



**AGENDA ITEM REQUEST FORM
CITY OF JOHNSON CITY, TEXAS
CITY COUNCIL**

ITEM NO. 5

MEETING DATE: February 2, 2021

AGENDA PLACEMENT:

- ☐ Ceremonial
- ☐ Consent
- ☒ Individual
- ☐ Closed Session

CAPTION:

Discussion of and action on an Ordinance of the City Council of the City of Johnson City, Texas revising Municipal Code of Ordinances Chapter 10 *Subdivision Regulations*, including, but not limited to, the adoption of a *Design Standards and Specifications Manual*, to provide for the orderly, safe, healthy, and uniform development of the area within the corporate City limits and extraterritorial jurisdiction (ETJ); incorporating recitals; providing for severability; repealing any other Code provisions, ordinances, or parts of ordinances, and other provisions in conflict herewith; adopting penalty clauses; and adopting an effective date. (Staff)

EXECUTIVE SUMMARY:

The proposed Ordinance revises Municipal Code of Ordinances Chapter 10 *Subdivision Regulation* in its entirety, and it adds a comprehensive *Design Standards and Specification Manual* for subdivision development. Appendices D *Major Thoroughfare Plan* and E *Territory Map* are referenced, but not included, in the Ordinance; City Staff will seek City Council approval of those items at a subsequent meeting.

Bureau Veritas (BV) provided the City with the proposed Manual, and BV reviewed the proposed Ordinance and Manual to ensure conformity. Generally, the Manual is designed to implement the provisions of the Subdivision Ordinance, and it establishes the minimum requirements for engineering design within the City.

City Staff posted notice of the required Public Hearing on the City's website and in the Johnson City Record Courier.

FINANCIAL: N/a

ATTACHMENTS: Proposed Ordinance and Appendices

SUGGESTED ACTION:

Motion to approve an Ordinance of the City Council of the City of Johnson City, Texas revising Municipal Code of Ordinances Chapter 10 *Subdivision Regulations*, including, but not limited to, the adoption of a *Design Standards and Specifications Manual*, to provide for the orderly, safe, healthy, and uniform development of the area within the corporate City limits and extraterritorial jurisdiction (ETJ); incorporating recitals; providing for severability; repealing any other Code provisions, ordinances, or parts of ordinances, and other provisions in conflict herewith; adopting penalty clauses; and adopting an effective date.

PREPARED BY: City Staff

DATE SUBMITTED: 1/29/21

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOHNSON CITY, TEXAS REVISING MUNICIPAL CODE OF ORDINANCES CHAPTER 10 *SUBDIVISION REGULATIONS*, INCLUDING, BUT NOT LIMITED TO, THE ADOPTION OF A *DESIGN STANDARDS AND SPECIFICATIONS MANUAL*, TO PROVIDE FOR THE ORDERLY, SAFE, HEALTHY, AND UNIFORM DEVELOPMENT OF THE AREA WITHIN THE CORPORATE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION (ETJ); INCORPORATING RECITALS; PROVIDING FOR SEVERABILITY; REPEALING ANY OTHER CODE PROVISIONS, ORDINANCES, OR PARTS OF ORDINANCES, AND OTHER PROVISIONS IN CONFLICT HERewith; ADOPTING PENALTY CLAUSES; AND ADOPTING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to revise Municipal Code of Ordinances Chapter 10 *Subdivision Regulations*, including, but not limited to, the adoption of a *Design Standards and Specifications Manual*, to provide for the orderly, safe, healthy, and uniform development of land within the City's corporate limits and ETJ; and

WHEREAS, the City Council held a Public Hearing on this Ordinance and the proposed Design Standards and Specifications Manual on February 2, 2021, as required by Texas Local Government Code Sec. 212.002. *Rules*.

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

ARTICLE 1. FINDINGS OF FACT. The City Council finds the above recitals to be true and correct and incorporates the same in this Ordinance as findings of fact.

ARTICLE 2. APPROVAL AND CODIFICATION. Municipal Code of Ordinances Chapter 10 *Subdivision Regulations*, including, but not limited to, a Design Standards and Specifications Manual, attached hereto as Exhibit A and incorporated fully herein, is revised in its entirety.

ARTICLE 3. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared void.

ARTICLE 4. REPEALER. All ordinances, or parts thereof that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

ARTICLE 5. *EFFECTIVE DATE.* This Ordinance shall be effective immediately upon publication in the Johnson City Record Courier.

PASSED AND APPROVED by a majority vote of the City Council of the City of Johnson City, Texas on the 2nd day of February, 2021.

APPROVED:

Rhonda Stell
Mayor

ATTEST:

Rick Schroder
Chief Administrative Officer / City Secretary

Chapter 10 – SUBDIVISION REGULATIONS

ARTICLE I. - IN GENERAL

Sec. 10-1. – Extraterritorial Jurisdiction.

- (a) The territory identified in Appendix E hereto is hereby declared to be the extraterritorial jurisdiction (ETJ) of the City and is incorporated into the City as such for every lawful purpose.
- (b) Platting and subdivision rules and regulations for the City are hereby extended to apply to said ETJ, pursuant to the provisions of V.T.C.A., Local Government Code § 212.003.

Sec. 10-2. - Construction or use of private roads on un-platted land.

- (a) *Definition.* "Private road" is hereby defined as it is defined in the Uniform Act Regulating Traffic on Highways, V.T.C.A., Transportation Code § 541.302, as follows, to wit: "Every place or way in private ownership used for vehicular travel by the owner and those having express or implied permission from the owner but not by other persons." Such definition is not intended to include residential driveways as that term is commonly understood.
- (b) *Permit.* The construction or use of all private roads on any un-platted land in the City limits is hereby prohibited unless and until the owner of such land first obtains a permit from the City Council based on written application and public hearing. The permit fee shall be prescribed by the most recent Municipal Fee Scheduled adopted by the City Council.
- (c) *Penalty; additional remedies.* Each violation of this Section shall be punished by a penalty of a fine of not less than \$200.00 nor more than \$2,000.00 and each day such offense continues shall constitute a separate offense. Each violation hereof is also declared to constitute a public nuisance which can be summarily abated by police action to protect the public health, safety, and welfare. The City may also maintain suits in equity for injunctive relief.

Sec. 10-3. - Dedication of right-of-way by subdividers.

(a) *Dedication required.*

- (1) Subdivisions adjacent to any existing State-maintained street, road, or highway. The subdivider shall be required to dedicate on the plat 20 feet of right-of-way width adjacent to the land being platted. No additional pavement shall be required on existing streets where the dedications are required.
- (2) Subdivisions adjacent to streets located on the City of Johnson City Major Thoroughfare Plan, attached hereto, and made a part hereof by reference as Appendix D to Chapter 10 *Subdivision Regulations*. Where subdivisions are adjacent to a street, road, or highway located on the City of Johnson City Major Thoroughfare Plan, the subdivider shall be required to dedicate on the plat the remainder of one-half of the right-of-way width (shown on the major thoroughfare plan) measuring from the middle of the existing thoroughfare to the adjacent property for future expansion of such street, road, or highway adjacent to the land being platted. The developer shall not be required to construct any portion of the street.

(b) *Variances.*

(1) *Parties who may appeal.* Any subdivider who feels aggrieved by the implementation of the requirements of this Section may file a written request for variance to the City Council.

(2) *Authority of City Council.* Upon receiving a variance request, the variance shall be placed on the next available meeting of the City Council. The City Council may affirm the requirements of this Section in whole or part or waive the requirements of this Section.

(3) *Criteria for review.* The City Council shall uphold this Section if it finds that the City Engineer has established, by a preponderance of the evidence, that a nexus exists between the exaction required by this Section and the impact of the development and that such exaction is roughly proportional to that impact. Should the City Council find that, based upon the above criteria, some exaction less than that is required by this Section is appropriate, the City Council shall reduce the required dedication accordingly. Should the City Council find, based upon the above criteria, that a development shall have no impact on City infrastructure, the City Council shall waive the requirement of this Section.

ARTICLE II. - SUBDIVISION REGULATIONS

DIVISION 1. - GENERALLY

Sec. 10-31. - Short title.

This Article along with its attachments, exhibits and amendments, shall be known as the "Subdivision Regulations" of the City.

Sec. 10-32. - Statutory authority.

This Article is adopted under the authority of the constitution and laws of the State, including particularly V.T.C.A., Local Government Code Ch. 212.

Sec. 10-33. - Interpretation and purpose.

The interpretations and application of the provisions of this Article shall be deemed to be minimal in nature, and whenever the principles, standards or requirements of any other applicable provision of other ordinances of the City, which are higher or more restrictive, the latter shall control; and when circumstances warrant, as determined by the City Council, the Council shall have the authority to impose more restrictive conditions to this Article. The purpose of this Article is to achieve orderly urban development through land subdivision; to promote and develop the utilization of land to assure the best possible community environment in accordance with a comprehensive plan of the City; to provide for adequate municipal services and safe streets; and to protect and promote the public health, safety and general welfare.

Sec. 10-34. - Definitions.

For this Article, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Definitions not expressly prescribed herein are to be construed in accordance with customary usage in municipal planning and engineering practices.

Alley. A minor public right-of-way not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Building set back line. The line within a property defining the minimum horizontal distance between a building and the adjacent street property line.

Crosswalk way. A public right-of-way, six feet or more in width between property lines, which provides pedestrian circulation.

Cul-de-sac. A street having but one outlet to another street and terminated on the opposite end by a vehicular turn-around.

Dead-end street. A street, other than a cul-de-sac, with only one outlet.

Drainage easement. An interest in land granted the City, to the public generally, for the construction, use, and maintenance of drainage facilities across, over, and under the private land, together with the right to enter thereon with machinery and vehicles necessary for the maintenance of the drainage facilities.

Drainage right-of-way. A public right-of-way granted to the City, to the public generally, for the construction, use and maintenance of drainage facilities across, over and under the public right-of-way.

Engineer. A person duly authorized and properly registered under the provisions of the State Engineering Registration Act, as heretofore or hereafter amended, to practice the profession of engineering as evidenced by a current State Engineer's seal.

Lot. An undivided tract or parcel of land having frontage on a public street and which is, or in the future may be offered for sale, conveyance, transfer or improvement; which is designated as a distinct and separate tract, and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly filed of record.

Nonaccess easement. Easement across which vehicular access is prohibited.

Office. Any office referred to in this Article by title means the person employed or appointed by the City in that position, or his or her duly authorized representative.

Pavement width. The portion of a street available for vehicular traffic; where curbs are laid, it is the portion between the face of curbs.

Person. Any individual, association, firm, corporation, governmental agency, or political subdivision.

Planned residential development (PRD). A tract of land under the control of a developer, developed in compliance with the performance standards set out in these regulations. A PRD is developed in one or more phases as a single, predominantly residential entity.

Planned unit development (PUD). A tract of land developed according to plan as a single entity, in compliance with the use, density, intensity and characteristics of these regulations.

Plat. A complete and exact plan for the subdivision of a tract of land into lots for building purposes, which, if approved, may be submitted to the County Clerk for recording.

Private drainage easement. An interest in, and granted to, the City and to the public generally, for the use of a water course, drainage way, natural channel, or stream across private property. Maintenance of the private drainage is a responsibility of the property owner.

Private streets. Any nonpublic right-of-way used for vehicular access and constructed and maintained by a private entity.

Reserve strip. A reserve strip is any un-platted parcel of land that prevents access to platted property.

Fire lane. Shall mean a designated area on an approved plat which has a primary purpose of providing access for safety vehicles in any development where public streets do not adequately provide such access.

Street. A public right-of-way, however designated, which provide vehicular access to adjacent land.

Subdivider. Any person or any agent thereof, dividing or proposing to divide land to constitute a subdivision as that term is defined herein. In any event, "subdivider" shall be restricted to include only the owner, equitable owner, or authorized agent of such owner or equitable owner, of land sought to be subdivided.

Subdivision. A division of any tract of land situated within corporate limits, or within or partly within the ETJ of the City, into two or more parts for the purpose of laying out any subdivision of any tract of land or any addition of any town or City, or for laying out suburban lots or building lots, or any lots, and streets, alleys, or parts or other portions intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto. "Subdivision" includes re-subdivision.

Surveyor. A registered public surveyor, as authorized by the State statutes to practice the profession of surveying, as evidenced by a valid State seal.

Utility easement. An interest in land granted to the City, to the public generally, and/or to a private utility corporation, for installing or maintaining utilities across, over and under private land, together with the right to enter thereon with machinery and vehicles necessary for the maintenance of the utilities.

Sec. 10-35. - Application of provisions.

No person shall create a subdivision of land within the corporate limits of the City or within its ETJ, without complying with the provisions of this Article. All plats and subdivisions of any such land shall conform to the rules and regulations herein set forth.

Sec. 10-36. - Conformance to Comprehensive Plan.

No plat or subdivision of land within the City and within its ETJ as determined by V.T.C.A., Local Government Code Ch. 212 may be approved unless the plat considers the Comprehensive Plan of the City and its roads, streets, alleys, easements, parks, playgrounds and public utility facilities, including those which have been or may be laid out. Plats will also be compatible with the Comprehensive Plan for the extension of the City and its roads, streets, alleys, easements, and public highways as regards access to public utilities.

Sec. 10-37. - Policies and special provisions; effect on existing subdivisions.

- (a) It is unlawful for the County Clerk of the County to receive or record any such plan, plat, or re-plat unless and until the same shall be approved by the City.
- (b) No plat will be approved with a septic system unless the system is approved by the County in the location indicated on the plat.
- (c) No permit will be issued for any structure on a lot in a subdivision for which a final plat has not been approved and filed for record, nor for any structure on a lot within a subdivision in which the standards contained herein have not been complied with in full. This Paragraph shall not apply to additions, renovations, or rehabilitations of existing

structures, nor shall the same apply to the addition, renovation, or rehabilitation of accessory buildings, associated living quarters, and/or storage buildings.

(d) The City will not permit the repair, maintenance, installation or construction of any streets or public utility services in any subdivision for which a final plat has not been approved, nor in which the standards contained herein or referred to herein have not been complied with in full.

(e) The City shall not sell or permit the sale or supply of any water, gas, electricity or sewage service or any other form of public utilities service within a subdivision for which a final plat has not been approved or filed for record, nor in which standards contained herein or referred to herein have not been complied with in full. This paragraph shall apply only to vacant tracts of land.

(f) If any subdivision exists for which a final plat has not been approved or in which the standards contained herein or referred to herein have not been complied with in full, the City Council shall pass a resolution reciting the fact of such noncompliance or failure to secure final plat approval, and citing the fact that the provisions of subsections (a), (b), (c), (d) and (e) will apply to the subdivision and the lots therein; the City Secretary shall, when directed by the City Council, cause a certified copy of such resolution under the corporate seal of the City to be filed in the deed records of the County. If full compliance and final plat approval are secured after the filing of such resolution, the City Secretary shall forthwith file an instrument in the deed of records of the County nullifying the previously recorded instrument.

(g) Provided, however, that the provisions of this Section shall not be construed to prohibit the issuance of permits for any lots upon which a residential building exists and was in existence prior to passage of this subdivision Article; nor to prohibit the repair, maintenance, or installation of any street or public utility services for, to, or abutting any lot, the last recorded conveyance of which prior to passage of this Article was by metes and bounds, and/or any subdivision or lot therein, recorded or unrecorded, which subdivision or lot was in existence prior to the passage of this Article.

Sec. 10-38. - Dedication and maintenance of streets.

Disapproval of a plat by the City Council shall be deemed a refusal by the City to accept the offered dedication shown thereon. Approval of a plat shall not be deemed an acceptance of the proposed dedications and shall not impose any duty upon the City concerning the maintenance of or improvements of any such dedicated parts until the proper authorities of the City have actually appropriated the same by entry, use or improvements. It shall be unlawful for any officer or employee of the City to maintain the streets in a subdivision, and the City will not accept or maintain the streets, unless and until such streets have been surfaced, the required utilities and drainage facilities have been installed and such improvements have been accepted in writing by the City and the City's Engineer.

Sec. 10-39. - San Antonio Unified Development Code adopted; amendments.

(a) The City adopts as part of its Subdivision Chapter the following provisions of the San Antonio Unified Development Code dated August 1987 and the latest revisions thereof. The provisions are adopted verbatim as if written out fully herein except those inconsistent with other provisions of this Article. The provisions are as follows:

- (1) Article IV. Subdivisions, Division 4: Subdivision A, streets and sidewalks; Subdivision B, street numbers; Subdivision C, sidewalks.
- (2) Article IV. Division 6 Utilities: Subdivision A water; Subdivision B, sanitary sewers; Subdivision C, easements.
- (3) Article IV. Division 7, flood plains.
- (4) Article IV. Division 8, mobile home parks.

(b) All references in the San Antonio Code herein adopted to the following groups or persons shall mean the following:

- (1) *Director of public works* or any other San Antonio staff person shall mean Johnson City City Staff.
- (2) *City Clerk* shall mean City Secretary.
- (3) *Zoning commission* shall mean Johnson City Planning and Zoning Commission.

(c) The City adopts as part of its Subdivision Chapter Article V, Division 2, Section 35-502 (entitled "Traffic Impact Analysis"), including any and all appendices and tables referenced therein, of the San Antonio Unified Development Code adopted January 29, 2020, and the latest revisions thereof. The provisions are adopted verbatim as if written out fully herein except those inconsistent with other provisions of this Chapter. In the context of this ordinance, the term "City of San Antonio Major Thoroughfare Plan," found in the note to Section 35-502, shall mean the City of Johnson City Major Thoroughfare Plan as has been adopted or may be amended by the Johnson City City Council, and the term "permit" shall mean a plat, re-plat, rezoning, or building permit.

Sec. 10-40. - ETJ; application of provisions.

Under the provisions of V.T.C.A., Local Government Code, § 212.003, the provisions of this Article shall apply to public roads within the City's ETJ, and access to public roads within the ETJ shall be determined by the City Council, considering the general plan for extension of the municipality, the impact of such access on the general health, safety and welfare of the community, and the goals and objectives as set forth in the City's Comprehensive Plan.

Sec. 10-41. - Plat application procedure.

Applicability. The plat application procedure set out in this Section (as well as Section 10-42 through Section 10-48) shall be applicable to any application for preliminary or final plat, re-plat, or amending plat submitted to the City.

Sec. 10-42. - Application.

- (a) *Application.* Prior to submitting a plat, re-plat, or amending plat for review by the City or any other agency, the applicant shall complete a plat application.
- (b) *Payment of fees.* At the time the plat application is submitted, the applicant shall pay to the City of Johnson City the plat administration and filing fees, in accordance with the most recent Municipal Fee Schedule adopted by the City Council.

(c) *Refunds.* Platting fees are not transferable to other properties nor are they refundable except that the City is authorized to and may grant full or partial refunds as provided below:

- (1) If the fees collected are more than the amount required at the time of plat filing and such excess is not due to a substantial design change from that which was indicated on the initial plat application;
- (2) If an error in the plat fee calculation is found; or
- (3) If the plat is withdrawn by the applicant before it was reviewed by any employee or contract professional of the City or a public utility.

(d) Plat application expiration and withdrawal.

- (1) A plat application shall expire and shall be void for all purposes if a plat is not approved in accordance with this Article within two years from the date of plat application submittal. This shall apply to all plat applications filed after the effective date of this amendment.
- (2) A plat application shall be void for all purposes if it is withdrawn by the applicant.
- (3) Neither an expired nor a withdrawn plat application may be relied upon as a permit application for the assertion of vested, development or any other right or claim. If after the expiration or the withdrawal of a plat application the applicant wishes future plat approval of the subject property, a new plat application shall be filed, new application fees shall be required.

(e) *Plat fee exemptions.* The following situations shall be exempt from platting fees:

- (1) City of Johnson City projects;
- (2) Permeable areas identified on a proposed plat such as private or public drains, conservation, landscape, or greenbelt easements; or
- (3) Public rights-of-way designated on a proposed plat.

(f) Deposit: In addition to any other fees, a \$2,500.00 deposit will be paid at the time of submission of a preliminary plat, final plat or combination preliminary and final plat for review by city consultants of any facilities agreement and/or civil construction plans. At the time of final approval of any given plat the deposit will be adjusted up or down based on actual costs of review(s) by city consultants. An invoice for costs over \$2,500.00 will be provided to the applicant or a refund to the extent actual costs are less than \$2,500.00.

Sec. 10-43. - Filing.

Requirements. An applicant seeking approval of a preliminary or final subdivision plat, re-plat, or amending plat shall file the following with the City:

- (1) Three full size (24 x 36) & 12 half size (12 x 18) blue or black-line copies of the plat, the specifications for which are set out in Section 10-65 through Section 10-67 (when filing a preliminary plat), Section 10-70 through Section 10-72 (when filing a final plat), together

with one 8½-inch by 11-inch reduced copy on vellum or similar quality material and the original and one reproducible matte film of the plat.

- (2) A performance agreement if one is required by Section 10-101.
- (3) The tax certificates and letters of certification required by Section 10-44.
- (4) Fees. At the time the plat is filed, the applicant shall pay to the City of Johnson City the platting fees, as well as any other required fees, specified in this Article.
- (5) Digital files in AutoCAD version 2018 or later and PDF files to be submitted.

Sec. 10-44. - Letters and documents of certification.

The applicant for plat approval shall submit the following items simultaneously with the filing of the subdivision plat:

- (a) *Tax certificates.* Tax certificates from the City, school district and county, which indicate that all ad valorem taxes have been paid up to and including the current year on all land included within the final plat. For tax exempt properties, an applicant may submit evidence of the tax exemption in lieu of tax certificates.
- (b) *Certificates concerning utilities.* Letters of certification by the proper authorized official of each public utility company or board involved to be inscribed on the respective utility layouts required herein certifying approval of the same by the utility company or board.
- (c) *Certificates of City Engineer, City Arborist and Fire Chief.* Letters of certification from, if applicable, the City Engineer, City Arborist, Johnson City Volunteer Fire Department Fire Chief, and Blanco County stating they have received and approved or disapproved the applicable data required by Section 10-45.

Sec. 10-45. - Data required for letters of certification.

- (a) To obtain the required letters of certification, an applicant for any plat approval shall submit the following data to the certifying agencies/departments.
- (b) To/from the City Engineer:
 - (1) *Streets, alleys, sidewalks, crosswalks.* Three copies of plans and profiles of all streets, and alleys, and plans for sidewalks and crosswalk ways and three copies of construction specifications and of detailed cost estimates which shall include a 15 percent contingency. Plans are to be drawn at a scale of one inch = 50 feet, longitudinal, and one inch = five feet, vertical. Benchmarks using USGS data are required. Also, if a proposed plat traverses or is contiguous with a State maintained facility, a permit from the State department of highways and public transportation indicating approval of the proposed access point and right-of-way.
 - (2) *Storm drainage.*
 - a. Two copies of the proposed plat showing two-foot contours in areas where the slope does not exceed five percent and five-foot contours in areas where the slope exceeds five percent. All street widths and grades shall be indicated on the plat, and runoff figures shall be indicated on the outlet and inlet side of all drainage ditches and storm sewers and at all points in the

street at changes of grade or where the street enters another street or storm sewer or drainage ditch. Drainage easements shall be indicated.

b. A general location map of the subdivision showing the entire watershed. (A USGS quadrangle is satisfactory.)

c. Calculations showing the anticipated stormwater flow including watershed area, percent runoff and time of concentration. The 100-year floodplain limits as identified for the most current FIRM published by FEMA for the City of Johnson City and/or the applicable County shall be shown on the proposed plan and public works submitted with the drainage report. In the case that the floodplain boundary for a watercourse is not shown on the FIRM, a professional engineer, using methodologies approved by the City Engineer, shall develop the 100-year floodplain limits for each watercourse serving a watershed in excess of 100 acres.

d. When a drainage channel, storm sewer or other drainage facility or other requirements are necessary, complete plans and specifications shall be submitted showing complete plans and specifications showing complete construction detail, including calculations showing the basis for design performed in accordance with Appendix B and included in a submittal report as outlined in Section 35-4029(1) of the City of San Antonio's Unified Development Code.

e. When conditions upstream or downstream from a proposed channel or storm sewer do not permit maximum design flow, high water marks based on a 25-year frequency shall be indicated based on existing conditions.

(3) *Stormwater detention.*

a. Exceptions. Lots individually platted and developed for single family use and not part of a larger subdivision shall be exempt from the requirements of this Section.

b. New development. Peak stormwater runoff rates for all new development shall be less than or equal to the peak runoff rates from the site's pre-development conditions for the five-, 25-, and 100-year design storm events.

c. Redevelopment. Peak stormwater runoff rates from an area of redevelopment shall be less than or equal to the peak runoff rates produced by existing development conditions for the five-, 25-, and 100-year design storm events.

d. Stormwater detention. Stormwater detention shall be required for all new developments or redevelopment of individual parcels of property to mitigate peak flow rates to pre-development or existing development conditions as stated in subsections (a) and (b) above. The maximum allowable out-flow rate from the detention facility must be restricted to the flow rate for the undeveloped or existing development tract for the five-, 25-, and 100-year frequency.

(4) *Stormwater detention design standards.* Stormwater runoff may be determined by using the Austin standard method, the rational method, or similar method acceptable to the City Engineer. Calculations and plans of the drainage area in pre-development, existing development, or ultimate development shall be submitted for review and approval by the City Engineer, as required by this Section. The difference in runoff quantities and the flow rates shall be managed by an onsite storm detention system. The detention system shall be designed to release stormwater at a rate not to exceed that of the pre-development or existing development rate. The design of the detention "reservoir" shall preclude any pooling of water or result in additional identifiable adverse flooding within the subdivision or to other properties. The detention system design must be reviewed for acceptability by the City Engineer, who then shall make a recommendation to the City Council, and it shall be approved by the City Council before any improvements may be made within the proposed subdivision. The detention system must be maintained in a safe and sanitary manner in accordance with its approved design.

(5) *Floodplain data and fees.* Two copies of all data, as specified by the latest requirements of the Federal Emergency Management Agency, to apply for a conditional letter of map revision and payment of the associated fees, when the proposed plat shall cause a change in the alignment, width, or elevation of a 100-year floodplain identified on a flood insurance rate map.

(6) *Landfills.* If the proposed plat is located over a landfill site, the following additional information shall be submitted:

- a. Two copies of the proposed plat showing two-foot contours in areas where the slope does not exceed five percent and five-foot contours in areas where the slope exceeds five percent, and delineating the limits of the landfill;
- b. A narrative report prepared by a registered professional engineer which includes the following items:
 1. The name, address, and phone number of the property owner;
 2. Description of the nature and size of the proposed development, including projected population;
 3. The percent of impervious cover after development and certification site will have a positive surface drainage;
 4. History and age of the landfill;
 5. Site geology, including estimates of past and future ground settlement;
 6. Description and depth of refuse fill;
 7. Description of planned excavations, penetration of any landfill liner, and ultimate disposal site for excavated refuse; and
 8. Depth and movement of shallow groundwater.
- c. A soil gas survey for methane; and
- d. A slope stability analysis for all landfill embankments.

(7) *Sanitary sewers.*

- a. Three copies of plans and profiles of proposed sanitary sewer lines indicating type grades of lines. Plan shall be to a scale of at least 100 feet to an inch with contours and scaled lot dimensions as on plat and shall show existing as well as proposed sewers.
- b. When a separate sewer system or treatment plant is proposed, three copies of proposed plans.
- c. Two copies of construction specifications and detailed cost estimates.

(8) *Septic system.* When sewer service for the proposed plat is to be so provided by septic tanks, written approval by appropriate public agency having installation permit and operation control jurisdiction. Such written approval shall State that approval for septic tank systems for each proposed property is granted and installation permits will be issued for same upon request after plat recordation.

(9) *Water lines.*

- a. Three copies of plans of all proposed water lines and fire hydrants, showing type and sizes of the lines. The plan shall be prepared at a scale of at least 100 feet to [one] inch and shall contain scaled lot dimensions as shown on the plat.
- b. When a separate water system is planned, three copies of the plans, including water lines and hydrants.
- c. Two copies of construction specifications and detailed cost estimates.

(c) To/from the City Arborist. A letter of certification from the City's Arborist stating that the plat complies with the current tree preservation regulations of the City.

(d) To/from the Fire Chief. A letter of certification from the Johnson City Volunteer Fire Department stating that the plat complies with the current public safety regulations of the City.

(e) A letter from Blanco County addressing division indicating street name approval.

Sec. 10-46. - Procedure for securing letters of certification.

(a) *Review period.* Each certifying department/agency shall review the data submitted by the applicant within sixty (60) days. When a certifying department/agency determines that the proposed plat or any of the required accompanying data does not conform with requirements of the City's subdivision regulations, the applicant may at his/her option revise any nonconforming aspects. However, if any data are revised and resubmitted after 45 days from the date of submission, the certifying department/agency may have an additional 60 days from the latest date of submission to issue a letter of certification.

(b) *Disapproval.* If the certifying department/agency issues a letter of certification recommending disapproval of the proposed plat, the letter shall indicate the Section and specific requirement of the regulations and the respect in which the proposed plat does not

comply. The applicant may then revise the plat or may request the proposed plat be filed with the Planning Commission provided he/she submits a letter requesting a variance.

(c) *Validation period.* Letters of certification shall remain valid for six months from the date of issuance by the certifying department/agency. After that period, new or updated letters of certification shall be required to file a proposed plat with the Planning Commission.

Sec. 10-47. - Filing date.

For the purpose of the time limits established by V.T.C.A., Local Government Code, § 212.009, no application shall be deemed administratively complete nor shall a plat be deemed filed with the Planning and Zoning Commission or City Council until the plat, performance agreement as applicable, tax certificates, letters of certification and, if applicable, a request for a variance have all been submitted to the Planning Commission.

Sec. 10-48. - Reviewing agencies.

In addition to the certifying departments/agencies, the City Engineer may send copies of the plat to the Blanco County Public Works Department, Texas Department of Transportation or other local, State or Federal departments, agencies, or bureaus, as the City Engineer in his/her sole discretion seems appropriate. Reviewing departments/agencies may request additional information as necessary from the plat applicant; however, they shall provide their comments back to the City Engineer as soon as possible, but no later than 30 days after the filing date.

Secs. 10-49—10-60. - Reserved.

DIVISION 2. - PLAT PROCEDURES

Sec. 10-61. - Preliminary conference.

Prior to the official filing of a preliminary plat, the subdivider shall consult with and present proposed plan of subdivision to the City staff for comments and advice on the procedures, specifications, and standards required by the City for the subdivision of land.

Sec. 10-62. - Preparation of preliminary plat.

The subdivider shall cause to be prepared a preliminary plat by a licensed Engineer or surveyor in accordance with this Article.

Sec. 10-63. - Filing and preliminary fees.

Each preliminary plat shall comply with the plat application procedures set out in Section 10-41 through Section 10-48 of this Article; provided, however, that tax certificates required by Section 10-44(a) are not to be filed with a preliminary plat but must be filed with the final plat. In addition, a deposit to cover the costs of the City's Engineer and any professional consultant the City may contract to the plat will be made in accordance with Section 10-76.

Sec. 10-64. - Reserved.

Sec. 10-65. - Form and contents of preliminary plat.

The preliminary plat shall be drawn on sheets 24 inches wide and 36 inches long, with a binding margin of not less than two and one-half inches on the left side of the sheet and margins on the

other three sides of not less than three-eighth inch. The plat shall be drawn to scale of 100 feet to one inch. When more than one sheet is necessary to accommodate the entire area, an index sheet showing the entire subdivision at an appropriate scale shall be attached to the plat. The plat shall show the following:

- (1) Names and addresses of the subdivider, owners of record, and engineer or surveyor;
- (2) Describe the subdivision by metes and bounds;
- (3) Locate the subdivision with respect to a corner of the survey or tract or an original corner of the original survey or which it is a part;
- (4) Proposed name of the subdivision, which shall not have the same spelling as, or be pronounced like the name of any other subdivision located within the City or within one half mile-of the City;
- (5) Names and location of contiguous subdivisions and/or indication of whether contiguous properties are platted;
- (6) The total acreage and total number of lots in the proposed subdivision;
- (7) Subdivision boundary lines, indicated by heavy lines, and the approximate acreage of the subdivision;
- (8) Existing sites as follows:
 - a. The location, dimensions, name, and description of all existing or recorded streets, alleys, reservations, easements, or other public rights-of-way within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries;
 - b. The location, dimensions, description, and name of all existing or recorded residential lots, parks, public areas, and other sites within or contiguous with the subdivision;
 - c. The location and dimensions of all existing improvements on the property to be platted, including buildings, utilities, and parking areas;
 - d. The location of the City limits and the outer boarder of the City's ETJ if either traverses the subdivision or is contiguous to a subdivision boundary;
 - e. The location of building setback lines, including front, rear, and side setback lines, shown by dashed lines on the plat;
 - f. The centerline of watercourses, creeks, and existing drainage structures within and adjacent to the subdivision. Pertinent drainage data and the limits of areas subject to flooding shall be shown, delineating the 100-year flood limits if applicable;
 - g. The location and results of soil analysis tests shall be shown on each lot which is to utilize an on-site wastewater disposal system. The name and address of the person performing such soil analyses shall be noted on the plat;
 - h. The location of any private water wells located on the property;
 - i. The location of any existing septic systems located within the property.
- (9) The location, dimensions, description and name of all proposed streets, alleys, parks, public areas, reservations, easements or other right-of-way, blocks, lots, and other sites within the subdivision;
- (10) Date of preparation, scale of plat and north arrow;

- (11) Topographical information shall include contour lines on a basis of five vertical feet in terrain with an average slope of five percent or more, and on a basis of two vertical feet in terrain with an average slope of less than five percent. Five-foot contour interval surveys tied to City Control Monuments or USGS Bench Marks;
- (12) Certification from a surveyor that the property boundary closes as per minimum standards set forth by the Texas Board of Professional Land Survey Code, as amended, specifically Sections 663.13—663.23 which include provisions requiring 1:10,000 + .010 feet precision for monuments found or set within the corporate limits of any City in Texas;
- (13) A number or letter to identify each lot or site and each block. The number shall be coordinated, by the developer, with the clerk of the county to prevent duplication;
- (14) Front building setback lines on all lots and sites. Side yard building setback lines at street intersections and crosswalk ways; and
- (15) Location map at a scale of not more than 4,000 feet to an inch which shall show existing adjacent subdivisions and major streets.

Sec. 10-66. - Layout required when subdivision is unit of larger tract.

Where the proposed subdivision constitutes a unit of a larger tract owned by the subdivider which he or she intends to subsequently subdivide as additional units of the same subdivision, the subdivision plat shall be accompanied by a layout of the entire area showing the tentative layout of streets, blocks and drainage for such area. The overall layout, or master plan, if approved by the City shall be attached to and filed with a copy of the approved subdivision plat in the permanent files of the City. Thereafter, fractional plats of subsequent units of such subdivision must be submitted for preliminary plat approval and shall conform to such approved overall layout on the plat. The subdivider may request that the original approved master plan be amended and reapproved.

Sec. 10-67. - Data accompanying preliminary plat. When submitted, the preliminary plat shall be accompanied by:

- (1) Proposed master plan of all of developer's property when subdivision is a part of a larger tract, as also set forth in Section 10-66, which shall be prepared using the same scale as the preliminary plat showing:
 - a. Existing and proposed subdivisions, including streets, lots, parks and drainage easements and right-of-way. All drainage easements shall be labeled as "drainage and storm sewer" easements.
 - b. Location of City limits line, the outer border of the City's ETJ, and zoning boundaries, if they lie within the vicinity map.
 - c. The general drainage plan, flow line of existing water courses, existing drainage structures, and ultimate destination of water, and floodplain boundaries.
 - d. Plat note stating: No obstructions, including but not limited to fencing or storage shall be permitted in any drainage easements shown hereon.
 - e. Plat note stating: A ten-foot PUE abutting and along the street side property line is hereby dedicated for all street side property lots shown hereon.
 - f. Preliminary water and wastewater layouts.

- (2) A letter of authorization from the owner(s) of the land area to be platted, acknowledging that the plat request is being filed with the City and authorizing the engineer(s) and/or surveyor(s) to act in his or her behalf.
- (3) A letter(s) from the owner or engineer/surveyor acting in his or her behalf requesting all variances from this Article which might be proposed.
- (4) Construction plans and cost estimates for all off-site improvements proposed and/or required as a condition for approval of the plat as set out in Section 10-71.

Sec. 10-68. - Processing preliminary plat; conditional approval or disapproval.

- (a) The filing date for a preliminary plat shall be determined in accordance with 10-47 and the plat shall be considered by the City of Johnson City's Planning and Zoning Commission, for recommendation, and by the City of Johnson City City Council for final approval in accordance with the approval procedures set out in V.T.C.A., Local Government Code § 212.008.
- (b) Conditional approval of a preliminary plat by the City shall be deemed an expression of approval of the layout submitted on the preliminary plat in order to proceed with the design of streets, water, sewer and other required improvements and utilities and to the preparation of the final, or record, plat. Conditional approval of a preliminary plat shall not constitute approval of the final plat, automatically or otherwise.
- (c) Conditional approval of a preliminary plat shall be effective for one year unless reviewed by the City's Engineer at the request of the City in the light of new or significant information which would necessitate a revision of the preliminary plat. If the City's Engineer should deem changes in a preliminary plat as necessary, he or she shall so inform the City staff, who shall so inform the subdivider, in writing.
- (d) If no development has occurred which would affect the proposed plat after one year of effective approval, the City may, upon the application of the subdivider, extend the approval six months.

Sec. 10-69. - Submission of final plat; approval procedure.

The final plat and the accompanying data shall be submitted to the City Council, through the Planning and Zoning Commission and City staff, for approval. City Council will approve or disapprove such plat within 30 days after the date the final plat is approved by the Planning and Zoning Commission or is considered approved by the inaction of the Commission and has been determined by the City staff as being in substantial conformance with this Article. A final plat shall be considered approved by the City Council unless it is disapproved within the 30-day period.

Sec. 10-70. - Form and content of final plat.

- (a) The final plat shall conform to the preliminary plat as conditionally approved by the City incorporating all changes, modifications, alterations, corrections, and conditions recommended by the City's Engineer.
- (b) The final plat shall be on sheets 24 inches wide and 36 inches long and two and one-half inches on the left side of the sheet, and margins of not less than three-eighth inch on the other three sides. The plat shall be drawn at a scale of 100 feet to one inch. Where more

than one sheet is necessary to accommodate the entire computed area, an index sheet showing the entire subdivision at an appropriate scale shall be attached to the plat.

(c) The final plat shall be submitted in three full size (24 x 36) & 12 half size (12 x 18), together with two mylars, and shall contain all the features required for preliminary plats in Section 10-65 above and shall also include the following:

- (1) The exact location, dimensions, names and description of all existing or recorded streets, alleys, reservations, easements or other public rights-of way within the subdivision, intersecting or contiguous with its boundary or forming such boundary, with accurate dimensions, bearing or deflecting angles and radii, computed area, and central angle, tangent distance and length of all curves, where appropriate.
- (2) The exact location, dimensions, description and name of all proposed streets, alleys, parks, other public areas, reservations, easements or other rights-of-way, blocks, lots, monuments, and other sites within the subdivision with accurate dimensions, bearing or deflecting angles and radii, area and central angles, tangent distance and length of all curves, where appropriate. All lot corners shall be marked with one-half-inch diameter by two-foot long iron pins.
- (3) Owner's acknowledgement as set out in Appendix A of this Article.
- (4) Certification of the surveyor responsible for surveying the subdivision area, attesting to its accuracy as set out in Appendix A of this Article.
- (5) A certificate by the engineer responsible for the preparation of the final plat and supporting data, attesting to its accuracy as set out in Appendix A of this Article.
- (6) Certification by the City's Engineer as set out in Appendix A of this Article.
- (7) Approval of the City Council of the City as set out in Appendix A of this Article.
- (8) County Clerk's recording acknowledgement as set out in Appendix A of this Article.
- (9) Digital files in AutoCAD version 2018 or later and PDF files to be submitted.

Sec. 10-71. - Data accompanying final plat.

All plans and calculations shall bear the seal of an engineer and where applicable, all trenches more than five feet in depth at construction sites in the City and its ETJ must be constructed and operated in accordance with OSHA standards. When filed, the final plat shall be accompanied by the following site improvement data:

- (1) All letters and documents of certification required by Section 10-44.
- (2) A letter from the subdivider authorizing the City to file the plat for record.
- (3) A performance agreement in a format as described in this Chapter and which is sufficient to guarantee the subdivider will complete all required improvements within two years after approval of such plat.

Sec. 10-72. - Processing final plat.

- (a) If desired by the subdivider and approved by the City's Engineer and City Council, the final plat may constitute only that portion of the approved preliminary plat which he proposes to record and develop. However, such portion shall conform to all the requirements of this Article.
- (b) As soon as practicable after the subdivider is notified of the approval of the preliminary plat, his or her Engineer shall submit to the City staff the final plat of the subdivision or portion thereof.
- (c) No final plat will be considered unless a preliminary plat has been submitted. However, if an approved plat has been duly recorded and the subdivider wishes to increase the size of the lots by combining two or more lots or by combining one lot with a portion of the adjacent lot in such manner that no portion of a lot remains smaller than the original lots, no preliminary plat will be necessary.
- (d) A final plat of an approved preliminary plat or a portion thereof shall be submitted to the City for approval within 12 months of the date of approval of preliminary plat; otherwise, the approval of the City shall become null and void, unless an extension of time is applied for and granted by the City.
- (e) If the final plat is disapproved, the City shall inform the subdivider in writing of the reasons at the time such action is taken if the subdivider requests the reasons in writing.
- (f) After the final plat has been approved and the subdivider has filed a guarantee of performance as prescribed in Section 10-102, the security and maintenance bond hereinafter provided, the Council shall cause the final plat to be recorded with the County Clerk. No plat shall be filed for record without written consent of the subdivider. If the subdivider fails to give such written consent, the Council may cancel such approval.
- (g) Payment of all platting fees as required by the City before final plat approval.

Sec. 10-73. - Vacating a plat.

- (a) The force and effect of a recorded plat may be destroyed by properly executing and recording an instrument declaring such plat to be vacated. The instrument shall be substantially in the same form as the applicable vacating declaration (form A or B) set out as described in Appendix C. The executed vacating declaration shall be filed with the City together with 12 copies of the plat to be vacated, and, following approval by the City Council, filed with the deed records of the County.
- (b) If the vacating declaration is filed with the City prior to the sale of any lot on the plat being vacated, a declaration in substantially the same form as the declaration form A in Appendix C must be signed and acknowledged by the proprietors of the land covered by the plat being vacated.
- (c) In cases where lots have been sold, the plat or any part thereof may be vacated upon the execution and recordation of a declaration in substantially the same form as the declaration form B in Appendix C. Such declaration requires the signature and acknowledgment of all the owners of lots in the plat being vacated.
- (d) Upon filing the vacating declaration (form A or B in Appendix C) a filing fee shall be paid, as established by ordinance, in addition to the required recordation fee.
- (e) The re-subdivision of the land that is covered by a plat that is vacated shall be platted in the same manner as is prescribed by these regulations for an original plat:

(1) A copy of the applicable vacating declaration (form A or B in Appendix C) shall be submitted with the re-subdivision plat.

(2) In addition, the re-subdivision plat shall be annotated as follows: "The area being re-subdivided in this plat had been previously platted on a plat which is recorded in Volume_____, Page_____, Blanco County Plat and Deed Records, and was vacated through a vacating declaration being recorded on the same date as this re-subdivision plat."

(f) If the subdivider so desires the vacating declaration (form A or B in Appendix C) and the re-subdivision plat may be filed and processed simultaneously.

Sec. 10-74. – Re-platting without vacating previous plat.

(a) *Conditions.* A subdivision or a portion thereof may be re-platted without vacating the immediate previous plat of such subdivision under the following conditions:

(1) The re-plat must be signed and acknowledged by only the owners of the properties being re-platted.

(2) The re-plat does not attempt to alter, amend, or remove any covenants or restrictions.

(3) The re-plat must be reviewed by the Planning and Zoning Commission and approved by the City Council after a public hearing in relation thereto at which interested parties and citizens shall have had an opportunity to be heard.

(4) If, during the five years preceding the re-plat, any of the area to be re-platted was limited by an interim or permanent zoning classification to residential use for not more than two residential units per lot, or if any lot in the preceding plat was limited by deed restrictions to residential use for not more than two residential units per lot, then a re-plat without vacating the preceding plat must conform to the requirements of V.T.C.A., Local Government Code § 212.015.

(b) *Procedures.*

(1) The following procedures and specifications shall apply to a re-plat to which the conditions stated in subsection (a)(4) above do not apply:

a. A certificate substantially in the same form as the applicable certificate (Form C, D, or E of Appendix C to this Chapter) shall be affixed to the re-plat.

b. In addition, the re-plat shall be annotated generally as follows: "The area being re-platted had been previously platted on a plat which is recorded in Volume_____, Page_____, Blanco County Deed and Plat Records."

c. When the re-plat is filed with the City, the City Secretary shall set a date on which the City Council will hold a public hearing pertaining to the re-plat. The City Secretary will cause due notice of such public hearing to be given.

d. At the time the re-plat is filed with the City for processing, the subdivider shall pay to the City all applicable fees, as prescribed within the municipal fee schedule.

Sec. 10-75. - Amending a plat.

(a) A plat that has been approved by the City Council may be amended (without benefit of notice, public hearing, or approval of other lot owners) if the sole purpose for amending the plat is one or more of the following:

- (1) To correct an error in a course or distance shown on the prior plat;
- (2) To add any course or distance shown on the prior plat;
- (3) To correct an error in the description of the real property shown on the prior plat;
- (4) To indicate monuments set after death, disability, or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments;
- (5) To show the proper location or character of any monument which has been changed in location or character or which originally was shown at the wrong location, or shown incorrectly as to its character on the prior plat;
- (6) To correct any other type of clerical error or omission as previously approved by the City; such errors and omissions may include, but are not limited to lot numbers, acreage, street names, and identification of adjacent recorded plats;
- (7) To correct an error in courses and distances of lot lines between two adjacent lots where both lot owners join in the application for plat amendment and neither lot is abolished, provided that such amendment does not attempt to remove recorded covenants or restrictions and does not have a material adverse effect on the property rights of the other owners of the plat; or
- (8) To relocate a lot line to cure an inadvertent encroachment of a building or improvement on a lot line or on an easement.

(b) A subdivider wishing to amend an approved plat shall file with the City the amending plat, together with a copy of the plat being amended and a statement detailing the amendments being proposed. The City staff will determine the extent to which the amending plat will require review if necessary, the plat will be considered by the City.

(c) No changes, erasures, modifications, or revisions shall be made on any plat of a subdivision after approval has been given by the City Council unless such change, modifications or revisions are first submitted to and approved by the City Council.

(d) A filing fee shall be paid to the City at the time the amending plat is filed with the City. If the plat being amended has been recorded, the additional necessary recordation fee shall also be deposited with the City.

Sec. 10-76. - Minor plat.

(A) ADMINISTRATIVE APPROVAL. The Chief Administrative Officer is authorized to approve an amending plat, a minor plat or replat, which does not require a variance, provided such plat meets all requirements of this Chapter. A completed plat

application must be approved, or approved subject to conditions, within the statutory time prescribed by state law. If the Chief Administrative Officer fails to act on a plat application within the prescribed period, the plat application shall be deemed approved.

(B) CRITERIA FOR APPROVAL OF MINOR PLAT. The Chief Administrative Officer shall approve a minor plat application which meets the following criteria for approval, including but not limited to the following;

- (1) The minor plat is for subdivision of land from one lot into three or fewer lots;
- (2) The plat is for conveyance purposes only with no development or construction proposed;
- (3) The minor plat is consistent with all zoning requirements for the property, all City ordinances, and any approved development agreement;
- (4) All lots to be created by the plat already are adequately served by all required city utilities and services;
- (5) The plat does not create any new easements for public facilities and the ownership, maintenance, and allowed uses of all designated easements are stated on the minor plat;
- (6) The plat does not require the extension of any municipal facilities to serve any lot within the subdivision or the creation of any new street; and
- (7) any other reasonable and applicable criteria required by the City.

(C) CRITERIA FOR APPROVAL OF REPLAT. The Chief Administrative Officer shall approve a replat application which meets the following criteria for approval, including but not limited to the following;

- (1) The replat is for subdivision of any part or all of a block or blocks of a previously platted subdivision, addition, lot, or tract, from two or three lots to one lot.
- (2) The replat is consistent with all zoning requirements for the property, all City ordinances, and any approved development agreement;
- (3) The replat does not revise engineering plans associated with the original final plat;
- (4) The replat does not amend or remove any covenants or restrictions previously incorporated in the final plat. For purposes of this section, a plat note shall be construed as a covenant or restriction;
- (5) All lots to be created by the plat already are adequately served by all required city utilities and services;
- (6) For lot sizes,
 - (a) the minimum lot area required for the zoning district is met; and
 - (b) the minimum lot size established by deed restrictions or restrictive covenants in effect for the subdivision is met;
- (7) The ownership, maintenance, and allowed uses of all designated easements have been stated on the replat;

- (8) The replat does not require the extension of any municipal facilities to serve any lot within the subdivision or the creation of any new street; and
- (9) any other reasonable and applicable criteria required by the City.

(D) PLAT REFUSAL. The City Secretary shall not disapprove an amending plat, a minor plat or replat application but shall instead refer the plat immediately to the Planning and Zoning Commission for a recommendation, and the recommendation forwarded to the City Council for action within the time periods required by state law.

(E) VARIANCES. A request for a variance for a minor plat or a replat must be approved by the City Council acting as the Board of Adjustment prior to submission of the filing of an application. A variance request may be considered concurrently with the plat application.

(F) NOTICE AND HEARING. Public notice and a public hearing are not required for approval by the Chief Administrative Officer of an amending plat, a minor plat or replat for which a variance is not requested.

(G) TITLE.

(1) The replat shall be entitled and clearly state that it is a "Replat." The replat shall also bear a detailed "Purpose for Replat" statement which describes exactly what has been changed on the plat from the original or previous plat approved by the City and filed at the County.

(2) The minor plat shall be entitled and clearly state that it is a "minor plat."

(H) RECORDATION; EXPIRATION. Upon approval, the amending plat, minor plat or replat shall be filed at the County records office in the same manner as prescribed for a final plat. Approval of a minor plat or replat shall expire if the plat is not filed at the County within the time periods specified for a final plat.

Sec. 10-77. - Fee schedule.

All fees shall be paid at the time of plat filing. The fees for plats shall be as prescribed in the most recent adopted fee schedule passed and approved by the City Council. The fees shall be non-refundable.

Secs. 10-78—10-100. - Reserved.

DIVISION 3. - SITE IMPROVEMENTS

Sec. 10-101. - Performance agreement.

(a) *Instrument.* When site improvements (other than gas and electric lines) are involved in a plat, an instrument to ensure construction of all site improvements required by these regulations shall be executed by the subdivider and filed with the City together with the plat. Such instrument shall be in substantially the same form as the instrument set out in Appendix C.

(b) *Time extensions.* No extension to the time limitations set out in such instrument shall be granted by the City Council unless and until the applicant shall have justified such

request for extension in writing. The request for time extension must be submitted to the City at least 30 days prior to the time limit set out in the performance agreement. If the City finds that development constraints (excluding pecuniary hardship) justify such a request, a time extension may be granted by the City.

(1) *Sidewalk improvements.* A time extension of up to a maximum of three years for completion of sidewalks may be granted by the Council if a sidewalk plan indicating the uncompleted sidewalks and a time schedule for sidewalk completion is submitted. The sidewalk plan will be submitted for review and approval with the request.

(2) *All other site improvements.* A maximum one-year time extension for completion of site improvements other than sidewalks may be granted by the City if the applicant shows as evidence of good faith performance that the required site improvements are at least 75 percent completed at the time of request.

(c) *Guarantee.* A guarantee, in an amount sufficient to cover the cost of the remaining site improvements, shall be required if necessary, for such extension to be granted. Such guarantee must be filed within 30 days of the granting of the extension or the extension shall become null and void. Should the granting of such extension require the filing of any instruments, the fees for recording such instruments shall be paid by the subdivider to the City.

Sec. 10-102. - Guarantee of performance.

(a) An approved plat may be filed for record before the required site improvements are completed if one of the following guarantees of performance is filed with the City within three years after the plat has been approved by the City:

(1) *Performance bond.* A performance bond will be executed by a surety company licensed to do business in the State in an amount equal to 110% of the cost estimate, as approved by the City Engineer, of all uncompleted and unaccepted improvements required by these regulations (other than gas and electric lines), with the condition that the subdivider shall complete such improvements and have them accepted by the City Engineer within three years from the date of plat approval. The City Engineer is authorized to sign the bond instrument on behalf of the City, and the City Attorney shall approve the same as to form.

(2) *Trust agreement.* The subdivider shall cause to be placed in a trust account on deposit in a bank or trust company or with a qualified escrow agent selected by the subdivider and approved by the City Engineer a sum of money equal to 110% of the cost estimate, as approved by the City Engineer, of all uncompleted and unaccepted site improvements (other than gas and electric lines) required by these regulations. The trust account shall be established by agreement which shall be substantially in the same form as the trust agreement set out below. The City Engineer is authorized to sign the agreement on behalf of the City and the City Attorney shall approve same as to form.

(3) *Letter of credit.* The subdivider shall provide an irrevocable letter of credit in an amount equal to 110% of the cost estimate, as approved by the City Engineer, of all uncompleted and unaccepted site improvements (other than gas and electric lines) required by these regulations. The letter of credit, properly executed, shall be substantially in the same form as the letter of credit set out in Appendix C. The City Engineer is authorized to sign the agreement on behalf of the City and the City Attorney shall approve same as to form.

(4) *Cash or cashier's check.* The subdivider shall provide to the City cash or a cashier's check in an amount equal to 110% of the cost estimate as approved by the City Engineer, of all uncompleted and unacceptable site improvements (other than gas and electric lines) required by these regulations. Upon completion of the required site improvements and their acceptance by the City Engineer, the amount will be refunded to the subdivider by the City.

(b) When a subdivider has given security in any of the forms herein provided, and when 50 percent of the required site improvements have been completed and have been accepted by the City Engineer, or whenever any segment or segments of the required site improvements have been completed and accepted by the City Engineer, the subdivider may substitute for the original guarantee, a new guarantee in an amount equal to the cost of the remaining site improvements. The cost estimate shall be approved by the City Engineer. Such new guarantee need not be in the same form as the original guarantee so long as such guarantee is one that is listed in subsection (a)(1). However, in no event shall the substitution of one security for another in any way change or modify the terms and conditions of the performance agreement or the obligation of the subdivider as specified in the performance agreement.

(c) Supplementary guarantees may be required as follows:

(1) One year from the date of plat recordation and annually thereafter until the expiration of the three-year period from the date of plat approval, the City Engineer shall review the estimated cost of completing such site improvements as are not then completed and determine the adequacy of the existing performance guarantee. Should the Engineer determine that the sum set out in the performance guarantee is inadequate to provide for the completion of the uncompleted site improvements at the then prevailing construction costs, he or she shall require a substitute guarantee to cover the newly estimated cost or a supplemental guarantee to cover the additional sum needed for completion.

(2) If a subdivider submits an original performance guarantee after a period of two years has elapsed from the date on which a plat was approved by the City, the actual cost estimate of completing the uncompleted site improvements shall be increased by an amount, based upon a locally recognized construction cost index as approved by the City Engineer, required to cover an estimated inflationary increase in the cost during the duration of the period covered by the performance guarantee.

(a) A subdivider shall be held liable to the City for the completion of all site improvements required by these regulations until such time as the improvements shall have been completed and accepted by the City.

(b) If the construction of site improvements has been guaranteed by a form of security described in Section 10-102(a)(1), and such improvements have not been completed and accepted by the City within the time period prescribed by these regulations, the City, after written notification has been given to the subdivider, shall take such action as may be required to cause payment to be made to the City of the amounts of money secured by a guarantee of performance. Such amounts of money shall be used by the City to finance the completion of the required improvements.

(c) In the event that the amounts of money referred to above are insufficient to finance the completion of the required improvements, the City shall so notify the subdivider in writing and shall require the subdivider either to complete the improvements without delay or to make available to the City the amount of money required to finance their completion. Should the subdivider fail to do either of the above and such failure is not due to strikes, riots, acts of God, acts of the public enemy, injunction or other court action, or any other cause similar to those enumerated beyond the subdivider's control, the City shall refer the matter to the City Attorney for such action as the City Attorney may deem appropriate to compel the subdivider to comply with the provisions of the performance agreement entered into by the subdivider as a condition precedent to the approval of the plat by the City, or to pursue any other remedy which may be available to the City. Further, until such time as the required site improvements have been completed and accepted by the City, the City shall refuse to accept from such subdivider a performance guarantee under any form which is related to the plat of a subdivision, subsequently filed with the City, in which such subdivider has a principal or subsidiary interest. Such a plat, once it has been approved by the City, may be recorded only in the manner prescribed in this Article.

(d) The provisions of this Section shall not apply if a subdivider is prevented from completing and having accepted such required site improvements within the prescribed time by reason of strikes, riots, acts of God, acts of the public enemy, injunction or other cause similar to those enumerated beyond the subdivider's reasonable control. The subdivider shall be entitled to an extension of time equal to the time of such delay which shall be fixed by written certificate made by the City. It is expressly declared that no such allowance of time will be made unless claimed by the subdivider and allowed and certified in writing by the City at the end of each period of such delay.

Sec. 10-104. - Responsibility for costs of in-place improvements.

The responsibility for all costs of the in-place improvements as required by this Article shall be borne by the subdivider.

Secs. 10-105—10-130. - Reserved.

DIVISION 4. - SUBDIVISION DESIGN STANDARDS

Sec. 10-131. - Provisions for future subdivisions.

If a tract is subdivided larger than minimal lot size such parcels shall be arranged to allow the opening of future streets and logical further subdivision.

Sec. 10-132. - Reserve strips prohibited.

There shall be no reserve strips controlling access to land dedicated or intended to be dedicated to public use. It shall be the responsibility of the subdivider/developer/owner of land being platted or re-platted that there are no reserve strips controlling access to land dedicated or intended to be dedicated to public use.

Sec. 10-133. - Site improvements to conform.

Streets, alleys, sidewalks and other site improvements required under the provisions of this Chapter to be installed in subdivisions by the subdivider shall conform to the specification of this Article and to the then current policies and regulations of the City, or other approved utility districts or agencies involved with reference to payment for such installations, refunds, credits and other financial arrangements. Requirements for sidewalks and curbs are waived if individual lot size exceeds one acre or greater.

Sec. 10-134. - Neighborhood postal delivery and collection box units.

- (a) The subdivider shall coordinate with the U.S. Postal Service for the location and placement of neighborhood delivery and collection box units by the postal service.
- (b) The location of the neighborhood delivery and collection box units shall be shown on the utility layout and approved by the City.

Sec. 10-135. - Blocks.

- (a) Factors governing dimensions. The length, width, and shape of blocks shall be such as to:
 - (1) Provide adequate building sites suitable to the special needs of the type of use contemplated.
 - (2) Accommodate lots of the size and dimensions required by the Zoning Code, as amended.
 - (3) Provide for convenient access, circulation, control, and safety of street traffic.
 - (4) Give due regard to the limitations and opportunities of topography.
- (b) Length. Block lengths may not exceed 1,800 feet or be less than 500 feet.

Sec. 10-136. - Lots.

- (a) *Dimensions.* The size, width, depth, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Unless the requirements of the Zoning Code are more stringent or unless a planned unit development or planned residential development is being platted as provided for hereafter, lot dimensions shall be as follows:
 - (1) *Sewered lots.* Where off-lot sewerage is provided, each lot shall have an area of at least 4,400 square feet and shall be at least 50 feet wide except in the case of a planned unit development or planned residential development. In the case of

irregularly shaped lots, the minimum width shall be measured at the required front building setback line.

(2) *Unsewered lots.* Where off-lot sewerage is not required and is not provided, the lot size shall be determined in accordance with the requirements of the County Commissioners' Court Order "Regulating and Licensing of Private Sewage Facilities," and shall be approved by the County Public Works Department prior to approval by the City. Planned unit developments shall not be permitted with septic tank system installations unless approved by the director of the County Public Works Department. The septic tank system, if approved, shall serve only one individual unit, and the septic tank system shall be located on the lot on which the unit is located.

(b) *Increased dimensions.*

(1) The City has the authority to increase minimum space requirements if the City finds that any or all the following conditions exist and that in its judgment the adverse conditions will be averted.

a. Where lots conforming to the minimum requirements would disrupt the essential character of the neighborhood.

b. Where lots conforming to the minimum requirements, in relation to existing or planned adjacent properties conforming to a larger spacing, would be so small as to cause substantial injury to such adjacent properties by decreasing the market value thereof or otherwise.

c. Where lots conforming to the minimum requirements would be inconsistent with the City's Comprehensive Plan or good neighborhood planning.

d. Where lots widths or area as proposed would have adverse effects on health or welfare due to unusual topographic conditions or soil conditions relative to proper functioning of any planned septic tank or water system.

(2) If the City shall determine that any or all the above conditions exist, it may increase the minimum requirements as to area or width so that in the judgment of the City the adverse conditions will be abated.

(c) *Frontage.*

(1) Except for planned unit developments or planned residential developments, all lots shall front on a public street and shall have a minimum frontage width as follows:

Minimum Lot Size	<i>Minimum Frontage Width</i>
6,000 Business	60 feet
4,400 Residential (sewered)	50 feet

* Residential (septic)	120 feet
------------------------	----------

* Based on Blanco County Standards.

(2) On lots of irregular shape, the width may be measured at the building line.

(d) *Minimum setback lines.*

(1) *General provisions.* Minimum front and side building setback lines at streets and crosswalks shall be shown on all plats and shall conform to the restrictions, if any, imposed on the subdivider, but in no event shall such setback lines be less than required by the Zoning Code.

(2) *High pressure oil and gas lines.* Building setback lines adjacent to high pressure oil and gas lines. No structure shall be located nearer than 25 feet to a high-pressure oil, gas, or gasoline line. And further, adjacent to such high-pressure lines, a 25-foot building setback line (measured at right angles from the center line of the fuel line) shall be shown on the final plat.

(3) *Utility lines.* Building setback lines adjacent to existing overhead utility lines shall be such as to ensure compliance with the provisions of Appendix B.

(e) *Corner lots.* Corner lots shall have sufficient width to provide appropriate building setback from and orientation to both streets as required by the Zoning Code. Lots abutting on crosswalks shall be treated as corner lots.

(f) *Extra depth and width in certain cases.* Where a lot in a residential subdivision backs up to a railroad right-of-way, a high pressure gasoline or gas line, a major thoroughfare, an industrial area or other existing land use which has a depreciating effect on the residential use of the property, and where no marginal access street or other street is provided at the rear of such lot, additional depth shall be required, but in no case shall a depth in excess of 140 feet be required. Where a rear lot sides to any of the above, appropriate additional width shall be required.

Sec. 10-137. - Land suitability.

(a) Every lot shall contain a suitable building site.

(b) The City may disapprove a plat if the City finds the land to be unsuitable for development due to natural/environmental conditions which may pose a danger to health, safety, or property. Natural/environmental conditions which may render land unsuitable for development include, but are not limited to, flooding, steep slopes, unstable soils, or the presence of a sanitary landfill site. In disapproving a plat, the City shall incorporate its findings, together with the specific facts upon which the findings are based, into the official minutes of the meeting at which the plat is considered.

Sec. 10-138. - Drainage facilities.

Drainage facilities shall be provided and constructed as specified in Appendix B included at the end of this Chapter.

Sec. 10-139. - Planned unit developments.

- (a) Planned unit developments shall comply with the provisions contained in the Zoning Code; however, planned unit developments in the City's ETJ are exempt from the zoning procedures.
- (b) The description "planned unit development" shall be prominently indicated on the subdivision plat.

Sec. 10-140. - Planned residential developments.

- (a) Planned residential development subdivisions shall comply with the provisions contained in Zoning Code; however, planned residential developments in the City's ETJ are exempt from the zoning procedure.
- (b) The description "planned residential development" shall be prominently indicated on the subdivision plat.
- (c) For planned residential developments outside the City limits, the applicant shall provide two copies of deed restrictions limiting the density of each plat to the maximum allowed by the approved development plan.

Sec. 10-141. - Improvement of public easement on private land.

- (a) This Section applies only to improvements to be made by any party, other than a governmental entity, on a public easement located on land that a private individual, or individuals, other than the party seeking to make the improvement, have fee simple interest in.
- (b) All such improvements must be approved by the City Council prior to the approval of any plat associated with the proposed improvement or the initiation of any work on said easement.
- (c) Any plat application, to which this Section applies, shall require the approval of City Council pursuant to the terms set out in V.T.C.A., Local Government Code § 212.009(b).
- (d) Notification of the time and place the City Council shall consider such matters, as set out in Subsections (a) and (b) of this Section, shall be provided to the fee owner or owners of land on which the easement is located and said notice shall be in writing and be delivered by mail or hand delivery no later than five days prior to the date of the meeting.

Sec. 10-142. - Utilities.

- (a) *Applicability.* This Section shall apply to the application for platting, re-platting, amending plat or building permit for any property within the City corporate limits and ETJ of the City.
- (b) *Adequate utilities required.* Adequate provision for all utilities shall be provided to the entire subdivision.
- (c) *Undergrounding required.* All new distribution and service lines, both onsite and offsite, for electricity, television, telephone and other wire or fiber optic type utilities shall be underground. Transformers, amplifiers, or similar devices associated with the underground lines shall be located upon the ground or below ground. Where the underground placement of such facilities is not a standard practice of the utility involved,

the subdivider or developer shall make arrangements with the applicable utility for the payment of all costs associated with the non- standard installations.

(d) *Definitions.* "Underground" means not visible from the surface of the earth.

Secs. 10-143—10-160. - Reserved.

DIVISION 5. - ADMINISTRATION AND ENFORCEMENT

Sec. 10-161. - Authority of City Attorney. On behalf of the City, the City Attorney shall, when directed by the City Council, institute appropriate action in a court of competent jurisdiction to enforce the provisions of this Article or the standards referred to herein with respect to any violation thereof which occurs within the City, within the ETJ of the City, as determined under the Municipal Annexation Act, or within any area subject to all or a part of the provisions of this Article.

Sec. 10-162. - Variances by Council. The City Council may authorize a variance from these regulations when in its opinion, undue hardship will result from requiring strict compliance. In granting a variance, the Council shall prescribe only conditions that it deems necessary to or desirable in the public interest. In making the findings herein below required, the Council shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the Council finds:

- (1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Article would deprive the applicant of the reasonable use of this land;
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
- (3) That the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area; and
- (4) That the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this Article. Such findings of the Council, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Council meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this Article so that the public health, safety, and welfare may be secured, and substantial justice done. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship.

Sec. 10-163. - Authority of City Engineer. The City Engineer is authorized and directed to promulgate rules, regulations, standards, and specifications for the construction, installation, design, location and arrangement of streets, curbs, street lights, street signs, alleys, utility layouts, utility easements, gates for utility easements, sidewalks, water supply and water distribution systems, fire hydrants, sewage disposal systems, septic tanks, water wells, monuments, criteria for drainage easement requirements, drainage facilities, and crosswalk ways. He or she shall

recommend to the City Council any changes to be made. No such rules, regulations, standards, and specifications shall conflict with this Article or any other ordinance of the City. All such improvements shall be constructed, installed, designed, located, and arranged by the subdivider in accordance with such rules, regulations, standards, and specifications.

Sec. 10-164. - Conflicting provisions; most restrictive to prevail. If any other City ordinance, including but not limited to, the Zoning Code, conflict with this Article, the most stringent or restrictive rules shall govern.

Sec. 10-165. - Prospective effect. This Article shall be prospective in its application and shall govern plats filed only after passage.

Sec. 10-166. - Injunction. In addition to any other remedy provided by law, the City and its agents shall have the right to enjoin any violation of this Article by injunction issued by a court of competent jurisdiction.

Sec. 10-167. - Penalty. Anyone violating any provision of this Article shall be guilty of a misdemeanor, and upon conviction shall be fined an amount not less than \$25.00 nor more than \$2,000.00, each day that such violation continues shall be deemed a separate offense and be punishable as such. Prosecution or conviction under this Section shall never be a bar to other remedies of relief for violations of this Article.

APPENDIX A - PLAT CERTIFICATES

Sec. 1. - Owner's acknowledgment.

STATE OF TEXAS

COUNTY OF BLANCO

The Owner of the land shown on this plat, and whose name is subscribed hereto, and in person or through a duly authorized agent, dedicates to the City of Johnson City, Texas, for the use of the public forever all streets (other than private streets), alleys, parks, watercourses, drains, easements, and the water and sewer lines in all of the aforesaid public places and all other public places there on shown for the purposes and consideration therein expressed.

Owner

STATE OF TEXAS

COUNTY OF BLANCO

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated. Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Blanco County, Texas

Sec. 2. - Certification of surveyor.

STATE OF TEXAS

COUNTY OF BLANCO

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Registered Public Surveyor
(Surveyor's Seal)

Sworn to and subscribed before me this the _____ day of _____, A.D. 20____.

Notary Public, Blanco County, Texas

Sec. 3. - Certificates of engineers.

(A) A certificate by the engineer responsible for the preparation of the final plat and supporting data, attesting to its accuracy:

STATE OF TEXAS

COUNTY OF BLANCO

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots, and drainage layout.

Registered Professional Engineer
(Engineer's Seal)

Sworn to and subscribed before me this the _____ day of _____, A.D. 20____.

Notary Public, Blanco County, Texas

(B) Certification by City Engineer:

The City Engineer of the City of Johnson City hereby certifies that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which his approval is required.

City Engineer

Sec. 4A. - Approval of Planning and Zoning Commission.

This plat of _____ has been submitted to and considered by the Planning and Zoning Commission of the City of Johnson City, Texas, and is hereby approved by such Planning and Zoning Commission.

Dated this _____ day of _____, 20____.

Chairperson of the Planning and Zoning Commission

Secretary of the Planning and Zoning Commission

Sec. 4B. - Approval of City Council.

This plat of _____ has been submitted to and considered by the City Council of the City of Johnson City, Texas, and is hereby approved by such City Council.

Dated this _____ day of _____, 20____.

Mayor

Secretary

Sec. 5. - County clerk's recording acknowledgment.

STATE OF TEXAS

COUNTY OF BLANCO

I, _____, County Clerk of said County, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office, on the ____ day of _____, A.D. 20____, at _____.M. and duly recorded the ____ day of _____, A.D. 20____, at _____.M. in the Records of Deeds and Plats of said County, in book Volume _____, on Page _____.

In testimony whereof, witness my hand and official seal of office, this ____ day of _____, A.D. 20____.

County Clerk, Blanco County, Texas

Deputy

APPENDIX B – DESIGN STANDARDS AND SPECIFICATIONS MANUAL

APPENDIX B – DESIGN STANDARDS AND SPECIFICATIONS MANUAL

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Section 1 GENERAL REQUIREMENTS

1.1 Introduction

The "Design Standards and Specifications Manual" is designed to implement the provisions of the Subdivision Ordinance and to provide for the orderly, safe, healthy and uniform development of the area within the corporate city limits and within the area surrounding the City, extraterritorial jurisdiction (ETJ).

The 5th Edition of the NCTCOG Standard Specifications for Public Works Construction dated November 2017 as modified by the City of Johnson City Special Provisions are supplemental and are made a part of these Design Standards. These documents are to be considered as the minimum requirements of engineering design. The adherence to the requirements of these documents and/or the approval by the City of Johnson City and its agents in no way relieves the developer of the responsibility for adequacy of design, which may require more stringent standards than these, the completeness of plans and specifications or the suitability of the completed facilities. In unusual circumstances, the City of Johnson City may determine that designs other than those of the Standards are necessary and will inform the developer of such requirements before final engineering review.

The developer shall obtain authorization from the City of Johnson City, in writing, for any deviations from the requirements set forth in the Design Standards and Specifications Manual.

1.2 Standards of Design

The Design Standards, as adopted by the City of Johnson City, are set forth herein. These standards shall be considered as the minimum requirements, and it shall be the responsibility of the developer to determine if more stringent requirements are necessary for a particular development. It is not intended that the Design Standards cover all aspects of a development. For those elements omitted, the developer will be expected to provide designs and facilities in accordance with good engineering practice and to cause the facilities to be constructed utilizing first class workmanship and materials.

1.3 Standard Specifications for Construction

The City of Johnson City Special Provisions to the NCTCOG Standard Specifications for Public Works Construction as adopted by the City of Johnson City is referenced in this document. The Standard Specifications for construction set forth the minimum requirements for materials and workmanship for streets, parking lots, sidewalks, drainage, water, and wastewater systems. These specifications should be considered as minimum requirements and such additional requirements as the developer of the City may consider appropriate should be added as supplements.

1.4 Standard Details

In an effort to have uniformity and to facilitate maintenance, the City has adopted the North Central Texas Council of Governments (NCTCOG) Standard Drawings as modified by the City of Johnson City Special Provisions for certain facilities such as manholes, street sections, sidewalks, water, wastewater, storm water, curb inlets, barrier free ramps, etc. The City of Johnson City Special Provisions to the NCTCOG Standard Specifications are located in Section 8.B of this document. The NCTCOG Standard Specifications can be obtained from the Capital Area Council of Governments at 616 Six Flags Drive, Suite 200, Arlington, Texas, 76005, (817) 640-3300.

1.5 Materials Testing and Quality Control

Testing of materials and quality control for all development construction shall be performed by a material testing laboratory and payment for such services shall be made by the contractor. It is the contractor's responsibility to show, through test procedures and results, that the work is in conformance with these design standards. All testing shall be completed with an employee or representative of the City of Johnson City present.

1.6 Utilities to be Underground

All utilities within a residential development shall be placed underground. Utilities are defined for this purpose as water pipelines, wastewater pipelines, storm water pipelines, natural gas pipelines, telephone wires, cable TV wires and electric wires. All rough grading must be completed prior to the installation of utilities. In case of special or unique circumstances, the City may grant variances or exceptions to this requirement. Any request for variance or exception should be submitted in writing to the City of Johnson City setting forth the justification for an exception. The granting of a variance or exception by the City will be in writing. No work will be accepted without written approval from the Director of Public Works or City designee, or in the case of franchise utilities, the City Council. Commercial developments may have overhead utilities as approved by the City.

1.7 Submittal to Utility Companies

The developer shall be responsible for submittal of information needed to design private utilities for the development. This information shall be submitted to franchise's and any other appropriate utility.

Written confirmation shall be submitted with the final engineering drawings, verifying that the affected Utility companies have reviewed the final plat and easement description and agree that the easement locations and sizes are adequate and consistent with the design requirements of the utilities.

1.8 Requirements of the Final Engineering Drawings

The final engineering drawings will consist of drawings showing all information necessary to completely review the engineering design of improvements proposed for or affected by the site and sealed by a Registered Professional Engineer, licensed in the State of Texas.

1.9 Final Acceptance

After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings" mylars and one (1) set of "Black line prints". The City will not accept the subdivision until the mylars and prints are submitted to the City. Mylars and prints shall be sized 24" x 36". The City shall also be furnished pdf images of each sheet named according to the sheet title and sheet number and AutoCAD 2018 or later format drawings on a CD-ROM (No XREFS) of the "As Built" or "Record Drawings" (digital).

1.10 Warranty

As a condition of final acceptance, the contractor shall furnish a two (2) year maintenance bond in the amount of 110% of the public improvements, which shall become effective from the date of acceptance.

Section 2 STREETS

2.1 General

The street system, including the street layout, shall be in accordance with generally accepted engineering practices and in compliance with the Comprehensive Plan, the latest Thoroughfare Plan, the Zoning Ordinances, the Subdivision Regulations and other applicable regulations. The plans and specifications, and other applicable data, shall be submitted to the City for review. Construction shall not commence prior to approval of the plans and specifications by the City. All changes during construction shall be submitted to the City's Engineer for approval and acceptance by the City prior to any construction modifications.

2.2 Street Arrangement

Unless otherwise approved by the City, provisions shall be made for the extension of existing major arterials, collector streets and local streets in accordance with the Thoroughfare Plan and any specific street alignments as adopted by the City Council.

Off-center intersections will be considered for approval only for minor collector and local streets, and only when there is a minimum center line separation of 125', unless otherwise approved by the City's Engineer.

Within residential areas, the following design elements are encouraged: (A) Developing only a limited number of access points to arterial streets bordering the subdivision; (B) Incorporating curvilinear streets into the plan; (C) More than one point of access; and (D) Incorporating a discontinuous residential street network, which utilizes three-way intersections in lieu of four-way intersections. When these factors are incorporated into a residential street plan, the result is enhanced character and traffic safety.

2.3 Thoroughfare and Street Geometry

Geometric design standards are presented in two formats within this section. Table 2.1 identifies specific design criteria for each standard roadway type. Figure 2.1A and 2.1B shows the typical cross-section for each standard roadway type. It is noted that dimensions shown are to the back of curb, unless specifically identified otherwise.

Each roadway type is keyed to the City Thoroughfare Plan, with the exception of local streets. The reader is referred to this document for information as to the locations where these roadways are to be used.

2.4 Turn Lanes

All left turn storage areas shall be ten (10) feet wide with minimum storage requirements for left-turn lanes as in Figure 2.2. The transition curves used in left-turn lanes shall be two (2), 250-foot radius reverse curves with a total transition length of 100 feet.

TABLE 2.1 GEOMETRIC DESIGN STANDARDS

Design Element	Principal Arterial Divided	Minor Arterial Divided	Major Collector Undivided	Minor Collector Undivided	Local (Residential)
Number Traffic Lanes	6	4	4	2	2
Minimum Lane Width (Feet)	12	12	11	11+ 2 Parking	15
Minimum R.O.W. Width* (Feet)	120	80	80	60	60
Design Speed (M.P.H.)	45	40	40	40	25
Stopping Sight Distance (Feet)	400	325	325	325	325
Median Width ** (Feet)	16	14	—	—	—
Minimum Lateral Clearance (Feet)	6	6	6	6	—
Parking Permitted	NO	NO	NO	Com. Some Res. Yes	Res. Yes
Minimum Horizontal Centerline Curvature (Feet)	1200	850	Com. 700 Res. 600	Com. 500 Res. 350	Res. 200 ELBOW – 50'

* RIGHT-OF-WAY REQUIREMENTS FOR STATE HIGHWAYS AND/OR THE PROVISION OF RIGHT TURN LANES OR OTHER INTERSECTION IMPROVEMENTS MAY EXCEED THIS MINIMUM R.O.W. STANDARDS.

** LARGER MEDIANS MAY BE REQUIRED TO PROVIDE FOR MULTIPLE TURN LANES.

*** LOCAL RESIDENTIAL CUL-DE-SACS SHALL HAVE A MINIMUM R.O.W. RADIUS OF FIFTY FEET (50').

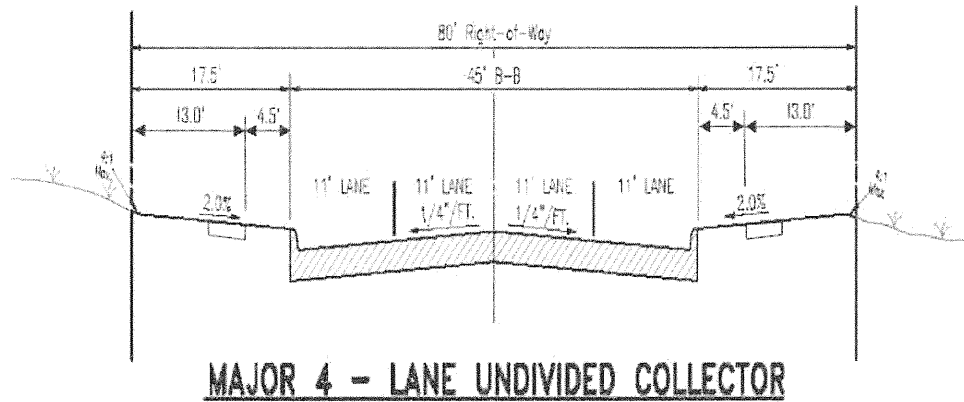
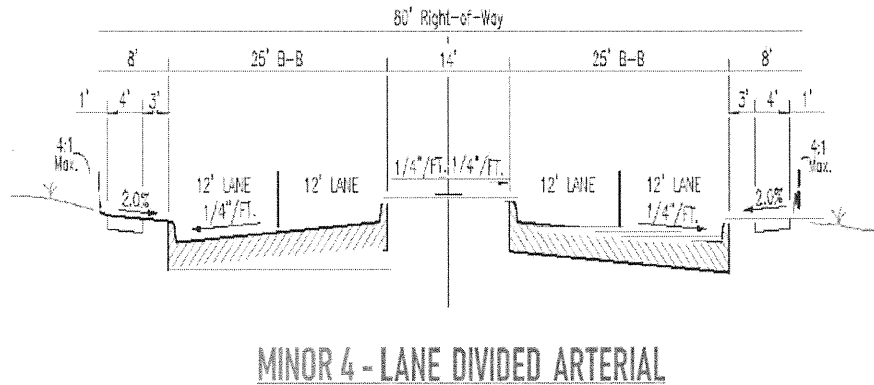
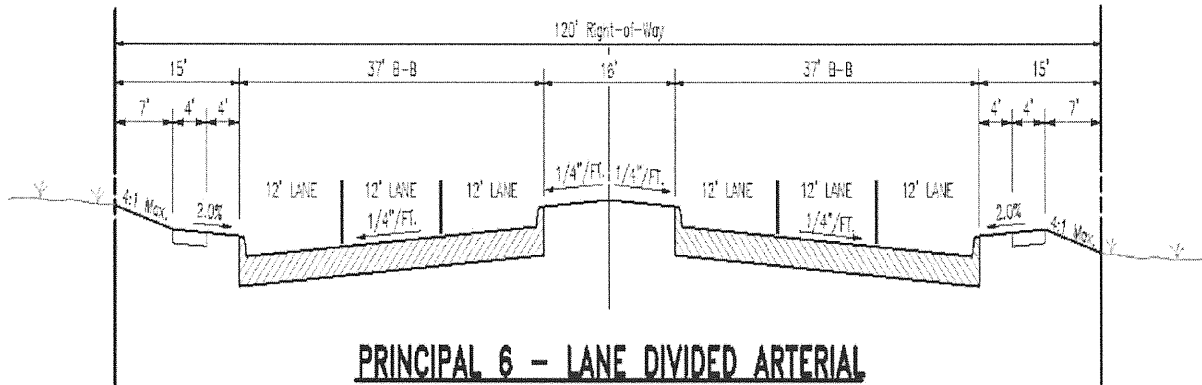
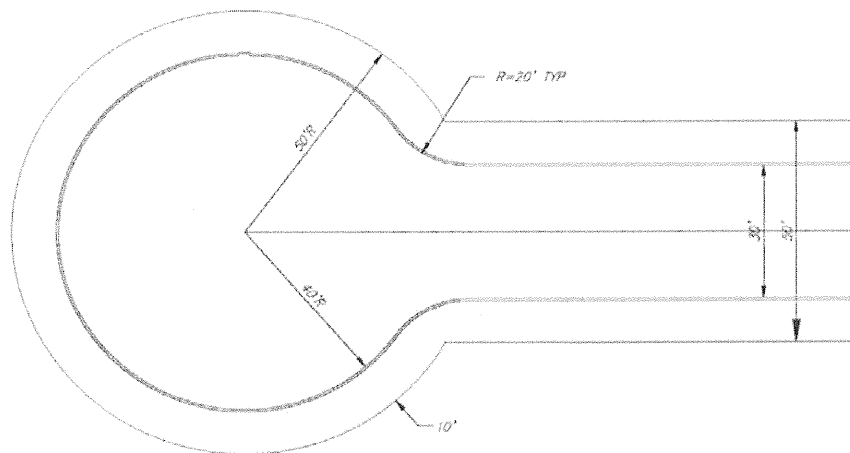
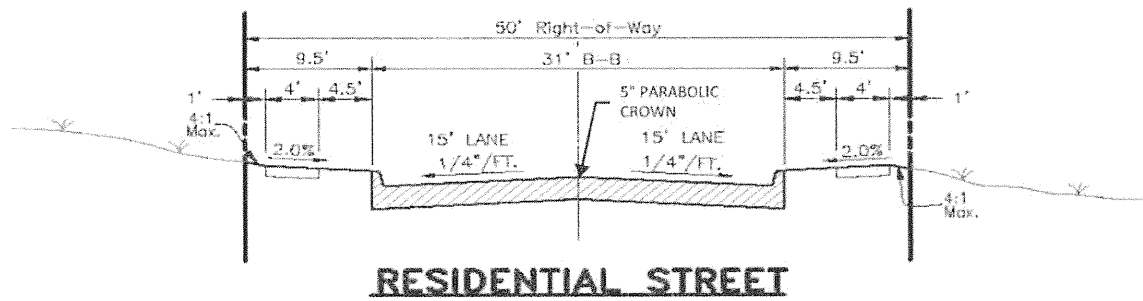
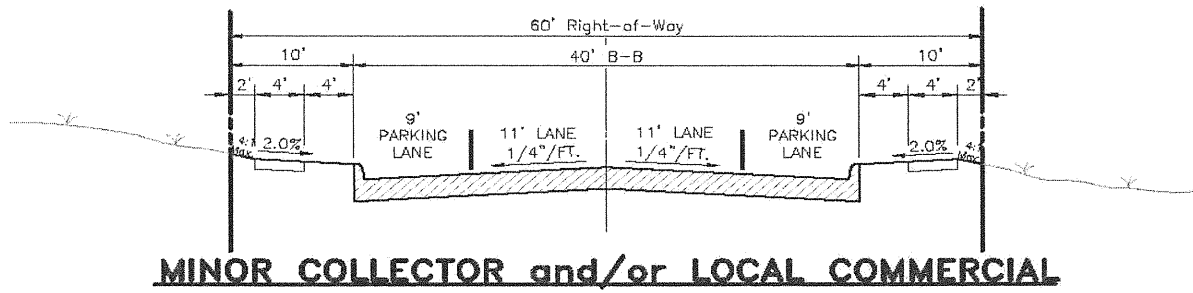
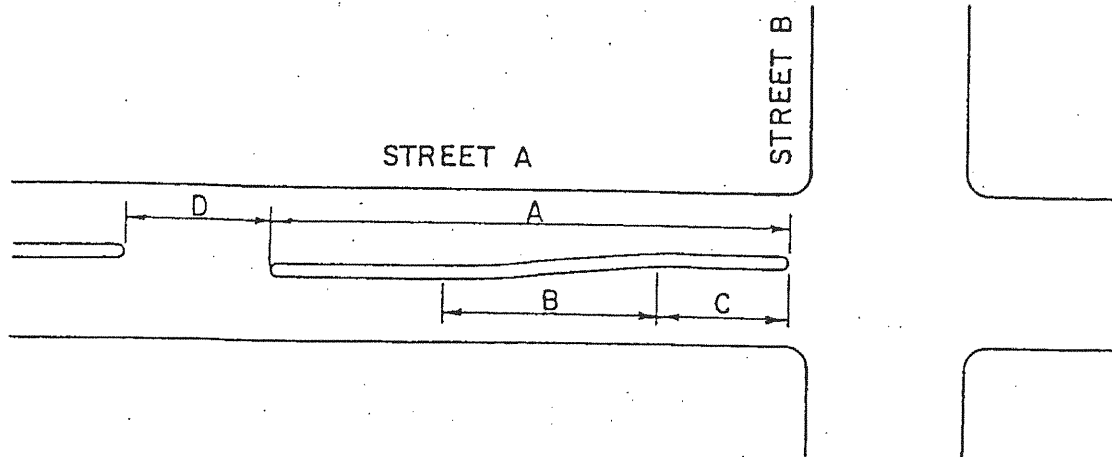


Figure 2.1A



TYPICAL CUL-DE-SAC PLAN VIEW

Figure 2.2
MEDIAN DESIGN STANDARDS



INTERSECTING STREET TYPE		MINIMUM LENGTH (FEET)			
STREET A	STREET B	A	B	C*	D**
Principal Arterial	Principal Arterial	310	100	150	60
Principal Arterial	Minor Arterial	260	100	100	60
Principal Arterial	Major Collector Minor Collector	260	100	100	60
Principal Arterial	Local/Private	220	100	60	60
Minor Arterial	Principal Arterial	310	100	150	60
Minor Arterial	Minor Arterial	260	100	100	60
Minor Arterial	Major Collector Minor Collector	260	100	100	60
Minor Arterial	Local/Private	220	100	60	60

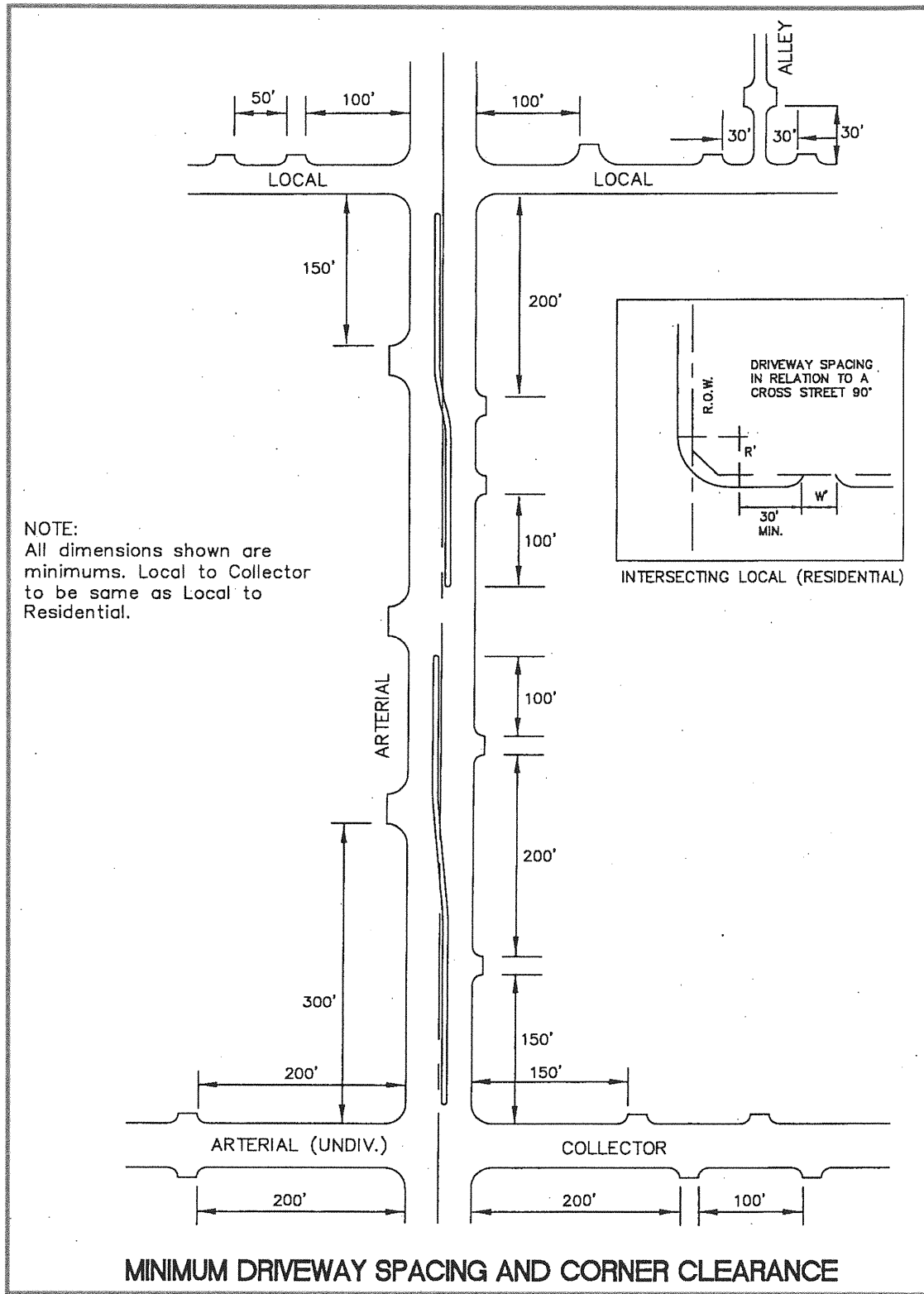
LEFT-TURN STORAGE AREA WIDTH 10' MINIMUM

MEDIAN WIDTH (SEE GEOMETRIC DESIGN STANDARD FOR PRINCIPAL AND MINOR ARTERIAL).

*MINIMUM LENGTH – ACTUAL LENGTH DEPENDENT UPON ANTICIPATED TURN VOLUMN

** OR STREET WIDTH + 8 FEET – WHICHEVER IS GREATER

Figure 2.3



2.5 Median Openings, Width, Location and Spacing

Arterial thoroughfares in Johnson City are to have raised medians. Arterials having single lane two- way left turn lanes are discouraged and may be allowed only in special circumstances with the approval of the City Council.

Median openings at intersections shall be from right-of-way to right-of-way of the intersecting street, unless otherwise approved by the City's Engineer.

The width of mid-block median openings shall not be less than 60 feet, or greater than 70 feet.

Using the above requirements, examples of the minimum distance between median openings on a divided street where left-turn storage is provided in both directions are:

- A. 310 feet from nose to nose of the median from the intersection of two major thoroughfares to a street or drive (see Figure 2.2);
- B. 260 feet from nose to nose of the median from the intersection of two secondary thoroughfares or a secondary thoroughfare and a major thoroughfare to a residential street or a drive, and;
- C. 220 feet from nose to nose of the median for intersection combinations of drives and/or residential streets.

2.6 Driveway Locations

Minimum standards for driveway separation accessing the same site are shown in Figure 2.3. This standard applies to all non-residential uses.

There is a minimum distance upstream and downstream from adjacent intersections within which driveways should not be located. This separation distance varies with the classification of street and is shown in Figure 2.3. This standard applies to all non-residential users.

At mid-block access points, there is a minimum distance from a median nose, within which driveways should not be located. This is shown in Figure 2.3 and is equally applicable along both major and minor arterials for non-residential uses.

2.7 Block Lengths

In general, streets shall be provided at such intervals as to serve cross traffic adequately and to intersect with existing streets. Where no existing plats control, the blocks shall be not more than 1,800 feet in length or be less than 500 feet. Block arrangements must provide access to all lots, and in no case, shall a block interfere with traffic circulation.

2.8 Street Intersections

More than two streets intersecting at one point shall not be allowed. All streets and thoroughfares should intersect other streets and thoroughfares at an angle of ninety (90) degrees unless otherwise approved by the City's Engineer.

Arterial and collector street intersections shall have property line corner clips with a minimum tangent distance of thirty (30) feet. Residential streets shall not normally be

required to have a corner clip at their intersection with other streets or thoroughfares, but a 25-foot by 25-foot sidewalk corner easement will be required.

Curb radii at intersections shall have a minimum radius of thirty (30) feet along arterials, twenty-five (25) feet along collectors and twenty (20) feet along residential streets.

In any case where streets intersect at an angle of other than ninety (90) degrees, the City shall review and comment regarding non-standard right-of-way corner clips and curb return radii.

2.9 Relation to Adjoining Streets

The system of streets designed for the development, except in approved cases, must connect with streets already dedicated in adjacent developments. Where no adjacent connections are platted, the streets must be the reasonable projection of streets in the nearest subdivided tracts and must be continued to the boundaries of the tract development, so that other developments may eventually connect with the proposed development.

At the intersection of a new subdivision street with an existing boulevard arterial, the Developer of the subdivision shall construct a median opening in the boulevard, unless otherwise directed by the City in writing.

Strips of land controlling access to or egress from other property or any street or alley or having the effect of restricting or damaging the adjoining property for development or subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any development unless such reserve strips are conveyed to the City on fee simple. The City Planning Director or the City's Engineer makes this determination. When such access is needed to maintain permanent City owned utilities, the roadway will be an improved right-of-way. If the utilities are temporary, an improved easement may be approved.

2.10 Dead End Streets, Cul-de-Sacs and Courts

Cul-de-sacs are permitted and encouraged within residential subdivisions. Use of this design shall provide proper access to all lots and shall not exceed six hundred (600) feet in length, measured from the center of the cul-de-sac to the center of the intersecting street (not a dead-end street). Specific aspects of the standard cul-de-sac design are given in Figure 2.1B. In lieu of the typical design shown, the City may approve alternative concepts for a specific application.

2.11 Street Grades

Arterial streets may have a maximum grade of seven and one-half (7½) percent, for a maximum continuous distance of two hundred (200) feet. Collector streets may have a maximum grade of six (6) percent. Residential streets may have a maximum grade of eight (8) percent, unless otherwise approved by the City, where the natural topography is such as to require steeper grades. All streets must have a minimum grade of at least five-tenths (0.5) of one (1) percent. Centerline grade changes with an algebraic difference of more than one (1) percent shall be connected with vertical curves in compliance with the minimum length requirements set forth in Table 2.2.

2.12 Pavement Design

Pavement and pavement subgrades (Roadway and Firelanes) shall be designed based on representative onsite soil sub-surface conditions. Pavement design calculations shall be prepared by Professional Engineer licensed in the State of Texas and be submitted with the preliminary construction plans for review as part of the construction plan review process. The submittal shall include the pavement design traffic loadings and design life.

Pavement and subgrade shall be as follows:

A. Residential and Firelane Pavement:

- 1) Reinforced Concrete Pavement: Reinforced concrete pavement thickness shall be determined by pavement design calculations. Minimum thickness of reinforced concrete pavement shall be no less than six (6) inches reinforced with No. 4 bars at 18-inch centers both ways. Concrete strength shall be NCTCOG Item 303.3.4.2. Class C (4,000 psi Compressive Strength in 28-days), with a cement content of not less than 6 sacks per cubic yard. Subgrade preparation and thickness shall be based on pavement design calculations and shall be lime stabilized no less than six (6) inches in depth. All curbs shall be 6" monolithic barrier curbs.
- 2) Asphalt Pavement: Minimum thickness of Asphalt Pavement shall be no less than seven (7) inches for 36 feet pavement width or less. Asphalt for use in paving shall be a refined asphalt produced from crude petroleum. The base asphalt shall be homogeneous and free from water and residue from distillation of coal, coal tar or paraffin oil and shall not foam when heated to 347 degrees F. Subgrade preparation and thickness shall be based on a soil investigation for subgrade design. Shall be conducted by the Engineer. This design shall be approved by the City Engineer prior to construction.

B. Arterial, Minor Collector, and Major Collector Pavement:

- 1) Reinforced concrete pavement thickness shall be determined by pavement design calculations. Minimum thickness of reinforced concrete pavement shall be no less than eight (8) inches reinforced with No. 4 bars at 18-inch centers both ways. Concrete strength shall be NCTCOG Item 303.3.4.2. Class C (4,000 psi Compressive Strength in 28-days), with a cement content of not less than 6 sacks per cubic yard. Subgrade preparation and thickness shall be based on pavement design calculations and shall be lime stabilized no less than eight (8) inches in depth.
- 2) Asphalt Pavement: Minimum thickness of Asphalt Pavement shall be no less than seven (8) inches for pavements widths above 36 feet. Asphalt for use in paving shall be a refined asphalt produced from crude petroleum. The base asphalt shall be homogeneous and free from water and residue from distillation of coal, coal tar or paraffin oil and shall not foam when heated to 347 degrees F. Subgrade preparation and thickness shall be based on a soil investigation for subgrade design. Shall be conducted by the Engineer. This design shall be approved by the City Engineer prior to construction.

C. Subgrade: Subgrade design shall be based on representative onsite subsurface soil conditions and testing. Testing shall be in accordance with the NCTCOG Standard Specifications for Public Works Construction and be completed by a geotechnical testing lab. The geotechnical investigation shall be submitted to the City as part of the pavement design submittal. In general, the soils testing shall include representative soil borings of the site and the testing of Atterburg limits. Based on

the testing results, the pavement design shall provide the percentage of the subgrade lime stabilization proposed. Stabilization shall span the width of the street, back-of- curb to back-of-curb, plus twelve (12) inches beyond the back of curb on each side and be a minimum of six (6) inches in depth for 6-inch pavement and eight (8) inches in depth for 8-inch pavement, unless greater extents recommended by the geotechnical investigation. Subgrades shall be mechanically compacted to ninety-five (95) percent standard proctor densities at optimum moisture.

There shall be no driveway cuts unless approved by the City. Contractors shall perform a horizontal curb cut for all driveways. Future driveway cuts on existing streets shall have proposed driveway pavement constructed within 48-hours of driveway excavation or a temporary concrete mud mat shall be constructed to protect the existing street subgrade from excessive moisture penetration or moisture evaporation.

TABLE 2.2
CREST VERTICAL CURVES

Design Speed (MPH)	Coeff. of Friction (a)	Stopping Sight Dist. (Ft.)	Stopping Sight Dist. Rounded for Design (Ft.)	K	K Rounded for Design
15	0.42	72.98	75	4.01	5
20	0.40	106.83	125	8.59	10
25	0.38	146.70	150	16.19	20
30	0.36	193.58	200	28.20	30
35	0.34	248.72	250	46.55	50
40	0.32	313.67	325	74.03	80
45	0.31	383.12	400	110.44	120

(a) AASHTO; p. 16

TABLE 2.2. Cont'd CREST VERTICAL CURVES
ROUNDED
MINIMUM LENGTH OF VERTICAL CURVE IN FEET
For Speeds and K Values Shown Below (L-KA)

Algebraic Grade Diff. (%) (A)	MPH K	15 5	20 10	25 20	30 30	35 50	40 80	45 120
1		5	10	20	30	50	80	120
2		10	20	40	60	100	160	240
3		15	30	60	90	150	240	360
4		20	40	80	120	200	320	480
5		25	50	100	150	250	400	600
6		30	60	120	180	300	480	720
7		35	70	140	210	350	560	840
8		40	80	160	240	400	640	960
9		45	90	180	270	450	720	1080
10		50	100	200	300	500	800	1200
11		55	110	220	330	550	880	1320
12		60	120	240	360	600	960	1440
13		65	130	260	390	650	1040	1560
14		70	140	280	420	700	1120	1680
15		75	150	300	450	750	1200	1800

TABLE 2.2 Cont'd SAG VERTICAL CURVES

Design Speed (MPH)	Coeff. of Friction (a)	Stopping Sight Dist. (Ft.)	Stopping Sight Dist. Rounded for Design (Ft.)	K	K Rounded for Design
15	0.42	72.98	75	8.13	10
20	0.40	106.83	125	14.75	20
25	0.38	146.70	150	23.56	30
30	0.36	193.58	200	34.78	40
35	0.34	248.72	250	48.69	50
40	0.32	313.67	325	65.69	70
45	0.31	383.12	400	84.31	90

(a) AASHTO, p. 316

(b) AASHTO, p. 312

TABLE 2.2 Cont'd SAG VERTICAL CURVES
ROUNDED
MINIMUM LENGTH OF VERTICAL CURVE IN FEET
For Speeds and K Values Shown Below (L-KA)

Algebraic Grade Diff. (%) (A)	MPH K	15 10	20 20	25 30	30 40	35 50	40 70	45 90
1		10	20	30	40	50	70	90
2		20	40	60	80	100	140	180
3		30	60	90	120	150	210	270
4		40	80	120	160	200	280	360
5		50	100	150	200	250	350	450
6		60	120	180	240	300	420	540
7		70	140	210	280	350	490	630
8		80	160	240	320	400	560	720
9		90	180	270	360	450	630	810
10		100	200	300	400	500	700	900
11		110	220	330	440	550	770	990
12		120	240	360	480	600	840	1080
13		130	260	390	520	650	910	1170
14		140	280	420	560	700	980	1260
1		150	300	450	600	750	1050	1350

2.13 Parkways, Grades and Sidewalks

All parkways shall be constructed to conform to top of curb grades with a standard transverse slope of one-quarter ($\frac{1}{4}$) inch per foot rise from top of curb to right-of-way.

Where the natural topography is such as to require steeper grades, transverse slopes (except for sidewalk) up to three-quarter ($\frac{3}{4}$) inch per foot may be used with approval of the City.

Sidewalks shall be provided for all residential streets in subdivisions zoned for one- or two-family dwellings and on all streets designated on the adopted Master Thoroughfare Plan. Barrier free ramps and sidewalks along screening walls, landscaped areas, trails or in parks, shall be installed by the Developer with street construction and the sidewalks in front of residential lots shall be installed by the home builder. The City may require sidewalks in other locations. Where provided, there shall not be less than four (4) feet in width with the inside edge of the sidewalk to be placed one (1) foot off the property line and located wholly within the dedicated street right-of-way, sidewalk corner easement or road easement in the case of private streets. This requirement may be waived by the City Council.

Sidewalks placed adjacent to the back of the curb must be six (6) feet wide and approved by the City's Engineer.

Sidewalks shall be of concrete having a minimum of 4,000-psi compressive strength in 28 days. The concrete thickness shall be four (4) inches reinforced with No. 3 bars at 18-inch centers both ways. A minimum of 1½ inches of sand must be placed under sidewalk.

Subgrade (including sand) shall be mechanically compacted to 95% density.

2.14 Driveways

- A. Residential: Residential driveways to serve two car garages shall be not less than eleven (11) feet nor more than twenty (20) feet in width at the property line. The width of the driveway will be larger at the garage for a three car (width to be twenty-eight (28) feet). Shared driveways and garages larger than three cars shall be a case-by-case basis. Residential driveways shall be separated from one another by a distance of at least ten (10) feet. The radii of all residential driveway returns shall be a minimum of five (5) feet and shall not extend past the adjoining property line. The driveway approaches devoted to one use shall not occupy more than sixty percent (60%) of the frontage abutting the roadway or alley.
- B. Multi-Family and Non-Residential: Driveways providing access to multi-family or non-residential uses shall generally have widths between twenty-four (24) and forty-five (45) feet when measured at their narrowest point near, or at, the property line. The minimum radius for these uses shall be twenty (20) feet. Larger radii are encouraged. Limitations on permissible locations for these driveways are addressed in Section 2.6, Driveway Locations. Driveway radii returns shall not extend across abutting property lines.

2.15 Traffic Information and Control Devices

The developer shall arrange for the installation of all pavement striping, regulatory, warning and guide signs, including posts, as shown on the approved plans. Street name signs shall be installed at each intersection. All traffic control devices shall be designed in accordance with the current addition of the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Examples of regulatory, warning, information and guide signs are as follows:

- A. Regulatory signs shall include, but are not limited to, STOP, 4-WAY, YIELD, KEEP RIGHT and speed limit signs.
- B. Warning signs shall include, but are not limited to, DEAD END, NO OUTLET, DIVIDED ROAD and PAVEMENT ENDS.
- C. Guide signals shall include, but are not limited to, street name signs, DETOUR, direction arrow and advance arrow.
- D. Traffic striping shall be provided by the developer as shown on the approved plans.

The street signs shall be extruded and engineering grade. Signposts shall be galvanized steel and set in concrete. The developer shall be responsible for the expenses incurred by the City for manufacture and installation of these signs.

2.16 Street Lighting

All developments shall be provided with streetlights. In, general, lights should be located at street intersections and at intervals no greater than four hundred (400) feet apart. Streetlights should be the equivalent of 175-watt mercury vapor fixtures on minor residential streets. All collector and arterial, or commercial streets shall have sodium vapor fixtures with a minimum wattage of 250 or 400 watts as directed, in writing, by the City. In some instances, the City may require greater wattage. For all median lights, as-builts must be provided to the City for final acceptance.

Street lighting shall be required at each residential subdivision intersection. Street name signs and regulatory signs required at the intersection shall be attached to a streetlight. Streetlight and regulatory signage shall be installed in accordance with all TMUTCD requirements. Streetlights between street intersections shall be at the projection of a property line between owners.

2.17 Barrier Free Ramps

Barrier free ramps shall be provided in all commercial areas and in residential areas which have sidewalks. Ramps shall be located to provide access in accordance with the standards set by the Americans with Disabilities Act (A.D.A.) at all pedestrian sidewalks and meet all Texas Accessibility Standards (TAS). Lay down curbs and ramps shall be constructed at all street intersections and driveways whether or not sidewalks are being installed. Lay down curbs and ramps shall be constructed by the developer. The developer shall be responsible for paying for and arranging for all TAS design reviews and post construction inspections. Results of TAS inspections shall be provided to the City.

2.18 Off-Street Parking

All parking areas and spaces shall be designed and constructed in accordance with the following requirements:

- A. All parking areas and spaces shall be designed and constructed so as to have free ingress and egress at all times.
- B. No parking space or parking area shall be designed so as to require a vehicle to back into a public street or across a public sidewalk, except in the downtown district, as defined by the City.

C. Minimum Dimensions for Off-Street Parking:

1. Ninety-degree parking (Figures 2.4a and 2.4b) — Each parking space shall not be less than nine (9) feet in width and eighteen (18) feet in length with two (2) feet of overhang between curb and sidewalk or property line (20-foot minimum). Dual head in parking spaces should be a minimum of twenty (20) feet in length; Aisle width shall not be less than twenty-four (24) feet.
2. Sixty-degree angle parking (Figures 2.5a and 2.5b) — Each parking space shall be not less than nine (9) feet wide perpendicular to the parking angle nor less than twenty and one tenth (20.1) feet in length when measured at right angles to the building or parking line. Maneuvering space shall be not less than fourteen and one-half (14½) feet for one-way traffic or twenty-two (22) feet for two-way traffic perpendicular to the building or parking line.
3. Forty-five-degree angle parking (Figures 2.6a and 2.6b) — Each parking space shall not be less than nine (9) feet wide perpendicular to the parking angle nor less than nineteen (19) feet in length when measured at right angles to the building or parking line. Maneuvering space shall be not less than twelve (12) feet for one-way traffic or twenty-one (21) feet for two-way traffic perpendicular to the building or parking line.
4. Parallel Parking — Each parking space shall not be less than nine (9) feet in width and twenty-two (22) feet in length. Maneuvering space will not be less than twenty (20) feet.
5. Handicap Space Parking — Handicap parking spaces are required to meet ADA and TAS regulations.
6. When off-street parking facilities are located adjacent to a public alley, the width of said alley may be utilized as a portion of the maneuvering space requirement, provided the alley is paved.
7. When off-street parking facilities are provided in excess of minimum amounts herein specified, or when off-street parking facilities are provided, but not required by this chapter, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space herein specified.

D. Paving Standards:

1. Unless otherwise approved by the City Council or as specified in these standards, all parking lots shall be paved with concrete or asphalt and designed according to City standards and specifications. The parking lanes must be clearly marked by approved paint, buttons or other material. All driveway approaches shall be constructed of concrete in the same strength as the adjacent street and shall be curbed per City standards.
2. The pavement within a designated loading area shall be designed and constructed to carry the additional loading of merchandise, goods, sanitation pick-up, etc., in order to prevent any unnecessary failure in the pavement itself. The pavement design shall be included in the engineering construction plans and specifications and submitted to the City's Engineer for review.

3. Fire lane pavement shall be a minimum of six (6) inches with lime stabilized subgrade. Concrete strength shall be NCTCOG Item 303.3.4.2. Class C (4,000 psi in 28-days). Asphalt fire lanes are not permissible, unless approved by the City.

- E. All entrances or exits in a parking lot shall be a minimum of thirty (30) feet from the beginning point of any corner radius.
- F. All entrances or exits in a parking lot shall be a minimum of twenty-four (24) feet and a maximum of forty-five (45) feet in width, unless One-way, in which case they shall both be a minimum of twelve (12) feet, or as approved by the City Council.
- G. The driveway approach angle to any parking area shall be a maximum of sixteen (16) degrees; the departure angles a maximum of ten (10) degrees; the ramp angles a maximum of eleven (11) degrees; or otherwise, shall be approved by the City's Engineer.
- H. No parking areas or parking spaces shall be allowed to pave over or utilize public right-of-way, with the exception of approved entrances and exits, unless the City Council approves a site plan provided by the developer.
- I. Any lighting used to illuminate any off-street parking area shall be so designed and constructed as to direct the light onto the property and away from any adjoining property or street.
- J. All multi-family and commercial parking areas and parking spaces shall be designed and constructed to protect adjacent residences from the direct glare of headlights of vehicles using the parking area.
- K. All multi-family, retail, commercial and industrial parking lots shall be required to provide a fire lane with a minimum width of twenty-four (24) feet (requires minimum thirty (30) foot inside curve radius).
- L. No City street curb, alley or street pavement may be cut, or cored for drainage, without a permit from the City.

FIGURE 2.4a
90° Parking – Double Row

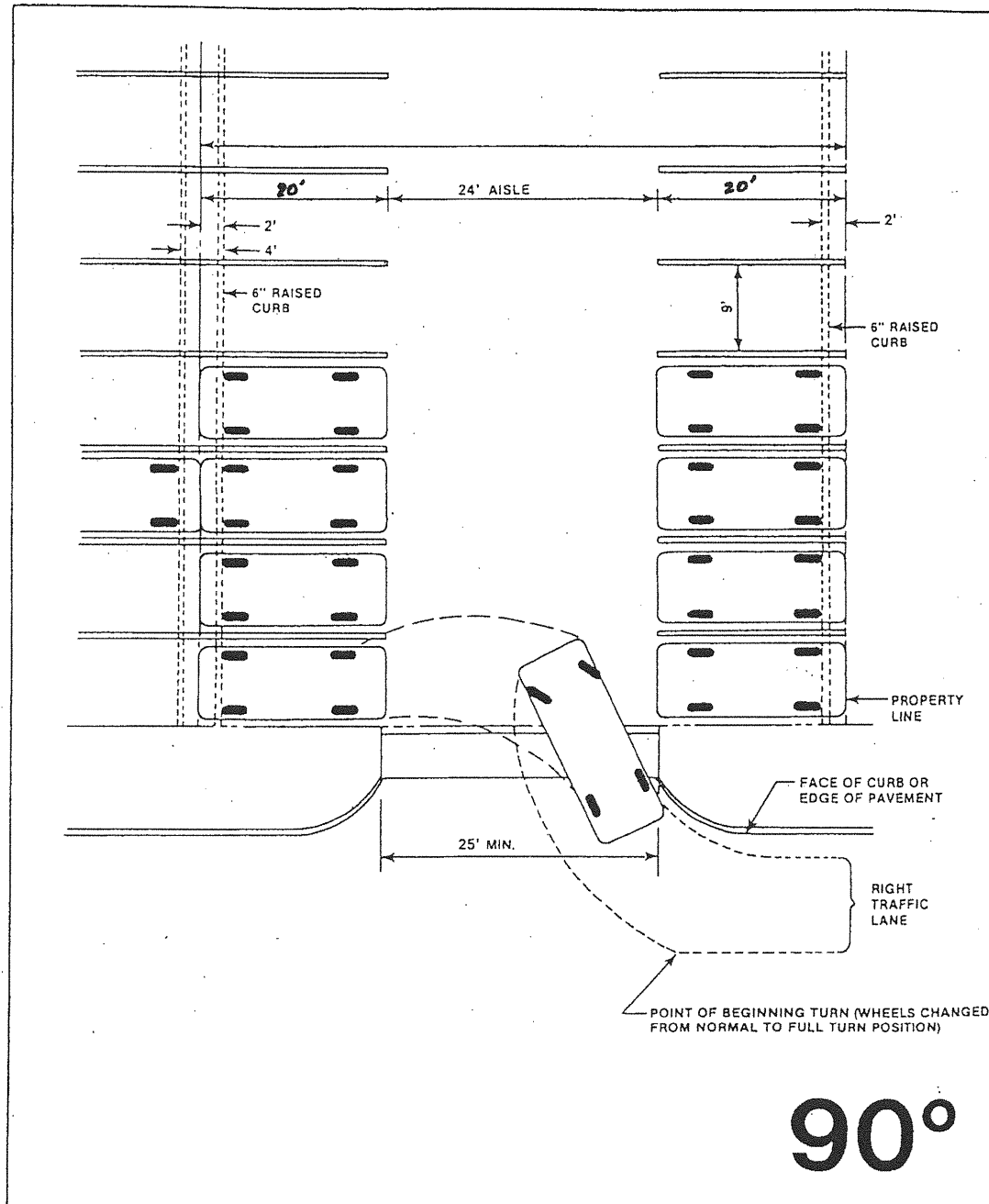
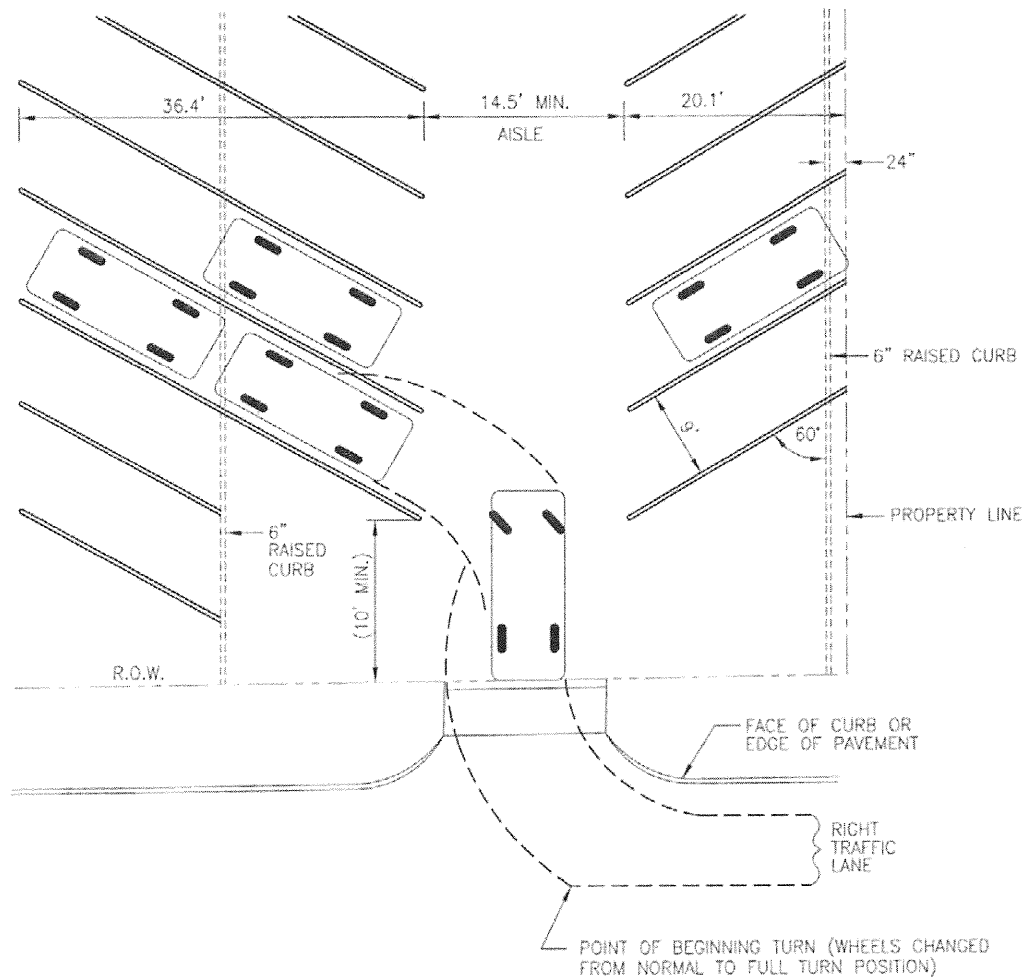


FIGURE 2.5a
60° Parking – Double Row



AISLE WIDTH SHOWN IS THE MINIMUM FOR ONE-WAY TRAFFIC. FOR EASE OF OPERATION AND FOR LONG ROWS OF PARKING, WIDTH SHOULD BE INCREASED APPROXIMATELY 5'

FOR TWO-WAY TRAFFIC THE AISLE WIDTH MUST BE INCREASED TO 22' (CLEAR DISTANCE OF 24.3')

60°

FIGURE 2.5b
60° Parking – Single Row

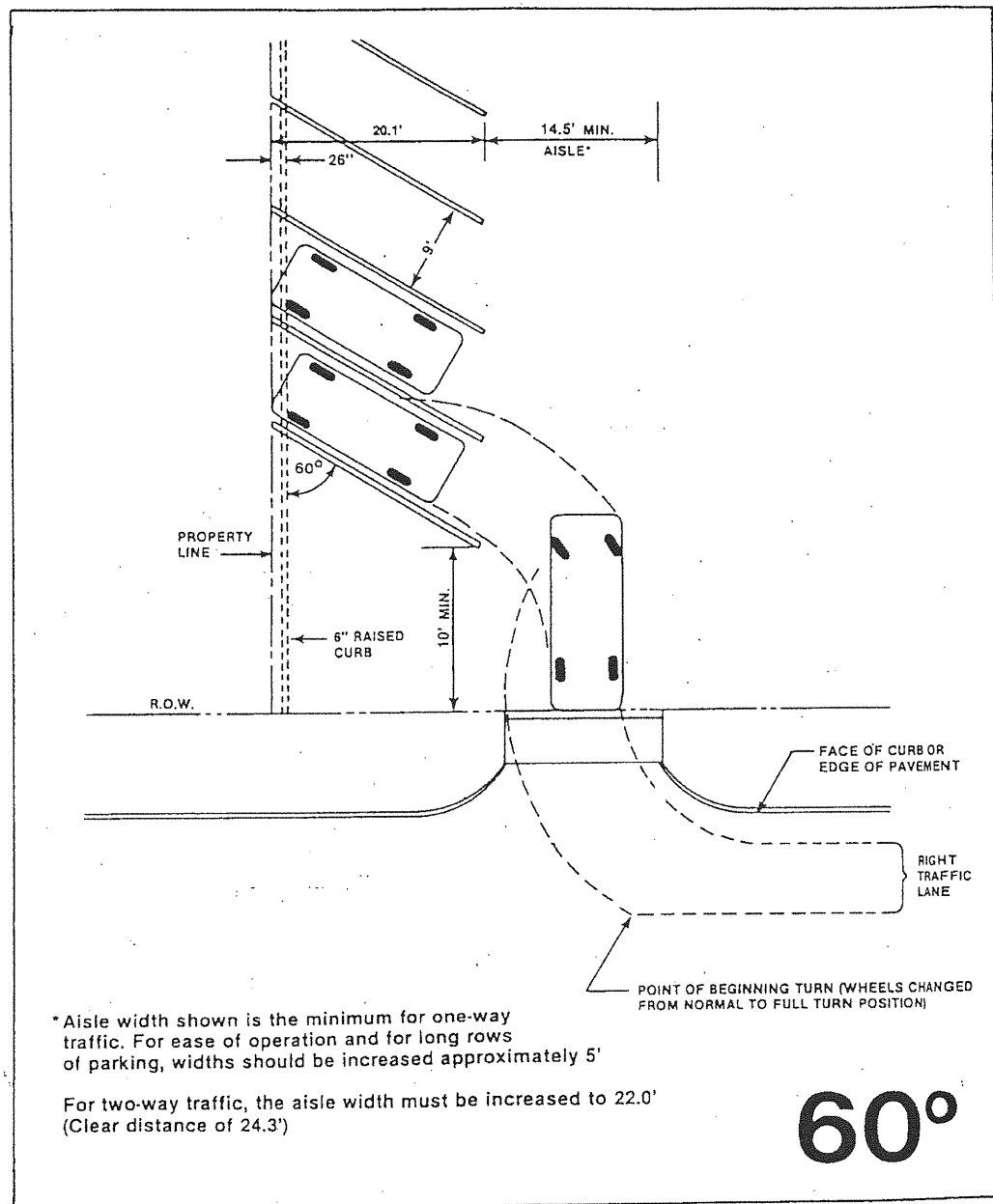
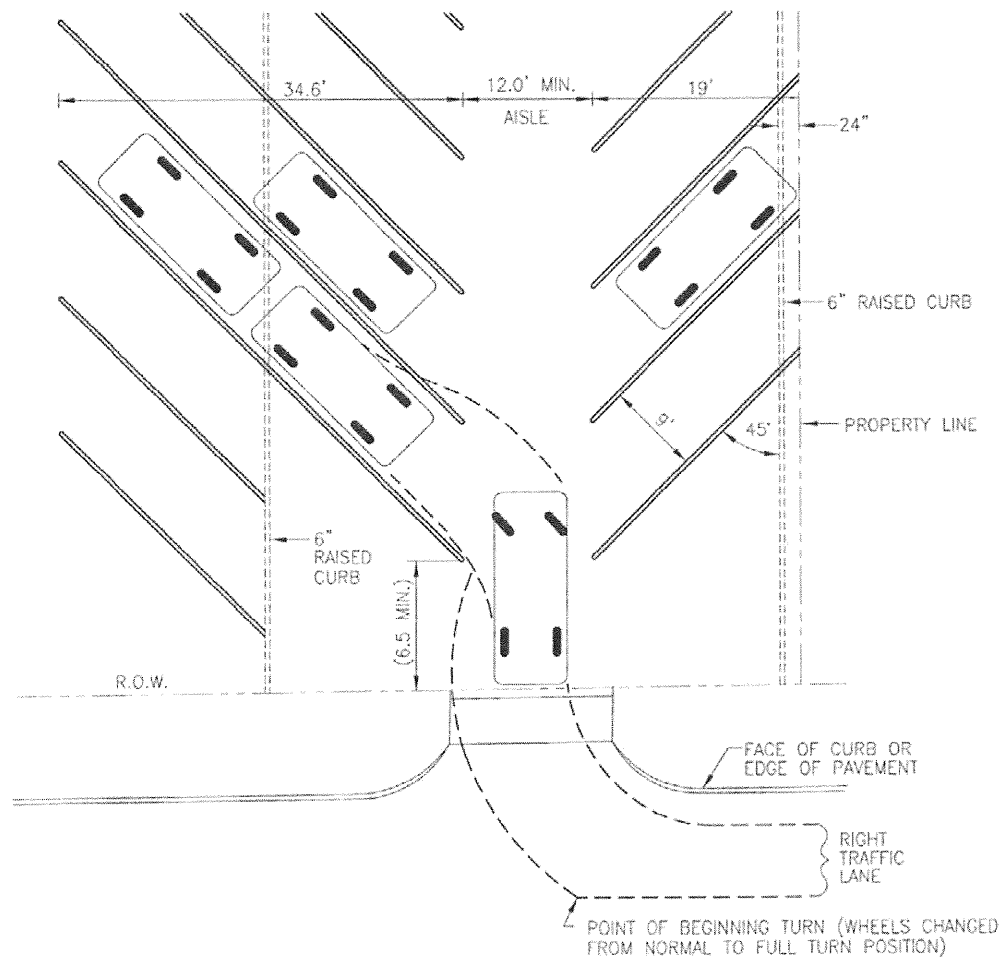


FIGURE 2.6a

45° Parking – Double Row

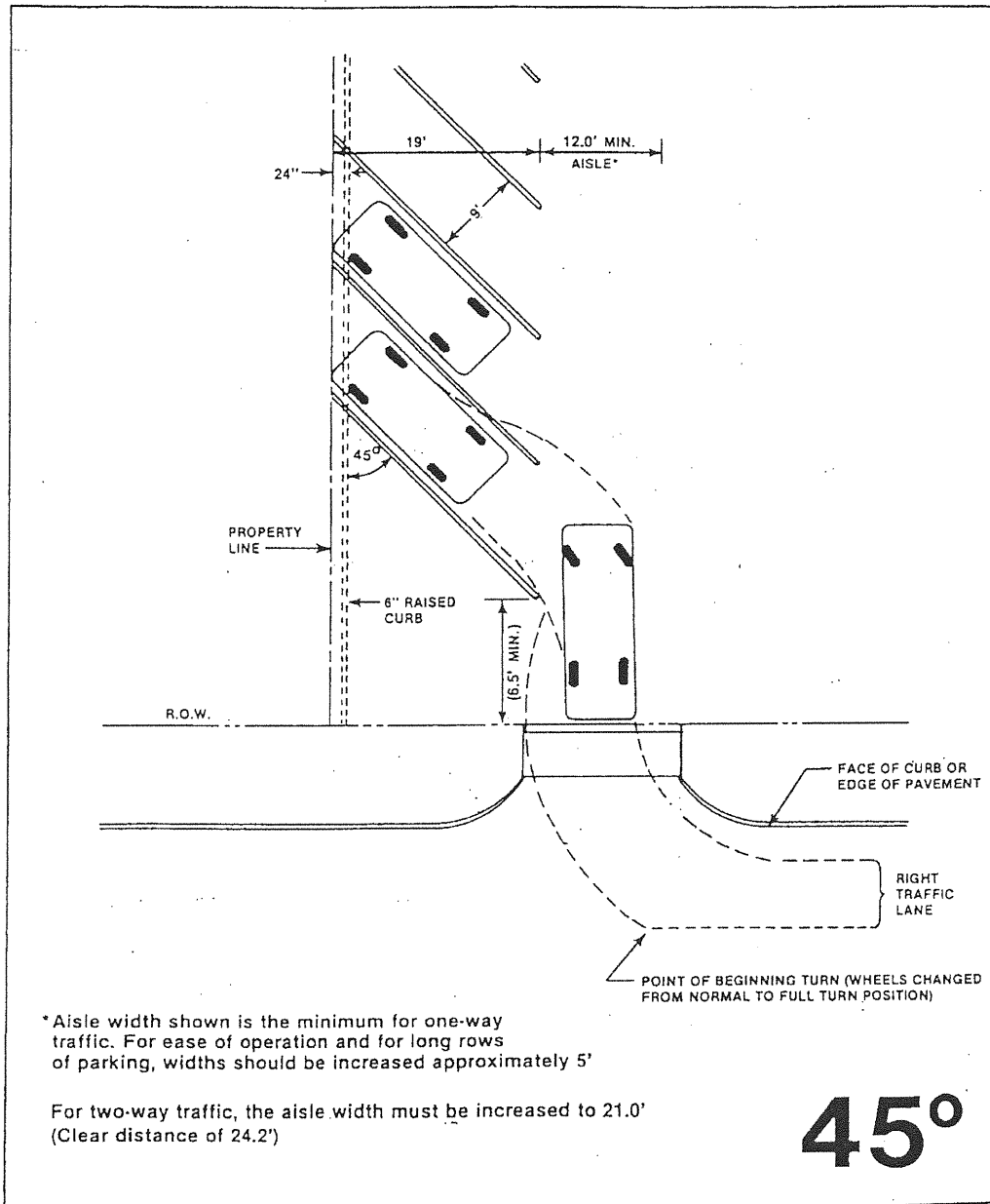


AISLE WIDTH SHOWN IS THE MINIMUM FOR ONE-WAY TRAFFIC. FOR EASE OF OPERATION AND FOR LONG ROWS OF PARKING, WIDTH SHOULD BE INCREASED APPROXIMATELY 5'

FOR TWO-WAY TRAFFIC THE AISLE WIDTH MUST BE INCREASED TO 21' (CLEAR DISTANCE OF 24.2')

45°

FIGURE 2.6b
45° Parking – Single Row



Section 3 STORM DRAINAGE FACILITIES

Introduction

Drainage facilities shall be designed and constructed at such locations and of such size and dimensions to adequately serve the development and the contributing drainage area above the development, as well as the affected areas downstream. The developer shall provide all the necessary easements and rights-of way required for drainage structures including storm drains and open channels, lined or unlined. Easement widths for storm drain pipelines shall not be less than fifteen (15) feet, and easement widths for open channels shall be at least fifteen (15) feet wider than the top width of the channel. In all cases, easements shall be of an adequate size to allow proper maintenance.

The design, size, type and location of all storm drainage facilities shall be subject to the review of the City's Engineer and acceptance by the City. The requirements set forth herein are considered minimum requirements. The developer and the developer's engineer shall bear the total responsibility for the adequacy of design. The review by the City's Engineer and/or acceptance of the facilities by the City in no way relieves the developer of this responsibility.

Storm drainage released from the site will be discharged to a natural water course or storm sewer system of an adequate size to convey the 100-year storm runoff expected after development.

Detention ponds shall be designed for the 2-year and 100-year storm event.

3.1 Storm Drainage Design Criteria

- A. General: The City of Plano's current Storm Drainage Design Manual shall be used for storm drainage calculations. Drainage area calculations, storm pipe calculations, and inlet capacity calculations are required with engineering plan submittals, at a minimum. Additional information may be required by the City.
- B. Storm Pipe Size: The minimum size storm sewer line shall be eighteen (18) inches.
- C. Storm Pipe Material: RCP shall be used for all stormwater applications, no plastic pipe will be permitted in the fire lane.
- D. 100-Year Flood Zones: Where the Federal Emergency Administration (FEMA) has defined a flood hazard area with regard to a drainage course, the flood hazard zone and the floodplain and floodway, if available, shall be shown on the plat and drainage area map. Any development proposed within a floodplain shall complete a flood study to determine that the proposed development meets the City's current floodplain management ordinance and will not be detrimental to any other property.
- E. Local 100-Year Flood Zones: 100-year flood zones shall be determined for non-FEMA creeks or streams (flowing or not) within a subdivision.
- F. Access: Storm drainage facilities shall include all elements of a drainage system consisting of streets, alleys, storm drains, channels, culverts, bridges, swales and any other facility through which or over which storm water flows, all of which the City must have a right in, either in the form of a dedicated right-of-way, floodway or drainage easements.
- G. Storm Drainage Management Plan: All new subdivisions shall provide as part of the subdivision review process a complete storm drainage management plan. This plan will include, but not be limited to, the following: a complete review of all on- site, upstream and downstream drainage within the impacted watershed; determine all on-site and downstream drainage facility improvements due to the increased runoff from the proposed development and future upstream and downstream

developments; and shall contain calculations necessary to determine compliance with the Standards of Design herein. The plan shall be done, using current zoning conditions or land use prescribed by the City's Land Use Plan (whichever creates the greatest storm water runoff), with maximum development considered throughout the watershed. The storm drainage plan shall show all necessary improvements with flow data provided at each point of interception of water. As part of the storm drainage plan, the developer shall show a lot grading plan to direct all water to proper intersection points avoiding cross flow of water from lot to lot. All upstream discharge shall be intercepted and carried through the proper intersection points avoiding cross flow of water from lot to lot. All upstream discharge shall be intercepted and carried through the proposed development in compliance with the Standards of Design herein. All discharge from the proposed development shall be designed in accordance with the Standards of Design herein with all necessary improvements being installed by the developer to protect downstream property from damage. The determination of necessary improvements to existing drainage facilities downstream of a proposed development shall be reviewed by the City's Engineer for compliance and adequacy. Include recessed curb inlets for all streets that are not residential streets.

- H. Storm Water Pollution Prevention Plan: The developer shall provide a Storm Water Pollution Prevention Plan (SWPPP), in compliance with all TCEQ and NPDES regulations, for each project. A copy of the SWPPP and Notice of Intent (NOI) shall be on file at the City prior to the issuance of a building permit.
- I. Exemptions: At the City's discretion, alternative storm sewer design criteria and calculations may be considered for special or unique development cases. The alternative design criteria to be considered by the City, on a case-by-case basis, and storm drainage design criteria shall be approved by City Council.

Section 4 VEGETATION

4.1 General

All seeding, sodding and fertilizer requirements are to be completed in accordance with the Capital Area Council of Governments (NCTCOG) Standards and Specifications and as modified by the City of Johnson City, herein.

Block sod may be utilized for erosion control. Block sod shall be growing grass sod of the type specified in the plans. Sod shall have a healthy and dense root system, be stored and maintained in a moist condition from the time of harvest until planted and be free from noxious weeds.

Seed shall be from previous season's crop meeting the Texas Seed Law, including testing and labeling for pure live seed (PLS = Purity x Germination). Furnish seed of designated species, in labeled unopened bags or containers for inspection by the City's Public Works Department. Seed shall be used within 12-months from the date of the season harvested. When Buffalo grass is utilized, use seed that is treated with Potassium Nitrate to overcome dormancy.

4.2 Coverage

The developer shall establish grass and maintain the sodded or seeded area, including watering, until a "Stand of Grass" is obtained. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height. If a "Stand of Grass" has not been established within four weeks, re-sodding or re-seeding shall be required. Re-grading, Re-sodding and re-seeding will be required in all washed areas and areas that do not grow.

4.3 Planting Season for Seeding

- A. February 1 through May 15 (Permanent Rural Seed Mix) Green Spangle top – 0.3 LB. PLS/Ac.
Bermuda Grass – 1.2 LB. PLS/Ac. Side oats Grama (El Reno) 2.7 LB. PLS/Ac. Little Bluestem (Native) 2.0 LB. PLS/Ac.
Buffalo Grass (Texoka) 1.6 LB. PLS/Ac. Illinois Bundleflower 1.0 LB. PLS/Ac.
- B. February 1 through May 15 (Permanent Urban Seed Mix) Green Spangle top – 0.3 LB. PLS/Ac.
Bermuda Grass – 2.4 LB. PLS/Ac. Side oats Grama (El Reno) 3.6 LB. PLS/Ac.
Buffalo Grass (Texoka) 1.6 LB. PLS/Ac.
- C. September 1 through November 30 (Temporary Cool Season Seeding) Tall Fescue – 4.5 LB./Ac.
Western Wheatgrass – 5.6 LB./Ac. Wheat 34 LB./Ac.
- D. May 1 through August 31 (Temporary Warm Season Seeding) Foxtail Millet – 34 LB./Ac.

A mix of seed shall be used in overlapping planting seasons.

No Seeding shall occur during the months of December and January. Bermuda grass sod shall be laid during the months of December and January. Developer shall be responsible for establishing a permanent stand of warm season turf.

Section 5 WATER SYSTEM

5.1 General

The design and construction of the water distribution system to serve the development shall be in accordance with good engineering principles, with these Design Standards and with the requirements of the Texas Commission on Environmental Quality (TCEQ). All off-site water mains shall be sized and located to conform to projected demands in accordance with the latest Water Master Plan and the computer model with regard to the impact of each development on the existing and proposed water distribution system. No construction shall commence prior to the approval of the plans and specifications by the City.

All facilities shall be of sufficient size to provide adequate capacity for ultimate development. The pipelines shall be sized to meet the maximum instant domestic requirements plus an appropriate allowance for fire protection water. The design criteria for water demand shall be submitted to the City with the plans and specifications. The City reserves the right to require larger pipelines than required for the proposed development in order to provide capacities for areas outside the development. The developer will be responsible to construct water lines adjacent to their property in accordance with the latest Water Master Plan, across the frontage of the tract, or as required by the City. All facilities that are to be public shall be constructed with domestically manufactured materials.

The minimum pipeline size to serve residential areas shall be eight (8) inches in diameter, and the minimum pipeline size serving commercial, business, industrial, etc. shall be twelve (12) inches. In general, all lines shall be looped with no dead-ends. Dead-end lines will be considered on a case-by-case basis and shall be furnished with an approved automatic flush valve arrangement. The developer shall provide facilities sufficient for fire flows in accordance with the minimum criteria of the State Board of Insurance or the Fire Code adopted by the City.

The standard water main sizes shall be used are noted in **Table 5.1**.

Table 5.1 – STANDARD WATER LINE SIZES

8 inch	12 inch	16 inch
20 inch	24 inch	30 inch
36 inch	42 inch	54 inch
60 inch	66 inch	72 inch

Fire flows to be calculated with a minimum of thirty-five pounds per square inch (35 psi) of residual pressure at the fire hydrant with a 35-psi residual in the water distribution system.

The following values shall be used when calculating the average daily water demands, unless project specific water demand and/or actual flow measurements are provided:

Table 5.2 – AVERAGE DAILY WATER DEMANDS

Land Use	Design	Calculation
Residential	<ul style="list-style-type: none"> 3.5 persons/unit 120 gallons per person per day 	420 gpd/unit
Apartment	<ul style="list-style-type: none"> 2.5 persons/unit 120 gallons per person per day 	300 gpd/unit
Hospital (Beds)	<ul style="list-style-type: none"> 720 gallons per day per bed 	720 gpd/bed
Nursing Home	<ul style="list-style-type: none"> 240 gallons per day per bed 	240 gpd/bed
Restaurant	<ul style="list-style-type: none"> 18 gallons per person per day 	18 gpd/person
Commercial	<ul style="list-style-type: none"> 1 person per parking space, or 1 person per 400 SF of building 	50 gpd/person
School	<ul style="list-style-type: none"> 30 gallons per student/day 	30 gpd/student
Parks	<ul style="list-style-type: none"> 6 gallons per person per day 	6 gpd/person
Mobile Home Park	<ul style="list-style-type: none"> 3 persons per trailer 110 gallons per person per day 	330 gpd/unit

5.2 Connections to Existing Distribution System

Preliminary discussions concerning take-off points in the distribution system should be conducted with the City of Johnson City Public Works Department prior to finalizing the preliminary designs of the distribution system, which will serve the development. Connections to the City's existing system will be allowed only at locations where the City has determined that sufficient quantity and pressures are available to meet the projected requirements of the development. In general, the connections to the existing distribution system shall be made in such a manner to keep "shut-downs" to a minimum. Preference will be given to a tapping sleeve and valve connections.

In a proposed development where City water is not adjacent to the property but is accessible, the developer shall provide, at his expense, an off-site water main of sufficient size to serve his development or as shown on the City's Water Master Plan, whichever is larger. The proposed development will normally require a loop into the existing water distribution system in order to provide adequate water pressure. The loop will be at the developer's expense.

In general, the City will not approve a development which cannot be served by extensions to the City distribution system. Some areas in the City may be served by private water companies. In those cases, the Developer shall contact and make proper arrangements with the private water company. The Developer shall always be responsible to construct water

facilities that meet City requirements and as shown on the City's Water Master Plan. The City will observe the facilities during construction for compliance with these standards. This in no way relieves or reduces the obligations of the developer to comply fully with these requirements. Under certain circumstances, the City may consider approval of a private water system, which will supply an adequate quantity of potable water for all uses, including residential, commercial and firefighting requirements. Such systems must meet the approval of the City, the TCEQ, the State Board of Insurance, and all other appropriate regulatory agencies. In addition, an agreement between the City and the developer shall be executed whereby the City may acquire the system when it can be connected into the City's owned and operated distribution network. In all cases, the engineering drawings shall show the source of water for the development.

5.3 Location of Facilities

- A. Pipelines: Water pipelines shall be located in the parkways between the back of the curb and the street right-of-way. See Standard Drawings for utility locations under pavement. Water lines installed adjacent to a development shall be installed the length of the frontage.
- B. Gate Valves: Gate valves shall be located outside the paved streets and shall be two feet (2') from back of curb of the intersecting street. In general, gate valves shall be located at street intersections (except for fire hydrant leads). Maximum spacing of valves on water lines is 1,000'. All valve boxes shall be encased in a concrete pad that shall be twenty-four inches by twenty-four inches by six inches (24" x 24" x 6") and reinforced with No. 3 steel bars.
- C. Fire Hydrants: In general, fire hydrants shall be located at each street intersection and at intervals on the interior of each block. All fire hydrants shall have isolation valves constructed as described above. No services lines or other connections will be allowed to the fire hydrant leads.
 - 1. Residential and Duplex: Residential and duplex areas shall have a fire hydrant at each street intersection and at five hundred-foot (500') intervals on the interior of each block. In no case, shall there be more than four hundred feet (400') of hose lay from a fire hydrant and fire lane to any main building.
 - 2. Multi-Family: Multi-Family areas shall have a fire hydrant at each street intersection and at three hundred-foot (300') intervals on the interior of each block and along fire lanes. In no case, shall there be more than one hundred and fifty feet (150') of hose lay from a fire lane or two hundred and fifty feet (250') from a fire hydrant to any portion of a building.
 - 3. Commercial, Retail and Industrial: Commercial, retail and industrial areas shall have a fire hydrant at each street intersection and at a maximum of three hundred-foot (300') intervals on the interior of each block and along fire lanes. In no case, shall there be more than one hundred and fifty feet (150') from a fire hydrant and fire lane to any portion of a building in any development.

All fire hydrants, which are placed in off street rights-of-way, shall have a paved concrete access road and proper pavement markings, which have been accepted by the Fire Marshall and City's Engineer.

All fire hydrants shall be marked in the center of the adjacent street with a Blue Stimsonite (or approved equal) Model 88-SSA Fire Hydrant Marker.

The spacing of fire hydrants shall be measured along the street frontage or fire lanes. The City Fire Marshall and City's Engineer shall review all fire hydrant spacing. When a special

condition exists due to land use, the Fire Marshall or City's Engineer may require additional hydrants for fire protection.

5.4 Water Service Connections

A water service pipeline shall be laid to each lot with fittings and a meter box in accordance with the Standard Drawings. All service pipelines, which supply water to each single-family lot, shall be constructed of SDR-9 (Polytube) having a minimum size of one inch (1").

All water services under pavement shall be encased in a minimum 2" diameter SDR 21 PVC encasement pipe or approved equivalent, with no couplings being installed under the roadway. The ends of the encasement pipe shall be sealed with silicone.

All residential services shall be tapped to the PVC water main using double strap brass saddle. Tapping tees are required for all services larger than 4-inches.

Meter box tops shall be set one-half inch to one and one-half inch ($\frac{1}{2}$ " to $1\frac{1}{2}$ ") above the curb, and an angle meter stop shall be set six inches (6") below the meter box top. Meter boxes shall have a one-inch (1") wide slot from five inches (5") below the top of the box to the bottom of the box on the side facing the lot for service connection. All meter boxes shall be set at least six inches (6") behind the curb, with a "I" etched into the curb adjacent to the meter box.

- A. Installation of Meter Boxes: Installation of meter boxes with, with reader window within the lid, for single-family, multi-family, condominium, and townhouse developments may be installed only at approved locations. Each single-family and duplex residence shall have individual meters taps and boxes. Condominium, townhouse, or multi-family developments may use alternate installations, approved on a case-by-case basis.

Service pipeline size for commercial and industrial developments shall be designed by the developer in accordance with the City's adopted Uniform Plumbing Code.

Greater than 250 water connections shall require a coliform sampling station.

5.5 Materials and Installation

- A. Before construction of a new water line, contractor shall send a flush plan for review with sample point locations.
- B. Pipe: In general, the water pipelines shall be installed with a minimum of four feet (4') of cover from proposed final grade, unless otherwise approved by the City. The following table summarizes recommended pipe materials for water pipelines:

Table 5.3 – PIPE MATERIALS FOR WATER MAINS

Internal Diameter Pipe Size	Pipe Material
6-inch through 12-inch	PVC, AWWA C900, minimum DR 18
16 inch through 24-inch	PVC, AWWA C900, minimum DR 18 Bar Wrapped Concrete Steel Cylinder, AWWA C303, minimum Class 150
24 inch and larger	Bar Wrapped Concrete Steel Cylinder, AWWA C303, minimum Class 150

- C. All water mains under pavement shall be encased as follows:
1. 8-inch through 12-inch – encase in DR 25 PVC or approved equal
 2. 12-inch and larger – encase in steel pipe, size and thickness (1/4" min.) to be approved by the City's Engineer.
 3. Encasement pipe shall extend 3 feet outside of the pavement.
- D. All pipes not under pavement shall be installed in embedment material as shown on the Standard Drawings.
- E. All water pipe shall be installed with a "tracer tape" blue in color over the top of the pipe. Locator marker pads shall be installed at 250 feet along water lines.
- F. All Bar Wrapped Concrete Cylinder will require a Corrosion Protection System (CPS). The CPS must be designed by a NACE certified Professional Engineer with considerable experience in corrosion engineering.
1. A detailed corrosion survey shall be conducted along the alignment to identify potential corrosion problems and recommend a corrosion protection system.
 2. Based on the corrosion survey, a CPS shall be designed to include a Galvanic Protection System. The CPS shall be submitted for review and approval by the Director of Engineering. The final anode bed and test station locations need to be shown on the plans and record drawings.
 3. Dissimilar metals shall be isolated using insulating kits or other means to prevent galvanic corrosion.
- G. Gate Valves: All gate valves shall conform to AWWA C-509 standards with resilient seat only and shall conform to and shall be installed according to the Design Standards and Specifications Manual.
- H. Fire Hydrants: All fire hydrants shall be installed with a six-inch (6") gate valve on the hydrant lead and located 3-feet off the back of curb. Fire hydrants, or an approved flush valve arrangement, shall be installed at the end of each dead-end line. Minimum main size for a fire hydrant for residential and non-residential uses shall be eight inches (8").

Fire hydrants shall be three-way breakaway type and conform to AWWA C-502 specifications.

Fire hydrants shall be painted with two coats of TNEMEC Series 530 Omnithane paint or approved equal, and two coats of primer. Bonnet to flange and nozzle caps

of fire hydrants shall painted with two coats of TNEMEC Safety Paint Series 2H "Hi- Build".

Fire hydrant color shall be dependent on the amount of flow. The contractor/developer shall pay for a flow test to be performed by approved flow testing company of City choice.

Hydrants are classified according to AWWA C503 Appendix B as follows:

Class AA: Hydrants that on an individual test usually have a flow capacity of 1,500 gpm or greater.

Class A: Hydrants that on an individual test usually have a flow capacity of 1,000 to 1,499 gpm.

Class B: Hydrants that on an individual test usually have a flow capacity of 500 to 999 gpm.

Class C: Hydrants that on an individual test usually have a flow capacity of less than 500 gpm.

Barrels are to be painted chrome. The tops and outlet-nozzle caps of hydrants are to be painted as follows: light blue for Class AA, green for Class A, orange for Class B, and red for Class C. These colors shall be as designated in Federal Standard 595C.

- I. Water Service Connections: Service pipelines shall be in accordance with the designs shown on the Standard Drawings. The materials shall be installed in accordance with the Standard Specifications for Construction. All connections shall be compression type or approved equal.
- J. Bends: Joint restraint shall be installed at horizontal change in directions 45° or greater and at all vertical change in directions that require a bend. The restraints shall be placed at the bend and at the next pipe joint in each direction from the bend.
- K. All irrigation meters shall have a testable double check backflow preventer.
- L. All iron fittings shall be covered and secured with plastic wrap prior to backfill being placed.

Section 6 WASTEWATER SYSTEM

6.1 General

The design and construction of the wastewater collection system to serve the development shall be in accordance with good engineering principles, these Design Standards and the requirements of the Texas Commission on Environmental Quality (TCEQ). No construction shall commence prior to the approval of the plans and specifications by the City of Johnson City. All sewer mains and lift stations shall be sized and located to conform to the projected flows in accordance with the latest Wastewater Master Plan.

All facilities shall be of sufficient size to provide adequate capacity for the ultimate development. The wastewater lines shall be sized to meet the peak-day dry weather flow plus an appropriate allowance for infiltration of storm water. The minimum wastewater pipeline size (other than service lines) for all developments shall be eight (8) inches in diameter. The design criteria and calculations shall be submitted to the City with the plans and specifications. The City reserves the right to require a pipeline of a larger size than that required by the development in order to provide capacities for areas outside of the development.

The standard wastewater main sizes shall be used are noted in **Table 6.1**.

Table 6.1 – STANDARD WASTEWATER MAIN SIZES

8 inch	10 inch	12 inch
15 inch	18 inch	21 inch
24 inch	27 inch	30 inch
33 inch	36 inch	39 inch
42 inch	48 inch	54 inch
60 inch		

All wastewater lines shall be installed at a depth sufficient to permit all water pipelines to be above the wastewater when the water pipeline has a minimum cover of four (4) feet. In such cases where water pipelines either cross or otherwise come within nine (9) feet of a wastewater pipeline, the wastewater pipe is required to be PVC pressure pipe with a minimum working pressure class of 150 psi.

Table 6.2 shall be used to calculate the average daily wastewater flow, unless project specific wastewater demand and/or actual flow measurements are provided. The collection system shall be designed based on the peak flow calculations.

Table 6.2 – WASTEWATER DESIGN FLOW

Land Use	Design	Calculation
Residential	3.5 persons/unit 100 gallons per person per day	350 gpd/unit
Apartment	2.5 persons/unit 100 gallons per person per day	255 gpd/unit
Hospital (Beds)	200 gallons per day per bed	200 gpd/bed
Nursing Home	100 gallons per day per bed	100 gpd/bed
Restaurant	10 gallons per person per day	10 gpd/person
Commercial	1 person per parking space, or 1 person per 400 SF of building	20 gpd/person
School	20 gallons per student/day	20 gpd/student
Parks	5 gallons per person per day	5 gpd/person
Mobile Home Park	3 persons per trailer 60 gallons per person per day	180 gpd/unit

A peaking factor of 4.0 shall be used in design of wastewater mains.

Pipe capacity shall be calculated using Manning's equation. A roughness coefficient of 0.013 shall be used.

6.2 Connections to Existing Wastewater Collection System

Preliminary discussion concerning entrance points in the collection system shall be conducted with the City of Johnson City Public Works Department prior to finalizing the preliminary designs of the collection system. In a proposed development where City wastewater collection facilities are not adjacent to the property but are accessible, the developer shall provide, at his expense, a wastewater interceptor of sufficient size to serve the development and the contributing service area (using fully developed flows).

In general, the City will not approve a development which cannot be served by extensions to the City's wastewater collection system. Lots with a minimum area of 1 acre may be

considered, on a case-by-case basis, for a septic system, and will require City Council approval. Lots with approved septic system shall be designed in the case that the City's wastewater collection system is extended to the lot, the septic system can be readily connected to the City's wastewater collection system.

6.3 Location of Facilities

- A. Wastewater Pipelines: Reference the Standard Drawings for location of wastewater pipelines under pavement. No wastewater services can be connected to wastewater mains at depths greater than seventeen feet (17'). If a service connection is required to a line that is greater than seventeen feet (17') deep a parallel main must be installed at a shallower depth, and the service must be connected to the shallower line. Wastewater mains installed adjacent to a development shall be extended the length of the development frontage.

All force mains shall have tracer wires with pits every 200 feet and at every bend. Off site sanitary sewer shall have tracer wire with locator pits being poured into the manhole pad.

- B. Wastewater Service Pipelines: Wastewater service pipelines shall be laid to each lot. The service pipelines shall be PVC pipe having a minimum diameter of four (4) inches and shall extend to the property corner. Wastewater service pipelines shall be located at the center of each lot and as approved on the final construction plans by the City. In general, a service pipeline shall serve one lot. Special wastewater service sizing will require City Wastewater Superintendent review and approval prior to construction. No sewer line shall be located nearer than five (5) feet from any tree or structure, nor any closer than ten (10) feet from any water service or main. Sewer services shall be encased under paved surfaces.

All sewer services shall be connected to the main using a wye connection with a 45- degree bend to complete the connection. No tee connections will be allowed.

The service shall be stubbed out a minimum of ten (10) feet from the right-of-way line and at a depth no greater than five (5) feet. The stub-out shall be capped with a proper fitting and shall have a single sweep cleanout installed at the right-of-way line and which extends to at least two (2) feet above the finished lot grade. The cleanout stack shall be set to grade during construction of the structure to be served and before a certificate of occupancy will be issued. After the street paving is complete, the letters "II" shall be cut into the concrete curb to locate the service.

- C. Manholes: In general, manholes shall be located at all intersections of wastewater pipelines, changes in grade, changes in alignment and at distances not to exceed five hundred (500) feet. For sewer line flowlines connecting eighteen (18) inches or greater above invert, an internal drop manhole shall be constructed. Five (5) foot diameter manholes are required for internal drop manholes. Manholes shall be designed for loading conditions, and rims be flush with surface, when placed under pavement. Manhole rims located in a landscaped area shall be six (6) inches above grade. Manholes located in floodplains, or areas with increased risk of flooding, shall have bolt down lids. Manhole size shall be per Table 6.3. Construct manholes at both ends of lines that are installed by other than open cut and at each end of aerial crossing lines. When manholes are installed adjacent or within a roadway, the letters "MH" shall be etched into the curb line.

TABLE 6.3 – MINIMUM MANHOLE SIZES

Sanitary Sewer Line Size	Minimum Manhole Diameter
8" and 10"	4.0 feet
12", 15", 18", 21", 24", and 27"	5.0 feet
30" 36", and above	6.0 feet

- D. Manholes shall be installed at the ends of all lines.

6.4 Flows in Wastewaters and Their Appurtenances

- A. Minimum Grades: Wastewater lines should operate with velocities of flow sufficient to prevent excessive deposits of solid materials, otherwise objectionable clogging may result. The controlling velocity with regard to sediment deposition is near the bottom of the conduit and considerably less than the mean velocity flowing full of 2.5 feet per second (fps). TABLE 6.4 indicates the minimum grades for wastewater pipe with a Manning's "n" = 0.013 and flowing at 2.5 fps.
- B. Maximum Velocities: The slope of a wastewater should also be such that excessive velocities will not damage the pipeline. The maximum desirable velocities of wastewaters shall be based upon the pipe manufacturer recommendations not to exceed 10 feet per second (fps).

TABLE 6.4 – MINIMUM GRADES FOR WASTEWATER PIPELINES

Pipe Size (Inches)	Slope in Foot/Foot (n = 0.013)
8	0.0033
10	0.0025
12	0.0023
15	0.0023
18	0.0018
21	0.0015
24	0.0013
27	0.0011
30	0.0009

33	0.0008
36	0.0007
39	0.0006
42	0.0006
45	0.0005
48	0.0005
54	0.0004
60	0.0004
66	0.0004
72	0.0003
78	0.0003
84	0.0003
96	0.0002

6.5 Materials and Installation

- A. Pipe: Pipe used for wastewater collection systems shall have a minimum earth cover of four (4) feet. For depths of ten (10) feet or greater, the wastewater pipeline shall be a minimum SDR 26.

The following table summarizes recommended pipe materials for wastewater mains:

Table 6.5 – PIPE MATERIALS FOR WASTEWATER MAINS

Internal Diameter Pipe Size	Pipe Material
6-inch through 15-inch	<ul style="list-style-type: none"> PVC ASTM 3034 (SDR 35) For water and wastewater separation deficiencies – PVC ASTM 2241 (SDR 26) or Green PVC AWWA C900 (DR25)
18-inch and Larger	<ul style="list-style-type: none"> PVC ASTM F679 (SDR 35) For water and wastewater separation deficiencies – Green PVC AWWA C900 (DR25)

All pipes shall be installed in embedment material as shown on the Standard Drawings. All pipelines shall be tested.

- B. Curved Sewers: No vertical or horizontal curves will be allowed.

- C. Manholes: Manholes shall be of pre-cast concrete or cast in place and shall conform to Standard Drawings.

All manholes shall include concrete corrosion protection admixture per approved materials list.

6.6 Testing

All wastewater lines shall be tested for infiltration in accordance with the procedures set forth in the NCTCOG Standard Specifications for Construction. A television survey and air test shall be performed at the end of the construction period and will again be performed as part of the final testing in the twenty second (22) month of the maintenance period. The television survey shall include having water introduced into the wastewater line during the survey.

Deficiencies noted shall be promptly corrected by the developer. All manholes will be hydrostatically or vacuum tested. The City's representative shall be present at all testing and copies of the testing reports shall be provided to the City upon completion. All expenses for this work shall be the developer's responsibility.

TV inspections on wastewater mains and lateral connections shall be performed prior to lime placement and after final walk-through. . All testing required for wastewater lines shall be completed prior to lime placement and after final walk-through.

6.7 Wastewater Lift Stations and Force Mains

- A. General: The design engineer shall prepare an engineering design report signed and sealed by a licensed Engineer in the State of Texas for approval prior to design plans being submitted for review.

Engineering design report shall include: vicinity map, design flow calculations (using c-value of 120), system curve calculations, pump and system curves, pump cycle time calculations, and hydraulic grade line.

A geotechnical engineering report shall be included with engineering design report with recommendations for lift station foundation, generator foundation, and valve vault designs. Recommendations shall be made to limit potential vertical movement to 1 inch.

Lift station design shall meet the minimum requirements of TCEQ Chapter 217 design criteria for domestic wastewater systems except where exceeded as follows:

- B. Pumps: Minimum of two submersible pumps sized to convey the Peak Flow unless otherwise specified. Each pump shall be equipped with a seal failure early warning system. One pump in lift station shall be equipped with a cutter pump. Type 304 stainless steel chains shall be attached to each pump and run full length to top of wet well. Chain shall be sized according to recommended manufacturer specifications.
- C. Power Supply: 3-Phase Electric Utility. Single Phase to 3-Phase converters are not allowed. Provide on-site emergency generator with automatic transfer switch large enough to power pumps necessary during peak flow. There shall be a man handle cutoff installed in the panel.
- D. Wet Well: Cast-in-place concrete or pre-cast concrete manhole with concrete corrosion protection admixture per approved materials list, suitable for this environment, or approved equal. Cast-in-place wet well design shall be signed and

sealed by a licensed engineer in the State of Texas. Joints and openings shall be sealed to prevent water infiltration/exfiltration. Wet well shall be accessed through the top using aluminum hatches with integral safety grate. All metallic appurtenances located inside the wet well (guide rails, brackets, fasteners, etc.) shall be stainless steel. The lead and lag pump "on" elevations shall be located below invert of the influent line.

There shall only be one influent line connecting to the wet well. All wastewater lines must combine to a single influent line upstream of the lift station wet well.

Guide rails and all hardware shall be Type 304 stainless steel. Mounting hardware shall include lock nuts or lock washers.

Float hanger, all hardware, bolts, nuts, etc. shall be stainless steel.

Wet well shall be vented with minimum four-inch (4") stainless steel pipe. Ell on end of vent shall be screened with stainless steel #8 mesh.

Contractor shall provide odor control for vent pipe capable of handling anticipated loads.

Control floats must be hung away from incoming flow.

Provide level indicating transducer in wet well and connect to City's SCADA system.

Air-Powered Mixer System shall be installed in wet well for grease control. All mounting equipment shall be stainless steel. Reference approved materials list for equipment manufacturer information.

- E. Lift Station Piping: Piping in the wet well shall be stainless steel with flanged connections. All bolts shall be 316 stainless steel. Pipe shall be rated to withstand external loadings and internal working pressure and shall meet or exceed minimum TCEQ requirements.
- F. Valve Vault: The valve vault shall be cast-in-place or pre-cast concrete. Cast-in-place valve vault design shall be signed and sealed by a licensed engineer in the State of Texas. Valve vault shall be accessed through the top using Flygt or Bilco aluminum hatches. Vault shall be designed to allow for all parts to be removed without interference with the concrete walls. Aluminum ladders with Bilco LadderUp safety post shall be provided. A floor drain with p-trap shall be provided in the floor of the valve vault to drain into the wet well. A flap valve shall be provided on the drain pipe where it enters the wet well. All piping in the valve vault shall be ductile iron. Valve vault piping shall include: flange coupling adapter with thrust harness, plug valve, air release/vacuum valve, and check valve.

Dry well shall be vented with minimum four-inch (4") stainless steel pipe. Ell on end of pipe shall be screened with stainless #8 mesh.

All hardware, bolts, nuts, etc. shall be stainless steel.
- G. Check Valves: Provide swing check valve in discharge piping valve vault.
- H. Plug Valves: Provide plug valve in discharge piping valve vault. Plug valves internal coating shall be Tnemec Series 431 Permashield PL applied at a thickness of 40 mils DFT or Protecto 401 applied at a thickness of 40 mils DFT.
- I. Couplings: Provide coupling in discharge piping valve vault. Coating shall be fusion bonded epoxy powder coating. Thrust harness and thrust rods shall be installed for all CQUplings.
- J. Air Release and Vacuum valves: Air release valves of a type suitable for wastewater service shall be installed along the force main where the force main would be prone to trapped air.

The engineer shall determine the valve type and location. The calculations for valve type and valve sizing shall be provided to the City.

Provide air release and vacuum valve in discharge piping valve vault.

All internal parts shall be a non-corroding material such as stainless steel. The valve body shall be constructed of stainless steel and equipped with intake and discharge flanges.

- K. Electromagnetic Meter: Provide electromagnetic meter in a manhole that is connected to the SCADA system. The sensor shall be rated for NEMA6_IP68 service and shall allow for permanent submergence up to 10 ft of head pressure. Engineer shall ensure adequate upstream and downstream pipe length to ensure accurate flow measurement. Install non-clog submersible sump pump with float switch in flow meter vault.
- L. Jib Crane: Provide a freestanding jib crane capable of lifting equipment out of the wet well and valve vault.
- M. Control Panel Electrical: Control panel shall be Type 304 stainless steel with hinged door and lockable latch installed minimum 13-foot (3') above ground. A Type 304 stainless steel sub-panel with hinged door and lockable latch shall be installed outside of wet well for motor lead connections. Subpanel to be minimum twelve-inch (12") tall by twelve-inch (12") wide by eight-inch (8") deep and shall be minimum twelve (12") inches above ground elevation. Both shall be watertight and Type 4X.

The control panel shall contain all the electrical components required for complete functionality of the lift station and SCADA system.

All breakers and motor starters shall be Square D brand, all relays shall be pin and socket, control power shall be 120 volts, phase and primary voltage to be determined. Provide shelter over control panel to protect from lightning and weather. Approved shelter manufacturer: Shelter shall be designed to withstand wind loads. Shelter shall be designed by licensed engineer in the state of Texas.

Integrate lift station control with City's SCADA System. Approved SCADA integrator shall be determined by the City of Johnson City.

- N. Automatic Controls:

LS 100 Transducer with Float Backup.

Weighted Floats: On, Off, Lag Pump On, High Water Alarm, Low Level Alarm.

- O. Conduit: Schedule 80 PVC electrical conduit shall be used for all wiring. Underground conduit shall be buried minimum 18".

Conduit shall be minimum three-inch (3") I.D.

All conduit ends shall be sealed to prevent gases from entering.

- P. Site: Fenced area shall be minimum 30' x 30', area shall be accessible from a street or access easement with concrete hammerhead driveway.

Fence shall be 8' solid masonry.

Gate shall be 8' high welded steel 16' sliding gate.

The area within the fence shall consist of minimum six-inch (6") compacted flex base with a two-inch (2") crushed stone topping. Stone shall be one-inch (1") nominal in size. Geotextile fabric shall be put down before any stone is put in place.

The access road shall be minimum fifteen feet (15') wide consisting of six-inch (6") reinforced concrete and shall have a concrete drive approach at street connection. Access to be constructed per City of Johnson City Standard Construction Drawings.

Culverts and or trench drains shall be installed as needed for drainage. Provide LED site lighting.

- Q. Site Selection and Requirements: Site Selection — The following are the minimum criteria that shall be met for a lift station site:

The station should be located as remotely as possible from populated areas. The lift station site shall not be located within 150 feet of an existing or proposed residential dwelling and 100 feet from a residential lot.

The station site and its access shall be dedicated to the City fee simple. The fencing setback shall be 20 feet from the easement line to allow for a landscape and drainage buffer.

The station site shall be located so it may serve as much of the entire sewer drainage basin as possible.

Provide a 1-inch potable freeze-proof water service with a 1-inch angle stop and double check valve shall be installed in an appropriately sized meter box.

Provide a fire hydrant at lift station site. Install bollards around fire hydrant.

Lift station piping shall be designed with an additional emergency bypass pump connection, allowing the station to be operated with the primary pump(s) out of service for an extended period.

The force main must be designed to abate any anticipated odor. Reliner by Duran Inc. drop bowl with force line hood shall be installed at force main discharge.

- R. Force Main Piping: Force main piping to be green in color. Pipe type shall be DR-14 AWWA 0-900 for pipe sizes up to 8".

Force main piping shall be fused HDPE or Ductile Iron Pipe with Protecto 401 lining for force main sizes over 8" with minimum 200 psi pressure rating. Owner shall approve pressure rating of proposed piping prior to installation.

Force main line shall have a tracer wire with a locator pit every 200 feet.

Force main shall be hydrostatically tested to 150 psi for a minimum of four (4) hours to ensure there is less than 1 psi of pressure loss.

Force main pipe shall be designed to meet the working pressure requirements of the particular application. Design calculations and pipe selection shall be submitted to the City for approval prior to installation.

- S. Odor Control: Contractor shall provide odor control capable of handling anticipated loads.
- T. Acceptance Testing: Both pumps shall be pulled and reinstalled to check for proper alignment of guide rails and access cover

Both pumps shall be run to check for proper rotation and operation and to make sure both are properly seated after reinstallation.

All electrical components shall be tested for proper operation.

Pump supplier shall issue a Certificate of Operation verifying all components have been tested and passed along with performance curves. Two (2) copies of O&M manuals shall be submitted to the City of Johnson City.

Provide a minimum two (2) year warranty of all equipment.

Section 7 MISCELLANEOUS REQUIREMENTS

7.1 Grading

All grading shall be completed before the start of utility and paving operations. A sheep-foot roller shall be utilized for compaction of all fill material. There shall be no material larger than six (6) inches used in the trench.

7.2 Grading Permit

A grading permit (Exhibit 7.1) shall be obtained prior to stockpiling or filling property within the City limits. Care shall be taken to avoid filling in drainage swales, creeks, wetlands, etc. Erosion protection shall be installed around stockpiled or stored material until grass is established. If fill is placed for use other than stockpiling or storage, a grading plan shall be prepared by a Professional Engineer registered in the State of Texas and submitted with the grading permit. Densities shall be taken, and proper compaction techniques used when placing the fill. In all cases a Professional Engineer registered in the State of Texas shall certify that the proposed fill location is not within a stream or creek (flowing or not) flood plain. If the City's Engineer determines the fill is to be placed near a creek or stream or possible drainage way, the 100-year floodplain shall be staked by a registered surveyor.

7.3 Private Utility Construction

A. Trench Backfill — City Right-of-Way

1. No concrete streets shall be open cut by utility companies without City approval, by permit. Utilities crossing concrete streets shall be tunneled or bored. Tunneling or boring methods shall be approved by the City prior to installation.
2. Asphalt streets may be open cut, by permit. Backfill above utilities shall be concrete stabilized sand or cement. The asphalt pavement shall be repaired per City detail.
3. All trench backfill is to be mechanically compacted to 95% Standard Proctor Density within City rights-of-way. The compaction may be obtained by mechanical tamping, rolling, etc. No water jetting is allowed. In the parkway, the backfill material may be from the excavated trench, except no rocks larger than six inches (6") shall be used. Material from rock or shale excavation shall not be used. The contractor for the utility company or the utility company shall furnish density reports from a materials testing company verifying the densities. Densities shall be taken at each twelve-inch (12") lift at a maximum spacing of 300 feet.

B. Parkway Cleanup:

The contractor for the utility company or utility company shall remove any rocks, topsoil, or excess trench material from the parkway and replace any disturbed areas with grass sod.

CITY OF ANNA
FILL MATERIAL REQUEST FORM

The following property owner has requested to place fill material at the below noted property location(s). All fill material placed is to be relatively clean and free from debris. The City of Anna is not responsible for any placement, distribution, removal or testing of material that is placed at the below noted location. The City may require that all material be removed from the site, if discovered that non-suitable material has been placed.

Any fill material placed or dispersed at the designated site shall be graded and compacted so as to not significantly affect or impede any existing drainage flow nor is it to be placed in any area designated as flood plain. An engineered grading plan shall be submitted to the City for review, if deemed necessary by the City Engineer. Methods of placement and compaction of fill material shall comply with City of Anna specifications. Laboratory testing may be required at the discretion of the City Engineer. Placement of material can only occur after a site review has been conducted by a City of Anna Engineering Department representative and approval to place fill has been granted by the City Engineer. Signature of all below noted parties are to be in place prior to fill material placement.

Proper erosion control devices may be required at the discretion of the City of Anna. If required silt fencing and other erosion control devices are to be installed and inspected by the City prior to any fill material placement.

Areas or Locations of Fill Material Placement:

Signature of Property Owner(s):

Phone: _____

Name of Project Where Material Originated:

Name of Contact/Representative:

Phone: _____

Signature of Project Contractor/Representative:

Signature of City of Anna Representative:

City Engineer Comments:

(SEE BACK FOR INSTRUCTIONS)

EXHIBIT 7.1

INSTRUCTIONS FOR
CITY OF ANNA FILL REQUEST

I. Permanent Placement

- A. Grading Plan prepared by Professional Engineer registered in the State of Texas. Grading plan should have proposed and existing topography, including creeks, draws, floodplains and existing tree locations.
- B. Limits of fill to be staked in the field.
- C. Erosion control shall be in the form of an approved SW3P.
- D. No fill in drainage ways, floodplains, or wetlands.
- E. No trees to be removed without approval of City Planning Department.
- F. Maximum slope is 3:1.
- G. Grass to be established within 21 days of placement.
- H. Compaction to be 95% density using a sheep foot roller in 8" to 12" lifts.
- I. Density to be verified by certified materials testing lab.

2. Temporary Stockpiling

- A. A stockpile location map shall be prepared by engineer showing stockpile location, existing topography, including existing creeks, draws, floodplains, and tree locations.
- B. Items 1-B through 1-G shall apply.
- C. Material may not be spread without City approval.
- D. If stockpile material is decided to be used as permanent fill material, it shall be re-spread and placed per 1-H and 1-I.

3. Signatures

- A. Property owner must sign permit.
- B. All Contractors furnishing material to the site shall sign the Fill Material Permit and have a copy at the receiving site or on each truck.
- C. Contractors without a signed permit shall be turned away from the site.

4. Miscellaneous

- A. Violations of this permit can result in citations for owner and dirt generator with fines up to \$2,000.00 per violation.
- B. City will inspect dirt placement.
- C. All fill material placed is to be relatively clean and free form debris.

CATMIS102 Fill Request
CAT/em

EXHIBIT 7.1 Cont'd.

7.4 Additional Permits or Approvals

Developer or developer's representative is responsible for obtaining any other approvals or permits needed for their development, for example: TCEQ, FEMA, etc. prior to start of construction. Permitting from TxDOT must be through the City. The developer shall be responsible to prepare all necessary studies and documents required to complete this process. Copies of the permits/approvals shall be furnished to the City.

7.5 Retaining Walls

- A. Retaining walls or concrete slope protection shall be installed where lot slope is greater than 3:1.
- B. No railroad tie retaining walls shall be constructed.
- C. All retaining walls shall be stone, masonry or reinforced concrete.
- D. Retaining walls four feet (4') and higher shall be designed and inspected by a Professional Engineer registered in the State of Texas, and an engineering report furnished to the City.
- E. Gabion retaining walls may be used only with City's Engineer's approval for walls less than four feet (4') along drainage ways.

Section 8. A STANDARD SPECIFICATIONS (see Section 8.B. for modifications to these specifications).

MATERIALS AND CONSTRUCTION METHODS

STANDARDS:

All work shall be performed in accordance with the Standard Specifications for Public Works Construction - North Central Texas, 5th Edition, dated 2017, except where noted otherwise in the City of Johnson City's supplemental "Special Provisions", the Special Conditions, and the Special Specifications included herein.

Section 8. B MODIFICATIONS TO STANDARD SPECIFICATIONS

CITY OF JOHNSON CITY, TEXAS

SPECIAL PROVISIONS TO THE NORTH CENTRAL TEXAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

MATERIALS AND CONSTRUCTION METHODS

The North Central Texas Standard Specifications, 5th Edition dated November 2017, as referenced or set forth in Section 8.A. shall be modified and clarified by the addition of the following requirements to the various items. Except when specifically stated, none of the requirements shall be deleted.

DIVISION 200 – SITE PROTECTION AND PREPARATION

ITEM 204.7 MULCHING

Slope and drainage channel seeding shall be in conformance with Item 204.7. Hydromulch Seeding mixture and rate shall be as required under Item 204.6.

ITEM 204.2 TOPSOIL

204.2.3. Construction Methods

Add the following: A minimum of four (4) inches of topsoil shall be provided on all major thoroughfare medians and rights-of-way and on all earthen channel slopes. This will be material imported from off site. The City will approve material prior to placement.

ITEM 204.6 SEEDING TURF-GRASS

Delete the mixture, rate, and planting dates and substitute:

- Type I: Unhulled Perennial Bermuda: Reserve and Spangle Top Grass Seeds (September – March)
- Type II: Perennial Bermuda Grass – Unhulled: (April – August)

A mix of seed shall be used in overlapping seasons.

204.6.4 Construction Methods

Add as follows: All seeding operations shall be performed by either “Drilling” or “Cultipacker” process or approved equivalent. Seed shall be covered by + ¼” Topsoil.

204.6.4.1 General

Add the following: The Contractor shall maintain the seeded areas including watering until a “Stand of Grass” is obtained. A “Stand of Grass” shall consist of 80% coverage, a minimum of one (1) inch in height. Re-seeding will be required in washed areas.

ITEM 203.1 GENERAL SITE PREPARATION

203.1.2 Construction Methods

Add the following: Unless otherwise approved in writing by the City of Anna, where excavation to grade established in the field by the Owner terminates in loose or solid rock, the Contractor shall excavate 6-inches below the required subgrade elevations for the entire roadbed width and shall backfill with suitable selected materials as indicated on the plans. Suitable selected material shall include lime treated subgrade or a base material having a plasticity, index not greater than 12. Payment for such work will be made under the items of unclassified street excavation, lime treated subgrade and hydrated lime. The 6-inch lime treated subgrade or base shall be compacted to 95% density.

ITEM 203.5 EMBANKMENT

203.5.2 Construction Methods

Add the following paragraph: Excavated material from the channel which is used as embankment to complete the established alignment, grade and cross-section of the channel shall be compacted to 95% density.

203.5.3 Density

Add: Embankment in the City of Anna shall be compacted to not less than 95% of the maximum density.

DIVISION 300 – ROADWAY CONSTRUCTION

ITEM 301 SUBGRADE, SUB-BASE & BASE PREPARATION

301.1 General

Construction Methods:

Add the following: Prior to final compaction of subgrade, samples of the subgrade material shall be collected by a testing laboratory approved by the City, and laboratory tests made to determine the amount of lime required.

The application rate for hydrated lime shall be selected to obtain at least the optimum lime percentage indicated by test method ASTM C977-83a, Appendix XI; however, not less than 27 lbs. per S.Y. shall be applied. A Geotechnical Engineer's report reflecting the recommended application rate and including supporting test data shall be submitted in writing to the City, for approval prior to beginning any lime treatment. Laboratory test may be waived provided a minimum of 36 lbs. per S.Y. is applied.

ITEM 301.2 LIME TREATMENT

Add the following: The lime treated subgrade shall be moist cured until covered by other base or pavement up to fourteen (14) days after final compaction. After 14 days without covering an application of 0.10 to 0.20 gallons per square yard emulsified asphalt shall be applied at the Contractor's expense. Reapplication of emulsified asphalt may be required if lime treated subgrade is not covered shortly after first application. Lime treated subgrade may be covered by other base or Pavement when density of 95% of maximum at optimum moisture content is obtained.

301.2.1.2 Quicklime (dry) shall not be used in the construction of roadway work in the City.

ITEM 301.3 PORTLAND CEMENT TREATMENT

Add the following: Portland cement modification of subgrade soils is not permitted unless approved by the City of Anna Public Works director. Subgrade soils means natural ground or embankment encountered in the construction.

ITEM 301.5 FLEXIBLE SUB-BASE OR BASE (CRUSHED STONE / CONCRETE)

General:

Add the sentence: No local limestone material shall be used as flexible base (crushed limestone) on Anna paving projects, unless otherwise shown on the plans.

ITEM 302 ASPHALT PAVEMENT

ITEM 302.2 AGGREGATES FOR HOT-MIX ASPHALT PAVEMENT

Central Mixing Plant

Add the following: When a fly ash admixture is used with Type I cement in the production of Portland cement concrete, separate silos shall be provided for fly ash and cement and provisions shall be made for individual measurements.

Finishing

Add the following: The finished concrete pavement construction under these specifications is expected to meet certain quality standards for surface of the concrete including the durability, texture, riding surface and appearance. The surface must be durable, firm, dense and well bonded to the aggregate to maintain an appearance and texture which is satisfactory to the Owner. Concrete pavement having a poor surface which has spalled (exposed aggregate) due to poor quality paste, high water-cement ratio, over-vibration, improper curing, extreme weather or any other reason, or does not have a satisfactory riding surface shall be removed and replaced at the Contractor's expense. It is extremely important that the Pavement have a good rideable surface, free from undulations and rough joints. The City Engineer shall determine the acceptability of the Pavement.

- Machine Finishing

Machine finishing of pavement shall include the use of power-driven spreaders, reciprocating type power-driven vibrators, power-driven transverse strike-off, and screed.

The concrete pavement shall be consolidated by a reciprocating type mechanical vibrator. As soon as the concrete has been spread between the forms, the mechanical vibrator shall be operated to consolidate the concrete and remove all voids. Hand manipulated vibrators shall be used for areas not covered by the mechanical vibratory unit.

The transverse finishing machine shall first be operated to compact and finish the pavement to the required section and grade, without surface voids. The machine shall be operated over each area as many times and at such intervals as directed. At least two trips will be required and the last trip over a given area shall be a continuous run of not less than 40 feet. After completion of finishing with the transverse finishing machine a transverse drag float may be used.

After the floating has been completed and the excess water removed, but while the concrete is still plastic, the surface of the concrete shall be tested for trueness with an approved 10-foot steel straightedge furnished by the Contractor. The straightedge shall be operated from the side of the pavement, placed parallel to the pavement centerline and passed across the slab to reveal any high spots or depressions. The straightedge shall be advanced along the pavement in successive stages of not more than one-half its length. Practically perfect contact of the straightedge with surface will be required, and the pavement shall be leveled to this condition, in order to insure conformity with the surface test required below after the pavement has fully hardened and to insure a smooth rideable surface. Any correction of the surface required shall be accomplished by adding concrete if required and by operating the longitudinal float over the area. The surface test with the straightedge shall then be repeated.

After completion of the straightedge testing and surface correction the surface of the pavement shall be finished by an approved method. Methods available for pavement surface finish including a burlap drag finish, a broom finish or a belt finish. Unless otherwise shown on the plans, the pavement surface shall be finished with the burlap drag.

a. Burlap Drag Finish

If the surface texture is to be a drag finish, a drag shall be used; it shall consist of a seamless strip of damp burlap or cotton fabric, and it shall produce a uniform surface of gritty texture after dragging it longitudinally along the full width of pavement. For pavement 16 feet or more in width, the drag shall be mounted on a bridge which travels on the forms. The diameter of the drag shall be such that a strip of burlap or fabric at least 3 feet wide is in contact with the full width of pavement surface while the drag is used. The drag shall consist of not less than two layers of burlap with the bottom layer approximately 6 inches wider than the upper layer. The drag shall be maintained in such a condition that the resultant surface is of uniform appearance and reasonably free from gravels over 1/16-inch in depth. Drags shall be maintained clean and free from encrusted mortar. Drags that cannot be cleaned shall be discarded and new drags substituted.

b. Broom Finish

If the surface texture is to be broom finished, it shall be applied when the water sheen has practically disappeared. The broom shall be drawn from the center to the edge of the pavement with adjacent strokes slightly overlapping. The

broom operation shall be so executed that the corrugation produced in the surface shall be uniform in appearance and not more than 1/16-inch in depth. Brooming shall be completed before the concrete is in such condition that the surface will be torn or unduly roughened by the operation. The surface thus finished shall be free from rough and porous areas, irregularities, and depressions resulting from improper handling of the broom. Brooms shall be of the quality, size, and construction and shall be operated to produce a surface finish meeting the approval of the Owner. Subject to the approval of the Owner, the Contractor may be permitted to substitute mechanical brooming in lieu of the manual brooming as herein described.

c. Belt Finish

If the surface texture is to be belt finish, when straightedging is completed and after sheen has practically disappeared and just before the concrete becomes non-plastic, the surface shall be belted with a 2-ply canvas belt not less than 8 inches wide and at least 3 feet longer than the pavement width. Hand belts shall have suitable handles to permit controlled, uniform manipulation. The belt shall be operated with short strokes transverse to the centerline and with a rapid advance parallel to the centerline.

- Hand Finishing

Hand finishing of concrete pavement will be permitted in areas where it is not practical or possible to construct with finishing machines. These areas include, but are not limited to, intersections, left turn lanes, crossovers, transition areas and where the pavement width is not uniform. In all hand finished areas, one-half (½) extra sack of cement per cubic yard of concrete shall be used in the mix. In hand finished areas, the concrete shall be struck off with an approved strike-off screed to such elevation that when consolidated and finished the surface of the pavement shall conform to the required section and grade. The strike template shall be moved forward with a combined transverse and longitudinal motion in the direction the work is progressing, maintaining a slight excess of material in front of the cutting edge. The concrete shall then be tamped with an approved tamping template to compact the concrete thoroughly and eliminate surface voids and the surface screeded to required section. After completion of a strike-off, consolidation and transverse screeding, a hand-operated longitudinal float shall be operated to test and level the surface to the required grade.

Workmen shall operate the float from approved bridges riding on the forms and spanning the pavement. The longitudinal float shall be held in contact with the surface and parallel to the centerline and operated with short longitudinal strokes while being passed from one side of the pavement to the other. If contact with the pavement is not made at all points, additional concrete shall be placed, if required, and screeded, and the float shall be used to produce a satisfactory

surface. Care shall be exercised to keep the ends of the float from digging into the surface of the pavement. After a section has been smoothed so that the float maintains contact with the surface at all points in being passed from one side to the other, the bridges may be moved forward half the length of the float and the operation repeated. Other operations and surfaces tests shall be as required for machine finishing.

- Edging at Forms and Joints

After the final finish, but before the concrete has taken its initial set, the edges of the pavement along each side of each slab, and on each side of transverse expansion joints, formed joints, transverse construction joints, and emergency construction joints shall be worked with an approved tool and rounded to the radius required by the plans. A well-defined and continuous radius shall be produced, and a smooth, dense mortar finish obtained. The surface of the slab shall not be unduly disturbed by tilting of the tool during use.

At all joints, any tool marks appearing on the slab adjacent to the joints shall be eliminated by brooming the surface. In doing this, the rounding of the edge shall not be disturbed. All concrete on top of the joint filler shall be completely removed.

All joint shall be tested with a straightedge before the concrete has set, and correction shall be made if one side of the joint is higher than the other or if they are higher or lower than the adjacent slabs.

ITEM 303 PORTLAND CEMENT CONCRETE PAVEMENT

ITEM 303.8 PAVEMENT TESTING AND EVALUATION

303.8.2 Pavement Thickness Test

Delete in its entirety and substitute therefore the following:

Upon completion of the work and before final acceptance and final payment shall be made, pavement thickness tests shall be made by the Contractor. Tests shall be made at 400-foot spacings along the length of the pavement. In the event a deficiency in the thickness of pavement is revealed, two (2) subsequent sets necessary to isolate the deficiency shall be made - one at a jointed section prior to the deficient station and one at a jointed section following the deficient station. Additional tests shall be obtained as necessary, at jointed section intervals to isolate the deficient area. Removal and replacement of concrete shall extend to joint boundaries, the full width of pavement section. If the average thickness of pavement in a particular section is less than called for on the plans, the pavement section shall be removed and replaced with the correct thickness, extending to joint boundaries, the full width of the pavement section, at the Contractor's entire expense. No additional payment over the contract unit price shall be made for any pavement of a thickness exceeding that required on the plans.

303.8.3 Pavement Strength Test

Revise the first paragraph to read: During the progress of the work, the Inspector or a commercial laboratory shall cast test cylinders or beams to maintain a check on the strengths of the concrete being placed.

Add to the 5th paragraph: Test cores shall be obtained within five (5) working days after the 28-day test results have been provided by the commercial laboratory. All test cores shall be obtained by a commercial laboratory, at the Contractors expense. One (1) core shall be obtained in the immediate area of the deficiency and two (2) additional cores shall be obtained - one at a jointed section prior to the deficient station and one at a jointed section following the deficient station. Additional cores shall be obtained as necessary, at jointed section intervals to isolate the deficient area. Removal and replacement of concrete shall extend to joint boundaries, the full width of pavement section.

Amend the 2nd paragraph on Page 303-25 to read "Pavement not meeting the minimum specified 28-day strength after cores have been tested shall be removed and replaced at the Contractor's expense."

ITEM 305 MISCELLANEOUS ROADWAY CONSTRUCTION

ITEM 305.1 CONCRETE CURB AND GUTTER

305.1.3.2 Reinforcing Steel

All bars at splices shall be lapped a minimum of 30 diameters of the bar or 12-inches, whichever is greater.

ITEM 305.2 CONCRETE SIDEWALKS, DRIVEWAY APPROACHES, & BARRIER FREE RAMPS

305.2.2.2 Reinforcement

Revise the first sentence to read: Driveway approaches and walk reinforcing shall be No. 3 bars on 18-inch centers.

305.2.3 Construction Methods

General:

Add to end of first paragraph: The drive approach shall have a minimum thickness equal to the thickness of the adjacent street or 6 inches, whichever is greater.

305.2.3.7 Joints

Revise second sentence to read: Expansion joints shall be placed in the sidewalk at 40-foot intervals or as otherwise specified by the Owner.

DIVISION 500 – UNDERGROUND CONSTRUCTION & APPURTENANCES

ITEM 501 UNDERGROUND CONDUIT MATERIALS

ITEM 501.4 CONCRETE PRESSURE PIPE AND FITTINGS

C302 Reinforced Concrete Pressure Pipe, Non Cylinder Type, for Water and Other Liquids, and C300 Reinforced Concrete Pressure Pipe, Steel Cylinder Type, for Water and Other Liquids are not approved for use in the City, unless otherwise shown in the plans or approved in writing. Reinforced concrete cylinder pipe in sizes 16 inches through 21 inches shall be Pretensioned Pipe Type C303. For pipe 42 inches in diameter and above the pipe shall be Prestressed Pipe Type C301. Between 24 inches and 36 inches the pipe furnished may be either type. All pipe shall be designed to withstand the working pressure and external load as shown in the plans.

ITEM 501.5 REINFORCED CONCRETE WASTEWATER PIPE WITH RUBBER GASKET JOINTS

ASTM Designation C76 and shall be of the Thick Wall Pipe design with aggregates consisting of limestone aggregate in the proportion of at least 75 percent by weight of the total aggregates, unless otherwise provided in the Special Conditions to the Specifications.

ITEM 501.7 DUCTILE-IRON PRESSURE PIPE AND FITTINGS

Add the Following: Minimum design thickness for all Ductile-Iron Pipe installed shall be Class 50 on sizes 12 inches and smaller, and Class 51 on sizes 14 inches and larger.

ITEM 501.9 STEEL PIPE AND FITTINGS

501.9.2 Applicable Standard Specifications

Add the following: Contractor shall, submit a written certification that the pipe has been manufactured and tested in accordance with the applicable standards.

The pipe shall be manufactured, fabricated, coated and lined by a single manufacture being a certified member in good standing of the Steel Plate Fabricators Association (SPFA).

501.9.3 Pipe and Fitting Requirements

Substitute the following for the sentence following (2) Wall Thickness: All steel pipe to be furnished for this project shall be designed in accordance with AWWA M1 1 for the most critical application of internal pressures and external loads. The following design conditions shall apply:

Internal Pressure (Design to account for working and surge together)

1. Working Pressure of 200 psi
2. Surge allowance of 250 psi

External Loading for Buried Pipe

1. External loads shall be comprised of the weight of the backfill together with live and impact loads. Earth loads shall be calculated based on ditch and positive projecting conduit. The earth load for the pipe design shall be the greater of the above two conditions.
2. External live loads shall be at least equivalent to AASHTO HS-20 loading.
3. Modulus of soil reaction (E') < 1000 psi
4. Unit weight of fill (w) > 120 pcf
5. Deflection lag factor (DI) (1.0)
6. Bedding constant (K) = 0.100
7. $hw = h$ = depth of cover above top of pipe
8. Maximum deflection in percent of pipe diameter shall be as determined by AWWA M11, latest edition, as calculated using moment of inertia of steel cross section of pipe wall. Moment of inertia of cement mortar shall not be included in calculation of maximum deflection.

Available Deflections

Mortar-lined and coated = 2 percent of pipe diameter

Maximum Working Stress

The maximum combined stress based on working pressure shall be no greater than 50 percent of the minimum yield strength or 18,000 psi, whichever is less.

The maximum combined stress based on test pressure shall be no greater than 75 percent of the minimum yield strength or 24,000 psi, whichever is less.

501.9.4 Joints:

Add the following: In general, pipe joints shall be as follows, as indicated on the Drawings or as specified.

- A. Flanged joints shall be provided as a minimum at all flanged valves, meters and other equipment.

1. Flanges: Unless otherwise noted, flanges shall conform to the requirements of AWWA C207, Table D, E or F as required.
 2. Flange Bolts and Nuts: Shall be furnished in size and numbers stipulated in AWWA C207. Unless otherwise indicated, bolts shall be carbon steel to meet the requirements of ASTM Designation A307, Grade B for regular joints.
- B. Restrained Lap-Welded slip joints (expanded bell) with a single fillet weld.
- C. Carnegie-Shape Rubber Gasket Joint: Bell and spigot rubber gasket joint will be furnished with the bell end of the pipe mechanically expanded to the required internal diameter and the spigot end furnished as a sized Carnegie shape welded to the opposite end of the pipe. The expanded bell and Carnegie spigot shall be designed such that when the pipe is laid and jointed, it will be self-centered, and the O-ring rubber gasket will be enclosed tightly on all four sides and confined under compression adequate to ensure watertightness.

Gaskets to be full-face for use with flat face flanges and ring type for use with raised face flanges. Gasket material for water service pipe shall be cloth inserted rubber sheet, 1/8-inch thick or red rubber, ASTM D1330, Grade 1. Gasket material for air piping shall be as above, but of EPDM.

- D. Mechanical Couplings: Mechanical couplings designed to provide a stress relieving flexible joint shall consist of a cylindrical sleeve, two gaskets, two follower rings and a set of bolts and nuts.
1. Sleeves: Manufactured of ASTM A53 steel, for sizes 10-inches and smaller. ASTM A36 steel for sizes 12-inches and larger. Minimum sleeve length shall be five inches for pipe 12-inches and smaller, 7-inches for pipe 14-inches through 24-inches, and 10-inches for pipe larger than 24-inches.
 2. Follower Rings: Ductile Iron ASTM A536 or AISI C1020 Steel.
 3. Bolts and Nuts: High strength low alloy steel with heavy semi-finished hexagon nuts.
 4. Gaskets: Shall be of synthetic rubber suitable for operating conditions.
 5. Shop Finish: Manufacturer's standard unless otherwise noted.

6. Manufacturer: 'Baker 200, Dresser Style 39, Rockwell Series 411 or approved equal.

ITEM 502.3 FIRE HYDRANTS

502.3.1 Materials

All fire hydrants furnished shall conform strictly with the latest specification C-502 of the American Water Works Association Standards for dry barrel fire hydrants and must comply with the following supplementary details and changes or addition. All fire hydrants shall include integral quick connect per approved materials list.

- A. Inlet Connection: Unless otherwise specified, the inlet connection shall be a six (6) inch standard mechanical joint complete with all joint accessories. The inlet shoe shall be cast of the same or stronger metal than the lower barrel to prevent impact damage of the shoe. The interior of the shoe, including the lower valve plate and/or cap nut shall have a protective epoxy coating of at least 4 mils applied in the shop. If a cap nut is utilized, it must be locked in place with a stainless-steel lock washer or similar non-corrosive device and all machined surfaces must be protected from water intrusion to prevent corrosion and assure ease of field teardown or maintenance.
- B. Main Valve: The main valve shall be reversible compression type, closing with the pressure and shall be not less than 5-1/4" in diameter. Composition of the main valve shall be molded rubber or neoprene having a durometer hardness of 90 + 5 and shall be not less than 1" thick to protect against hydrant chatter and give long term durability.
- C. Outlet Nozzles: All hydrants shall be "three way", equipped with two hose nozzles and one pumper nozzle.
- D. Diameter Outlet Nozzles: The hydrant shall have two hose nozzles, two and one-half (2-1/2") inches nominal I.D., and one pumper nozzle four and one-half (4-1/2") inches nominal I.D. with Natural Standard Hose Threads.
- E. Nozzle Attachment: All nozzles shall be mechanically connected into the barrel and have "O" Ring pressure seals to provide a positive seal between nozzles and hydrant barrel. A suitable nozzle lock shall be provided and shall be stainless steel or bronze. Nozzles shall not be caulked in.

Nozzle caps shall be furnished with pentagon nut the same size as the operating nut. They shall be furnished with interior rubber gaskets that will seat against bronze nozzles. All caps shall be secured to hydrant barrel by heavy duty non-kinking chains with a chain loop on each cap that permits free turning of the cap, for speed and ease of removal by fire fighters.

- F. Operating Nut: The operating nut shall be non-rising, pentagonal shape, measuring 1-1/8" at the top and 1-1/4" at the base from point to flat. Pentagon shall have a depth of at least one and one-quarter inch (1-1/4"). The hydrant shall be constructed in such a manner that the operating nut, "O" Rings and washers can be removed and replaced without removing the bonnet. All bearing surfaces of the operating nut shall be bronze.
- G. Holddown Nut: Holddown nut must have integral weather seal. Resilient seal between holddown nut and operating nut shall prevent debris entry to protect operating nut from damage.
- H. Lubrication Reservoir: The hydrant shall have a completely "O" Ring sealed oil reservoir with a minimum of two (2) "O" Ring pressure seals to prevent contamination of the oil around the operating parts of the hydrant. The oil reservoir shall be cast in such a manner that all operating parts shall be repairable without removal of the bonnet to facilitate repairs and shall be of a design that all bearing surfaces and threaded parts will be automatically lubricated upon each operation of the hydrant. If bearing surfaces are not lubricated, the design shall keep operating friction to a minimum. A high wear resistant thermoset plastic anti-friction washer shall be in place above the thrust collar to minimize operation torque and facilitate long term ease of operation~ The operating threads must be sealed against contact with water to all times regardless of open or closed position of main valve. The hydrant shall have the capability of field personnel to visually check oil level and add additional oil if needed. Filler and inspection plug shall be recessed or flush type.
- I. Traffic Feature: Hydrants shall be "traffic model" having upper and lower barrel joined approximately two inches (2") above the groundline by a breakable "swivel" flange providing 360-degree rotation of the upper barrel for nozzle positioning and must be capable of rotating barrel with line pressure on. The groundline shall not be less than eighteen inches (18") below the centerline of the lowest nozzle and shall be clearly marked in a permanent manner on the lower barrel. A breakable stainless-steel stem coupling shall join the two-piece stem adjacent to the ground line flange. Screws, clevis pins, fasteners or bolts used in the coupling shall be Series 300 stainless steel. The weakened portion of the stem coupling shall be located to divert pressure from the stem coupling directly to the upper and lower stems when torque is applied in seat ring removal.

Design of the coupling shall be such that when the coupling is broken, no part of the coupling will shatter or come loose and fall into hydrant and the break will not occur through the pins or bolts holding the coupling to the stem.

- J. Drain Valve Assembly: Hydrants shall be equipped with two drain valves which drain the barrel when the hydrant is closed, and seal shut when the hydrant is in the open position. The upper valve plate, seat ring and drain ring (shoe bushing) must be bronze and work in conjunction to form an all bronze drainway. Upper valve plate if not bronze, must be epoxy coated.

The bronze seat ring shall be a minimum 5-1/4" inside diameter and shall thread into a bronze drain ring forming an all bronze drainway with two (2) drain outlets for double protection against drain clogging and corrosive damage. All bronze components shall have less than 16% zinc alloy, Grade A to give high corrosion resistance as recommended in Section 2.1, Table I of American Water Works Association Standard C-502. Seat ring seals shall be "O" Rings. Hydrant shall be designed so that during opening and closing operation(s), water pressure force flushes the drain valve and drain openings to prevent clogging, thus allowing barrel drainage:

- K. Repair: All internal operating parts shall be removable from above ground level with a lightweight stem wrench.
- L. Provisions for Extension: All hydrants shall be capable of being extended to accommodate future grade changes without excavation. Extension of the hydrant shall be made by adding at the groundline flange a new coupling and stem section equal to the length of the extension. This must facilitate easy field grade adjustment.

Stem extensions made by adding new section of stem to the threaded section of the stem at the top of the hydrant will not be accepted.

Extension kits must be available from manufacturer in six-inch (6") increments.

- M. Pressure Loss and Working Pressure: Pressure loss through one (1) four and one-half inch (4-1/2") nozzle at 1000 GPM shall not be more than 5.0 psi.

ITEM 502.6 VALVES

502.6.2 Resilient-Seated Gate Valves for Ordinary Water Works Service

Unless otherwise approved in writing, all Gate Valves for direct buried service in the City's distribution system, 6 inches through 12 inches in diameter, shall be Resilient Seated Gate Valves that conform strictly with the latest specification C-509 of the American Water Works Association Standards and must comply with the following supplementary details, changes or additions.

- A. Body: Gate valves shall be iron body designed for a working pressure of 250 psi. All valves shall be hydrostatically tested

at 200 psi and shell tested at 500 psi. Any leakage during testing shall be cause for rejection. For ease of repair the body, bonnet and stuffing box shall be flanged together with ASTM Grade B bolts and nuts. Each valve shall have the maker's initials, pressure rating, and year in which manufactured cast in the body.

- B. Stems: Stems shall be machined from manganese bronze rod with an integral forged thrust collar machined to size. The stems shall be non- rising and equipped for nut operation, which shall be opened by turning to the left.
- C. Stem Seals: The seals shall consist of two "O" rings above and one "O" ring below the thrust collar. An anti-friction washer shall be located above and below the thrust collar for operating torque.
- D. Stem Nut: The stem nut shall be ASTM'B-62 bronze.
- E. Resilient Wedge: The wedge shall be cast iron, fully encapsulated in molded rubber complying with ASTM D2000. Wedge must have molded wedge guides preventing the disc from tilting downstream during operation. Protective guide cap bearings made of polymer bearing material to provide a bearing interface between the wedge guide and valve interior.
- F. Paint and Protective Coatings: All valves furnished under these specifications shall be painted on the exterior as specified in AWWA C509 with asphalt varnish.

All ferrous metal surfaces in the internal part of the valve shall be protected with a fusion epoxy coating 'to a nominal thickness of 10 mils for corrosion protection and shall be of a color that is easily identified as an epoxy coating.

The proguard fusion epoxy coating shall fully comply with AWWA C550 .and certified NSF 61. The coating shall be 'non-toxic and shall not impart taste to water. The coating must be formulated from materials deemed acceptable per the Food & Drug Administration Document Title 21 of the Federal Regulations of Food Additives, Section 121.2514 entitled Resins and Polymeric Coatings. The coating shall 'have a satin finish and shall be suitable for field overcoating and touchup with the same coating' material without sanding or special surface preparation, or application of heat in excess of room temperature.

- G. Experience and Certification: Valves, furnished under these specifications, shall be manufactured by a firm that has been producing valves of this general type continuously for. the past 'five (5) years. Each company or. manufacturer supplying valves under these specifications shall have on file, with the City of Anna, approved records of experience and detailed drawings of the proposed valves. Drawings

shall cover the specific valve to be furnished for installation and shall show all dimensions including metal thickness, construction details and materials used in all parts of the valve together with ASTM Designation and Structural properties of these materials.

The manufacturer shall furnish to the City of Anna, a Certification that the valve complies with the specifications without any exceptions. This certification shall apply to specific valves being installed within the City water distribution system. The certification shall state (1) the number of valves covered by the certifications, (2) the Addition where valves are being installed or the Project Name, and (3) name of Contractor installing valves.

The City may require the Manufacturer, Supplier or Contractor to dismantle valves at any time to determine compliance with these specifications. Location of any valve within the City system, installed after adoption of these specifications, that does not meet the specifications completely shall be cause for prohibiting the future use of any valves from the same manufacturer.

- H. Tapping Sleeves: The materials for tapping sleeve bodies shall be cast-iron or ductile-iron in accordance with AWWA Standard CI 10 (ANSI 21.10), in two sections, or halves to be bolted together with high-strength, corrosion resistant, low alloy steel bolts conforming to AWWA Standard C111 (ANSI 21.11).

Cast iron and ductile-iron sleeve shall be mechanical joint, or as specified, or dimensions to secure, proper fit on the type and class of pipe on which they are to be used. Each sleeve shall be furnished with a 3/8-inch test opening so that tests can be made prior to tapping. Opening shall be provided with a 3/8-inch bronze plug.

502.6.5 Butterfly Valves

Add the following: All Butterfly Valves for installation underground in the City's distribution system 16 inches through 48 inches shall be in accordance with this specification.

All butterfly valves furnished shall conform strictly with the latest specification C-504 of the American Water Works Association Standard for rubber-seated butterfly valves and must comply with the following supplementary details and changes or addition.

- A. Body: The body shall be cast-iron ASTM A126, Class B and shall have face to face dimensions in accordance with AWWA Standards for short body, Class 150-B. All butterfly valves shall have a floating body seat ring to compensate for change in direction of flow to assure bottle-tight seal in either direction.

- B. Shaft: Valve shafts shall be an 18-8, Type 304 stainless steel. Valve disc and shaft shall be standard self-adjusting Chevron "V" type packing. Shaft seals shall be of a design allowing replacement without removing the valve shaft.
- C. Disc and Seat: The valve disc shall be cast iron ASTM A126, Class B. The valve seat shall be Buna-N located on the valve body. Valves 20" and smaller shall have a bonded seat that meets test procedures in ASTM D429, Method B. Valves 24" and larger shall be retained in the valve body by mechanical means without the use of metal retainers or other devices located in the flow stream.
- D. Operator: Butterfly valve operators shall be of the traveling nut design. All operators shall have adjustable mechanical stop limiting devices to prevent over travel of the disc. The operator shall have a mechanical stop which will withstand an input torque of 450 Ft. lbs. against the stop. The traveling nut shall engage alignment grooves in the housing.
- E. Operation: Unless otherwise shown in the plans, all valves shall open counter clockwise.
- F. Valve Ends: Valve ends shall be Mechanical Joint End, or Flanged Ends. Mechanical joint valves shall come complete with bolts, nuts, gaskets and glands. It shall be the responsibility of the Contractor to coordinate the ends of the adjoining pipe with the type valve end he proposes to use.
- G. Testing: All valves seats shall be tested at 150 psi as described in AWWA C-504 and in addition shall have a shell test of 300 psi. Any leakage shall be cause for rejection.
- H. Paint and Protective Coatings: All butterfly valves furnished under these specifications shall be painted on exterior as specified in AWWA C-504, with asphalt varnish.

All ferrous metal surfaces in the internal part of the valve shall be protected with a two-part thermoset epoxy coating to a nominal thickness of 4 mils for corrosion protection and shall be of a color that is easily identified as an epoxy coating. This shall be applied in shop.

The thermoset epoxy coating shall be a two-part epoxy and shall function as a physical, chemical and electrical barrier between the base metal to which it is applied and the surroundings. The coating shall be non-toxic and shall not impart taste to water. The coating must be formulated from materials deemed acceptable per the Food & Drug Administration Document Title 21 of the Federal Regulations of Food Additives, Section 121 .2514 entitled Resins & Polymeric Coatings. The coating shall have a satin finish and shall be suitable for field overcoating and touchup with the same coating material without sanding or special

surface preparation, or application of heat in excess of room temperatures.

- I. Experience and Certification: Butterfly valves, furnished under these specifications, shall be manufactured by a firm that has been producing valves of this general type continuously for the past five (5) years. Each company or manufacturer supplying valves under these specifications shall have on file, at the City of Anna, approved records of experience and detailed drawings of the proposed valves. Drawings shall cover the specific valve to be furnished for installation in the City of Anna and shall show all dimensions including metal thickness, construction details and materials used in all parts of the valve together with ASTM Designation and structural properties of these materials.

The manufacturer shall furnish to the City, a Certification that the valve complies with the specifications without any exceptions. This certification shall apply to specific valve being installed with the City water distribution system. The certification shall state (1) the number of valves covered by the certification, (2) the Addition where valves are being installed or the Project Name and (3) name of Contractor installing valves.

- J. The City may require 'the Manufacturer, Supplier or Contractor to dismantle valves at any time to determine compliance with these specifications. Location of any valve with the City system, installed after adoption of these specifications, that does not meet the specifications completely shall be cause for prohibiting the future use of any valves from the same manufacturer.

ITEM 504 OPEN CUT - BACKFILL

ITEM 504.2 MATERIALS

504.2.2.1 Add the following sentence: All stone used for pipe embedment shall be standard crushed rock- aggregate, Grade 4, unless otherwise approved in writing.

ITEM 504.3 EXCAVATION AND FOUNDATION

Prior to start of excavation the Contractor shall remove and stockpile the Topsoil and protect the Topsoil from contamination during construction.

After the trench has been refilled, topsoil shall be replaced to the extent that rock, excavated from the trench, will be completely covered and the area is returned to its original condition, except that in cultivated areas a minimum of 12 inches of top soil shall be replaced.

ITEM 504.4 BACKFILL – GENERAL REQUIREMENTS

The material used in the backfill shall be pulverized to the extent necessary to produce, a free-flowing material free of clay balls larger than 6-inch diameter.

ITEM 504.5 EMBEDMENT

Add the Following: Rock Cuttings or Sand will not be permitted in the pipe bedding for sanitary sewer. Rock Cuttings will not be permitted in the pipe bedding for water lines in the City of Anna.

504.5.2.15 Class "H" Embedment:

The embedment consists of a completely encased pipe with Standard Crushed Stone, Grade 4. Class "H" Embedment shall be used on the P.V.C. Sanitary Sewer Pipe installed within the City of Anna.

After the trench has been cut to a depth below the barrel of the pipe a distance of 1/8 Bc (3 inches minimum and 6 inches maximum), the bedding layer shall be brought to a point slightly above grade with compacted crushed stone. Bell holes shall be formed and the pipe laid and joined as specified. The stone shall be brought up in uniform layers of six inches to a point six inches over the top of the pipe when compacted. On PVC Pipe 18 inches through 27 inches in diameter the crushed stone shall be brought up in uniform layers to a point twelve (12) inches over the top of the pipe when compacted.

ITEM 506 OPEN CUT – WATER CONDUIT INSTALLATION

ITEM 506.3 LAYING WATER CONDUIT

Valves for installation in the City's distribution system shall be installed by direct burial as shown on the standard detail sheets and shall be provided with valve boxes for operation of the valve. After the water samples are passed, all valves shall be accessible during all phases of construction.

ITEM 506.5 HYDROSTATIC TEST

All hydrostatic tests shall be maintained over a period of not less than four hours. "Before being accepted, all ductile iron, C-900 PVC or concrete cylinder water mains shall be tested with a hydraulic test pressure of not less than four hours. Concrete pressure pipe shall be tested with a hydraulic test pressure of 120 percent of the design pressure. Steel pressure pipe shall be tested with a hydraulic test pressure not to exceed 150 percent and not less than 120 percent of the designed working pressure. The rate of leakage of all pipe tested shall not exceed the amounts shown in the tables titled "Hydrostatic Test-C-900 PVC, Steel or Ductile Iron Water Mains" or "Hydrostatic Test-Concrete Cylinder Water Mains". Water lines of material in combination shall be tested for the type of pipe (material) with the least stringent hydraulic test pressure and maintained over a period of not less than four hours."