

ORDINANCE 041326

AN ORDINANCE OF THE CITY OF EDGEWOOD, TEXAS, CODE OF ORDINANCES AMENDING PART II. LAND DEVELOPMENT CODE, CHAPTER 120 PERTAINING TO SUBDIVISION REGULATIONS; REPEALING ORDINANCE 030194; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code Sec. 51.012 States a Municipality may adopt an ordinance, act, law or regulation, not inconsistent with state law, that is necessary for the government, interest, welfare, or good order of the municipality as a body politic; and

WHEREAS, This ordinance is adopted under Texas Local Government Code Title 7. Regulation of land use, structures, business, and related activities; Subtitle A. Municipal Regulatory Authority; Chapters 211-229; and

WHEREAS, The City council finds it necessary to provide for the orderly, safe and healthful development of the area within the City, and within the area surrounding the City and to promote the health, safety, morals and general welfare of the community;

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

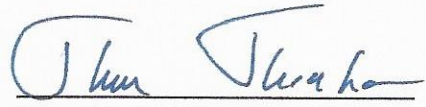
- A. **THAT**, the City of Edgewood Subdivision Regulations attached hereto as Exhibit "A" shall be implemented by the City of Edgewood, Texas Code of Ordinances and placed in Part II Land Development Code, Chapter 120.
- B. **THAT**, Ordinance 030194 is repealed

REPEALING CLAUSE. This ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except where provisions of those ordinances are in direct conflict with the provisions of this ordinance and such ordinances shall remain intact and are hereby ratified, verified and affirmed.

SEVERABILITY CLAUSE. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or its application to any person or circumstance, is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the City Council hereby declares it would have passed such remaining portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

FURTHER. This ordinance shall become effective from and after the date of its passage by the City Council and publication as provided by law, and it is accordingly so ordained.

PASSED AND APPROVED THIS THE 13th DAY OF APRIL 13, 2026.


Steve Steadham, Mayor

ATTEST:


Kathleen Jordan, City Secretary

SUBDIVISION REGULATIONS DEVELOPMENT OF SUBDIVISIONS

REGULATIONS GOVERNING DEVELOPMENT OF SUBDIVISIONS WITHIN THE CITY LIMITS OF EDGEWOOD, TEXAS.

I. AUTHORITY

To provide clear guidelines to potential subdividers and other interested parties provided under Texas Local Government Code Title 7. Regulations of land use, structures, business, and related activities; Subtitle A. Municipal Regulatory Authority; Chapters 211-229.

II. PURPOSE

The purpose of this Ordinance is to provide for the orderly, safe and healthful development of the area within the City, and within the area surrounding the City and to promote the health, safety, morals, and general welfare of the community.

III. DEFINITIONS

For the purposes of this Ordinance, the following terms, phrases, words and their derivations shall have the meaning ascribed to them in this section:

- A. Alley. A minor public right-of-way, not intended to provide the primary means of access to the back or sides of properties otherwise abutting on a street.
- B. City. The City of Edgewood, Texas
- C. Engineer. The person duly authorized under the provisions of the Texas Engineering Registration Act, as heretofore or hereafter amended, to practice the profession of engineering.
- D. Lots. An undivided tract or parcel or land having frontage on a public street and which: (1) is, or the future may be offered for sales, conveyance, transfer or improvement; (2) is designated as a district and separate tract, and (3) is identified by a tract or lot number or symbol is duly approved subdivision plat which has been properly filed of record.
- E. Pavement Width. The portion of a street available for vehicular traffic; where curbs are laid, it is the portion between the face of curbs.
- F. Person. Any individual, association, firm, corporation, governmental agency, or political subdivision.
- G. Shall, May. The word "shall" is always mandatory. The word "may" is directory.
- H. Streets. A public right-of-way, however designated, which provides vehicular access to adjacent land.

- I. Subdivider. Any person or any agent thereof, dividing or proposing to divide land to constitute a subdivision as that term is defined herein. Without limitation the term “subdivider” shall include the owner, equitable owner, or land sought to be subdivided.
- J. Subdivision. A division of any tract of land situated within the corporate limits, in two or more parts for the purpose of laying out any subdivision of any tract of land or any addition of any town or city, or for laying out suburban lots or building lots, or any lots, and streets, alley or parts or other portion intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto. Subdivision includes re-subdivision, but it does not include the division of land for agricultural purposes in parcels or tracts of five acres or more and not involving any new street, alley or easement of access.
- K. Surveyor. A licensed State Land Surveyor or a Registered Public Surveyor, as authorized by the State statutes to practice the profession of surveying.
- L. Utility Easement. An interest in land granted to the City, to the public generally, or to a private utility corporation, for installing or maintaining utilities across, over or under land, together with the right to enter thereon with machinery and vehicles necessary for the maintenance of said utilities.
- M. Any office. Referred to in this Ordinance by title means the person employed or appointed by the City in that position, or his authorized representative.

Definitions not expressly prescribed herein are to be construed in accordance with customary usage in municipal planning and engineering practices.

IV. SPECIAL PROVISIONS

- A. Maintenance by City. The City shall not repair, maintain, install or provide any streets or public utility services in any subdivision for which a final plat has not been approved and filed for record, not in which the standards contained herein or referred to herein have not been complied with in full. This paragraph IV(C) shall not apply to streets or public utility services being maintained by the City on the effective date hereof.
- B. Utilities. Except insofar as to complete the building of the subdivision the City, utility companies, corporations or individuals shall not sell or supply any water, gas, electricity or sewerage service with a subdivision for which a final plat has not been approved or filed for record, nor in which the standards contained herein or referred to herein have not been complied with in full. No such services shall be afforded any subdivision for which no preliminary plat has been filed.
- C. Enforcement. On behalf of the City, the City Attorney shall, when directed by the City Council, institute appropriate action in a court of competent jurisdiction to enforce the provisions of this Ordinance or the standards referred to herein with respect to any violation thereof which occurs within the City, within the extraterritorial jurisdiction of the City as such jurisdiction as determined under the Texas Municipal Annexation Act, or within any area subject to all or part of the provisions of this Ordinance.
- D. Noncompliance; Recordation. If any subdivision for which a final plat has not been approved is opened after the effective date hereof and the City Council shall pass a resolution reciting the fact of such noncompliance or failure to secure final plat

approval, the City Secretary shall, when directed by the City Council of the City, cause a certified copy of such resolution under the corporate seal of the City to be filed in the Deed Records of the County or counties in which such subdivision or part thereof lies. If full compliance and final plat approval are secured after the filing of such resolution, the City Secretary shall file an instrument in the Deed of Records of such county or counties stating that this Ordinance is no longer violated.

V. VARIANCES

The City Council may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. In granting a variance, the City Council shall prescribe such conditions that it deems necessary to or desirable in the public interest.

- A. Prior to the official filing of a preliminary plat, the subdivider should consult with and present a proposed plan of subdivision to the Mayor or his designee for comments and advise on the procedures, specifications, and standards required by the City for the subdivision of land.

VI. PRELIMINARY CONFERENCE

Prior to the official filing of a preliminary plat, the subdivider should consult with and present a proposed plan of subdivision to the Mayor or his designee for comments and advise on the procedures, specifications, and standards required by the City for the subdivision of land.

VII. PLAT REQUIREMENTS AND PROCEDURE

- A. Preliminary Plat. Following the pre-submission conference required by §VI, all persons desiring to subdivide a tract of land within the area above described shall first prepare and submit to the City a preliminary plat not less than ten (10) days prior to the date at which formal application for the preliminary plat approval is made to the City Council.

The following information on the preliminary plat shall be certified by a state registered professional civil engineer, or by a state licensed or registered land surveyor:

1. Seven (7) copies of the preliminary plat showing the general features of the proposed development. This preliminary plat shall be drawn on a scale of two hundred (200) feet to the inch or larger (one hundred (100) feet to the inch preferred) and shall show the following:
 - (a) The outline of the tract the plat is proposed to subdivide with principal dimensions.
 - (b) The proposed plan of subdivision, showing streets, blocks, lots, alleys, easements, building lines, parks, etc., with principal dimensions. The

preliminary plat shall cover all of the tract intended to be developed, at any time, even though it is intended by the developers or developer to file plats and install improvements for parts of said tract by section or unit.

- (c) The location, width and name of existing streets and any blocks, lots, alleys, easements, building lines and water courses or other natural features in area affected with principal dimensions and any other significant information on all sides or not less than two hundred (200) feet.
- (d) The names of proposed streets. Such names conform to the names of existing streets of which they may be or become extensions or otherwise shall not duplicate or conflict with the recognized name of any other street located in the area subject to these regulations.
- (e) The location of existing sewers, water and gas mains and other public utilities, if any.
- (f) A general plan of the storm water drainage sufficiently detailed to indicate the location of drainage ditches or structures and the direction of the flow.
- (g) The name of the proposed subdivision, north point, scale and date.
- (h) The name of the owners and the engineer or surveyor.
- (i) Vicinity sketch or key map at a scale of not more than eight hundred (800) feet to the inch which shall show all existing subdivisions, streets, and tracts of acreage in the area and the general drainage plan, ultimate designation of water and possible storm sewer connections by arrows.
- (j) Typical cross section of the street improvements proposed by the professional engineer.
- (k) Topographical contours of not more than five (5) foot intervals.
- (l) The original boundary survey of the tract of land to be subdivided shall close within one in ten thousand (1:10,000). The original closure calculations for the closure shall be furnished with the preliminary plat. Linear dimensions shall be expressed in feet and decimals of a foot; angular dimensions may be shown in bearings. Curved boundaries shall be fully described and all essential information given; circular curves shall be defined by degree of curve. The subdivision boundary lines will be indicated by heavy lines, and the computed acreage of the subdivision will be shown on the preliminary plat.
- (m) A number or letter to identify each lot, or site and each block.
- (n) A copy of any and all restrictions certified by the subdivider applying to this subdivision only.

B. Processing of Preliminary Plat.

1. Within thirty (30) days after the preliminary plat is formally filed, the City Council shall conditionally approve or disapprove such plat or conditionally approve it with modifications. If it is conditionally disapproved or conditionally approved with modifications, the City Council shall inform the subdivider of the reasons at the time such action is taken.

2. Conditional approval of a preliminary plat shall be effective for a period of six (6) months unless reviewed by the City Council in the light of new significant information (whether or not available to the Council at the time the preliminary plat was approved) which would necessitate a revision of the preliminary plat. If the City Council should deem change in a preliminary plat as necessary, it shall use the layout submitted on the preliminary plat as a guide to the installation of streets, water, sewer and other required improvements and utilities and to the preparation of the final or record plat. Conditional approval of a preliminary plat shall not constitute automatic approval of the final plat.

VIII. FINAL PLAT

A. Forms and Content

1. The final plat shall conform to the preliminary plat as conditionally approved by the City Council incorporating any and all changes, modifications, alterations, corrections and conditions imposed by the City Council. This plat shall be drawn to a scale of one inch equals one hundred feet (1" – 100'), or larger in ink with all figures and letters legible and the whole proper for filing for record in the office of the County Clerk. The plat shall be on a twenty-two (22) by thirty-two (32) inches sheet of paper.
2. The final plat shall also include the following:
 - (a) Owner's Dedication and Acknowledgement.

THE STATE OF TEXAS §
COUNTY OF VAN ZANDT §

I, (we), the undersigned, owner(s) of the land shown on this plat, and designated herein as the _____ SUBDIVISION to the City of Edgewood, Texas, and whose name is subscribed hereto, hereby dedicate and grant, sell and convey to the use of the City of Edgewood, Texas forever all streets, alleys, parks, water courses, drains, easements and public places hereon shown for the purpose and consideration therein expressed.

Owner

THE STATE OF TEXAS §
COUNTY OF VAN ZANDT §

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose

name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

NOTARY PUBLIC IN AND FOR
VAN ZANDT COUNTY, TEXAS

(SEAL)

(b) Approval of the City Council.

STATE OF TEXAS
COUNTY OF VAN ZANDT
CITY OF EDGEWOOD

On this the ____ day of _____, 20__, this plat is hereby approved by the City Council.

Mayor

ATTEST:

City Secretary

(c) Certification of the Survey

THE STATE OF TEXAS §
COUNTY OF VAN ZANDT §

I, the undersigned, a (registered professional engineer/public surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Registered Professional Engineer
Or
Registered Public Surveyor

(Engineer of Surveyors Seal)

In addition to the foregoing the Owner shall execute such further documents, including without limitation, deeds of dedication, as the City in its discretion shall desire to effectuate the transfer to the City.

3. The original and seven (7) copies of the final plat shall contain all of the following:
 - (a) The plat shall have the title or name by which the subdivision is to be identified, north point, the scale of the map, and the name of the Civil Engineer or land surveyor responsible.
 - (b) A definite legal description and identification of the tract being subdivided. This description shall be sufficient for requirements of title examination. The plat shall be a descriptive diagram drawn to scale, and shall show by reference that the subdivision is a particular portion or part of a previously filed plat or recognized grant or partition, which diagram and description shall show as being included in the subdivision, at least all of the smallest unit or the last filed subdivision, plat or grant, out of which the instant subdivision is divided, or so much thereof as is owned by the subdivider.
 - (c) The boundaries of the subdivided property, the location or designation of all streets, alleys, parks and other areas intended to be dedicated or deeded to public use, with property dimensions. The boundaries of the subdivision shall be indicated by a heavy line and shall be tied by dimension to the established center line of all existing boundary streets.
 - (d) The location of all adjacent streets and alleys, with their names and the names adjoining subdivisions with exact location and designation by number of lots and blocks.
 - (e) All lots, block and street boundary lines, with blocks and lots numbered or lettered consecutively. Building lines and easements shall be shown and shall be defined by dimension. The actual width of all streets shall be shown, measured at right angles or radially, where curved. All principal lines shall have the bearing and any deviations from the norm shall be indicated.
 - (f) Accurate dimensions, both linear and angular, of all items on the plat; the boundary survey on the site shall close within one in ten thousand (1:10,000). Linear dimensions shall be expressed in feet and decimals of a foot; angular dimensions may be shown by bearings. Curved boundaries shall be fully described and all essential information given; circular curves shall be defined by actual length of radius and not by degree or curve. Complete dimensional data shall be given on fractional lots. The plat shall denote five (5) foot contour lines as established from the U.S. Coast and Geodetic Survey datum.
 - (g) The location and description of all lot and block corners and permanent survey reference monuments. Such corners and monuments shall be of three-quarter (3/4) inch iron pipe or five-eighths (5/8) inch iron rod and shall meet the following standards.

- (1) Lot corners shall be twenty-four to thirty inches long with the top set flush with the finished grade of the ground.
- (2) Block corners shall be twenty-four to thirty inches long with the top set flush with finished grade of the ground and shall include the beginning and end of all curves within each block.
- (3) Reference point shall be twenty-four to thirty inches long placed on (1) foot below the surface of the finished ground elevation at suitable locations throughout the subdivision. There shall be at least as many reference points as there are blocks in the subdivision but not less than two and the distance between successive monuments along any street or reference line shall not be greater than one thousand (1,000) feet. Reference points shall be other than and in addition to markers set for blocks or corners.
- (4) A certificate of ownership in fee of all land embraced in the subdivision, and of the authenticity of the plat and dedication, signed and acknowledged by all owners of any interest in said land. The acknowledgment shall be in the form required in the conveyance of real estate. Approval and acceptance of all lien holders shall be included.
- (5) A certificate by the responsible surveyor or engineer in charge, duly authenticated, that the plat is true and correct and in accordance with the determination of surveys actually made on the ground. If the surveyor or engineer who prepared the plat did not make the boundary survey, this fact should be noted in the certificate. Also, the certificate should show whether or not the tract is within five miles of the City of Edgewood, measured in a straight line from the nearest points in the city limits, unless the information is shown in suitable manner elsewhere on the face of the plat.
- (6) The final plat submitted to the City Council and to be filed for record with the County Clerk shall show construction features such as curb lines or public utility lines, including without limitation water, sewer, gas and electrical easements, or other structures not involved in the title covenant.

IX. STANDARDS AND SPECIFICATIONS

No preliminary or final plat shall be approved by the City Council unless they conform to the following standards:

A. General.

1. Conformity. The subdivision shall conform to the overall plans of the city of Edgewood.
2. Provisions for Future Subdivisions. If tract is subdivided into parcels larger than ordinary building lots, such parcels shall be arranged to allow the opening of future streets.

B. Streets.

1. The arrangement, character, extent, width, grade and location of all streets shall conform to the general plan for the City and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
2. Where such is not shown in the general plan for the City, the arrangement of streets in a subdivision shall either;
 - (a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
 - (b) Conform to a plan for the neighborhood approved or adopted by the City Council to meeting situations where topographical or other conditions make continuance or conformance to existing streets impractical.
3. Minor streets shall be so laid out that their use by through traffic will be discouraged.
4. Where a subdivision abuts or contains an existing or proposed arterial street, the City in its sole discretion may require marginal access streets, reverse frontage with screen planting containing in a nonaccess reservations along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
5. Street jogs with centerline offsets of less than one hundred and twenty-five (125) feet shall be avoided.
6. A tangent at least one hundred (100) feet long shall be introduced between reverse curves or arterial and collector streets.
7. Property lines at street intersections shall be rounded with a radius of ten (10) feet or of a greater radius where the City Council may deem necessary.
8. Street right-of-way widths shall be shown in the general plan for the City and where not shown therein shall be not less than thirty-five (35) feet from curb to curb, or such other minimums as are required by applicable law.
9. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision, lot or lots in conformity with the other requirements of these regulations and where the City finds it will be practicable to require the dedication of the other half when the adjoining property is platted. Wherever a half street has already been provided adjacent to a tract to be platted and other remaining half of the street shall be platted within such track.
10. Dead-end streets, designed to be so permanently, shall not be longer than five hundred (500) feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eighty (80) feet.
11. Street grades shall be established with due regard being had for topography, contemplated land use, and the existing City Drainage Plan and facilities in the area surrounding the land to be subdivided.
12. The flood design section for roadway shall be designed and must be satisfactory to the City Director of Public Works in its sole discretion.

13. Where it is necessary for the best utilization of this street system in any subdivision that crosses over drainageways be provided, the developer shall be required to construct such crossing at his total expense if the ultimate bottom width of the drainageway does not exceed 15' concrete paved section (hereafter referred to as 15'). If two or more developers own property adjacent to the drainageway, they shall each pay an equal share of the estimated cost of the bridge or crossing. The crossing will then be constructed at such time as all developers involved have deposited their share of the money for the construction. For the purpose of definition, bridge shall be defined as any structure usually referred to as a concrete box culvert or clear span bridge and shall specifically exclude crossings or other crossings utilizing reinforced concrete or corrugated metal pipe.
14. Relation to adjoining street system, where necessary to the neighborhood pattern. Existing streets in adjoining areas shall be continued and shall be at least as wide as existing streets and in alignment therewith. This width will not always apply to the paved area. In any event any new streets shall conform to the requirements of this Ordinance.
15. Projection of streets where adjoining areas are not subdivided. No streets and/or alleys which project onto any land which has not been subdivided shall be permitted unless the City Council gives approval.

C. Alleys.

1. Alleys shall be provided at the discretion of the subdivider.
2. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.
3. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-around facilities at the dead-end, as determined by the City.

D. Easements.

1. Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least ten (10) feet wide.
2. Where a subdivision is traversed by a water course, drainageway, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width for maintenance or construction, or both, as will be adequate for the purpose. Usually, this additional width for maintenance will be twenty feet (20') on one side. Parallel streets or parkways may be required in connection therewith.
3. A drainageway easement must be provided for drainage from subdivision boundary where water flow is concentrated on another's property. This is to be taken care of by the developer.

E. Blocks.

1. The length, width and shape of blocks shall be determined with due regard to:
 - (a) Provision of adequate building sites suitable to the special needs of type of use contemplated.
 - (b) Requirements as to lot sizes and dimensions.
 - (c) Needs for convenient access circulation, control, and safety of street traffic.
 - (d) Limitations and opportunities of topography.
2. Block lengths shall not exceed twelve hundred (1200) feet, not be less than three hundred (300) feet.

F. Lots.

1. The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated. A twenty-five (25) foot setback will be shown in all residential areas.
2. Lot dimensions shall be either:
 - (a) At least sixty (60) feet wide at the building line; or
 - (b) No less than 5,400 square feet in all.
3. The subdividing of the land shall be such as to provide each lot with reasonable access to an existing public street by means of a public street.

X. REQUIRED IMPROVEMENTS

A. General.

1. When a preliminary plat of a subdivision has been approved by the City Council, the developer may submit to the City, or the duly authorized agent of the City, plans and specifications for improvements pertinent to said subdivision. All plans and specifications for improvements will be prepared by a Civil Engineer. The Engineer shall affix his seal (with his signature across the face of the seal) on each sheet of the necessary plans. The City Director of Public Works shall within thirty (30) days of receipt of said plan and specifications approve same if they conform to the requirements of this ordinance or disapprove of same giving his reason therefore in writing to the subdivider. Thereafter when the subdivider has met the objections, if any, the City Director of Public Works shall sign the plans and specifications and forthwith deliver same to the subdivider or his agent or his engineer. Any plans and specifications submitted in connection with a preliminary plat which may have been conditionally approved as provided in Article VII (c) are subject to the final determination of the conditions of such approval.
2. Before beginning any construction of the improvements outlined in this Article on proposed roadways or public utilities pertaining to any subdivision coming under the

provisions of this ordinance, five (5) complete sets of plans and specifications of such construction, in the form of plats, sketches or other satisfactory written descriptions shall be filed with the City Director of Public Works. These shall show such features as roadways, cross-sections and longitudinal slope for drainage, full description of proposed pavement or street improvement, its grade and slope, dimensions and specifications concerning public utilities to be installed showing proposed position on the ground, specifications of materials and construction, and profile maps of all sanitary and storm sewers showing both ground surfaces and flow lines, and any other pertinent information of similar nature.

3. Improvements shall be installed within all of the area of any subdivision or portion thereof given final approval and filed or to be filed for record.
4. All improvements shall be designed and constructed in conformity with the provisions of this ordinance and no construction shall be commenced until this Ordinance is complied with.

B. Minimum Standards.

The following minimum standards for improvements shall be agreed to and complied with in each subdivision or addition before final approval of a plat by the City Council.

1. Pavement Thickness. All streets shall be constructed of at least six (6) inches of compacted rock with a seal coat of asphalt on top. This requirement shall be met for the entire width of the street, from curb to curb.
 - (a) Widths of all subdivision streets, including standard two (2) foot curb and gutter, shall not be less than thirty-five (35) feet wide from curb to curb. Widths of all non-curbed streets shall not be less than 24 feet wide.
2. Curb and Gutter. Combined monolithic curb and gutters shall be constructed on each side of each street within the boundaries of each subdivision, any portion of which is within the City Limits. Excepting, however, that any subdivision, which is wholly outside the City Limit Line, may have ditches with side slopes not steeper than one on five (1 on 5) where curb and gutter elimination and specified side slopes will improve the drainage on such subdivision. Additional street right-of-way will be dedicated to provide space for the ditch sections on each side. The curb and gutters shall be a four (4) inch rolled curb of concrete and shall have a minimum section of ten (10) inches in depth at the back of the curb, six (6) inches in depth at the flow line of the gutter and seven (7) inches in depth in the outer edge of the gutter and to be twenty-four (24) inches in width and may be varied in section to fit particular conditions involved, and it shall not be prohibited to use a roll-type curb and gutter conforming to the minimum section set out above on residential streets designed for elimination of "cut out" driveways for individual lots.

3. Sidewalks. Where sidewalks are constructed for a subdivision they shall be continuous and not less than three (3) feet in width and not less than four (4) inches in thickness. Said sidewalks shall be at least one (1) foot from the property line within the street right-of-way.
4. Storm Sewers. Concrete storm sewers shall be constructed by the subdivider so that they will be adequate to comply with Article IX(B)13 of this Ordinance. The storm sewers shall be of such material and construction so that they will not only carry the storm water but will also support both dead and live loads imposed on the pipe and structure.
5. Water Installation.
 - (a) All subdivisions within the City shall have a water system designed by an Engineer and installed by the subdivider and shall be a part of the water distribution system of the City. The layout shall be designed to form a loop system. No main shall be smaller than six (6) inches. The pipe in the system shall be sufficient size to provide adequate water for commercial, industrial, and domestic requirements as well as a fire flow meeting the specifications of the Texas Department of Insurance. All water lines shall be located in the parkway area between the back of the curb and a line five (5) feet from the property line toward the street. Normally this utility will be located seven and half (7-1/2) feet off of the property line.
 - (b) Standard fire hydrants shall be installed by the subdivider as a part of the water distribution system in accordance with the size and location requirements of the Texas Department of Insurance. All necessary appurtenances will be installed as a part of the water system. Valves shall be located so that the system can be isolated in case of breaks in the mains. Generally, the pattern of two (2) valves will be used in a "T" intersection of pipes and three (3) valves used at the cross. Each fire hydrant lead will have a valve located near the fire hydrant. All taps for a corporation cock fitting for a service will be made while the system is under full operating pressure. Connections where other than a tapped connection are used will be provided with an appropriate fitting. After the water system is completed, except for corporation cocks, the system will be tested under a hydrostatic pressure of 150 p.s.i. for adequate time to be sure no leaks exist. All leaks will be repaired during the test period.
6. Sewage Collection System.

All subdivisions shall connect with the existing system of the City except where the City Director of Public Works determines that such connection will require unreasonable expenditure.

- (a) A complete collection system shall be designed by an engineer and shall be constructed by the subdivider. The system shall be of sufficient size to care for the flow of sewage from the area, including a proper allowance for infiltration. Minimum size for mains shall be six (6) inches, and the design flow shall not be less than two (2) feet per second. Manholes shall be provided at junctions and angles of all sewer lines with at maximum spacing of five hundred (500) feet between manholes throughout the system. A cleanout shall be provided at the end of a line only when this line will never be extended to an additional area. If a line has possibilities of being extended, a manhole shall be constructed with proper construction for the extension. "Y"s shall be placed in the system where two lines connect.
 - (b) Sanitary sewer lines shall be constructed in the easement or alley provided in the rear or side of all lots. The sewer lines will not be constructed in the paved area of the street except to cross at the least possible angle with a line perpendicular to the center line of the street.
 - 7. To properly protect the health, safety, and general welfare of the citizens of the City of Edgewood all taps, meter services and meter sets on existing public utility water lines of the City must be made and installed under the supervision and direction of the City Director of Public Works.
 - 8. All materials used in the storm sewer, sanitary sewer and water systems for the subdivision will be of the quality materials approved by the City Director of Public Works.
 - 9. Where it shall be determined by the City Director of Public Works that larger or deeper mains or lines are required in order to provide for the future extension of the sewer and/or water utility systems beyond the limits of the subdivision in question, the City shall assume the responsibility for any additional cost involved. In the event City funds are not currently available to pay for such larger or deeper mains or lines as may be required, arrangements shall be made for the developer to install these improvements and be reimbursed by the City.
- C. Final Plans.
- Upon the completion of construction of any such utility or improvement, one set of reproduceable tracings of complete final plans, dated, signed and certified by the engineer in charge shall be filed with the City showing all features actually installed, including materials, size, location, depth shown by elevation, numbers, ends of lines, connections, "Y's", valves, storm sewer drains, inlets and any other pertinent items. The Public Works Department of the City shall make no connections to such utilities until the foregoing has been complied with.

XI. RESPONSIBILITY FOR PAYMENT OF INSTALLATION COST.

A. After the final plat has been approved and before any utilities are installed, the Engineer for the subdivider shall complete preliminary engineering detail to determine the requirements for the utility installations. The subdivider shall then require his Engineer to develop plans and specifications for adequate systems. These plans and specifications will have approval of the City Director of Public Works prior to the awarding of the contract to a contractor satisfactory to the City. All of the cost for engineering and the construction contracts to provide complete systems will be born by the subdivider with no reimbursement from the City.

B. In addition to the water and sewer main extensions, a tap charge shall be required for both water and sewer in the amount of the current fee for water taps and current fee for sewer taps, these amounts are to be paid by the developer and/or owner at the time taps are made. The meter will be set when an account is activated, and service is rendered to the property. Service connections shall not be made until all utilities and drainage contracts have been completed and are in an acceptable condition.

C. The City shall have the right to inspect the construction of any facilities within the subdivision at any time during construction until final acceptance. Copies of all laboratory reports shall be furnished to the City upon receipt of these reports from the testing laboratory. When the water, sanitary sewers, storm sewers and streets are complete and acceptable to the City they shall become the property of the City and the subdivider or builder shall have no right or title in same, but the City shall maintain said lines at its own expense.

XII. PARKS AND OTHER PUBLIC USES.

Suitable sites for parks, playgrounds, schools or other public requirements should be carefully considered. Attention is called to the advantages, on a large tract, of dedicating a reasonable percent of the property for such use.

XIII. CONFLICT AND OTHER ORDINANCES.

Wherever the standards and specifications in the Ordinance conflict with those contained in another ordinance, the most stringent or restrictive provision shall govern.

XIV. SEVERABILITY

Should any portion or part of the Ordinance be held for any reason invalid or unenforceable, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.