

Sec. 142-105. - Improvements.

The improvements referenced herein must be constructed and accepted by the city engineer prior to filing an associated plat for record with the county clerk, unless otherwise specified in an approved facilities agreement.

1) *Monuments and markers.*

- a. Concrete monuments six inches in diameter and 24 inches long shall be placed on at least two block corners, boundary corners or angle points for each plat or each phase of a multi-platted area or subdivision. A one-half-inch iron reinforcing bar shall be embedded at least 18 inches in the concrete monument and placed at the exact intersecting point on the monument. The iron bar should extend from one-eighth to one-quarter of an inch above the concrete. The monuments shall be tied into the plane coordinates for the Lambert Conformal Conic Projection for Texas, North Central Zone. Reference may be made to Special Publication, No. 252, Plane Coordinate Projection Tables for Texas, published and printed by United States Department of Commerce, Coast and Geodetic Survey. The monuments shall be set at such an elevation that they will not be disturbed during construction and the top of the monument shall be not less than 12 inches below the finish ground elevation.
- b. Lot markers shall be one-half-inch reinforcing bar, 18 inches long, or approved equal, and shall be placed at all lot corners flush with the ground, or below ground if necessary in order to avoid being disturbed.
- c. Where no benchmark is established or can be found within 300 feet of the boundary of the subdivision, such benchmark shall be established as a monument, and shall be readily accessible and identifiable on the ground and shall be recorded on city bench mark datum.

2) *Underground utilities.* All distribution and service lines of electrical, telephone, television, and other wire carrier type

utilities may be underground, except that the system of supply lines for multiple subdivision service by utilities may be overhead. Transformers, amplifiers, or similar devices associated with the underground lines shall be located upon the ground level.

- 3) *Sidewalks.* Paved sidewalks shall be provided along and adjacent to both sides of all major thoroughfares, and along residential or local streets that are located immediately adjacent to a school site and for a distance of one block along such streets leading directly to a school site. On streets other than those above, sidewalks on one side of the street shall be provided.

Sidewalks shall consist of four inches of concrete with #3 rebar spaced 18 inches on center both ways with a two-inch leveling material below and one-inch by four-inch redwood expansion joint shall be provided every 40 linear feet, or as otherwise specified by the city engineer.

- 4) *Hike and bike trails.* Concrete hike and bike trails, ~~as referenced in the parks and recreation section of the comprehensive plan,~~ shall be provided throughout the city in the locations specified on the [Master Hike and Bike Trails Plan as approved by the City Council](#).

Hike and bike trails shall consist of five inches of concrete with #3 rebar spaced 18 inches on center both ways with a two-inch leveling material below and one-inch by five-inch redwood expansion joint shall be provided every 40 linear feet, or as otherwise specified by the city engineer.

- 5) *Street lighting.* Street lighting wires shall be underground in all subdivisions and developments. Where ownership of street lighting facilities such as poles and standards, luminaries, lamps, etc., will be retained by the electrical power supplier, the type of street lighting facilities to be installed shall be acceptable to both the city and the supplier of electrical power.

- a. The subdivider or developer shall be fully responsible for the construction and installation of the required street light poles, fixtures and power line connections and wiring. The city shall be responsible for light maintenance and energy consumption on standard lighting upon acceptance of the subdivision and/or system.
 - b. Standard lighting is established as shown in exhibit A, which is not set out herein but is available for inspection in the office of the city secretary.
 - c. Acceptable fixtures shall be open bowl, cobra head, or shoebox style. All poles must be metal or an approved metal and fiberglass combination. Denver-style poles with type G luminaries as manufactured by Union Metal may be used in special areas. If the Denver poles are used, the subdivider or developer must provide at least ten percent additional replacement fixtures and poles.
 - d. Systems using lights other than the standards set forth within this subsection may be approved if payment is made, at the time of platting or development, for the difference in the cost between operating and maintaining the proposed system and a standard system for a period of 20 years.
 - e. The subdivider or developer will be responsible for the installation, maintenance, and power consumption for all landscape lighting or any other device or fixture requiring electrical power.
- 6) *Storm sewer and storm drainage facilities.* An adequate storm sewer system consisting of inlets, pipes and other underground drainage structures with approved outlets shall be constructed where the runoff of stormwater and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities, and as required by the stormwater management ordinance. Storm drainage facilities

shall be designed in accordance with provisions of the stormwater management ordinance as it now exists or as it may hereafter be amended.

- 7) *Streets and alleys.* The planning, design, construction and standards of all streets, alleys, right-of-way improvements and any other related roadway improvements by any person, firm, public utility, corporation, or business in the city or in its extraterritorial jurisdiction shall conform to the requirements of the city street design manual, as it may now exist or may hereafter be amended.

The street design manual shall be utilized by all persons designing streets, right-of-way improvements, and any other related roadway improvements in the city or its extraterritorial jurisdiction, whether said person is subdividing property or construction without a subdivision.

- 8) *Sanitary sewers.* Sanitary sewer facilities shall be provided to adequately service the subdivision and conform to the city sewer plan.
- a. All sewer pipe shall be PVC (solid wall) or approved equal. Sewer mains above 18 inches in diameter shall be PVC pipe-closed profile, as approved by the city engineer.
 - b. A minimum of eight-inch sewer pipe is required except that six inch lines will be acceptable in locations where so approved by the city engineer.
 - c. All joints shall be of the premolded type conforming to the applicable ASTM standard.
 - d. If possible, sewer lines shall be located in the alleys, streets, or easements and shall be five feet to 6½ feet deep to invert.

- e. Should the subdivision abut and use a sewer main of the city, the developer shall pay to the city, a pro rata charge as prescribed by ordinance for use of same.

9) *Water.* Water systems shall have a sufficient number of outlets and shall be of sufficient size to furnish adequate domestic water supply, to furnish fire protection to all lots, and to conform to the city master water plan. Water mains shall be cement lined ductile iron pipe, AWWA specification C900 or approved equal and shall have a minimum cover of 42 inches and shall be of the mechanical joint or special rubber gasket pipe similar or equal to Tyton as manufactured by U.S. Pipe and Foundry, Bell-Tite as manufactured by the Lone Star Steel Company, or Fastite as manufactured by the American Cast Iron Pipe Company.

10) *Median landscaping.* Landscaping improvements shall be installed within the medians of all proposed or planned or divided roadways within the city limits as shown on the city master thoroughfare plan.

- a. Only developments or subdivisions abutting or adjacent to a divided roadway, as such road is defined in the city transportation plan, shall be subject to this section.
- b. The subdivider or developer shall be fully responsible for the construction and installation of the required landscaping and maintenance of the improvements for a period of one year. However, in the event that the city engineer, in his sole discretion, determines that construction of improvements is impractical, the subdivider or developer shall pay an amount as specified in appendix A of the Code of Ordinances which may be amended from time to time by ordinance in-lieu-of constructing the required improvements. Frontage is wherever a property abuts the right-of-way of the divided thoroughfare, and separate frontages exist on each side of the thoroughfare. The fee in lieu of construction is collected once from each frontage. At the discretion of

the city engineer, the subdivider may install landscaping across the full width of the median, and be reimbursed by the city for the landscaping provided for the additional frontage at the per linear foot of frontage rate or the actual cost of the improvements, whichever is less, if funds are available.

- c. Standard landscaping is established as follows:
1. One crape myrtle per 15 linear feet of median, which shall be 30-gallon containerized plants, eight to ten feet in height, five to six feet in width, three to five canes with a minimum of 1½-inch caliper per cane, full size specimen;
 2. One canopy tree per 333 linear feet of median, with a minimum of 3½-inch caliper trunk, and a well-formed canopy that is typical of the species;
 3. Groundcover beds (partially planted) shall cover 50 percent of medians with turf grass for the remainder, using 14 gauge steel edging to define ground cover beds, and irrigation at the back of curb to uniformly water median interior; and
 4. Landscape plans and construction plans shall be subject to review and approval by the director of parks and recreation and city engineer. The location of landscaping shall conform to the city street design standards.
- d. The collected fee shall be applied to construction and installation of medians on divided roadways within the adjacent roadway benefit area, as that term is defined in chapter 130, article III, pertaining to roadway impact fees. Any fees not expended within six years of

collection shall be returned to the developer or subdivider.

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