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PREAMBLE

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AN ORDINANCE PRESCRIBING RULES AND REGULATIONS GOVERNING PLATS, PLANS, AND SUBDIVISIONS OF LAND WITHIN THE CORPORATE LIMITS AND EXTRATERRITORIAL JURISDICTION OF ALEDO, TEXAS; CONTAINING CERTAIN DEFINITIONS; PROVIDING FOR APPROVAL OF PRELIMINARY PLATS AND FINAL PLATS PRESCRIBING REGULATIONS FOR STREETS, SIDEWALKS, ALLEYS, SANITARY SEWER FACILITIES, AND COMMUNITY FACILITIES PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER: PROVIDING FOR PUBLICATION IN PAMPHLET FORM: PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aledo, Texas is a general law municipality located in Parker County, Texas and operating pursuant to the enabling legislation set forth in the Local Government Code; and

WHEREAS under the provisions of the Constitution and Statutes of the State of Texas including particularly Chapter 212 of the Local Government Code, a general law municipality is authorized to adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality; and

WHEREAS, the City of Aledo has recently begun to experience a significant increase in the amount of new construction and development occurring within the City and its extraterritorial jurisdiction; and

WHEREAS, the Board of Aldermen of the City of Aledo desires to ensure that the highest possible quality and character of development within the jurisdiction of the City of Aledo, Texas, in order to maximize the quality of life for present and future citizens of the City; and

WHEREAS, in order to achieve this goal, the City desires to adopt a comprehensive series of regulations designed to ensure the efficient and orderly review of subdivision development proposals; and

WHEREAS the City further desires to set forth design and construction standards for new development to ensure that subdivisions developed and created on or after the effective date of this ordinance provide a quality environment for their residents, possess adequate public utility and street infrastructure, and do not become an unreasonable charge upon the municipal budget due to excessive maintenance or repair costs.

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

## ARTICLE 1.0 GENERAL

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### 1.1 Title

This ordinance shall be known as the "Subdivision Ordinance of the City of Aledo."

### 1.2 Platting Required

The owner of any tract of land within the corporate limits or the extraterritorial jurisdiction of the City of Aledo who may hereafter divide the same into two or more parts by using a metes and bounds description in a deed conveyance, by using a metes and bounds description in a contract for deed or by another manner, to lay out a subdivision of the tract, including an addition to the City, or to lay out suburban building, or other lots, and to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets alleys, squares, parks or other parts or for any other purpose, or who may hereafter place on said tract any building or structure for which a building permit is required under the ordinances of the City, shall prepare a plat thereof, which shall meet the requirements of this ordinance.

### 1.3 No building permit, septic tank permit, final inspection permit, certificate of occupancy or other permit shall be issued for any building or structure on any tract of land within the corporate limits of the City unless such tract is platted in accordance with this ordinance and Chapter 212 of the Local Government Code.

## ARTICLE 2.0 DEFINITIONS

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- 2.1 **Alley** shall mean a minor way used primarily for vehicular service to the rear or side of properties otherwise abutting a street.
- 2.2 **Board of Alderman** shall mean the duly elected governing body of the City of Aledo, Texas.
- 2.3 **Building Line** shall mean a line designated on a plat beyond which buildings must be set back from the street or road right-of-way line or property line.
- 2.4 **City** or **the City** shall mean the City of Aledo, Texas.
- 2.5 **Collector Street** shall mean a street which is continuous through several residential districts and is intended as a connection street between residential districts and thoroughfares, high ways, or business districts.
- 2.6 **Commission** shall mean the duly appointed City Planning and Zoning Commission of the City of Aledo, Texas.
- 2.7 **Cul-De-Sac** shall mean a short residential street having only one access to another street and terminated by a vehicular turnaround.
- 2.8 **Dead End Street** shall mean a street other than a cul-de-sac with only one outlet.
- 2.9 **Easement** shall mean an area for restricted use on private property upon which any public utility or the City shall have the right to remove and keep removed all or part of any building fences, shrubs, or any improvements or growth which in any way endangers or interferes with any construc-

tion maintenance, or efficiency of its respective systems on any of these easements. Any public utility or the City shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of construction maintenance, reconstructing, inspecting, patrolling, maintaining, adding to or removing all or part of its respective systems without the necessity at any time of procuring permission of anyone.

- 2.10 **Final Plat** shall mean any plat of any tract or parcels of land to be filed of record in the Deed Records of Parker County, Texas.
- 2.11 **Master Plan** shall be the Comprehensive Plan as adopted by the Board of Aldermen. This plan shall include the general location recommended for various land uses, transportation routes, public and private buildings, streets, alleys, squares, parks, and other public and private developments and improvements.
- 2.12 **Plat** shall mean a map or chart of a subdivision, tract parcel, or development. It shall include plan, plat or replat, in both the singular and plural.
- 2.13 **Preliminary Plat** shall mean any plat of any tract or parcel of land that is not to be recorded of record but is a proposed division or development of land for review and study by the City.
- 2.14 **Replattinq** shall mean the re-subdivision of any part or all of a previously platted subdivision, addition, lot or tract.
- 2.15 **Residential Street** shall mean a street which is intended primarily to serve traffic within a neighborhood or limited residential district and which is used primarily for access to abutting properties.

- 2.16 **Street Width** shall mean the shortest distance between the lines which delineate the rights- of-way of a street.
- 2.17 **Street** shall mean a way for vehicular traffic whether designated a street, highway, thorough fare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated.
- 2.18 **Subdivision** shall mean any tract or parcel of land which has been divided into two or more lots, blocks, or parts for the purpose, whether immediate or future, for sale or building development or transfer of ownership.
- 2.19 **Thoroughfare** shall mean a principal traffic thoroughfare more or less continuous across the City which is intended to connect remote parts of the City, or areas adjacent thereto, and act as a principal connecting street with state and interstate highways.

## ARTICLE 3.0 PURPOSE, AUTHORITY, AND JURISDICTION

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- 3.1 No plat shall be filed of record and no lot in a subdivision or tract of land within the corporate limits of Aledo or within its extraterritorial jurisdiction shall be improved until the preliminary plat has been approved by the Planning and Zoning Commission and the final plat approved by the Board of Aldermen.
- 3.2 No preliminary plat shall be approved by the Planning and Zoning Commission and no final plat shall be approved by the Board of Aldermen unless the plat contains a dedication of land for public improvements and public purposes in accordance with the minimum requirements and standards set forth in this ordinance, and no completed improvements shall be accepted by the City unless they conform to the requirements and standards contained in this ordinance or such requirements and standards adopted in conformity with this ordinance.
- 3.3 Any dedication of streets, utilities, easements, public areas, parks or other land shown on a plat shall be deemed to be an offer of dedication which may be withdrawn by the developer/owner at any time prior to filing of the plat in the deed records. Withdrawal of any such dedication shall void any previous approval of the plat. Approval of a plat by the Board of Aldermen shall not be deemed an acceptance of any proposed dedication and shall not impose any duty on the City concerning the improvement or maintenance of any such dedication until the City has actually improved same or has made entry thereon or use thereof.
- 3.4 No plat shall be approved by the Planning and Zoning Commission and no final plat shall be approved by the Board of

Aldermen unless it conforms to the Master Plan and unless each lot, block or tract therein fronts a street or access easement.

- 3.5 The Planning and Zoning Commission may adopt rules and procedures to govern its hearings and actions on plats. Additionally after a public hearing thereon, the Commission may adopt reasonable rules and regulations governing plats and subdivisions. Such rules and regulations shall be consistent with the provisions of this ordinance and shall become effective upon approval by the Board of Aldermen and upon being filed with the City Secretary.

## ARTICLE 4.0 PROCEDURES

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### 4.1 PRELIMINARY PLAT

A preliminary plat prepared by a registered public surveyor shall be submitted to the Planning and Zoning Commission for approval before the subdivider proceeds with the final plat for record.

1. **Submission.**

An application for preliminary plat approval shall be filed with the City Secretary at least fifteen (15) working days prior to the next Planning and Zoning Commission meeting. The application shall also file fifteen (15) legible prints and one (1) reproducible print of the preliminary plat and fifteen (15) copies of a letter of transmittal stating briefly the of street surfacing, drainage, sanitary sewer facilities, and water supply proposed and the name and address of the owner or agent and the surveyor.

2. The preliminary plat shall be drawn to a scale of 100 feet to the inch on 24" by 36" sheets on stable-base format.

3. The preliminary plat shall contain the following information:

**Existing Features Inside Subdivisions**

- a. The existing boundary lines of the land to be subdivided. Boundary lines shall be drawn heavy for easy identification.
- b. The location of existing water courses railroads and other similar drainage and transportation features.

- c. The location and width of existing rights-of-way, streets, alleys, easements building and structures.
- d. Topographical information with contour lines at two (2) foot intervals.
- e. Zoning of the property.

**Existing Features Outside Subdivision**

- a. The name and property lines of adjoining property owners.
- b. The name and location of adjacent subdivisions rights-of-way, streets, easements, pipelines, water courses, etc. All lines outside of subdivision shall be dashed.
- c. Zoning of the surrounding property.

**New Features Inside of Subdivision**

- a. The proposed name of the subdivision.
- b. The location, right-of-way widths, and names of proposed streets.
- c. The approximate width and depth of all lots.
- d. The location of building lines, alleys and easements.
- e. The location and approximate size of sites for schools, churches, parks and other special land uses.
- f. The acreage of the property to be subdivided.
- g. A key map showing the relation of the subdivision to well known streets in all directions to a distance of at least one (1) mile.
- h. The date, scale, north point and title under which the proposed plat is to be recorded, with the name of the owner and surveyor platting the tract.
- i. A drainage study should the City Engineer determine the conditions exist in the subdivision.

- 4. Approval.  
The Planning and Zoning Commission shall approve,

conditionally approve or disapprove any preliminary plat submitted to it. Approval of the preliminary plat does not constitute final acceptance of the final plat.

Preliminary plat approval or conditional approval will expire one (1) year after approval by the Planning and Zoning Commission of the preliminary plat or of any portion thereof, except that if the subdivider shall apply in writing prior to the end of the one (1) year period, stating reasons for needing the extension. This period may be extended by the Planning and Zoning Commission for additional one (1) year periods, but not beyond a total of three (3) years.

## 4.2 FINAL PLAT

After approval or conditional approval of a preliminary plat by the Planning and Zoning Commission, a final plat, prepared by a registered public surveyor in the State of Texas, shall be submitted to the Board of Aldermen by filing same in the office of the City Secretary. Such final plat shall substantially conform to the previously approved or conditionally approved preliminary plat or a portion thereof.

1. **Submission.** Fifteen (15) legible prints and the mylar reproducible drawing of the final plat shall be filed with the City Secretary at least fifteen (15) working days prior to the regular meeting of the Board of Aldermen.
2. **Sheet Size and Scale.** All final plats shall be drawn in reproducible waterproof ink on stable-base film of the mylar type on sheets 24" x 36" and a scale of one (1) inch equals one hundred (100) feet. For small subdivisions, a larger scale may be used. Where more than one sheet is required, an index sheet shall be filed showing the entire subdivision.
3. The final plat shall contain the following information:

### **Existing Features Inside Subdivision**

- a. The existing boundary lines, with accurate distances and bearing of the land being platted. Boundary lines shall be drawn in heavy for easy identification.
- b. True bearings and distances to the nearest established street lines, official monuments, or subdivision corner.
- c. The location and width of existing alleys, easements, and rights-of-way.
- d. An accurate location of the subdivision in reference to the deed recorded of the County which

shall include the volume and page of the deed of the property to be subdivided, and fiscal or abstract corner.

### **Existing Features Outside Subdivision**

- a. The name and property lines of adjoining subdivisions, together with the respective plat or deed references with names of subdivisions.
- b. The name and location of adjacent rights-of-way, alleys, easements, water courses, etc. All lines outside the subdivision shall be dashed.

### **Dedicated Alleys, Easements, Rights-of-way**

The lines and names of all proposed rights-of-way or other ways or easements to be dedicated to public use with the following engineering data;

- a. **For Street.**  
Complete curve data (Delta, Length Radius, Tangent, Chord, Chord bearing) shall be shown on the center line of the right-of-way. Right-of-way center line and bearing shall be given.
- b. **For Water Courses and Easements.**  
Distance to be provided along the side lot lines. Traverse line to be provided along the edge of all water courses at the drainage easement. Easement to be labeled as to type.

### **Lots And Blocks**

The lines and numbers of all proposed lots and blocks with complete bearings and dimensions for front, rear and side lot lines.

### **Monuments and Control Points**

- a. The description and location of all permanent survey monuments and control points, or such monuments having been placed or found on the ground.

- b. Suitable primary control points to which all dimension bearings and similar data shall be referred. Dimensions shall be shown in feet and decimals of a foot.

### **Key Map**

A key map showing the relation of the subdivision to well-known streets in all directions to a distance of at least one (1) mile.

### **Title Etc.**

The data, scale, north arrow, and subdivision title, name and address of subdivider, and name, address and seal of surveyor.

### **Special Restrictions**

Where restrictions on the use of the land, other than those given in these regulations are to be imposed by the subdivider such restrictions shall be placed on the final plat or on a separate instrument to be filed with the plat.

### **Dedication and Certificates** Such dedications and certificates as are applicable:

- a. A certificate or dedication of all streets, highways, alleys, parks, and other land intended for public use, or for the use of purchasers or owners of lots within the subdivision signed by the owner and by all other parties who have a mortgage or lien interest in the property and acknowledged before a Notary Public.
- b. A certificate of responsibility designating a person, firm corporation or home owners' association who will be responsible for all maintenance and liability for common areas within the subdivision dedicated for the use of purchasers or owners of lots in the subdivision and releasing and holding

harmless the city from any such liability or responsibility.

- c. A certification by a Registered Public Surveyor duly licensed by the State of Texas, to the effect that the plat represents a survey made by him, and that all the necessary survey monuments are correctly shown thereon
- d. The following certificates of approval shall be placed on the plat, in a manner that will allow the filling in of the certificate by the proper party:  
APPROVED by the Board of Aldermen this \_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_.  
MAYOR, \_\_\_\_\_  
CITY SECRETARY, \_\_\_\_\_
- e. The following statement shall be placed on the plat:  
"Approval of this Plat shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Parker County, Texas, within six (6) months from the date of final approval by the Board of Aldermen."

4. **Tax Receipt.**

A receipt showing that all taxes have been paid is to be submitted concurrent with the Final Plat.

5. **Approval.**

The Board of Aldermen shall approve, conditionally approve or disapprove the final plat within thirty (30) days of the filling date. Conditional approval shall be deemed to be disapproval of the plat until the conditions are met.

In lieu of disapproval of a plat, the Board of Aldermen may continue consideration of the plat past the thirty (30) day time period with the consent of the applicant.

6. **Plat Filing.**

The developer/owner shall prepare and submit a certificate authorizing the City to file the final plat for record with the County clerk and shall pay the County recording fees. This payment is a per page fee for recording. The fee need not be paid until the final plat has been approved. Any final plat which is not recorded with the County Clerk within six (6) months after approval by the Planning and Zoning Commission shall be invalid.

#### 4.3 FEES AND CHARGES.

##### 4.3.1 PLAT REVIEW FEE.

Developer will pay all expenses incurred by the City from the City engineer, City Administration and City inspectors for the approval of Preliminary and final plats submitted. Developer shall also be required to pay any filing fees necessary for filing of final plat with the county.

##### 4.3.2 INSPECTION FEE.

Developer will pay inspection fee equal to two percent (2%) of the development/construction cost. Such fee shall be payable at the initiation of the work contemplated under the Community Facilities Agreement and in the event of change orders that would, in fact, increase the cost of the project covered by the Community Facilities Agreement, upon the signing of such change order by all parties, the Developer will pay two percent (2%) of the additional cost incurred as a result of said change order. In addition, Developer is responsible to pay any charges to re-inspect work found not to be in compliance with City ordinances.

#### **4.4 REPLATS**

Where applicable, replats of residential property shall be subject to the requirements of Sections 212.014 - 212.015 of the Local Government Code.

## ARTICLE 5.0 UTILITIES AND PUBLIC IMPROVEMENTS

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### 5.1 INSTALLATION OF UTILITIES AND PUBLIC IMPROVEMENTS

1. On-site Utilities and Public improvements.

The developer/owner shall pay the entire cost of designing and installing utility improvements and public improvements (including streets with proper paving, curb and gutter, drainage structures, storm sewers, water, sewer, street lights and alleys) within the area encompassed in the subdivision plat. All such improvements will be constructed to meet specification and requirements of the City.

2. Off-site Utilities and Public improvements.

The developer/owner will be required to pay the entire cost of designing and extending utility service and other public improvements from the nearest existing utility main or line, or other public improvements deemed capable of serving the subdivision by the City from the closest point of the utility or public improvement approach to the perimeter of the subdivision. All offsite utility extensions shall be made in accordance with the city's utility expansion plan.

3. Bonding.

The developer/owner shall furnish a performance bond in cash deposit, certificate of deposit or letter of credit approved by the City for the total cost of utilities and public improvements as determined by the City. The bond shall be a standard performance bond provided by a licensed surety company on forms of the performance bond may be made in the Treasury of the City of Aledo. The City cannot pay interest on any cash deposit made hereunder. A letter of credit shall be drawn on a local financial institution which is insured by the Federal Deposit Insurance Corporation or the

Federal Savings and Loan Insurance Corporation. The letter of credit shall be payable upon demand by the City Secretary. In addition, the construction contractor shall furnish a maintenance bond to the City executed by a surety licensed to do business in the State of Texas, guaranteeing the maintenance of the facilities for a period of one (1) year after their completion and acceptance by the City. The contractor shall also furnish a performance and payment bond for 100% of the project cost.

4. The developer shall employ a registered professional engineer with expertise in the field of design of public improvements as required herein for the preparation of construction plans for the specific project under consideration.
5. Board of Aldermen review. Before the final plat has been approved and before any utilities or public improvements are installed, the City Board of Aldermen must review and approve construction plans for the proposed utilities and public improvements.
6. Tap Fees and Impact Fees.  
In addition to the cost of extending utilities as provided above, the developer will be required to pay unto the City at the time of the execution of the Community Facilities Agreement an impact fee which will be computed on the basis of the anticipated expansion of water and sewer facilities arising as a result of the development here contemplated. That is to say, the type of customers who will be added to the system, the nature of the activity upon the real property described in such plat, and the pro rata cost of future expansions to both the water treatment facility and the waste disposal system as a result of the addition of such customers. It shall be within the discretion of the City as to when such expansions are economically feasible and properly, therefore, made, all in accordance with Article 1269j-4.11, Tex. Rev. Civ. Stat. Ann.

Exhibit A attached to this ordinance reflects the rate of impact fee per number of customers and type of activity. Said Exhibit is expressly incorporated herein.

Tap fees shall be paid prior to the initiation of any building permit on any lot within a subdivision. The schedule for payment of tap fees shall be predicated upon the contemplated amount of water to be used and the size of the line, as well as the nature of activity contemplated on the particular lot involved. A schedule, Exhibit B, of tap fees is attached hereto and incorporated by reference as a part of this ordinance.

7. Inspection by City.

After all required bonds have been posted, provisions have been made for the payment of construction costs, and after the construction plans of the developer have been approved by the City Engineer, the contractor shall notify the Board of Aldermen of his intent to commence construction in order for the City to provide for the necessary inspection of the proposed construction. Such inspection provided by the City shall not relieve the contractor or developer from any obligation to perform the work in accordance with the requirements of the plans and specifications. The City Engineer shall have the right to halt construction when there is an indication that the plans and specifications are not being or have not been followed until such deviations are corrected to his satisfaction.

## **5.2 CITY PARTICIPATION**

Subject to the availability of funds and the approval of the Board of Aldermen, the City will participate in any constructions costs for public improvements which are required in excess of the needs generated by the development.

## 5.3 CONSTRUCTION OF UTILITIES AND PUBLIC IMPROVEMENTS

1. No construction of any utilities or public improvements shall be initiated by the developer/owner until: (1) a final plat has been approved by the Commission; (2) all performance, payment and maintenance bonds, or their equivalent, have been provided to the City; and (3) all inspection and permit fees, and other fees in accordance with the fee schedule in Section 4.3 have been paid.

2. Permit Issuance.

No building permit, or any water, sewer, plumbing or electric permit shall be issued by the City to the owner or any other person with respect to any property in said subdivision or re-subdivision covered by this ordinance until:

- a. The developer/owner has fully completed the improvements required to be made by the terms of this ordinance, including the installation of streets with proper paving, curb and gutter, drainage structures, storm sewers, street lights, alleys and water and sanitary sewer mains all according to the specifications of the City; or
- b. A performance bond, cash deposit, certificate of deposit or letter of credit meeting the requirements set forth in Section 5.1 sufficient to pay for the cost of such improvements as determined by the City Aldermen has been furnished to the City Secretary accompanied by an agreement signed by the developer/owner authorizing the City to make such improvements at prevailing private commercial rates or requiring the same to be made by a private contractor and to be paid for out of the bond, cash deposit, certificate of deposit or letter of credit.

## **5.4 COMPETITIVE BIDDING**

If the expenditures of the City funds to construct said public improvements exceeds \$10,000, a contract shall be let only after competitive sealed bidding in accordance with Section 252.021 and 271.024 of the Local Government Code.

## ARTICLE 6.0 DEDICATION REQUIREMENTS

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### 6.1 DEDICATION OF STREET RIGHT-OF-WAY.

Right-of-way for platted streets shall be dedicated to the City in accordance with the following table:

Classification of Roadway	Required R.O.W.
Thoroughfares	At least 80 feet
Collector Streets	60 feet
Residential or local streets	50-60 feet

## **6.2 DEDICATION FOR OTHER PUBLIC PURPOSES.**

The City may require dedications of other parts of the subdivision for public purposes if the City determines that the projected increase in population arising from the proposed subdivision creates an increased need for the public dedication in this subdivision.

## ARTICLE 7.0 GENERAL REQUIREMENTS AND DESIGN STANDARDS

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### 7.1 STREETS

1. Conformity to the Thoroughfare Plan.  
The width and location of streets shall conform to such Thoroughfare Plan or Master Plan as adopted by the board of Aldermen.
2. Relation to Adjoining Street System.  
The proposed street system shall extend all existing thoroughfares and such existing collector streets and residential streets as may be desirable for convenience or circulation. Where possible the width and the horizontal and vertical alignment of extended streets shall be preserved.
3. Street Jogs.  
Where off-set in streets are in the opinion of the Board of Aldermen unavoidable, such offsets may be employed provided the distance between center lines is not less than one hundred twenty-five (125) feet.
4. Large-lot Subdivisions.  
If the lots in the proposed subdivision are large enough to suggest re-subdivision in the future, or if part of the tract is not subdivided, consideration must be given to the possible future street openings and access for future lots which could result from such re-subdivision.
5. Through Traffic.  
Residential streets shall be designed so as to discourage high-speed or high-volume through traffic.

6. Topography.

Where possible, the street system shall bear a logical relationship to the natural topography of the ground.

7. Right-of-way widths.

Right-of-way width shall be measured from front line to front lot line of opposite lots.

a. Residential streets. Local streets shall have a minimum R.O.W. of fifty (50) feet, where curb and gutter are required; otherwise, a R.O.W. of sixty (60) feet or as required.

b. Collector streets.

Collector streets shall have a minimum R.O.W. of sixty (60) feet.

c. Thoroughfares.

The width of thoroughfares shall be determined by the Planning and Zoning Commission based upon the Thoroughfare Plan and adopted street standards but shall not be less than eighty (80) feet. Thoroughfares with a right-of-way width of less than one hundred (100) feet are to be increased to a width of one hundred (100) feet for a distance of one hundred fifty (150) feet at the approach to a thoroughfare intersection with a transition back to normal right-of-way over a distance of an additional one hundred fifty (150) feet.

8. Street Alignment.

The maximum deflection in alignment permitted without use of a curve shall be ten (10) degrees, but shall be avoided where possible.

9. Thoroughfare Curves in major streets shall have a center line radius of 1047 feet or more, with exceptions to this standard granted only by the Planning and Zoning Commission.

10. Collector Street Curves.

Curves in secondary streets or feeders shall have a center line radius of eight hundred (800) feet or more, with exceptions to this standard granted only by the Planning and Zoning Commission.

11. Residential Street Curves.

Curves in local streets shall have a center line radius of three hundred (300) feet or more, except for "loop" or partial "loop" streets.

12. Dead-end Streets/Culs-de-sac.

a. Turn-arounds.

Turn-arounds are to have a minimum right-of-way radius of fifty (50) feet for a single-family and two-family use and sixty (60) feet for other uses.

b. Maximum Length.

The maximum length of a dead end street with a permanent turn-around shall be six hundred (600) feet, except in unusual conditions.

c. Temporary Turn-arounds.

Temporary turn-arounds are to be provided at the end of streets more than four hundred (400) feet long that will be extended in the future. The following note shall be placed on the plat: "Cross-hatched area is temporary easement for turn-around until street is extended (give direction) in a recorded plat".

13. Street Intersections.

a. Angle of Intersections.

Except where existing conditions will not permit, all streets shall intersect at a ninety (90) degree angle. Variations of more than ten (10) degrees on residential streets and more than five (5) degrees on thoroughfares or collector streets must first be approved by the Planning and Zoning Commission.

b. Radius at Acute Corners.

Acute angle intersections approved by the Planning and Zoning Commission shall have twenty-five (25) foot or greater radii at acute corners at the property line.

c. Center-line Tie with Existing Streets.

Each new street intersection with or extending to meet an existing street on center line shall be tied to the existing street on center line with dimensions and bearings to show relationship.

14. Partial or Half-Streets.

Partial or half streets may be provided where the Planning and Zoning Commission finds that a street should be located on a property line. The following note shall be used in all such dedications: "This \_\_\_\_\_ foot strip is dedicated as an easement for all utility purposes including storm and sanitary sewers and shall automatically become dedicated for street purposes when and insofar as a foot strip adjacent to it is so dedicated and the requirement improvements are made."

15. Reserve Strips.

There shall be no reserve strips permitted.

16. Street Names.

New streets shall be named so as to provided continuity of name with existing streets and so as to prevent confliction with identical or similar names in other parts of the City. Street names must be approved by the Board of Aldermen.

## 7.2 LOTS

### 1. Lot Size.

On the basis of the zoning district in which they lie and the use they are to be put, all lots must conform to the regulations of the Zoning Ordinance, including minimum area and width.

### 2. Minimum Area.

Where lots are not served by City sewer facilities, minimum area shall be one acre per lot. In those instances where lots are served by water and sewer facilities afforded by the City and no septic tanks are to be utilized, then in such instance minimum lot size should be per the requirements of the City of Aledo Zoning Ordinance and its subsequent revisions.

### 3. Corner Lots.

Corner lots with a width of less than seventy (70) feet are to be at least fifteen feet wider than the average of interior lots in the block.

### 4. Lots on Thoroughfares.

Lots facing or backing on thoroughfares shall be at least ten (10) feet deeper than average lots facing on adjacent collector or residential streets.

### 5. Lots on Drainage Easements.

Minimum usable lot depths for lots backing on natural drainage easements shall be not less than eighty (80) feet measured between front lot line and drainage easement.

### 6. Lot Width Definition.

The lot width is the average of front and rear lot dimensions.

### 7. Lot Shape.

Lots should be rectangular insofar as practicable. Sharp angles

between lot lines should be avoided. The ratio of depth to width should not ordinarily exceed two and one-half (21/2).

8. Lot Lines.

Side lot lines should be perpendicular or radial to street frontage.

9. Lot Facing.

a. Street Frontage.

Each lot shall be provided with adequate access to an existing or proposed street or access easement by frontage on such street or easement.

b. Double Frontage.

Double front lots are prohibited except for where topography or physical constraints make strict adherence to these regulations contrary to good order and public safety.

c. Front Facing.

Whenever feasible, each lot should face the front of a similar lot across the street. In general, an arrangement placing adjacent lots at right angles to each other should be avoided.

10. Lot Numbering.

All lots are to be numbered consecutively within each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner that is approved by the Planning and Zoning Commission.

11. Driveway Restrictions.

Rear and side driveway access to major thoroughfares shall be prohibited.

## 7.3 BLOCKS

### 1. Block Length.

#### a. Residential.

Maximum block length on residential streets shall be twelve hundred (1200) feet, measured along the center of the block. Five hundred (500) feet is a desirable minimum.

#### b. On Collector Streets and Thoroughfare

Maximum block length along a major street shall be sixteen hundred (1600) feet except under special conditions and upon approval of the Planning and Zoning Commission.

### 2. Block Width.

Blocks shall be wide enough to allow two (2) tiers of lots of at least minimum depth, except when prevented by the size of the property or the need to back up to a major thoroughfare.

### 3. Block Numbering.

Blocks are to be numbered consecutively within the overall plat and/or sections of an overall plat as recorded.

## 7.4 BUILDING LINES

### 1. Front Street.

The front building line shall not be less than twenty (20) feet from the front property line, except where the lots face on a thoroughfare, where the front building line shall not be less than thirty (30) feet from the front property line.

### 2. Side Street.

The building line on the side of the corner lots shall not be less than fifteen (15) feet from the side street property line, except that where the lots side on a thoroughfare, the building line shall not be less than twenty-five (25) feet from the street property line, and where the side of a corner lot is across the street from or adjacent to the front of other lots, the building line shall be at the same distance from the street as the front building line of the opposite or adjacent lots.

## 7.5 ALLEYS

### 1. Alley Width.

Where provided, alleys shall not be less than twenty (20) feet in width except in single-family and two-family zoning districts they shall not be less than fifteen (15) feet in width.

### 2. Cut-Offs.

In case of intersecting alleys, a cut-off shall be required at each corner. Cut-offs shall be triangles having two equal sides each of which shall be not less than ten (10) feet in length.

### 3. Dead-end Alleys.

Dead end alleys shall not be permitted. Alleys in new subdivisions shall connect to alleys in existing subdivisions whenever possible.

### 4. Alleys Required.

Alleys may be required in business areas and in those portions of the new residential subdivisions where partial blocks are needed to complete existing blocks with alleys.

## 7.6 EASEMENTS

1. Size.

The size of easements where alleys are not provided shall not be less than five (5) feet on each side of rear lot lines. The full width of easement shall not be less than ten (10) feet.

2. Use.

When necessary, easements shall be retained for poles, wires, conduits, storm sewers, sanitary sewers, water lines, open drains gas lines or other utilities. Such easements may be required across parts of lots (including side lines) other than as described above if in the opinion of the Planning and Zoning Commission same are needed.

## 7.7 RESERVATIONS

1. Permitted purposes.

No land in the proposed subdivision shall be reserved for any use other than those permitted by the Zoning Ordinance for the district in which the land to be reserved may be located.

2. Designations on Plat.

The specific use for which each piece of land is to be reserved must be shown by appropriate label or description on the subdivision plat. Provision for future abandonment of a reservation as may be appropriate must likewise be shown on said plat.

## **7.8 CEMETERY**

All existing cemeteries shall remain undisturbed. Any relocation desired must conform to all state, local, and federal requirements and all permits must be secured from the above agencies concerning the relocation of a cemetery.

## ARTICLE 8.0 ENGINEERING AND CONSTRUCTIONS STANDARDS

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All construction and specifications pertaining to public works in the City of Aledo shall comply with the "Standard Specifications For Public Works Construction" as compiled and amended by the North Central Texas Council of Governments, and as specifically set forth in this document.

### 8.1 GENERAL

Drafting standards and design practices shall be equal to those standards and practices representative of the profession in the preparation of plans for construction requiring a high degree of reliability. The developer's engineer shall furnish to the Board of Aldermen any working notes, calculations, and supplemental drawings used in the preparation of these plans for the proposed work in the subdivision on request.

The developer shall require his engineer to furnish three (3) copies of all plans to be reviewed by the Board of Aldermen. These plans shall be sufficiently detailed to enable the facilities to be constructed according to the Engineer's intent with limited assistance from the Engineer during the construction phase.

The responsibility of the developer's engineer to the City shall end when all plans for which he is responsible have been approved by the City, all construction has been completed and accepted by the City, and a set of reproducible mylar "as built" plans of all required construction have been furnished to the City by the Engineer.

The developer's surveyor shall furnish the Board of Aldermen with any requested field notes or calculations used in the survey of the subdivision. He shall also, upon request, assist

the Board of Aldermen in the initial location of monuments and survey points. Land surveys for subdivision monuments shall be to second-order, class I accuracy. The developer's survey shall, upon request, assist in resolution Of any significant discrepancies.

**Testing.**

At his expense the developer shall employ an independent testing lab to test all compaction densities where specific compaction requirements are stated. These results shall be submitted to the city prior to commencing the next phase of work. The cost of all testing shall be borne by the Developer.

## 8.2 STREETS

### 1. Drawings.

Street plan and profile sheets shall be submitted for all proposed streets. Profiles shall be at a scale of 1" = 40' horizontal and 1" = 4' vertical, or 1" = 50' horizontal and 1" = 5' vertical. The profile shall include the following minimum information: top of curb grades at 50 foot interval slopes, vertical curve data, beginning and ending stations of vertical curves, location of utility crossings, storm drain pipe and elevations may be shown on the same sheet or may be on a separate sheet for clarity, benchmark station and elevations as may be needed for information. Plans shall include the following minimum information: all widths, stations of P.C. and P.T. for horizontal curves, all horizontal curve data, distances and bearing, the location of adjacent property corners and lot lines, lot and block designations, all utilities crossing or adjacent, the size and location of all storm sewer construction and intersection streets. Detail sheets of street construction, drainage construction, bridges, etc. and other details may be required by the Board of Aldermen.

### 2. Materials.

All thoroughfare streets may be constructed of reinforced concrete pavement on a compacted stabilized sub-grade. All collector and residential streets may be constructed of reinforced concrete pavement on a compacted stabilized sub-grade or a hot mix asphaltic concrete pavement would serve as well as a concrete pavement, in an area, the hot mix asphaltic concrete pavement meeting the included specifications may be used. Concrete pavement shall be provided with either an integral curb poured with the pavement or a separate curb constructed on top of, or doweled to, the concrete pavement. Hot mix asphaltic concrete pavement shall be provided with a combination curb and gutter section on six inch stabilized subgrades.

### 3. Alignment.

one (1) percent. The minimum gradient around curb returns shall be one-half (1/2) on one (1) percent. The maximum gutter gradient shall be twelve (12) percent. All grade changes shall be connected with a vertical curve. Residential and collector streets shall have a crown of five (5) inches and thoroughfare streets shall have a six (6) inch crown. Crown sections shall slope not less than one-quarter (1/4) inch per foot for asphaltic concrete and one-eighth (1/8) inch per foot for Portland cement concrete, unless otherwise approved by the Board of Aldermen.

5. Width.

Minimum ROW width and street width shall be as follows:

Street Classification	Width ROW Width	Back to Back of Curb
Thoroughfare Street	80'+	61' min.
Collector Street	60'	41'
Residential Street	50'-60'	31'

6. Sub-grade.

Sub-grade shall be stabilized to obtain a P.I. of less than 15 and compacted to uniform density of not less than 95 percent maximum density. Residential and collector streets shall have a minimum six (6) inch sub-grade and thoroughfare streets shall have a minimum eight (8) inch sub-grade. Sub-grade treatment shall extend an additional width of a minimum one (1) foot beyond back of curb. The developer will furnish soil tests of sub-grade stabilization and density from an independent lab for every 500 feet of street. Tests shall be approved by the Board of Aldermen prior to pavement construction.

7. Pavement design.

Pavement shall conform to the following general requirements unless otherwise approved by the Board of Alder-

men. References to "Texas Highway Department Specifications" regarding street work are references to the "Standard Specifications for Road and Bridge Construction" adopted by the State Highway Department of Texas.

a. Concrete Pavement.

Concrete pavement shall conform to the requirements of Item 360 Texas Highway Department Standard Specification. Concrete pavements shall have a minimum thickness of five (5) inches for residential streets and six (6) inches for collector and thoroughfare streets. Concrete pavements shall be reinforced with 3/8 inch deformed bars twenty-four (24) inches center to center each way.

b. Hot Mix Asphaltic Concrete Pavement.

Residential and collector streets shall have a minimum thickness of three (3) inches and thoroughfare streets shall have a minimum thickness of four (4) inches. Thickness will be built up in layers of no more than two (2) inch base courses with a final two ( 2 ) inch surface course. Where water is channeled across intersections a minimum eight (8) foot wide concrete valley shall be used of the same thickness as the adjoining HMA pavement.

8. Curb and Gutter.

Curb and combination curb-and gutter shall be constructed of reinforced concrete. Residential streets shall use a maximum six (6) inch curb, collector and thoroughfare streets shall use a seven (7) inch curb. Where approved hot mix asphaltic concrete streets are used, gutter size shall be two (2) feet Cross-section and shapes shall conform to standards as adopted by the Board of Aldermen.

9. Alleys.

All alleys may be paved with six (6) inches of crushed

stone flexible base, conforming to Item 242 Texas Highway Department Standard Specification and three (3) inch HMAC or five (5) inch reinforced concrete paving on stabilized subgrade.

### 8.3 STORM DRAINAGE

Drainage plans shall consist of offsite and onsite plans. The scale and topo interval shall be appropriate to the size and the slope of the land for which the drainage area (s) cover.

Plan and profiles of all drainage channels and of storm drain not shown on street plans shall be provided. All details not shown on street plans shall be provided. Tabular data shall provide area designations, acreage, time of concentrations, intensities, runoff coefficients and flow quantities. Street, right-of-way, pipe, and channel parameters used in calculating capacities shall be provided on drawings.

No development shall take place along the 100 year flood plain of any river, creek, or tributary until detailed engineering analysis is performed and shown that no increase in flooding upstream or downstream will occur, and shows the new limits of the flood plain. Minimum finished floor for structures along the 100 year flood plain shall be 12 inches higher than the 100 year water surface.

The developer/owner shall be responsible for providing the proper drainage design and improvement of all platter easements used for drainage on the surface of the easement, used for access to property, or normally used by vehicles in servicing and maintaining improvements constructed within the easement. This drainage improvement shall preferably be accomplished by a method which minimizes initial cost and future maintenance costs. If deemed necessary by the Planning and Zoning Commission, supplemental transverse easements extending from the easements to a street shall be dedicated. The required width of such easements shall be determined by site conditions and maintenance requirements.

In all instances, the protection of adjoining property shall be considered in the review of plans submitted. Further all drainage shall be coordinated with the County Flood Control District, if such exists, as may be required by the district.

1. Runoff Computations.

Runoff rates for drainage area shall be determined by the standard rational method. The formula is  $Q = CIA$  where  $Q$  = rate of runoff in cubic feet per second;  $C$  = runoff coefficient;  $I$  = rainfall intensity for the particular duration in inches per hour; and  $A$  = the drainage area in acres. Drainage areas over 1000 acres shall use an accepted hydrograph method for determining runoff. When used, the method and all parameters used shall be supplied on the drawings.

2. Drainage areas.

Drainage areas will be arrived at by considering location of high and low points on land topography, existing and proposed street grades and general configuration of existing and proposed grading. The drainage of any subdivision will be clearly indicated on the study. A development must plan for and accept the total offsite drainage area(s) that naturally drain through a development. The study shall use design values for a fully developed watershed in accordance with the anticipated type of development. Water will not be allowed to be rerouted from one natural divide across to another natural divide. Onsite plans will route water to the naturally occurring outfall(s).

3. Intensities.

Intensities will be obtained from rainfall intensity vs. duration and frequency data published by the U. S. Weather Bureau (tech paper no. 40). Runoff calculations shall be performed for the five (5) year, twenty-five (25) year and one hundred (100) year frequencies. The time of concentrations shall be based on slope of the land distance, actual velocities in channels streets, and pipes, and engineering

judgment. For small to average areas the following minimum inlet times may be used:

AREA TYPE	Minimum Time
Commercial	5 min.
Industrial or Apartments	10 min.
Residential	15 min.
Park or Pasture	20 min.

4. Runoff coefficient.

The runoff coefficient which considers the slope of the terrain the character of the land use and the imperviousness of the drainage area shall be determined from the Master Plan of the City. The runoff coefficient for the appropriate land uses shall be as follows (weighted averages may be used for mix use):

AREA TYPE	Minimum Time
Paved areas	0.90
Commercial areas	0.80
Apartment areas	0.80
Industrial areas	0.70
Residential areas	0.50
Park or Pasture areas	0.30

5. Sizing.

Channels, culverts, bridges, inlets storm sewers, and outfalls, will be based on the preceding runoff determinations according to the following requirements.

6. Channels.

Channels may be concrete lined or grass lines. Grass lined channels shall have a velocity less than six (6) feet per second and side slopes no steeper than 3:1. Concrete channels may use 1:1 side slopes. Channels shall be designed to contain the 100-year storm, but consideration will be given to maintaining proper flow without ponding in

monthly low flow conditions. Earth channels shall not be used to convey less than 250 cfs. Channels shall be in easements that extend a minimum five (5) feet on each side of the top of bank. Channels shall not be allowed to run adjacent to a street. Minimum roughness coefficients shall be 0.015 for concrete lined channels and 0.035 for grass lined channels. Easement widths shall be a minimum 15 feet wider than the top of the channel on one side for vehicular access.

7. Culverts.

Culverts shall be designed in accordance with the Texas Highway Department Bridge Division Hydraulic Manual. Type of culvert flow condition will be stated on plans. Top of curb elevation will be a minimum one foot above the highest calculated headwater for the 100 year storm.

8. Bridges.

Bridges shall be designed to pass the 100 year storm with one foot clearance under the lowest bridge chord.

9. Inlets.

Inlets shall be spaced in residential streets so that the five (5) year storm will not exceed the top of either curb. For collector streets the maximum depth of water at the top of the crown shall be one (1) inch except the water may not exceed either top of curb. For thoroughfare streets a ten (10) foot lane in each direction shall remain free of water. In all cases the 100 year storm will be retained in the right-of-way. Inlets shall be provided at all low points in gutter gradient to meet the above conditions. On thoroughfares, all inlets shall be recessed a minimum of eighteen (18) inches from the face of the curb and curbs shall be tapered to the inlet. Inlets may be sized using an allowable capacity of one (1) cubic foot per second per foot of opening for a throat height of seven and one-half (7 1/2) inches. Sump inlets may be sized using an allowable capacity of two (2)

cubic feet per second per foot of opening. Low point inlets are to contain the twenty-five (25) year storm. Minimum roughness coefficients used in determining street and right-of-way capacity shall be 0.015 for concrete streets 0.02 for asphaltic concrete streets, and 0.04 for parkway sections of the right-of-way. Design and details of inlets shall be approved by the Board of Aldermen.

10. Storm sewers.

Storm sewers shall be sized to carry a capacity to meet above requirements. Capacity of storm sewers shall be determined by the use of Manning's Formula. The minimum roughness coefficient shall be 0.015 for concrete storm sewer pipe. Velocities in pipes shall be a minimum of 2.5 fps and mains shall have a maximum velocity of 15.0 fps unless special provisions are made to minimize erosion and protect against damaging forces. Minimum size of storm sewer shall be 18 inches or equivalent.

Manholes, inlets or junction boxes shall be provided at all changes in grade or changes in horizontal alignment of more than that recommended by the particular pipe manufacturer for the particular type of joint and size of pull.. Radius pipe may be used if sufficiently blocked to resist outward forces. Manholes shall be provided at sewer intersections and at a maximum of 500 feet on straight lines of pipe smaller than 48 inch and 1000 feet on 48 inch and larger. A manhole or junction box is not required where leads from inlets intersect the main sewer unless the velocity in leads is such that may cause damage to the main. In such case a junction or appropriately sized blocking shall be installed to resist such forces. Design and details for manholes shall be approved by the Board of Aldermen.

a. Pipe.

All pipe shall be Reinforced Concrete Pipe (RCP),

ASTM C76, Class III. Where, in the opinion of the Board of Aldermen added strength of pipe is needed for traffic loads over minimum cover or for excessive height of backfill. The Board of Aldermen may require a stronger class of pipe to be installed. Monolithic reinforced concrete sewers may be used for storm sewers thirty-six (36) inches and larger.

b. Location.

Storm drain in right-of-way shall be located at the center of street. Easement widths shall provide minimum five (5) feet on each side of pipe but shall be no less than 15 feet. A minimum cover of 24 inches shall be maintained between top of pipe and finished grade.

c. Embedment.

Bedding shall be Class B or better as illustrated in the American Concrete Pipe Association Design Manual.

d. Backfill.

Backfill not subject to traffic may consist of trench excavation provided all stones larger than eight (8) inches are removed, compacted to the density of the adjacent soil in not more than three foot layers. Backfill subject to traffic loading shall be granular in nature free of debris and stones larger than six (6) inches, shall be compacted in lifts of six (6) inches to a density of 90 percent, except that the top twelve (12) inches shall be compacted to 95 percent density. The number of compaction tests required will be based on one test per every two (2) feet of trench depth per 100 feet of trench length.

11. Outfalls.

Outfalls shall be at the grade of natural existing drainage way and shall be at the naturally occurring velocity or slower. If required outfall structures shall be used to

prevent erosion and transition velocity for a maximum distance of 50 feet downstream from the development's property line or border right-of-way line.

12. **Trench Safety for Storm Drains.** Whenever in the installation of storm drains a trench is excavated in excess of five (5) feet the developer/owner shall be required to submit to the City trench safety plans and to construct such trench safety system in accordance with OSHA standards, as provided in articles 1015q and 236.8a.6, Tex. Rev. Civ. Stat. Ann.

## **8.4 WATER DEPARTMENT POLICIES**

The Water and Sewer Policies and Procedures Manual adopted by the City shall be applicable to all developments within the jurisdiction of the City.

## 8.5 WATER SYSTEM DESIGN AND CONSTRUCTION STANDARDS

All plans and construction must be approved by the City of Aledo. All materials and workmanship used in extensions or improvements to the City's water system shall conform to the latest revisions of the American Water Works Association or American Standard Association specifications and particularly to the most recent revisions of the Standard Specifications for Water and Sewer, a copy of which is on file at the office of the City and will be made available for inspection upon written request to City. All installations shall be designed and constructed so as to conform to the latest applicable Rules and Regulations as published by the Texas State Department of Health. Where conflicting standards exist between the City and the standards set forth herein the more stringent standard shall apply.

### 1. Drawings.

Water plan sheets shall be schematic in nature and drawn on an appropriate scaled site plan of the development. If more than one sheet is used a key map shall be provided on each sheet. The following minimum information shall be indicated: all pipe sizes, approximate lengths, location and sizes of all fittings, fire hydrants and other necessary water supply construction shall be clearly indicated. Water mains ten (10) inches and larger shall be shown in plan and profile. Detail drawings shall be included as needed or as required by the Board of Aldermen.

Water systems shall be of sufficient size to furnish adequate domestic water supply and to furnish fire protection to all lots. Water lines shall be sized to serve future development. All lines shall be extended to the borders of the development in order to serve future growth whether the extensions are needed for the current development or not. Dead end mains over 600 feet will not be permitted and shall allow a means of flushing at the end. All lines are to be looped,

with a maximum run of 1600 feet. Minimum size line shall be six (6) inches in residential developments and eight (8) inches for commercial and industrial development. Water System extensions and improvements shall be designed to provide for a peak daily requirement of at least 385 gallons per capita served at a minimum supply pressure of 45 pounds per square inch and a peak hour requirement of 750 gallons per capita served at a minimum supply pressure of 30 pounds per square inch.

2. Location.

All water mains shall be constructed in the parkway of street rights-of-way or in dedicated fifteen (15) foot easements. Pipes larger than 12 inches shall be in fifteen (15) foot easements. An additional five (5) foot easement shall be dedicated next to the right-of-way for larger pipe. If the water line is to share the easement with any other utility, the easement width shall be increased accordingly. Water lines shall not be permitted below concrete streets except to cross the street. Streets shall not be cut. Water lines shall be laid out in a manner to prevent streets from being cut. Future services shall be anticipated in the plan. A minimum cover of 42 inches shall be maintained between top of pipe and finished grade.

3. Embedment.

Embedment shall be sand, a minimum depth of six (6) inches below the pipe and six (6) inches above the pipe and six (6) inches each side of the pipe and shall be brought up in uniform layers on each side of the pipe and compacted to 90 percent uniform density.

4. Backfill.

Backfill not subject to traffic may consist of trench excavation, provided all stones larger than eight (8) inches are removed, compacted to the density of the adjacent soil in not more than three foot layers. Backfill subject to traffic

loading shall be granular in nature, free of debris and stones larger than six (6) inches shall be compacted in lifts of six (6) inches to a density of 90 percent, except that the top twelve (12) inches shall be compacted to 95 percent density. All backfill under streets shall be tested for density and results submitted to the Board of Aldermen. The number of compaction tests required will be based on one test per every two (2) feet of trench depth per 100 feet of trench length.

5. Pipe.

All water mains 12-inch and smaller, located under or crossing under streets, shall be cast iron, AWWA C106 or C108, Class 200 or ductile iron pipe, AWWA C151, Class 200 with single rubber gasket joint, AWWA C111, with cement mortar lining of the "Enameline" type or approved equal, AWWA C104. Otherwise, pipe may be PVC, AWWA C900, Class 200 (DR 14). Water mains 14-inch and larger shall be reinforced concrete steel cylinder pipe, AWWA C3000, Class 150 minimum.

6. No Distribution Main shall be smaller than six (6) inches in inside diameter.

7. Fittings.

Fittings shall be cast iron with mechanical joints and shall be cement lined, AWWA C110, Class 250, unless the pipe material is reinforced concrete steel cylinder, in which case special fittings shall be furnished which comply with AWWA C3000. Details are to be supplied by the manufacturer and are subject to approval by the Board of Aldermen. All fittings shall be appropriately blocked to withstand internal forces.

8. Fire Hydrants.

In general, fire hydrants shall be placed on block corners or near the center of the block in such a manner as to place

every portion of every lot within a radius of 500 feet of a fire hydrant in residential areas and within a radius of 300 feet in commercial or industrial areas. Fire lanes will be required to allow fire trucks access to hydrants not located directly off access easements. Hydrants shall be dry-barrel traffic model, AWWA C502. Shut-offs shall be compression type and valve action shall provide positive shutoff at minimum closing torque. Wedge action gates and scissor type main valves shall not be permitted. Opening nuts shall be tapered pentagons not less than one (1) inch high. Hydrants shall be painted. All fire hydrants shall have one pumper nozzle and two hose nozzles with standard threads, and shall have a main barrel valve opening of not less than five (5) inches. Six-inch gate valves shall be placed on all fire hydrant leads.

9. Valves.

Gate valves six (6) inches through forty-eight (48) inches shall meet AWWA C500. Large valves shall be given special consideration and must be approved by the Board of Aldermen. All valve locations shall be as directed and approved by the Board of Aldermen. Valves shall be carefully handled and lowered into position in a manner to prevent damage to the valve. Valves will be installed truly vertical unless noted otherwise on plans. Concrete vaults shall be constructed as determined necessary by the Board of Aldermen for commercial, industrial, or apartment developments. Tapping Valves and sleeves shall comply with AWWA C500. Air valves shall mean an air and vacuum valve of the ball type designed to permit the escape of air when the line is being filled and to permit the entrance of air when the line is being drained. A combination air valve will perform the preceding operation and shall permit the escape of air at the high point of a line when the line is in operation under pressure. Air valves of both types will be installed as directed by the Board of Aldermen. Resilient seat gate valves with slip or screw type cast iron

cover boxes and other control devices shall be installed throughout the system as recommended by the Engineer for proper control, maintenance and operation of the system.

10. Pressure Test.

After the complete installation, the waterworks shall be tested with a hydraulic test pressure of not less than 150 pounds per square inch, maintained over a continuous period of no less than four (4) hours. If the test indicated a leakage in excess of ten (10) gallons per inch of nominal diameter of pipe per mile during the four hour test period then the leaks shall be found and repaired. All known leaks shall be stopped regardless of this test requirement. The City shall be informed of the test two days before it is to be performed in order that a city representative may be present. All testing shall be performed at the developer's expense.

11. Disinfection.

Prior to the acceptance and before an open connection to any existing water main is made, the waterworks shall be disinfected with a minimum of 50 parts per million of available chlorine or sufficient chlorine to give a residual of 5 parts per million in all parts of the waterworks. After chlorination and flushing the developer/owner shall fill the waterworks with water and the City shall take samples of water from several locations, not less than one per section, or two per mile, for bacteriological tests. In the event the bacteriological tests are positive (unsatisfactory), the developer shall drain all lines and repeat the chlorination until the test results are negative or satisfactory.

12. Any individual desiring to construct a water well should refer to water wells in City of Aledo Water and Sewer Policies Procedures Section II.

13. Whenever in the installation of water lines a trench is excavated in excess of five (5) feet the developer/owner shall be required to submit to the City trench safety plans and to construct such trench safety system in accordance with OSHA standards, as provided in articles 1015q and 2368a.6, Tex. Rev. Civ. Stat. Ann.

## 8.6 SEWERAGE SYSTEM DESIGN AND CONSTRUCTION STANDARDS

All plans and construction must be approved by the City of Aledo. All materials and workmanship used in extensions or improvement to the City's Sewerage System shall conform to the latest revisions of the applicable sections of the American Society of Testing Materials Standards as prescribed in the latest revisions of the Standard Specifications for Water and Sewer Construction which have been adopted by the City. A copy is on file at the City and will be made available for inspection upon written request to the City. All installations shall conform to the latest applicable Design Criteria For Sewerage Systems as published by the Texas State Department of Health and/or the Texas Water Commission. Where conflicting standards exist between City and the standards set forth herein, the more stringent standards shall apply.

### 1. Drawings.

Sewer plan sheets shall be schematic in nature and drawn on an appropriate scales site plan of the development. If more than one sheet is used, a key map shall be provided on each sheet. All pipe sizes and manholes shall be shown. Plan and profile sheets shall be drawn for all sewer lines and shall clearly indicate the following minimum information: pipe slopes finish ground or top of curb elevations manholes with stations indicated benchmark and any other necessary sewer line construction. Detail drawings shall be included as needed or as required by the Board of Aldermen.

Sanitary sewer facilities shall be provided to adequately service the subdivision. Sewer lines will be sized to carry future development in the full drainage area. All lines shall be extended to the drainage area. All lines shall be extended to the borders of the development in order to serve future growth whether the extensions are needed for the current development or not. The population density for

undeveloped areas shall be based on surrounding development but shall not be less than 10.5 persons per acre.

The contributing sewage flow shall be determined on the basis of an average flow of 100 gallons per person per day without separate provisions for infiltration. Outfall Sewers, Approach Sewers, and Collector Sewers shall be designed on the basis of the following peaking factor formula:

$$\text{Peaking Factor} = (1 + 14)/(4 + P^{1/2})$$

P = Population expressed in Thousands

Detailed determination of the Sanitary Sewerage area shall be the responsibility of the city upon the advice of the Board of Aldermen. Where there is a question as to the facilities required, it shall be resolved in favor of additional capacity. All construction will be inspected by the City's regular inspector designated by the Board of Aldermen.

2. Location.

Sewers shall be located in alleys where available or in dedicated fifteen (15) foot easements. When in a street R.O.W. location shall be in the parkway on the opposite side of where a water line is located, pipe larger than twelve (12) inches shall be in fifteen (15) foot easements. If the sewer line is to share the easement with any other utility, the easement width shall be increased accordingly. Parallel sewer and water lines shall have minimum ten (10) foot clear distance between pipe. In general, sewer pipe should have minimum 48 inches cover from top of pipe to finish grade.

3. Embedment.

Embedment shall be sand, a minimum depth of twelve (72) inches below the pipe and twelve (12) inches above the pipe and six (6) inches each side of pipe and shall be

brought up in uniform layers on each side of the pipe and compacted to 90 percent uniform density.

4. Backfill.

Backfill not subject to traffic may consist of trench excavation, provided all stones larger than eight (8) inches are removed compacted to the density of the adjacent soil in not more than three foot layers. Backfill subject to traffic loading shall be granular in nature, free of debris and stones larger than six (6) inches are removed compacted to the density of the adjacent soil in not more than three foot layers. Backfill subject to traffic loading shall be granular in nature free of debris and stones larger than six (6) inches to density of 90 percent, except that the top twelve (12) inches shall be compacted to 95 percent density. All backfill under streets shall be tested for density and results submitted to the Board of Aldermen. The number of compacting tests required will be based on one test per every two (2) feet of trench depth per 100 feet of trench length.

5. Pipe.

All sewer pipe in sizes 15 inches and smaller shall be PVC plastic pipe, shall conform to ASTM D3034 SDR 35 and ASTM D 1784. All sewer pipe in sizes 16 inches and larger shall be asphalt coated concrete sewer pipe conforming to ASTM C76. The maximum allowable deflection of PVC sewer pipe under loading shall be five (5) percent.

6. Pipe Joints.

Pipe joints for PVC shall be gasket bell and spigot, push-on type conforming to ASTM D 3212. All pipe joints for concrete pipe shall be bell and spigot or tongue and groove and shall be made using flexible, trapped, water-tight, rubber-type compression gasket. The gasket providing so18 element securing water-tightness, joints and gaskets shall conform to ASTM C4325 and C443.

7. Taps.

No tapping of 16-inch lines or larger will be allowed. PVC taps for individual service must use acceptable saddles as approved by the Board of Aldermen and shall be attached to the pipe with stainless steel straps.

8. Manholes.

Manholes shall be precast reinforced concrete ASTM C478 or fiberglass meeting ASTM D3753. Details shall be approved by the Board of Aldermen. For pipe sizes 12 inch and smaller, manhole shall be four (4) foot inside diameter, for larger than 12 inch pipe manhole shall be five (5) foot diameter. Manholes shall be installed at all intersections of mains. Maximum spacing shall be 500 feet. Manholes shall be installed at all changes in grade and at ends of sewer lines and ends of lines to be extended.

Intersecting sewers shall enter the Manholes at the crown line or tope of the intersection of the Main Sewer and the inverts of all Manholes shall be formed concave to fit the connection Sewer pipes.

9. Grades.

Grades and appurtenances to sanitary sewers shall conform to the requirements of the Texas State Department of Health and the City. The following are the minimum slopes which should be provided; however, slopes greater than these are desirable.

SEWER SIZE	Minimum Slope in Feet Per 100 Feet
6 inch	0.60
8 inch	0.40
10 inch	0.29
12 inch	0.22
15 inch	0.15
18 inch	0.12
21 inch	0.10
24 inch and larger	0.08

10. Infiltration.

Prior to acceptance, the sanitary sewers shall be subject to leakage tests. The leakage inward or outward (exfiltration or infiltration) shall not exceed 200 gallons per inch of pipe diameter per mile per day for any section of the system. The City shall be informed of the test two days before it is to be performed in order that a city representative may be present. All testing is performed at the developer's expense.

11. Sewer Service Connections shall be vitrified clay with "Delta-Seal" joint, polyvinyl chloride with glued or rubber joints or may be ductile iron pipe. The Sewer Service Connection shall be tested with an exfiltration test and an indication of its ability to eliminate infiltration. The test shall be made by the plumber or person installing said sewer and shall be completed prior to placing any backfill or bedding material on the pipe. The test shall be conducted in the presence of the City's authorized inspector, using the following procedure, and no connection permit will be issued by the City until such tests are satisfactory. The test shall be made by placing a water-tight plug in a test tee installed in the sewer and introducing water into the vertical riser stack of the test tee until the water reaches the level of the rim of the clean-out stack. If any leak is de-

tected during a period of thirty (30) minutes the defective portion of the sewer shall be removed and replaced with sound material, and the exfiltration test repeated until the total installation is found to be tight. No cement shall be used for the purpose of repairing a defective joint. Repairs may be made using Atlas JC60 hot poured joint compound and encasing the repair with a minimum thickness of four (4) inches of five (5) sack concrete. The encasement shall completely encircle the pipe for a length of at least twelve (12) inches on either side of the point of leakage.

12. No connection shall be made to the City's Sewerage System which will permit the entrance of surface water from roof, street, swimming pools, condensation lines from air conditioning, or other type drains.

No connection shall be made to the City's Sewerage System which will permit the entrance of wastewater of adequate pretreatment such as grease traps as specified by the Board of Aldermen and without specific written agreement with the City.

13. The following design practices shall be considered as generally applicable, but they may be modified by the Board of Aldermen. No Sewer Services and Sewer Service Connections shall be less than four (4) inches in diameter.

All lateral and approach sewers shall be designed with hydraulic slopes sufficient to give mean velocities, when flowing full or half-full of not less than two (2) feet per second based on Kutter's or Manning's formula using "n" value of 0.013. Grades which will produce velocities in excess of five (5) feet per second should be avoided.

In such cases where sewage lift stations or separate treatment facilities are permitted, they shall be designed by or reviewed by the Board of Aldermen and constructed under contracts awarded in the name of the City.

14. The construction of Sewer Lift Stations or separate treatment facilities will not be permitted unless the costs of constructing such lift stations or separate facilities is at least twenty (20%) percent less than the cost of constructing an adequate outfall or Approach Sewer to serve the area. All estimates of costs shall be prepared by or approved by the City.

In such cases where sewage lift stations or separate treatment facilities are permitted, they shall be designed by or reviewed by the Board of Aldermen and constructed under contracts awarded in the name of the City.

15. Force Mains.

All force mains shall be cast iron pipe AWWA C106 or C108, Class 200 with single rubber gasket joints, AWWA Ciii, and have a cement mortar lining of the "Enameline" type or approved equal, AWWA C104, or PVC pressure pipe Class 160 SDR 26. At design average flow, a cleansing velocity of at least two (2) feet per second shall be maintained. An automatic air relief valve shall be placed and maintained at high points in the force main to prevent air locking.

16. Whenever in the installation of sewer lines a trench is excavated in excess of five (5) feet the developer/owner shall be required to submit to the City trench safety plans to construct such trench safety system in accordance with OSHA Standards as provided in articles 1015g and 2368a.6, Tex. Rev. Civ. Stat. Ann.

17. Field Tests.

- a. Alignment shall be checked after joints have been inspected and the compacted backfill placed to 6 inches depth over the pipe. The Engineer shall flash a light between manholes or manhole locations. Backfilling may be continued when alignment is true and satisfactory as herein determined.

- b. Exfiltration, infiltration and inflow tests with water shall not exceed 500 U.S. gallons per inch of diameter per mile of sewer for 24 hours. Tests and measurement shall be conducted in a manner approved by the Engineer.
- c. Pipe shall be visually inspected for wall thickness, straightness, soundness and cracks. Each piece shall be inspected before incorporated in the system. Any joint found to be defective may be rejected by the Engineer. If more then twenty (20) percent of any load of pipe shall be found to be defective, the entire load may be rejected by the Engineer.
- d. A low-pressure air test in conformance to ASTM C828 shall be performed on all gravity sewer lines.

(1) Summary of Method:

The section of the sewer line to be tested is plugged. Low pressure air is introduced into the plugged line. The amount and rate of air loss is used to determine the acceptability of the section being tested.

(2) Procedures:

Determine the test duration for the section under test by computation from the applicable equations shown in ASTM C828, or from prepared air test tables (presented herein). The pressure-holding time is based on an average holding pressure of 3 psi (21 kPa) gage or a drop from 3.5 psi (24 kPa) to 2.5 psi (17 kPa) gage.

Add air until the internal air pressure of the sewer line is raised to approximately 4.0 psi (28 kPa) gage. After an internal pressure of approximately 4.0 psi is obtained, allow time for the air pressure to stabilize. The pressure will normally show some

drop until the temperature of the air in the test section stabilizes.

When the pressure has stabilized and is at or above the starting test pressure of 3.5 psi (24 kPa) gage, commence the test. Before starting the test, the pressure may be allowed to drop to 3.5 psig. Record the drop in pressure for the test period. If the pressure has dropped more than 1.0 psi (7 kPa) gage during the 'test period, the line is presumed to have failed. The test may be discontinued when the prescribed test time has been completed even though the 1.0 psi drop has not occurred.

The test procedure may be used as a presumptive test which enables the installer to determine the acceptability of the line prior to backfill and subsequent construction activities.

If the pipe to be tested is submerged in ground water, a water infiltration test should be used. Infiltration shall not exceed 200 U.S. gallons per inch diameter per mile of sewer for 24 hours.

(3) Safety:

The air test may be dangerous if, because of lack of understanding or carelessness, a line is improperly prepared.

It is extremely important that the various plugs be installed and braced in such a way as to prevent blowouts. Inasmuch as a force of 250 lbs (1112 N) is exerted on an 8 in. (203 mm) plug by an internal pipe pressure of 5 psi (34 kPa), it should be realized that a sudden explosion of a poorly installed plug, or of a plug that is partially deflated before the pipe pressure is released, can be dangerous.

As a safety precaution, pressurizing equipment may include a regulator or relief valve set at perhaps 10 psi (69 kPa) to avoid over-pressurizing and damaging an otherwise acceptable line. No one shall be allowed in the manholes during testing.

(4) Table:

The air test table has been prepared utilizing applicable equations from ASTM C828. It is based on an allowable air loss of 0.003 cu.ft./min./sq. ft. of internal pipe surface, a maximum air loss per test section of 3.5 cu. ft./min. and a minimum significant air loss per test section of 2.0 cu. ft./min. (Test sections of such length that an air loss of 3.5 cu. ft./min. would be exceeded using the allowance loss of air per square foot of internal pipe surface may be tested in segments where total air loss would be between 2.0 and 3.5 cu.ft./min). It applies when testing one pipe diameter only and for convenience ignores 4" and 6" lateral sewers, which in most instances create only insignificant differences in test time.

**AIR TEST TABLE**

Based on Equations from ASTM C828 SPECIFICATION  
 TIME (min:sec) REQUIRED FOR PRESSURE DROP FROM  
 31/2 TO 21/2 FSIG WHEN TESTING ONE PIPE DIAMETER  
 ONLY

<u>Pipe Lnth</u>	<u>4"</u>	<u>6"</u>	<u>8"</u>	<u>10"</u>	<u>12"</u>	<u>15"</u>	<u>18"</u>	<u>21"</u>	<u>24"</u>
25'	0:04	0:10	0:18	0:28	0:40	1:02	1:29	2:01	2:38
50'	0:09	0:20	0:35	0:55	1:19	2:04	2:58	4:03	5:17
75'	0:13	0:30	0:53	1:23	1:59	3:06	4:27	6:04	7:55
100'	0:18	0:40	1:10	1:50	2:38	4:08	5:56	8:05	10:34
125'	0:22	0:50	1:28	2:18	3:18	5:09	7:26	9:55	11:20
150'	0:26	0:59	1:46	2:45	3:58	6:11	8:30	-	-
175'	0:31	1:09	2:03	3:13	4:37	7:05	-	-	-
200'	0:35	1:19	2:21	3:40	5:17	-	-	-	12:06
225'	0:40	1:29	2:38	4:08	5:40	-	-	10:25	13:36
250'	0:44	1:39	2:56	4:35	-	-	8:31	11:35	15:07
275'	0:48	1:49	3:14	4:43	-	-	9:21	12:44	16:38
300'	0:53	1:59	3:31	-	-	-	10:12	13:53	18:09
350'	1:02	2:19	3:47	-	-	8:16	11:54	16:12	21:10
400'	1:10	2:38	-	-	6:03	9:27	13:36	18:31	24:12
450'	1:19	2:50	-	-	6:48	10:58	15:19	20:50	27:13
500'	1:28	-	-	5:14	7:34	11:49	17:01	23:09	30:14

18. Manhole Exfiltration Test:

- a. Plug the sewer(s) entering and leaving the manhole.
- b. Fill the manhole with water to the level directed by the Engineer.
- c. Let the water stand in the manhole 4 hours or more.
- d. Refill the manhole to the beginning level. After 1 hour, record the difference in elevation of the water surface.
- e. The allowable change in water surface elevation is 1/8" per foot of manhole depth.

19. Deflection Tests:

Deflection tests may be required by the Engineer on all flexible and semi-rigid pipe. The test shall be conducted after the final backfill has been in place for 30 days. No pipe shall exceed a deflection of 7 1/2%. A rigid ball or mandrel shall be used with a diameter equal to 95% of the inside diameter of the pipe. The test should be performed without mechanical pulling lines.

## 8.7 UTILITY SERVICES

1. Construction.

All services for utilities shall be made available for each lot in such a manner so as to eliminate the necessity for disturbing the street and alley pavement, curb, gutter, sidewalks, and drainage structures when connections are made.

2. Water Service.

Water service lines shall be a minimum of 3/4 inch Type "K" copper or equivalent and shall be provided with a corporation at the main and a curb stop located at the lot line with cover not less than 1 1/2 feet.

3. Meter boxes.

Meter boxes shall be supplied and installed by the developer after curb and gutter completed and parkway is final graded.

4. Sewer Service.

Sanitary sewer service lines shall be a minimum of 4-inch, shall meet the same requirements for sanitary sewers described above, shall be constructed from the main to the lot property line of four (4) feet unless otherwise approved by the City Engineer.

5. Stub Markers.

The developer/owner shall place a suitable marker at the point where said service lines are stubbed out so that these lines can be easily located for connection for future development.

6. Utility Extensions.

The developer/owner shall arrange with all other appropriate utility or service companies for extension for their respective utility lines and service lines within the addition and shall pay for any costs or refunds of such costs.

7. Whenever in 'the installation of utility lines a • trench is excavated in excess of five (5) feet the developer/owner shall be required to submit 'to the City, trench in accordance with OSHA standards as provided in articles 1015q and 2368a.6, Tex. Rev. Civ. Stat. Ann.

## 8.8 SYSTEMS WITHIN PRIVATELY OR PUBLICLY OWNED COMPLEXES

1. All water and sewer extensions within such complexes must be placed within dedicated streets or unobstructed easements (ones which have no fences, paving building, etc.) constructed upon the auspices and become property of the City. Otherwise, these extensions will remain the property of, and will be maintained by, the developer/owner of the complex.
2. Where adequate fire protection can be supplied only through installation of fire hydrants within the complex, said fire hydrants must be supplied by no smaller than six (6) inch mains. Said fire hydrants and mains will become the property of the City along with any needed easements for such.
3. Exception to paragraph (1) can be made upon satisfactory execution of a maintenance agreement between owner, or owners of the complex.

## 8.9 STREET LIGHTING

The developer shall provide at no cost to the City, and as a part of street improvements, street lighting in accordance with the following standards:

1. 100 watt high-pressure sodium luminaire on metal standards with underground electric service in all areas zoned single-family or two-family residential. 250 watt high pressure sodium luminaires on metal standards with underground electric service in all areas not zoned either single-family or two-family residential. Luminaries and standards shall be approved by the City.
2. One street light shall be located at each street intersection, and at intermediate points so that there shall be approximately 500 feet between lights.
3. Street lights conforming to these requirements shall be installed in all subdivisions prior to the issuance of a building permit for any property within the subdivision.

## ARTICLE 9.0 VARIANCES

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Whenever a developer can show that a provision of these regulations would cause unnecessary hardship if strictly applied, and where because of some condition peculiar to the site in the opinion of the Planning and Zoning Commission a departure may be made without destroying the intent of, such provision, the Planning and Zoning Commission may authorize a variance from these regulations, subject to appropriate conditions and safeguards.

## ARTICLE 10.0 INJUNCTIVE RELIEF

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The City shall have the right to seek injunctive relief for violations of this ordinance, either within the corporate limits of Aledo or within its extra-territorial jurisdiction, which relief shall be in addition to and cumulative of all other penalties for violations of this Ordinance.

## ARTICLE 11.0 EXISTING PLATS

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If land has been previously platted in accordance with requirements of the City at the time of platting and if all necessary improvements have been provided, the Board of Aldermen may determine that individual building site development is not additional subdividing as defined herein and may waive such development from the requirements of this Ordinance, provided that such waiver does not permit development which is not in conformance with the intent of this Ordinance.

## ARTICLE 12.0 CUMULATIVE

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This Ordinance shall be cumulative of all provisions of ordinances of the City of Aledo except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event conflicting provisions of such ordinances are hereby repealed.

## ARTICLE 13.0 SEVERABILITY

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It is hereby declared to be the intention of the Board of Aldermen that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any Ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the Board of Aldermen without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

## ARTICLE 14.0 PENAL CLAUSE

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Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Five Hundred Dollars (\$500.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

## ARTICLE 15.0 SAVINGS CLAUSE

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All rights and remedies of the City of Aledo, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. 11 or any other ordinances affecting platting or subdivisions, which have accrued at the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

## **ARTICLE 16.0 PUBLICATION IN PAMPHLET FORM**

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The City Secretary of the City of Aledo, Texas, is hereby authorized to publish this Ordinance in pamphlet form for general distribution among the public, and the operative provisions of this Ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof.

## **ARTICLE 17.0 PUBLICATION**

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The City Secretary of the City of Aledo, Texas, is hereby directed to publish the caption penalty clause, publication clause and effective date of this Ordinance in the official newspaper of the City of Aledo, as authorized by Section 52.011 of the Local Government Code.

ARTICLE 18.0 EFFECTIVE AFTER PUBLICATION

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This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND ADOPTED this 20th day of January 1994

MAYOR

ATTEST:

APPROVED AS TO FORM LEGALITY:

CITY ATTORNEY DATE:

ADOPTED:

EFFECTIVE: