City of Fate, Texas

Development Ordinance No. O-1767
Amending Ordinance No. O-1020, O-1021, & O-1022

Design Criteria and Construction Standards

Adopted: July 17, 2017
PART I– DESIGN CRITERIA

Section 1 - General

A. All streets, alleys, sidewalks, drainageways, water and sewer lines, and improvements shall be designed, placed and constructed in accordance with the Standard Specifications for Public Works Construction, fourth edition (or latest version), as published by the North Central Texas Council of Governments (NCTCOG), with all amendments thereto, except as amended or conflicted by these standards. To the extent that there is a conflict between the regulations in this chapter and those found elsewhere, the regulations found in this chapter shall control development within this planned development district.

B. *Adequate public facilities policy.* The land proposed for subdivision or development must be served adequately by essential public facilities and services. Land shall not be approved for platting unless and until adequate public facilities exist or provision has been made for water facilities, wastewater facilities, drainage facilities and transportation facilities which are necessary to serve the development proposed, whether or not such facilities are to be located within the property being platted or off-site. This policy may be defined further and supplemented by other ordinances adopted by the city.

   1. *Conformance to plans.* Proposed public improvements shall conform to and be properly related to the transportation plan of the city’s adopted comprehensive plan, other adopted master plans for public facilities and services, and applicable capital improvements plans.

   2. *Water.* All platted lots must be connected to a public water system that is capable of providing water for health and emergency purposes, including adequate fire protection.

   3. *Wastewater.* All platted lots must be served by an approved means of wastewater collection and treatment. The city may require the phasing of development and/or improvements in order to maintain adequate wastewater capacity. Additional standards and requirements are defined herein.

   4. *Streets.* Proposed streets shall provide a safe, convenient, and functional system for vehicular and pedestrian circulation and shall be properly related to the plan and any amendments thereto, and shall be appropriate for the particular traffic characteristics of each proposed subdivision or development. Additional standards and requirements are defined herein.

   5. *Drainage.* Drainage improvements shall accommodate potential runoff from the entire upstream drainage area and shall be designed to prevent overloading the capacity of the downstream drainage system. The city may require the phasing of development, the use of control methods such as retention or detention, and/or the construction of off-site drainage improvements in order to mitigate the impacts of the proposed development. Additional standards and requirements are defined herein.
6. Other facilities. Adequate sites and convenient access for schools, parks, playgrounds, and other community services indicated in the city's comprehensive plan shall be related to the character and uses of the surrounding properties in accordance with the intent, policies, and provisions of this chapter.

7. Phasing. The city may require the phasing of development or improvements in order to maintain current levels of service for existing public services and facilities or for other reasons based upon maintaining the health, safety, and general welfare of the city's inhabitants. The council shall determine whether the proposed public facilities and services are adequate pursuant to standards herein established.

8. Extension policies

a. Extensions to serve developments. All public improvements and required easements shall be extended through the parcel on which new development is proposed. Streets, water lines, wastewater systems, drainage facilities, and utility lines shall be constructed through new development to the next property line to promote the logical extension of public infrastructure. The city may require the owner of a development to extend off-site improvements to reach adjacent development or oversize required public facilities to serve anticipated future development as a condition of plat approval per the developer's rough proportionate share.

b. Extension of sanitary sewer or water mains for individual owners.

i. Upon request of the owner, or his agent, of a given lot or tract of land, for the purposes of this chapter known as the "applicant," accompanied by the payment of the charges due under this chapter, at the City’s sole discretion may extend or cause to be extended, lay or construct all necessary sanitary sewer or water mains, including necessary appurtenances, excluding street intersections, plus the distance across the frontage necessary to provide the service for which application has been made. The applicant to be served shall be required to pay the charges herein provided for. The owners of all intervening property served by the given sanitary sewer or water main extension shall be required to pay the charges provided for herein at such time as their property is connected to the mains thus laid. Where an applicant for service secures an extension and service under this particular option for main extension, he shall pay the pro rata charges on all property owned by him and which is served by the extension required. The required extension of said main shall be figured in such manner as to leave out of the calculations that portion of any main adjacent to property already having other than temporary service, and for which the pro rata charges thereon have been paid or credited under the terms of this chapter.

ii. Extension by special agreement with city council:

(1) No provision of this chapter shall prohibit the city council from entering into a special agreement or contract in a form acceptable to the city
C. Facility design.

1. All public and private streets, thoroughfares, drainage facilities, water lines, sanitary sewer lines, street lighting and signage and other such facilities shall be designed in accordance with the most recent guidelines of the city public facilities infrastructure design standards ("design standards").

2. The standards set forth in the design manual are intended to be minimum requirements. The project owner shall be responsible for determining if requirements that are more stringent are necessary for a particular development.

3. In cases where the design manual standards do not cover all aspects of a development, the owner will be expected to provide designs and facilities in accordance with good engineering practice and to cause to be constructed facilities utilizing first class workmanship and materials.

D. Floodplain regulation. All subdivision or development activity as regulated by this chapter shall be subject to the floodplain ordinance and requirements set forth herein.

E. Building permits. Building permits may be issued either upon approval of the public improvements by the city, or upon entering an development agreement according to the City’s requirements for completion of the improvements. However, building permits shall not be issued until the final plat has been approved and filed by the city and all streets, water system, sanitary sewer system, drainage improvements, landscaping and screening have been constructed and accepted by the city. At the discretion of the City Manager, grading permits may be issued when the grading plan has been approved by the city engineer, all stormwater pollution prevention measures are installed by the owner and approved by the city, and all other requirements have been met.

Section 2 - Grading

A. Site grading.

1. Lots shall be graded to present a pleasing appearance when viewed from a public street. A lot grading plan is required for all developments.

2. Minimum and maximum lot grades. Finished lot grades shall not exceed 4:1. The minimum lot grade, including the swale, shall be two percent for all lot types (a, b, and c).

3. Drainage. Areas that pond water are not permitted. All lots shall be graded away from the building pad within the grade limits specified above. There shall be no lot-to-lot drainage. All stormwater shall be routed to a public or private drainage easement or public right-of-way.
4. A permit shall be obtained from the city prior to commencement of any of the following:

a. Grading, excavation, land clearing, or any activity precedent to development of open, vacant, or unimproved land.

b. Dredging, filling, grading, excavation, or clearing of land within any FEMA designated floodplain or floodway areas.

B. Retaining walls. Where the maximum grade requirements cannot be otherwise met, the owner shall install permanent retaining walls.

1. Construction materials. Permanent retaining walls shall be constructed from reinforced concrete or reinforced masonry. Other durable retaining wall materials may be used with the approval of the city engineer. Wood products may not be used to construct permanent retaining walls.

2. Design of retaining wall. Retaining walls more than 24 inches in height as measured from the top of the footing to the top of the wall shall be designed by a registered professional engineer. The design shall be based on a soils report that establishes both the active and passive lateral soil pressures to be used in the design of the wall. The soils report shall be submitted with the plans and permit application.

3. Permits for retaining walls. Permits are required for all retaining walls that exceed 24 inches in height as described above. The permit application shall be filed with the building official on forms established by the city. All information required by the building official shall be furnished. If the retaining wall design is included with the approved construction plans for a subdivision or development, no permit is required.

C. Debris and waste. No cut trees, timber, debris, large rocks or stones, junk, rubbish or other waste materials of any kind shall be buried in any land, or left or deposited on any lot or street at the time of final acceptance by the city, and removal of those items and materials shall be required prior to such acceptance. No items and materials as herein described shall be left or deposited in any area of the subdivision or development at the time of expiration of any public improvement agreement or acceptance of dedication of public improvements, whichever is sooner. However, dirt or topsoil may be stockpiled on a property at a location approved by the city engineer.

Section 3 - Finished Floor Elevations

A. Lots abutting a natural or excavated channel shall meet the specific standards for flood hazard reduction established in chapter 32 (Ordinance No. 317).

B. Where lots do not abut a natural or excavated channel, minimum floor elevations shall be a minimum of one foot above the street curb or edge of pavement of alleys and noncurbed streets, whichever is higher, unless otherwise approved by the designated official. With written permission of the city engineer, the minimum finished floor elevation may be lower than the street curb, roadway, or alley provided the floor
elevation is at least one-foot above the rim elevation of the downstream manhole of the sanitary sewer system that serves the lot.

C. Where lots are served by on-site sewerage facilities that rely on the gravity flow of wastewater, the minimum finished floor elevations shall be not less than 4.5 feet above the highest elevation of the ground at the drain field, absorption bed or transpiration bed unless otherwise permitted by the city engineer.

Section 4 - Driveway and Curb Cut Standards

A. Residential driveways.

1. Width. For 1- and 2-car garages, width shall not exceed 17 feet. For 3- or more car garages, width shall not exceed 25 feet.

2. Residential driveways shall be permitted onto residential streets only, unless an access from a residential street is not available. Driveways shall be located a minimum of 200 feet from any arterial or collector intersection. This requirement can be waived by the city manager or appointed representative on a case-by-case basis. Driveways shall not be located within the entry drive of a subdivision.


4. Driveway grades. Not greater than 12 percent or less than 0.5 percent at any point on the driveway. Within public right-of-way, not greater than eight percent if the driveway does not cross a sidewalk in public right-of-way and less than two percent where crossing sidewalks in public right-of-way. Maximum cross slope on a driveway shall be more than two percent on private property and not greater than the intersecting street grade on public right-of-way.

5. Number of driveways. One driveway is allowed for each 100 feet of lot width. For the purposes of this subsection, the lot width shall be measured at the street or alley ROW line. If permitted by chapter 40, zoning, a driveway may be connected to the street and the alley.

6. Distance from a driveway to a street intersection. Driveways that are connected to a street may not be constructed closer than 50 feet from a street intersection. The distance shall be measured from the edge of the driveway nearest the intersecting street to the back of curb or edge of pavement of the intersecting street. Driveways that are connected to an alley may not be constructed closer than 15 feet from a street/alley intersection measured in the same fashion.

7. Spacing between driveways. The minimum distance between two adjacent driveways shall be no less than ten feet unless the driveway is shared between two adjacent property owners.

8. The radius or flare point at the street or alley of any driveway shall not extend beyond the intersection of the side property lines with the street or alley when projected.
9. The finish of the driveway shall be broom or smooth finish. No exposed aggregate will be allowed.

B. Nonresidential driveways.

1. **Width.** Not less than 14 feet at the narrowest point. Not greater than 30 feet measured at the lot line. Curb cuts may not be more than 70 feet wide unless allowed by the city manager.

2. **Construction standards.** See Standard Construction Details.

3. **Driveway grades.** Not greater than eight percent or less than 0.5 percent at any point on the driveway. Within public right-of-way, not greater than five percent if the driveway does not cross a sidewalk in public right-of-way and two percent where crossing sidewalks in public right-of-way. Maximum cross slope on a driveway shall be more than two percent on private property and not greater than the intersecting street grade on public right-of-way.

4. **Number of driveways.** One driveway is allowed for each 200 feet of lot width. For the purposes of this subsection, the lot width shall be measured at the street or alley ROW line. If permitted by chapter 40, zoning, a driveway may be constructed at the street and the alley.

5. **Distance from a driveway to a street intersection.** Driveways that are connected to a street may not be constructed closer than 150 feet from a street intersection. If the intersection is signalized or likely to be signalized as determined by the city engineer, the driveway may not be constructed closer than 200 feet from the intersection. The distance shall be measured from the edge of the driveway nearest the intersecting street to the back of curb or edge of pavement of the intersecting street. Driveways that are connected to an alley may not be constructed closer than 35 feet from a street/alley intersection measured in the same fashion.

6. **Spacing between driveways.** The minimum distance between two adjacent driveways shall be not less than 20 feet unless the driveway is shared between two adjacent property owners. Principal arterial streets (A6D) (A4D) (C4U) shall be 250 feet on the same platted lot, and 200 feet between adjacent lots. Joint access shall be strongly considered for adjacent properties. All properties shall extend access points to the adjacent property for future connection. Collector streets (C2U) (C3U) shall be 150 feet.

C. **Permits.** Before a driveway may be constructed or a curb cut or modified on public rights-of-way a permit shall be obtained from the director of public works. Permit applications shall be filed on forms provided by the city. Sketches, drawings, and other relevant information the director may require shall be submitted with the application. The permit application shall be approved by the director if all city standards have been met.
Section 5 - Nonresidential Development Standards

A. Curb cuts. All nonresidential lots shall have access to the public street system by a driveway onto a public street or, in certain instances subject to review by the city engineer, by a driveway onto a dedicated mutual access easement. Curb cuts shall be located in accordance with the master thoroughfare plan, public facilities design manual and other applicable ordinances.

B. Median openings. Median openings shall be located in accordance with the master thoroughfare plan and other applicable ordinances. Generally, median openings shall not be spaced closer than 350 feet centers nor closer than 250 feet from an intersection. If direct access to a median opening is not available, lots shall have indirect access through a mutual access easement between adjacent properties. Such mutual access shall be indicated on the plat. Median openings shall consider existing and future driveway locations and streets.

Section 6 - Sidewalks, Bikeways and Pedestrian Access

A. Generally. The purpose of this section is to provide for the orderly, safe, and healthful construction of sidewalks within the city and to promote the health, safety, and general welfare of the community. In order to carry out these purposes, it is hereby declared the policy of the city to guide and regulate sidewalk construction within the city.

B. Sidewalks shall be constructed by the owner along all collector and arterial thoroughfares, and along all perimeter streets abutting the subdivision, regardless of whether such collector, arterial, or perimeter thoroughfare abuts a lot, alley, or other space. Sidewalks shall be constructed along all collector and arterial thoroughfares and perimeter streets prior to the issuance of a certificate of acceptance for the subdivision by the city.

C. Sidewalk size and locations. All sidewalks shall be at least five feet wide in both residential and nonresidential developments and shall be located between the curb or grade line of the public street and the ROW line or public access easement if approved by the city, no closer than two feet to the curb or grade line. The designated official, may require that the sidewalk meander within the area between the curb and right-of-way line.

D. Residential subdivisions.

1. The owner shall construct all sidewalks along the street right-of-way adjacent to parks, open space, amenity centers, drainageways, and other public or semi-public land. The owner is not responsible, however, for constructing a sidewalk along the frontage, as herein defined, of any residential lot.

2. The owner of a lot is responsible for the construction of all sidewalks along the frontage, as herein defined, of such residential lot, including where such lot fronts on a collector thoroughfare, and along that portion of the lot that sides or rears to a street other than a collector or arterial. Provided, however, that such sidewalk is not required on a lot until completion of building construction. Upon completion
of building construction, sidewalks shall be provided in accordance with the provisions contained herein. Authorization for occupancy shall not be granted until this requirement has been met.

E. Nonresidential subdivisions. Sidewalks shall be constructed prior to final acceptance of the subdivision by the city. Certificates of occupancy shall not be issued, and final inspections shall not be approved until this requirement has been met, or sufficient bond has been posted for the completion of the requirement.

F. Pedestrian accesses. The council may require, in order to facilitate additional pedestrian access from the streets to schools, parks, playgrounds, or other nearby streets, perpetual unobstructed mutual access easements at least 10 feet in width. Walkway widths shall be as determined by the council but may not be less than six feet wide. Easements shall be indicated on the plat.

G. Bikeways. Hike and bike sidewalks (bikeways) shall be constructed along streets designated for hike and bike trails or in other additional locations selected by the owner. Bikeways shall be not less than eight feet wide in a 10-foot mutual access easement.


I. Construction specifications.

1. Concrete requirements. Concrete for sidewalks shall have a minimum compressive strength of 3,000 psi at 28 days. The quantity of mixing water shall not exceed 6½ U.S. gallons per sack (94 lbs.) of Portland cement. The slump of the concrete shall not exceed four inches. A minimum content of five sacks of cement per cubic yard of concrete is required. Sidewalks shall be at least four inches thick.

2. Reinforcement. Sidewalks shall be reinforced with three-eighths-inch No. 3 bars set on 18-inch centers. Reinforcement shall be placed on steel or plastic standard reinforcing chairs before concrete is placed.

3. Expansion and control joints. Shall be in conformance with the City’s standard details.

4. Sidewalk finish. The surface of the sidewalk shall have a monolithic broom finish. In no case shall the surface be left slick or with a glossy finish. The edges of the sidewalk control joints and expansion joints shall be tooled to a smooth finish not less than two inches in width. Exposed edges of the sidewalk shall be rounded with an edger to a radius of one-half inch.

J. Fire hydrant locations. Where a sidewalk is to be constructed and a fire hydrant would be within the forms, the forms shall curve around the fire hydrant such that the walk misses the fire hydrant by a minimum distance of one foot. A transition of ten feet is required in and out of curved areas. ADA requirements shall be considered.

K. Service and meter boxes. Where a sidewalk is to be built and a water meter box would be within the forms, a precast, concrete box shall replace the plastic box. This
box shall have a hinged metal lid and be set at an elevation that will be equal to the finish grade of the sidewalk. If the owner so chooses, the owner may move the water meter box outside the forms at the owner's expense.

L. Drainage. All sidewalks shall be built at an elevation that will not impede or be otherwise detrimental to proper lot drainage, with natural grade preferred.

M. Wheelchair access ramps.

1. Location. A wheelchair access ramp must be constructed at any point a proposed sidewalk intersects a city street with the exception of walks leading from the street to the door of a residence. Access ramps must be constructed with a maximum one-inch wide expansion material between the street and ramp flush with the finish grade.

2. Grade. Care shall be taken to ensure a uniform grade meeting ADA requirements on the ramp, free of sags and short grades. Access ramps shall be built to grades no greater than one foot of fall per 12 feet in length.

3. Surface finish. Surface texture of the ramp shall be obtained by coarse brooming, perpendicular to the slope of the ramp.

4. Curb and gutter. The normal gutter line shall be maintained through the area of the ramp. Curb cuts for ramps shall be located as shown on street plans or as approved by the city engineer.

5. Shall be per the Standard Construction Details and compliant with State and Federal Public Rights of Way Requirements.

N. Sidewalks, bikeways, and curb ramps shall be designed and constructed to meet the requirements of ADA Standards for Accessible Design (State and Federal Requirements).

O. Maintenance.

1. Responsibility for maintenance.

   a. It shall be the duty and obligation of all owners and occupants of real property abutting sidewalks, drives, and approaches in the city, at their own cost and expense, to maintain and keep the sidewalks, drives, and approaches bordering their property level and free of depressions, excavations, elevations, inconsistencies, obstacles, obstructions or encroachments, natural or artificial, above or below ground level, or which overlap, impinge upon, or appropriate any part of the sidewalk area or the space eight feet above it. The city may require owners and occupants of real property to maintain and repair, at their own expense, sidewalks, drives, and approaches constructed after the effective date of the ordinance from which this chapter is derived and to obtain permits and inspections on said maintenance and repairs.
b. Any damage done to a sidewalk by the city or a city-hired contractor shall be repaired by the city or contractor.

c. Any damage done to a sidewalk by a franchised utility shall be repaired by the franchised utility.

d. The City may elect to initiate or implement a sidewalk participation program where the City may assist in all or portions of the costs associated with sidewalk maintenance repairs and replacements. The City's participation will be directed by the City Council as separate program that may be outlined in the different program.


a. Inspection and notification. When the city determines that any section of sidewalk requires repairs or maintenance, a letter describing the necessary repairs will be sent to the adjacent property owner. The letter shall be given:

i. Personally to the owner in writing; or

ii. By regular or certified mail to the owner's post office address; or

iii. If the letter cannot be delivered by personal service or by regular or certified mail, by publication in the official newspaper at least twice within ten consecutive days.

iv. The City reserves the right to address any deficient sidewalks at their own discretion.

b. Time of response. The owner shall have 30 days from receipt of the notice, to make the necessary repairs. If weather conditions or other extenuating circumstances dictate, this 30-day period may be extended by the designated official, provided that the owner has contacted the designated official, with a plan for repairs prior to the expiration of the 30 days. This requirement may vary at the City's discretion.

c. Failure to repair.

i. City action. Any repairs that are not performed by the owner, and which are determined to be hazardous to pedestrians or other users of the sidewalk, may be performed by the city or a city-hired contractor. After completion of repairs, the city shall send the adjacent property owner a notice that shall include:

(1) Identification of the property;

(2) A description of the violation;

(3) A statement that the city made the necessary repairs;

(4) A statement of the city's charges and expenses in making the repairs;
(5) An explanation of the owner's right to request a hearing within ten days from receipt of the notice; and

(6) A statement that if the owner fails or refuses to pay the expenses within 30 days from receipt of the notice, the city shall cause a lien against the property by filing with the county clerk a notice of lien and statement of expenses incurred.

d. Notice to property owner. The notice shall be given in the manner as provided in subsection.

e. Request for hearing. The owner may, within ten days from receipt of the notice in this section, file a written request for a hearing before the city council in order to contest the amount or validity of such costs. Upon receipt of a timely request, a hearing will be scheduled before the city council. At the hearing, the city council shall determine whether the charges are reasonable and were properly assessed.

f. Filing of lien. If no hearing is requested, or if a hearing is held and the charges are determined to be valid, and the owner fails or refuses to pay such charges within 30 days from receipt of the notice to pay, the city council may assess the costs incurred against the adjacent property, whereupon the city shall file a notice of lien and statement with the county clerk of the costs incurred for the repair of the sidewalk and the city shall have a privileged lien on the property second only to tax liens and liens for street improvements. The notice of lien shall state the name of the owner if known, and the legal description of the property. Said privileged lien shall bear interest at the rate of ten percent per annum from the date the work was performed or payment therefor was made by the city.

g. Cost recovery. For any such costs and interest as aforesaid suit may be instituted and foreclosure had in the name of the city. Any statement so filed or a certified copy thereof shall be prima facie proof of the amounts expended for any such work and repairs.

Section 7 - Public Streets

A. Generally.

1. Adequate streets. Adequate streets shall be provided by the owner. The arrangement, character, extent, pavement width, right-of-way width, grade and location of each street shall conform to the comprehensive plan, the master thoroughfare plan, and this chapter, and shall be considered in its relation to existing and planned streets, topographical conditions, significant natural features such as mature trees or water courses, public safety and convenience, and its relationship to the proposed uses of land to be served by such street.

B. Intersection improvements. Intersection improvements and traffic control devices shall be installed as warranted in accordance with the traffic impact analysis, where required by these regulations, subject to participation standards in this chapter. The
signals shall be installed in accordance with procedures specified in the state Manual of Uniform Traffic Control Devices.

C. Street design standards.

1. Street intersections shall be as nearly at right angles as practicable, giving due regard to terrain, topography, site distances, and safety. All arterial and collector streets, unless otherwise approved by the city council, shall intersect at a 90-degree angle. Street centerline tangent and radii shall be as follows:

<table>
<thead>
<tr>
<th>Right-of-Way Width (feet)</th>
<th>Minimum Tangent (feet)</th>
<th>Minimum Radius (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>50—60</td>
<td>50</td>
<td>300</td>
</tr>
<tr>
<td>60—70</td>
<td>50</td>
<td>400</td>
</tr>
<tr>
<td>70—80</td>
<td>100</td>
<td>600</td>
</tr>
<tr>
<td>90—120</td>
<td>250</td>
<td>1,000</td>
</tr>
</tbody>
</table>

The tangent distance is the minimum distance between two street centerline curves. Reverse curves and compound curves are not permitted where a minimum tangent distance is required.

2. Half streets shall be prohibited, except under the following conditions:

a. When essential to the reasonable development of the subdivision in conforming with the other requirements of these regulations;

b. Where the city council finds it will be practical to require the dedication of the other one-half of the street when the adjoining property is subdivided; and

c. Where the traffic impact analysis (TIA) demonstrates that the half street will accommodate the traffic generated by the development and existing developments.

Whenever a half street is allowed, the pavement width shall not be less than 24 feet. Where a half street is being dedicated along a common property line, the owner shall dedicate not less than one-half of the minimum right-of-way requirements as prescribed by this chapter. In no event, however, shall such dedication be less than 35 feet of right-of-way.

Where a half street exists, the owner of the property abutting the other side of the half street shall be required to construct, and dedicate right-of-way for the remaining portion of the street.
3. With the exception of arterial thoroughfares, street lengths without an intersection or turnaround shall not exceed 1,200 feet.

4. Dead-end and cul-de-sac streets.
   a. Dead-end streets shall be prohibited except as temporary stubs to permit future street extension. In no case shall the length of such a temporary dead end street exceed 250 feet. If such street exceeds 150 feet, then a temporary turnaround that meets fire department standards shall be provided.
   b. Streets that terminate into a cul-de-sac shall not exceed 700 feet measured from curbline of the intersecting street to the center point of turnaround. The turnaround shall have an outside pavement radius of at least 43 feet (86-foot diameter bulb) and the distance from the pavement or curb shall not be less than 12 feet (110-foot diameter ROW bulb). All cul-de-sac turnarounds shall be visible from the intersecting street.
   c. A sign shall be placed at the beginning of a dead end street stating "No Outlet." Such sign shall meet city standards and be installed at the expense of the owner.

5. Street rights-of-way and pavement widths shall be as follows:

   **TABLE 7.2**
   **RIGHT-OF-WAY AND PAVEMENT WIDTHS**

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Master Thoroughfare Plan Designation</th>
<th>Minimum ROW Width (feet)</th>
<th>Minimum Pavement Width* (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>R2U</td>
<td>50</td>
<td>26</td>
</tr>
<tr>
<td>Adjacent to a public or private school or public park</td>
<td>R2U</td>
<td>60</td>
<td>36</td>
</tr>
<tr>
<td>Adjacent to 43,560 square-foot residential lots and larger (estate residential street)</td>
<td>R2U</td>
<td>60</td>
<td>24</td>
</tr>
<tr>
<td>Residential, divided</td>
<td>R2D</td>
<td>70</td>
<td>2 × 19</td>
</tr>
<tr>
<td>Residential collector</td>
<td>C2U</td>
<td>60</td>
<td>36</td>
</tr>
<tr>
<td>Major collector, undivided</td>
<td>C4U</td>
<td>70</td>
<td>44</td>
</tr>
<tr>
<td>At major intersections</td>
<td>C4U</td>
<td>80</td>
<td>44</td>
</tr>
<tr>
<td>Arterial, four-lane divided</td>
<td>A4D</td>
<td>90</td>
<td>2 × 24</td>
</tr>
<tr>
<td>At major intersections</td>
<td>A4D</td>
<td>100</td>
<td>2 × 24</td>
</tr>
<tr>
<td>Arterial, six-lane divided</td>
<td>A6D</td>
<td>120</td>
<td>2 × 36</td>
</tr>
<tr>
<td>At major intersections</td>
<td>A6D</td>
<td>130</td>
<td>2 × 36</td>
</tr>
<tr>
<td>Principal arterial, six-lane divided</td>
<td>A6D</td>
<td>130</td>
<td>2 × 36</td>
</tr>
<tr>
<td>At major intersections</td>
<td>A6D</td>
<td>140</td>
<td>2 × 36</td>
</tr>
</tbody>
</table>
* As applicable, pavement widths shall be measured from the face of one curb to the face of the opposite curb for curbed streets and from edge of pavement to edge of pavement for noncurbed streets.

The planning and zoning commission may recommend and city council may determine that topography, length of street, existing street pattern, location of existing buildings, nature of the proposed land use, or other special conditions warrant a street of greater or lesser width. However, the relationship of pavement width to right-of-way width shall be consistent with the requirements of this subsection and the design standards.

Where new street construction is to be connected to an existing street of the same zoning designation, and where the existing street pavement width is less than that required herein, the pavement width of the new street may be adjusted to match the pavement width of the existing street, upon approval of the director of public works.

6. Intersections.

   a. Major thoroughfare intersections shall be at 90-degree angles and tangent to the intersecting street for at least 50 feet. Other street intersections shall be laid out to intersect as nearly as possible at right angles and shall not intersect at least than 80 degrees.

   b. No residential and collector (two lanes) street intersection with arterial streets (four lanes or larger) shall be allowed within 350 feet of the intersection of two arterial streets and/or within existing/proposed right turn lane limits.

   c. Intersecting streets with centerline offsets of less than 300 feet, are not permitted.

7. Sight distances and sight triangle.

   a. All intersections shall meet the line of sight requirements established by AASHTO for the highest design speed of any intersecting street.

   b. Sight triangle definition. A sight triangle shall be the triangle created by connecting a point which is ten feet along the ROW at the intersection and a point extending away from the intersection a distance of 40 feet. This line shall extend by projection to the back of curb on improved streets or the edge of pavement on unimproved streets along both streets impacted. The sight triangle herein referenced shall include all area between the above-defined line and the street pavement.

   c. Restriction. There shall be no tree, shrub, plant, sign, soil, fence, retaining wall, or other view obstruction having a height greater than two feet within the sight triangle as defined above. This height shall be measured above a line drawn between the top of curb or edge of pavement of both streets at the point where the referenced line intersects the top of curb or edge of pavement.
This restriction shall not apply to trees within the triangle having a diameter of less than 12 inches when such trees are trimmed at all times so that no branch or growth is less than seven feet above the above referenced measurement line.

8. Curbs shall be six inches in height. Curbs are required on all streets except for residential streets for subdivisions with a minimum lot size of one acre.

9. Design speed. The alignment and design of streets should be such that arterial streets have a safe running speed of 40 miles per hour, collector streets have a safe running speed of 30 miles per hour, and residential streets have a safe running speed of 20 miles per hour.

10. The minimum grade of a street shall be 0.70 percent. The maximum grade for a residential street shall be ten percent. The maximum slope for a major collector or arterial shall be seven percent.

11. Vertical alignment profile grades of streets and alleys shall be connected by vertical curves of a minimum length as set forth in the design manual.

12. Curvilinear design requirements.

a. Compliance. Subdivisions located in the residential zoning districts that will contain lots of less than one acre in size shall design and provide for all minor and local streets in a curvilinear manner, except when:

i. In the determination of the planning and zoning commission the shape or topography of the subdivision, existing zoning or the pattern of the adjacent street system would make the provision of such curvilinear streets impractical.

ii. The subdivision contains ten or less gross acres of land and was not acquired or conveyed out of a larger tract of land without benefit of plat approval and recording in accordance with the provisions of this chapter.

iii. The subdivision is part of and conforms to an unexpired preliminary plat approved prior to the date of the approval of the ordinance from which this chapter is derived.

b. Curvilinear design standards. A subdivision shall be considered to be in compliance with the above curvilinear design requirements if 50 percent or more of the lots meet one of the following requirements:

i. Street lots. Lots with 50 percent or more of the lot frontage along a street with a maximum centerline radius of 800 feet.

ii. Cul-de-sac lots. Lots with 50 percent or more of the lot frontage along the street centerline from the radius point to a maximum distance of 500 feet. However, if a cul-de-sac aligns with another, the maximum distance for curvilinear compliance is reduced to 250 feet along the street centerline.
D. Street construction.

1. Residential street pavement shall be constructed of concrete that is six inches in thickness and 3,600 psi or greater, of Portland cement concrete. Concrete reinforcing shall be No. 4 bars on 18-inch centers running both ways. Pavement crowning shall be a minimum of four inches and a maximum of six inches. A geotechnical engineer shall recommend the pavement section through a geotechnical study that shall be provided to the City for review.

2. All street sub-grades shall be lime stabilized with hydrated lime in the amount of not less than six percent by weight to a depth of six inches for the stipulated width plus one foot behind the curbs. However, for developments where the total street length is more than 1,000 linear feet, the lime percentage shall be determined from a lime series prepared by an independent laboratory paid for by the owner. The lime percentage shall be adequate to reduce the plasticity index of the subgrade to 15 or lower. A geotechnical engineer shall recommend the pavement section through a geotechnical study that shall be provided to the City for review.

3. Major collector, arterial streets, and any street serving developments where more than five trucks per day with a gross vehicle weight of 50,000 are expected to travel the street the street pavement shall be eight inches in thickness of 3,600 psi or greater Portland cement concrete. Concrete reinforcing steel shall be No. 4 bars placed on 18-inch centers and running both ways. Pavement crowning shall be six inches in height. A geotechnical engineer shall recommend the pavement section through a geotechnical study that shall be provided to the City for review.

4. No fly ash shall be allowed as a substitute for cement.

Section 8 - Private Streets

A. Subdivisions may be developed with private streets instead of public streets if the development complies with the requirements of this section and the subdivision has received zoning approval for a private street development variances to these requirements shall not be considered.

1. General design and construction standards for private streets.

   a. Private streets shall conform to the same standards regulating the design and construction of public streets. These standards shall include, but are not limited to, the following:

   i. Developments proposed with private streets must submit to the city the same plans and engineering information required to construct public streets and utilities. Requirements pertaining to inspection and approval of improvements prior to final plat approval and acceptance of the subdivision shall be the same as public streets. The city may periodically inspect private streets and require repairs necessary to ensure safe emergency access. All standard requirements and fees will be applicable.
ii. Water, sewer and drainage facilities, streetlights, and signs placed within the private street right-of-way or public utility easement shall be built to city standards or otherwise approved by the city council. Unless otherwise stated on the plat or within the development agreements, all maintenance and operation costs of drainage facilities, streetlights, and signs shall be the responsibility of the property owners association, homeowners association, or homeowners, whichever is applicable.

iii. The city shall not participate in the payment for any portion of the cost of constructing and maintaining a private street.

2. Property owners association required.
   
a. A mandatory property owners association shall be established for all subdivisions developed with private streets or where public streets are converted to private streets.

b. Property owner's association documents.
   
i. For purposes of this chapter, the term "property owner’s association documents" means the association articles of incorporation and bylaws and all other association documents affecting the activity and rights of property owners in the subdivision.

ii. The property owner's association articles of incorporation, bylaws, and declaration of restrictive covenants must be filed of record with the county in which the subdivision is located before the final plat is filed or before the city will convey existing public streets to the property owner’s association.

iii. The declaration of restrictive covenants shall require the owners of all lots in the subdivision to be members of the property owner's association and shall require the payment of dues and assessments imposed by the association.

3. Access restrictions.
   
a. The entrances to all private streets shall be marked with a sign stating that it is a private street. An access control gate, guardhouse or other means of restricting access to private streets shall be constructed. Gates must be located on private property. All gates and drives shall accommodate government and utility personnel, U.S. Postal Service, solid waste collection, residents, guests, deliveries, etc., without impeding traffic movement on public thoroughfares. If the association fails to maintain reliable access as required to provide city services, the city may enter the subdivision and remove any gate or device that is a barrier to access at the sole expense of the association. The association documents shall contain provisions in conformity with this subsection that may not be amended without the written consent of the city.
b. The location and design of each entrance or exit shall accommodate peak travel times. Adequate stacking distance, not less than a total of 100 feet, shall be provided to allow for any delay in gate opening. The gate must setback from the public thoroughfare for a minimum distance of 50 feet with a turnaround provided for vehicles denied access to be able to exit onto a public street in a forward manner before getting to the gate. If an overhead barrier is used, it must have a minimum clear span of 14 feet in height above the road surface. At least two access points to public streets shall be provided for emergency vehicles. These access points shall be at least 24 feet wide, equipped with automatic gate activated by an Opticom controller, and include emergency standby power.

c. All gates shall comply with the city fire department regulations for emergency access. The owner shall install all necessary appurtenances for the access gates and provide to the city all equipment necessary to operate the access control devices as determined by the city at no cost to the city.

4. **Visitor entrance design standards.** At least one entrance to a subdivision with private streets shall be equipped for visitor access. In addition to the above restricted access entrance design standards, the visitor entrance shall be equipped with a call or code box located at least 50 feet from the boundary of the subdivision to provide for visitors calling in an automobile queuing. All buildings constructed in association with a visitor’s entrance shall be constructed according to the provisions of chapter 40, zoning. A turnaround space with a minimum outside radius of 30 feet shall be located between any call or code box and the access control device to allow vehicles denied access to safely exit onto public streets in a "head out" position. A sign shall be erected next to the edge of such turn around space to prohibit vehicle parking in such space. A residents entrance used in combination with a visitor entrance shall comply with the requirements of this subsection.

5. **Waiver of services.** The subdivision final plat and the property owners' association documents shall reflect that the streets are private and certain city services shall not be provided on private streets. Among the services that will not be provided are routine police patrol, enforcement of traffic and parking ordinances, and preparation of accident reports. All private traffic regulatory signs shall conform to the Texas Manual of Uniform Traffic Control Devices. Depending on the characteristic of the development, other city services may not be provided.

6. **Petition to convert public streets to private streets.**

   a. Property owners in an existing subdivision may petition the city to become a subdivision with private streets. The petition will be accepted for consideration if it contains the signatures of the owners of 100 percent of the lots in the subdivision.

      i. The conversion to private streets requires a public hearing and recommendation by the planning and zoning commission with a public hearing and approval by the city council.
ii. Upon the approval by the city council, petitioners shall contract with the city for purchase of the installed streets from the city at a value to be determined by the city council for cash in full payment, and to maintain the infrastructure at city standards thereafter. For the purposes of this section, the term "streets" includes alleys.

b. Considerations for decision. The city council has discretion in its consideration of private streets and is not required to approve a petition to become a subdivision with private streets. In deciding whether to approve or deny a petition, the council may, after receiving a recommendation from the commission, review the petition to determine whether private streets would:

i. Negatively affect traffic circulation on public streets;

ii. Impair access to or from properties of future developments either on-site or off-site to the subdivision;

iii. Impair access to or from public facilities including schools or parks;

iv. Delay the response time of emergency vehicles;

v. Replace streets shown on the adopted thoroughfare plan;

vi. Impede or cross an existing or proposed street as shown on the city's thoroughfare plan or any approved preliminary of final plats;

vii. Disrupt an existing or proposed city public pedestrian pathway, hike and bike trail, equestrian trail, or park as shown on the city's most recent park, recreation and open space master plan or trail system master plan;

viii. Negatively impact the continuity or sense of community in the city as a whole;

ix. The provisions of subsection (4) of this section.

c. Property owner's association. A request for approval of the conversion of streets in a subdivision to private streets, shall be accompanied by a petition signed by all property owners in the subdivision and shall include all documents legally necessary to:

i. Create enforceable restrictive covenants that run with the land providing for assessments by a property owner's association for the maintenance of the streets;

ii. Require membership in the property owner's association for the owners of all properties served by private streets;

iii. Provide for the maintenance of the private streets and appurtenances after transfer of ownership from the city to the property owner's association;
iv. Demonstrate that the property owner's association is financially able to purchase the streets from the city;

v. Ensure that the property owner's association shall not be dissolved without the written consent of the city.

d. Indemnity. The property owner's association shall indemnify the city as provided subsection (3)a4(v) of this section.

7. Petition to convert to private streets to public streets. The city shall not be obligated to accept private streets as public streets at a later time. However, a private street subdivision may be converted to a public street subdivision with the following conditions:

   a. A petition containing the signatures of 100 percent of property owners within the subdivision must be submitted to the city. The property owner association documents shall allow the association to request the city to accept private streets and associated property as public streets and rights-of-way upon written notice to all association members and the favorable vote of a majority of the membership, in accordance with the voting rights and procedures of the association.

   b. An engineering report prepared by a registered engineer recommending improvements required to bring the streets to meet current design and construction standards must accompany a petition to convert private streets to public streets concurrent with the submittal of the petition. This engineering report shall be at the sole cost and expense of the petitioners. The property must be replatted to dedicate the streets to the city on the revised final plat.

   c. Should the city elect to accept the streets as public, the city may inspect the private streets and assess the lot owners for the expenses needed to repair the streets to current public street maintenance standards. The city may require, at the lot owner's expense, the removal of guardhouses, access control devices, landscaping, or other appurtenances located within the street lot.

Section 9 - Turning lanes

A. Turning lanes are provided at intersections to accommodate left and right-turning vehicles. The primary purpose of these turning lanes is to provide storage for the turning vehicles. The secondary purpose is to provide space to decelerate from normal speed to a stopped position in advance of the intersection or to a safe speed for the turn in case a stop is unnecessary.

B. Left-turn lanes shall be provided on all approaches at existing or proposed intersections when four or six-lane streets cross (as shown on the thoroughfare plan). Left-turn lanes shall also be provided for all divided streets where median openings provide access to streets, alleys, or driveways, when required by the city.

C. Right-turn/deceleration lanes shall be provided on all approaches at intersections of arterial and collector streets (as shown on the thoroughfare plan). Right-
turn/deceleration lanes shall also be provided at driveways to all commercial developments of five acres or more overall development with sites). The city engineer may, on a case by case basis, waive the requirement for right-turn/deceleration lanes for one or more driveways for tracts of five acres or more and based on a traffic impact analysis demonstrating adequate traffic safety with the projected traffic patterns of the site.

D. The minimum length of left-turn lanes, right-turn lanes, and deceleration lanes shall be 100 feet stacking and 100 feet transition except at locations specifically identified by the city as needing less than 100 feet.

E. The owner shall be responsible for the dedication of all rights-of-way and the construction of all turning lanes.

Section 10 - Traffic Impact Analysis

A. A traffic impact analysis is required for any development containing 75 residential units or more, for nonresidential developments requiring 200 parking spaces or more or where, in the opinion of the city engineer, traffic congestion may result for the development. Whenever these regulations require a traffic impact analysis, the following elements shall be included:

1. General site description. The traffic impact analysis shall include a detailed description of the roadway network within one mile of the site, a description of the proposed land uses, the anticipated stages of construction, and the anticipated completion date of the proposed land development. This description, which may be in the form of a map, shall include the following items:
   a. All major intersections;
   b. All proposed and existing ingress and egress locations;
   c. All existing roadway widths and rights-of-way;
   d. All existing traffic signals and traffic-control devices; and
   e. All existing and proposed public transportation services and facilities within a one-mile radius of the site.

2. Proposed capital improvements. The traffic impact analysis shall identify any changes to the roadway network within one-half mile of the site, proposed by any governmental agency. This description shall include the above items as well as any proposed construction project that would alter the width and/or alignment of roadways affected by the proposed development.

   a. Transportation impacts.
      i. Trip generation. The average weekday trip generation rates (trip ends) and the highest average hourly weekday trip generation rate between
4:00 p.m. and 6:00 p.m. for the proposed use shall be determined based upon the trip generation rates contained in the most recent edition of the Institute of Transportation Engineers' Trip Generation Manual.

ii. *Trip distribution.* The distribution of trips to arterial and collector roadways within the study area in conformity with accepted traffic engineering principles, taking into consideration the land use categories of the proposed development; the area from which the proposed development will attract traffic; competing developments (if applicable); the size of the proposed development; development phasing; surrounding land uses, population and employment; and existing traffic conditions identified.

iii. *Adequacy determination.* The roadway network included within the traffic impact analysis shall be considered adequate to serve the proposed development if existing roadways identified as arterials can accommodate the existing service volume, the service volume of the proposed development, and the service volume of approved but unbuilt developments holding valid, unexpired building permits at level of service C.

b. Intersection analysis.

i. *Level of service analysis.* For intersections within the roadway traffic impact analysis area described in subsection (1) of this section, a level of service analysis shall be conducted for one day Tuesday through Thursday and Friday on all intersections, including site driveways within one mile of a proposed site. The city may waive analysis of minor intersections within the one-mile radius. The highest average hourly peak volume between 4:00 p.m. and 6:00 p.m. shall also be recorded. The level of service analysis shall take into consideration the lane geometry, traffic volume, percentage of righthand turns, percentage of lefthand turns, percentage of trucks, intersection width, number of lanes, signal progression, ratio of signal green time to cycle time (G/C ratio), roadway grades, pedestrian flows, and peak hour factor.

ii. *Adequacy analysis.* The intersections included within the traffic impact analysis shall be considered adequate to serve the proposed development if existing intersections can accommodate the existing service volume, the service volume of the proposed development, and the service volume of approved but unbuilt developments holding valid, unexpired building permits at level of service C.

c. *Effect of adequacy determination.* If the adequacy determination for roadways and intersections indicates that the proposed development would cause a reduction in the level of service for any roadway or intersection within the study area below the level of service required, the proposed development shall be denied unless the owner agrees to one of the following conditions:
i. The deferral of building permits until the improvements necessary to upgrade the substandard facilities are constructed, as shown in the city's capital improvements program;

ii. A reduction in the density or intensity of development;

iii. The dedication or construction of facilities needed to achieve the level of service required; or

iv. Any combination of techniques identified that would ensure that development will not occur unless the level of service for all roadways and intersections within the traffic impact analysis study are adequate to accommodate the impacts of such development.

Section 11 - Fire Lanes and Department of Public Safety Access

A. Access to fire hydrants and other fire suppression equipment. All fire hydrants shall be accessible by the city's fire trucks and equipment from a dedicated public street or a fire lane. The distance from fire hydrants to the edge of pavement for public streets shall not exceed five feet unless otherwise permitted by the city engineer. The distance from the edge of the fire lane to fire hydrants and standpipe and department of public safety connections shall not exceed five feet unless otherwise permitted by the director of public safety. Fire hydrants and department of public safety connections shall not be closer than 50 feet of a building.

B. Fire lane design requirements. The width of all fire lanes shall not be less than 24 feet wide. Fire lanes shall be paved with a minimum of six inches of reinforced concrete reinforced with #4 steel reinforcing bars on 24-inch centers each way, or #3 steel reinforcing bars on 18-inch centers each way. The minimum inside radius of a curve or turn shall not be less than 30 feet. A standard SU-30 design vehicle shall be able to travel from a public street along all fire lanes, be able to reach within five feet of all fire hydrants, and exit back onto a public street without backing up.

C. Dead-end fire lanes. Dead-end fire lanes may be used only to obtain the required access to buildings, and not to fire hydrants nor department of public safety connections and the maximum length of a dead-end fire lane shall not exceed 150 feet. All dead-end fire lanes shall include a turn around and the end of the fire lane for a SU-30 vehicle with vehicle backing allowed.

D. Fire lanes and department of public safety access shall also meet the requirements of the fire code and all appendices thereto.

Section 12 - Drainage

A. Owners must refer to the most current flood insurance rate maps (FIRM) and flood boundary-floodway maps prepared by FEMA for the city to determine whether their property is within the boundaries of a designated flood hazard area. The city's floodplain administrator is the city engineer. Plats are reviewed by the city engineer to determine that the potential for flooding in the area will not increase due to the proposed development, and that the proposed development is sufficiently protected from a 100-year frequency storm runoff from a fully developed upstream watershed.
If the development area is within a flood hazard area, construction cannot begin until the owner has received an approved floodplain development permit from the city.

1. General requirements.
   a. Drainage facilities shall be designed and constructed at such locations, size and dimensions to serve the development adequately and the contributing drainage area above the development. The owner shall provide all the necessary easements and rights-of-way required for drainage structures including storm drains and open channels, lined or unlined.
   b. The 100-year frequency storm for fully developed conditions shall be established by the developer. FEMA Zone A designated areas shall be studied to establish elevations for the reach.
   c. Storm drainage released from the site will be discharged to a natural watercourse of an adequate size to control the peak runoff expected after development.
   d. The owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area, whether upstream or downstream of the development, are not adversely affected by storm drainage from facilities on the development.
   e. The requirements set forth herein are considered minimum requirements. The owner and his engineer shall bear the total responsibility for the adequacy of design. The approval of the facilities by the city engineer in no way relieves the owner of this responsibility.
   f. No person shall deepen, widen, fill, re-route, or change the course or location of any existing ditch, channel, stream, or drainageway, without first submitting engineering plans for approval by the city engineer, consistent with the floodplain reclamation and preservation provisions contained in this Section. Such plans shall be prepared by a professional engineer, registered in the state, and experienced in civil engineering.
   g. No portion of a lot that is smaller than one acre may be within a floodplain shown on the FEMA flood insurance rate maps.
   h. All drainage facilities shall be designed according to the design manual and any official drainage and flood control ordinance or drainage design manual that is in effect or may be adopted by the city council.

2. Design of facilities.
   a. Standards. Design of storm sewer systems shall be in accordance with the design manual. Materials and construction shall conform to the standard specifications of the city, NCTCOG and TxDOT, where appropriate. The design flows for the drainage system shall be calculated by the rational method in accordance with standard engineering practice and in accordance
with the design manual. Curbs, inlets, manholes, etc., shall be designed and constructed in accordance with the standard details.

b. **Drainage study.** A drainage study shall be provided for each development. The study shall be provided to ensure that all upstream and downstream watershed components are accounted for and will not be adversely impacted. The study shall include a predevelopment versus post-development runoff analysis and a stormwater runoff routing analysis designed to predict the post development runoff rate and the downstream drainage system ability to accommodate post development runoff. Existing and Ultimate conditions for the watershed shall be considered.

c. **Accommodation of upstream drainage areas.** A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision or development in a fully developed condition without detention facilities. The owner's engineer shall initially determine the necessary size of the facility, based on the provisions of the construction standards and specifications assuming conditions of maximum potential watershed development permitted by the zoning regulations, subject to approval by the city engineer.

d. **Effect on downstream drainage areas.** The owner's engineer, subject to approval by the city engineer, shall study the effect of each development's storm runoff on the existing underground drainage facilities immediately downstream of the development. Where it is determined, existing capacity is not available immediately downstream, the owner's engineer shall design a drainage system, detention facility, or parallel system to mitigate the deficiency. The council may withhold approval of the plat until such mitigation has been provided. If oversize improvements are required, then the city may participate in the cost as prescribed by this chapter.

e. **Hydrology.** Peak discharges shall be determined by using the Rational Method for watersheds less than 100 acres, or as otherwise approved by the City Engineer. A Unit Hydrograph Method (SCS) shall be used for watersheds larger than 100 acres. Routing methods shall be discussed prior to an analysis being performed. TR-55 shall be used to determine curve numbers and time of concentrations.

f. **Time of Concentrations.** For undeveloped areas, a minimum inlet time of 15 minutes shall be used. Time of concentrations shall be shown on the drainage area map and calculations shall be provided that validate the time of concentration. Maximum sheet flows shall be 100 feet. Shallow concentrated flows shall be limited until the flow regime becomes channelized. Contours will be used to verify the time of concentration and flow regimes.

g. **Detention facilities.** Lakes, detention ponds, and retention ponds may be constructed in all areas provided they are approved by the city engineer. Easements shall be provided to ensure protection of these areas for maintenance purposes.
h. **Alternate facilities.** Other innovative drainage concepts will be considered if approved by the city engineer.

3. **Design storm frequency.** The storm frequency used for this determination will be according to the facility to be designed as listed below. Emergency overflows, where used, are to be located at sags and T-intersections of streets and designed to prevent erosion and surface water damage. Emergency overflow paths shall be shown on the plans. Emergency overflow paths between houses shall be contained within an easement. Rainfall intensities shall be taken from NOAA Technical Memorandum NWS HYDRO-35 for storm durations of less than 60 minutes, NOAA Technical Paper 40 for storm durations between 60 minutes and less than 24 hours, and NOAA Technical Paper 49 for storm durations of 24 hours or more.

<table>
<thead>
<tr>
<th>Drainage Facility</th>
<th>Storm Frequency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage ditches located in street right-of-way used in conjunction with County Lanes and Parkway street construction with no freeboard</td>
<td>100 years</td>
</tr>
<tr>
<td>Pipe storm sewers with emergency overflow to give a combined capacity of 100-year frequency</td>
<td>25 years</td>
</tr>
<tr>
<td>Pipe storm sewer with no emergency overflow</td>
<td>100 years</td>
</tr>
<tr>
<td>All open channels with a minimum of 2 feet freeboard above to the top of the bank</td>
<td>100 years</td>
</tr>
<tr>
<td>Culverts (pipe or concrete box)</td>
<td>100 years</td>
</tr>
<tr>
<td>Bridges, low-point of bridge beams or similar bridge deck supporting structure to be two feet above 100-year storm or highest flood recorded, whichever is greater</td>
<td>100 years</td>
</tr>
</tbody>
</table>

4. **Flow in gutter and inlet location.** A storm drain conduit shall begin at the point where the depth of flow based on the 100- storm frequency reaches the top of curb. Inlets are then to be located as necessary to remove the flow based on design storm event and dry lane criteria. Multiple inlets at a single location are permitted with sufficient justification provided and approved by the City Engineer. Where possible, inlets should be placed upstream from an intersection to prevent large amounts of water running through intersection. Water will not be allowed to stack above 6-inches.

5. **Inlet sizing.** Inlets shall be sized based on the following:
TABLE 12.2
INLET SIZING

<table>
<thead>
<tr>
<th>Street Grade</th>
<th>Length of Inlet Opening for Each C.F.S. of Gutter Flow</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sags</td>
<td>0.6 foot</td>
</tr>
<tr>
<td>Less than 4%</td>
<td>1 foot</td>
</tr>
<tr>
<td>Greater than 4%</td>
<td>1.5 foot</td>
</tr>
</tbody>
</table>

6. Inlets shall be 5', 10', 15', or 20' in length. No more than 20' will be allowed at any one location.

7. Inlet sizing for sag inlets, grate inlets, drop inlets and other special inlets shall follow standard engineering practices which may be found in design standards as published by TxDOT or NCTCOG.

8. Pipes: Minimum pipe size shall be 18". All pipes shall be reinforced concrete pipe unless otherwise approved by the City.

9. Road, alley, and pipe capacities. Road, alley, and pipe capacities shall be calculated by the Manning's formula:

\[
Q = \frac{1.486}{n} AR_{h}^{2/3} S^{1/2}
\]

Where:

- \(Q\) = the flow in cubic feet per second (cfs)
- \(n\) = the Manning coefficient of roughness (independent of units)
- \(R_{h}\) = the hydraulic radius (ft.)
- \(S\) = the slope of the water surface or the linear hydraulic head loss (ft./ft.)

10. Roughness coefficients "n" for storm drains/roadways.
TABLE 12.3
ROUGHNESS COEFFICIENT

<table>
<thead>
<tr>
<th>Materials of Construction</th>
<th>Manning's Coefficient</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monolithic concrete structure</td>
<td>0.015</td>
</tr>
<tr>
<td>Concrete pipe</td>
<td></td>
</tr>
<tr>
<td>Good alignment, smooth joints</td>
<td>0.013</td>
</tr>
<tr>
<td>Fair alignment, ordinary joints</td>
<td>0.015</td>
</tr>
<tr>
<td>Poor alignment, poor joints</td>
<td>0.017</td>
</tr>
<tr>
<td>Corrugated metal pipe</td>
<td></td>
</tr>
<tr>
<td>Standards unpaved with or without bituminous coating</td>
<td>0.024</td>
</tr>
<tr>
<td>Paved invert, 25% of periphery paved</td>
<td>0.021</td>
</tr>
<tr>
<td>All roadways</td>
<td>0.020</td>
</tr>
</tbody>
</table>

11. Recommended maximum velocity. The following velocities may not be exceeded without permission of the city engineer:

TABLE 12.4
MAXIMUM VELOCITIES

<table>
<thead>
<tr>
<th>Type of Conduit</th>
<th>Maximum Velocity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Culverts</td>
<td>15 fps</td>
</tr>
<tr>
<td>Inlet laterals</td>
<td>15 fps</td>
</tr>
<tr>
<td>Storm sewers</td>
<td>12 fps</td>
</tr>
</tbody>
</table>

12. Spread of stormwater. The use of the street for carrying stormwater shall be limited to the following:

a. Spread of water, 25-year storm frequency.
   i. Major collector or arterial: one traffic lane to remain clear.
   ii. Residential streets with curbs and gutters: six-inch depth of flow at curb or no lanes completely clear.
   iii. Alleys: contained within the paved surface.

b. Spread of water, 100-year storm frequency.
   i. For streets and roadways without curbs, the spread of water shall be based on a 100-year storm frequency. All stormwater must be contained within the right-of-way. The depth of flow shall not exceed the roadway crown elevation.
   ii. Notwithstanding the requirements above, all stormwater in the 100-year storm frequency shall be contained within the street or alley right-of-way.
13. Open channels and roadway ditches.

a. Open channels may be used to convey stormwater only in the following applications:

   i. Where the size of the conduit required to convey the flow exceeds a 72-inch storm sewer laid on the same grade as the proposed channel;

   ii. Where open channels serve as roadway ditches located within standard street rights-of-way and where the depth of flow does not exceed three feet in a 100-year storm; or

   iii. Where open channels are used to convey stormwater between adjacent lots provided the 100-year flow rate does not exceed five cfs.

b. The use of existing channels in their natural condition is required. Grading or channelizing an existing wooded natural channel is permitted only with special permission.

c. In each case, an adequate drainage easement shall be dedicated to meet ultimate flow requirements and totally encompass the 100-year flood event.

d. Open channel design and construction requirements.

   i. For channel sections, the maximum side slope permitted is 4:1 with geotechnical verification of the soil materials and slope stability.

   ii. All open channels except those used to convey stormwater between lots shall be constructed with a reinforced concrete low flow pilot channel.

   iii. Low flow pilot channels are required for roadway ditches. Where roadway ditches are used in new subdivisions, the pilot channels be constructed by the owner and shall be continuous throughout the development. Where existing roadway ditches are within or adjacent to a new development, low flow pilot channels shall be constructed in the existing ditch as directed by the city engineer. Low flow pilot channels for roadway ditches shall be four feet wide with a six-inch invert and constructed as specified for sidewalks.

   iv. Concrete lined channel sections and riprap lined channel sections are discouraged and may be used only with the permission of the city engineer.

   v. Maximum allowable velocity is six fps.

e. Dedication of drainage and floodplain easements.
i. General requirements. When a subdivision or development is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a private or public stormwater or drainage easement conforming substantially to the line of such watercourse, and of such width and construction as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow. Acceptable types of easements include:

(1) Drainage easements are required for both on-site and off-site public storm drains and for improved channels designed according to current city standards.

(2) Floodplain easements shall be provided on-site along natural or improved drainageways. Floodplain easements shall encompass the entire area of inundation due to the 100-year storm using fully developed conditions, plus a ten-foot buffer on either side. The buffer shall be part of the floodplain easement itself and not a separate easement. Floodplain easements are not maintained by the city. No construction shall be allowed within a floodplain easement without the written approval of the city, and then only after detailed engineering plans and studies show that no flooding will result, and that no obstruction to the natural flow of water will result. In certain circumstances where detention is in place or a master drainage plan has been adopted, a development will dedicate easements for specific requirements defined by the watershed plan.

(3) Temporary drainage easements are required off-site for temporary channels when future off-site development is anticipated to be enclosed underground or follows an altered alignment. Temporary drainage easements will not be maintained by the city and will not terminate until permanent drainage improvements meeting city standards are installed and accepted. Temporary drainage easements will require written approval from the city.

(4) Access easements. The owner must provide sufficient access on each side of and parallel to creeks or drainageways for maintenance purposes. The access shall be above the base flood elevation and accessible to vehicles and equipment. Access must also be provided at a maximum 1,200-foot spacing along streets or alleys. The location and size of the access easement shall be determined by the city engineer. The maximum width of the access easement shall be 15 feet. Permanent monuments, the type, and locations of which to be determined by the city engineer, shall be placed along the boundaries of the access easement and private property. This access easement shall be included in the dedication requirements of this section. The access points shall be appropriately designed to restrict access by the public (including motorcycles).

ii. Public and private easements.
(1) The easements described herein may be either public or private easements. The city shall determine whether easements will be public or private easements.

(2) Public easements and improvements therein will be maintained by the city.

(3) Private easements and improvements shall be maintained by the owner or through a property owner's association. The city shall have the right but not the obligation to maintain private easements to protect the public.

(a) All amenity lakes, retention basins, detention basins, and drainageways shall be maintained by the property owner or property owner’s association.

(b) Maintenance shall include mowing, removal of silt and algea, control of weeds, removal of trash, and maintenance of equipment and other improvements. Grass and vegetation cover shall be maintained in a healthy condition at all times. Any bare ground shall immediately be seeded or covered with sod grass or other acceptable vegetation. All erosional rivulets or other erosion damage shall be immediately repaired. Erosion control devices including erosion control matting shall be installed over any bare ground. Failure to maintain amenity lakes, retention basins, detention basins, and drainageways is a violation of this chapter.

f. Drainage easements.

i. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within street rights-of-way, perpetual, unobstructed easements at least ten feet in width, depending on slopes, for drainage facilities shall be provided across property outside the street lines and with satisfactory access to the street. Easements shall be indicated on the plat. Drainage easements shall extend from the street to a natural watercourse or to other drainage facilities.

ii. When a proposed drainage system will carry water across private land outside the subdivision or development, appropriate drainage easements must be secured by the owner.

iii. Drainage easements shall be provided where any type of drainage system; including swales are used to convey stormwater across any lot or tract in the development from an adjacent lot or tract whether or not the lot or tract is within the development or off-site.

iv. Minimum easement requirements for storm sewer pipe are shown in the table and shall be as follows:

(1) The outside face of the proposed storm drain line shall be placed five feet off either edge of the storm drain easement. The proposed
centerline of overflow swales shall normally coincide with the centerline of the easement.

(2) For pipe sizes 39 inches through 54 inches, a minimum of five additional feet shall be dedicated when shared with utilities.

(3) Box culverts shall have an easement width equal to the width of the box plus 20 additional feet. The edge of the box shall be located five feet from either edge of the easement.

(4) Drainage easements will generally extend at least 25 feet past an outfall headwall to provide an area for maintenance operations. Drainage easements along a required outfall channel or ditch shall be provided until the flowline reaches an acceptable outfall. The minimum storm drain shall not be on property line, except where a variance has been granted.

### TABLE 12.5
**CLOSED CONDUIT EASEMENTS**

<table>
<thead>
<tr>
<th>Pipe Size</th>
<th>Minimum Easement Width Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>39 inches and under</td>
<td>15 feet</td>
</tr>
<tr>
<td>42 inches through 54 inches</td>
<td>20 feet</td>
</tr>
<tr>
<td>60 inches through 66 inches</td>
<td>25 feet</td>
</tr>
<tr>
<td>72 inches through 102 inches</td>
<td>30 feet</td>
</tr>
</tbody>
</table>

v. Any parallel utility easements must be separate and outside of drainage easements for channels. Drainage and utility easements can be combined for underground storm drains, subject to the easement width requirements.

vi. Drainage easements shall include a minimum five-foot margin on both sides beyond actual top of improved channels.

vii. Retaining walls are not permitted within or adjacent to a drainage easement in a residential area in order to reduce the easement width. Retaining walls adjacent to the channel are allowed in nonresidential areas only if the property owner provides an agreement for private maintenance.

viii. Lined channels shall have drainage easements dedicated to meet the requirements of the width of the channel, the one-foot freeboard, any perimeter fencing, and any underground tie-backs or anchors.

ix. Easements for detention and retention ponds shall be determined by the city and generally shall encompass the detention or retention pond to the top of slope for excavations or to the outside toe of slope for any embankments associated with such ponds.
x. Erosion setbacks may be required within the dedicated easement at the City Engineer’s discretion.

g. Floodplain easements.

i. All areas within any subdivision located in the 100-year floodplain of any river, creek, or tributary stream shall be dedicated as a drainage and utility easement. The form and wording of the easement shall be approved by the city manager.

ii. Natural creeks shall have a dedicated floodplain easement of ten feet adjacent to the water surface elevation of a 100-year ultimate frequency storm. The minimum finished floor elevation for lots impacted by natural creeks shall be a minimum of two feet above the 100-year ultimate water surface elevation.

h. Private Ponds.

i. An owner may impound stormwater by excavation, filling or construction of a dam within a property, thereby creating a lake, pond, or lagoon as a part of the development of that property, provided:

(1) An engineering plan for such construction, accompanied by complete drainage design information, prepared by a registered professional engineer, shall have been approved by the city engineer;

(2) The owner agrees to retain, under private ownership, the lake, pond, or lagoon constructed, and to assume full responsibility for the protection of the general public from any health or safety hazards related to the lake, pond, or lagoon constructed;

(3) The owner agrees to assume full responsibility for the maintenance of the lake, pond, or lagoon constructed;

(4) The obligations herein run with the land, resulting in a continuing obligation of the owner of such land;

(5) The requirements of the Texas Water Code, pertaining to impoundment of surface water are complied with, including, but not limited to, the design construction and safety of the impounding structure; and

(6) On any existing structure, the owner furnishes the city with a study proposed by a professional engineer for the city’s approval.

ii. A permit for the construction of a private pond is required before construction may begin. A permit application shall be filed with the city engineer on forms provided by the city. The application shall include drawings, hydraulic data, and any other relevant information required to evaluate the application. The city engineer shall review and approve the application if it meets all city standards.
iii. Exemptions. The following impoundments are exempt from the requirements of this section:

(1) Swimming pools constructed under a specific permit therefor.

(2) Impoundments of less than 0.5 acre-feet of water at the maximum capacity level.

Section 13 - Floodplain Reclamation

A. Purpose.

1. The purpose of this section is to specify standards and procedures for reclamation of floodplain land consistent with the city’s objectives to maintain quality development, preserve natural areas and trees, ensure the safety and welfare of its residents with respect to flood hazards, and to implement in part the city’s comprehensive plan policies relating to environmental quality and open space.

2. It is the intent of the city council that the requirements of this section be consistent with requirements contained in Ordinance No. 317 (the flood damage prevention regulations codified in chapter 32), and with federal requirements pertaining to the Federal Emergency Management Agency’s authority concerning flood hazards and the Corps of Engineer’s jurisdiction over waters of the United States, including wetlands pursuant to section 404 of the Clean Water Act.

3. It is the further intent of this section that development on floodplain land be integrated with the city’s standards for providing open space in planned residential and other developments.

4. Land located within the floodplain may be reclaimed for purposes of development only in accordance with the standards and procedures set forth in this section.

B. Applicability.

1. A person shall comply with the requirements of this section for floodplain areas before making substantial improvements to or increasing the outside dimensions of an existing structure or developing land within the floodplain of a creek or stream where:

   a. The creek or stream has a contributing drainage area of 100 acres or more; or

   b. The contributing drainage area of the stream or creek is not wholly owned by the owner or person filling or modifying the stream or floodplain.

2. The provisions of this chapter shall apply whether or not the land has been formally designated as a floodplain. Floodplain areas shall also include all areas inundated by the design flood and shown as areas of special flood hazard on FEMA flood insurance study maps. Filling a floodplain is prohibited unless such filling activities have been approved by the city council.
3. The following activities constitute reclamation subject to this section:
   a. New construction of a building or structure;
   b. Improvements to existing homes or structures in a floodplain if the improvements result in the increase of the overall outside dimensions of the structures or homes;
   c. Filling in a floodplain;
   d. Channelization, impoundment, realignment, deepening, or other modification of a drainageway;
   e. Construction of utilities or roads;
   f. Removal of significant tree stands;
   g. Site preparation, including grading or removal of topsoil.

C. Exemptions. The following activities are exempt from the requirements of this section: subsequent development applications which are subject to and consistent with the following types of applications, which approved or conditionally approved prior to the effective date of the ordinance from which this chapter is derived, to the extent that the reclamation proposed in the subsequent application was shown on the prior approved application:

1. Fills that cover less than one-tenth acre and the fill does not affect drainage or water surface elevations adjacent property. In order to qualify for this exemption, the area of fill must not be placed adjacent to previously placed fill, regardless of the date of placement.

2. Filling in drainage basins that:
   a. Have an area of less than 100 acres; and
   b. The entire drainage basin is wholly owned by the owner.

3. Fills placed for the sole purpose of constructing driveways to private residences. All driveway culverts shall be designed to convey the 100-year ultimate design flow without overtopping the driveway.

4. Fill of temporary drainage control basins used as best management practices (BMPs) for control of sediment in runoff from construction activities, if the fill is placed so that the original contours of the disturbed site are restored and no fill is placed in jurisdictional waters of the United States.

D. Staged procedures. Authorization to reclaim floodplain land shall be made in two stages:

   1. Reclamation concept plan. Approval of a reclamation concept plan by the city council, which authorizes the owner to submit an application for a reclamation
permit, subject to any approval required from federal agencies exercising jurisdiction over the proposed reclamation.

2. **Reclamation permit.** Approval of a reclamation permit by the city engineer, which shall be consistent with the reclamation concept plan and which authorizes the owner to commence alteration of the floodplain in accordance with the conditions of the reclamation permit. Prior to floodplain alteration, the owner also shall obtain a development permit addressing flood protection criteria, pertaining to flood damage prevention (Ordinance No. 317), which may be approved simultaneous with approval of the reclamation permit.

E. Reclamation Concept Plan.

1. **Purpose.** The purpose of the reclamation concept plan is to provide an overview of the impacts of proposed floodplain development involving the alteration of the 100 year ultimate floodplain, and to provide a basis for determining whether the city should authorize all or a part of the proposed reclamation of the floodplain. If the floodplain reclamation is part of a subdivision or development, the reclamation concept plan shall be filed with the preliminary plat.

2. **Application requirements.** The application for approval of a reclamation concept plan shall be accompanied by the following:

   a. A general description of the development project of which the reclamation is a part, identifying proposed land uses in relation to the floodplain, and the density or intensity of such uses. An application for establishment of a planned development district or for approval of a preliminary plat may be used to satisfy this requirement.

   b. The nature, location, extent, dimensions, and elevations of the project, including existing or proposed structures, in relation to mean sea level of the floodplain area to be reclaimed.

   c. The location of fill, storage of materials, or drainage facilities, and their elevations in relation to mean sea level.

   d. A general description of upstream and downstream conditions, including the extent of the development in the drainage basin and properties that may be affected by reclamation.

   e. Identification of any off-site facilities or conditions that either may affect on-site conditions or be affected by on-site conditions.

   f. A general description of the amount and nature of the materials to be removed or to be used as fill within the floodplain for the project.

   g. A proposed reclamation concept plan, prepared on a 22-inch by 34-inch sheet at a scale of between one inch equals 20 feet and one inch equals 200 feet that includes the following:

      i. General project description;
ii. Vicinity map;

iii. Area to be altered or reclaimed, clearly distinguishing flood fringe and floodway areas;

iv. Tree stands and other natural features of the site;

v. Cultural or historic features;

vi. Proposed landscaping and vegetation plan for reclaimed and other affected areas. The plan should show the general nature and extent of existing vegetation on the tract, the location of trees six-inch and larger in diameter, the areas which will be preserved, altered, or removed as a result of the proposed alterations. Locations and construction details should be provided, showing how trees will be preserved in areas which will be altered by filling or paving within the drip line of those trees. The owner should also submit plans showing location, type, and size of new plant materials and other landscape features planned for altered floodplain areas;

vii. Proposed mitigation plan. If a section 404 application has been submitted, the mitigation plan should reflect the contents of the section 404 mitigation plan;

viii. Professional certification of the status of any jurisdictional wetlands or other waters of the United States, as defined by the U.S. Army Corps of Engineers pursuant to requirements of section 404 of the Clean Water Act, for the floodplain areas to be reclaimed. If jurisdictional waters exist on the property to be reclaimed, the owner shall provide the city with a copy of all reports, studies, plans, and other data that are submitted to the U.S. Army Corps of Engineers in conjunction with an application for approval of a section 404 permit.

3. Procedures.

a. City engineer evaluation. The city engineer shall evaluate the information and data submitted with the application for reclamation concept plan and shall make his recommendation to the city council concerning the application.

b. Public notice and hearing. Following receipt of the city engineer's recommendation concerning the reclamation concept plan, the city council shall give notice and conduct a public hearing.

c. City council decision. Following public hearing on the application for a reclamation concept plan, the city council may approve, conditionally approve, or disapprove the plan.

d. Approval criteria. In taking action on the reclamation concept plan, the council shall consider the following criteria:
i. Whether the reclamation plan is consistent with the city’s comprehensive plan and any proposed zoning classifications for the subject property;

ii. Whether the plan is compatible with zoning and use of adjacent property and particularly land downstream from the proposed reclamation;

iii. Whether the proposal adversely affects the following community resources:
   
   (1) Wetlands and/or waters of the United States;
   
   (2) Vegetated buffer next to rivers, streams, lakes or other open waters;
   
   (3) Critical wildlife habitat, particularly that for any endangered or threatened species and/or migratory birds;
   
   (4) Significant tree stands;
   
   (5) Scenic corridors or vistas as viewed from arterial or collector thoroughfares or other viewpoints accessible to the public;
   
   (6) Cultural resources, including prehistoric and historic archeological sites, and historic structures; and
   
   (7) Public open space.

iv. Whether any adverse effects have been appropriately mitigated.

v. The council approval of the reclamation concept plan shall not constitute the city's guarantee of the engineering information provided by the owner nor shall it constitute the city's approval of any improvements, filling, or alteration of the area contained in the reclamation concept plan.

e. Coordination with other agencies. If wetlands or waters of the United States protected under section 404 of the Clean Water Act are determined to exist on the land to be reclaimed, the city’s action on the reclamation concept plan shall be deferred until such time as the owner demonstrates proof of compliance with all federal regulations pertaining to the protection and mitigation of such areas.

f. Conditions and effect.

   i. The city council may impose such conditions on the approval of a reclamation concept plan as are reasonably necessary to ensure that reclamation of the floodplain is consistent with the goals of the city’s comprehensive plan and complies with the zoning regulations.

   ii. The council expressly may require as a condition of approval that adverse effects be offset through a mitigation plan and that such plan be incorporated within the reclamation concept plan. The mitigation plan may provide for restoration, creation, enhancement, or preservation of aquatic
habitats to ensure that activities result in minimal adverse effects to the aquatic environment. The mitigation plan may but need not be the same as any mitigation plan required for obtaining a section 404 permit.

iii. Approval or conditional approval of a reclamation concept plan entitles the owner to apply for a reclamation permit for the areas addressed in the reclamation concept plan.

F. Reclamation Permit.

1. Purpose. The purpose of the reclamation permit is to ensure that conditions of the reclamation concept plan are fulfilled and that standards in this chapter are met prior to development on land in a floodplain subject to this section.

2. Application requirements. The application for approval of a reclamation permit shall be accompanied by the following reports and data. All mapped information shall be of suitable scale and topographic definition to provide reasonable accuracy. If the floodplain reclamation is part of a subdivision or development, the reclamation permit shall be filed with the final plat.

a. Engineering report. An engineering report shall be submitted consisting of at least:

i. Project description.

ii. Description of the hydrologic and/or hydraulic analyses used, including method used to determine historic rainfall and stream data, soils reports used to determine erosive velocity values, and discharges and water surface elevations for both the design and base floods.

iii. Vicinity map.

iv. Evaluation of the floodway and floodplain limits for the design flood. Included are both the regulatory floodway and floodplain as established by FEMA but also any other floodplain or floodway as described in this chapter.

v. If hydraulic analyses are being submitted, then a table of values for existing and proposed water surface elevations and velocities must be included.

vi. Documentation that the principle of equal conveyance has been achieved.

vii. Copies of computer input and output data for existing and proposed conditions for both the base flood and design flood discharges.

viii. Evaluation of existing and proposed valley storage.

ix. Engineering drawings consisting of water surface profile, including channel flow line, existing and proposed water surface elevations,
recorded high water marks, and location and number designation of cross sections.

x. Engineering drawings showing plan view on 22-inch by 34-inch paper, including:

(1) Scale and north arrow;

(2) Title block;

(3) Boundary lines and nearest street intersections;

(4) Existing and proposed contours;

(5) Existing and proposed floodplain and floodway limits;

(6) Area to be removed from the floodplain or area to be altered;

(7) Top and toe of fill and/or side slopes and the numerical slope of the fill and/or side slopes labeled;

(8) Location of all other associated improvements or alterations to the creek and/or floodplain, such as check dams, swales, channel modifications, etc.;

(9) Location of cross sections;

(10) Location of all existing and proposed easements and dedications;

(11) Site vicinity map;

(12) Plots of cross sections, including:

(a) Scale;

(b) Title block;

(c) Existing and proposed ground elevations;

(d) Cut and/or fill areas labeled;

(e) Limits of and numerical values for existing and proposed "n" values;

(f) Equal conveyance removed from both sides;

(13) Erosion control plan for cut and fill slopes; and

(14) Restoration plan for excavated areas.

b. Flood hazard information. Developments which impact designated FEMA floodplains in the city will be required to submit the following additional data:
i. A written description of the scope of the proposed project and the methodology used to analyze the project's effects.

ii. Hydraulic backwater models of the 10-, 50-, 100-, and 500-year floods for the following:

   (1) Existing conditions with drainage basin fully developed at maximum density allowed by the city's zoning ordinance and the zoning ordinances of other cities within the drainage basin.

   (2) Proposed conditions with fully developed drainage basin.

   (3) Existing conditions with drainage basin fully developed at maximum density allowed by the city's zoning ordinance and the zoning ordinances of other cities within the drainage basin.

   (4) Proposed conditions with fully developed drainage basin.

iii. Certification that the project meets the requirements of the 44 CFR 60.3(d)(2).

iv. If an existing nonresidential structure is proposed for floodproofing, then a certificate sealed by a licensed professional engineer in the state shall be submitted stating that all of the floodproofing criteria listed in chapter 32, pertaining to flood damage prevention (Ordinance No. 317), will be met.

v. Proof that legal notices have been sent to all affected property owners when alterations in the regulatory floodway would cause any rise in the 100-year FIS water surface elevation, and that public notices have been published pursuant to FEMA rules.

3. Procedures. Upon receiving a complete application for a reclamation permit, the city engineer shall evaluate whether the application should be approved. In evaluating hydraulic models submitted with the application, the city engineer shall apply the following conventions.

4. The hydraulic parameters, such as bridge loss coefficients, "n" values, etc., used in the effective FIS models may only be changed where obvious errors or changes have taken place and must be documented.

   a. The computed water surface elevation profiles must converge with the existing profiles upstream and downstream of the project.

   b. All items must be labeled for easy cross-referencing to the hydraulic model and summary data.

5. Approval criteria and decision. The city engineer shall determine whether to approve, conditionally approve, or deny the application based upon whether:

   a. The reclamation permit conforms to the applicable reclamation concept plan and any attached conditions; and
b. The permit complies with the standards in this section.


a. Approval of a reclamation permit entitles the owner to commence alterations in the floodplain areas, as authorized in the permit except where developments impact designated FEMA floodplains.

b. For developments which impact designated FEMA floodplains Conditional Letter of Map Revision (CLOMR) shall be filed and approved by FEMA before floodplains can be filled. Filing a Letter of Map Amendment (LOMA) will not be acceptable.

c. The cost of preparing and filing the CLOMR shall be borne by the owner.

G. Post Permit Procedures.

1. Upon completion of the proposed project, as-built plans, certified by a registered professional engineer, shall be submitted to the city engineer.

2. Permits may be revoked by city if, upon periodic inspection, it is determined that the work is not progressing in accordance with specifications of the approved plan and permit.

3. Owners adjacent to the designated floodplain, other existing creeks, swales or ditches or other flood prone areas as designated by the floodplain administrator shall complete an elevation certificate prior to issuance of a certificate of occupancy by the city.

4. For developments which impact designated FEMA floodplains a letter of map revision (LOMR) shall be filed and approved by FEMA before the final plat is filed.

5. The cost of preparing and filing the LOMR shall be borne by the owner.

H. Reclamation Standards.

1. *Preservation of natural features.* No wetlands or other significant natural features shall be reclaimed within floodplain areas unless authorized under a mitigation plan approved under this section, and appropriate conditions shall be established to protect such areas from adverse impact during and after reclamation and development of adjacent land.

2. *Floodplain easements.* Appropriate drainage and flood maintenance easements shall be dedicated as private or public easements as determined by the city prior to approval of a reclamation permit on all floodplain land remaining following reclamation authorized under the approved reclamation concept plan.

3. *Buffers.* A vegetated buffer area at least 50 feet wide along each bank of a stream and 50 feet wide around the perimeter of a lake or other open water body shall be provided, unless otherwise approved in a mitigation plan. A vegetated
buffer may be established by maintaining an existing vegetated area or planting native trees, shrubs, and herbaceous plants on land next to open waters. Grasses shall be selected from those set forth in subsection (h)(9)e of this section.

4. **Water surface elevation.** Alterations of the floodplain shall result in no increase in the 100-year water surface elevation on other properties measured under fully developed watershed conditions. No alteration of the floodplain will be permitted which could result in any degree of increased flooding to other properties, either adjacent, upstream, or downstream.

5. **Stream velocity.** Alterations of the floodplain shall not create an erosive water velocity on site or off site. The mean velocity of stream flow at the site after fill shall be no greater than the mean velocity of the stream flow under existing conditions. No alteration to the floodplain will be permitted which would increase velocities of floodwaters to the extent that significant erosion of floodplain soils will occur either on the subject property or on other properties whether adjacent, upstream, or downstream. Mean channel velocities that exceed six feet per second are considered to be erosive.

6. **Valley storage.** The storage capacity of creeks and drainageways (“valley storage”) by development in the flood fringe area shall not be reduced except as follows:
   a. There shall be no reduction in valley storage within any floodplain as shown on the FEMA flood insurance maps.
   b. Replacement of valley storage lost as a result of fill activities shall be provided by excavation of off-channel lakes, ponds, or wetland areas within the proposed development boundaries or immediate vicinity.

7. **Conveyance.** Alterations of the floodplain shall be permitted only so as to achieve equal conveyance (i.e., change in the capacity to carry a particular volume of water per unit of time) on both sides of the natural channel.
   a. Under equal conveyance, if the city allows a change in the flood carrying capacity (capacity to carry a particular volume of water per unit of time) on one side of the creek due to a proposed alteration of the floodplain, it must also allow an equal change to the owner on the other side, unless the owner owns both sides of the floodplain along the entire reach of the planned reclamation.
   b. The combined change in flood carrying capacity, due to the proposed alteration, plus corresponding alteration to the other side of the creek, may not cause either an increase in flood elevation or an erosive velocity, or violate the other criteria.
   c. Conveyance shall be mathematically expressed as:
8. **Toe of fill alignment.** The toe of any fill slope shall parallel the natural channel to prevent an unbalancing of stream flow in the altered floodplain.

9. **Side slopes.**
   a. To ensure maximum accessibility to the floodplain for maintenance and other purposes, and to lessen the probability of slope erosion during periods of high water, maximum slopes of filled area shall not exceed four feet horizontal to one foot vertical.
   b. Retention blankets must be installed on all fill slopes.
   c. Rock gabion construction, decorative stone faced reinforced concrete rip-rap or an approved equal erosion protection measure is required on slopes steeper than 4:1. A geotechnical study shall be required.
   d. Vertical walls, terracing and other slope treatments will be considered only as (i) part of a landscaping plan submission, and (ii) if no unbalancing of stream flow results. Walls shall not be located within the floodplain.

10. **Erosion control.** Soil erosion and sedimentation from the area to be reclaimed shall be minimized during and after fill operations consistent with the approved erosion control plan. Soil areas exposed by grading, and length of time of exposure shall be minimized. Existing vegetation shall be retained and protected wherever feasible. Disturbed areas shall have vegetation re-established as quickly as possible. Erosion control structures (e.g., drop structures, sediment ponds, etc.) shall be utilized where necessary for effective erosion control, but shall also be designed to blend in with the natural appearance of the floodplain.

11. **Topsoil preservation.** Topsoil shall be preserved in all floodplain areas that are reclaimed. Before any excavation or fill operation is begun, the topsoil (not less than six inches of the surface soils) from the area to be excavated or filled shall be stripped and stockpiled. Upon completion of the fill or excavation, at least six inches of top soil shall be placed on all surfaces of the fill or excavation.

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**Section 14 - Erosion and Sediment Control**

A. **Introduction/purpose.**

1. During the construction process, soil is highly vulnerable to erosion by wind and water. Eroded soil endangers water resources by reducing water quality and
causing the siltation of aquatic habitat for fish and other desirable species. Eroded soil also necessitates repair of sewers and ditches and the dredging of lakes. In addition, clearing and grading during construction cause the loss of native vegetation necessary for terrestrial and aquatic habitat.

2. As a result, the purpose of this local regulation is to safeguard persons, protect property, and prevent damage to the environment in the city. This chapter will also promote the public welfare by guiding, regulating, and controlling the design, construction, use, and maintenance of any development or other activity that disturbs or breaks the topsoil or results in the movement of earth on land in the city.

B. Permits.

1. A grading permit is required for any construction activity or project where it:
   a. Disturbs more than 2,500 square feet of land;
   b. Blocks existing drainage patterns; or
   c. Removes or adds more than 18 inches of soil.

2. No person shall be granted a grading permit for land-disturbing activity that would require the uncovering of 10,000 or more square feet without the approval of a grading plan by the city engineer and approval of an erosion and sediment control plan by the designated official.

3. No person shall be granted a grading permit for land-disturbing activity that would require the uncovering of 43,560 or more square feet without the approval by the city engineer of a grading plan and by the designated official of an erosion and sediment control plan and a stormwater pollution prevention plan.

4. No grading permit is required for the following activities:
   a. Any emergency activity that is immediately necessary for the protection of life, property, or natural resources.
   b. Existing nursery and agricultural operations conducted as a permitted main or accessory use.
   c. Installation of pipelines, cables or other similar utilities where the width of the area being disturbed is less than four feet.

5. Each application shall bear the name and address of the owner or owner of the site and of any consulting firm retained by the owner together with the name of the owner's principal contact at such firm and shall be accompanied by a filing fee.

6. Each application for land-disturbing activity that would require the uncovering of 10,000 or more square feet shall include a statement that any land clearing, construction, or development involving the movement of earth shall be in
accordance with the erosion and sediment control plan. For grading permits for areas one acre and larger the statement shall include a statement that an erosion and sediment control contractor shall be on site on all days when construction or grading activity takes place.

7. For land-disturbing activity that would require the uncovering of 10,000 or more square feet, the owner will be required to file with the city a maintenance bond, letter of credit, or other improvement security in an amount deemed sufficient by the designated official to cover all costs of improvements, landscaping, maintenance of improvements, engineering and inspection costs, and the cost of failure or repair of improvements installed on the site for a period of two years from the date the site grading is completed and final erosion and sedimentation control measures have been constructed or installed.

C. Grading plan.

1. Grading plans must provide the information described below and meet the following requirements:

   a. Minimum scale of one inch equals 50 feet.

   b. Minimum plan size is 22 inches by 34 inches.

   c. A registered professional land surveyor, licensed architect, or licensed professional civil engineer is required to prepare and seal the plans.

   d. Vicinity map and north arrow.

   e. Existing contours of the land (topography) at one-foot or two-foot intervals.

   f. Proposed contours of the land at one or two foot intervals and spot elevations as needed. Finished grade slopes (V:H) for grades over 15 percent. Flow line grade (percent) for swales and ditches.

   g. House location, address, lot and block number and subdivision.

   h. Limits of clearing and grading.

   i. Siltation and erosion control measures.

   j. Easements (existing and proposed; for existing easements, provide deed book and page number).

   k. Property lines with bearing and distance.

   l. Proposed construction entrance and access road. Distance from structure corners to property lines (set back information).

   m. Elevation of first floor, basement, garage, and driveway profile as applicable.

   n. Floodplain limits, if present.
o. Signature and seal of the licensed professional (land surveyor, engineer, or architect).

2. Two printed copies of the grading plan and one Adobe portable documents format (pdf) copy of the plan shall be submitted to the designated official with the grading permit application. Five printed copies and one pdf copy of the approved grading plan shall be submitted before the grading permit is issued.

D. Erosion and sediment control plan.

1. The erosion and sediment control plan shall provide the information described below and meet the following requirements:

a. Minimum scale of one inch equals 100 feet.

b. Minimum plan size is 22 inches by 34 inches.

c. Vicinity map and north arrow.

d. Existing contours of the land (topography) at one-foot or two-foot intervals.

e. Proposed contours of the land at one-foot or two-foot intervals and spot elevations as needed. Finished grade slopes (V:H) for grades over 15 percent.

f. House location, address, lot and block number, and subdivision.

g. Limits of clearing and grading.

h. Property lines with bearing and distance.

i. Proposed construction entrance and access road. Distance from structure corners to property lines (set back information).

j. A sequence of construction of the development site, including stripping and clearing; rough grading; construction of utilities, infrastructure, and buildings; and final grading and landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures, and establishment of permanent vegetation.

k. All erosion and sediment control measures necessary to meet the objectives of this regulation throughout all phases of construction and after completion of development of the site. Depending upon the complexity of the project, the drafting of intermediate plans may be required at the close of each season.

l. Seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type, and rate of lime and fertilizer application, and kind and quantity of mulching for both temporary and permanent vegetative control measures.
m. Provisions for maintenance of control facilities, including easements and estimates of the cost of maintenance.

2. Modifications to the plan shall be processed and approved or disapproved in the same manner as subsection (g) of this section, may be authorized by the designated official by written authorization to the permittee, and shall include:
   a. Major amendments of the erosion and sediment control plan submitted to the designated official.
   b. Field modifications of a minor nature.

3. Two printed copies of the erosion and sediment control plan and one Adobe portable documents format (pdf) copy of the plan shall be submitted to the designated official with the grading permit application. Five printed copies and one pdf copy of the approved grading plan shall be submitted before the grading permit is issued.

E. Stormwater pollution prevention plan.

1. A stormwater pollution prevention plan shall be prepared and submitted for any land-disturbing activity that would require the uncovering of 43,560 square feet or more. The SWPPP shall be prepared and monitored by a certified professional in erosion and sediment control, qualified licensed professional engineer, or qualified landscape architect.

2. The contents of the SWPPP shall be as described in the NCTCOG Integrated Storm Water Management—Design Manual for Construction.

3. The completed plan shall be submitted for review and approval to the designated official.

4. Copies of all notices and reports required by TCEQ shall be filed with the designated official.

F. Design and construction requirements.

1. Integrated Storm Water Management—Design Manual for Construction (ISWM Construction Manual) and all appendices thereto, as prepared by the North Central Texas Council of Governments is hereby incorporated by reference as a part of this chapter. Where the ISWM Construction Manual uses the terms "should be," "might be," or "may be" they shall be changed to read "shall be" unless otherwise determined by the designated official. Similarly, "should" shall be changed to read "shall" and "recommended" change to read "required". Where there is a conflict or difference between the text of this chapter and the ISWM Construction Manual, the more stringent requirement shall be met.

2. Grading, erosion control practices, sediment control practices, and waterway crossings shall meet the design criteria set forth in the most recent version of the ISWM Construction Manual, and shall be adequate to prevent transportation of sediment from the site to the satisfaction of the designated official. Cut and fill
slopes shall be no greater than 4:1, except as approved by the designated official to meet other community or environmental objectives.

3. Clearing and grading of natural resources, such as wooded areas and wetlands, shall not be permitted, except when in compliance with all other chapters of this Code of Ordinances. Clearing techniques that retain natural vegetation and drainage patterns, as described in the ISWM Construction Manual, shall be used to the satisfaction of the designated official.

4. Clearing, except that necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed and have been stabilized.

5. Phasing shall be required on all sites disturbing greater than 30 acres, with the size of each phase to be established at plan review and as approved by the designated official.

6. At least six inches of topsoil shall be removed from the areas to be excavated or filled and stored for use as final cover for the graded area.

7. Erosion control requirements shall include the following:
   a. Soil stabilization shall be completed within five days of clearing or inactivity in construction.
   b. If seeding or another vegetative erosion control method is used, it shall become established within two weeks or the designated official may require the site to be reseeded or a nonvegetative option employed.
   c. Special techniques that meet the design criteria outlined in the ISWM Construction Manual on slopes steeper than 6:1 or in drainageways shall be used to ensure stabilization.
   d. Soil stockpiles must be stabilized or covered at the end of each workday.
   e. The entire site must be stabilized, using a heavy mulch layer or another method that does not require germination to control erosion, at the close of construction.
   f. Techniques shall be employed to prevent the blowing of dust or sediment from the site.
   g. Techniques that divert upland runoff past disturbed slopes shall be employed.

8. Sediment controls requirements shall include:
   a. Settling basins, sediment traps, or tanks and perimeter controls;
   b. Settling basins that are designed in a manner that allows adaptation to provide long-term stormwater management, if required by the designated official; and
c. Protection for adjacent properties by the use of a vegetated buffer strip in combination with perimeter controls.

9. Waterway and watercourse protection requirements shall include:
   a. A temporary stream crossing installed and approved by the designated official if a wet watercourse will be crossed regularly during construction;
   b. Stabilization of the watercourse channel before, during, and after any in-channel work;
   c. All on-site stormwater conveyance channels designed according to the criteria outlined in the ISWM Construction Manual; and
   d. Stabilization adequate to prevent erosion located at the outlets of all pipes and paved channels.

10. Construction site access requirements shall include:
   a. A temporary access road provided at all sites; and
   b. Other measures required by the designated official in order to ensure that sediment is not tracked onto public streets by construction vehicles or washed into storm drains.

11. Revegetation of and placement of permanent erosion control measures on the completed graded area are required and shall include the following:
   a. Placing six inches of top soil on top of the completed graded area. Topsoil shall be placed on all graded areas within seven days of the completion of any graded area larger than 1,000 square feet.

   b. Establishing grass cover. The graded areas shall be seeded according to item 164 of the state department of transportation Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges (TxDOT specifications) with the seed mix and application rates as specified therein for clay soils in the Dallas area (district 18). Seed mixes shall be selected according to the date of the seeding operation. If “temporary seeding” is used, the graded areas shall be subsequently reseeded with a “permanent mix.” The graded areas shall be seeded within seven days of the placement of topsoil.

   c. Guaranteed grass coverage.

      i. If, after eight weeks from the date the graded areas are seeded, a satisfactory stand of grass has not been produced, the graded area or unsatisfactory portions thereof shall immediately be renovated and reseeded. A satisfactory stand of grass is defined as a graded area or section of graded area that has:

         (1) No bare spots larger than three square feet;
(2) Not more than ten percent of total area with bare spots larger than one square foot; and

(3) Not more than 15 percent of total area with bare spots larger than six inches square.

ii. The coverage guarantee shall apply to both temporary and permanent seeding. All seeding shall be guaranteed and grass coverage shall be guaranteed for a period of two years from the date the graded area has been covered with topsoil and seeded (the "Completion Date") or from the date of the Notice of Termination (NOT) filed with TCEQ whichever is later.

d. Fertilizer. Fertilizer shall be spread on all seeded areas according to item 166 of the TxDOT specifications.

e. Soil retention blankets and liners. Soil retention blankets and liners shall be installed according to item 169 of the TxDOT specifications. Class 1—Slope Protection is required on all slopes that are steeper than 6:1. Class 2—Flexible Channel Liners are required on all ditches or swales where the calculated velocity for a 100-year storm event exceeds six feet per second and where there is evidence of erosion within two years from the completion date. Slope protection and flexible channel liners shall be installed as recommended by the manufacturer. Flexible channel liners shall be selected as recommended by the manufacturer according to the calculated maximum stormwater velocity.

f. Restoration of eroded areas. Within the two-year warranty period, all eroded areas shall be repaired. Eroded areas and ruts shall be filled with top soil, the appropriate soil retention blanket and liner installed or reinstalled and the area reseeded.

12. Two printed copies of the stormwater pollution prevention plan and one Adobe portable documents format (pdf) copy of the plan shall be submitted to the designated official with the grading permit application. Five printed copies and one pdf copy of the approved grading plan shall be submitted before the grading permit is issued.

G. Review and approval.

1. The designated official will review each application for a grading permit to determine its conformance with the provisions of this regulation. Within 30 days after receiving an application, the designated official shall, make reasonable effort to:

   a. Approve the permit application;

   b. Approve the permit application subject to such reasonable conditions as may be necessary to secure substantially the objectives of this regulation, and issue the permit subject to these conditions; or
c. Disapprove the permit application, indicating the reasons and procedure for submitting a revised application and/or submission.

2. Review and permit fees. Fees for review of grading plans and issuing grading permits shall be as set from time to time by the city council.

H. Inspection.

1. The designated official shall make inspections as hereinafter required and either shall approve that portion of the work completed or shall notify the permittee wherein the work fails to comply with the erosion and sediment control plan and/or SWPPP as approved. Plans for grading, stripping, excavating, and filling work bearing the stamp of approval of the designated official shall be maintained at the site during the progress of the work. To obtain inspections, the permittee shall notify the designated official at least two working days before the following:

a. Start of construction.

b. Installation of sediment and erosion measures.

c. Completion of site clearing.

d. Completion of rough grading.

e. Completion of final grading.

f. Close of the construction season.

g. Completion of final landscaping.

2. The permittee or his agent shall make regular inspections of all control measures in accordance with the inspection schedule outlined on the approved erosion and sediment control plan and/or SWPPP. The purpose of such inspections will be to determine the overall effectiveness of the control plan and the need for additional control measures. All inspections shall be documented in written form and submitted to the designated official at the time interval specified in the approved permit.

3. The designated official shall enter the property of the owner as deemed necessary to make regular inspections to ensure the validity of the reports filed under the SWPPP if applicable.

Section 15 - Water System Improvements

A. General requirements.

1. Water systems serving the subdivision or development shall connect with the city's designated and approved water supply and distribution system. Water facilities shall be installed to serve adequately each lot and shall be sized to conform to the city's water distribution master plan and other requirements of the city. The city may require owners to provide a water study, including adequate
engineering data to support water demand projections, before final plans will be approved.

2. All subdivisions shall be provided with a water system that meets the TCEQ requirements.

3. In the corporate limits, all subdivisions shall be connected to the city's water distribution system or other approved alternate.

4. The design shall conform to the latest criteria set forth in the AWWA Standards, as published by the American Water Works Association and the Texas Commission on Environmental Quality (TCEQ) requirements.

B. Water lines and services.

1. Water lines shall be in a public or private easement as determined by the city. Public easements shall encompass all public water lines and appurtenances, fire hydrants, fire department connections, fire lines, detector check valves and vaults, and water meters. Private easements may be used for all facilities that are not maintained by the city to include but not limited to service lines, irrigation systems, fire protection systems on the owner's side of a meter or detector check valve vault, and fire tanks.

2. Water mains shall be a minimum of eight-inch nominal internal diameter.

3. Dead end lines shall not exceed 150 feet in length unless approved by the City Engineer due to special and extraordinary circumstances. Dead end lines shall terminate at a fire hydrant that shall be installed for maintenance purposes and may not necessarily be considered for fire hydrant density as required. Flush hydrants may be installed in lieu of hydrants for maintenance purposes if approved by the City Engineer at terminating points of dead end lines for maintenance purposes only.

4. Water services for each lot shall be in accordance with the City's standard details.

5. When PVC pipe is used, 12 gauge single strand wire or metallic tracer tape, blue in color, shall be installed in the backfill material 24 inches above the top of the pipe in accordance with the manufacturer's recommendations. Each end of the wire or tape shall be connected to copper terminals embedded in concrete adjacent to the nearest water valve box.

6. Water lines shall be installed with a minimum cover over the top of the pipe of 48 inches.

7. Water lines shall be pressure tested and disinfected in accordance with AWWA C601.

8. All buried bolting shall be stainless steel.
9. Stainless steel valve operator extensions are required where the depth to the operating nut is more than four feet.

10. Water lines shall be extended to serve adjacent property or future developments. A valve shall be installed 20 feet from the end of lines that are to be extended.

11. The specification for materials and workmanship shall conform to the standard specifications.

C. Water valves.

1. Valves shall be located such that the distance between valves is a maximum of 600 feet on 12-inch and smaller lines, or larger lines. Valves shall be furnished with stainless steel extensions, such that the working nut is a maximum of 48 inches below grade. Valve locations must be marked and etched in curb or in the surface of the street.

2. Water valves shall be placed such that when a water line is taken out of service, only one fire hydrant is out of service.

3. Water valves shall be installed to allow a single section of water line to be isolated by closing only three valves.

4. Flushing valves shall be installed on all dead-end lines having water services connected thereto. Flushing valves shall be constructed according to the installation details for a two-inch water service.

5. All water valves shall be of the resilient seat type.

6. Bonnet bolts and all other exposed bolts on buried valves shall be stainless steel.

7. Stainless steel valve operator extensions are required where the depth to the operating nut is more than four feet.

D. Fire protection.

1. General provisions.

   a. The Building Official or his/her designee will review all plans and specifications of all proposed commercial and residential development in the city and will determine whether or not adequate fire protection may be afforded the building or buildings situated or proposed to be situated on such property with existing or proposed fire hydrants and water lines.

   b. If, in the opinion of the Building Official, adequate fire protection requires additional fire hydrants and water lines to serve proposed developments, the Building Official will direct the owner of the property, in writing, to locate at predesignated positions on the property a fire hydrant or hydrants and adequate water lines to provide adequate fire protection at the owner’s expense. The location and number of fire hydrants and water lines shall be situated as to afford adequate fire protection to all buildings located or...
proposed to be located on the property. Such installation to be completed in such reasonable time as the Building Official may direct.

c. Water service must be sufficient to meet fire flow requirements of the proposed development for domestic and industrial purposes, as set forth in the fire code and all appendices thereto, except where a suitable alternative means of fire protection is approved by the city's Building Official.

2. Fire hydrants.
   a. All fire hydrants must meet required city standard fire hydrant specifications.
      i. All fire hydrants shall have one five-inch pumper connection and two 2.5" hose outlets with the National Standard hose threads; shall have a main barrel valve opening of not less than 5.25 inches; shall be placed on mains of not less than six inches in diameter. Six-inch gate valves shall be placed on all fire hydrant leads. All fire hydrants shall have a valve at the main with flange-to-flange fittings.
      ii. All fire hydrants shall be of a "break-away" design in accordance with city standard fire hydrant specifications.
   b. Reflective fire hydrant spotters shall be installed in streets and fire lanes at a point near the center of the pavement or fire lane adjacent to all fire hydrants.

3. Fire department connections.
   a. The city requires a fire department connection for all fire suppression sprinkler systems.
   b. For automatic wet, automatic dry or semi-automatic, or one five-inch inlet or two 2½-inch inlets are required.
   c. For manual dry and manual wet systems, one five-inch inlet or two 2½-inch inlets are required for the first 1,000 gallons per minute of sprinkler system demand. An additional two 2½-inch inlets are required for each additional 250 gallons per minute of sprinkler system demand.
   d. The fire marshal may waive the requirement for a fire department connection for residential fire suppression sprinkler systems.
   e. Location of fire department connection shall be approved by the City Manager.
   f. The specifications for fire department connections shall be established by the City Manager as provided in the city standard details.

4. Detector check valves and vaults.
   a. A detector check valve is required for all fire suppression sprinkler systems requiring a service line larger than two inches in diameter.
b. Detector check valves when greater than 2 inches shall be placed in a below ground reinforced concrete vault unless an alternative is approved by the city engineer and fire marshal.

c. Valves and vaults shall be constructed as directed by the city engineer and City Engineer according to the city standard details.

5. Fire hydrant location and spacing.

a. Fire hydrants shall be located such that the horizontal distance to any structure in a residential area does not exceed 500 feet laying length. In commercial areas, that horizontal distance shall not exceed 300 feet laying length. The laying length shall be the distance from the center of the fire hydrant to the adjacent fire hydrant measured along the centerline of the street or fire lane.

b. The number and spacing of fire hydrants shall not be less than that required by the fire code and all appendices thereto.

c. Fire hydrants shall be installed along all fire lane areas for nonresidential property as follows:

   i. Within 150 feet of the main entrance.

   ii. Within 50 feet of any fire department connection.

d. Generally, no fire hydrant or fire department connection shall be located closer than 50 feet to a building or structure unless approved by the fire marshal.

e. In instances where access between the fire hydrant and the building that it is intended to serve may be blocked, extra fire hydrants shall be provided to improve the fire protection. Railroads, expressways, major thoroughfares and other man-made or natural obstacles are considered as barriers.

f. All portions of all buildings shall be located within a 300-foot hose lay from fire lane or public roadway having a fire hydrant spacing meeting the requirements of these regulations.

g. The hose lay shall be measured as a fire hose would be laid from the fire lane or roadway along aisles that are at least 22-feet wide and that are not obstructed by fences, buildings, stored materials, railroads or other obstructions.

h. Fire hydrants located on the opposite side of a street, designated as four lanes or larger on the current city thoroughfare plan, shall not be considered acceptable for meeting hydrant coverage requirements.

i. Fire hydrants shall be located in accordance with the City's standard details.
j. Fire hydrants shall be protected from traffic damage. Fire hydrants shall either be placed behind a six-inch high curb or protected by six-inch concrete filled bollards approved by the city.

E. Water wells provisions.

1. All water wells shall be considered private and shall be owned and maintained by the owner. All water wells shall meet all regulations and requirements of the city, the county health department, and the state.

2. Permits for new or replacement water well system shall be obtained from the city and the county health department. The director of public works shall review and approve water well systems on behalf of the city provided all city standards have been met.

3. Private water wells may not be constructed for domestic service other than for irrigation, agricultural use, or livestock watering.

Section 16 - Wastewater System Improvements

A. General requirements.

1. All subdivisions shall be provided with sewage disposal system that meets the TCEQ requirements. Subdivisions inside the city limits and within the extraterritorial jurisdiction shall be connected to the city's sanitary sewer system or other approved alternative.

2. The owner shall furnish and install the complete sewage system, including the mains, manholes, cleanouts, Y-branches, service laterals for all lots, lift stations, and appurtenances.

3. Should the subdivision or development abut and use a sewer main of the city, the owner shall pay the city a rough proportionate share as determined by the City Manager.

4. All additions to the sanitary sewage system shall conform to the city's master sewer plan and other requirements of the city. The city may require a sanitary sewer study, including adequate engineering data, to support projected sewer flows before final plan approval. The proposed wastewater discharge of a proposed development shall not exceed the capacity of the wastewater system based upon required studies.

5. Off-site sewer utilities shall be constructed by the owner in accordance with rough proportionate share as determined by the City Manager.

6. Developer shall provide a design report for all proposed facilities compliant with 30 TAC §217; the recommendations of NFPA 820; the Hydraulic Institute Pump Intake Design Standards (ANSI/HI 9.8-2012) generally and Section 9.8.3.3 specifically. The design report shall include a lift station start-up and
commissioning plan outline. The final commissioning plan shall be included in the final construction documents.

B. Sewer lines and services.

1. Sewer lines shall be in a public or private easement as determined by the city. Public easements shall encompass all public sewer lines, manholes, cleanouts and appurtenances. Private easements may be used for all facilities that are not maintained by the city to include but not limited to service lines not within a street right-of-way, pump stations serving only one lot, and grease and sand traps.

2. Sewer pipe shall have a minimum internal diameter of eight inches.

3. Sewer service for each lot shall have a minimum, internal diameter of four inches. Minimum cover at the property line shall be four feet. Green tracer tape or an alternate color approved by the City Manager shall be installed to indicate the location of the sewer stub out.

4. Sewer lines shall be constructed using the following materials or approved equal:
   a. Solid wall polyvinyl chloride (PVC) pipe with integral bell;
   b. Ribbed profile PVC pipe for sizes 24 inches in diameter and larger; or
   c. Closed cell profile PVC pipe for sizes 18 inches in diameter and larger.

5. All stream crossings, railroad, and state highway bores shall be encased in a steel encasement pipe.

6. Manhole spacing shall be in accordance with TCEQ requirements.

7. Horizontal curves in sewer lines shall meet the TCEQ requirements.

8. Sewer lines shall be marked with APWA compliant detectable tape.

C. Manholes and cleanouts.

1. Manholes shall be lined cementitious concrete, polymer concrete or fiberglass construction. Cementitious manholes may be cast-in-place or precast.

2. Manhole covers shall be not less than 30 inches in diameter.

3. Fiberglass rain guards and rubber chimney seals are required for manholes.

4. Cleanouts shall be installed with removable plugs.

5. Cementitious manholes shall be designed and manufactured per ASTM-478 and lined with corrosion resistant materials acceptable to the City Engineer, installed only by manufacturer-certified installers and tested by manufacturer-certified third party inspectors acceptable to the City Engineer.
6. Fiberglass manholes shall be designed and manufactured in accordance with ASTM D-3753-14.

7. Manhole penetrations shall comply with ASTM C-923.

D. Lift stations.

1. Lift stations shall be installed only if approved by the city manager or shown on the master wastewater plan for the city.

2. All lift stations shall be designed using wet pit submersible pumps, reinforced concrete or fiberglass wet wells with separate check valve vault and flow meter vaults.

3. Permanent lift stations and all appurtenances shall be constructed on property dedicated to the city in fee simple. Temporary lift stations and appurtenances may be placed in a public easement. Whether a lift station is temporary or permanent shall be determined by the city.

4. Lift station design.

   a. Lift stations shall be designed by a professional engineer licensed in the state. Construction plans submitted for the lift station shall include wet well hydraulic and structural design, vault designs, pump specifications, pipe design, and applicable instrumentation including approved telemetry equipment.

   b. Lift stations must be designed in accordance with 30 TAC 217, NFPA 820, Hydraulic Institute Pump Intake Design Standards (ANSI/HI 9.8-2012 generally and Section 9.8.3.3 specifically.

   c. No components requiring service may be placed in the wet well unless they can easily be removed without entering the wet well.

   d. No carbon steel parts may be used within the wet well of the lift station. Stainless steel, aluminum, bronze, PVC, ductile iron may be used. Plated steel parts may not be used.

   e. The interior of the wet well shall be lined with corrosion resistant materials acceptable to the City Engineer, installed only by manufacturer-certified installers and tested by manufacturer-certified third party inspectors acceptable to the City Engineer.

   f. Fixed standby generators may be required at lift stations as determined by the City Engineer. Lift stations so equipped will include an automatic transfer switch with programmable exercise cycle. All lift stations shall include a generator connection device compatible with the City's Kohler Model 175REOZT4 mobile generator; provide a ROAM 3-phase generator interface box, model MTC 6003 OESK4-BOY.
g. No bare steel or painted steel materials shall be used in the construction of the lift station or its components. All steel parts shall be stainless steel or hot dipped galvanized and electro-galvanized steel may not be used. The generator enclosure may be factory painted steel.

h. Access hatches to the wet well and vaults shall be ASSHTO H-20 rated, internally-drained, channel frame-style, air-tight sealing gasketed, spring-assisted, lockable, aluminum or stainless steel. The hatch to the wet well shall be fitted with integral secondary fall protection grating.

i. Odor control devices shall be installed for the lift station and at the termination of the force main as approved by the city engineer. Odor control shall be provided at the lift station.

5. Electrical, instrumentation, and controls.

a. The voltage supplied for the pump shall be three-phase, 480 volts. Converting single-phase power to three-phase power using additional mechanical equipment shall not be allowed.

b. All electrical panels shall be NEMA 4X stainless steel construction. Exposed conduit shall be Sch. 40 aluminum with galvanized malleable iron fittings. Conduit clamps and attachment devices shall be aluminum or stainless steel.

c. The control panel for the pumps shall be installed under a metal sunshade that will prevent the sunlight from directly striking the panel between 10:00 a.m. and 5:00 p.m. at any time during the year. The sunshade shall be designed to withstand all live and dead loads required by the building code.

d. Wet-well level control shall be achieved using an ultrasonic level indicating transmitter or other device approved by the city engineer.

e. All lift stations shall have SCADA telemetry equipment installed, at the expense of the owner that interfaces with the city’s SCADA system and meets the city’s protocol and specifications. The SCADA system shall be designed, furnished and installed by the city’s designated SCADA system integrator.

f. Submersible pumps shall be provided with moisture and motor over-temperature sensors.

6. Site requirements.

a. The lift station, controls, valve vaults, generators, and ancillary equipment shall be enclosed by an 8-foot masonry or painted steel picket fence. In residential areas, the fence shall be a powder coated steel picket decorative fence. A double leaf gate at least 16 feet wide shall be provided with locking device and gate leaf holdbacks.
b. A reinforced concrete slab will be required from one foot outside the fence and cover the entire fenced in area. The reinforced concrete slab shall be a minimum of five inches thick.

c. A one-inch minimum potable water service is required. The water service may be set in a standard 18-inch galvanized water meter box with a one-inch brass angle stop. A reduced pressure backflow preventer shall be installed in an electrically heated enclosure located above ground within the fenced area.

d. The site shall be graded to drain away from the station to prevent stormwater inflow or infiltration into the wet-well. The site shall be covered by number 57 stone outside the limits of the concrete pad.

e. The site shall be located outside of the 100-year ultimate floodplain.

f. The site shall not be located within 150 feet of an existing or proposed residence. In no instance shall an existing or proposed residence be located on more than one side. The distance is measured from nearest property line.

g. A reinforced concrete driveway shall be constructed from a public street or concrete alley to the entrance to the lift station. The driveway shall be not less than 12 feet wide and five inches thick.

h. The lift station site driveway shall include driveway area for maintenance vehicles to park off the public roadway while performing maintenance. The minimum driveway length shall be 15 feet off the back of curb line of the proposed street per the city’s master thoroughfare plan.

i. A concrete driveway turning area is required where access drives extend more than 50 feet from the main roads unless approved by the City Manager. The driveway area shall have a “T” shaped with the applicable turning radius. The minimum driveway width shall be 12 feet.

E. Force Mains

a. Force mains shall be designed per 30 TAC §217.

b. Within the lift station site, force mains shall be mechanically-restrained and blocked ductile iron, lined with minimum of 40-mil NDT ceramic epoxy lining (Protecto 401 by Induriron, no equal).

c. Force mains shall include a by-pass assembly with full-sized quick-disconnect to allow the lift station pumps and valves to be completely bypassed for major maintenance or emergency operations events.

d. Force main design shall incorporate provisions for hydraulic transient mitigation as need to assure long-term, reliable operations of the facility. Air release valves and force main discharge points shall be provided with passive odor control devices designed for easy maintenance access including dedicated isolation valves.
F. On-site treatment.

1. The owner of the subdivision or development shall construct the necessary water facilities to serve the subdivision. If it is practical to construct sanitary sewer facilities and connect to a sanitary sewer facility with approved treatment facilities, then the owner shall construct the necessary sanitary sewer facilities to serve the subdivision properly.

2. The city has determined that it is practical to construct off-site sanitary sewer lines to connect existing sanitary sewer lines according to the following equation:

\[ L = 500 \times n^{0.6} \]

where:

\( L \) = Length of off site sanitary sewer line that must be constructed (feet).
\( n \) = number of equivalent residential connections in the entire development. An equivalent residential connection generates 300 gallons per day of wastewater on an average day.

All planned developments shall be connected to the city’s sanitary sewer system regardless of the length of the off-site sanitary sewer lines required to make such connection.

3. On-site wastewater treatment systems may not be used if the distance from the nearest corner of the development to an existing sanitary sewer having sufficient capacity to serve the development is less than that calculated from the formula above. Lift stations may be required when gravity service is not available. On-site wastewater system may not be used for any lot smaller than one acre.

4. If the city deems that it is not practical to connect to a sanitary sewer facility that will treat the sewage for the subdivision, then the area may be served by an approved on-site sewerage facility for the individual lots as specified in the public facilities design manual and approved by regulatory authorities having jurisdiction over such facilities. The city may require a study to make such determination.

Section 17 - Street Names and Signs

A. Street names. The Rockwall County 911 Addressing Department shall approve all street names.

B. Street signs.

1. The total cost of street signs and posts shall be furnished to the city by the owner for all intersections within or abutting the subdivision. Such signs shall be of a type approved by the city’s designated official, and shall be installed per city standards.

2. Street signs shall be installed per the City’s standard details.
Section 18 - Private Utility Provisions Services

A. Utility companies shall submit plans, showing the extent and location of construction, to the city and receive a construction permit when constructing new overhead lines, underground lines, and upgrading existing lines within the rights-of-way. Utility companies are not required to obtain a permit in the event of an emergency in order to restore service.

B. From and after the effective date of the ordinance from which this chapter is derived, all subdivision and development plats, site plans and construction plans filed and submitted to the city for approval shall provide for utility services such as electrical, gas, telephone, and cable TV utility (lateral and/or service distribution) lines and wires including, but not limited to, street lighting, to be placed underground. Existing feeder and other major transmission lines that could not practically be placed underground, as determined by the city, may remain overhead. However, an owner shall endeavor, and whenever practical, the city may require that feeder lines are placed away from traffic arteries (Thoroughfare Types A6D, A4D, C4U, and C2U) and/or be placed underground. Whenever practical, overhead feeder lines should not be placed along both sides of the street rights-of-way. The owner shall be responsible for obtaining verification from the utility companies for easement locations and widths prior to the final approval of construction plans by the city. Any changes during construction shall be approved by the utility companies and the city.

C. Where existing overhead service or lateral/distribution utilities lines are located within the land proposed for development and the lines must be relocated to accommodate the development, the owner is responsible for relocation and placement of the lines underground.

D. All new service lines shall be placed underground.

E. In special or unique circumstances or to avoid severe hardships, the city may authorize exceptions from this requirement and permit the construction and maintenance of overhead electric utility lateral or service lines and of overhead telephone or cable TV lines and may approve any plat or site plan with such approved exceptions.

F. Where electrical service is to be placed underground, all other utilities, including circuits for street and site lighting, except street lighting standards, shall be placed underground.

G. All electrical and telephone support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installations shall be pad mounted and screened with live screening to block its view from public streets. Screening of electrical pad transformers and switching equipment shall be the responsibility and at the cost of the owner. The location and depth of the screening material must be coordinated with the utility companies to ensure that safe and efficient access is maintained to the equipment. The location of all new equipment shall be shown on all site plans and construction plans.
H. Each of the utility companies shall be responsible for developing administrative policies and cost reimbursement procedures for the installation and extension of their underground utilities. Each utility company shall have the right to charge or recover costs associated with installing underground utilities in accordance with the respective utility's tariff for service and/or line extension policy. No utility company shall be required to begin construction of underground facilities unless and until the owner of the subdivision has made arrangements with the respective utility company for payment in accordance with that respective utility's tariff for service and/or line extension policy governing utility installations and their cost.

I. Temporary construction service may be provided by overhead electric lines and facilities without obtaining a variance or exception, provided that when the underground utility service to any portion of a subdivision is completed, such overhead electric lines, and facilities are promptly removed.
PART II – CONSTRUCTION PLANS

Section 1 - General

A. All improvements shall be designed in accordance with the City’s Design Criteria referenced as part of this Ordinance.

B. Eight copies of complete Construction Plans, Specifications, engineering calculations, and detailed cost projections, for streets, drainage, sanitary sewers, water distribution, and any other improvements to be constructed, are required to be submitted with the final plat. Construction Plans must be 100 percent complete at the time of submittal. Any incomplete sets of Construction Plans shall be returned unreviewed.

C. The Construction Plans shall be submitted on standard 22” x 34” sheets.

D. Each sheet of the Construction Plans shall contain a title block, including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date that the revision was made.

E. Each sheet shall bear the seal and signature of the Licensed Professional Engineer in the State of Texas who prepared the plans.

F. Each sheet of the Construction Plans shall include north arrow, scale, date, and benchmark description to sea level datum. Scales shall be one inch equal 20, 40 or 50 feet horizontally and 1 inch equal 2, 4, or 5, feet vertically.

Section 2 - Street Improvement Plans.

A. The Construction Plans shall include a plan and profile of each street with stationing, top of curb grades, and existing and proposed ground lines. The typical cross-section of proposed streets shall show the width of roadway, pavement type, and location and width of sidewalk. Plans and Specifications shall conform to the Design Criteria and Standard Construction.

B. Two (2) copies of the geotechnical report recommendations for pavement thickness and cement or lime content, as required by the Design Criteria, shall be submitted with the Construction Plans.

Section 3 - Sanitary Sewer and Water Plans.

A. The Construction Plans shall include a plan and profile of proposed sanitary sewers, with stationing, grades and pipe sizes indicated and showing locations of manholes, etc., and a plan of the proposed water distribution system showing pipe sizes and location of valves, fire hydrants, and fittings, etc., in conformance with the Design Criteria. The City may require the Developer to perform a capacity analysis of the water and/or sewer system.
PART III–PERMIT

A. Permits are required for the following construction activities as described herein:
   1. Public improvements (construction permit).
   2. Retaining walls
   3. Curb cuts or modification of existing curbs in any way.
   4. Driveways
   5. Private ponds
   6. Floodplain reclamation
   7. Site grading (grading permit)
   8. Water wells
   9. Screening walls
   10. Sidewalks
   11. Trench cuts and other construction in city rights-of-way

B. Permits applications shall be reviewed and approved by the designated official as described in various sections of this chapter. Construction of any of the above shall not begin until a permit has been obtained.

C. The city council shall, from time to time, establish permit fees and such fees shall be paid by the owner before the permit is processed or approved.
PART IV– CONSTRUCTION AND INSPECTION

Section 1 - General

A. A preconstruction conference shall be required prior to start of any construction. The meeting shall include the Developer and/or Contractor(s), Director of Public Works, City Engineer, Developer’s Engineer, and City Inspector(s). Only one preconstruction conference will be held.

A. If the Developer has divided the construction of the public improvements among more than one contractor, the Developer shall designate one person to represent all of the construction for the development.

B. A traffic control plan shall be submitted whenever traffic is disrupted as defined in the latest version of the Texas Manual on Uniform Traffic Control Devices. It shall be submitted and approved by the City Engineer prior to the start of any construction.

Section 2 - Inspection

A. All construction, such as street grading, street paving, drainage structures, curb and gutter, storm sewers, sanitary sewers, and water mains, shall be subject to inspection during the construction period by the proper authorities of the City, and shall be constructed in accordance with the approved Construction Plans and City Design Criteria.

B. During the progress of the work, all materials, equipment and workmanship shall be subjected to such inspections and tests as will assure conformance with the City requirements. All testing shall be done by a testing laboratory approved by the City. The City shall select the location of all testing and shall be in accordance with NCTCOG specifications. The contractor shall pay for all testing. The Contractor shall furnish at its expense all necessary specimens and samples for testing. The Contractor is solely responsible for coordination with the testing laboratory, for scheduling of the tests, and for timely delivery of the results to the Director of Public Works. Any results not meeting the specifications will require additional tests and inspections paid for by the contractor. The City Inspectors and City Engineer will determine the additional testing and extra inspection required to ensure conformance with City requirements.

C. The Contractor shall only be allowed to work on Saturdays when approved by the City. A written request must be submitted to the City three days in advance. If approved, work can only occur between 9:00 a.m. and 5:00 p.m. The Contractor shall pay the City's Inspector services at time and a half. No work will be allowed on Sundays.

Section 3 - Final Inspection

A. Upon completion of the construction, the Developer shall request a final inspection of the work. The City Inspector, the Director of Public Works, the City Engineer, and a Contractor’s Representative shall perform a final inspection. If the Developer has divided the construction of the public improvements among more than one
Contractor, the Developer shall designate one person to represent all of the construction for the development. There will be only one final inspection of the development. The cost for performing additional inspections shall be paid by the Developer.

B. The City Engineer shall prepare a list of items that need to be completed prior to the final acceptance of the project.

Section 4 - Record Drawings

The Developer shall provide two (2) sets of full-size 22" x 34" (hard copy) record drawings, one set of good quality full-size reproducible record drawings, and one (1) electronic copy (AutoCad) and one (1) "pdf" file. The record drawings must be revised by the Developer to reflect all revisions to the original plans during construction. The record drawings must be approved by the City Engineer prior to the final acceptance of the subdivision. The record drawings shall include a copy of the approved final plat.

Section 5 - Acceptance By The City

A. Once all the requirements of the City have been met, the City Engineer shall recommend acceptance of the subdivision in the form of a letter to the Director of Public Works.

B. Acceptance by the City shall be in the form of a letter from the City Manager or other authorized City Official to the Developer. The letter must state that inspections were conducted and the facilities were completed in accordance with the specifications and standards provided for herein or approved by the City Council at the time the final plat was approved for the said subdivision.

Section 6 - Issuance of Building Permits

No building permit, water, sanitary sewer, plumbing or electrical permit or service shall be issued or allowed to a Developer, Owner or any other person with respect to any property in any subdivision, except for model homes and construction offices, covered by this Ordinance until such time as all of the applicable requirements of this Ordinance have been satisfactorily completed and the construction accepted by the City and the final plat is filed with the County.
NOTES:

1. **THIS IS A GUIDE FOR BIDDING PURPOSES**

2. **LOGO AVAILABLE FROM CITY OF FATE BY REQUEST.**

3. **SIGN SHALL HAVE A WHITE BACKGROUND WITH BLACK LETTERING. LETTERING (EXCEPT LOGO) SHALL BE ARIAL FONT.**

4. **SIGN LAYOUT SHALL BE APPROVED BY CITY PRIOR TO FABRICATION.**

5. **SIGN MAY BE SKID MOUNTED OR POST MOUNTED. CONTRACTOR IS RESPONSIBLE FOR REMOVING SIGN STRUCTURE AND RESTORING GROUND PRIOR TO FINAL ACCEPTANCE.**
SLOPE PER TYPICAL STREET SECTION

# 3 @ 30"

PAVEMENT THICKNESS

STABILIZED SUBGRADE OR FLEXBASE PER PLANS

NOTE:

1) DEPENDING UPON CONSTRUCTION MEANS AND METHODS, L-BAR MAY BE OMITTED

STANDARD CONSTRUCTION DETAIL

6" CONCRETE CURB AND 18" GUTTER
NOTE:
GUTTER SHALL BE SHAPED TO CONFORM WITH CONCRETE VALLEY (OR PAVEMENT)

THE REINFORCED CONCRETE VALLEY SHALL REPLACE THE TOP OF THE PAVEMENT WITH THE REMAINING PORTION OF THE PAVEMENT TO BE CONSTRUCTED INCLUDING SUBGRADE TREATMENT, IN ACCORDANCE WITH THE TYPICAL PAVING SECTION. THE CONCRETE VALLEY WILL BE GOVERNED ACCORDING TO CITY STANDARDS FOR CONCRETE CURB AND GUTTER.

<table>
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<tr>
<th>DIST. FROM C/L OF DIP</th>
<th>CROWN</th>
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<tbody>
<tr>
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<td>0.000 FT</td>
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<tr>
<td>5 FT</td>
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<tr>
<td>10 FT</td>
<td>0.083 FT</td>
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<td>40 FT</td>
<td>0.458 FT</td>
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<tr>
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<td>0.500 FT</td>
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</table>

* 6" FOR LOCAL STREETS
7" FOR COLLECTOR STREETS
8" FOR ARTERIAL STREETS

** 8" FOR LOCAL STREETS
10" FOR COLLECTOR STREETS
10" FOR ARTERIAL STREETS
RESIDENTIAL DRIVEWAY

STANDARD CONSTRUCTION DETAIL

NOTE:
EXISTING CURB AND GUTTER SHALL BE VERTICALLY SAWCUT.
HORIZONTAL SAWCUTTING OF CURB NOT ALLOWED. REDWOOD OR FELT SHALL BE
PLACED ON BOTH SIDES OF SAWSNED CONST. JOINT.

| 6" CONCRETE DRIVEWAY WITH |
| 3 BARS @ 18" EACH WAY |

| STANDARD SIDEWALK |

| 4" SIDEWALK |
| WITH #3 BARS |
| @ 18" EACH WAY |

| R.O.W. LINE |

| PROVIDE EXPANSION JOINT |
| ONLY IF CONNECTING TO |
| EXISTING CONCRETE DRIVE |

| INTEGRAL CURB |
| LIMITS |
| OF PAY |

| SAWED CONST. JOINT |

| WIDTH VARIES |

| 18" |

| EX MATERIAL |
| BEYOND |
| R.O.W. LINE |
| (UNLESS OTHERWISE NOTED) |

| 5'-0" SIDEWALK (USUAL) |
| LOCATION VARIES |

| 2.0% MAX |

| IN SITU MATERIAL |
| COMPACTED TO 95% |
| PROCTOR DENSITY |

| TRANSITION DRIVEWAY |
| THICKNESS TO MATCH |
| STREET PAVEMENT |

| 6" CONCRETE DRIVEWAY |
| WITH #3 @ 18" |
| EACH WAY |

| RE: 6" CONCRETE |
| CURB AND GUTTER |
| OR PER PLANS |

| 6" CONCRETE DRIVEWAY |

| STREET PAVEMENT |

| 18" |

SECTION A-A

NOTE:
SIDEWALK SECTION THROUGH DRIVEWAY SHALL
BE POURED SAME THICKNESS AS DRIVEWAY
APPROACH (EXISTING SIDEWALK, IF ANY,
SHALL BE REMOVED AND REPLACED)
EXISTING CONCRETE PAVEMENT WIDENING

STANDARD CONSTRUCTION DETAIL

EXISTING CONCRETE PAVEMENT

EXISTING SUBGRADE

DRILL EX. PAVEMENT AND EPOXY GROUT

#4 @ 18”

PROPOSED CONCRETE PAVEMENT – SEE PLANS AND SPECS

1'-0"

2'-0"

3"

12"

18"

#4 @ 18” (TYP.)

SEE PLANS

SUBGRADE PER PLANS AND SPECS

SCALE: 3/4”=1'-0"

REVISED: JAN 2015

P04
CONCRETE SIDEWALK
STANDARD CONSTRUCTION DETAIL

SECTION A-A

SECTION B-B

SECTION C-C

SEE NOTE No. 1

1/2" REDWOOD OR PREMOLD EXPANSION JOINT 25' O.C. MAX.

NOTE:
1. REINFORCEMENT SHALL BE #3 BARS @ 18" EACH WAY
2. PROVIDE EXPANSION JOINTS ALSO WHEN CONNECTING TO EXISTING SIDEWALKS, DRIVEWAYS, CURBS AND GUTTER.
3. PROVIDE 5'x5' SIDEWALK PASSING AREAS PER T.A.S. REQUIREMENTS AT REASONABLE INTERVALS NOT TO EXCEED 200' ALONG SIDEWALK.
4. WHERE SIDEWALK IS ADJACENT TO CURB PROVIDE JOINT SEALANT BETWEEN SIDEWALK AND BACK OF CURB. THIS SHALL BE CONSIDERED SUBSIDIARY TO THE COST OF THE SIDEWALK.
NOTES:

1. REFER TO NCTCOG ITEM 301.3 FOR CONCRETE PAVEMENT

2. DOWELS MUST BE INSTALLED IN THE PAVEMENT PARALLEL TO THE PAVEMENT SURFACE.

3. DOWELS IN TRANSVERSE JOINTS MUST BE INSTALLED IN THE PAVEMENT PARALLEL TO THE PAVEMENT CENTERLINE.

4. DOWELS IN LONGITUDINAL JOINTS MUST BE INSTALLED IN THE PAVEMENT NORMAL TO THE PAVEMENT CENTERLINE.

5. BACKER ROD MATERIAL MAY BE USED IN CONJUNCTION WITH SEALANT IF THE JOINT SEALANT RESERVOIR MAINTAINS AT LEAST A 1:1 WIDTH/DEPTH RATIO, BUT IN NO CASE SHALL THE RATIO BE GREATER THAN 1:15. THE BACKER ROD DIAMETER SHALL BE 1/8” GREATER THAN THE JOINT WIDTH.
NOTE:
1. PAVEMENT REINFORCING BARS NOT SHOWN FOR CLARITY.

<table>
<thead>
<tr>
<th>STREET CLASS</th>
<th>T (IN.)</th>
<th>DOWEL SIZE (IN.)</th>
<th>DOWEL LENGTH (L) (IN.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>9</td>
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<td>24</td>
</tr>
<tr>
<td>B</td>
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<td>24</td>
</tr>
<tr>
<td>C</td>
<td>7</td>
<td>0.75</td>
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<td>D</td>
<td>6</td>
<td>0.75</td>
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</tr>
<tr>
<td>E</td>
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</tr>
<tr>
<td>G</td>
<td>6</td>
<td>0.75</td>
<td>24</td>
</tr>
</tbody>
</table>

NOTES:
1. REFER TO NCTCOG ITEM 301.3 FOR CONCRETE PAVEMENT.
2. CAPPED AND UNCAPPED ENDS SHALL ALTERNATE.
3. DOWEL SUPPORT MATERIALS AND LAYOUT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS AND CONSTRUCTION.
4. ENTIRE LENGTH OF DOWEL SHALL BE LUBRICATED.
5. DOWELS MUST BE INSTALLED IN THE PAVEMENT PARALLEL TO THE PAVEMENT SURFACE AND TO THE CENTERLINE.
6" ROLLOVER CURB AND 18" GUTTER

STANDARD CONSTRUCTION DETAIL

NOTES:
- In the transition area the 6" rollover curb and 18" gutter will transition to a 6" vertical curb and 18" gutter (see plans for specific areas)
1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 301.3.
2. PROVIDE TYPE 1 MONOLITHIC MEDIAN NOSE AT ALL MEDIANS 8’ WIDE OR LESS.
1. All concrete shall be in accordance with NCTCOG 301.3.
2. Provide Type 2 monolithic median nose at all medians greater than 8’ wide.
CONCRETE PAVEMENT
JOINTING LAYOUT

扩张接缝位于路缘线的返回处（典型），

主要街道（Q）

所有锯切通过路缘线应正常与面

的路缘线

15’
(TYP.)

扩张接缝位于主要街道的返回处（典型），

切割收缩或施工接缝

NOTE:

最大纵向接缝间距:
重大动脉: 12’
分隔/收集器: 13’
本地: 15’

NOTES:

1. REFER TO NCTCOG ITEM 301.3 FOR CONCRETE PAVEMENT.
2. ALL PAVEMENT JOINTS ARE EITHER SAWED CONTRACTION OR CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.
3. MAXIMUM TRANSVERSE JOINT SPACING IS 15’.
4. LONGITUDINAL JOINT SPACING SHALL MATCH LANE LINES UNLESS NOTED OTHERWISE.
5. ALL SAWCUTS SHALL BE 1/8” TO 3/16” WIDE AND ONE-FOURTH THE DEPTH OF THE ACTUAL SLAB THICKNESS.
6. ALL PAVEMENT JOINTS SHALL BE SEALED IN ACCORDANCE WITH NCTCOG.
SECTION A-A

PLAN

1/2" EXPANSION JOINT MATERIAL FULL DEPTH (BOTTOM OF CONCRETE TO TOP OF CURB)

12" WIDE CONCRETE MOW STRIP

MONOLITHIC MEDIAN NOSE

TOP OF CURB (BEYOND)

CONCRETE MOW STRIP WITH TOOLED RADIUS EDGES (TYP.) AND 2-#4 CONTINUOUS

10'-0"

6'-0"

12"

CONCRETE PAVERS

1" SAND BEDDING WITH CEMENT

4" CLASS A CONCRETE WITH #4 @ 18"

EXISTING SUBGRADE COMPACTED TO 95% STD. PROCTOR DENSITY

SECTION A-A

NOTE:

1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 301.3.
STREET HEADER AT EXISTING PAVEMENT

STREET HEADER FOR FUTURE CONCRETE PAVEMENT

CONCRETE PAVEMENT AT STREET HEADER

NOTES:

1. REFER TO NCTCOG ITEM 301.3 FOR CONCRETE PAVEMENT.
2. REFERENCE TYPICAL SECTIONS FOR PROPOSED CONCRETE PAVEMENT THICKNESS AND SUBGRADE TREATMENT.
SECTION A-A

PLAN
SCALE: 1" = 20'

SECTION A-A
SCALE: 1/4" = 1'-0"

1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 301.3.
2. EXISTING CURB AND GUTTER SHALL BE VERTICALLY SAWCUT. HORIZONTAL SAWCUTTING OF CURB NOT ALLOWED.
3. SIDEWALK SECTION THROUGH DRIVEWAY SHALL BE POURED SAME THICKNESS AS DRIVEWAY APPROACH (EXISTING SIDEWALK, IF ANY, SHALL BE REMOVED).
4. DRIVEWAY THICKNESS TO MATCH STREET PAVEMENT THICKNESS (6" MINIMUM).
TYPICAL CURB RAMP

RAMP AND LANDING: 1.5% TYP, 2.0% MAX*

RADIUS PER PLAN

STANDARD OR 24" LAYDOWN CURB (TYP.)

DETECTABLE WARNING PADS (COLONIAL RED) BY ARMOR-TILE OR APPROVED EQUAL. (TYP.)

RIGHT-OF-WAY

5'X5' SHARED LANDING

STREET LIGHT

RIGHT-OF-WAY CORNER CLIP

5'X5' SHARED LANDING

RAMP AND LANDING: 1.5% TYP, 2.0% MAX*

STOP SIGN

SIDEWALK BY BUILDER (2% MAX)

SIDEWALKS AND RAMPS SHALL BE SHOWN ON THE PLANS. SLOPES AND WIDTHS SHALL BE VERIFIED AND SHOWN TO ENSURE THE DESIGN MEETS LOCAL, STATE, FEDERAL ADA REQUIREMENTS.

RAMPS SHALL BE DIRECTED ALONG AN ACCESSIBLE PATH AND HAVE A RECEIVING RAMP. ACTUAL LOCATION OF RAMPS MAY DEPEND UPON ROAD GEOMETRY. RAMPS SHALL NOT BE LOCATED WITHIN THE RADIUS OF THE CURB RETURN UNLESS APPROVED BY THE CITY ENGINEER.

NOTES:
1. REFER TO TXDOT DETAIL PED-12A FOR ADDITIONAL DETAILS ON CURB RAMPS
2. RAMPS SHALL BE 4" 3000 PSI CONCRETE NO. 3 BARS 24" EACH WAY
*LANDING MAY BE A PART OF THE RAMP DEPENDING ON DISTANCE BETWEEN THE CURB AND SIDEWALK. IF LANDING IS A PART OF THE RAMP, RAMP SLOPE MAY NOT EXCEED 2%. IN ALL OTHER SCENARIOS, RAMP SLOPE MAY NOT EXCEED 8.33%
1. Maximum chimney height shall be 15".
2. Manholes shall be concentric unless otherwise approved by the city.
3. 4"x4" pavement inserts of 6" 3000 PSI concrete shall be provided for manhole lids.
4. Manholes shall be Class F concrete per NCTCOG.

PRECAST AND CAST-IN-PLACE MANHOLE

See detail S03 for placement of grade rings, frame, and manhole insert.

48" concentric manhole cone

O-Ring joint ASTM 443

Precast concrete manhole ASTM 478

Sanitary sewer pipe

4" min.

8" min.

Boot Kor-N-Seal or approved equal

Crushed rock per NCTCOG 504.2 Grade 4

Monolithically placed concrete as specified

Undisturbed earth

Precast 1/2 section

Cast-in-place 1/2 section

Scale: 3/4"=1'-0"

Revised: Jan 2015

S01
CLASS "H"

NOTES:

1. UTILIZE CLASS "H" EMBEDMENT FOR PVC (SDR-35 OR SDR-26) WASTEWATER LINE INSTALLATIONS.

2. INSTALLATION SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 503.

3. BEDDING DEPTH MEASURED FROM OUTSIDE THE PIPE BELL.
ASSEMBLY PLAN VIEW

INDEX MARKS ON FRAME AND COVER

2 - 3-3/4" X 2" PICK SLOTS WITH 1 - 1" DIA. STEEL ROD EACH

ASSEMBLY CROSS SECTION

6-5/8" DIA., 1-1/2" LONG STAINLESS STEEL BOLTS

1/2" DIA. X 6" LONG STAINLESS STEEL ANCHOR BOLTS W/HEX. HEAD NUT - 6 REQUIRED

NOTES:

1. THE HORIZONTAL BEARING SURFACES ARE TO BE MACHINE FINISHED.

2. FOR A SEAL BETWEEN THE RING FRAME AND COVER A 1/4" DIA. NEOPRENE "O-RING" GASKET SHALL BE INSTALLED BY THE MANUFACTURER. THE LOCATION SHALL BE AS PER THE MANUFACTURER'S STANDARDS BUT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.

3. THE SOLID LID WILL BE PROVIDED WITH MANUFACTURER'S STANDARD LETTERING SHOWING "SANITARY SEWER".

4. NOT ALLOWED IN TRAFFIC AREA.
NOTES:
1. RESIDENTIAL SEWER LATERAL SHALL BE MINIMUM 4" PVC SDR 35 AT A 2% MINIMUM GRADE.
2. SEWER LATERALS SHALL EXTEND TO A POINT 10 FT BEYOND RIGHT-OF-WAY LINE AND SHALL BE A MAXIMUM OF 5 FT DEEP.
3. SEWER LATERALS SHALL BE PLACED AT THE C/L OF EACH LOT.
4. DURING INITIAL LATERAL INSTALLATION, A 4" CLEANOUT SHALL BE BROUGHT 3-4 FT ABOVE GRADE AT THE R.O.W. LINE.
5. PRIOR TO FINAL GRADING, LATERAL LOCATION SHALL BE MARKED ON CURB AND CLEANOUT TO BE CUT 1 FOOT BELOW GRADE.
6. CONNECTION TO THE MAIN SHALL BE MADE WITH A COMBO WYE & EXTRA-LONG SWEEP ⅜ BEND.
NOTES:

1. FLOWLINE OF DROP SHALL BE LOCATED BETWEEN THE CENTERLINE AND TOP OF WASTEWATER MAIN.

2. THERE SHALL BE A MINIMUM OF TWO-TENTHS OF A FOOT (0.1') DROP BETWEEN INVERTS OF PIPES IN AND OUT OF MANHOLES.

3. WHERE UNEQUAL PIPES ENTER A MANHOLE, THE CROWN OF THE PIPES SHALL BE SET AT THE SAME ELEVATION.

4. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 502.1.

5. RAVEN LINING OR APPROVED EQUAL SHALL BE PLACED ON ALL DROP MANHOLES.

6. MANHOLES SHALL BE CLASS F CONCRETE PER NCTCOG
NOTE:

1. REFER TO MANHOLE STANDARD DRAWINGS FOR ADDITIONAL DETAIL OF MANHOLE (RE: DETAILS S01).

2. MANHOLES SHALL BE CLASS F CONCRETE PER NCTCOG.
NOTE:
1. REFER TO STANDARD DETAIL S01 FOR MANHOLE DETAILS.
2. MANHOLES SHALL BE CLASS F CONCRETE PER NCTCOG.
3. S07B MAY BE USED AS DIRECTED BY THE CITY.
6" DIA. NORMAL, SCHEDULE 40 GALVANIZED PIPE

PRESSURE MANHOLE LID AND FRAME (RE: DETAIL S03)

2' ABOVE 100 YR FLOODPLAIN ELEVATION OR 10' ABOVE ADJACENT GROUND LINE (WHICHEVER IS GREATER)

WIRE MESH COVERING VENT

12" MAXIMUM TO CENTERLINE OF VENT OPENING

STAINLESS STEEL PIPE HOLD DOWN WALL CLAMPS ON 60" CENTERS

PRECAST OR CAST-IN-PLACE MANHOLE

12" MAX. TO CENTERLINE OF VENT OPENING

FILL BOTTOM OF STANDPIPE WITH GROUT

2 - #3 BENT REBARS

NOTE:

1. REFER TO STANDARD DETAIL S01 FOR MANHOLE DETAILS.

2. MANHOLES SHALL BE CLASS F CONCRETE PER NTCOG.

3. S07A MAY BE USED AS DIRECTED BY THE CITY.
MANHOLE ABANDONMENT

EXISTING MANHOLE FRAME AND COVER TO BE REMOVED AND REPLACED WITH TOPSOIL OR PAVING, AS NECESSARY

3/4" GRAVEL

2'

POUR CLASS B CONCRETE TO A POINT 3" ABOVE TOP OF PIPE

EXISTING WASTEWATER MAIN IS TO BE PLUGGED WITH CLASS B CONCRETE

EXISTING WASTEWATER MAIN IS TO BE PLUGGED WITH CLASS B CONCRETE

EXISTING CONCRETE BASE

WHERE THIS EXISTS THE EXISTING WASTEWATER MAIN SHALL BE PLUGGED WITH CLASS B CONCRETE

NOTES:
1. CITY MAY MODIFY DEPENDING UPON FIELD CONDITIONS. EXISTING LINES SHALL BE CUT AND PLUGGED AT CITY'S DIRECTION.

2. ALL MAIN LINES COMING INTO THE MANHOLE SHALL BE CUT AND PLUGGED.
CLEANOUT CASTING OPENING TO BE INSTALLED CENTERED OVER THE CENTERLINE OF THE CLEANOUT STACK EXTENDED TO GROUND LEVEL

CLEANOUT CASTING W/ PICK BAR

CLASS B CONCRETE

2'-6" X 2'-0" X 6" FOUNDATION

CEANOUT STACK

4" MIN.

FOR EACH DITCH:
USE CLASS "B-1" EMB. FOR PVC
FOR ROCK DITCH:
CLASS "A" EMB.

WATER TIGHT REMOVABLE PLUG

CLASS B CONCRETE

CLASS B CONCRETE AS DETERMINED BY THE CITY

PROFILE VIEW

SECTION X-X

NOTES:

1. IF CLEANOUT IS PLACED IN ADVANCE OF PAVEMENT PLACE SAND AROUND CLEANOUT CASTING IN LIEU OF CLASS B CONCRETE.

2. IF CLEANOUT IS OUTSIDE OF PAVEMENT, CENTER CASTING IN 24" X 24" CLASS A CONCRETE PAD 6" THICK WITH FOUR #3 BARS.
PLAN VIEW

SECTION VIEW

KEY:
A  WASTEWATER MAIN
B  4" WYE
C  4" WASTEWATER LAT. (LENGTH VARIES)
D  CLASS B CONCRETE

STANDARD CONSTRUCTION DETAIL
WASTEWATER LATERAL
FIELD INSTALLATION DETAIL

NOTES:

1. ALL OFFSITE CITY MAINS WITH CLEANOUTS AND MANHOLES SHALL BE MARKED AS DETAILED ON THIS SHEET.

2. THE OFFSITE SANITARY SEWER MARKER SHALL HAVE THE FOLLOWING WRITING: "CITY SANITARY SEWER".
NOTES:

1. IF FLUME IS 7’ OR WIDER, INSTALL 7’ X 6” DIAMETER STEEL BOLLARDS (FILLED WITH CONCRETE) BURIED TO 4’ DEPTH AT BOTH START AND END OF FLUME.

2. SLOPES SHALL BE STABILIZED WITH VEGETATION OR OTHER APPROVED METHODS.

3. THE WIDTH OF FLUME SHALL BE DETERMINED BASED UPON ENGINEERING CALCULATIONS.

4. ADEQUATE EROSION CONTROL MEASURES SHALL BE PROVIDED AT THE OUTFALL. CALCULATIONS SHALL BE PROVIDED.
NOTES:
1. TOP OF INLET TO SLOPE 2% TOWARDS STREET OR PER PLAN.
2. CENTER SUPPORT BEAM REQUIRED FOR 15’ AND 20’ STANDARD CURB INLETS.
3. ADDITIONAL REINFORCING STEEL TO BE PLACED AROUND MANHOLE OPENING.

NOTE:
1. MANHOLE TO BE PLACED AT LOW END OF INLET. TWO MANHOLES ARE REQUIRED ON 15’ AND 20’ INLETS ONLY IF THE INSIDE HEIGHT OF THE INLET IS LESS THAN 4 FEET.
THROAT SECTION

NORMAL TRANSVERSE SLOPE
DEPRESSED GUTTER SLOPE

JOINT SEALANT
2% TYP.

CONSTRUCTION JOINT

T

T/2

1 1/2" RAD.

1" RAD.

3" RAD.

2" RAD.

2"

6"

50% SLOPE

1'-2 1/2" RAD.

8 1/2" RAD.

THROAT SECTION

STANDARD CONSTRUCTION DETAIL
STANDARD CURB INLET
SHEET 2 OF 2

REVISED: JAN 2015
NOTES:

1. TOP OF INLET TO SLOPE 2% TOWARDS STREET OR PER PLAN.

2. CENTER SUPPORT BEAM REQUIRED FOR 15’ AND 20’ STANDARD CURB INLETS.

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THROAT SECTION

2'–0" FACE TO FACE
6"
1'–10"
2"
1 1/2" RAD.
NORMAL TRANSVERSE SLOPE

CURB (BEYOND)

DEPRESSED GUTTER SLOPE

CONSTRUCTION JOINT (RE: DETAIL P05)

T/2
T (6" MIN)

1'–2 1/2" RAD.
8 1/2" RAD.

2"
50% SLOPE

3" RAD.

1" RAD.

JOINT SEALANT

2% TYP.

STANDARD CONSTRUCTION DETAIL
RECESSED CURB INLET
SHEET 2 OF 2

SCALE: 1"=1'-0"
REVISED: JAN 2015
D05
CENTER SUPPORT BEAM FOR 15' & 20' RECESSED AND STANDARD INLETS

INLET SECTION FOR RECESSED AND STANDARD INLETS

NOTE:
1. TOP OF INLET SLOPE 2% TOWARDS STREET OR PER PLAN.

STANDARD CONSTRUCTION DETAIL
CENTER SUPPORT BEAM & INLET SECTION FOR RECESSED AND STANDARD INLETS

REVISED: JAN 2015
SCALE: 1/2"=1'-0" D06
STANDARD CONSTRUCTION Detail
STANDARD SQUARE
STORM DRAIN MANHOLE

PLAN VIEW

CAST IRON MANHOLE FRAME
AND COVER TV&S #679
OR APPROVED EQUAL.

BRICK LEVELER

# 4 BARS AS SHOWN
IN PLAN

#4 BARS @ 9” C-C
BOTH WAYS

FINISHED STREET GRADE

DEPTH VARIES

NOTE:
CONCRETE FOR MANHOLES
SHALL BE PER NCTCOS
STANDARD SPECIFICATIONS

#4 BARS @ 9” C-C
BOTH WAYS

SECTION A-A
NOTES:

1. UTILIZE CLASS "B+" EMBEDMENT FOR RCP STORM DRAIN INSTALLATIONS.

2. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH NCTCOG ITEMS 501.6 AND 508.

3. BEDDING DEPTH MEASURED FROM OUTSIDE THE PIPE BELL.
DOUBLE YELLOW LINE (PAVEMENT MARKINGS)

* RE: TxDOT PM(2)-10 DETAIL "B"

DOUBLE YELLOW LINE (BUTTONS, RAISED PAVEMENT MARKERS)

BROKEN WHITE LANE LINE

WHITE OR YELLOW EDGE LINE

LEFT TURN "PUPPY TRACKS"

LEFT TURN BAY LINE

RIGHT TURN BAY LINE

NOTES:

1. ALL STRIPING, ARROWS AND WORDS ON PAVEMENT SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED IN PLANS.
NOTES:

1. REFER TO TxDOT PM(4)-03 DETAIL "A" FOR DIMENSION BETWEEN PAVEMENT MARKINGS AND MARKERS.
ROAD CLOSED BARRICADE

3-1”x8” WOOD BOARDS PAINTED WHITE

4”x4” WOOD OR BREAK-AWAY POST 8’-0” LONG PAINTED WHITE

TOP OF CURB GRADE

BOTTOM PORTION TO BE TREATED AND SET IN CLASS B CONCRETE

RED AND WHITE REFLECTORIZE STRIPES SHALL BE POINTED ON HORIZONTAL MEMBERS AS SHOWN

DEAD END STREET BARRICADE CENTER POST STRIPE FROM CENTER OUT AS SHOWN.

ALL HORIZONTAL MEMBERS TO BE ATTACHED TO POSTS AS SHOWN

1/2 “x8” HEX BOLT END OF LINE POST

1/2 “x8” HEX BOLT CENTER POST

TYPE III BARRICADE

PAVEMENT GUTTER

12” NON-GROUTED DRY ROCK RIP-RAP

12” GRouted ROCK RIP-RAP

STREET HEADER SEE DETAIL THIS SHEET

POST ANCHOR DETAIL

BARRICADE AT STREET HEADER DETAIL

NOTES:

1. ALL BARRICADES SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND THE STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS (SHSD).

2. BARRICADE MUST COVER ENTIRE WIDTH OF PAVED ROADWAY OR FIRELANE SURFACE.

3. BARRICADES SHALL BE DESIGNED AND CONSTRUCTED TO THE STANDARDS OF THE COMPLIANT WORK ZONE TRAFFIC CONTROL DEVICE LIST.

4. BARRICADE STRIPING MATERIAL SHALL BE RED AND WHITE HIGH INTENSITY REFLECTIVE SHEETING.

5. DIAGONAL STRIPING SHALL BE PLACED IN A MANNER THAT DIRECTS TRAFFIC IN THE APPROPRIATE DIRECTION OF TRAVEL.

6. PROPOSED BARRICADE STRIPING SHALL BE APPROVED BY THE CITY PRIOR TO PLACEMENT OF BARRICADE.
NOTES:

1. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE STANDARD HIGHWAY SIGN DESIGN FOR TEXAS (SHSD).

2. LOCATIONS SHOWN FOR SIGNAGE ARE APPROXIMATE; FINAL LOCATIONS MAY CHANGE DUE TO POST CONSTRUCTION CONDITIONS AND PRESENCE OF OTHER PHYSICAL FEATURES. FINAL LOCATION OF ALL SIGNAGE SHALL BE FIELD VERIFIED WITH CITY PRIOR TO INSTALLATION.

3. ALL SIGNS SHALL BE DIAMOND GRADE INTENSITY AND THE SIZES SHALL BE STANDARD UNLESS OTHERWISE NOTED.

4. ALL TRAFFIC SIGNS, POSTS, AND MATERIALS SHALL BE INSTALLED PER DETAIL THIS SHEET.

5. FOR STOP SIGNS THAT WILL ACCEPT FUTURE STREET SIGNS, EXTEND POST ABOVE STOP SIGN SO THAT 2 HOLES ARE AVAILABLE FOR MOUNTING. FOR ALL OTHERS, POST SHALL NOT EXTEND ABOVE SIGN.
STANDARD CONSTRUCTION DETAIL
STREET NAME BLADE AND STOP SIGN

FIN-A4 BK
PER BRANDON INDUSTRIES, INC. STANDARDS
(OR APPROVED EQUAL)
8"H x 4.75"W

HI 0936DS-L
PER BRANDON INDUSTRIES, INC. STANDARDS
(OR APPROVED EQUAL)
9" EXTRUDED BLADE (52" TYPICAL)

2WAYARM24 BK
PER BRANDON INDUSTRIES, INC. STANDARDS
(OR APPROVED EQUAL)

HRI-1/30 BK
PER BRANDON INDUSTRIES, INC. STANDARDS
(OR APPROVED EQUAL)
36" TYPICAL
30" RESIDENTIAL 2-WAY STOP
SIGN SHALL HAVE A BLACK BACK

CP4X14 BK
PER BRANDON INDUSTRIES, INC. STANDARDS
(OR APPROVED EQUAL)
4" O.D.

SB-94 BK
PER BRANDON INDUSTRIES, INC. STANDARDS
(OR APPROVED EQUAL)
16"H x 13"W

FOUNDATION DETAIL

USE BREAK AWAY KIT
SEE DETAIL FOR SUGGESTED FOUNDATION
SECTION X-X

1. REFER TO STANDARD DETAIL W02 AND W03 FOR TABLES OF DIMENSIONS AND QUANTITIES.

2. REFER TO STANDARD DETAIL W05 FOR GENERAL NOTES.
### Standard Construction Detail

**Horizontal Thrust Block at Pipe Bend**

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#### Scale: N.T.S.

#### Revised: Jan 2015

#### W03
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VERTICAL THRUST BLOCK AT PIPE BEND

ELEVATION B-B

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NOTE:
1. REFER TO STANDARD DETAIL W05 FOR GENERAL NOTES.

STANDARD CONSTRUCTION DETAIL
VERTICAL THRUST BLOCK AT PIPE BEND

SCALE: 1/4"=1'-0"
REVISED: JAN 2015
WO4
GENERAL NOTES FOR ALL THRUST BLOCKS:

1. CONCRETE FOR BLOCKING SHALL BE CLASS B.

2. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR DUCTILE IRON, P.V.C.

3. VOLUMES OF THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS B) IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.

4. WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.

5. POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.

6. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL BE LESS THAN SHOWN HERE.

7. THE SOIL BEARING PRESSURES ARE BASED ON 1000 LBS./S.F. IN SOIL AND 2000 LBS./S.F. IN ROCK.

8. USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE AND BEND, TEE, OR PLUG TO PREVENT THE CONCRETE FROM STICKING TO IT.

9. FOR STANDARD FITTINGS, CONCRETE SHALL NOT EXTEND BEYOND JOINTS.
NOTES:
1. A VALVE EXTENSION STEM SHALL BE REQUIRED FOR ANY VALVE WHOSE OPERATING NUT IS LOCATED IN EXCESS OF 4' BELOW THE TOP OF VALVE BOX. THIS EXTENSION SHALL BE OF SUFFICIENT LENGTH TO INSURE THAT ITS TOP IS WITHIN 12" OF THE VALVE BOX COVER.

2. CONCRETE PAD 24" SQUARE SHALL BE Poured AROUND ALL VALVE BOXES NOT PLACED WITHIN CONCRETE PAVEMENT. CLASS A CONCRETE, 6" THICK.

3. VALVES SHALL BE CLOUV VALVES (OR APPROVED EQUAL) WITH STAINLESS STEEL HARDWARE (NUTS AND BOLTS). FLANGED WHERE APPLICABLE. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 502.6.
NOTES:

1. ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS, C502. FIRE HYDRANTS SHALL HAVE A 5 1/4" MIN. VALVE OPENING AND AN INSIDE BARREL DIAMETER OF APPROXIMATELY 7". ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.

2. THE VERTICAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.

3. FIRE HYDRANT LEADS GREATER THAN 2 FEET REQUIRE JOINT THRUST RETAINERS.

4. FIRE HYDRANT NO CLOSER THAN 18" TO EXISTING OR PROPOSED SIDEWALKS. (TYPICAL)

5. TOP OF PIPE SHALL BE A MINIMUM 42" BELOW GRADE.

6. FIRE HYDRANT SHALL BE PLACED ON THE EXTENDED LOT LINE WHEN POSSIBLE.

7. FIRE HYDRANT SHALL BE LOCATED A MINIMUM 1 FT. OUTSIDE OF THE AREA BETWEEN THE P.C.'S OF THE CORNER TURNING RADIUS AT THE INTERSECTIONS. (SEE PLAN VIEW)

8. ALL FIRE HYDRANTS SHALL BE AT LEAST 42 INCHES FROM ANY ABOVE GROUND OBSTRUCTIONS, SUCH AS GUARDRAILS, RETAINING WALLS, BOLLARDS, ETC.

9. ALL BELOW GROUND IRON ASSEMBLIES SHALL BE WRAPPED IN POLYETHYLENE ACCORDING TO AWWA C105.

10. ACCEPTABLE MANUFACTURERS: CLOW MEDALLION OR APPROVED EQUAL.

11. GRADELOCK OR APPROVED EQUAL CONNECTOR PIPE SHALL BE USED AS NECESSARY TO ENSURE THE FIRE HYDRANT IS SET AT THE PROPER GRADE.

12. A BLUE REFLECTORIZED PAVEMENT MARKER ON THE CENTERLINE OF THE STREET IS REQUIRED TO MARK THE LOCATION OF THE FIRE HYDRANT.

13. FIRE HYDRANTS SHALL BE PAINTED ACCORDING TO NOTES ABOVE.

14. ALL JOINTS SHALL BE MECHANICAL JOINTS UNLESS OTHERWISE SPECIFIED.

15. MEGA-LUG RESTRAINTS ON MJ FITTINGS/FLANGED WHERE POSSIBLE.

16. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH NTCOG ITEM 502.3.

17. PLACE SPLASH PADS AROUND FIRE HYDRANT BARREL FOR BREAKAWAY TO FUNCTION PROPERLY AND PREVENT DAMAGE TO THE UNDERGROUND CONNECTION. SPLASH PAD SHALL BE 3' WIDE AND EXTEND TO CURB.
NOTES:

1. INSTALLING PIPE WITH CLEARANCES OF LESS THAN 2’ BETWEEN WATER AND SEWER SHALL BE APPROVED BY THE CITY.
2. INSTALLATION AND DESIGN SHALL BE PER TCEQ CHAPTER 217.
3. 3M MARKER PADS SHALL BE LOCATED AT ALL FITTINGS.
NOTES:
1. UTILIZE CLASS "B-4" EMBEDMENT FOR PVC WATER LINE INSTALLATIONS.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 503.
3. BEDDING DEPTH MEASURED FROM OUTSIDE THE PIPE BELL.
1. WATER SERVICES SHALL NOT BE CONNECTED TO FIRE HYDRANT LINES OR TO FIRE SERVICE MAINS.

2. METER BOX SHALL BE LOCATED OUT OF ALL FLATWORK, SIDEWALKS AND APPROACHES.

3. SERVICES SHALL BE IN SAND 6” ABOVE AND BELOW THE PIPE.

4. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 502.10, AWWA C800, AND AWWA C901.

5. SAND SHALL BE PLACED 12” ON BOTH SIDES OF SERVICE SADDLE

6. SLEEVE POLY SERVICE SHALL BE PLACED INSIDE 2” SCH 40 PVC ON LONG SIDE SERVICES.
NOTE: ALL CROSSES SHALL HAVE 4 FLANGED GATE VALVES

NOTE: ALL TEES SHALL HAVE 3 FLANGED GATE VALVES

CROSS FITTINGS

TEE FITTINGS

FLG X MJ GATE VALVE

TYP FIRE HYDRANT ASSEMBLY
RE: DETAIL W07 THIS SHEET

ELEVATION

FLG X MJ GATE VALVE

TYP FIRE HYDRANT ASSEMBLY
RE: DETAIL W07 THIS SHEET

PLAN

FIRE HYDRANT FITTINGS

NOTES:
1. ALL CROSSES, TEES, VALVES AND FIRE HYDRANTS SHALL HAVE FLANGED CONNECTIONS.
2. REFER TO BLOCKING DETAILS FOR BLOCK DESIGN AND INSTALLATION.
3. MEGA—LUG ON ALL MJ FITTINGS.

STANDARD CONSTRUCTION DETAIL
FITTINGS (WATER)
NOTE:
CONCRETE ENCASEMENT
MAY BE MODIFIED FOR A
CONCRETE CAP.