

# NRH

**CITY OF NORTH RICHLAND HILLS**  
**MEMO**

**TO:** Clayton Husband, Principal Planner

**FROM:** Justin Naylor, P.E., Civil Engineer

**RE:** PP 2019-05  
Johns Addition: Lots 9-11

**DATE:** November 6, 2019

**Rough Proportionality**

Public infrastructure improvements are needed to support the development of Johns Addition Lots 9-11 as indicated on the preliminary plat. The infrastructure improvements include paving, and storm drain facilities. Paving improvements include the installation of a 6' wide sidewalk, 8' wide on-street parking and curb and gutter along the frontage of Cardinal Lane. These improvements are in keeping with the City's current transportation plan. The storm drain facilities include the installation of a 36" reinforced concrete pipe and an inlet per the City of North Richland Hills' Master Drainage Plan.

Should the developer desire to final plat all three lots at this time, the developer will be required to provide engineering plans and construct the above paving improvements. The storm drain facilities can be escrowed as it is not feasible to construct those improvements at this time. Below is a breakdown of the costs of the storm drain facilities. Note that the property is only responsible for its proportionate percentage of the storm drain use (based on land area and land use).

Item	Unit	Qty.	Unit Price	% Assessed	Total
36" RCP	LF	530	\$ 85.00	20%	\$ 9,010.00
10' Curb Inlet	EA	1	\$ 4,000.00	20%	\$ 800.00

Value of Required Improvements	\$ 9,810.00
Credit for ROW Dedication	<u>\$ 2,506.12</u>
	\$ 7,303.88

Should the developer wish to final plat only lot 11 at this time, shown as Phase I on the preliminary plat, the costs for the public improvements listed above must be escrowed as the improvements are unable to be installed in a piecemeal manner. The costs for the improvements are included in the table below.

Item	Unit	Qty.	Unit Price	% Assessed	Total
On Street Parking 8'	SY	141	\$ 45.00	100%	\$ 6,358.80
Stabilized Subgrade	SY	141	\$ 3.00	100%	\$ 423.92
Lime	TON	2.5	\$ 160.00	100%	\$ 406.96
36" RCP	LF	530	\$ 85.00	9%	\$ 4,054.50
10' Curb Inlet	EA	1	\$ 4,000.00	9%	\$ 360.00

Value of Required Improvements	\$	11,604.18
Credit for ROW Dedication	\$	<u>1,128.42</u>
	\$	10,475.77

Please note that implementing Phase II as shown on the preliminary plat or a development of any portion of the remainder of this lot will require the construction of the street improvements listed above. The funds escrowed for Phase I will be available for the construction of the Phase I improvements.

The above determination of proportionality is made pursuant to Section 212.904, Texas Local Government Code by the undersigned professional engineer in the employ of the City of North Richland Hills, licensed by the State of Texas.

The Public Works staff will be available to meet and further discuss this rough proportionality determination. The developer/engineer/owner may dispute staff's proportionality determination by filing a written appeal of this proportionality determination, along with 15 copies of such appeal, with the City Secretary within 10 days of the date of the Planning and Zoning Commission. The appeal shall comply with Section 110-455: "Rough Proportionality Appeal" and Section 110-456: "Appeals Procedure" of the City Code.




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Justin Naylor, P.E.  
Civil Engineer

cc: