

1. GENERAL REQUIREMENTS

1.1 Introduction:

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

The 4th Edition of the NCTCOG Standard Specifications for Public Works Construction dated October 2004 as modified by the City of Royse City Special Provisions are supplemental and are made a part of these Standards of Design. These documents are to be considered as the minimum requirements of engineering design. The adherence to the requirements of these documents and/or the approval by the City of Royse City and its agents in no way relieves the developer of the responsibility for adequacy of design, which may require more stringent standards than these, the completeness of plans and specifications or the suitability of the completed facilities. In unusual circumstances, the City of Royse City may determine that designs other than those of the Standards are necessary and will inform the developer of such requirements before final engineering review.

The developer shall obtain authorization from the City of Royse City, in writing, for any deviations from the requirements set forth in the Standards of Design, Standard Specifications for Construction or Standard Details.

1.2 Standards of Design:

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

1.3 Standard Specifications for Construction:

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

1.4 Standard Details:

In an effort to have uniformity and to facilitate maintenance, the City has adopted the North Central Texas Council of Governments (NCTCOG) Standard Drawings as modified by the City of Royse City Special Provisions for certain facilities such as manholes, street sections, sidewalks, water, wastewater, storm water, curb inlets, barrier free ramps, etc. The City of Royse City Special Provisions to the NCTCOG Standard Details are located in Section 9 of this document. The NCTCOG Standard Specifications can be obtained from the North Central Texas Council of Governments at 616 Six Flags Drive, Suite 200, Arlington, Texas, 76005, (817) 640-3300.

The City's General Notes for Construction shall be included in all construction plans. A copy of the City's General Construction Notes is included in Section 9 of this document.

1.5 Materials Testing and Quality Control

Testing of materials and quality control for all development construction shall be performed by an approved material testing laboratory and payment for such services shall be made by the contractor. The City Engineer shall approve the testing laboratory nominated to perform the service. It is the contractor's responsibility to show, through test procedures and results, that the work is in conformance with these design standards.

1.6 Utilities to be Underground:

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

1.7 Submittal to Utility Companies:

The developer shall be responsible for submittal of information needed to design private utilities for the development. This information shall be submitted to TXU-Electric, ONCOR, Southwestern Bell, ATMOS-Gas, the cable TV franchise and any other appropriate utility.

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

1.8 Requirements of the Final Engineering Drawings:

The final engineering drawings shall conform to these Standards of Design.

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

1.9 Final Acceptance:

After improvements have been constructed, the developer shall be responsible for providing to the City "As Built" or "Record Drawings" on one (1) set of "Black line prints". The City will not accept the subdivision until the prints are submitted to the City. Prints shall be sized 22"X34". The City shall also be furnished pdf images of each sheet named according to the sheet title and sheet number and AutoCAD 2010 or later format drawings on a CD-ROM (No XREFS) of the "As Built" or "Record Drawings" (digital).

1.10 Warranty

As a condition of final acceptance, the contractor shall furnish a two (2) year maintenance bond in the amount of 50% of the public improvements, which shall become effective from the date of acceptance.