PREPARATION DATE: 12.17.14 SCALE: 1:20	



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Suite 501
Dallas, Texas 75205
214.865.7192 office



JENKINS SELF STORAGE

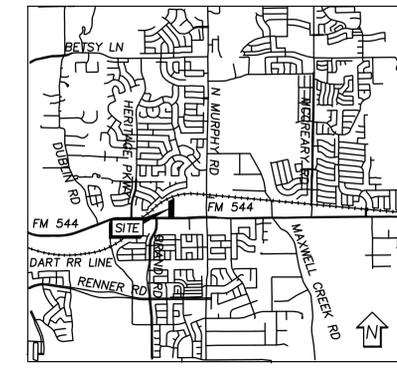
401 E FM 544
Murphy, Texas

Project Number: 14145
Issue Date: 01.06.2015
Drawn By: APL
Checked By: KAH

Revisions
No: Date: Detail:

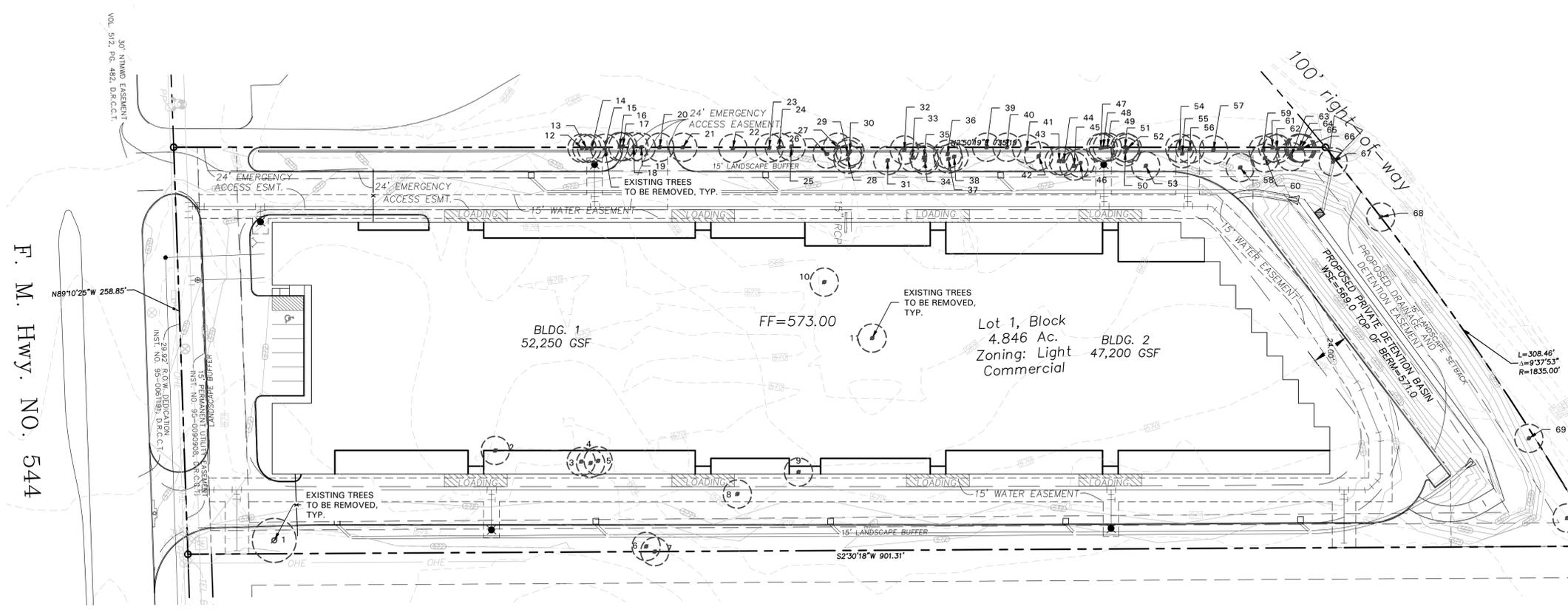
Sheet Title:
**TREE
PRESERVATION
PLAN**
Sheet Number:
L1.01

VICINITY MAP
NOT TO SCALE

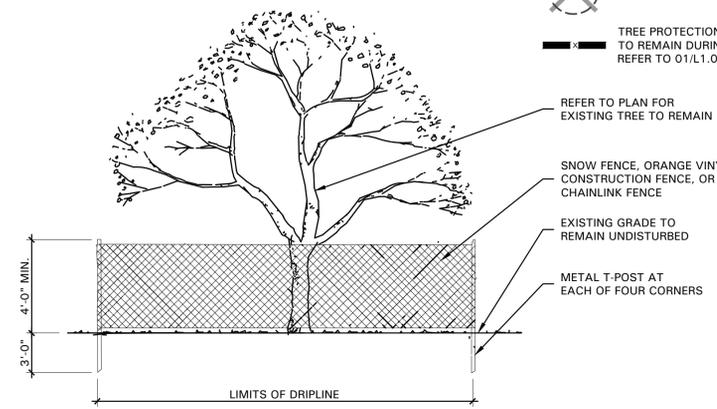
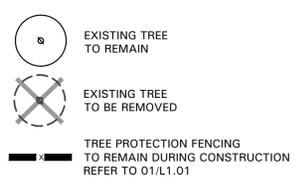


TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOB-CAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



EXISTING TREE LEGEND



01 TREE PROTECTIVE FENCING
NOT TO SCALE

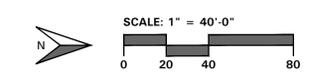
TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Remarks
1	14	HACKBERRY	TO BE REMOVED	EXEMPT
2	8	HACKBERRY	TO BE REMOVED	EXEMPT
3	9	HACKBERRY	TO BE REMOVED	EXEMPT
4	6	HACKBERRY	TO BE REMOVED	EXEMPT
5	10	HACKBERRY	TO BE REMOVED	EXEMPT
6	12	HACKBERRY	TO BE REMOVED	EXEMPT
7	20	HACKBERRY	TO BE REMOVED	EXEMPT
8	15	TREE	TO BE REMOVED	DEAD - EXEMPT
9	12	TREE	TO BE REMOVED	DECLINE - EXEMPT
10	9	TREE	TO BE REMOVED	DECLINE - EXEMPT
11	22	TREE	TO BE REMOVED	DECLINE - EXEMPT
12	15	HACKBERRY	TO BE REMOVED	EXEMPT
13	21	HACKBERRY	TO BE REMOVED	EXEMPT
14	18	HACKBERRY	TO BE REMOVED	EXEMPT
15	10	HACKBERRY	TO BE REMOVED	EXEMPT
16	16	HACKBERRY	TO BE REMOVED	EXEMPT
17	16	HACKBERRY	TO BE REMOVED	EXEMPT
18	16	HACKBERRY	TO BE REMOVED	EXEMPT
19	16	HACKBERRY	TO BE REMOVED	EXEMPT
20	10	HACKBERRY	TO BE REMOVED	EXEMPT
21	6	HACKBERRY	TO BE REMOVED	EXEMPT
22	51	HACKBERRY	TO BE REMOVED	EXEMPT
23	27	HACKBERRY	TO BE REMOVED	EXEMPT
24	6	HACKBERRY	TO BE REMOVED	EXEMPT
25	8	HACKBERRY	TO BE REMOVED	EXEMPT
26	18	HACKBERRY	TO BE REMOVED	EXEMPT
27	3	HACKBERRY	TO BE REMOVED	EXEMPT
28	12	HACKBERRY	TO BE REMOVED	EXEMPT
29	6	HACKBERRY	TO BE REMOVED	EXEMPT
30	6	HACKBERRY	TO BE REMOVED	EXEMPT
31	10	HACKBERRY	TO BE REMOVED	EXEMPT
32	12	HACKBERRY	TO BE REMOVED	EXEMPT
33	12	HACKBERRY	TO BE REMOVED	EXEMPT
34	6	HACKBERRY	TO BE REMOVED	EXEMPT
35	6	HACKBERRY	TO BE REMOVED	EXEMPT
36	6	HACKBERRY	TO BE REMOVED	EXEMPT
37	43	HACKBERRY	TO BE REMOVED	EXEMPT
38	6	HACKBERRY	TO BE REMOVED	EXEMPT

TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Remarks
39	14	HACKBERRY	TO BE REMOVED	EXEMPT
40	18	HACKBERRY	TO BE REMOVED	EXEMPT
41	18	HACKBERRY	TO BE REMOVED	EXEMPT
42	6	CEDAR	TO BE REMOVED	EXEMPT
43	3	HACKBERRY	TO BE REMOVED	EXEMPT
44	4	HACKBERRY	TO BE REMOVED	EXEMPT
45	6	CEDAR	TO BE REMOVED	EXEMPT
46	3	CEDAR	TO BE REMOVED	EXEMPT
47	14	HACKBERRY	TO BE REMOVED	EXEMPT
48	12	HACKBERRY	TO BE REMOVED	EXEMPT
49	10	HACKBERRY	TO BE REMOVED	EXEMPT
50	14	HACKBERRY	TO BE REMOVED	EXEMPT
51	10	HACKBERRY	TO BE REMOVED	EXEMPT
52	6	HACKBERRY	TO BE REMOVED	EXEMPT
53	6	CEDAR	TO BE REMOVED	EXEMPT
54	8	HACKBERRY	TO BE REMOVED	EXEMPT
55	6	HACKBERRY	TO BE REMOVED	EXEMPT
56	5	CEDAR	TO BE REMOVED	EXEMPT
57	12	HACKBERRY	TO BE REMOVED	EXEMPT
58	12	CEDAR	TO BE REMOVED	DEAD - EXEMPT
59	6	HACKBERRY	TO BE REMOVED	EXEMPT
60	3	CEDAR	TO BE REMOVED	EXEMPT
61	6	HACKBERRY	TO BE REMOVED	EXEMPT
62	6	HACKBERRY	TO BE REMOVED	EXEMPT
63	4	CEDAR	TO BE REMOVED	EXEMPT
64	6	HACKBERRY	TO BE REMOVED	EXEMPT
65	12	HACKBERRY	TO BE REMOVED	EXEMPT
66	18	HACKBERRY	TO BE REMOVED	EXEMPT
67	3	CEDAR	TO BE REMOVED	EXEMPT
68	6	CEDAR	TO BE REMOVED	EXEMPT
69	6	CEDAR	TO BE REMOVED	EXEMPT
70	6	CEDAR	TO BE REMOVED	EXEMPT

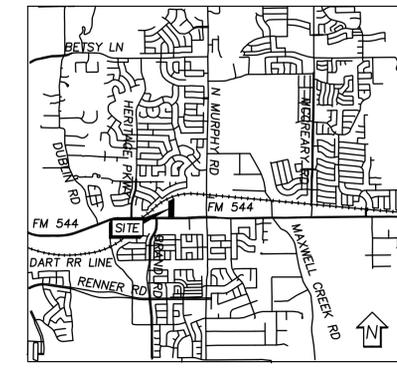
Total Caliper Inches on Site	788
Total Caliper Inches Removed	788
Total Mitigation Inches Required	54
Total Mitigation Inches Provided	54





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VICINITY MAP
NOT TO SCALE



LANDSCAPE TABLETS
THE CITY OF MURPHY, TEXAS

- SITE LANDSCAPE**
- A minimum of twenty (20%) percent of the site shall be pervious, permanently landscaped area.
- Total Site Area: 211,098 s.f.
Required: 42,220 s.f. (20%)
Provided: 45,034 s.f. (21%)
- STREET BUFFER**
- One large shade tree and four small ornamental trees shall be required per fifty (50) linear feet of street frontage.
- FM 544 - 259 L.F.
Required: (6) trees, 3" cal.
Provided: N/A - Exempt
15' Utility Easement



JENKINS
SELF
STORAGE

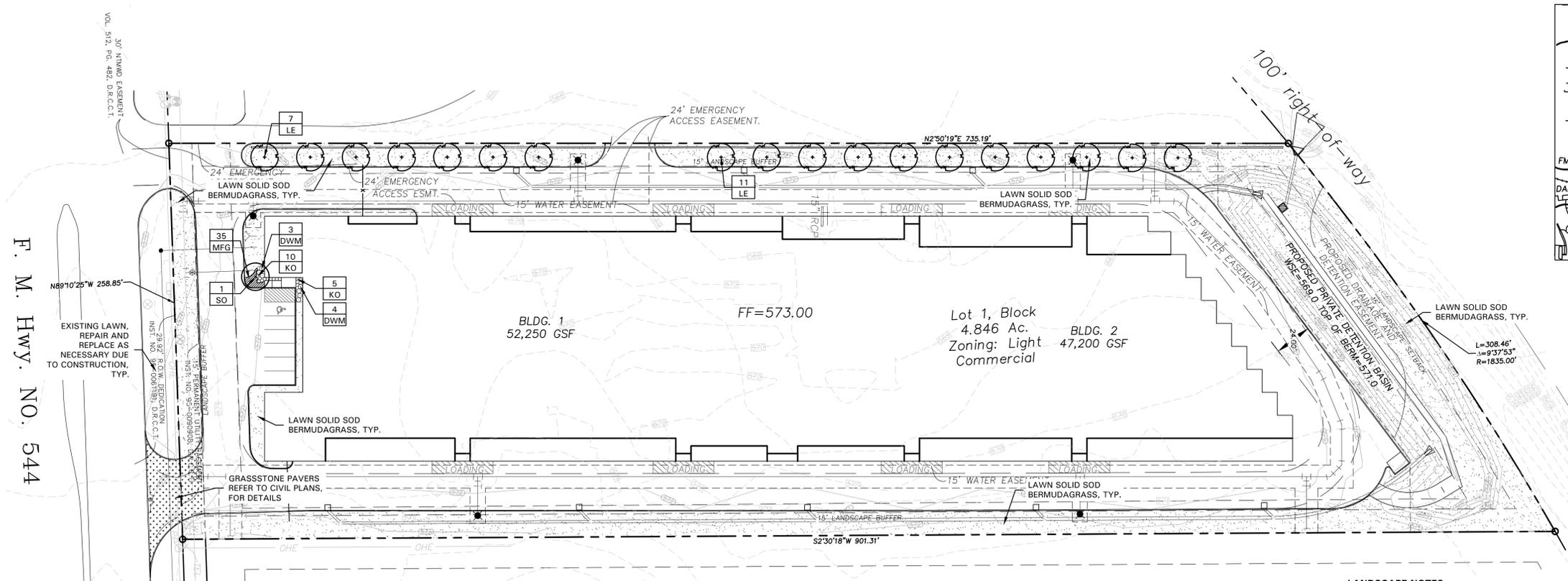
401 E FM 544
Murphy, Texas

Project Number: 14145
Issue Date: 01.06.2015
Drawn By: APL
Checked By: KAH

Revisions
No: Date: Detail:

Sheet Title:
LANDSCAPE
PLAN

Sheet Number:
L2.01



IST

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES				
<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	18	5" cal.	B&B or container grown, 17' ht., 10' spread, 6' branching ht., matching
<i>Quercus shumardii</i>	Shumard Red Oak	1	5" cal.	B&B or container grown, 17' ht., 10' spread, 6' branching ht., matching
SHRUBS/GROUND COVER				
<i>Myrica pusilla</i>	Dwarf Wax Myrtle	7	5 gal.	container full, 20" spread, 24" o.c.
<i>Rosa hybrida</i> 'Radtko'	Double Knock Out Rose	15	5 gal.	container full, 20" spread, 36" o.c.
<i>Nassella tenuissima</i>	Mexican Feathergrass	35	1 gal.	container full, 18" o.c.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

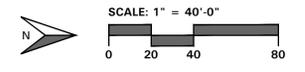
- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.





4245 North Central Expy Suite 501 Dallas, Texas 75205 214.865.7192 office



JENKINS SELF STORAGE 401 E FM 544 Murphy, Texas

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

- 1.1 REFERENCED DOCUMENTS
A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.
1.2 DESCRIPTION OF WORK
A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
C. Texas Association of Nurserymen, Grades and Standards
D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

1.9 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions.

do not measure from branch or root tip-to-tip.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

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5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to normal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken ranches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
D. Approval: All plants which are found unsuitable in growth, or are in any unhealthful or unsatisfactory condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms the "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dalasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
a. Clay - between 7-27 percent
b. Silt - between 15-25 percent
c. Sand - less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: 3/16" x 4" x 16" - dark green, DURAEDEG® steel landscape edging manufactured by The J.D. Russell Company under its trade name DURAEDEG Heavy Duty Steel.
B. Staking Material for Shade Trees: refer to details.
C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
D. Filter Fabric: 'Mirafi Miracape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 623-0444 or approved equal.
E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
C. Position the trees and shrubs in their intended location as per plan.
D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.

- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

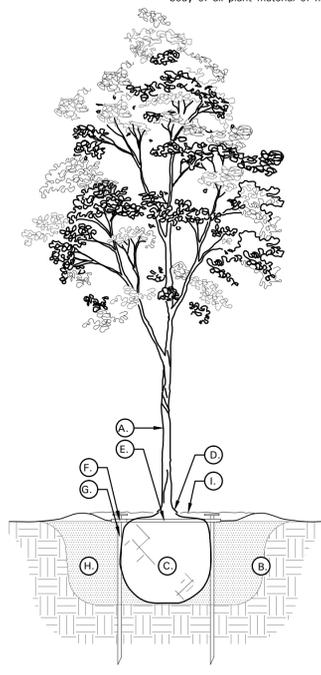
tree planting detail as approved by the Landscape Architect if the percolation test fails.

- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".
J. Do not wrap trees.
K. Do not over prune.
L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.
END OF SECTION

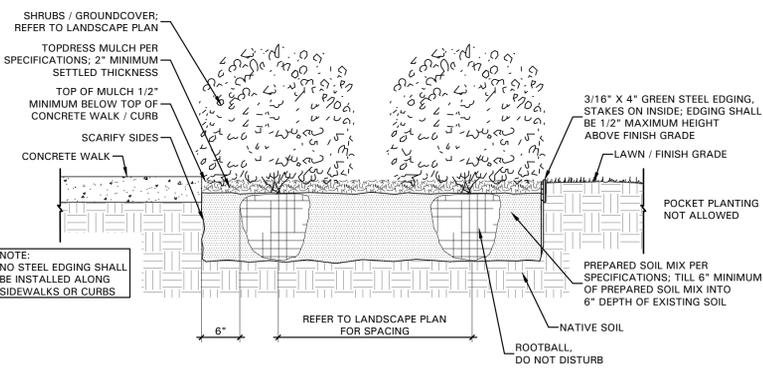
- 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
4. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 1/2" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.



01 TREE PLANTING DETAIL NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
F. 'U' BRACKET.
G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH 'U' BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments), WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeft@treestakesolutions.com www.treestakesolutions.com
K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE



Sheet Title: LANDSCAPE SPECIFICATIONS AND DETAILS Sheet Number: L2.02



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JENKINS SELF STORAGE

401 E FM 544 Murphy, Texas

Project Number: 14145 Issue Date: 01.06.2015 Drawn By: JJW Checked By: JJW

Revisions No: Date: Detail:

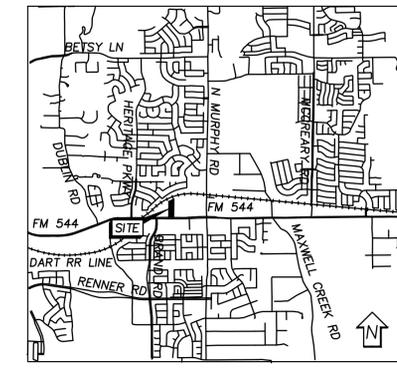
Sheet Title:

IRRIGATION PLAN

Sheet Number:

L3.01

VICINITY MAP NOT TO SCALE



IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE WEATHERMATIC EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
4. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
5. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
6. LAWN SPRAY HEADS SHALL BE WEATHERMATIC LX-4 INSTALLED PER DETAIL SHOWN.
7. ROTOR HEADS SHALL BE WEATHERMATIC TURBO INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
8. NOZZLES SHALL BE WEATHERMATIC 5500 SERIES. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
9. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
10. ELECTRIC CONTROL VALVES SHALL BE WEATHERMATIC 11000 SERIES INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
11. QUICK COUPLING VALVES SHALL BE WEATHERMATIC QV75 INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING 3/4" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
12. ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
13. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
14. THE DESIGN PRESSURE IS 65 PSI.
15. ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
16. IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / PO BOX 13087 AUSTIN, TEXAS 78711-3087
17. TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.

SLEEVING NOTES

1. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
2. SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
3. CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24") INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
4. CONTRACTOR SHALL EXTEND SLEEVES ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT.
5. CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
6. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

SMARTLINE CERTIFIED DESIGN

1. THIS IRRIGATION DESIGN FEATURES SMARTLINE CONTROLLER AND WEATHER MONITOR TECHNOLOGY AND UTILIZES 'ET' BASED WATER CONSERVATION AUTO ADJUSTING SCHEDULING.
2. THE IRRIGATION CONTRACTOR MUST PROGRAM THE CONTROLLER BY SELECTING THE PROPER SPRINKLER TYPE, PLANT TYPE, SOIL TYPE, SLOPE AND SUN / SHADE EXPOSURE FOR EACH ZONE.
3. THE IRRIGATION CONTRACTOR MUST CONTACT THE IRRIGATION DESIGNER FOR APPROVAL OF CONTROLLER SETTINGS.
4. THE IRRIGATION DESIGNER IS JOHN WINGFIELD (972) 238-1498.
5. ALL EQUIPMENT MUST BE INSTALLED AS SPECIFIED. NO EQUIPMENT SUBSTITUTIONS WILL BE PERMITTED.

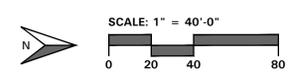
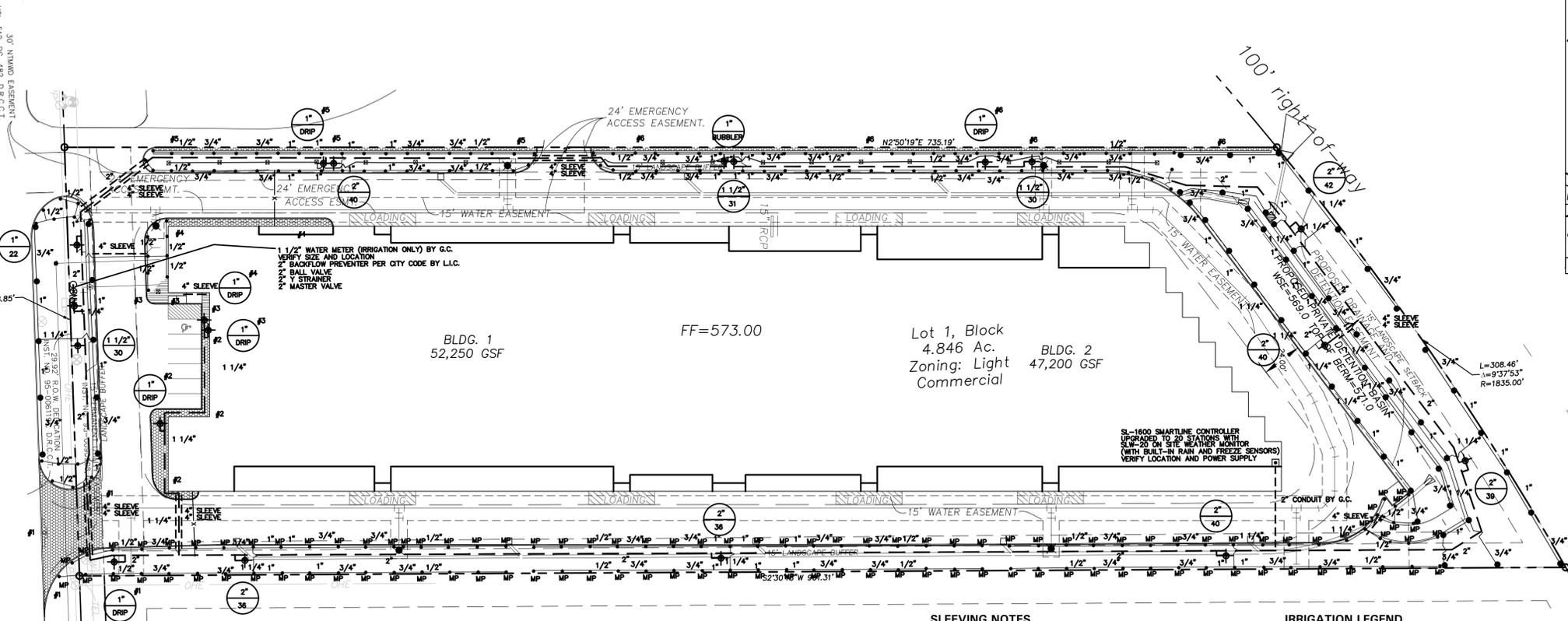
IRRIGATION LEGEND

- WEATHERMATIC LX-4 POP-UP LAWN HEAD
- WEATHERMATIC TURBO ROTARY FC
- WEATHERMATIC TURBO ROTARY PC
- ⊠ WEATHERMATIC 106.5 BUBBLER (2 PER TREE, TYP.)
- ⊕ WEATHERMATIC 11000 SERIES ELECTRIC VALVE
- ▲ WEATHERMATIC QV75 QUICK COUPLER
- CONTROLLER, SIZE AS INDICATED
- W/M WATER METER, SIZE AS INDICATED WITH D.C.A., SIZE AS INDICATED
- PVC SCHEDULE 40 SLEEVING
- PVC CLASS 200 MAINLINE
- PVC CLASS 200 LATERAL LINE
- (XXX) VALVE SIZE
- (XXX) GPM
- ▨ NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- ▨ NETAFIM TECHLINE#TLDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- (XXX) NETAFIM DISC FILTER #DF100-080
- (XXX) NETAFIM PRESSURE REGULATOR #PRV15025 INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

BUBBLER PIPING CHART

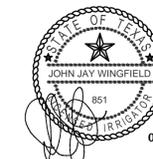
NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	1/2"
6 - 10	3/4"
11 - 20	1"
21 - 30	1 1/2"
31 - 40	2"

F. M. HWY. NO. 544





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04.14.15

JENKINS SELF STORAGE

401 E FM 544
Murphy, Texas

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

1.1 DESCRIPTION

- A. Provide underground irrigation sleeves as indicated on the drawings.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Section 32 8424 - Irrigation System

1.3 REFERENCED STANDARDS

- A. American Society for Testing and Materials:
 1. ASTM - D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SD R-PR)
 2. ASTM - D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 40.
 3. ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

PART 2 - MATERIALS

2.1 DEFINITIONS

- A. Sleeve - A pipe within which another pipe is placed for carrying water or other utilities to be installed.
- B. Wire Sleeves - A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.

2.2 GENERAL

- A. Polyvinyl Chloride Pipe (PVC) - Manufactured in accordance with standards noted herein:
 1. Marking and Identification - Permanently marked with SDR number, ASTM standard number, and the NSF (National Sanitation Foundation) seal.
 2. Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Coverage - Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.
- B. Sleeve Extensions - Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.

3.2 BACKFILL

- A. Compaction - Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.
- B. Damage - Repair any damage resulting from improper compaction including pavement repair and replacement.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 SCOPE

- A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper

installation of the irrigation system as indicated by the Drawings. All costs associated with this installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

B. Work includes but is not limited to:

1. Trenching and backfill.
2. Installation of automatic controlled system.
3. Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.

C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Refer to Irrigation Plans for controller, head, and valve locations.
- B. Section 32 8423 - Underground Irrigation Sleeves and Utility Conduits
- C. Section 32 9300 - Landscape
- D. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.3 APPLICABLE STANDARDS

- A. American Standard for Testing and Materials (ASTM) - Latest edition.
 1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
 2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread, Schedule 80
 3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 40
 4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
 5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
 6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
 7. F656 Poly Vinyl Chloride (PVC) Solvent Weld Primer
 8. D2855 Making Solvent - Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

- A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.
- B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.
- C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

1.5 SUBMITTALS

- A. Procedure: Comply with Division I requirements.
- B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's cut sheets and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.
- C. No work covered under this section may begin until the

Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized Representative.

D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.

E. Operating and Maintenance Manuals:

1. Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation system.
2. Manuals shall be delivered to the Owner Authorized Representative no later than ten (10) days prior to completion of the irrigation system.
3. Provide descriptions of all installed materials and systems in sufficient detail to permit maintenance personnel to understand, operate, and maintain the equipment.
4. Provide the following in each manual:
 - a. Index sheet with Contractor's name, address, telephone number, and contact name.
 - b. Duration of guarantee period. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.
 - c. Equipment list providing the following for each item:
 - 1) Manufacturer's name
 - 2) Make and model number
 - 3) Name and address of local part's representative
 - 4) Spare parts list in detail
 - 5) Details operating and maintenance instructions for major equipment.

F. Project Record Documents:

1. Comply with Division I requirements.
2. Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
3. When dimensioning is complete, transpose work to bond paper.
4. Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same, to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings "Record Prints Showing Significant Changes". Date and sign drawings.

G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.

H. Controller Keys: Provide three (3) sets of keys to controller enclosures.

I. Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.

J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.

K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.

L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with

work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

- A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.
- B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

1.7 COORDINATION

- A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.
- B. Coordinate to ensure that electrical power source is in place.
- C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Mainline: Mainlines are the piping from water source to operating valve to sprinkler heads. This portion of piping is considered a part of sprinkler main.
- B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)

- A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.
- B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.
- C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.

2.3 COPPER TUBING

- A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation tubing (thin wall).

2.4 COPPER TUBE FITTINGS

- A. Cast brass or wrought copper, sweat - solder type.

2.5 WIRE

- A. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).
- B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

- A. Composed of Standard Schedule 40 PVC Fittings and PVC

meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch (1/2") diameter by eight (8") inches long, where applicable.

B. Polyethylene nipples six (6") inches long shall be used on all pop-up spray heads.

2.7 MATERIALS - SEE IRRIGATION PLAN

- A. Sprinkler heads in lawn area as specified on plan.
- B. PVC Pipe: Class 200, SDR 21
- C. Copper Tubing (City Connection): Type "M"
- D. 24V Wire: Size 14, Type UF
- E. Electric valves: Shall be all plastic construction as indicated on plans.
- F. Backflow Prevention Device: Refer to drawing requirements and flow valve. Coordinate exact location with General Contractor.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

- A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.
- B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods, rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.
- C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.
- D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs. In areas where existing trees are present, trenches shall be adjusted on-site to provide a minimum clearance of four (4) feet between the drip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned change in trench routing from that shown on the drawings.

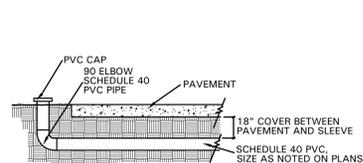
3.2 PIPE INSTALLATION

- A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.
- B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.
- C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

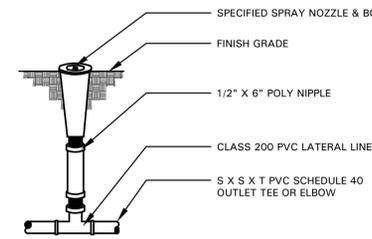
3.3 PVC PIPE AND FITTING ASSEMBLY

- A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.
- B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

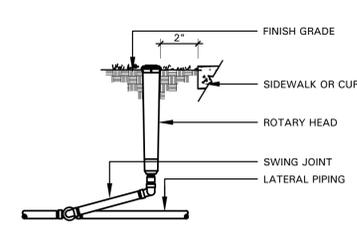
END OF SECTION



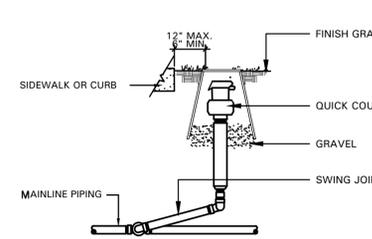
01 SLEEVE DETAIL
NOT TO SCALE



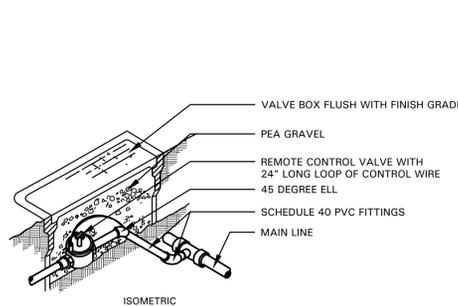
02 POP-UP LAWN SPRAY ASSEMBLY
NOT TO SCALE



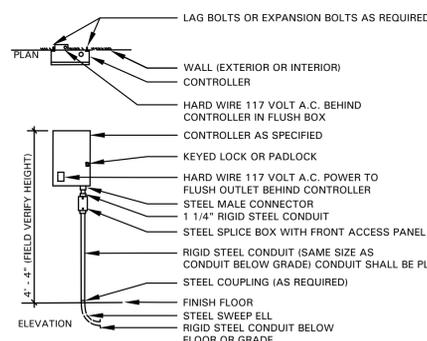
03 ROTARY HEAD
NOT TO SCALE



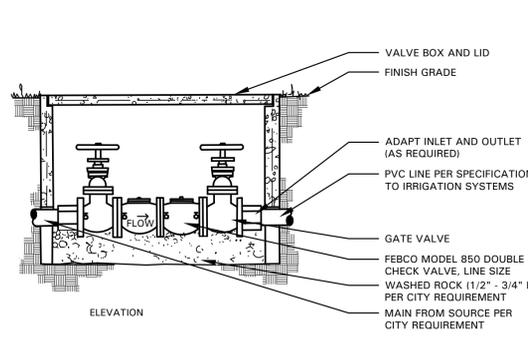
04 QUICK COUPLER
NOT TO SCALE



05 REMOTE CONTROL VALVE
NOT TO SCALE



06 WALL MOUNTED CONTROLLER
NOT TO SCALE



07 BACKFLOW PREVENTER
NOT TO SCALE

Project Number: 14145
Issue Date: 01.06.2015
Drawn By: JJW
Checked By: JJW

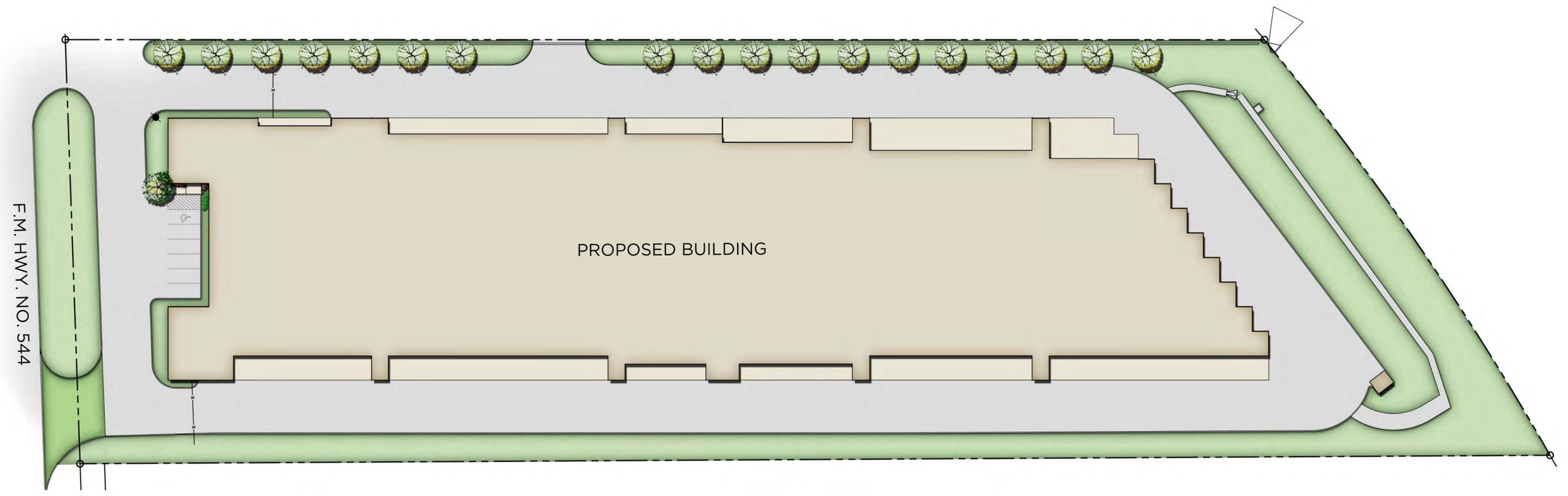
Revisions
No: Date: Detail:

Sheet Title: IRRIGATION SPECIFICATIONS AND DETAILS

Sheet Number:

L3.02





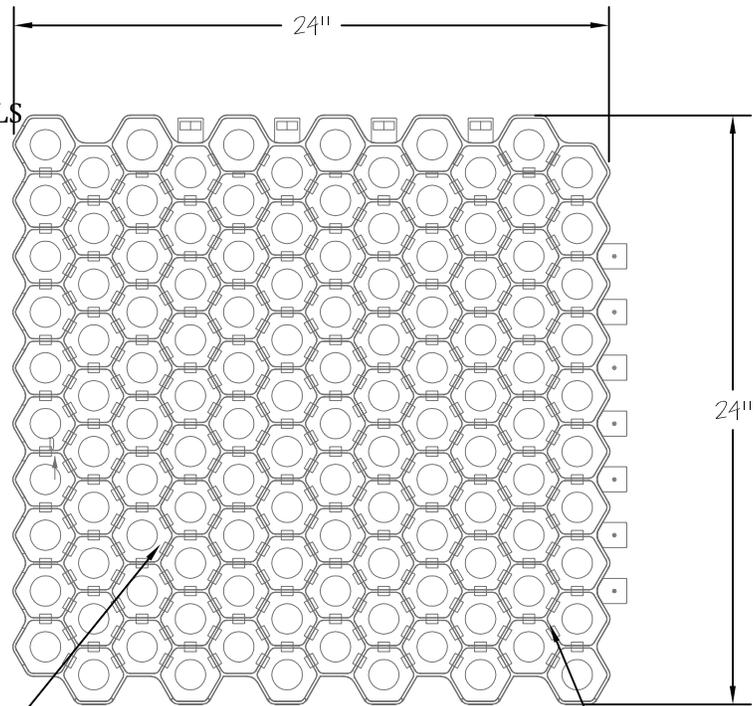
TUFFTRACK PRODUCT DESCRIPTION

PANEL SIZE - 24" x 24" x 1 1/2"

CELLS PER PANEL - (120) - 2-1/2" HEXAGONAL CELLS

NESTED HONEYCOMB CELL LAYOUT

COMPRESSIVE STRENGTH - 98,770 PSF
685 PSI
EXCEEDS H2O
LOADING



TONGUE & GROOVE LATCHING SYSTEM

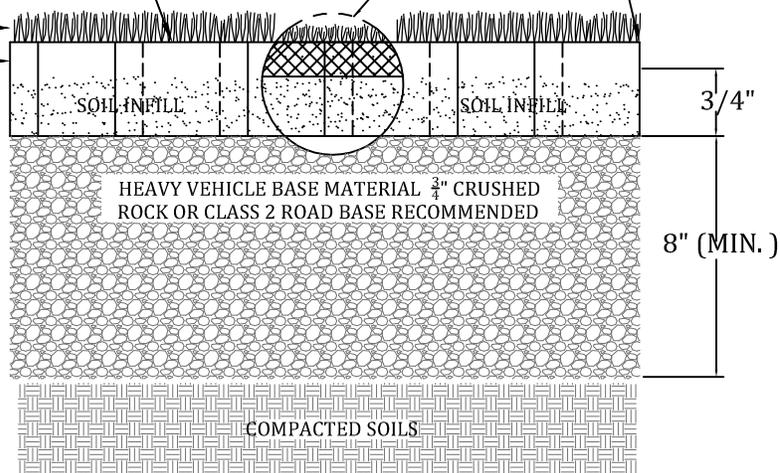
TUFFTRACK GRASS ROAD PAVER

"SOD" PLANTING LEVELS INSIDE CELLS

ADJOINING FINISH GRADE

ACTUAL FINISH GRADE

SOIL FILL LEVEL INSIDE
PAVER GRIDWORK AFTER
HEAVY WATER DOWN.
THIS IS THE ACTUAL SOD
PLANTING LEVEL.



NOTE:

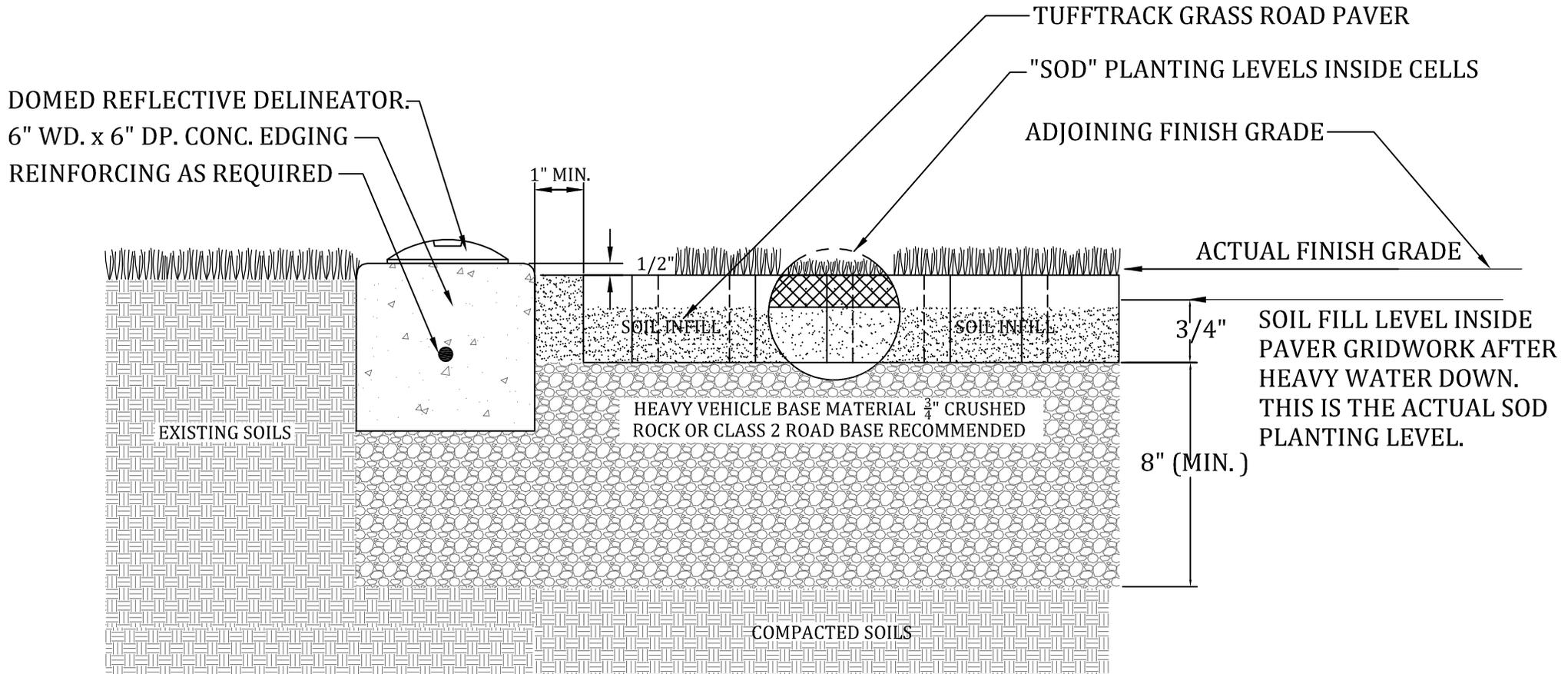
EXISTING SOILS SHOULD BE EVALUATED TO ENSURE
PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.



TECHNICAL SERVICES
1-888-825-4716
techservice@ndspro.com

TYPICAL TUFFTRACK PAVER FIRELANE DETAIL

HEAVY VEHICLE OR FIRE ACCESS ROAD



NOTE:

EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.



TECHNICAL SERVICES
1-888-825-4716
techservice@ndspro.com

TUFFTRACK GRASS PAVER FIRELANE CONCRETE EDGING W/ REFLECTOR

HEAVY VEHICLE OR FIRE ACCESS ROAD

N. T. S.

City Council Meeting
May 5, 2015

Issue

Consider and/or act on the award of the bid for the Betsy Lane Paving and Drainage Improvements.

Staff Resource/Department

James Fisher, City Manager

Discussion

The City advertised for bids in March and bids were opened in April. The City received 8 bids ranging from \$2.8 million to \$4.1 million. The low bidder of the 8 who submitted is Tiseo Paving Company of Dallas. Our engineer is familiar with this company and recommends awarding of this contract.

Financial

The bid award is \$2,970,831.80, which includes the Alternate Bid (furnish and install median irrigation). The City Engineer's Project opinion of Cost in July 2012 was approximately \$3.2M, this includes engineering, right-of-way and construction cost. . The City has received approximately \$2,600,000 from the surplus RTR Funds (from the 121 toll road) and approximately \$591,000 from Collin County for the local match, for a total of \$3,190,000.

Attachments

Bid Summary and Tabulation
Betsy Lane Recommendation – Bid Award
Betsy Lane Agreement with TxDOT

CITY OF MURPHY, TEXAS
Betsy Lane Paving & Drainage Improvements

BID SUMMARY

Bids Received at 2:00 p.m., Thursday, April 2, 2015

Contractor	BASE BID			Additive Alternate Bid	Total Amount Bid (Base Bid + Alternate)
	Roadway	Bridge	Total Base Bid		
1. Tiseo Paving Company P.O. Box 270040 Dallas, Texas 75227	\$ 2,171,547.00	\$ 679,284.80	\$ 2,850,831.80	\$ 120,000.00	\$ 2,970,831.80
2. McMahon Contracting, L.P. 3019 Roy Orr Blvd. Grand Prairie, Texas 75050	\$ 2,154,418.43	\$ 757,460.47	\$ 2,911,878.90	\$ 119,945.00	\$ 3,031,823.90
3. Ed Bell Construction Company P.O. Box 540787 Dallas, Texas 75354-0787	\$ 2,284,928.00	\$ 735,072.00	\$ 3,020,000.00	\$ 75,000.00	\$ 3,095,000.00
4. L. H. Lacy Company, Ltd. 1880 Crown Dr., Suite #1200 Dallas, Texas 75234	\$ 2,334,093.10	\$ 686,185.44	\$ 3,020,278.54	\$ 95,000.00	\$ 3,115,278.54
5. Pavecon Public Works, L.P. 3022 Roy Orr Blvd. Grand Prairie, Texas 75050	\$ 2,377,728.67	\$ 683,181.10	\$ 3,060,909.77	\$ 115,000.00	\$ 3,175,909.77
6. Rebcon, Inc. 1868 W. Northwest Hwy. Dallas, Texas 75220	\$ 2,554,340.50	\$ 865,750.00	\$ 3,420,090.50	\$ 83,000.00	\$ 3,503,090.50
7. CD Builders, Inc. P.O. Box 1002 Hurst, Texas 76053	\$ 2,589,994.58	\$ 1,251,133.75	\$ 3,841,128.33	\$ 152,496.23	\$ 3,993,624.56
8. Lone Star Civil Construction, Inc. 4320 Windsor Centre Trail, #500 Flower Mound, Texas 75028	\$ 2,598,590.75	\$ 1,587,028.00	\$ 4,185,618.75	\$ 65,000.00	\$ 4,250,618.75

TABULATION OF BIDS

Date: April 2, 2015

Project: CITY OF MURPHY, TEXAS
Betsy Lane Paving & Drainage Improvements

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 Dallas, Texas

Tiseo Paving Company
 P.O. Box 270040
 Dallas, Texas 75227

McMahon Contracting, L.P.
 3019 Roy Orr Blvd.
 Grand Prairie, Texas 75050

Ed Bell Construction Company
 P.O. Box 540787
 Dallas, Texas 75354-0787

L. H. Lacy Company, Ltd.
 1880 Crown Dr., Suite #1200
 Dallas, Texas 75234

Item No.	Approximate Quantities	Unit	Description	BID OF		BID OF		BID OF		BID OF	
				Unit Bid Price	Extension						
			ROADWAY								
101	48	Sta.	Prepare Right of Way Including Clearing & Grubbing	\$4,650.00	\$ 223,200.00	\$5,622.37	\$ 269,873.76	\$3,000.00	\$ 144,000.00	\$2,650.00	\$ 127,200.00
102	5,023	C.Y.	Unclassified Excavation	\$11.25	\$ 56,508.75	\$10.19	\$ 51,184.37	\$15.00	\$ 75,345.00	\$12.50	\$ 62,787.50
103	11,320	C.Y.	Place Imported Fill	\$10.60	\$ 119,992.00	\$10.12	\$ 114,558.40	\$15.00	\$ 169,800.00	\$11.00	\$ 124,520.00
104	2,455	S.Y.	Remove & Dispose of Concrete Pavement, Curbs, Sidewalks or Driveways	\$7.25	\$ 17,798.75	\$6.78	\$ 16,644.90	\$8.00	\$ 19,640.00	\$8.00	\$ 19,640.00
105	1,150	S.Y.	Remove & Dispose of Asphalt Pavement	\$5.45	\$ 6,267.50	\$8.57	\$ 9,855.50	\$8.00	\$ 9,200.00	\$6.00	\$ 6,900.00
106	24	Ea.	Remove & Salvage Existing Sign	\$165.00	\$ 3,960.00	\$143.75	\$ 3,450.00	\$75.00	\$ 1,800.00	\$144.00	\$ 3,456.00
107	1,148	L.F.	Remove & Dispose of Barbed Wire Fence	\$1.80	\$ 2,066.40	\$2.71	\$ 3,111.08	\$2.50	\$ 2,870.00	\$1.85	\$ 2,123.80
108	1	L.S.	Remove & Dispose of Abandoned Car	\$3,700.00	\$ 3,700.00	\$1,788.91	\$ 1,788.91	\$1,000.00	\$ 1,000.00	\$3,692.50	\$ 3,692.50
109	30	L.F.	Remove & Dispose of 30-Inch RCP	\$7.00	\$ 210.00	\$50.01	\$ 1,500.30	\$15.00	\$ 450.00	\$12.84	\$ 385.20
110	1	Ea.	Remove & Dispose of Existing Sign	\$220.00	\$ 220.00	\$115.00	\$ 115.00	\$100.00	\$ 100.00	\$144.00	\$ 144.00
111	1	L.S.	Relocate Existing Water Meter	\$500.00	\$ 500.00	\$3,004.91	\$ 3,004.91	\$600.00	\$ 600.00	\$1,083.96	\$ 1,083.96
112	1	Ea.	Relocate Existing Stop Sign	\$385.00	\$ 385.00	\$287.50	\$ 287.50	\$350.00	\$ 350.00	\$513.25	\$ 513.25
113	14,591	S.Y.	Furnish & Install 9-Inch Reinforced Concrete Pavement with Monolithic Curbs	\$46.55	\$ 679,211.05	\$42.71	\$ 623,181.61	\$52.00	\$ 758,732.00	\$58.12	\$ 848,028.92
114	14,835	S.Y.	Furnish & Install Lime Stabilized Subgrade	\$3.95	\$ 58,598.25	\$3.93	\$ 58,301.55	\$3.50	\$ 51,922.50	\$3.43	\$ 50,884.05
115	401	Tons	Furnish Hydrated Lime (54 Lbs. per S.Y.)	\$189.15	\$ 75,849.15	\$163.30	\$ 65,483.30	\$150.00	\$ 60,150.00	\$138.21	\$ 55,422.21
116	5,343	S.Y.	Furnish & Install 4-Inch Reinforced Concrete Sidewalks	\$39.60	\$ 211,582.80	\$43.69	\$ 233,435.67	\$30.00	\$ 160,290.00	\$45.37	\$ 242,411.91
117	310	S.Y.	Furnish & Install 9-Inch Reinforced Stamped Colored Concrete Pavement	\$110.00	\$ 34,100.00	\$112.59	\$ 34,902.90	\$115.00	\$ 35,650.00	\$122.52	\$ 37,981.20
118	14,800	S.Y.	Furnish, Install & Maintain Habiturf	\$2.00	\$ 29,600.00	\$1.98	\$ 29,304.00	\$2.50	\$ 37,000.00	\$1.38	\$ 20,424.00
119	9,400	S.Y.	Furnish, Install & Maintain Hydromulch	\$1.40	\$ 13,160.00	\$1.37	\$ 12,878.00	\$1.75	\$ 16,450.00	\$0.98	\$ 9,212.00
120	24,200	S.Y.	Furnish & Place Topsoil (4-Inches)	\$0.75	\$ 18,150.00	\$1.84	\$ 44,528.00	\$1.00	\$ 24,200.00	\$0.80	\$ 19,360.00
121	697	L.F.	Sawcut Existing Concrete Pavement	\$5.00	\$ 3,485.00	\$3.62	\$ 2,523.14	\$6.00	\$ 4,182.00	\$2.64	\$ 1,840.08
122	967	L.F.	Construct Longitudinal Butt Joint	\$6.00	\$ 5,802.00	\$6.95	\$ 6,720.65	\$10.00	\$ 9,670.00	\$6.97	\$ 6,739.99
123	8	Ea.	Furnish & Install Hand Hole	\$700.00	\$ 5,600.00	\$661.25	\$ 5,290.00	\$650.00	\$ 5,200.00	\$1,044.96	\$ 8,359.68
124	341	L.F.	Furnish & Install 2-Inch Schedule 40 PVC Conduit	\$8.00	\$ 2,728.00	\$7.48	\$ 2,550.68	\$7.50	\$ 2,557.50	\$7.54	\$ 2,571.14
125	35	L.F.	Construct Transverse Expansion Joint	\$50.00	\$ 1,750.00	\$19.09	\$ 668.15	\$20.00	\$ 700.00	\$12.87	\$ 450.45
126	3	Ea.	Furnish & Install TxDOT Type 1 Pedestrian Ramp	\$1,100.00	\$ 3,300.00	\$1,178.75	\$ 3,536.25	\$1,500.00	\$ 4,500.00	\$1,304.03	\$ 3,912.09

TABULATION OF BIDS

Date: April 2, 2015

Project: CITY OF MURPHY, TEXAS
Betsy Lane Paving & Drainage Improvements

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 Dallas, Texas

Tiseo Paving Company
 P.O. Box 270040
 Dallas, Texas 75227

McMahon Contracting, L.P.
 3019 Roy Orr Blvd.
 Grand Prairie, Texas 75050

Ed Bell Construction Company
 P.O. Box 540787
 Dallas, Texas 75354-0787

L. H. Lacy Company, Ltd.
 1880 Crown Dr., Suite #1200
 Dallas, Texas 75234

Item No.	Approximate Quantities	Unit	Description	BID OF		BID OF		BID OF		BID OF	
				Unit Bid Price	Extension						
127	568	S.Y.	Furnish & Install Flex Base on Compacted Subgrade	\$15.00	\$ 8,520.00	\$18.97	\$ 10,774.96	\$15.00	\$ 8,520.00	\$19.32	\$ 10,973.76
128	400	S.F.	Furnish & Install Type 6 Concrete Retaining Wall	\$49.50	\$ 19,800.00	\$38.93	\$ 15,572.00	\$40.00	\$ 16,000.00	\$13.98	\$ 5,592.00
129	155	L.F.	Furnish & Install Concrete Curb & Gutter	\$25.00	\$ 3,875.00	\$33.78	\$ 5,235.90	\$60.00	\$ 9,300.00	\$37.06	\$ 5,744.30
130	1,620	L.F.	Furnish & Install Pedestrian Rail	\$108.00	\$ 174,960.00	\$73.22	\$ 118,616.40	\$80.00	\$ 129,600.00	\$104.97	\$ 170,051.40
131	2	Ea.	Connect To Existing Sidewalk	\$275.00	\$ 550.00	\$139.49	\$ 278.98	\$100.00	\$ 200.00	\$107.05	\$ 214.10
132	8,886	L.F.	Furnish & Install Broken White Lane Marking	\$0.55	\$ 4,887.30	\$0.58	\$ 5,153.88	\$0.55	\$ 4,887.30	\$0.53	\$ 4,709.58
133	3	Ea.	Furnish & Install Speed Limit Sign (R2-1) (24" x 30")	\$533.50	\$ 1,600.50	\$557.75	\$ 1,673.25	\$450.00	\$ 1,350.00	\$511.68	\$ 1,535.04
134	462	L.F.	Furnish & Install Turn Bay Line	\$2.20	\$ 1,016.40	\$2.30	\$ 1,062.60	\$3.00	\$ 1,386.00	\$2.11	\$ 974.82
135	369	L.F.	Furnish & Install 12-Inch Wide Solid White Reflective Pavement Mark (100 MIL)	\$4.40	\$ 1,623.60	\$4.60	\$ 1,697.40	\$3.50	\$ 1,291.50	\$4.22	\$ 1,557.18
136	68	L.F.	Furnish & Install 24-Inch Wide Thermoplastic Stop Bar	\$8.00	\$ 544.00	\$8.05	\$ 547.40	\$7.00	\$ 476.00	\$7.39	\$ 502.52
137	2	Ea.	Furnish & Install Stop Sign (R1-1) (30" x 30")	\$550.00	\$ 1,100.00	\$557.75	\$ 1,115.50	\$450.00	\$ 900.00	\$511.68	\$ 1,023.36
138	1	Ea.	Furnish & Install Left Lane Must Turn Left Sign (R3-7L) (30" x 30")	\$550.00	\$ 550.00	\$557.75	\$ 557.75	\$450.00	\$ 450.00	\$511.68	\$ 511.68
139	1	Ea.	Furnish & Install Lane Direction Sign (R3-8 (VAR)) (48" x 30")	\$550.00	\$ 550.00	\$557.75	\$ 557.75	\$450.00	\$ 450.00	\$511.68	\$ 511.68
140	2	Ea.	Furnish & Install "LEFT ARROW" Pavement Marking	\$165.00	\$ 330.00	\$172.50	\$ 345.00	\$150.00	\$ 300.00	\$158.25	\$ 316.50
141	3	Ea.	Furnish & Install "ONLY" Pavement Marking	\$165.00	\$ 495.00	\$172.50	\$ 517.50	\$160.00	\$ 480.00	\$158.25	\$ 474.75
142	3	Ea.	Furnish & Install TxDOT Type CH-FW-0 Culvert Headwall	\$3,600.00	\$ 10,800.00	\$5,462.50	\$ 16,387.50	\$4,000.00	\$ 12,000.00	\$3,771.63	\$ 11,314.89
143	727	L.F.	Furnish & Install 18-Inch Class III RCP	\$46.50	\$ 33,805.50	\$61.87	\$ 44,979.49	\$60.00	\$ 43,620.00	\$55.79	\$ 40,559.33
144	138	L.F.	Furnish & Install 21-Inch Class III RCP	\$59.00	\$ 8,142.00	\$68.55	\$ 9,459.90	\$65.00	\$ 8,970.00	\$60.30	\$ 8,321.40
145	777	L.F.	Furnish & Install 24-Inch Class III RCP	\$66.00	\$ 51,282.00	\$66.29	\$ 51,507.33	\$75.00	\$ 58,275.00	\$71.09	\$ 55,236.93
146	163	L.F.	Furnish & Install 27-Inch Class III RCP	\$72.50	\$ 11,817.50	\$72.27	\$ 11,780.01	\$90.00	\$ 14,670.00	\$79.42	\$ 12,945.46
147	822	L.F.	Furnish & Install 30-Inch Class III RCP	\$85.50	\$ 70,281.00	\$83.84	\$ 68,916.48	\$95.00	\$ 78,090.00	\$118.98	\$ 97,801.56
148	196	L.F.	Furnish & Install 60-Inch Class III RCP	\$121.00	\$ 23,716.00	\$274.18	\$ 53,739.28	\$275.00	\$ 53,900.00	\$284.04	\$ 55,671.84
149	6	Ea.	Furnish & Install 6-Foot Recessed Curb Inlet	\$4,600.00	\$ 27,600.00	\$3,277.50	\$ 19,665.00	\$4,700.00	\$ 28,200.00	\$5,561.84	\$ 33,371.04
150	2	Ea.	Furnish & Install 10-Foot Recessed Curb Inlet	\$6,000.00	\$ 12,000.00	\$3,852.50	\$ 7,705.00	\$6,100.00	\$ 12,200.00	\$6,952.30	\$ 13,904.60
151	1	Ea.	Furnish & Install 16-Foot Recessed Curb Inlet	\$4,800.00	\$ 4,800.00	\$4,772.50	\$ 4,772.50	\$6,600.00	\$ 6,600.00	\$5,561.84	\$ 5,561.84
152	49	S.Y.	Remove & Replace Existing Concrete Pavement	\$145.00	\$ 7,105.00	\$63.15	\$ 3,094.35	\$150.00	\$ 7,350.00	\$142.04	\$ 6,959.96
153	1	Ea.	Connect to Existing 21-Inch RCP	\$650.00	\$ 650.00	\$1,041.21	\$ 1,041.21	\$400.00	\$ 400.00	\$1,259.67	\$ 1,259.67

TABULATION OF BIDS

Date: April 2, 2015

Project: CITY OF MURPHY, TEXAS
Betsy Lane Paving & Drainage Improvements

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 Dallas, Texas

Tiseo Paving Company
 P.O. Box 270040
 Dallas, Texas 75227

McMahon Contracting, L.P.
 3019 Roy Orr Blvd.
 Grand Prairie, Texas 75050

Ed Bell Construction Company
 P.O. Box 540787
 Dallas, Texas 75354-0787

L. H. Lacy Company, Ltd.
 1880 Crown Dr., Suite #1200
 Dallas, Texas 75234

Item No.	Approximate Quantities	Unit	Description	BID OF		BID OF		BID OF		BID OF	
				Unit Bid Price	Extension						
154	1	Ea.	Connect to Existing Storm Sewer Junction Box	\$1,500.00	\$ 1,500.00	\$1,237.29	\$ 1,237.29	\$900.00	\$ 900.00	\$1,134.53	\$ 1,134.53
155	1	Ea.	Connect To Existing 60-Inch RCP	\$950.00	\$ 950.00	\$988.89	\$ 988.89	\$900.00	\$ 900.00	\$882.87	\$ 882.87
156	2	L.S.	Remove Existing Headwall and Concrete Rip Rap	\$650.00	\$ 1,300.00	\$2,661.66	\$ 5,323.32	\$2,000.00	\$ 4,000.00	\$1,261.74	\$ 2,523.48
157	1	Ea.	Connect To Existing 27-Inch RCP	\$650.00	\$ 650.00	\$864.69	\$ 864.69	\$500.00	\$ 500.00	\$792.51	\$ 792.51
158	24	Ea.	Furnish, Install, Maintain & Remove Inlet Protection	\$110.00	\$ 2,640.00	\$69.00	\$ 1,656.00	\$120.00	\$ 2,880.00	\$211.00	\$ 5,064.00
159	2,715	L.F.	Furnish, Install, Maintain & Remove Silt Fence	\$1.60	\$ 4,344.00	\$1.50	\$ 4,072.50	\$2.00	\$ 5,430.00	\$1.21	\$ 3,285.15
160	5	Ea.	Furnish, Install, Maintain & Remove Stone Overflow Structure	\$325.00	\$ 1,625.00	\$51.75	\$ 258.75	\$400.00	\$ 2,000.00	\$211.00	\$ 1,055.00
161	1	L.S.	Furnish Storm Water Pollution Prevention Plan (SW3P)	\$4,000.00	\$ 4,000.00	\$690.00	\$ 690.00	\$5,000.00	\$ 5,000.00	\$3,956.25	\$ 3,956.25
162	182	L.F.	Furnish & Install 12-Inch PVC Sanitary Sewer Line with Class 'H' Embedment	\$62.00	\$ 11,284.00	\$80.47	\$ 14,645.54	\$70.00	\$ 12,740.00	\$80.51	\$ 14,652.82
163	3	Ea.	Furnish & Install 5-Foot Diameter Sanitary Sewer Manhole	\$4,900.00	\$ 14,700.00	\$3,807.11	\$ 11,421.33	\$7,500.00	\$ 22,500.00	\$10,051.90	\$ 30,155.70
164	2	Ea.	Cut & Plug Existing Sanitary Sewer Line	\$650.00	\$ 1,300.00	\$256.92	\$ 513.84	\$1,000.00	\$ 2,000.00	\$655.49	\$ 1,310.98
165	2	Ea.	Connect to Existing 12-Inch Sanitary Sewer Line	\$850.00	\$ 1,700.00	\$256.92	\$ 513.84	\$600.00	\$ 1,200.00	\$889.10	\$ 1,778.20
166	5	L.F.	Furnish & Install 4-Inch Sanitary Sewer Line	\$50.00	\$ 250.00	\$204.26	\$ 1,021.30	\$60.00	\$ 300.00	\$64.35	\$ 321.75
167	1	Ea.	Furnish & Install 4-Inch Sanitary Sewer Plug	\$300.00	\$ 300.00	\$256.91	\$ 256.91	\$200.00	\$ 200.00	\$17.44	\$ 17.44
168	1	L.S.	Furnish Trench Safety Plan	\$600.00	\$ 600.00	\$805.00	\$ 805.00	\$2,000.00	\$ 2,000.00	\$1,042.84	\$ 1,042.84
169	2,651	L.F.	Install & Implement Trench Safety Plan	\$1.05	\$ 2,783.55	\$0.43	\$ 1,139.93	\$1.00	\$ 2,651.00	\$0.99	\$ 2,624.49
170	1	L.S.	Furnish, Install, Maintain & Remove all Necessary Traffic Control Measures	\$38,500.00	\$ 38,500.00	\$30,816.65	\$ 30,816.65	\$103,177.20	\$ 103,177.20	\$37,315.37	\$ 37,315.37
171	2	Ea.	Furnish & Install Project Sign	\$500.00	\$ 1,000.00	\$454.25	\$ 908.50	\$600.00	\$ 1,200.00	\$527.50	\$ 1,055.00
172	1	L.S.	Bid Allowance for Irrigation System Repairs near Foxcreek Drive	\$10,000.00	\$ 10,000.00	\$10,000.00	\$ 10,000.00	\$10,000.00	\$ 10,000.00	\$10,000.00	\$ 10,000.00
173	450	L.F.	Furnish & Install 4-Inch Schedule 40 Irrigation Sleeve	\$13.50	\$ 6,075.00	\$13.23	\$ 5,953.50	\$10.00	\$ 4,500.00	\$7.47	\$ 3,361.50
174	370	L.F.	Furnish & Install 6-Inch Schedule 40 Irrigation Sleeve	\$16.00	\$ 5,920.00	\$15.94	\$ 5,897.80	\$12.50	\$ 4,625.00	\$11.13	\$ 4,118.10
AMOUNT OF BID - ROADWAY (Items 101 Through 174)					\$ 2,171,547.00		\$ 2,154,418.43		\$ 2,284,928.00		\$ 2,334,093.10
BRIDGE											
201	340	L.F.	24" Dia. Drilled Shafts (TxDOT 416-2002)	\$165.00	\$ 56,100.00	\$147.61	\$ 50,187.40	\$100.00	\$ 34,000.00	\$168.80	\$ 57,392.00
202	29	C.Y.	Abutment Concrete (TxDOT 420-2003)	\$1,200.00	\$ 34,800.00	\$1,036.40	\$ 30,055.60	\$800.00	\$ 23,200.00	\$1,186.88	\$ 34,419.52
203	69	C.Y.	Bent Concrete (420-2004)	\$1,200.00	\$ 82,800.00	\$970.80	\$ 66,985.20	\$900.00	\$ 62,100.00	\$1,186.88	\$ 81,894.72
204	87	C.Y.	Reinforced Concrete Approach Slab (TxDOT 420-2033)	\$490.00	\$ 42,630.00	\$383.63	\$ 33,375.81	\$350.00	\$ 30,450.00	\$501.13	\$ 43,598.31

TABULATION OF BIDS

Date: April 2, 2015

Project: CITY OF MURPHY, TEXAS
Betsy Lane Paving & Drainage Improvements

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 Dallas, Texas

Tiseo Paving Company
 P.O. Box 270040
 Dallas, Texas 75227

McMahon Contracting, L.P.
 3019 Roy Orr Blvd.
 Grand Prairie, Texas 75050

Ed Bell Construction Company
 P.O. Box 540787
 Dallas, Texas 75354-0787

L. H. Lacy Company, Ltd.
 1880 Crown Dr., Suite #1200
 Dallas, Texas 75234

Item No.	Approximate Quantities	Unit	Description	BID OF		BID OF		BID OF		BID OF	
				Unit Bid Price	Extension						
205	425	C.Y.	Reinforced Concrete Pan Girder (TxDOT 420-2030)	\$618.00	\$ 262,650.00	\$938.95	\$ 399,053.75	\$1,000.00	\$ 425,000.00	\$633.00	\$ 269,025.00
206	734	S.Y.	Concrete Surface Treatment Class I (TxDOT 428-2002)	\$2.10	\$ 1,541.40	\$6.70	\$ 4,917.80	\$3.50	\$ 2,569.00	\$2.11	\$ 1,548.74
207	150	C.Y.	Class 'B' Concrete Riprap (TxDOT 432-2030)	\$450.00	\$ 67,500.00	\$362.59	\$ 54,388.50	\$300.00	\$ 45,000.00	\$453.65	\$ 68,047.50
208	228	Lbs.	Structural Steel (Misc Non-Bridge) (TxDOT 442-2048)	\$10.30	\$ 2,348.40	\$15.20	\$ 3,465.60	\$15.00	\$ 3,420.00	\$10.55	\$ 2,405.40
209	0	L.F.	T223 Railing (TxDOT 450)	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -
210	513	L.F.	C223 Railing (TxDOT 450)	\$124.00	\$ 63,612.00	\$135.72	\$ 69,624.36	\$100.00	\$ 51,300.00	\$126.60	\$ 64,945.80
211	238	L.F.	Pedestrian Railing (TxDOT 450)	\$186.00	\$ 44,268.00	\$118.85	\$ 28,286.30	\$166.00	\$ 39,508.00	\$189.90	\$ 45,196.20
212	87	L.F.	Expansion Joint Type 'AJ' (Unsealed) (TxDOT 454-2004)	\$45.00	\$ 3,915.00	\$49.79	\$ 4,331.73	\$75.00	\$ 6,525.00	\$44.31	\$ 3,854.97
213	2	Ea.	Concrete Structural Removal (TxDOT 496)	\$3,000.00	\$ 6,000.00	\$1,005.96	\$ 2,011.92	\$1,000.00	\$ 2,000.00	\$1,300.21	\$ 2,600.42
214	200	L.F.	Furnish & Install Metal Beam Guard Fence	\$23.00	\$ 4,600.00	\$22.43	\$ 4,486.00	\$20.00	\$ 4,000.00	\$23.21	\$ 4,642.00
215	2	Ea.	Furnish & Install Single Guardrail Terminal	\$2,500.00	\$ 5,000.00	\$2,512.75	\$ 5,025.50	\$2,400.00	\$ 4,800.00	\$2,532.00	\$ 5,064.00
216	2	Ea.	Furnish & Install Terminal Anchor Sections	\$760.00	\$ 1,520.00	\$632.50	\$ 1,265.00	\$600.00	\$ 1,200.00	\$775.43	\$ 1,550.86
AMOUNT OF BID - BRIDGE (Items 201 Through 216)					\$ 679,284.80		\$ 757,460.47		\$ 735,072.00		\$ 686,185.44
ADDITIVE ALTERNATE											
301	1	L.S.	Furnish & Install Median Irrigation	\$120,000.00	\$ 120,000.00	\$119,945.00	\$ 119,945.00	\$75,000.00	\$ 75,000.00	\$95,000.00	\$ 95,000.00
AMOUNT OF BID - ADDITIVE ALTERNATE (Item 301)					\$ 120,000.00		\$ 119,945.00		\$ 75,000.00		\$ 95,000.00
SUMMARY OF BID:											
BASE BID:											
AMOUNT OF BID - ROADWAY (Items 101 Through 174)					\$ 2,171,547.00		\$ 2,154,418.43		\$ 2,284,928.00		\$ 2,334,093.10
AMOUNT OF BID - BRIDGE (Items 201 Through 216)					\$ 679,284.80		\$ 757,460.47		\$ 735,072.00		\$ 686,185.44
AMOUNT OF BASE BID (Roadway + Bridge)					\$ 2,850,831.80		\$ 2,911,878.90		\$ 3,020,000.00		\$ 3,020,278.54
ADDITIVE ALTERNATE											
AMOUNT OF BID - ADDITIVE ALTERNATE (Item 301)					\$ 120,000.00		\$ 119,945.00		\$ 75,000.00		\$ 95,000.00
TOTAL AMOUNT OF BID (Base Bid + Additive Alternate)					\$ 2,970,831.80		\$ 3,031,823.90		\$ 3,095,000.00		\$ 3,115,278.54

TABULATION OF BIDS

Date: April 2, 2015

Project: CITY OF MURPHY, TEXAS
Betsy Lane Paving & Drainage Improvements

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 Dallas, Texas

BID OF
 Pavecon Public Works, L.P.
 3022 Roy Orr Blvd.
 Grand Prairie, Texas 75050

BID OF
 Rebcon, Inc.
 1868 W. Northwest Hwy.
 Dallas, Texas 75220

BID OF
 CD Builders, Inc.
 P.O. Box 1002
 Hurst, Texas 76053

BID OF
 Lone Star Civil Construction, Inc.
 4320 Windsor Centre Trail, #500
 Flower Mound, Texas 75028

Item No.	Approximate Quantities	Unit	Description	BID OF		BID OF		BID OF		BID OF	
				Unit Bid Price	Extension						
			ROADWAY								
101	48	Sta.	Prepare Right of Way Including Clearing & Grubbing	\$4,034.28	\$ 193,645.44	\$6,500.00	\$ 312,000.00	\$2,741.42	\$ 131,588.16	\$3,000.00	\$ 144,000.00
102	5,023	C.Y.	Unclassified Excavation	\$9.44	\$ 47,417.12	\$8.00	\$ 40,184.00	\$7.80	\$ 39,179.40	\$5.00	\$ 25,115.00
103	11,320	C.Y.	Place Imported Fill	\$12.54	\$ 141,952.80	\$20.00	\$ 226,400.00	\$22.35	\$ 253,002.00	\$25.00	\$ 283,000.00
104	2,455	S.Y.	Remove & Dispose of Concrete Pavement, Curbs, Sidewalks or Driveways	\$11.42	\$ 28,036.10	\$14.00	\$ 34,370.00	\$8.77	\$ 21,530.35	\$8.00	\$ 19,640.00
105	1,150	S.Y.	Remove & Dispose of Asphalt Pavement	\$4.76	\$ 5,474.00	\$15.00	\$ 17,250.00	\$10.72	\$ 12,328.00	\$8.00	\$ 9,200.00
106	24	Ea.	Remove & Salvage Existing Sign	\$170.00	\$ 4,080.00	\$250.00	\$ 6,000.00	\$284.13	\$ 6,819.12	\$250.00	\$ 6,000.00
107	1,148	L.F.	Remove & Dispose of Barbed Wire Fence	\$4.81	\$ 5,521.88	\$2.00	\$ 2,296.00	\$1.12	\$ 1,285.76	\$8.00	\$ 9,184.00
108	1	L.S.	Remove & Dispose of Abandoned Car	\$570.00	\$ 570.00	\$2,750.00	\$ 2,750.00	\$7,310.46	\$ 7,310.46	\$1,400.00	\$ 1,400.00
109	30	L.F.	Remove & Dispose of 30-Inch RCP	\$24.15	\$ 724.50	\$7.00	\$ 210.00	\$21.39	\$ 641.70	\$25.00	\$ 750.00
110	1	Ea.	Remove & Dispose of Existing Sign	\$230.00	\$ 230.00	\$770.00	\$ 770.00	\$284.13	\$ 284.13	\$250.00	\$ 250.00
111	1	L.S.	Relocate Existing Water Meter	\$263.00	\$ 263.00	\$935.00	\$ 935.00	\$9,935.12	\$ 9,935.12	\$2,400.00	\$ 2,400.00
112	1	Ea.	Relocate Existing Stop Sign	\$396.00	\$ 396.00	\$500.00	\$ 500.00	\$284.13	\$ 284.13	\$250.00	\$ 250.00
113	14,591	S.Y.	Furnish & Install 9-Inch Reinforced Concrete Pavement with Monolithic Curbs	\$48.99	\$ 714,813.09	\$55.00	\$ 802,505.00	\$58.84	\$ 858,534.44	\$62.50	\$ 911,937.50
114	14,835	S.Y.	Furnish & Install Lime Stabilized Subgrade	\$3.16	\$ 46,878.60	\$3.50	\$ 51,922.50	\$4.40	\$ 65,274.00	\$2.75	\$ 40,796.25
115	401	Tons	Furnish Hydrated Lime (54 Lbs. per S.Y.)	\$160.62	\$ 64,408.62	\$175.00	\$ 70,175.00	\$165.23	\$ 66,257.23	\$160.00	\$ 64,160.00
116	5,343	S.Y.	Furnish & Install 4-Inch Reinforced Concrete Sidewalks	\$35.22	\$ 188,180.46	\$40.00	\$ 213,720.00	\$45.60	\$ 243,640.80	\$41.00	\$ 219,063.00
117	310	S.Y.	Furnish & Install 9-Inch Reinforced Stamped Colored Concrete Pavement	\$110.74	\$ 34,329.40	\$170.00	\$ 52,700.00	\$140.05	\$ 43,415.50	\$110.00	\$ 34,100.00
118	14,800	S.Y.	Furnish, Install & Maintain Habiturf	\$1.90	\$ 28,120.00	\$2.00	\$ 29,600.00	\$2.27	\$ 33,596.00	\$1.50	\$ 22,200.00
119	9,400	S.Y.	Furnish, Install & Maintain Hydromulch	\$1.35	\$ 12,690.00	\$2.40	\$ 22,560.00	\$1.35	\$ 12,690.00	\$2.00	\$ 18,800.00
120	24,200	S.Y.	Furnish & Place Topsoil (4-Inches)	\$4.50	\$ 108,900.00	\$2.30	\$ 55,660.00	\$1.57	\$ 37,994.00	\$2.00	\$ 48,400.00
121	697	L.F.	Sawcut Existing Concrete Pavement	\$1.98	\$ 1,380.06	\$3.00	\$ 2,091.00	\$2.92	\$ 2,035.24	\$2.00	\$ 1,394.00
122	967	L.F.	Construct Longitudinal Butt Joint	\$4.25	\$ 4,109.75	\$3.00	\$ 2,901.00	\$7.26	\$ 7,020.42	\$3.00	\$ 2,901.00
123	8	Ea.	Furnish & Install Hand Hole	\$650.04	\$ 5,200.32	\$630.00	\$ 5,040.00	\$653.48	\$ 5,227.84	\$250.00	\$ 2,000.00
124	341	L.F.	Furnish & Install 2-Inch Schedule 40 PVC Conduit	\$7.35	\$ 2,506.35	\$7.00	\$ 2,387.00	\$7.39	\$ 2,519.99	\$5.00	\$ 1,705.00
125	35	L.F.	Construct Transverse Expansion Joint	\$6.75	\$ 236.25	\$700.00	\$ 24,500.00	\$19.62	\$ 686.70	\$1.50	\$ 52.50
126	3	Ea.	Furnish & Install TxDOT Type 1 Pedestrian Ramp	\$1,700.00	\$ 5,100.00	\$865.00	\$ 2,595.00	\$1,634.21	\$ 4,902.63	\$1,200.00	\$ 3,600.00

TABULATION OF BIDS

Date: April 2, 2015

Project: CITY OF MURPHY, TEXAS
Betsy Lane Paving & Drainage Improvements

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 4320 Windsor Centre Trail, #500
 Flower Mound, Texas 75028

Item No.	Approximate Quantities	Unit	Description	BID OF		BID OF		BID OF		BID OF	
				Unit Bid Price	Extension						
127	568	S.Y.	Furnish & Install Flex Base on Compacted Subgrade	\$13.46	\$ 7,645.28	\$50.00	\$ 28,400.00	\$8.34	\$ 4,737.12	\$15.50	\$ 8,804.00
128	400	S.F.	Furnish & Install Type 6 Concrete Retaining Wall	\$31.90	\$ 12,760.00	\$20.00	\$ 8,000.00	\$67.75	\$ 27,100.00	\$120.00	\$ 48,000.00
129	155	L.F.	Furnish & Install Concrete Curb & Gutter	\$37.20	\$ 5,766.00	\$40.00	\$ 6,200.00	\$35.83	\$ 5,553.65	\$26.00	\$ 4,030.00
130	1,620	L.F.	Furnish & Install Pedestrian Rail	\$190.00	\$ 307,800.00	\$75.00	\$ 121,500.00	\$73.11	\$ 118,438.20	\$86.00	\$ 139,320.00
131	2	Ea.	Connect To Existing Sidewalk	\$150.00	\$ 300.00	\$250.00	\$ 500.00	\$310.93	\$ 621.86	\$50.00	\$ 100.00
132	8,886	L.F.	Furnish & Install Broken White Lane Marking	\$0.55	\$ 4,887.30	\$0.55	\$ 4,887.30	\$2.92	\$ 25,947.12	\$0.50	\$ 4,443.00
133	3	Ea.	Furnish & Install Speed Limit Sign (R2-1) (24" x 30")	\$535.00	\$ 1,605.00	\$440.00	\$ 1,320.00	\$731.04	\$ 2,193.12	\$350.00	\$ 1,050.00
134	462	L.F.	Furnish & Install Turn Bay Line	\$2.20	\$ 1,016.40	\$2.70	\$ 1,247.40	\$2.92	\$ 1,349.04	\$0.50	\$ 231.00
135	369	L.F.	Furnish & Install 12-Inch Wide Solid White Reflective Pavement Mark (100 MIL)	\$4.40	\$ 1,623.60	\$3.30	\$ 1,217.70	\$5.85	\$ 2,158.65	\$0.50	\$ 184.50
136	68	L.F.	Furnish & Install 24-Inch Wide Thermoplastic Stop Bar	\$7.70	\$ 523.60	\$6.60	\$ 448.80	\$14.62	\$ 994.16	\$10.00	\$ 680.00
137	2	Ea.	Furnish & Install Stop Sign (R1-1) (30" x 30")	\$533.00	\$ 1,066.00	\$451.00	\$ 902.00	\$731.04	\$ 1,462.08	\$400.00	\$ 800.00
138	1	Ea.	Furnish & Install Left Lane Must Turn Left Sign (R3-7L) (30" x 30")	\$533.00	\$ 533.00	\$451.00	\$ 451.00	\$731.04	\$ 731.04	\$400.00	\$ 400.00
139	1	Ea.	Furnish & Install Lane Direction Sign (R3-8 (VAR)) (48" x 30")	\$533.00	\$ 533.00	\$500.50	\$ 500.50	\$731.04	\$ 731.04	\$400.00	\$ 400.00
140	2	Ea.	Furnish & Install "LEFT ARROW" Pavement Marking	\$165.00	\$ 330.00	\$137.50	\$ 275.00	\$365.52	\$ 731.04	\$175.00	\$ 350.00
141	3	Ea.	Furnish & Install "ONLY" Pavement Marking	\$165.00	\$ 495.00	\$148.50	\$ 445.50	\$365.52	\$ 1,096.56	\$175.00	\$ 525.00
142	3	Ea.	Furnish & Install TxDOT Type CH-FW-0 Culvert Headwall	\$3,520.00	\$ 10,560.00	\$3,740.00	\$ 11,220.00	\$14,620.93	\$ 43,862.79	\$12,500.00	\$ 37,500.00
143	727	L.F.	Furnish & Install 18-Inch Class III RCP	\$53.00	\$ 38,531.00	\$49.50	\$ 35,986.50	\$67.10	\$ 48,781.70	\$52.00	\$ 37,804.00
144	138	L.F.	Furnish & Install 21-Inch Class III RCP	\$59.50	\$ 8,211.00	\$62.70	\$ 8,652.60	\$72.14	\$ 9,955.32	\$70.00	\$ 9,660.00
145	777	L.F.	Furnish & Install 24-Inch Class III RCP	\$67.20	\$ 52,214.40	\$70.40	\$ 54,700.80	\$79.68	\$ 61,911.36	\$66.00	\$ 51,282.00
146	163	L.F.	Furnish & Install 27-Inch Class III RCP	\$80.50	\$ 13,121.50	\$77.00	\$ 12,551.00	\$104.47	\$ 17,028.61	\$75.00	\$ 12,225.00
147	822	L.F.	Furnish & Install 30-Inch Class III RCP	\$97.15	\$ 79,857.30	\$91.30	\$ 75,048.60	\$109.28	\$ 89,828.16	\$78.00	\$ 64,116.00
148	196	L.F.	Furnish & Install 60-Inch Class III RCP	\$247.00	\$ 48,412.00	\$128.70	\$ 25,225.20	\$283.85	\$ 55,634.60	\$255.00	\$ 49,980.00
149	6	Ea.	Furnish & Install 6-Foot Recessed Curb Inlet	\$2,800.00	\$ 16,800.00	\$4,895.00	\$ 29,370.00	\$3,655.23	\$ 21,931.38	\$3,300.00	\$ 19,800.00
150	2	Ea.	Furnish & Install 10-Foot Recessed Curb Inlet	\$3,400.00	\$ 6,800.00	\$6,380.00	\$ 12,760.00	\$4,386.27	\$ 8,772.54	\$3,900.00	\$ 7,800.00
151	1	Ea.	Furnish & Install 16-Foot Recessed Curb Inlet	\$4,600.00	\$ 4,600.00	\$5,060.00	\$ 5,060.00	\$5,117.32	\$ 5,117.32	\$5,100.00	\$ 5,100.00
152	49	S.Y.	Remove & Replace Existing Concrete Pavement	\$115.50	\$ 5,659.50	\$154.00	\$ 7,546.00	\$143.23	\$ 7,018.27	\$125.00	\$ 6,125.00
153	1	Ea.	Connect to Existing 21-Inch RCP	\$1,050.00	\$ 1,050.00	\$660.00	\$ 660.00	\$1,196.43	\$ 1,196.43	\$1,000.00	\$ 1,000.00

TABULATION OF BIDS

Date: April 2, 2015

Project: CITY OF MURPHY, TEXAS
Betsy Lane Paving & Drainage Improvements

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 Dallas, Texas

BID OF
 Pavecon Public Works, L.P.
 3022 Roy Orr Blvd.
 Grand Prairie, Texas 75050

BID OF
 Rebcon, Inc.
 1868 W. Northwest Hwy.
 Dallas, Texas 75220

BID OF
 CD Builders, Inc.
 P.O. Box 1002
 Hurst, Texas 76053

BID OF
 Lone Star Civil Construction, Inc.
 4320 Windsor Centre Trail, #500
 Flower Mound, Texas 75028

Item No.	Approximate Quantities	Unit	Description	BID OF		BID OF		BID OF		BID OF	
				Unit Bid Price	Extension						
154	1	Ea.	Connect to Existing Storm Sewer Junction Box	\$1,260.00	\$ 1,260.00	\$1,540.00	\$ 1,540.00	\$1,764.67	\$ 1,764.67	\$3,000.00	\$ 3,000.00
155	1	Ea.	Connect To Existing 60-Inch RCP	\$1,400.00	\$ 1,400.00	\$990.00	\$ 990.00	\$2,392.87	\$ 2,392.87	\$1,700.00	\$ 1,700.00
156	2	L.S.	Remove Existing Headwall and Concrete Rip Rap	\$2,625.00	\$ 5,250.00	\$660.00	\$ 1,320.00	\$8,762.72	\$ 17,525.44	\$5,500.00	\$ 11,000.00
157	1	Ea.	Connect To Existing 27-Inch RCP	\$1,100.00	\$ 1,100.00	\$660.00	\$ 660.00	\$1,196.43	\$ 1,196.43	\$1,000.00	\$ 1,000.00
158	24	Ea.	Furnish, Install, Maintain & Remove Inlet Protection	\$110.00	\$ 2,640.00	\$160.00	\$ 3,840.00	\$102.05	\$ 2,449.20	\$160.00	\$ 3,840.00
159	2,715	L.F.	Furnish, Install, Maintain & Remove Silt Fence	\$1.60	\$ 4,344.00	\$2.40	\$ 6,516.00	\$1.92	\$ 5,212.80	\$2.00	\$ 5,430.00
160	5	Ea.	Furnish, Install, Maintain & Remove Stone Overflow Structure	\$325.00	\$ 1,625.00	\$275.00	\$ 1,375.00	\$130.84	\$ 654.20	\$275.00	\$ 1,375.00
161	1	L.S.	Furnish Storm Water Pollution Prevention Plan (SW3P)	\$3,650.00	\$ 3,650.00	\$1,650.00	\$ 1,650.00	\$5,540.07	\$ 5,540.07	\$6,000.00	\$ 6,000.00
162	182	L.F.	Furnish & Install 12-Inch PVC Sanitary Sewer Line with Class 'H' Embedment	\$53.00	\$ 9,646.00	\$66.00	\$ 12,012.00	\$88.56	\$ 16,117.92	\$150.00	\$ 27,300.00
163	3	Ea.	Furnish & Install 5-Foot Diameter Sanitary Sewer Manhole	\$4,000.00	\$ 12,000.00	\$5,170.00	\$ 15,510.00	\$5,478.75	\$ 16,436.25	\$7,000.00	\$ 21,000.00
164	2	Ea.	Cut & Plug Existing Sanitary Sewer Line	\$400.00	\$ 800.00	\$660.00	\$ 1,320.00	\$2,185.40	\$ 4,370.80	\$1,150.00	\$ 2,300.00
165	2	Ea.	Connect to Existing 12-Inch Sanitary Sewer Line	\$1,100.00	\$ 2,200.00	\$880.00	\$ 1,760.00	\$1,987.02	\$ 3,974.04	\$1,150.00	\$ 2,300.00
166	5	L.F.	Furnish & Install 4-Inch Sanitary Sewer Line	\$33.10	\$ 165.50	\$41.80	\$ 209.00	\$53.14	\$ 265.70	\$85.00	\$ 425.00
167	1	Ea.	Furnish & Install 4-Inch Sanitary Sewer Plug	\$165.00	\$ 165.00	\$275.00	\$ 275.00	\$883.12	\$ 883.12	\$1,000.00	\$ 1,000.00
168	1	L.S.	Furnish Trench Safety Plan	\$1,000.00	\$ 1,000.00	\$550.00	\$ 550.00	\$731.04	\$ 731.04	\$2,500.00	\$ 2,500.00
169	2,651	L.F.	Install & Implement Trench Safety Plan	\$1.05	\$ 2,783.55	\$1.10	\$ 2,916.10	\$2.14	\$ 5,673.14	\$3.00	\$ 7,953.00
170	1	L.S.	Furnish, Install, Maintain & Remove all Necessary Traffic Control Measures	\$27,750.00	\$ 27,750.00	\$46,000.00	\$ 46,000.00	\$47,864.11	\$ 47,864.11	\$100,000.00	\$ 100,000.00
171	2	Ea.	Furnish & Install Project Sign	\$375.00	\$ 750.00	\$750.00	\$ 1,500.00	\$362.50	\$ 725.00	\$400.00	\$ 800.00
172	1	L.S.	Bid Allowance for Irrigation System Repairs near Foxcreek Drive	\$10,000.00	\$ 10,000.00	\$10,000.00	\$ 10,000.00	\$10,000.00	\$ 10,000.00	\$10,000.00	\$ 10,000.00
173	450	L.F.	Furnish & Install 4-Inch Schedule 40 Irrigation Sleeve	\$12.65	\$ 5,692.50	\$8.00	\$ 3,600.00	\$13.02	\$ 5,859.00	\$6.00	\$ 2,700.00
174	370	L.F.	Furnish & Install 6-Inch Schedule 40 Irrigation Sleeve	\$15.25	\$ 5,642.50	\$10.00	\$ 3,700.00	\$20.25	\$ 7,492.50	\$8.00	\$ 2,960.00
AMOUNT OF BID - ROADWAY (Items 101 Through 174)					\$ 2,377,728.67		\$ 2,554,340.50		\$ 2,589,994.58		\$ 2,598,590.75
BRIDGE											
201	340	L.F.	24" Dia. Drilled Shafts (TxDOT 416-2002)	\$168.00	\$ 57,120.00	\$250.00	\$ 85,000.00	\$156.26	\$ 53,128.40	\$135.00	\$ 45,900.00
202	29	C.Y.	Abutment Concrete (TxDOT 420-2003)	\$1,181.00	\$ 34,249.00	\$1,000.00	\$ 29,000.00	\$717.02	\$ 20,793.58	\$1,770.00	\$ 51,330.00
203	69	C.Y.	Bent Concrete (420-2004)	\$1,181.00	\$ 81,489.00	\$1,300.00	\$ 89,700.00	\$1,075.61	\$ 74,217.09	\$1,600.00	\$ 110,400.00
204	87	C.Y.	Reinforced Concrete Approach Slab (TxDOT 420-2033)	\$500.00	\$ 43,500.00	\$850.00	\$ 73,950.00	\$584.83	\$ 50,880.21	\$600.00	\$ 52,200.00

TABULATION OF BIDS

Date: April 2, 2015

Project: CITY OF MURPHY, TEXAS
Betsy Lane Paving & Drainage Improvements

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 Dallas, Texas

BID OF
 Pavecon Public Works, L.P.
 3022 Roy Orr Blvd.
 Grand Prairie, Texas 75050

BID OF
 Rebcon, Inc.
 1868 W. Northwest Hwy.
 Dallas, Texas 75220

BID OF
 CD Builders, Inc.
 P.O. Box 1002
 Hurst, Texas 76053

BID OF
 Lone Star Civil Construction, Inc.
 4320 Windsor Centre Trail, #500
 Flower Mound, Texas 75028

Item No.	Approximate Quantities	Unit	Description	BID OF		BID OF		BID OF		BID OF	
				Unit Bid Price	Extension						
205	425	C.Y.	Reinforced Concrete Pan Girder (TxDOT 420-2030)	\$630.00	\$ 267,750.00	\$770.00	\$ 327,250.00	\$1,791.64	\$ 761,447.00	\$2,500.00	\$ 1,062,500.00
206	734	S.Y.	Concrete Surface Treatment Class I (TxDOT 428-2002)	\$2.10	\$ 1,541.40	\$5.00	\$ 3,670.00	\$4.39	\$ 3,222.26	\$30.00	\$ 22,020.00
207	150	C.Y.	Class 'B' Concrete Riprap (TxDOT 432-2030)	\$451.50	\$ 67,725.00	\$400.00	\$ 60,000.00	\$485.56	\$ 72,834.00	\$450.00	\$ 67,500.00
208	228	Lbs.	Structural Steel (Misc Non-Bridge) (TxDOT 442-2048)	\$11.00	\$ 2,508.00	\$30.00	\$ 6,840.00	\$21.93	\$ 5,000.04	\$16.00	\$ 3,648.00
209	0	L.F.	T223 Railing (TxDOT 450)	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -
210	513	L.F.	C223 Railing (TxDOT 450)	\$126.00	\$ 64,638.00	\$200.00	\$ 102,600.00	\$182.76	\$ 93,755.88	\$160.00	\$ 82,080.00
211	238	L.F.	Pedestrian Railing (TxDOT 450)	\$190.00	\$ 45,220.00	\$250.00	\$ 59,500.00	\$219.32	\$ 52,198.16	\$225.00	\$ 53,550.00
212	87	L.F.	Expansion Joint Type 'AJ' (Unsealed) (TxDOT 454-2004)	\$44.10	\$ 3,836.70	\$90.00	\$ 7,830.00	\$146.21	\$ 12,720.27	\$100.00	\$ 8,700.00
213	2	Ea.	Concrete Structural Removal (TxDOT 496)	\$1,200.00	\$ 2,400.00	\$5,000.00	\$ 10,000.00	\$20,144.11	\$ 40,288.22	\$6,200.00	\$ 12,400.00
214	200	L.F.	Furnish & Install Metal Beam Guard Fence	\$23.10	\$ 4,620.00	\$22.00	\$ 4,400.00	\$22.16	\$ 4,432.00	\$28.00	\$ 5,600.00
215	2	Ea.	Furnish & Install Single Guardrail Terminal	\$2,520.00	\$ 5,040.00	\$2,400.00	\$ 4,800.00	\$2,483.25	\$ 4,966.50	\$2,000.00	\$ 4,000.00
216	2	Ea.	Furnish & Install Terminal Anchor Sections	\$772.00	\$ 1,544.00	\$605.00	\$ 1,210.00	\$625.07	\$ 1,250.14	\$2,600.00	\$ 5,200.00
AMOUNT OF BID - BRIDGE (Items 201 Through 216)					\$ 683,181.10		\$ 865,750.00		\$ 1,251,133.75		\$ 1,587,028.00
ADDITIVE ALTERNATE											
301	1	L.S.	Furnish & Install Median Irrigation	\$115,000.00	\$ 115,000.00	\$83,000.00	\$ 83,000.00	\$152,496.23	\$ 152,496.23	\$65,000.00	\$ 65,000.00
AMOUNT OF BID - ADDITIVE ALTERNATE (Item 301)					\$ 115,000.00		\$ 83,000.00		\$ 152,496.23		\$ 65,000.00
SUMMARY OF BID:											
BASE BID:											
AMOUNT OF BID - ROADWAY (Items 101 Through 174)					\$ 2,377,728.67		\$ 2,554,340.50		\$ 2,589,994.58		\$ 2,598,590.75
AMOUNT OF BID - BRIDGE (Items 201 Through 216)					\$ 683,181.10		\$ 865,750.00		\$ 1,251,133.75		\$ 1,587,028.00
AMOUNT OF BASE BID (Roadway + Bridge)					\$ 3,060,909.77		\$ 3,420,090.50		\$ 3,841,128.33		\$ 4,185,618.75
ADDITIVE ALTERNATE											
AMOUNT OF BID - ADDITIVE ALTERNATE (Item 301)					\$ 115,000.00		\$ 83,000.00		\$ 152,496.23		\$ 65,000.00
TOTAL AMOUNT OF BID (Base Bid + Additive Alternate)					\$ 3,175,909.77		\$ 3,503,090.50		\$ 3,993,624.56		\$ 4,250,618.75

APR 13 2015

City Manager's Office

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Fax (214) 461-8390 Phone (214) 361-7900

JOHN W. BIRKHOFF, P.E.
 GARY C. HENDRICKS, P.E.
 JOE R. CARTER, P.E.
 MATT HICKEY, P.E.
 ANDREW MATA, JR., P.E.
 JOSEPH T. GRAJEWSKI, III, P.E.
 DEREK B. CHANEY, P.E.
 CRAIG M. KERKHOFF, P.E.

April 9, 2015

Mr. James Fisher
 City Manager
 City of Murphy
 206 N. Murphy Road
 Murphy, Texas 75094

Re: **Betsy Lane Paving & Drainage Improvements**
Recommendation for Council Award

Dear Mr. Fisher:

We have checked the bids received at 2:00 p.m., Thursday, April 2, 2015, for the Betsy Lane Paving & Drainage Improvements project. We are enclosing three (3) copies of the Bid Summary and itemized Bid Tabulation for your reference and files.

Tiseo Paving Company of Dallas, Texas, submitted the lowest base bid and base bid plus additive alternative bid. A summary of their bid is as follows:

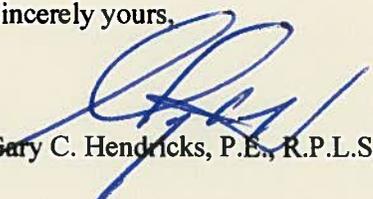
• Total Base Bid	\$2,850,831.80
• Additive Alternate Bid	<u>\$120,000</u>
Total Amount (Base Bid + Additive Alternate Bid)	\$2,970,831.80

We are familiar with Tiseo Paving Company from their work in other North Texas communities. They have completed similar projects for the Cities of Lewisville, Allen, Corinth and Bedford. In our opinion, Tiseo Paving Company has the experience and capability to construct the Betsy Lane Paving & Drainage Improvements project.

Accordingly, we recommend the City award a construction contract to Tiseo Paving Company in the base bid amount of \$2,850,831.80 or in the base bid plus additive alternate amount of \$2,970,831.80 for the construction of the Betsy Lane Paving & Drainage Improvements project.

We are available to discuss this project and our recommendation further at your convenience.

Sincerely yours,



Gary C. Hendricks, P.E., R.P.L.S.

Enclosures
 cc: Mr. Bernie Parker



Texas Department of Transportation[®]

4777 US Highway 80 East • Mesquite, Texas 75150-6643 • (214) 320-6100

July 1, 2013

RECEIVED

JUL 02 2013

City Manager's Office

Mr. Gary Hendricks, P.E.
City Engineer
City of Murphy
206 North Murphy Road
Murphy, Texas 75094

RE: CSJ: 0918-24-200
Project: Betsy Lane
Limits: From North Murphy Road to McCreary Road
Funding: RTR (SH 121 Subaccount)

Dear Mr. Hendricks,

Enclosed for your use is a fully executed original of the above-mentioned Advance Funding Agreement (AFA) between the Texas Department of Transportation and the City of Murphy for the widening of a two-lane to a four-lane divided urban road including construction of a bridge at Maxwell Creek on Betsy Lane from North Murphy Road to McCreary Road in the City of Murphy.

In accordance with the AFA, the District is in the process of transferring RTR SH 121 funds for FY 2013 in the amount of \$430,080.00 to the City.

If you have any contract related questions, please contact Ms. Polita Flemming at 214-320-4424.

Sincerely,

Mohamed K. Bur, P.E.
Transportation Engineering Supervisor
Dallas District Project Delivery Office

Enclosure

CC: Heard/Gart – Collin County Area Office
McClure/Spillman – Dallas Project Delivery Office
Project File

OUR GOALS

MAINTAIN A SAFE SYSTEM • ADDRESS CONGESTION • CONNECT TEXAS COMMUNITIES • BEST IN CLASS STATE AGENCY
Agenda Packet for May 5, 2015 - Page 68 of 127

RETURN TO AGENDA

An Equal Opportunity Employer

CSJ: 0918-24-200
PROJECT: Betsy Lane
Limits: From North Murphy Road To McCreary Road
District: 18-Dallas
Code Chart: 29400
Funding Category: 3-RTR (SH 121 Subaccount)

STATE OF TEXAS §

COUNTY OF TRAVIS §

**ADVANCE FUNDING AGREEMENT
FOR A PROJECT USING FUNDS HELD IN THE
STATE HIGHWAY 121 SUBACCOUNT**

**City Street Improvements
(Off State System)**

THIS AGREEMENT (the Agreement) is between the State of Texas, acting by and through the Texas Department of Transportation (the State), the City of Murphy, (Local Government), collectively, the “Parties.”

WITNESSETH

WHEREAS, the State has received money from the North Texas Tollway Authority for the right to develop, finance, design, construct, operate, and maintain the SH 121 toll project from Business SH 121 in Denton County to US 75 in Collin County (“SH 121 payments”); and

WHEREAS, pursuant to Transportation Code, 228.006 the State shall authorize the use of surplus revenue of a toll project for a transportation project, highway project, or air quality project within the district of the Texas Department of Transportation in which any part of the toll project is located; pursuant to Transportation Code, §228.012 the State has created a separate subaccount in the state highway fund to hold such money (SH 121 Subaccount), and the State shall hold such money in trust for the benefit of the region in which a project is located, and may assign the responsibility for allocating money in the subaccount to a metropolitan planning organization (MPO); and

WHEREAS, in Minute Order 110727, dated October 26, 2006, the Texas Transportation Commission (the “Commission”) approved a memorandum of understanding (MOU) with the Regional Transportation Council (RTC), which is the transportation policy council of the North Central Texas Council of Governments (NCTCOG) and a federally designated MPO, concerning in part the administration, sharing, and use of surplus toll revenue in the region; under the MOU the RTC shall select projects to be financed using surplus revenue from a toll project, subject to Commission concurrence; and

CSJ: 0918-24-200
PROJECT: Betsy Lane
Limits: From North Murphy Road To McCreary Road
District: 18-Dallas
Code Chart: 29400
Funding Category: 3-RTR (SH 121 Subaccount)

WHEREAS, the Local Government has requested money from the SH 121 Subaccount for: the widening of a two-lane to a four-lane divided urban road including construction of a bridge at Maxwell Creek on Betsy Lane from North Murphy Road to McCreary Road in the City of Murphy (CSJ 0918-24-200) (Project); the RTC has selected the Project to be funded from the SH 121 Subaccount; and the Commission concurred in the selection and authorized the expenditure of money in Minute Order 113473, dated January 31, 2013; and

WHEREAS, the Local Government is a political subdivision and governmental entity by statutory definition; and

WHEREAS, Government Code, Chapter 791, and Transportation Code, §201.209 authorize the State to contract with municipalities and political subdivisions to perform governmental functions and services; and

WHEREAS, NCTCOG and the RTC should have authority to assist the Local Government’s implementation of financial reporting and environmental review related to a transportation project funded by the State using money from the SH 121 Subaccount.

NOW, THEREFORE, the Parties agree as follows:

AGREEMENT

Article 1. Time Period Covered

This Agreement becomes effective when signed by the last party whose signing makes the agreement fully executed, and the State and the Local Government will consider it to be in full force and effect until the Project described herein has been completed and accepted by all parties or unless terminated, as hereinafter provided.

Article 2. Project FundingThe State will pay money to the Local Government from the SH 121 Subaccount in the amounts specified in Attachment A, Payment Provision and Work Responsibilities. Except as provided in the next succeeding sentence, the payments will begin no later than upon the later of the following: (1) fifteen days after the Legislative Budget Board and the Governor each approve the expenditure, in accordance with Rider 25 of the Texas Department of Transportation bill pattern in House Bill 1, 82th Legislature; and (2) thirty days after execution of this Agreement. If Attachment A shows that the RTC has allocated payments to the Local Government for a certain expenditure (e.g. construction) for the Project in a certain fiscal year, then the State will make the payment from the SH 121 Subaccount to the Local Government for such expenditure no later than 30 days after the beginning of the designated Fiscal Year. A Fiscal Year begins on September 1 (for example, the 2013 Fiscal Year began September 1, 2012).

CSJ: 0918-24-200**PROJECT:** Betsy Lane**Limits:** From North Murphy Road To McCreary Road**District:** 18-Dallas**Code Chart:** 29400**Funding Category:** 3-RTR (SH 121 Subaccount)**Article 3. Separate Account; Interest**

All funds paid to the Local Government shall be deposited into a separate account, and interest earned on the funds shall be kept in the account. Interest earned may be used only for the purposes specified in Attachment A, Payment Provision and Work Responsibilities, and only after obtaining the written approval of the RTC. The Local Government's use of interest earned will not count towards the 20 percent local match requirement set forth in this Agreement.

Article 4. Shortfalls in Funding

The Local Government shall apply all funds to the scope of work of the Project described in Attachment A, Payment Provisions and Work Responsibilities, and to none other. All cost overruns are the responsibility of the Local Government. However, should the funds be insufficient to complete the work contemplated by the Project, the Local Government may make further request to the RTC and the State for additional funds from the SH 121 Subaccount. Funds may be increased only through an amendment of this Agreement. If the SH 121 Subaccount does not contain sufficient funds to cover the balance necessary to complete the Project, or if the RTC or the Commission decline the request for any other reason, then the Local Government shall be responsible for any shortfall.

Article 5. Return of Project Funding

The Local Government shall reimburse the State for any funds paid under this Agreement that are not expended in accordance with the requirements of this Agreement. Upon completion of the Project, the Local Government will issue a signed "Notification of Completion" document to the State acknowledging the Project's completion. If at project end, or upon termination of this Agreement, excess SH 121 Subaccount funds exist, including interest earned, such funds shall be returned to the State within 30 days. Except for funds the Local Government has already expended in accordance with the Agreement, the Local Government shall return to the State the funds paid under this Agreement together with any interest earned on the funds if the Project is not completed within 10 years of execution of the Agreement.

Article 6. Local Match

The Local Government shall be responsible for the required 20 percent local match as described in Attachment A, Payment Provisions and Work Responsibilities. The costs incurred by the Local Government prior to the execution of this Agreement will count towards the 20 percent local match requirement provided such costs are for RTC-approved phases as shown in Attachment A. At the end of each Fiscal Year the Local Government's cumulative expenditures of local match funds must be no less than 20 percent of the cumulative SH 121 Funds received by the Local Government up to that date under the Agreement, and must be for the uses approved for payments of SH 121 Funds up to that date as specified in Attachment A, Payment Provision and Work Responsibilities.

CSJ: 0918-24-200**PROJECT:** Betsy Lane**Limits:** From North Murphy Road To McCreary Road**District:** 18-Dallas**Code Chart:** 29400**Funding Category:** 3-RTR (SH 121 Subaccount)**Article 7. Procurement and Contracting Process**

The State may review the Local Government's procurement of professional services for engineering, surveying, and right of way acquisition, letting of construction contracts, and conduct of construction management and inspection. The Local Government shall certify compliance with state law and regulations, and with local laws, regulations, rules, policies, and procedures. The Local Government shall maintain a copy of the certification in the project files.

Article 8. Design Standards and Construction Specifications

The Local Government shall implement the Project using the Local Government's established design standards, construction specifications, procurement processes, and construction management and inspection procedures.

Article 9. Right of Way

Except for right of way owned by the State or to be acquired by the State according to the plans of the Project as approved by the State, the Local Government shall acquire all necessary right of way needed for the Project. Right of way acquisition is an eligible cost for reimbursement provided such cost is an RTC-approved phase as shown in Attachment A.

Article 10. Utilities

The Local Government shall be responsible for the adjustment, removal, or relocation of utility facilities in accordance with State laws and regulations and local laws, regulations, rules, policies, and procedures applicable to the Local Government. The Local Government must obtain advance approval for any variance from established procedures. The RTC-approved costs for utilities as shown in Attachment A, if any, shall be used to adjust, remove, or relocate utility facilities.

Article 11. Compliance with Laws, Environmental Review and Public Involvement

The Local Government shall ensure that the Project complies with all environmental review and public involvement requirements applicable to the Local Government under State and Federal law in connection with the project including, but not limited to, 43 T.A.C. Section 2.41 et seq. Each Party shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts, administrative bodies or tribunals affecting the performance of this Agreement as applicable to it. When required, the Local Government shall furnish the State with satisfactory proof of compliance. The Local Government shall obtain the opinion of legal counsel showing the Local Government's environmental review and public involvement for the Project complies with state law and regulations, and with local laws, regulations, rules, policies, and procedures applicable to the Local Government. The Local Government shall maintain a copy of the certification in the project files.

CSJ: 0918-24-200

PROJECT: Betsy Lane

Limits: From North Murphy Road To McCreary Road

District: 18-Dallas

Code Chart: 29400

Funding Category: 3-RTR (SH 121 Subaccount)

Article 12. Compliance with Texas Accessibility Standards and ADA

The Local Government shall ensure that the plans for and the construction of the Project is in compliance with the Texas Accessibility Standards (TAS) issued by the Texas Department of Licensing and Regulation, under the Architectural Barriers Act, Article 9102, Texas Civil Statutes. The TAS establishes minimum accessibility requirements to be consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336).

Article 13. Work Outside the Project Site

The Local Government shall provide both the necessary right of way and any other property interests needed for the Project.

Article 14. Insurance

If this agreement authorizes the Local Government or its contractor to perform any work on State right of way, before beginning work the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

Article 15. Audit

Within 120 days of completion of the Project, the Local Government shall perform an audit of the costs of the Project. Any funds due to the State will be promptly paid by the Local Government.

Article 16. Maintenance

The Local Government shall be responsible for maintenance of the Project.

Article 17. Responsibilities of the Parties

- a. The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds, as well as the acts and deeds of its contractors, employees, representatives, and agents.
- b. To the extent permitted by law, the Local Government agrees to indemnify and save harmless the State, its agents and employees from all suits, actions or claims and from all liability and damages resulting from any and all injuries or damages sustained by any person or property in consequence of any neglect, error, or omission in the performance of the design, construction, maintenance or operation of the Project by the Local Government, its contractor(s), subcontractor(s), agents and employees, and from any claims or amounts arising or recovered under the "Workers' Compensation laws"; the Texas Tort Claims Act, Chapter 101, Texas Civil Practice and Remedies Code; or any other applicable laws or regulations, all as from time to time may be amended.

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- c. The Parties expressly agree that the Project is not a joint venture or enterprise. However, if a court should find that the Parties are engaged in a joint venture or enterprise, then the Local Government, to the extent provided by law, agrees to pay any liability adjudicated against the State for acts and deeds of the Local Government, its employees or agents during the performance of the Project.
- d. To the extent provided by law, the Local Government shall also indemnify and save harmless the State from any and all expense, including, but not limited to, attorney's fees which may be incurred by the State in litigation or otherwise resisting said claim or liabilities which may be imposed on the State as a result of such activities by the Local Government, its agents, or employees.

Article 18. Notices

All notices to either party by the other required under this Agreement shall be delivered personally or sent by certified or U.S. mail, postage prepaid or sent by electronic mail, (electronic notice being permitted to the extent permitted by law but only after a separate written consent of the parties), addressed to such party at the following addresses:

Local Government:	State:
City of Murphy Attn: City Manager 206 North Murphy Road Murphy, Texas 75094	Texas Department of Transportation Attn: Director of Contract Services Office 125 East 11 th Street Austin, Texas 78701

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that such notices shall be delivered personally or by certified U.S. mail and such request shall be honored and carried out by the other party.

Article 19. Right of Access

If the Local Government is the owner or otherwise controls access to any part of site of the Project, the Local Government shall permit the State or its authorized representative access to the site to perform any activities authorized in this Agreement.

Article 20. Project Documents

Upon completion or termination of this Agreement, all documents prepared by the State shall remain the property of the State. All data prepared under this Agreement by the Local Government shall be made available to the State without restriction or limitation on their further use. All documents produced or approved or otherwise created by the Local Government shall be transmitted to the State in the form of photocopy reproduction as required by the State. The originals shall remain the property of the Local Government. At

CSJ: 0918-24-200

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the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

Article 21. Inspection of Books and Records

The Local Government shall keep a complete and accurate record to document the performance of the work on the Project and to expedite any audit that might be conducted. The Local Government shall maintain records sufficient to document that funds provided under the Agreement were expended only for eligible costs that were incurred in accordance with all applicable state and local laws, rules, policies, and procedures, and in accordance with all applicable provisions of this Agreement. The Local Government shall maintain all books, documents, papers, accounting records and other documentation relating to costs incurred under this Agreement and shall make such materials available to the State for review and inspection during the contract period and for four (4) years from the date of completion of work defined under this Agreement or until any pending litigation or claims are resolved, whichever is later. Additionally, the State shall have access to all governmental records that are directly applicable to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

Article 22. NCTCOG

Acceptance of funds directly under the Agreement or indirectly through a subcontract under the Agreement acts as acceptance of the authority of NCTCOG and RTC to assist the Local Government's implementation of financial reporting and environmental review concerning the Project. The Local Government shall provide to NCTCOG on a monthly basis a report of expenses, including the Local Government's expenditure of local match funds. The report shall list separately the expenditures by project phase as shown in Attachment A, including but not limited to engineering, environmental review, right of way acquisition, and construction. The report shall also describe interest earned on money from the SH 121 Subaccount, including the interest rate, interest earned during the month, and cumulative interest earned. The report shall further describe the status of developing the Project. Not less than 60 days before the environmental review document is submitted to the governing body of the Local Government for final approval, the Local Government shall submit the document to NCTCOG for review and comment. NCTCOG may provide the Local Government technical assistance on the environmental review of the Project as mutually agreed between NCTCOG and the Local Government.

Article 23. State Auditor

The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under the Agreement or indirectly through a subcontract under the Agreement. Acceptance of funds directly under the Agreement or indirectly through a subcontract under this Agreement 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.

CSJ: 0918-24-200**PROJECT:** Betsy Lane**Limits:** From North Murphy Road To McCreary Road**District:** 18-Dallas**Code Chart:** 29400**Funding Category:** 3-RTR (SH 121 Subaccount)**Article 24. Amendments**

By mutual written consent of the Parties, this contract may be amended prior to its expiration.

Article 25. Termination

The Agreement may be terminated in the following manner:

- by mutual written agreement and consent of both parties;
- by either party upon the failure of the other party to fulfill the obligations set forth herein, after a 45 day period to cure after receiving written notice of non-compliance;
- by the State if the Local Government does not let the construction contract for the Project within one year after the State first provides 121 Funds for construction as shown in Attachment A, Payment Provision and Work Responsibilities;
- by the State if the Local Government does not complete the Project within ten years after the effective date of the Agreement.

Article 26. Work by Debarred Person

The Local Government shall not contract with any person that is suspended, debarred, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any federal agency or that is debarred or suspended by the State.

Article 27. Sole Agreement

The Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter.

Article 28. Successors and Assigns

The State and the Local Government each binds itself, its successors, executors, assigns, and administrators to the other party to this agreement and to the successors, executors, assigns, and administrators of such other party in respect to all covenants of this agreement. The Local Government may assign its interests under the Agreement only with the written approval of the State.

Article 29. Remedies

The Agreement shall not be considered as specifying an exclusive remedy for a breach of the Agreement. All remedies existing at law or in equity are available to either Party and are cumulative.

Article 30. Legal Construction

If a provision of the Agreement shall be held invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not affect any other provision, and the Agreement shall be construed as if it did not contain the invalid, illegal or unenforceable provision.

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Article 31. Signatory Warranty

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

IN WITNESS WHEREOF, THE STATE AND THE LOCAL GOVERNMENT have executed duplicate counterparts to effectuate this Agreement.

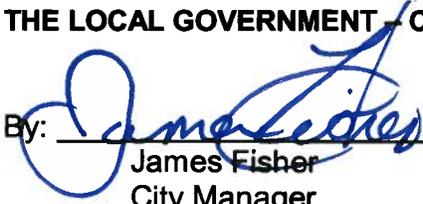
THE STATE OF TEXAS

Executed for the Executive Director 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: 
Kenneth Stewart
Deputy Director of Contract Services

Date 06/07/13

THE LOCAL GOVERNMENT - CITY OF MURPHY

By: 
James Fisher
City Manager

Date June 7, 2013

CSJ: 0918-24-200
PROJECT: Betsy Lane
Limits: From North Murphy Road To McCreary Road
District: 18-Dallas
Code Chart: 29400
Funding Category: 3-RTR (SH 121 Subaccount)

ATTACHMENT A
Payment Provision and Work Responsibilities

For CSJ# 0918-24-200, the State will pay \$2,560,480 from the SH 121 Subaccount for: the widening of a two-lane to a four-lane divided urban road including construction of a bridge at Maxwell Creek on Betsy Lane from North Murphy Road to McCreary Road in the City of Murphy.

In accordance with the allocation of funds approved by the RTC, and concurred with by the Texas Transportation Commission, the State will make payments for the following work in the following Fiscal Years:

PROJECT COSTS						
Description	Fiscal Year	Total Estimate Cost	Regional Toll Revenue (RTR) SH 121 Subaccount Funds Participation		Local Government Participation	
PE	2013	\$251,600	80%	\$201,280	20%	\$50,320
ROW	2013	\$286,000	80%	\$228,800	20%	\$57,200
Construction	2014	\$2,663,000	80%	\$2,130,400	20%	\$532,600
TOTAL		\$3,200,600		\$2,560,480		\$640,120

The Local Government required Local Match is \$640,120.

Upon completion of the Project, the Local Government will issue a signed "Notification of Completion" document to the State. The notice shall certify that the Project has been completed, all necessary inspections have been conducted, and the Project is open to traffic.

City Council Meeting May 5, 2015

Issue

Conduct a public hearing and consider and/or act upon approval of an ordinance continuing the juvenile curfew regulations.

Public Hearing and Curfew Ordinance Renewal: As required by state law, Sec. 370.002, Local Government Code (copy attached), Review of Curfew Order or Ordinance, City Council is required to:

- (1) review the ordinance or order's effects on the community and on problems the ordinance or order was intended to remedy;
- (2) conduct public hearings on the need to continue the ordinance or order; and
- (3) abolish, continue or modify the ordinance or order.

The current ordinance was adopted May 15, 2012 and this is the second review since the ordinance was passed.

Background

The Murphy Police Department continues to fairly and routinely enforce this law. Statistics indicate that the intended purposes of this ordinance continue to be met. As was stated when this ordinance was initially passed, the purposes of this ordinance is to reduce crimes committed by juveniles and those committed against them. Analysis indicates that this ordinance continues to serve the purposes it was originally passed to do.

The curfew ordinance in conjunction with other city ordinances has proven effective in reducing problems that accompany unsupervised juveniles.

The courts, to the extent that they can, have had good results sentencing offenders to deferred adjudication. The court will be considering utilizing a 1st Offender Program in 2015 and into the future..

Financial Considerations

There should be little or no fiscal impact by the renewal of this ordinance.

Other Considerations

Sec. 370.002, Local Government Code

Board/Staff Recommendation

Continue the ordinance in its present form.

Attachments

- 1) Local Govt. Code, Sec. 370.002
- 2) Murphy City Code (Chapter 46, Division 3, Section 46-61 through 67)
- 3) Statistics on Citations Issued Since Ordinance Was Passed

Sec. 370.002. REVIEW OF JUVENILE CURFEW ORDER OR ORDINANCE. (a) Before the third anniversary of the date of adoption of a juvenile curfew ordinance by a general-law municipality or a home-rule municipality or an order of a county commissioners court, and every third year thereafter, the governing body of the general-law municipality or home-rule municipality or the commissioners court of the county shall:

(1) review the ordinance or order's effects on the community and on problems the ordinance or order was intended to remedy;

(2) conduct public hearings on the need to continue the ordinance or order; and

(3) abolish, continue, or modify the ordinance or order.

(b) Failure to act in accordance with Subsections (a)(1)-(3) shall cause the ordinance or order to expire.

Added by Acts 1995, 74th Leg., ch. 262, Sec. 96, eff. May 31, 1995.

Curfew Citations

2012-2014

2012	Total = 7
Gender	Male: 5
	Female: 2
Ethnicity	White: 4
	Black: 1
	Hispanic: 2
	Indian: 0
	Asian: 0

2013	Total = 9
Gender	Male: 8
	Female: 1
Ethnicity	White: 7
	Black: 0
	Hispanic: 1
	Indian: 1
	Asian: 0

2014	Total = 45
Gender	Male: 34
	Female: 10
	Unknown: 1
Ethnicity	White: 33
	Black: 4
	Hispanic: 7
	Indian: 0
	Asian: 1

ORDINANCE NO. 15-05-992

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURPHY, TEXAS, PROVIDING FOR CURFEW HOURS FOR MINORS IN THE CITY; MAKING FINDINGS; PROVIDING DEFINITIONS RELATIVE TO CURFEW HOURS FOR MINORS; REQUIRING THE CITY MANAGER TO MAKE PERIODIC REPORTS TO THE CITY COUNCIL CONCERNING THE EFFECTIVENESS AND NEED FOR THIS ORDINANCE; REQUIRING THE CITY COUNCIL TO PERIODICALLY REVIEW THE EFFECTS OF THIS ORDINANCE ON THE COMMUNITY AND THE PROBLEMS THIS ORDINANCE IS INTENDED TO REMEDY; PROVIDING THAT FAILURE BY THE CITY COUNCIL TO CONDUCT SUCH PERIODIC REVIEWS AND HEARINGS SHALL CAUSE THIS ORDINANCE TO EXPIRE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR SAID ORDINANCE TO TAKE EFFECT FROM AND AFTER ITS DATE OF PUBLICATION.

WHEREAS, persons under the age of seventeen (17) years are particularly susceptible by their lack of maturity and experience to participate in unlawful activities and to be victims of older perpetrators of crime; and

WHEREAS, the City of Murphy, Texas, has an obligation to provide for the protection of minors from each other and from other persons, for the enforcement of parental control over and responsibility for children, for the protection of the general public and for the reduction of the incidence of juvenile criminal activities; and

WHEREAS, other local governments in Texas that have adopted juvenile curfew ordinances generally have experienced a decrease in juvenile violence, and crime by persons under the age of seventeen (17) years; and

WHEREAS, statistics from other municipalities that have adopted juvenile curfew ordinances reflect a decrease in violent offenses committed against juveniles during curfew hours; and

WHEREAS, the City Council of the City of Murphy, Texas, previously adopted juvenile curfew ordinances on July 21, 2003, June 19, 2006, May 4, 2009, and May 15, 2012; and

WHEREAS, section 370.002 of the Texas Local Government Code, as amended, provides that the City Council of the City of Murphy, Texas, before the third anniversary of the date of

adoption of a juvenile curfew ordinance City Council is required to (1) review the ordinance's effect on the community and on the problems the ordinance was intended to remedy; (2) conduct public hearings on the need to continue the juvenile curfew ordinance; and (3) abolish, continue, or modify the juvenile curfew ordinance; and

WHEREAS, the City Council of the City of Murphy, Texas, has conducted the review of the ordinance's effect, and has held the requisite public hearings on the juvenile curfew ordinance; and

WHEREAS, the City Council has determined that a curfew for those under the age of seventeen (17) years will be in the best interest of the public health, safety and general welfare and will help attain the foregoing objectives and to diminish the undesirable impact of such conduct on the citizens of the City of Murphy.

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

Section 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. That sections 46-61 to 46-67, Chapter 46, of the Code of Ordinances of the City of Murphy, Texas, as amended, are hereby amended to said Code and shall read as follows:

DIVISION 3. CURFEW

Sec. 46-61. DEFINITIONS.

For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Curfew hours means:

- (1) 11:00 p.m. on any Sunday, Monday, Tuesday, Wednesday, or Thursday until 6:00 a.m. of the following day;
- (2) 12:01 a.m. until 6:00 a.m. on any Saturday or Sunday.

Emergency means an unforeseen combination of circumstances or the resulting state that calls for immediate action. The term includes, but is not limited to, a fire, a natural disaster, an automobile accident, or any situation requiring immediate action to prevent serious bodily injury or loss of life.

Establishment means any privately owned place of business operated for a profit to which the public is invited, including but not limited to any place of amusement or entertainment.

Guardian means:

- (1) A person who, under court order is the guardian of the person of a minor; or
- (2) A public or private agency with whom a minor has been placed by a court.

Minor means any person under seventeen (17) years of age.

Operator means any individual, firm, association, partnership, or corporation operating, managing, or conducting any establishment. The term includes the members or partners of an association or partnership and the officers of a corporation.

Parent means a person who is:

- (1) A natural parent, adoptive parent, or step-parent of another person; or
- (2) At least eighteen (18) years of age and authorized by a parent or guardian to have the care and custody of a minor.

Public place means any place to which the public or a substantial group of the public has access and includes, but is not limited to streets, highways and the common areas of schools, hospitals, apartment houses, office buildings, transport facilities, and shops.

Remain means to:

- (1) Linger or stay; or
- (2) Fail to leave premises when requested to do so by a police officer or the owner, operator, or other person in control of the premises.

Serious Bodily Injury means bodily injury that creates a substantial risk of death or that causes death, serious permanent disfigurement, or protracted loss or impairment of the function of any bodily member or organ.

Sec. 46-62. OFFENSES.

- (a) A minor commits an offense if he remains in any public place or on the premises of any establishment within the city during curfew hours.
- (b) A parent or guardian of a minor commits an offense if he knowingly permits, or by insufficient control allows the minor to remain in any public place or on the premises of any establishment within the city during curfew hours.
- (c) The owner, operator or any employee of an establishment commits an offense if he knowingly allows a minor to remain upon the premises of the establishment during curfew hours.

Sec. 46-63. DEFENSES AGAINST CURFEW.

- (a) It is a defense to prosecution under Section 46-62 that the minor was:
 - (1) Accompanied by the minor's parent or guardian;
 - (2) On an errand at the direction of the minor's parent or guardian, without any detour or stop;
 - (3) In a motor vehicle involved in interstate travel;
 - (4) Engaged in an employment activity, or going to or returning home from an employment activity, without any detour or stop;
 - (5) Involved in an emergency;
 - (6) On the sidewalk abutting the minor's residence or abutting the residence of a next door neighbor if the neighbor did not complain to the police department about the minor's presence;
 - (7) Attending a recreational or social activity supervised by adults who take responsibility for the minors; and, sponsored by a school, the city, or a nonprofit organization that sponsors or provides recreational or social activities for minors; or, going to and returning home therefrom without any detour or stop;
 - (8) Attending a religious service, activity, or recreational or social activity sponsored or provided by a religious organization, or going to and returning therefrom without any detour or stop;

(9) Exercising First Amendment Rights protected by the United States Constitution, such as the free exercise of religion, freedom of speech, and the right of assembly; or

(10) Married or had been married or had disabilities of minority removed in accordance with Chapter 31 of the Texas Family Code, as amended.

(b) It is a defense to prosecution under Section 46-62(c) that the owner, operator, or employee of an establishment promptly notified the police department that a minor was present on the premises of the establishment during curfew hours and refused to leave.

Sec. 46-64. ENFORCEMENT OF CURFEW.

Before taking any enforcement action under this section, a police officer shall ask the apparent offender's age and reason for being in the public place. The officer shall not issue a citation or make an arrest under this section unless the officer reasonably believes that an offense has occurred and that, based on any response and other circumstances, no defense in Section 46-63 is present.

Sec. 46-65. CITY MANAGER'S REPORT.

Before the third anniversary of the date of the adoption of this Section, the City Manager shall review this Section, report to the City Council, and make recommendations concerning the effectiveness of and need for this Section. The City Manager's report shall specifically include the following information:

- (1) The practicality of enforcing this Section and any problems with enforcement identified by the Police Department;
- (2) The impact of this Section on crime statistics, where available;
- (3) The number of persons successfully prosecuted for a violation of this Section;
and
- (4) The City's cost of enforcing this Section.

Sec. 46-66. CITY COUNCIL REVIEW.

Before the third anniversary of the date of the adoption of this Section, and every third year thereafter, the City Council, pursuant to Section 370.002 of the Texas Local Government Code, as amended, shall:

- (1) review the Section's effects on the community and on the problems the Section was intended to remedy;
- (2) conduct public hearings on the need to continue the Section; and
- (3) abolish, continue or modify the Section.

Failure by the City Council to act in accordance with this Section shall cause this Section to expire.

Sec. 46-67. PENALTIES.

- (a) A person who violates a provision of this division is guilty of a separate offense for each day or part of a day during which the violation is committed, continued, or permitted. Each offense, upon conviction, is punishable by a fine not to exceed \$500.00.
- (b) When required by Section 51.08 of the Texas Family Code, as amended, the municipal court shall waive original jurisdiction over a minor who violates Section 46-62(a) and shall refer the minor to juvenile court.”

Section 3. SAVINGS CLAUSE

All rights and remedies of the City of Murphy, Texas, are expressly saved as to any and all violations of the provisions of the Ordinance or any other ordinance which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 4. CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of State or Federal law and other ordinances of the City of Murphy, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 5. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect

any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncodified, which are in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncodified, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 7. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Murphy, Texas, on this the 5th day of May, 2015.

Eric Barna, Mayor
City of Murphy

ATTEST:

Susie Quinn, City Secretary
City of Murphy

APPROVED AS TO FORM AND LEGALITY:

Wm. Andrew Messer, City Attorney

City Council Meeting
May 5, 2015

Issue

Discuss and/or consider implementing community blog(s) and regulations relating thereto for the City of Murphy social media platforms.

Staff Resource/Department

James Fisher, City Manager
Wendle Medford, Manager of Information Technology

Background/History

The purpose of proposing these policies is to outline the acceptable use of public facing social media sites under the city's purview. These guidelines are being proposed in an effort to protect the City of Murphy employees and the general public from the damaging effects of inappropriate uses. Also, to ensure that social media tools are being utilized in a safe and efficient manner to engage citizens and allow civil discourse.

Action Requested

Approve implementing community blog(s) and regulations relating thereto for the City of Murphy social media platforms.

Attachments

Acceptable Use Policy
Communication Rules and Regulation

Acceptable Use Policy

The City of Murphy encourages an open exchange of affirming and dissenting opinions on posted content, and we consider it an important element of the user experience on our website.

We invite you to comment on our content as part of our interactive community, but we ask that you remain civil. As a limited public forum, we require the following standards:

-- In an effort to raise the level of discourse on our site, commenters are required to use their real names when posting. If we suspect that your online persona is not real – judging by your "name," your lack of friends, your lack of posts about anything other than our stories, or other factors -- your posts will not be visible.

-- Do not resort to personal attacks. You may disagree with the content, but do not attack anyone personally.

-- Do not use foul language. And don't try to camouflage profanity with asterisks or other symbols or foreign phrases.

-- Do not use hate speech, abusive or obscene comments, racist rants or defamatory statements as they will be deleted.

-- Do not use threatening language or make threats of violence.

-- Do not post spam or advertising of any kind.

--Do not make comments that violate copyrights or trademarks without permission from the owner of the intellectual property.

--Do not make comments that violate any federal, state, or local law.

If a post is determined to have violated the guidelines listed above, it may be blocked or deleted without notice.

Users who continue posting comments that violate these guidelines may, at our discretion, be blocked from submitting future comments as well.

Please be aware that your comments, once posted, are considered public information and shall be maintained by the City as such as required by law.

Any posts by a city council member, city officer, or city employee's views or opinions in this blog do not constitute the City's official policy, unless already ratified by the city council as a whole. Nor should any comments be construed as any formal action on any matter that may be discussed.

Thank you, and enjoy expressing your opinions.

COMMUNICATION RULES AND REGULATIONS

1. The PIO writes and posts on behalf of the City all approved notifications to all the authorized City sites and is also responsible for establishing or deleting official City social media accounts. If the PIO is unavailable, the Recreation Manager writes and posts the notifications. Information Owners, or department heads who possess subject matter information to be disseminated, along with staff members, and other City personnel do *not* provide notifications of City activities, issues, or events. Utilizing one point of contact for all communications helps ensure accurate, consistent, and timely information that is issued as an official statement on behalf of the City; it also prevents unauthorized content or redundant messages on behalf of the City from existing on City sites or other unapproved web sites and social media. This regulation is in no way meant to restrict or otherwise prevent City employees from the exercise of free speech, and City employees may comment and share their opinions on social media on their own behalf in accordance with the Acceptable Use Policy, the employee Personnel Manual and/or Code of Conduct, and applicable law. Should an employee decide to identify him/herself as an employee of the City, then the employee shall post a statement with their comment, that any postings or blogs are solely the opinion of the employee and not that of the City. Additionally, City employees shall not use the City's logo, seal, trademark or other symbol without written consent from the City. These rules and regulations do not provide authority for any City employee to disclose information that is confidential by law or personal information related to city residents or utility customers only known as a result of their employment with the City.
2. The PIO communicates City news and information internally and externally in a timely, accurate, and consistent manner so that citizens and City employees remain knowledgeable. The PIO disseminates information to the media and citizens related to City activities, projects, events, issues, and activities with the approval of Information Owners and the City Manager. The PIO only uses authorized sites and social media for City information.
3. Each City department must have a dedicated Information Owner as a central point person to gather and prioritize City information for distribution by the PIO. Information Owners research and explore all pieces of information that are relayed to them prior to providing the information to the PIO. The City Manager reviews and approves all information prior to releasing it to the PIO for public distribution.
4. All City of Murphy personnel must follow these regulations. No personnel may post information or provide details on City activities to personal, private, and unauthorized sites or social media in a way that confuses the public that such post is an official City communication or notification. The City may monitor an employee's personal use of City computers and equipment. City employees are cautioned that they have no expectation of privacy when engaging in the use of the internet or related applications, including a City blog or social media platform, on any City owned property.
5. Any violation of these rules and regulations shall be subject to disciplinary measures outlined in the City's Personnel Manual.

Employee Signature

Date

City Council Meeting May 5, 2015

Issue

Discussion regarding the Body Camera Program of the Murphy Police Department.

Background

The city manager and I have been discussing body cameras for our police officers for several years. The cameras have been requested in the budgeting process over several cycles, but they were not included in adopted budgets.

Events over the last year have sparked a debate about the utility of body cameras for deployment in the field for police officers. There are several issues associated with the use of body cameras, such as privacy issues that are still being worked debated. The state legislature has several bills in various stages of the legislative process, but at this moment nothing concrete has surfaced as to the version that may get passed. The most critical point at least for state government is the fiscal note that was attached to the bills – depending upon the level of participation from the state on a mandate that police officers wear body cameras and the state help entities purchase them – indicated that it could be extremely expensive and not realistic. On the other hand, if the state required them but did not assist in the purchase, its fiscal concerns evaporated pretty quickly, but the burden, in this case an unfunded mandate, would be huge on local jurisdictions.

The good news, however, is that Council did fund the purchase of body cameras in the FY 2015 budget in the amount of \$5,500. As soon as the budget was adopted, a committee of MPD officers was formed to review the various camera systems available, look at infrastructure needs and formulate our policy and procedures for the implementation of the body cameras. The IT department was involved early on in this process. The police department accomplished its due diligence by looking at best practices and model policies related to field implementation of body cameras. The committee developed a draft policy, attached, and recommended the body camera by L3.

Several cameras systems were evaluated. In the end, the most affordable system that had the most adaptability to our current in-car video system was L3s body cam. The cost of each camera was about \$400. IT Murphy reviewed the information technology backbone and advised that the costs, if any at least at implementation, could be absorbed within current configurations. The real wild card in this is any retention mandates adopted by state law makers – besides the cost of the cameras, storage is a big issue (imagine 6 to 8 officers a day, 24/7, storing that much video). The committee recommended that all officers be issued an individual camera, including detectives, which would save on wear-and-tear and make the daily routines of our patrol officers much more simple. It would also cut down on the possibility of damage due to dropping, etc., when cameras are exchanged (we learned this from experience on other pieces of equipment). However, the total cost to purchase 22 cameras exceeded budgeted funds. Therefore, it was decided that forfeiture funds could be utilized to buy the cameras since it was not a supplanted item. The total cost for all 22 cameras is about \$8,800. The cameras have been ordered and should be received in about 60 to 90 days (it seems that there is a growing demand for them and production has to catch up).

The most obvious benefit of this system is its adaptability with our current system that allows video recovery and file attachment to cases. It is a system that we understand, have experience with and feel comfortable operating. In the end, it is the best, most cost effective system for our use.

Financial Considerations

The purchase of body cameras was funded in FY 2015 in the amount of \$5,500. Forfeiture funds will augment, not supplant, those fund in the amount of approximately \$3,300. The total expenditure for 22 cameras, which will provide a camera for every police officer and detective below the rank of lieutenant, is about \$8,800, not including shipping and handling, if any.

Other Considerations

The wild card in this program right now is legislation that might be adopted. However, our system and our processes should be easy to adapt depending upon those changes.

Board/Staff Recommendation

At this point, no action is necessary. The purpose of the presentation is to brief Council on the current plans and processes for MPD to implement body cameras.

Attachments

- 1) Draft Body Camera Policy

 MURPHY POLICE DEPARTMENT DIRECTIVE	
SUBJECT: Body Worn Cameras	NUMBER: 7.35.1
EFFECTIVE DATE: March 19, 2015	RELATED STANDARDS:
REVIEW DATE:	APPROVED: _____ Chief G.M. Cox DATED: 03/19/15

- I. **PURPOSE:** To provide guidelines for use of body worn cameras by Murphy Police Department personnel.
- II. **OVERVIEW:** This policy establishes guidelines and procedures for the capture, processing, and transmission of digital images by personnel when using digital imaging technologies to document contacts between officers and citizens as well as item of evidentiary value during the course of their duties. The important thing to remember is that a digital image used in a legal context is evidence and must be treated as such. The goal of any effective image-tracking procedure should be to eliminate the opportunity for unauthorized persons to access images, thus avoiding the argument that someone could have altered or substituted any image.

It is the policy of the Murphy Police Department that members assigned audio-video recording equipment will utilize the equipment for the purpose of collecting evidence that will be used in the prosecution of those who violate the law and to enhance officer safety. The equipment can be used for any lawful purpose.

III. SERVICE DELIVERY PROTOCOL:

A. Program Objectives

- 1. Accurate documentation of events, actions, conditions, and statements made during arrests and other critical incidents, so as to enhance officer reports, collection of evidence and testimony in court; and
- 2. The enhancement of the department’s ability to review probable cause for arrest, arrest procedures, officer and suspect interaction, and evidence for investigative purposes, as well as for officer evaluation and training.

B. Officer Responsibility

- 1. Patrol Officers/School Resource Officers will be given a body camera at the start of their work shift and will be required to return the camera at the end of their work shift. (We are issuing each officer and detective a body cam.)
- 2. Extra body worn cameras will be kept in the patrol briefing room. These extra cameras will be used by CID (Each detective will his or her own body cam) as needed or backup cameras if an issue is experienced with another camera.
- 3. Officers assigned/issued a body worn camera will be responsible for the care and custody of that equipment.
- 4. Prior to each shift and/or operations involving police duties, officer shall determine whether their audio/video equipment is working properly.

- a. An officer is required to report any malfunctions of the recording equipment to their supervisor as soon as possible.
 - b. The supervisor shall notify the Operations Manager of the reported malfunction.
5. Officer shall never attempt any repair of the equipment that would require going into the internal parts of the audio/video recording equipment.
 6. Officers shall never attempt to alter, erase, modify, or damage any audio/video recording equipment, recordings, software or hardware installed or used on any of the department's computers or servers.

C. Operational Procedures

1. Officers will wear the body worn camera on their uniform anywhere between the mid shirt pockets and the collar bone area. The body worn camera will face forward and be free of obstructions to allow for the best depiction of the officer's observations as possible. (Detectives will wear the camera similarly situated if they are wearing plain clothes)
2. The body worn camera will be activated manually. Officers will activate the body worn camera when engaged in any police activity which is adversarial in nature, has the possibility to escalate into an adversarial situation or any other contact with a citizen where documentation may be beneficial or essential. Officers are additionally encouraged to activate the body worn camera when entering crime scenes or other situations where a recorded preservation of scenes and/or evidence may be beneficial to the situation, i.e. DWI, suspicious person calls, known major crime scenes, etc.(There is no intent that non-enforcement contacts will be regularly recorded and certainly no personal time out activities, such as breaks, will be recorded.)
3. If an officer fails to activate the body worn camera, fails to record the entire contact, or interrupts the recording, the officer shall articulate on camera why the recording is being stopped.
4. Until mandated, the Murphy Police Department will retain all body worn camera images and videos for 90 days.

First and foremost, the ultimate purpose of these cameras should be to help officers protect and serve people in the community. As members of the Murphy Police Department in deciding on officer discretion relating to this directive, it is advised to utilize the Decision Making Model, Directive #1.04.2 as a guide for all members in their usage of the body worn cameras referenced in this directive.

IV. ADMINISTRATIVE REVIEW AND REVISION

- A. *Biennially*, the Chief of Police shall review the Directive, making any revisions, as needed.

V. CLOSING STATEMENT: Violations of this Directive would serve only as grounds for discipline within the Murphy Police Department.

**City Council Meeting
May 5, 2015**

Issue

Discussion on North Murphy Road construction.

Staff Resource/Department

James Fisher – City Manager

Discussion

I have placed this on the Agenda to keep you updated on the progress of this project and to allow the public to voice any concerns. I have reached out to the HOA's asking for their concerns and have included them with this item. You will also find the City's punchlist regarding items of concern.

Attachments

Email to Barry Heard, Collin County TxDOT Engineer dated
City Engineer review of Second City Punch lists for North Murphy Road
Email to Barry Heard Collin County TxDOT Engineer dated
City Engineer review of First City Punch lists for North Murphy Road

James Fisher

To: Barry Heard
Date: 04/30/2015
Subject: North Murphy Road Construction Concerns

Barry,

I have reached out to the HOA's along North Murphy Road to ask them for their concerns regarding your road construction project. Their initial concerns are below and have been communicated to TxDOT numerous times over the past year. I really hope TxDOT restores these entrances to their original condition prior to construction. I understand TxDOT's comments regarding building out in your Right-of-Way, but I do not recall any effort by TxDOT to move out of your ROW. In fact TxDOT allowed the HOA's and City to build out in the ROW and even allowed us to maintain the ROW without TxDOT incurring any cost. It is time for TxDOT to step up and do what is right. As I have said from day 1 of this project, North Murphy Road is not another thoroughfare for the State that connects point A to point B. North Murphy Road is a critical community link that connects neighbors to their schools, city offices, parks, neighbors and allows for efficient public safety access.

Also, attached is the City's latest punch list of concerns regarding the construction of North Murphy Road. The memo dated April 21, 2015 from Gary Hendricks, P.E., is a result of a walk thru from McCreary Road south to FM 544. This is the second punch list generated by the City, the first was 11/19/14. It is amazing that many of the concerns on that list are still prevalent on-site. I am very concerned that TxDOT is considering releasing the contractor from the site this week or in the coming weeks. Until a written acceptable plan of restoration is completed, Lone Star and TxDOT should be committed to Murphy.

Finally, what is the status of the traffic signal at Glenridge? Emails from October 2013 discuss the plans and getting quotes from Lone Star Construction to add this as a change order. I am very concerned about the safety and response time of Murphy Fire as they attempt to cross six lanes of traffic without this signal. Please advise as to when the City can expect this signal to be installed and operational.

-

HOA CONCERNS**Glenridge**

-

- The HOA median landscaping and irrigation system have been damaged by construction.
- Significant damage to median, entrance area, plants, trees,

sidewalks and overall appearance to HOA.

Daniel Crossing

-

- The HOA median landscaping and irrigation system have been damaged by construction.

-

- One thing we need to make sure we document is the fact that because they cut our sprinkler lines and we have been unable to water the landscaping, we have lost much of the plants and shrubs at the entrances and they will need to be replaced too. I also think it would be worth while and much appreciated by our residents if we ask those who live along the edge of Murphy Rd what damage they see to their side of things (fence, erosion, etc.).

-

- I see more activity for these entrances. When we attended the meeting with you and TXDOT a few months back, there was discussion about the damage done to our sprinkler systems and electrical from one side to the other due to the street being dug up multiple times. At that meeting, you stated that TXDOT and the City would install conduit under the street for us to use so we could get water and electrical to the other side of the entrances and get the damage repaired. At that time you stated we need to remind you as thing were getting closer to completion. Please consider this the reminder. Please let me know what else Daniel Crossing HOA needs to do to make sure this takes place.

-

- What about the landscaping , the road is a lot higher than the street with nothing holding the dirt back. All along our

property and entrances.

- **The Ranch**

-

- The HOA median landscaping and irrigation system have been damaged by construction.
- Ranch HOA Board – The landscape committee has spoken with Scott Dawson (Site Management) extensively regarding the road construction and irrigation/damage along Wagonwheel & North Murphy Rd. Below is a list of major concerns that need to be addressed. Currently Scott is hearing very little in response to these problems from TXDOT & the City of Murphy. We need to continue to stay on top of these issues and help get them rectified or I'm afraid the HOA will be hit with a VERY large repair bill.
- Based on Scott Dawson's assessment, the current irrigation system has been severely damaged from the road construction of North Murphy Rd. There are broken & missing irrigation pipes, and wiring for the systems has been torn out or destroyed. A completely new system is needed.
- The irrigation sleeves have been completely torn out from the road construction. These sleeves previously ran under the concrete road to connect the median & entrance marker beds to the irrigation system. TXDOT and Matt Foster (with the city of Murphy) said that these would be replaced months ago prior to the concrete being poured, but as of last week these are still missing. Without these in place we have no way of irrigating anything.

- The electric meter that supplied the front neighborhood entrance with power has been completely torn out. Along with the meter, the landscaping signage lights have been torn out, and all wiring has been destroyed. From a previous meeting a few months ago, James Fisher was going to check with Oncor to see what happened to this meter. We have not heard a resolution to this issue.
- The extensive grading change that TXDOT did exposed the DCV (double check valve) box to the elements. Previously this large green box was buried below ground to prevent freezing. The valve itself is required by city code to prevent backflow of irrigation water from contaminating the clean water supply. The valve itself has been damaged as well.
- There is currently NO irrigation to any of the beds along the entrance markers of Murphy Rd/Wagonwheel, NO irrigation to the median, NO irrigation to the sod, and finally NO irrigation to the crape myrtle trees that are along the fabricated wall that runs parallel to Murphy Rd. As we are all aware...summer is coming.
- Scott estimates the irrigation repairs to be approx.. \$16,000 + tax. This dollar figure does NOT include the irrigation sleeve installation (mentioned in the 2nd bullet point above). Landscaping replacement estimates are approx. \$16,500 (new sod, tree replacement, shrub replacement, mulch, etc.)
 - Also, Scott had asked Jerry (HOA Board member) to check on the “Right of Way” to determine if TXDOT went

beyond this line, and James Fisher was to order a survey as well. Scott has not heard what was determined from this research. Scott has also reached out multiple times to the city what they or TXDOT will do to offset these extreme expenses, and nothing has been determined. Finally, TXDOT is suppose to lay sod from the curb to the sidewalk but they are not installing irrigation lines.

Without irrigation the grass will simply die and be an eyesore.

- o The landscape committee would like to work alongside the Ranch HOA board, Fitchwood Management, Site Management, the city of Murphy, and TXDOT to get these issues addressed. Can a meeting be arranged to discuss these concerns in greater detail?

- **Rolling Ridge**

-

- The HOA median landscaping and irrigation system have been damaged by construction.
- What is plan to correct the grade along Murphy Rd North and South of Entrance along sidewalk? Retaining wall I assume? Is all backfilling also to be done if pursued?
- The irrigation system that was damaged from all this work is it to be repaired?
- The entrance Island that was removed – will it be repaired? What is plan for repair? Will irrigation be corrected as well? Are there options we can work with them on for something more other than a plain concrete wall as was done at The Ranch (across the street).

- Tree's – From all the excavating that occurred, with numerous trees having severe root damage, are there any credits to be given should these trees fail in next couple of years? Have they been assessed by a City Arborist? Will they be?
- One item that I have asked to have done that not sure if was, was to get a property plat that shows what is Rolling Ridge and TXDOT's ROW. This may help us at least in getting them to repair some of these items I feel if shows they worked over the Property/ROW line. This was discussed also again when Lynne, Colleen and I meet James onsite last Fall. Just not sure what ever became out of that. We can then review this onsite to better determine what was over-stepped (line wise) or are they correct. I only point this out as through this entire process, what was noted/discussed on their work area, we saw get enlarged here and there over time, as EX: No one thought the Island was going to be damaged and a surprise to all.

James Fisher, City Manager

City of Murphy

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11910 Greenville Ave., Suite 600

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MEMORANDUM

To: Mr. Bernie Parker
Director of Public Services
City of Murphy
206 N. Murphy Road
Murphy, Texas 75094

From: Gary C. Hendricks, P.E.

Date: April 21, 2015

Subject: N. Murphy Road (F. M. 2551) Second City of Murphy Walk Through

A second walk through of the N. Murphy Road (F.M. 2551) project was conducted by the City of Murphy on April 5, 2015. The purpose of the walkthrough was to make early identification of known or potential problems and/or conflicts between the F.M. 2551 project and its connection to City infrastructure and adjoining HOA facilities; as well as identify areas of potential maintenance concern for the City of Murphy.

In attendance were:

1. Bernie Parker, Director of Public Services
2. Rick Hudson, Public Works Superintendent
3. Gary Hendricks, P.E., Birkhoff, Hendricks & Carter, LLP

Our comments below are general in nature and are not intended to be a final punch list, but rather a list of areas of concern that, in our opinion, requires attention or response from the TxDOT project manager(s) before the project is accepted by TxDOT.

GENERAL COMMENTS:

- 1) The Construction plans call for Transverse Contraction Joints at 15-foot intervals (See TxDOT CPCD-94, page 167 of the plans, Note No. 7). We found no contraction joints on this project.
- 2) The Typical Sidewalk Section (See Miscellaneous Roadway Details, Sheet 165) requires at least 1-inch of cushion sand under all sidewalks. During our walkthrough, sidewalk construction was underway. No subgrade preparation or compaction of any kind was evident. No cushion sand was provided. We ask the TxDOT inspector about sidewalk subgrade preparation and/or compaction and he responded “none was required by the plans”.

- 3) Storm water prevention measures not in place or in need of maintenance. In general, silt and debris noted in all inlets (and most likely storm drainage system. Recommend the storm drainage system be videoed and cleaned before final acceptance.
- 4) All inlets/structures finish is rough and un-acceptable condition
- 5) No evidence of irrigation or electrical conduits installed to the median openings on side street connectors on west side of project.
- 6) Left turn bay transitions formed by simple P.I. (no radii as required by plans)
- 7) Poor and inconsistent concrete finish in all intersections. Worker boot imprints, trash, spalling, etc.
- 8) Concrete spills in main lanes throughout project
- 9) Replace school zone lights and marking on all required side streets
- 10) Inlet leave outs – No seal in curb joints
- 11) West side: Cable utility poles along residences on west side. Service to be transferred to new power poles and utility poles removed.
- 12) Conduit Sleeves for median irrigation along the length of F.M. 2251 do not appear to have been installed as requested by the City.

WEST SIDE (SOUTHBOUND LANES) F.M. 2551

1) McWirther Road Intersection

- a) Northeast corner: Standing water from offsite drainage area at this corner with no apparent provision to convey to TxDOT storm water system.

2) Bridge over Maxwell Creek

- a) All previous comments from our November 12, 2014 memorandum regarding sidewalk connectivity under the bridge over Maxwell Creek for the Murphy/Collin County trail system remain un-resolved.
- b) Pedestrian handrails on both sides have missing connectors, poorly fabricated joints, and sharp protrusions
- c) Northeast corner of bridge: 90 degree “jog” in sidewalk requires pedestrian safety rail to protect from steep embankment
- d) Bridge joints in sidewalk incomplete. The one joint that was complete is covered with a galvanized metal plate with numerous bolts protruding up into the sidewalk. TxDOT should confirm this meets all ADA and safety standards.
- e) Drainage outfall at the east and west side of bridge:
 - i) Concrete finish is rough and in an un-acceptable condition
 - ii) Drainage flume is formed, but not poured. In this condition since last fall

- iii) Maxwell Creek – additional channel protection is recommended at the opposite bank of all the TxDOT drainage outfalls.
- iv) Clean out weep holes in all concrete rip rap
- f) Southwest end of bridge:
 - i) Finish grading along the southwest quadrant of bridge (along Rolling Ridge Addition) is entirely incomplete. It appears much of the grading is occurring on Rolling Ridge HOA property and damage has occurred to Rolling Ridge HOA trees and landscaping.
 - ii) Unknown structure (drainage inlet) incomplete

3) Rolling Ridge Intersection

- a) Broken curb on existing Rolling Ridge Drive about 150-feet from intersection
- b) Existing storm drain concrete pipe at northeast corner – needs to be removed
- c) Northeast corner – sidewalk connection incomplete and remains un-resolved
- d) Northeast corner – FM 2551 to Rolling Ridge connection is severely misaligned.
- e) Intersection pavement and curbs cracked. No saw joints or contraction/expansion joints
- f) South side of Rolling Ridge: connection to existing Rolling Ridge storm drain inlet throat not formed to properly convey storm water run-off.

4) Rolling Ridge Intersection to Betsy Lane (West Side of F.M. 2551)

- a) Standing water in west gutter near inlet CI-2E4.
- b) F.M. 2551 construction plans call for a sidewalk at the new roadway grade along a portion of this segment of roadway, connecting to the existing sidewalk constructed by the Rolling Ridge HOA within the HOA property. The grade separation between the proposed F.M. 2251 pavement and the HOA sidewalk is too large for this plan to work.
- c) It appears Drainage Junction Box JNC-1E3 will interfere with the proposed sidewalk.
- d) The driveway to the AT&T cell tower
 - i) Appears too steep to safely negotiate.
 - ii) Curb cuts not adequate width for construction of driveway radii.

5) Rolling Ridge Intersection to Betsy Lane (East Side of F.M. 2251)

- a) Finished grade has settled about 2-3 inches immediately behind back of curb in this area.

6) Betsy Lane Intersection

- a) The grade separation between proposed FM 2551 and the existing sidewalk along the south side of Betsy Lane appears too large to accommodate an ADA compliant connection at the southwest corner of the intersection.

- b) The handicap ramps and median openings do not match the Betsy Lane intersection Construction Plan Sheet 143. Pedestrian ramps from east to west are inconsistent and not usable.
- c) The signal pole at the southwest corner is in the middle of the proposed sidewalk.
- d) Signal light pole in sidewalk – northeast corner of intersection
- e) Northwest corner: PISD communication manhole needs to be lowered to accommodate new sidewalk.
- f) Betsy east median nose: concrete median and curbs cracked, damaged. Replace.
- g) Main lane paving cracked in this intersection
- h) Main lane paving spalling (north side)
- i) Pedestrian ramps cracked

7) Betsy Lane to Canterbury Drive (West side of roadway)

- a) Cracks in median curb at about 20-foot intervals for 300 feet south of 7-11 driveway
- b) 1st inlet south of 7-11 (Inlet CI-1D4?): Communication manhole requires adjustment
- c) West parkway curb broke in this same area

8) Canterbury Drive Intersection

- a) Northwest intersection curb cracked/broke
- b) Median curbs cracked/broke
- c) 150-feet south of Canterbury intersection: Telephone vault needs to be adjusted to finished grade

9) Brentwood Park Area (TxDOT Station 79+00)

- a) Offsite drainage not conveyed to TxDOT system. Water ponding. New TxDOT grades block and does not collect storm water run-off from west (Brentwood Park)
- b) South side of Brentwood Park – storm sewer manhole is buried.

10) McMillen Drive Intersection

- a) City sanitary sewer manhole has been covered up by construction grading at intersection and Culvert D3 outfall

11) Canterbury to Windsor (west side)

- a) All HOA irrigation system in this vicinity has been damage
- b) Electrical conduit near Inlet CI 3D1 is exposed and damaged

12) Windsor Drive Intersection

- a) Water valve and fire hydrant valves covered by concrete (North side of intersection)
- b) Broken curb north and south side of intersection.
- c) Pavement cracked in intersection. No saw cuts or sealing.
- d) The privacy screening wall north of this intersection appears to be damaged
- e) The HOA median landscaping and irrigation systems have been damaged by construction.

- f) Lighting and Irrigation conduits need to be installed from both the north and south curb line to the median.
- g) It appears a retaining wall be required to accommodate a sidewalk on the west side of FM 2251 from Windsor Drive south to Spring Ridge Drive.

13) Spring Ridge Drive Intersection

- a) The HOA median landscaping and irrigation system has been damaged by construction.
- b) Lighting and Irrigation conduits need to be installed from both the north and south curb line to the median.
- c) F.M. 2511 median north median nose: curb chipped, cracked and broke
- d) Spring Ridge north median nose- curb broke
- e) Northwest corner: Signal pole in center of sidewalk
- f) Southwest corner: Signal control box in center of sidewalk
- g) All four corners: remove and dispose of temporary signal poles
- h) Cracked intersection pavement. No saw cuts. No joint seal.
- i) Between Spring Ridge and Shirehurst – west side – Verizon communication vault broke (in sidewalk)

14) Shirehurst Drive

- a) About 200-feet north of Shirehurst: Offsite drainage concrete overflow flume is lower than F.M. 2551 curb. No provision to pick up this offsite storm water run-off.
- b) About 100-feet north of Shirehurst: No provision to pick-up or convey offsite storm water
- c) Inlet CI-7C1: Verizon vault requires adjustment
- d) North side of intersection: City water valve is missing or covered with concrete
- e) Near Inlet CI-5C1 – 30-foot of parkway curb broke

15) Shirehurst Drive to Glen Ridge Drive

- a) All residential driveways in this area appear very steep. No accommodation provided for sidewalks. None appear to be installed past the west ROW line to mitigate steep driveway grades.
- b) 241 N. Murphy Rd: Broken parkway curb
- c) 237 N. Murphy Rd: Broken parkway curb
- d) 239 N. Murphy Rd. – No median curb
- e) 231 N. Murphy Rd. – Exiting homeowner constructed retaining wall damaged

16) Glen Ridge Drive

- a) Landscaping irrigation and lighting conduits need to be installed across Glen Ridge to the median from both the north and south curb lines of Glen Ridge Drive.
- b) It appears the grade difference between proposed FM 2551 and existing sidewalks on Glen Ridge is too steep to accommodate ADA requirements.
- c) North side – Verizon communication vault requires adjustment

- d) Abandoned light pole base needs to be removed

17) Murphy Community Center and Activity Center

- a) North side of Murphy Community Center Driveway: No provisions have been made to collect and convey offsite storm water runoff into the TxDOT System. The new TxDOT roadway grade blocks and does not convey storm water runoff from the west.
- b) Irrigation Lines are in need of repair along the driveway and frontage of both
- c) Drainage outfalls from both the Community Center and Activity Center have not been accommodated nor connected to the FM 2551 underground storm drain system. If not corrected, these drainage outfalls will conflict with proposed sidewalk
- d) An electric manhole in front of the Community Center appears to be in the line of the future sidewalks, and appears to be situated too high. Requires adjustment
- e) The Murphy Activity Center driveway is lower than TxDOT pavement – water ponding in driveway
- f) No connections for offsite drainage to TxDOT system. Appears cross-lot drainage will be required to convey run-off to TxDOT drainage system.

18) 141 N. Murphy Rd (residence)

- a) New TxDOT installed driveway is not as wide as existing driveway (2-feet too narrow)
- b) Curbed cracked at southern curb return
- c) South of 141 N. Murphy Rd: No provisions for conveying offsite storm water runoff to TxDOT system. Water ponding in lots
- d) South of 141 N. Murphy – broken parkway curb

19) DART RR Crossing

- a) Offsite drainage inlets (both north and south side of track): Too high to collect offsite storm water. Water ponding on both sides of RR tracks
- b) North of RR tracks – Verizon communication box requires adjustment

20) Walmart North Driveway

- a) Driveway cracked
- b) Curbs cracked
- c) F.M. 2551 main lanes cracked – very poor finish

21) Walgreen's Driveway

- a) Curb cracked

EAST SIDE (NOUTHBOUND LANES) F.M. 2551

22) City Hall Complex – Main Entrance

- a) Curb broke – north and south side
- b) Re-grade south side of drive for proper drainage

23) Fire Station Driveway

- a) Main lanes of F.M. 2551 cracked in this area
- b) Standing water (no drainage provision) south end of driveway and sidewalk

24) Tom Clevenger Drive

- a) Cracks in main lane and intersection pavement

25) PSA north driveway

- a) Cracks in driveway and main lane paving
- b) Tire tracks in main lane pavement – Weakened concrete by early loading? Recommend replacement

26) Culvert C-3 Outfall (north of PSA driveway)

- a) Trash and construction debris in creek – Storm water pollution plan not implemented
- b) Remove abandoned storm sewer pipe and debris
- c) Channel Improvements incomplete

27) PISD – southernmost driveway

- a) Cracks in main lane and driveway pavement
- b) Excavation and spoil material remains on PISD property
- c) ADA ramps not in conformance with plans

28) PISD – Main Drive (South)

- a) Main lanes and driveway approaches cracked
- b) 1st inlet north of driveway: Inlet throat cracked; main lane paving cracked

29) PISD – Main Drive (North)

- a) Curbs broke on north and south side
- b) Driveway pavement cracked
- c) Existing driveway pavement cracked
- d) Cracks in main lane paving

30) PISD – northern driveway

- a) Cracks in main lane paving

31) First Baptist Church driveway

- a) Driveway median curb cracked
- b) Driveway approach cracked
- c) Main lanes cracked

32) Culvert D3 Drainage Outfall (just south of McMillen Drive)

- a) Outfall storm water pollution prevention plan – not maintained. Debris, trash, etc. in creek. This is a FEMA designated floodway

33) McMillen Drive

- a) Cracks in intersection paving
- b) Sidewalk ramp on north side needs to be re-configured to match plans
- c) Finish grading required in all areas of intersection
- d) 1st driveway north of intersection – sidewalk/driveway concrete broke

34) Betsy Intersection – see West Side Note No. 6

35) Betsy Lane to Maxwell Creek Bridge

- a) Numerous main lane and curb cracks
- b) Numerous sidewalk and pedestrian ramp cracks
- c) Numerous inlet throat cracks
- d) Numerous driveway approach cracks

36) Last residential driveway before Maxwell Creek Bridge

- a) Severe erosion at both sides of driveway – no provision for drainage
- b) Sight distance out of driveway severely limited by bridge retaining wall (looking south)
- c)

BIRKHOFF, HENDRICKS & CARTER, L.L.P.**PROFESSIONAL ENGINEERS**

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

MEMORANDUM

To: Mr. Bernie Parker
Director of Public Services
City of Murphy
206 N. Murphy Road
Murphy, Texas 75094

From: Gary C. Hendricks, P.E.

Date: November 19, 2014

Subject: N. Murphy Road (F. M. 2551) Preliminary Walk Through

A preliminary walk through of the N. Murphy Road (F.M. 2551) project was conducted by the City of Murphy on November 12, 2014. The purpose of the walkthrough was to make early identification of known or potential problems and/or conflicts between the F.M. 2551 project and it's connection to City infrastructure and adjoining HOA facilities. Our efforts were focused on the west side of the project (southbound lanes) and the associated connections to City streets and sidewalks.

In attendance were:

1. Bernie Parker, Director of Public Services
2. Rick Hudson, Public Works Superintendent
3. Matt ??
4. Gary Hendricks, P.E., Birkhoff, Hendricks & Carter, LLP

Our comments below are general in nature and are not intended to be a final punchlist, but rather a list of areas of concern that, in our opinion, requires attention or response from the TxDOT project manager(s) before construction proceeds further.

1) Bridge over Maxwell Creek

- a) It has been the City's intention and desire that this bridge structure be configured to provide for and allow a future sidewalk under the bridge for the continuation of the City and County's trail master plan.
- b) Without major modification to the concrete rip-rap under the bridge at the north side of the creek, there is no space to construct a sidewalk.

- c) Without significant modifications to the drainage outfalls and concrete rip-rap on the south side of the creek, there is no space to construct a sidewalk.
- d) There is no connection from the sidewalk over the bridge on FM 2551 to a proposed sidewalk under the bridge. Such a connection appears will require additional right-of-way from both the east and west side of F.M. 2551 and possible adjustment of storm drainage outfalls to accommodate the sidewalks connection.

2) Rolling Ridge Intersection

- a) There is a significant grade difference between new pavement on F.M. 2251 and Rolling Ridge Drive. Currently, the Rolling Ridge center median landscape area remains at its original grade.
 - i) Either this landscape median area must be graded down to proposed roadway grades, or a retaining wall constructed to maintain its current grade.
 - ii) Landscaping irrigation and lighting conduits need to be installed across Rolling Ridge to the median from both the north and south curb lines of Rolling Ridge Drive.
- b) Sidewalk Connections
 - i) The grade difference between the existing Rolling Ridge Sidewalks (both on the north and south sides of Rolling Ridge) and the proposed F.M. 2551 sidewalks appears too great to accommodate a connection that will meet the requirements of ADA.

3) Rolling Ridge Intersection to Betsy Lane (West Side of F.M. 2551)

- a) F.M. 2551 construction plans call for a sidewalk at the new roadway grade along a portion of this segment of roadway, connecting to the existing sidewalk constructed by the Rolling Ridge HOA within the HOA property. The grade separation between the proposed F.M. 2251 pavement and the HOA sidewalk is too large for this plan to work.
- b) The proposed F.M. 2551 final grade is significantly lower than the adjoining ground at the West ROW (estimated as much as 8 to 10 feet lower). The parkway slope is too great to accommodate a sidewalk and still be safe and maintainable. It certainly appears a retaining wall will be necessary in this area. If that is the case, we recommend the sidewalk be constructed at the current ground elevation of the HOA property rather than at the roadway level.
- c) It appears Drainage Junction Box JNC-1E3 will interfere with the proposed sidewalk.
- d) The driveway to the AT&T cell tower appears too steep to safely negotiate. Again, due to the rather large grade difference between the proposed roadway grade and the existing ground at the west ROW.

4) Rolling Ridge Intersection to Betsy Lane (East Side of F.M. 2251)

- a) Finished grade has settled about 2-3 inches immediately behind back of curb in this area.

5) Wagon Wheel Drive Intersection

a) The Ranch HOA median and parkway landscape areas require repair to both irrigation and lighting systems

b) Retaining walls constructed for the intersection parkway landscape areas do not have drainage weep-holes

6) Betsy Lane Intersection

a) The grade separation between proposed FM 2551 and the existing sidewalk along the south side of Betsy Lane appears too large to accommodate an ADA compliant connection at the southwest corner of the intersection.

7) Canterbury Drive Intersection

a) There is a significant grade difference between new pavement on F.M. 2251 and Canterbury Drive. Currently, the Canterbury Drive center median landscape area remains at its original grade.

i) Either this landscape median area must be graded down to proposed roadway grades, or a retaining wall constructed to maintain its current grade.

ii) Landscaping irrigation and lighting conduits need to be installed across Canterbury to the median from both the north and south curb lines of Canterbury Drive.

8) McMillen Drive Intersection

a) City sanitary sewer manhole has been covered up by construction grading.

9) Windsor Drive Intersection

a) The privacy screening wall north of this intersection appears to be damaged

b) The HOA median landscaping has been damaged by construction.

c) Lighting and Irrigation conduits need to be installed from both the north and south curb line to the median.

d) It appears a retaining wall be required to accommodate a sidewalk on the west side of FM 2251 from Windsor Drive south to Spring Ridge Drive.

10) Spring Ridge Drive Intersection

a) The HOA median landscaping has been damaged by construction.

b) Lighting and Irrigation conduits need to be installed from both the north and south curb line to the median.

11) Shirehust Drive

a) City water valve stacks have been covered by roadway grading (North edge of Shirehurst)

12) Glen Ridge Drive

a) There is a significant grade difference between new pavement on F.M. 2251 and Glen Ridge Drive. Currently, the Glen Ridge Drive center median landscape area remains at its original grade.

i) Either this landscape median area must be graded down to proposed roadway grades, or a retaining wall constructed to maintain its current grade.

ii) Landscaping irrigation and lighting conduits need to be installed across Glen Ridge to the median from both the north and south curb lines of Glen Ridge Drive.

b) It appears the grade difference between proposed FM 2551 and existing sidewalks on Glen Ridge is too steep to accommodate ADA requirements.

13) Murphy Community Center and Activity Center

a) Irrigation Lines are in need of repair along the driveway and frontage of both

b) Drainage outfalls from both the Community Center and Activity Center have not been accommodated nor connected to the FM 2551 underground storm drain system. If not corrected, these drainage outfalls will conflict with proposed sidewalk

c) An electric manhole in front of the Community Center appears to be in the line of the future sidewalks, and appears to be situated too high. Requires adjustment

14) Walgreen's North Driveway

a) The driveway slope appears to exceed normal standards (greater than 8%)

15) Conduit Sleeves for median irrigation along the length of F.M. 2251 do not appear to have been installed as requested by the City.

James Fisher

From: James Fisher
Sent: Monday, December 22, 2014 9:39 AM
To: Barry Heard
Cc: Council; 'Bill Hale'; 'Jodie.Laubenberg@house.state.tx.us'; 'Van.Taylor@house.state.tx.us'; Gary Hendricks; Bernie Parker; 'Tracy Thomfeld (thomfeld@co.collin.tx.us)'; Kelly Seiman; 'Melanie Young'
Subject: North Murphy Road Construction Observations and Traffic Study
Attachments: Preliminary Walkthrough Punch List (11-12-14)_Esiged.pdf; Murphy Road Report 10-7-14.pdf

Barry,

I have attached the preliminary punch list of North Murphy Road that was generated on November 12, 2014 by the City's Engineer and Public Services staff. This punch list was discussed with you on November 20th. I am very concerned that TxDOT is going to address and/or correct items "in the field" as the project moves forward. There is significant grade differences from North Murphy Road into businesses, cell towers, residential subdivisions and individual homes. The driveway slopes that will be needed for accessibility will look like afterthoughts and will be a maintenance challenge. Also, if retaining walls are needed, the City does not want standard gray concrete walls. The City wants retaining walls that are engineered designed that will stand the test of time and aesthetics that complement the existing neighborhood, not detract.

In regards to the sidewalk from Rolling Ridge to Betsy Lane, I have asked the City's Engineer, Gary Hendricks, P.E., to draft a technical memo concerning the City's preference for repair. The repair will consist of a retaining wall along North Murphy Road (complement the Rolling Ridge HOA entrance, which by the way needs to be restored) and a new sidewalk built. I know that this will be challenging, will require fill dirt and railings, and will be more expensive than what TxDOT is planning, but this solution is critical for pedestrian. Placing the sidewalk near Murphy Road with a 4 – 6 foot retaining wall nearby is not acceptable.

Finally, I have attached the City's Traffic Study that was performed by Jody Short, P.E., of Lee Engineering. The traffic study focused on the Murphy Road and FM 544 intersection. The purpose of the Study was to look for areas that could be improved to enhance traffic safety and movement once North Murphy Road improvements are completed. The City would like to discuss this report with you and other TxDOT representatives in January 2015. I will contact you after the first of the year to set up a date.

Thank you again for all of your patience and willingness to work through issues. This project is near completion and the City is looking forward to working with TxDOT to resolve all of these issues prior to the transfer of ownership in 2016.

James Fisher, City Manager
City of Murphy
 (972) 468-4007 direct
 (214) 690-8576 mobile

SENT NOVEMBER 11, 2014

Barry,

Attached is a copy of the cover letter and Resolution that was mailed October 7, 2014. I will resend the information by US Mail to Bill Hale today for his review and signature. The City is very excited about this opportunity and is looking forward to the road construction completion (January 2015), Safe Routes to School completion and Landscape completion of North Murphy. It is my understanding that this will all be completed by Spring 2016. It is upon this completion that the City will take over maintenance and operation of FM 2551 from FM 544 north to Murphy's City Limit Line.

I walked the road Sunday and continue to have several concerns regarding the final outcome of the project. My initial concerns are:

- I am concerned about how McWhirter Road ties into Murphy Road. I believe that TxDOT, Collin County, City of Parker and Murphy should work together for a better connection.
- I am concerned about the City's ability to build a connection under the Maxwell Creek bridge to connect sidewalks on the east and west side of Murphy Road. If you will recall, the City asked for this ability in the design phase and TxDOT was unwilling to consider it.
- I am concerned about the sidewalk on the west side of Murphy Road from Rolling Ridge south to Betsy Lane. It appears that this has been virtually cut off. The City may need to work with TxDOT on a Safe Routes to School grant to build a new sidewalk along this route. This route may require retaining walls along Murphy Road (removal of trees exposes residential properties to the traffic and noise of Murphy Road). The SRTS grant could also help with crossing Betsy Lane.
- I am concerned about the HOA entrance landscapes that were affected by the road improvements. I know that many had improvements in the State's ROW, but there was never a line that was visible that helped them see that issue. Besides, the HOA's beautified several areas

along the State Road and even provided maintenance service. I hope TxDOT helps the HOA's restore the entrances to their original design or as close as possible with landscape assistance and/or financial assistance. The City has already sent information about conduit sleeves for electrical and water lines to be placed prior to the new driveway entrances being poured.

- I am concerned about the new medians and ROW areas on the sides of North Murphy Road. It does not appear that there is sufficient space to implement a green ribbon of appealing landscape that promotes a good image of the City.
- I am concerned about the coordination of the Safe Routes to School project on North Murphy Road. It looks like there is going to be a lot of cutting new pavement to make SRTS work. I thought the features of SRTS were being considered as NMR was being constructed?

This is not a complete list and I have asked my City Engineer, Gary Hendricks, P.E. and my new Director of Public Services, Bernie Parker, to walk the road and develop a preliminary punchlist to be reviewed by TxDOT and the City. I know that this seems real early in the process, but I want to get ahead and develop a plan to resolve if necessary. The City has spent tens of thousands of dollars addressing issues that were not really ours, but knew that they needed to be done. I do not have any more dollars to address issues that were not addressed or resolved.

I really appreciate your patience and willingness to help get this project completed. I know that you and I have not always seen eye-to-eye, but we have always worked together to resolve all differences. Thank you for your professionalism and willingness to listen.

*James Fisher, City Manager
City of Murphy*

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

FEB 17 2015

City Manager's Office

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MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

February 11, 2015

Mr. James Fisher
City Manager
City of Murphy
206 N. Murphy Road
Murphy, Texas 75094

Re: F.M. 2551 (N. Murphy Rd)
Control/Project: 2056-01-045/C 2056-01-45
Response to TxDOT Action Items on walkthrough memorandum

Dear Mr. Fisher:

As you requested, we have reviewed the response letter published by Mr. Barry Heard, P.E. Collin County Area Engineer for the Texas, dated December 29, 2014. The letter outlines TxDOT's proposed solutions for the punch-list items we identified in our memorandum dated November 19, 2014. The purpose of this letter is to provide our recommendation to Mr. Heard's responses. The list below is numbered in accordance with Mr. Heard's letter and our original memorandum on this subject.

1. Bridge over Maxwell Creek

- a. Mr. Heard's response appears incomplete and/or truncated on this topic. As such it is difficult to determine exactly what his response intended to be. Seems his response is "No" to any help on facilitating a sidewalk connection from F.M. 2551 to the City (and County's) master plan trail system.

2. Rolling Ridge Intersection

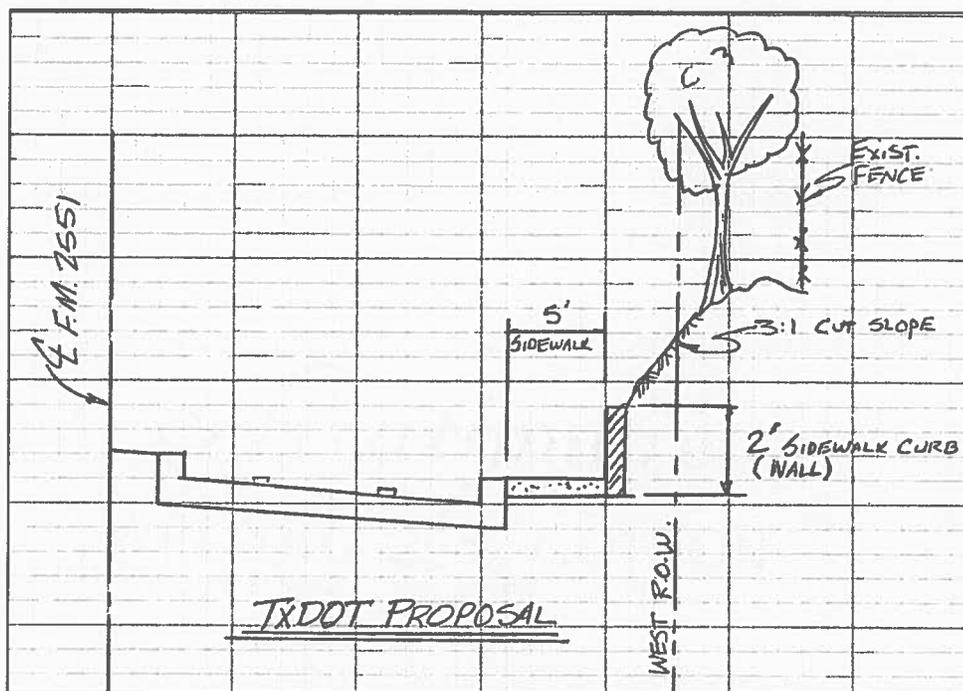
- a. TxDOT informs us they will be grading the existing median down rather than construct retaining wall. That means they will be removing the HOA landscaping and entry features at this intersection. There is no mention of how those items are to be replaced.
 - b. TxDOT is endeavoring to secure pricing for conduit sleeves. No commitment to install requested sleeves was provided.
- a) TxDOT claims pedestrian elements in this area will meet accessibility requirements. Although we have not performed "as-built" field surveys, based on our observation in the field, we do not agree

with this assertion. We recommend the City carefully monitor and check the validity of this statement TxDOT claims the sidewalk and ramps will meet the accessibility requirements and have TxDOT provide an inspection report from a Texas Licensed ADA inspector before final acceptance of this project.

c. .

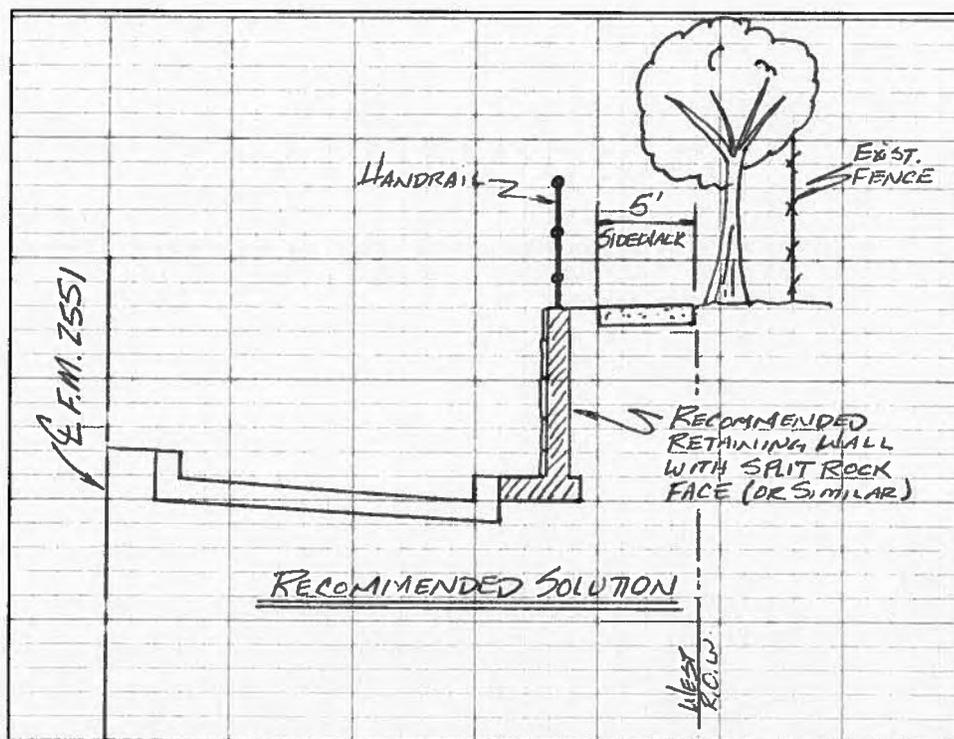
3. Rolling Ridge Intersection to Betsy Lane (West Side of F.M. 2551)

- a. TxDOT proposes to construct a sidewalk immediately adjacent to the back of curb and construct a "sidewalk curb" in this area. After reviewing the TxDOT construction plans and cross-sections in this portion of the project, it is our opinion the plans do not accurately or correctly show the landscape berm and grades on the west side of the roadway. As such, the roadway grade required a much deeper cut than expected or shown on the plans. See the TxDOT cross-sections attached to this letter which demonstrates our comments.
- b. Below is a cross-section sketch of the proposed TxDOT solution as we understand it.



- c. We do not agree with TxDOT's proposed solution for the following reasons:
 - 1. TxDOT claims the "sidewalk curb" (retaining wall) be no taller than 2-feet. It is our opinion the TxDOT plans did not take into account the height of the landscape berm and trees situated immediately outside the right-of-way.

2. We believe the retaining wall will ultimately be at least 4 to 5-feet tall to avoid steep side slopes (as shown) and attempt to save the existing trees in this area. The steep side slopes will be difficult to mow and maintain and may not provide adequate support to support the existing trees. Further, the embankment cut, if not restored could likely result in permanent damage or demise of the Rolling Ridge HOA trees and landscape features.
 3. The sidewalk curb (retaining wall) will be constructed of reinforced concrete and will not be consistent in appearance with the beautification efforts made by the Rolling Ridge HOA in their landscape corridor immediately adjacent to the TxDOT right-of-way.
 4. It is our opinion the sidewalk and retaining wall so situated creates a safety hazard to pedestrians utilizing the sidewalk. There is simply no place for a pedestrian to go should a distracted or errant driver meanders or is forced off the road.
 5. With this option, the existing Rolling Ridge HOA sidewalk will be abandoned (in place?). It is not clear who would be responsible to remove the sidewalk and restore the area to original condition.
- d. We recommend the City encourage TxDOT to construct a retaining wall adjacent to the roadway back of curb with the sidewalk situated above as shown below:



It is our opinion this configuration:

1. Provides a safe pedestrian corridor.
2. Accommodates the existing sidewalk grades at the Rolling Ridge intersection
3. Provides a solution that mitigates damage to the existing trees
4. Protects the integrity of the existing trees landscape area of the Rolling Ridge HOA
5. Is consistent with the locations and grades of the existing sidewalk layout in the Rolling Ridge HOA area
6. Provides an opportunity to create a solution that is consistent with the Rolling Ridge HOA entry features

5) Rolling Ridge Intersection to Betsy Lane (East Side of F.M. 2551)

- a) No additional comment

6) Wagon Wheel Drive Intersection

- a) No additional comments
- b) No additional comments

7) Betsy Lane Intersection

- a) TxDOT claims the sidewalk and ramps will meet the accessibility requirements. We recommend the City have TxDOT provide an inspection report from a Texas Licensed ADA inspector before final acceptance of this project.

8) McMillen Drive Intersection

- a) No additional comments

9) Windsor Drive Intersection

- a) TxDOT claims the privacy screening wall was damaged prior to start of construction; and that they have a pre-construction video as evidence. We recommend the City secure and review the TxDOT video.
- b) TxDOT agrees the landscape area is damaged, but that it is situated inside TxDOT right of way without a permit. They did not commit to restore the entry to like or better condition.
- c) TxDOT is endeavoring to secure pricing for conduit sleeves. No commitment to install requested sleeves was provided.

10) Spring Ridge Drive Intersection

- a) TxDOT agrees the landscape area is damaged, but that it is situated inside TxDOT right of way without a permit. They did not commit to restore the entry to like or better condition.
- b) TxDOT is endeavoring to secure pricing for conduit sleeves. No commitment to install requested sleeves was provided.

11) Shirehurst Drive

- a) It's not clear by TxDOT's response, but it seems they have committed to make the necessary field modifications to locate and uncover the damaged water valve stacks

12) Glen Ridge Drive

- a) TxDOT states they will cut the median of this intersection down to the new roadway grade. Of course, this will eliminate most (or all) of the landscape features in the effected construction zone, some of which are beyond the TxDOT right of way. They did not commit to restore the entry area to like or better condition.
- b) TxDOT is endeavoring to secure pricing for conduit sleeves. No commitment to install requested sleeves was provided.
- c) TxDOT claims the sidewalk and ramps will meet the accessibility requirements. We recommend the City have TxDOT provide an inspection report from a Texas Licensed ADA inspector before final acceptance of this project.

13) Murphy Community Center and Activity Center

- a) TxDOT claims all irrigation lines in TxDOT right-of-way were capped. Apparently no further repairs or corrective measures are planned.
- b) TxDOT proposes to correct the drainage outfall oversight with "minor grading and adding a flume". If sidewalks are ultimately constructed along the frontage of these facilities, the drainage flume will direct storm water run-off across the sidewalk. It remains our opinion this is an unacceptable solution.
- c) TxDOT responds the electric manhole grade adjustment has been coordinated (whatever that means).

14) Walgreen's North Driveway

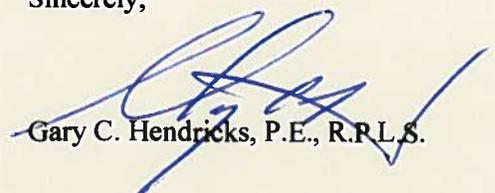
- a) TxDOT has committed to correct the grades on this driveway. As of the date of this response letter, we have not seen revised plans.

15) Conduit Sleeves for medina irrigation

- a) TxDOT committed to install the necessary conduit sleeves with the TxDOT Landscaping project after completion of the F.M. 2551 construction is complete.

We recommend the City request a meeting with the TxDOT project manager for F.M. 2551 to discuss Mr. Heard's responses and our findings and recommendations outlined above. We are available to discuss this project further at your convenience.

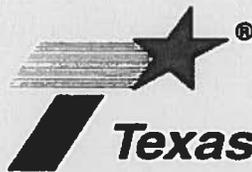
Sincerely,



Gary C. Hendricks, P.E., R.P.L.S.

Enclosure (Mr. Heard's letter dated December 29, 2015)

cc: Mr. Bernie Parker



Texas Department of Transportation

125 EAST 11TH STREET | AUSTIN, TEXAS 78701-2483 | (512) 463-8700 | WWW.TXDOT.GOV

P. O. Box 90, McKinney, Texas 75069-0090
December 29, 2014

Control: 2056-01-045
Project: C 2056-01-045
Hwy: FM2551
County: Collin

Mr. Bernie Parker
Director of Public Services
City of Murphy
206 N. Murphy Road
Murphy, Texas 75094

RE: N. Murphy Road Preliminary Walk Through

Dear Mr. Parker:

This letter is in response to the memorandum received from the City of Murphy on November 20, 2014 regarding the North Murphy Road (FM 2551) walk through that was conducted by the city. Please see the responses below regarding these comments.

1) Bridge over Maxwell Creek

- a) As discussed and addressed in previous letters and correspondence, this issue was brought to our attention after the project was let and further was not commented on by the city during the review plans provided during plan development. As you are aware,

2) Rolling Ridge Intersection

- a) Once the pavement and median is set to grade, the landscape median area will be brought down to the proposed roadway grade. This has already been done at the intersection of FM 2551 and Wagon Wheel.
b) TxDOT is working with the contractor to get a price to install sleeves across the median.
c) Pedestrian elements in this area will meet accessibility requirements.

3) Rolling Ridge Intersection to Betsy Lane (West Side of FM 2551)

- a) As discussed and per the initial plans provided at our recent meeting, there is sufficient area to construct the sidewalk similar to other areas along the project and with the city of Murphy utilizing the sidewalk curb wall.
b) The junction box will not interfere with the sidewalk in this area.
c) The grade at the AT&T cell tower will be adjusted in cooperation with the adjacent owner and will meet grade requirements.

OUR GOALS

MAINTAIN A SAFE SYSTEM • ADDRESS CONGESTION • CONNECT TEXAS COMMUNITIES • BEST IN CLASS STATE AGENCY

An Equal Opportunity Employer Agenda Packet for May 5, 2015 - Page 122 of 127

[RETURN TO AGENDA](#)

4) Rolling Ridge Intersection to Betsy Lane (East Side of FM 2551)

- a) The grade between the back of the curb and the sidewalk was left low to accommodate for the sod that will be installed.

5) Wagon Wheel Intersection

- a) The irrigation and the lighting were within TxDOT ROW. As previously discussed with the City of Murphy regarding this issue, these landscaping elements should be placed within TxDOT ROW without a permit. If irrigation lines were encountered, they were capped by the contractor.
- b) We have verified that the retaining wall constructed does have the appropriate number of weep-holes.

6) Betsy Lane Intersection

- a) Pedestrian elements in this area will meet accessibility requirements.

7) Canterbury Drive Intersection

- a) Once the pavement and median is set to grade, the landscape median area will be brought down to the proposed roadway grade. This has already been done at the intersection of FM 2551 and Wagon Wheel.
- b) As discussed, TxDOT is working with the contractor to get a price to install sleeves to the median.

8) McMillen Drive Intersection

- a) Coordination between the city and contractor will be required to uncover manhole and raised to proposed grade.

9) Windsor Drive Intersection

- a) Per previous investigation and discussion, the privacy screening wall north of this intersection was damaged prior to any construction. It is our understanding that the contractor has video of the area indicating this prior to work beginning.
- b) As previously discussed with the City of Murphy regarding this issue, nothing should be placed within TxDOT ROW without a permit. However, TxDOT will do its best to save all landscaping elements possible.
- c) As discussed, TxDOT is working with the contractor to get a price to install sleeves to the median.
- d) Per city's previous request and as discussed, there is no sidewalk to be installed on the west side from Windsor Drive to Spring Ridge Drive. There is a midblock crossing to be installed with the SRTS for that reason.

10) Spring Ridge Drive Intersection

- a) As previously discussed with the City of Murphy regarding this issue, nothing should be placed within TxDOT ROW without a permit. TxDOT will do its best to save all landscaping elements possible.

b) TxDOT is working with the contractor to get a price to install sleeves to the median.

11) Shirehust Drive

a) Coordination between the city and contractor will be required to uncover water valves and raised to proposed grade.

12) Glen Ridge Drive

a) Once the pavement and median is set to grade, the landscape median area will be brought down to the proposed roadway grade. This has already been done at the intersection of FM 2551 and Wagon Wheel.

b) Pedestrian elements in this area will meet accessibility requirements.

13) Murphy Community Center and Activity Center

a) Any irrigation lines that were encountered within TxDOT ROW were capped.

b) The drainage outfalls from the Community Center and Activity Center will be addressed with minor grading and adding a flume to direct water to flow into the drop inlets in front of the Community Center and Activity Center.

c) Adjustment of the electric manhole has been coordinated.

14) Walgreen's North Driveway

a) The grade at the Walgreen's North Driveway will be adjusted to meet grade requirements. We are working with the Engineer of Record to obtain revised plans illustrating revised driveway profile.

15) Conduit Sleeves (Project Length) - As discussed, this will be done with the landscaping project once the FM 2551 construction project is completed.

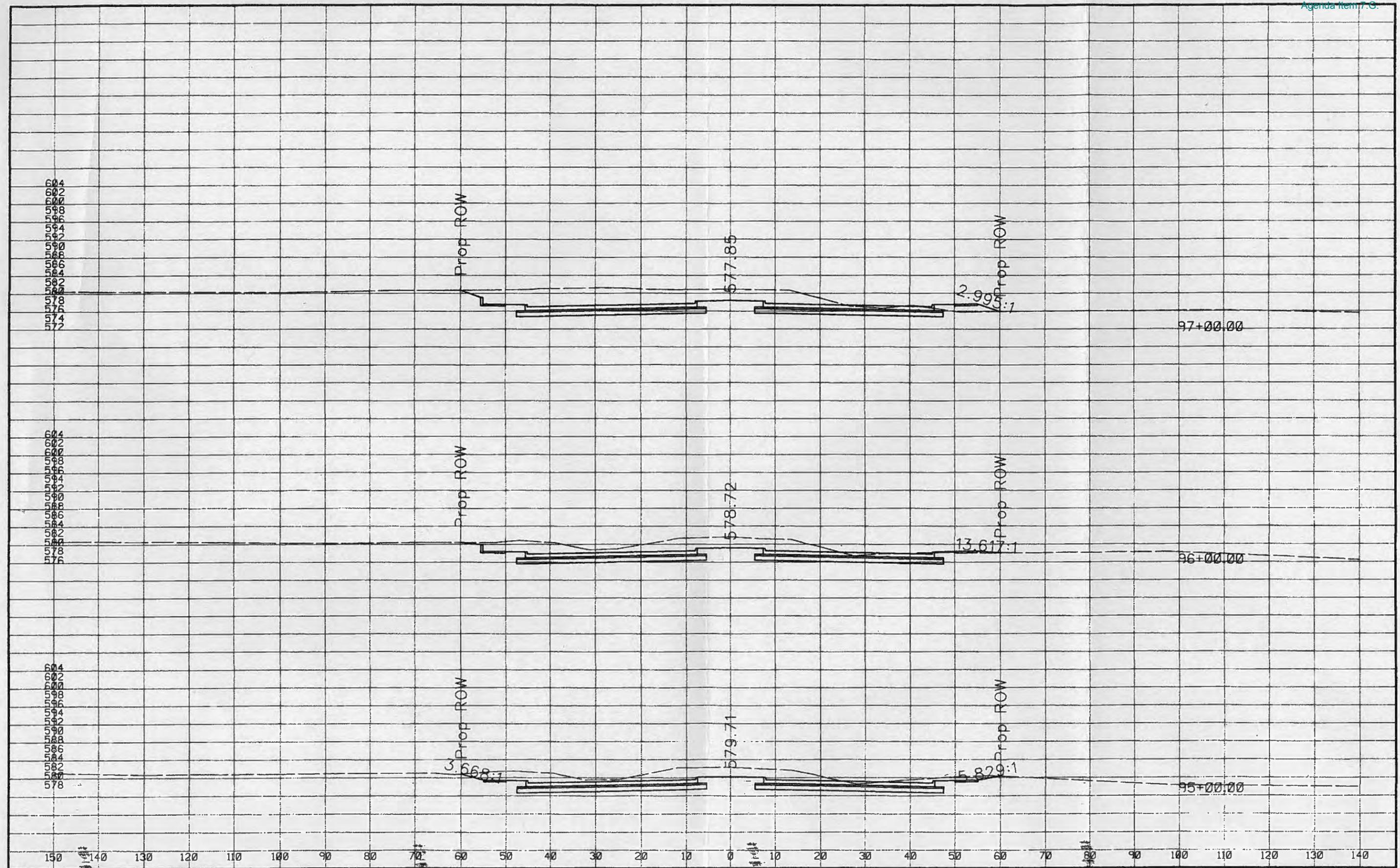
If you have any questions, please feel free to contact me at (972) 542-2345.

Sincerely,



Barry Heard, P.E.
Collin County Area Engineer

CC: File
Rogers
Dodson



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

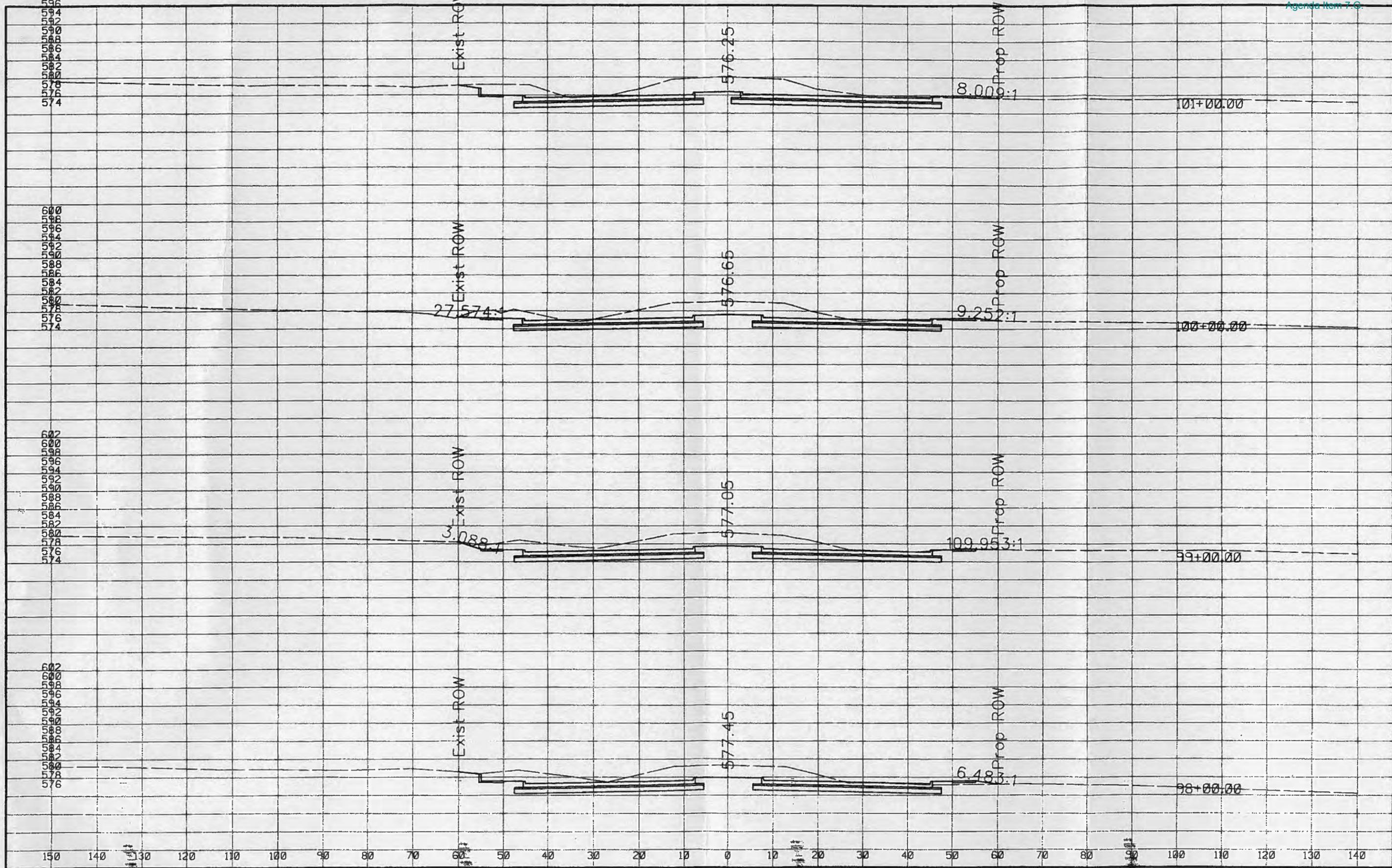
SCALE
 H: 1" = 20'
 V: 1" = 20'

TEXAS DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	PROJECT NUMBER
FM2551	COLLIN	2056-01-045

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DATE	BY	DESCRIPTION	DATE

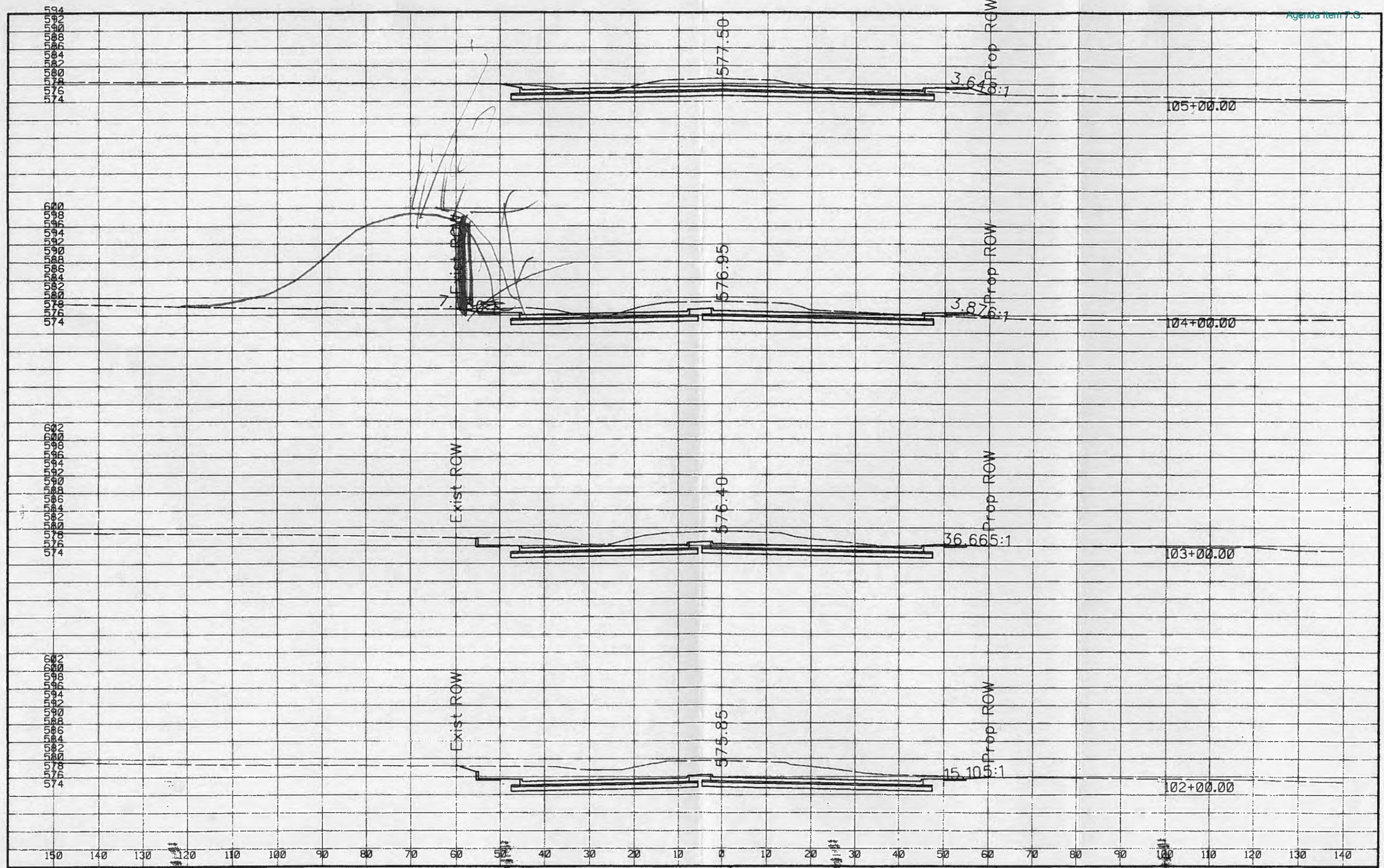
SCALE
 H: 1" = 20'
 V: 1" = 20'

TEXAS DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	PROJECT NUMBER
FM2551	COLLIN	2056-01-045

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SCALE
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 V: 1" = 20'

TEXAS DEPARTMENT OF TRANSPORTATION		
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FM2551	COLLIN	2056-01-045

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