

HEWITT TEXAS

CITY COUNCIL MEETING AGENDA

August 26, 2019

Special Called Meeting - 6:30 PM

CITY HALL, 200 PATRIOT COURT

HEWITT, TX 76643

MAYOR AND CITY COUNCIL

Charlie Turner – Mayor, Ward 1

Wilbert Wachtendorf – Mayor Pro Tem, Ward 1

Bill Fuller – Council Member, Ward 2

Matthew Mevis – Council Member, Ward 2

Steve Fortenberry – Council Member, Ward 3

Erica Bruce – Council Member, Ward 3

Michael S. Bancale – Council Member, At-Large

CITY STAFF

Bo Thomas, City Manager

Michael W. Dixon, City Attorney

Miles Whitney, City Engineer

Lydia Lopez, City Secretary

Jim Devlin, Police Chief

Lee Garcia, Finance Director

Lance Bracco, Fire Chief

Waynette Ditto, Library Director

Tracy Lankford, Community Dev. Director

Kevin Reinke, Utilities Director

Tuck Saunders, Assistant Police Chief

HEWITT TEXAS

NOTICE OF MEETING OF THE GOVERNING BODY

Notice is hereby given that a **Special Called** meeting of the governing body of the City of Hewitt will be held on the **26th day of August, 2019, at 6:30 PM in Hewitt City Hall, Council Chambers, 200 Patriot Court**, Hewitt, Texas, at which time the following subjects will be discussed and upon which action may be taken:

1. Call meeting to order.
2. Pledge of Allegiance to the U.S. Flag
3. Consider approval of minutes of the Special Called Meeting of August 12, 2019, and Special Called Meeting of August 19, 2019.
4. Hear visitors on matters pertaining to city business. *Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda.*
5. Consideration of and action on **Ordinance No. 2019-17** accepting 2019 Tax Roll.
6. Consideration of and action on **Ordinance No. 2019-18** adopting 2019 Tax Rate.
7. Consideration of and action on **Resolution No. 2019-12** approving FY 2019-2020 Master Fee Schedule.
8. A. Consideration of and action on **Ordinance No. 2019-19** adopting the FY 2019-2020 Annual Operating and Capital Budget.
B. Consideration of and action on ratification of the property tax revenue increase reflected in the budget.
9. Consideration of and action on appointment to the Parks & Beautification Committee.
10. Administer Oath of Office to newly appointed Board Member of the Parks & Beautification Committee
11. Presentation of report from City Engineer
 - Update on pending utility projects.
 - Update on pending street projects.
 - Update on pending drainage projects.
12. Consider award of bid for 2019 – April Ln./December Dr.; Street Improvements to Waco Paving, Inc. in the amount of \$138,487.72.
13. Authorize an annual maintenance agreement for the Automated Meter Reading (AMR) equipment with Core & Main in the amount of \$6,759.84.
14. Consideration of and action on **Resolution No. 2019-13** adopting and implementing the approved McLennan County Hazard Mitigation Action Plan (HMAP) as it relates to the City of Hewitt.
15. Discussion regarding legislative changes requiring amendments to the subdivision and floodplain ordinance.
16. Discussion regarding development of a cell phone policy specifically for City Council use.
17. Adjourn

I, the undersigned authority, do hereby certify that the above notice of meeting of the governing body of the City of Hewitt, Texas was posted on the Public Notice Board located in front of City Hall at 3:00 AM/PM on August 21, 2019.

CITY OF HEWITT

A handwritten signature in blue ink, reading "Lydia Lopez", is written over a horizontal line.

Lydia Lopez, TRMC/CMC
City Secretary

In compliance with the American with Disabilities Act, the City of Hewitt will provide reasonable accommodations for persons attending and/or participating in this Council Meeting. To better serve you, request must be made at least 24 hours prior to the meeting. Contact the City Secretary at 254.666.6171 or by fax at 254.666.6014. The building is wheelchair accessible, with handicap parking available at the front of the building.



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 26, 2019

AGENDA ITEM #: 3

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Consider approval of minutes of the Special Called Meeting of August 12, 2019, and Regular Meeting of August 19, 2019.

STAFF RECOMMENDATION/ITEM SUMMARY:

Attached are draft copies of the meeting minutes. Please review and advise if any corrections are needed.

SUGGESTED MOTION:

"I move approval of the minutes as presented but allow for corrections."

ATTACHMENTS:

Draft minutes

HEWITT TEXAS

**MINUTES OF A CITY COUNCIL
SPECIAL CALLED MEETING
HEWITT CITY HALL – 200 PATRIOT COURT
August 12, 2019 – 6:30 PM**

Members present: Mayor Charlie Turner (presiding), Mayor Pro Tem Wilbert “Walky” Wachtendorf, Council Members Bill Fuller, Michael S. Bancale, Matthew Mevis, Steve Fortenberry, and Erica Bruce

Staff present: City Engineer Miles Whitney, City Manager Bo Thomas, Police Chief Jim Devlin, Assistant Police Chief Tuck Saunders, Fire Chief Lance Bracco, Community Development Director Tracy Lankford, Finance Director Lee Garcia, Library Director Waynette Ditto, Utilities Director Kevin Reinke, and City Secretary Lydia Lopez

Staff absent: City Attorney Mike Dixon

1. Mayor Charlie Turner called the meeting to order at 6:30 PM. City Secretary Lydia Lopez polled the Council for attendance.
ALL PRESENT: Fuller, Bancale, Mevis, Wachtendorf, Fortenberry, Bruce, Turner
2. **PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.** Mayor Charlie Turner asked Ann Schiltz to lead the Pledge of Allegiance.
3. **SPECIAL PRESENTATION IN RECOGNITION OF OUTSTANDING SERVICE.** City Manager Bo Thomas introduced Kim Sutter, President of the Texas Municipal Clerks Association, Inc. President Sutter announced the selection of the 2019 Texas Municipal Clerk of the Year as City Secretary Lydia Lopez. Each year Texas municipal clerks nominate one of their peers for this prestigious state Municipal Clerk of the Year Award recognizing outstanding achievements as an exemplary public servant, mentor, and advocate for city secretaries. Also present were: Trustee Christi Shivers, Central Texas Chapter Members Wanda Brook, and Sandie Polk.
4. **CONSIDER APPROVAL OF MINUTES OF THE COUNCIL WORKSHOP/REGULAR MEETING OF JULY 15, 2019, SPECIAL CALLED WORKSHOP MEETING OF JULY 22, 2019, AND SPECIAL CALLED MEETING OF JULY 29, 2019.**
MOTION: Mayor Pro Tem Wilbert “Walky” Wachtendorf moved approval of the minutes as presented but to allow for corrections.
SECOND: Council Member Matthew Mevis
AYES: Fuller, Bancale, Mevis, Wachtendorf, Fortenberry, Bruce, Turner
NAYES: None
ABSENT: None
MOTION PASSED.

5. **HEAR VISITORS ON MATTERS PERTAINING TO CITY BUSINESS.** Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda.
Ann Schiltz, 1220 Dendron, expressed appreciation for the following two community events – Truck Wash Down Ceremony, National Night Out in Warren Park and Hero Day in Hewitt Park.
Jeanne Passalugo, 137 E. Chapman Road, appeared to express concern with budget expenditures on a dog park or splash pad and encouraged Council to spend funds on infrastructure and bringing in new businesses.
Debra Beaumont, 1055 Waverly, signed in to talk about the budget; however, was not present when called.
No one else appeared.
 6. **CONDUCT PUBLIC HEARING ON THE FISCAL YEAR 2019-2020 PROPOSED BUDGET.** Mayor Charlie Turner set the rules for the public hearing. He called for those speaking in favor. No one appeared. Mayor Turner called for those speaking against. No one appeared. The public hearing was closed.
 7. **CONDUCT FIRST OF TWO PUBLIC HEARINGS ON 2019 TAX RATE.** Mayor Charlie Turner called for those wishing to speak in favor. No one appeared. Mayor Turner called for those wishing to speak against. The public hearing was closed.
 8. **MOTION TO ANNOUNCE THAT AUGUST 26, 2019, AT 6:30 P.M. AT THE HEWITT CITY HALL, 200 PATRIOT COURT, AS THE DATE TO VOTE ON THE 2019 TAX RATE.**
MOTION: Mayor Pro Tem Wilbert “Walky” Wachtendorf moved to announce that August 26, 2019, at 6:30 PM at Hewitt City Hall, 200 Patriot Court, as the date to vote on the 2019 Tax Rate.
SECOND: Council Member Bill Fuller
AYES: Fuller, Bancale, Mevis, Wachtendorf, Fortenberry, Bruce, Turner
NAYES: None
ABSENT: None
MOTION PASSED.
 9. Public hearing and action on **Ordinance No. 2019-15**; granting a variance to the drainage ordinance for Moonlight Park subdivision. **NOTE: This public hearing must be held at 7:00 PM as published.**
- NOTE:** Mayor Charlie Turner reordered the agenda to comply with the time set (7:00 PM) for the above hearing.
10. **DECLARING FIRE DEPARTMENT’S 1993 INTERNATIONAL E-1 AERIAL-1 TRUCK AS SURPLUS EQUIPMENT TO ALLOW FOR THE SALE OF THIS APPARATUS.** City Manager advised this equipment was surplus and ready for sale. Mayor Charlie Turner inquired whether he could purchase. Mayor Pro Tem Wilbert “Walky” Wachtendorf inquired who would be allowed to purchase and how much would

it be sold for. Fire Chief Bracco responded that they would attempt to sale to another Fire Department and it would be appraised prior to sale.

MOTION: Council Member Michael Bancale moved to approve that Aerial-1 Truck, 1993 International E-1 be classified as surplus equipment so that the apparatus may be put up for sale to anyone but the Mayor.

SECOND: Council Member Mevis

AYES: Fuller, Bancale, Mevis, Wachtendorf, Fortenberry, Bruce, Turner

NAYES: None

ABSENT: None

MOTION PASSED.

11. **AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL COOPERATION ACT AGREEMENT WITH MCLENNAN COUNTY FOR SLURRY SEAL OF SELECTED PUBLIC ROADS IN MCLENNAN COUNTY ROAD SYSTEM, PRECINCT 4.** City Manager Bo Thomas presented. Council Member Matthew Mevis inquired whether allowing the County to piggyback on this agreement would save tax payer dollars. City Manager responded affirmatively.

MOTION: Council Member Bill Fuller to approve.

SECOND: Council Member Matthew Mevis

AYES: Fuller, Bancale, Mevis, Wachtendorf, Fortenberry, Bruce, Turner

NAYES: None

ABSENT: None

MOTION PASSED.

12. **AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL COOPERATION AGREEMENT BETWEEN MIDWAY INDEPENDENT SCHOOL DISTRICT TO PROVIDE SCHOOL RESOURCE OFFICERS (SROS).** City Manager Bo Thomas presented.

MOTION: Council Member Matthew Mevis moved to authorize the City Manager to execute the Interlocal Cooperation Agreement with Midway ISD to provide School Resource Officers.

SECOND: Council Member Steve Fortenberry

AYES: Fuller, Bancale, Mevis, Wachtendorf, Fortenberry, Bruce, Turner

NAYES: None

ABSENT: None

MOTION PASSED.

13. **CONSIDERATION AND ACTION ON RESOLUTION NO. 2019-11; APPROVING THE RENEWAL OF AN EXISTING INTERLOCAL AGREEMENT BETWEEN THE CITY OF WACO AND THE CITIES OF BELLMEAD, HEWITT AND MCGREGOR FOR THE PURPOSE OF REGIONAL TOURISM MARKETING THROUGH THE WACO CONVENTION & VISITORS BUREAU'S REGIONAL MARKETING PROGRAM AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS NECESSARY IN CONNECTION THEREWITH.**

City Manager Bo Thomas presented. Council Member Matthew Mevis stated that he had filed an Affidavit of Significant Interest form and would abstain from discussing or voting on this item.

MOTION: Council Member Steve Fortenberry moved to approve Resolution No. 2019-11; to continue marketing Hewitt in the Regional Marketing Plan.

SECOND: Council Member Bill Fuller

AYES: Fuller, Bancale, Wachtendorf, Fortenberry, Bruce, Turner

NAYES: None

ABSTAINED: Mevis

ABSENT: None

MOTION PASSED.

Mayor Charlie Turner resumed to agenda item #9 below at 7:00 PM.

9. **PUBLIC HEARING AND ACTION ON ORDINANCE NO. 2019-15; GRANTING A VARIANCE TO THE DRAINAGE ORDINANCE FOR MOONLIGHT PARK SUBDIVISION. NOTE: This public hearing must be held at 7:00 PM as published.**

Mayor Charlie Turner opened the public hearing and called for those speaking in favor. Justin Fuller, P.E., Clark & Fuller, PLLC, representing developer, 215 N. Main Street, Temple, TX 76501, appeared in favor. He further stated that the subdivision requires that the drainage channel to be lined with concrete; however, it has been determined that the existing channel to be Jurisdictional Waters of the U.S. and therefore, would be in violation of Federal law.

Betty Orton, 912 Steamboat Circle, inquired whether this variance request should be heard by the Board of Adjustment.

City Manager Bo Thomas and City Engineer Miles Whitney responded that the Subdivision outlines the process for variance to be held before the Planning & Zoning Commission.

Mayor Charlie Turner called for those wishing to speak in opposition. No one appeared. Public hearing closed.

Council Member Michael Bancale inquired about concerns expressed by citizens in Stoneridge Addition regarding drainage. City Engineer Miles Whitney advised that the plans presented by the developer demonstrate there would be no adverse effect to the homes upstream. Council Member Michael Bancale further inquired whether there was a choice to grant this variance. City Manager Bo Thomas stated that not acting could result in a lawsuit.

MOTION: Council Member Matthew Mevis moved to approve Ordinance No. 2019-15 granting a variance to the drainage ordinance for Moonlight Park subdivision.

SECOND: Mayor Pro Tem Wilbert "Walky" Wachtendorf

AYES: Fuller, Bancale, Mevis, Wachtendorf, Fortenberry, Bruce, Turner

NAYES: None

ABSENT: None

MOTION PASSED.

14. **CONSIDERATION AND ACTION ON ORDINANCE NO. 2019-16; AUTHORIZING AN INTERLOCAL COOPERATION AGREEMENT WITH WACO METROPOLITAN AREA REGIONAL SEWERAGE SYSTEM (WMARSS) INCLUDING A BILL OF SALE, BLANKET CONVEYANCE AND A QUIT CLAIM DEED IN ORDER TO CONVEY WMARSS AND MOST OF ITS ASSETS TO THE CITY OF WACO AND INCLUDING A QUIT CLAIM DEED IN ORDER TO CONVEY THE REMAINDER OF WMARSS ASSETS (EASEMENTS) TO THE CITY OF WACO. IN ADDITION, AUTHORIZE THE CITY MANAGER TO EXECUTE A WHOLESALE WASTEWATER CONTRACT WITH THE CITY OF WACO.**

City Manager Bo Thomas presented a summary of the plans or options deliberated by the WMARSS Board which would be to leave the entity as is, create a public utility authority, and the last option would be for the City of Waco to take over the assets and liability of WMARSS. He further stated that the WMARSS member cities representatives have determined that it is in the best interest of the ratepayers to allow one entity (being the City of Waco) to be responsible for the assets, liabilities, all possible financing arrangements such as bonding, grants, low interest loans, capacities, future permitting, and TCEQ compliance. He highlighted the proposed Ordinance No. 2019-16 which authorizes 1) WMARSS 2019 Agreement terminating the existing Operations and Management Agreements and conveying assets to the City of Waco; 2) approving Wholesale Wastewater Contract with the City of Waco; and execute all other instruments approving the conveyances effective October 1, 2019. Mr. Thomas also noted Wastewater Treatment Capacities for the Central Plant and the Bullhide Creek Plant (Exhibit A); Final Payoff of Funding Agreements (Exhibit F); Schedule of Unfunded Construction Projects (Exhibit G) and Schedule of "Reserve Funds" (Exhibit H). Council Member Matthew Mevis stated that he had filed an Affidavit of Significant Interest form and would abstain from discussing or voting on this item.

Mayor Charlie Turner inquired what type of checks and balances were available to make certain that fees do not become unreasonable or are there provisions in place for termination of contract. City Manager Bo Thomas stated that the City would maintain oversight based on the ratemaking mechanism in place with the Wholesale Wastewater Contract and that the WMARSS Advisory Board will continue to exist.

Council Member Steve Fortenberry inquired how remaining funds from reserve funds are reimbursed or utilized. City Manager advised that City of Waco would reimburse within 30 days or funds could go towards payment of ongoing approved projects.

MOTION: Council Member Michael Bancalé moved to approve Ordinance No. 2019-16 as read by Mayor Charlie Turner.

SECOND: Mayor Pro Tem Wilbert "Walky" Wachtendorf

AYES: Fuller, Bancalé, Wachtendorf, Fortenberry, Bruce, Turner

NAYES: None

ABSTAINED: Mevis

ABSENT: None

MOTION PASSED.

15. **ADJOURN.**

MOTION: Council Member Bill Fuller moved to adjourn the meeting at 7:38 PM.

SECOND: Council Member Matthew Mevis

AYES: Fuller, Bancale, Mevis, Wachtendorf, Fortenberry, Bruce, Turner

NAYES: None

ABSENT: None

MOTION PASSED.

Approved: _____

ATTEST:

Lydia Lopez, City Secretary

Charles D. Turner, Mayor



**MINUTES OF A CITY COUNCIL
REGULAR MEETING
HEWITT CITY HALL – 200 PATRIOT COURT
August 19, 2019 – 6:30 PM**

Members present: Mayor Charlie Turner (presiding), Council Members Bill Fuller, Michael S. Bancale, Matthew Mevis, Steve Fortenberry, and Erica Bruce

Member absent: Mayor Pro Tem Wilbert “Walky” Wachtendorf

Staff present: City Engineer Miles Whitney, City Manager Bo Thomas, Police Chief Jim Devlin, Assistant Police Chief Tuck Saunders, Community Development Director Tracy Lankford, Finance Director Lee Garcia, Library Director Waynette Ditto, Utilities Director Kevin Reinke, and City Secretary Lydia Lopez

Staff absent: City Attorney Mike Dixon, Fire Chief Lance Bracco,

1. Mayor Charlie Turner called the meeting to order at 6:30 PM. City Secretary Lydia Lopez polled the Council for attendance.
PRESENT: Fuller, Bancale, Mevis, Fortenberry, Bruce, Turner
ABSENT: Wachtendorf
2. **PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.** Mayor Charlie Turner led the Pledge of Allegiance.
3. **CONDUCT SECOND PUBLIC HEARING ON 2019 TAX RATE.** Mayor Charlie Turner called for those wishing to speak in favor. No one appeared. Mayor Turner called for those wishing to speak against. No one appeared. The public hearing was closed.
4. **MOTION TO ANNOUNCE THAT AUGUST 26, 2019, AT 6:30 P.M. AT THE HEWITT CITY HALL, 200 PATRIOT COURT, AS THE DATE TO VOTE ON THE 2019 TAX RATE.**
MOTION: Council Member Matthew Mevis moved to announce that August 26, 2019, at 6:30 PM at Hewitt City Hall, 200 Patriot Court, as the date to vote on the 2019 Tax Rate.
SECOND: Council Member Michael Bancale
AYES: Fuller, Bancale, Mevis, Fortenberry, Bruce, Turner
NAYES: None
ABSENT: Wachtendorf
MOTION PASSED.

5. **ADJOURN.**

MOTION: Council Member Bill Fuller moved to adjourn the meeting at 7:38 PM.

SECOND: Council Member Matthew Mevis

AYES: Fuller, Bancale, Mevis, Fortenberry, Bruce, Turner

NAYES: None

ABSENT: Wachtendorf

MOTION PASSED.

Approved: _____

ATTEST:

Lydia Lopez, City Secretary

Charles D. Turner, Mayor

HEWITT TEXAS

AGENDA ITEM #4 – HEARING OF VISITORS

PROCEDURES FOR CITIZEN PARTICIPATION AT MEETINGS

1. Citizens are encouraged to discuss matters of concern with the staff and individual council members prior to placing items on the agenda. This will allow the matter to be properly investigated before it is presented to the entire council and will often expedite a resolution.

NO CITIZEN OR STAFF MEMBER MAY SPEAK OR OTHERWISE INTERRUPT ANY MEETING UNTIL RECOGNIZED BY THE PRESIDING OFFICER.

2. To maintain decorum at public hearings, the mayor will ask citizens in attendance if they wish to speak for or against the item on the agenda. If so, they will be given an opportunity to speak at the proper time and when recognized by the chair. If more than five citizens wish to address the council on any single agenda item, those citizens are advised to select a spokesperson to present their case.
3. Only under the agenda item “Hear Visitors” are citizens permitted to speak regarding matters that pertain to city business or address an item on the agenda. **The council is prohibited by law from discussing or acting on any item that has not been posted on the agenda.**
4. Individual citizens that discuss items not listed on the agenda shall be limited to **five minutes**. If five or more citizens wish to discuss a single item or topic that is not listed on the agenda, then the total presentation will be limited to a maximum of twenty-five minutes. City council members shall **not** enter into discussion on any subject that has not been properly placed on the agenda; however, council members may ask questions for clarification purposes.
5. As a general rule, citizens may not participate or address the council or staff during the workshop session.

Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda.

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 26, 2019

AGENDA ITEM #: 5

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Consideration of and action on **Ordinance No. 2019-17** accepting 2019 tax roll.

STAFF RECOMMENDATION/ITEM SUMMARY:

Please see attached ordinance on the Tax Roll. The approval of this ordinance officially accepts the Certified Tax Roll, also attached, as presented by the McLennan County Appraisal District.

SUGGESTED MOTION:

"I move approval of Ordinance No. 2019-17; accepting the 2019 Tax Roll."

ATTACHMENTS:

Ordinance accepting the Tax Roll
Certified Tax Roll
Certification of the 2019 Appraisal Roll

ORDINANCE NO. 2019-17

**AN ORDINANCE OF THE CITY OF HEWITT, TEXAS,
ACCEPTING AND APPROVING THE TAX ROLL OF THE
CITY OF HEWITT AND DECLARING AN EFFECTIVE
DATE.**

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

SECTION 1. That the tax roll of the City of Hewitt for 2019, as certified by the McLennan County Appraisal District, is hereby accepted and approved.

SECTION 2. That this ordinance is in full force and effect from and after its passage.

PASSED AND APPROVED THIS 26th day of August, 2019.

CITY OF HEWITT, TEXAS

By: _____
Charles D. Turner, Mayor

ATTEST:

Lydia Lopez, City Secretary

2019 CERTIFIED TOTALS

Property Count: 5,897

62 - HEWITT, CITY OF
Grand Totals

7/22/2019

12:42:14PM

Land		Value			
Homesite:		105,343,660			
Non Homesite:		111,709,776			
Ag Market:		16,411,670			
Timber Market:		0	Total Land	(+)	233,465,106
Improvement		Value			
Homesite:		715,028,142			
Non Homesite:		238,569,894	Total Improvements	(+)	953,598,036
Non Real		Count	Value		
Personal Property:	494		76,604,590		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	76,604,590
					1,263,667,732
Ag	Non Exempt	Exempt			
Total Productivity Market:	16,411,670	0			
Ag Use:	141,040	0	Productivity Loss	(-)	16,270,630
Timber Use:	0	0	Appraised Value	=	1,247,397,102
Productivity Loss:	16,270,630	0			
			Homestead Cap	(-)	6,060,962
			Assessed Value	=	1,241,336,140
			Total Exemptions Amount (Breakdown on Next Page)	(-)	232,993,265
			Net Taxable	=	1,008,342,875

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 5,441,794.58 = 1,008,342,875 * (0.539677 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

THE STATE OF TEXAS §

COUNTY OF McLENNAN §

**CERTIFICATION OF THE 2019 APPRAISAL ROLL FOR
McLENNAN COUNTY APPRAISAL DISTRICT**

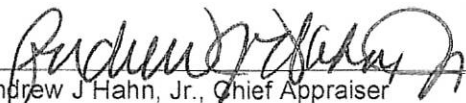
I, ANDREW J. HAHN, JR., RPA, RTA, CHIEF APPRAISER FOR McLENNAN COUNTY APPRAISAL DISTRICT, HEREBY CERTIFY THAT THE ATTACHED ARE THE CERTIFIED VALUES OF McLENNAN COUNTY APPRAISAL DISTRICT WHICH LISTS TAXABLE PROPERTY FOR THE FOLLOWING TAXING UNITS AND CONSTITUTES THE CERTIFIED APPRAISAL ROLL:

Axtell Independent School District
Bosqueville Independent School District
Bruceville-Eddy Independent School District
China Spring Independent School District
Connally Independent School District
Crawford Independent School District
Gholson Independent School District
Hallsburg Independent School District
LaVega Independent School District
Lorena Independent School District
Mart Independent School District
McGregor Independent School District
Midway Independent School District
Moody Independent School District
Robinson Independent School District
Riesel Independent School District
Ogelsby Independent School District
Valley Mills Independent School District
Waco Independent School District
West Independent School District
McLennan County
McLennan Community College

City of Bellmead
City of Beverly Hills
City of Bruceville-Eddy
City of Crawford
City of Gholson
City of Hallsburg
City of Hewitt
City of Lacy-Lakeview
City of Leroy
City of Lorena
City of Mart
City of McGregor
City of Moody
City of Riesel
City of Robinson
City of Valley Mills
City of Waco
City of West
City of Woodway
Castleman Creek Watershed
Elm Creek Watershed
McLennan County Water Control Dist. #2
McLennan & Hill Counties Tehuacana Creek
W&C Dist. #1

July 23, 2019

Date Delivered



Andrew J. Hahn, Jr., Chief Appraiser
McLennan County Appraisal District

Date Received

SEC.26.01 (a)



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 26, 2019

AGENDA ITEM #: 6

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Consideration of and action on **Ordinance No. 2019-18** adopting 2019 Tax Rate.

STAFF RECOMMENDATION/ITEM SUMMARY:

Attached is the ordinance setting the 2019 tax rate for the council to determine with this vote. According to the Texas Property Tax Code, Section 26.05(b), the motion to adopt the ordinance must be stated as follows:

SUGGESTED MOTION:

"I move that the property tax rate be increased by the adoption of a tax rate of .539677, which is effectively a 5.74% increase in the tax rate."

After the motion, the City Secretary will poll the Council for the record vote.

ATTACHMENTS:

Ordinance Adopting the Tax Rate
City Adoption Steps
Published Notice of 2019 Tax Year Proposed Property Tax Rate

ORDINANCE NO. 2019-18

**AN ORDINANCE OF THE CITY OF HEWITT, TEXAS,
ADOPTING THE TAX RATE AND LEVYING THE AD
VALOREM TAXES FOR THE FISCAL YEAR 2019-2020 ON
ALL TAXABLE PROPERTY WITHIN AND SUBJECT TO
TAXATION WITHIN THE CITY AS OF JANUARY 1, 2019,
TO PROVIDE REVENUES FOR THE PAYMENT OF
CURRENT EXPENDITURES AND DEBT SERVICE;
PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN
CONFLICT; PROVIDING A SEVERABILITY CLAUSE;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, all notices have been given and public hearings held as required by law to adopt a tax rate for 2019;

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

SECTION 1. That there be and is hereby levied for the year 2019, on all taxable property, real, personal and mixed, situated within the limits of the City of Hewitt, Texas as of January 1, 2019, and not exempt by the Constitution of the State and valid State laws, a tax of \$0.539677 on each \$100 of assessed valuation of taxable property, and such taxes shall be apportioned and distributed as follows:

- (A) \$0.316587 to provide revenues for maintenance and operations and;
- (B) \$0.223090 for debt service.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 8.00 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$9.19.

SECTION 2. That all ad valorem taxes shall become due and payable on October 1, 2019, and all ad valorem taxes for the year shall become delinquent after January 31, 2020.

SECTION 3. That all ordinances of the City of Hewitt in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal or invalid.

SECTION 5. This ordinance shall take effect on October 1, 2019.

PASSED AND APPROVED THIS 26th day of August, 2019.

CITY OF HEWITT, TEXAS

By: _____
Charles D. Turner, Mayor

ATTEST:

Lydia Lopez, City Secretary

**§26.05(b) of Property Tax Code
Steps Required for Adoption of Tax Rate**

Entity Name: City of Hewitt

Date: 08/08/2019 11:46 AM

Language Required in the Motion Setting This Year's Tax Rate:

This year's proposed tax rate exceeds the effective tax rate. The vote on the ordinance, resolution, or order setting the tax rate must be a record vote. A motion to adopt the ordinance, resolution, or order must be made in the following form:

I move that the property tax rate be increased by the adoption of a tax rate of 0.539677, which is effectively a 5.74 percent increase in the tax rate.

Statement Required in the Ordinance, Resolution, or Order Setting This Year's Tax Rate:

This year's levy to fund maintenance and operations expenditures exceeds last year's maintenance and operations tax levy. The following statements must be included in the ordinance, resolution, or order setting this year's tax rate. The statements must be in larger type than the type used in any other portion of the document.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 8.00 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$9.19.

Statement That Must be Posted on the Home Page of Any Internet Website Operated by the Taxing Unit:

This year's levy to fund maintenance and operations expenditures exceeds last year's maintenance and operations tax levy. The following statements must be included in the ordinance, resolution, or order setting this year's tax rate. The statements must be in larger type than the type used in any other portion of the document.

City of Hewitt ADOPTED A TAX RATE THAT WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 8.00 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$9.19.

NOTICE OF 2019 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY OF HEWITT

A tax rate of \$0.539677 per \$100 valuation has been proposed for adoption by the governing body of City of Hewitt. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of City of Hewitt proposes to use revenue attributable to the tax rate increase for the purpose of increases in competitive wages for employees and upholding current service levels.

PROPOSED TAX RATE	\$0.539677 per \$100
PRECEDING YEAR'S TAX RATE	\$0.539677 per \$100
EFFECTIVE TAX RATE	\$0.510393 per \$100
ROLLBACK TAX RATE	\$0.546423 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for City of Hewitt from the same properties in both the 2018 tax year and the 2019 tax year.

The rollback tax rate is the highest tax rate that City of Hewitt may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS
FOLLOWS:

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Paul Graser
City of Hewitt tax assessor-collector
215 N 5th
Waco, TX 76701
254-757-5133
paul.graser@co.mclennan.tx.us

You are urged to attend and express your views at the following public hearings on the proposed tax rate:

First Hearing: August 12, 2019 at 6:30 PM at Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643.

Second Hearing: August 19, 2019 at 6:30 PM at Hewitt City Hall, 200 Patriot Court, Hewitt, TX 76643.



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 26, 2019

AGENDA ITEM #: 7

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

Consideration of and action on **Resolution No. 2019-12** approving FY 2019-2020 Master Fee Schedule.

STAFF RECOMMENDATION/ITEM SUMMARY:

The Master Fee Schedule, as follows, is presented as part of the city's annual budget for approval by resolution by city council. Staff recommends the attached rates.

SUGGESTED MOTION:

"I move approval of Resolution No. 2019-12 approving FY 2019-2020 Master Fee Schedule."

ATTACHMENTS:

Master Fee Schedule
Resolution

HEWITT MASTER FEE SCHEDULE

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PERMIT FEES

New Construction

New Construction Building Permit	\$0.22 sq. ft. under roof (per floor) min \$320
Electrical Permit	\$0.06 sq. ft. under roof (per floor)
Plumbing Permit	\$0.06 sq. ft. under roof (per floor)
Mechanical Permit	\$0.06 sq. ft. under roof (per floor)

General Permits

Alcohol Permit	\$60
Carport Permit	\$50, \$0.20 per sq. ft.
Commercial Accessory Building	\$150 min, \$.30 per sq. ft.
Commercial Building Permit – Temporary 72 hr.	\$50
Commercial Occupancy Inspection	\$50
Deck Permit	\$30
Demolition Permit	\$100
Estate Sale/Auction	\$50
Fence Permit	\$35
Flat Work Permit	\$40 min, \$0.02 per sq. ft.
Foundation Repair	\$30
Garage Sales	\$15
Gas Permit	\$24, \$6 per appliance
Hot Tub/Spa	\$50
Land Clearing Filling or Grading Permit	\$240

Lawn Sprinkler System Permit	\$25 base, \$1 per head/\$10 backflow
Mobile Home Move-In Permit	\$35
Moving a Building Permit	\$100
Patio Cover	\$35 min, \$0.10 per sq. ft.
Re-Inspect Fee	\$25 1 st time; \$10 increase cumulative after
Remodeling Permit	\$200 flat fee
Residential Accessory Building Permit	\$40 for 120 sq. ft. more + \$0.08 per sq. ft.
Roof Permit	\$35
Sign Permit	
Up to 72 sq. ft.	\$44
Up to 300 sq. ft.	\$75
Up to 600 sq. ft.	\$100
Sign Variance Request	\$250
Swimming Pool Permit (above/inground)	\$100/\$150
Temporary On-Site Storage Containers	\$10 first 15 days + \$25 next 16 days + \$50 for >30 days/year
Window Replacement Fee	\$25/\$25 Re-Inspect Fee

Electrical

Electrical Permit	\$24
Up to 400 Amp	\$11
Over 400 Amp	\$24
3 Phase Circuits	\$7
220 Circuits	\$6
110 Circuits	\$5
Equipment Motors	
½ hp – 50 hp	\$11
Over 50 hp	\$24
Transformers	
Up to 50 KVA	\$11
Over 50 KVA	\$24
Elevators	\$54
Signs	\$24
Temporary Service	
Carnivals or Similar	\$54

Mechanical

Mechanical Permit	\$24
Up to 250,000 BTU	\$17
250,000 – 500,000 BTU	\$34

Each Ad. 50,000 Over 500,000 BTU	\$5
Refrigerated Air Systems	
Up to 5 Tons	\$17
Over 5 Tons	\$34
Each Ad. Ton Over	\$5
Ventilation Systems	
Installation Blower or fan to duct system for each building	\$24

Plumbing

Plumbing Permit	\$24
Per Fixture, Traps, etc.	\$6
Sewer/Water	\$8
Vacuum Breakers	\$8
Backflow Device	\$24
Roof Drain Permit	\$24
Discharge Line	\$8
Roof Drain	\$6

Planning & Zoning

Application for Abandonment of Public Right of Way	\$300
Application for Amendment of the Zoning Ordinance	\$300
Application for Appeal to Board of Adjustment	\$300
Application for Preliminary Plat	\$150 + \$2 per acre
Application for Final Plat, Amended Plat, Administrative Plat	\$200
Application for Final Plat and Re-Plat with Infrastructure	\$200 + \$27 per lot
Application for Platting or Re-Platting with Variance Request	\$250 + \$2 per lot
Plat/Plan Review other than Original Review (Staff)	\$50 per hour, one hour minimum
Plat/Plan Review other than Original Review (Engineer)	\$150 per hour, one hour minimum

Network Nodes, Node Support Poles & Transfer Facilities

Network Nodes-Application Fee	Lesser of: actual cost or \$500 for up to 5 Network Nodes, and \$250 for each additional Network Node on a permit (up to 30, per Sec 284.152(b))
Network Nodes-Annual Rental Rate	\$1,500 per Network Node site, with annual CPI adjustment
Node Support Poles-Application Fee	\$1,000 for each pole
Node Support Poles-Annual Rental Rate	\$1,500 per Network Node site, with annual CPI Adjustment
Transfer Facilities-Application Fee	\$500 for an application including up to 5 Network Nodes, and \$250 for each additional Network Node on a permit
Transfer Facilities-Monthly Rental Rate	\$500 monthly for each Network Node site
For all other applicants	\$200

FIRE PROTECTION FEES

Fire Protection Systems	\$55
Per Head	\$0.25
Underground Main	\$50
Fire Pump	\$30
Stand Pipe System	\$55
Per Outlet	\$5
Fire Alarm System	\$55
Per Device	\$1
Hood and Duct System	\$30
Per Nozzle	\$2.50
Commercial Paint Spray	\$30
Other Fire Suppression System	\$30
Per Head	\$55

POLICE DEPARTMENT FEES

Accident Reports	\$6
Animal Registration	\$10 first 2 pets; \$2 each additional
Animal Reclaim/Disposal Fee	\$75

ADMINISTRATION FEES

Returned Check Fee	\$35
NSF Electronic Draft Fee	\$35
Copies of Public Information	
Standard – 8.5x11	\$0.10 per page
Oversize – 11x17	\$0.50 per page
Postage/Shipping	Actual Cost
Other Media	
Audio Cassette	\$1 each
CD/RW or CD/R	\$1 each
Other Charges	Actual Cost

LIBRARY FEES

Book	\$0.25 per day
DVD, Play-a-way, Audiobooks, VHS	\$1 per day
Tex-Share ILL	\$1 per day + \$5 processing fee + any fee by lending library
Lost Book	Cost of book + \$5 processing fee
Damaged Books	Cost of damage is calculated by the amount of damage divided by cost of book + \$5 processing fee
Barcode Replacement	\$1
Media Case Replacement	\$5
Hanging Bag	\$1
3D Printing	\$0.10 per gram
Paper Copy – Black & White	\$0.15
Paper Copy – Color	\$1.25
Large format Printing	Estimate per item: L x W x .035 x 40%
Proctor Exam Fee	\$15/hr (waived for Hewitt residents)
Lost Library Card Replacement	\$1
Return Check Fee	\$35

PARK FEES

Amphitheatre

Private	\$150 per hour (4 hour min)
Deposit for Private	\$400 – refundable
Wedding Package Amphitheatre Only - Friday-Sunday	\$1500 (10am–11pm) + rehearsal (\$125/addt'l hr)
Wedding Package Amphitheatre Only-Monday-Thursday	\$1200 (10am–11pm) + rehearsal (\$125/addt'l hr)
Wedding Package Amphitheatre & Pavilion - Friday-Sunday	\$1800 (10am–11pm) + rehearsal (\$150/addt'l hr)
Wedding Package Amphitheatre & Pavilion-Monday-Thursday	\$1440 (10am–11pm) + rehearsal (\$150/addt'l hr)
Wedding Package Entire Park – Friday-Sunday	\$2500 (10am–11pm) + rehearsal (\$200/addt'l hr)
Wedding Package Entire Park – Monday-Thursday	\$2000 (10am–11pm) + rehearsal (\$200/addt'l hr)
Deposit	\$600 - refundable

Food Truck Permits

No Event	\$50/day (up to 12 hours)
Event	\$125/day (up to 12 hours)
Water Spigot Deposit	\$50 - refundable

Field Rental

Playing Field (practice)	\$30/practice (2 hour block)
Playing Field (game)	\$75/game (4 hour block)
Practice Field	First Come, First Serve

Pavilion Rental

Park Pavilion – Hewitt/Warren Park – Up to 150	\$35 per hour (minimum 2 hours)
Park Pavilion – Hewitt/Warren Park – Over 150	\$50 per hour (minimum 2 hours)
Water Key	\$50 deposit – refundable upon return of key

WATER RATES

Residential, Commercial & Builders – Base Rate	1 st 3,000 Gal
5/8"	\$30
1"	\$63
1.5"	\$190
2"	\$190
3"	\$380
4"	\$380
6"	\$570
Volume Rate	Per 1,000 Gal
3,001 – 7,000 Gal	\$4.85
7,001 – 12,000 Gal	\$5.40
12,001+ Gal	\$5.85

Master Metered High-Density Multifamily

Multifamily Residential & Multifamily Builders – Base Rate	Base Fees
1 ½"	\$190
2"	\$190
3"	\$380
4"	\$380
6"	\$570
Consumption Rate	\$5.85 Per 1,000 Gal. (100% consumption)

Bulk Water Rates

Deposit	\$900
Set Fee & Move Fee	\$100
Base Rate for 3" Meter	\$380 per month + consumption
Consumption Rate	\$6.40 per 1,000 gallons
One Day Fee	\$35 per day for 5,000 gallons or less + \$6.40 per 1,000 gallons over 5,000 gallons

All Bulk Water will be sold in 1,000 gallon increments.

WASTEWATER RATES

Option #1 – Standard Wastewater Rates

Residential Base Rate – 1 st 5,000 Gal	\$26.50
Residential Volume Rate (Per 1,000)	\$4.50
Industrial Institution or Commercial Base Charge – 1 st 10,000 Gallons	\$57.25
Industrial Institution or Commercial Volume Rate (Per 1,000)	\$4.50

Option #2 – Winter Average Rates

Single Family Residential Base Rate	\$18 (no minimum gallons)
Single Family Residential Volume Rate (Per 1,000)	\$2.80 (no maximum gallons)

Option #3 – Flat Rate

Single Family Residential Flat Rate	\$36.50
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High-Density Multifamily

High-Density Multifamily Base Charge	\$57.25 (per building)
High-Density Multifamily Volume Rate (Per 1,000)	\$4.50 (100% Volume)

DRAINAGE RATES

Residential	\$4.35
Commercial	
1 – 10,000	\$10.08
10,001 – 20,000	\$29.65
20,001 – 40,000	\$48.05
40,001 – 60,000	\$94.55
60,001 – 100,000	\$148.80
100,001 – 150,000	\$228.63
150,001 +	\$359.60

SOLID WASTE RATES
Trash Administrative Fee

Administrative Fee – Per Unit	\$1.50 per unit
Trash – Pick Up	
Residential	
Collection	\$16.26
Additional Polycart	\$4.67
Residential Curbside Brush & Bulky Item Collection	\$15 minimum + \$1.50 per minute of collection time
Commercial*	
Collection	\$16.41
Additional Polycart	\$4.67
Residential or Commercial Damage Fee (Damage due to misuse)	\$60 (Polycart)

**Commercial customers will be billed directly by Republic Services.*

Trash – Front Load Containers*

Size	1x	2x	3x	4x	5x	6x
2 Yard	\$84.17	\$149.59	\$215.08	\$280.44	\$345.85	\$47.56
3 Yard	\$94.68	\$165.65	\$240.25	\$313.04	\$385.86	\$47.56
4 Yard	\$102.05	\$180.97	\$262.40	\$342.59	\$422.74	\$55.49
6 Yard	\$123.06	\$217.98	\$312.91	\$407.82	\$502.78	\$63.43
8 Yard	\$145.61	\$255.33	\$379.26	\$474.69	\$584.35	\$63.43
Casters	\$32.86					
Locks	\$13.16					
Gate and Enclosure Fee (If request has to be made to open/close gate)				\$5 per month, per unit		
Dumpster Overload Fee-Per cubic yard, market rate as determined by Republic Services				\$25		

**Tax at 8.25% applies to all fees*

Trash – Roll Off Containers*

Size	Type	Delivery	Rent Day	Rate/Load	Container
20 Yard	Open Top	\$131.50	\$3.80	\$452.61	\$262.99
30 Yard	Open Top	\$131.50	\$3.80	\$530.46	\$262.99
40 Yard	Open Top	\$131.50	\$3.80	\$573.71	\$262.99
42 Yard	Compactor	\$131.50	\$3.80	\$622.47	\$262.99

**Tax at 8.25% applies to all fees*

UTILITY FEES

Deposits – Residential/Commercial	\$50 - \$160 Credit Based
Initial Connection Fee	\$20
Delinquent Fees	10% of balance
Collection Services	25% of final balance
Non-Pay Reconnect	\$50 before 4pm
After Hours Non-Emergency Service Call	\$40 after 4pm
Meter Accuracy Check (Reread)	\$20
Meters up to 1" – Meter Testing Deposit	\$50
Meters greater than 1" up to 2" – Meter Testing Deposit	\$250
Meters larger than 2" – Meter Testing Deposit	Base Fee – Quoted on per cost basis

Tampering Fees

Tampering with Meter without City Permission	\$300 per event
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Water Taps & Meter Set*

All Water Taps	\$1,000 Base Fee – Quoted on per cost basis
5/8" x 3/4" meter set	\$300 + cost of meter box if needed
3/4" x 3/4" meter set	\$300 + cost of meter box if needed
1" or larger service or meter set	Base Fee – Quoted on per cost basis

****Prior to the connection of any water line onto a city water main, the party requesting such connection shall pay the city the water service installation and meter fees for labor and materials.***

Wastewater Taps & Service Connection Fees**

All Wastewater Taps	\$500 Base Fee – Quoted on per cost basis
4" Tap	\$500 Base Fee – Quoted on per cost basis
6" Tap	\$500 Base Fee – Quoted on per cost basis
8" or Larger Lateral	\$500 Base Fee – Quoted on per cost basis

*****In addition, service lines that require the cutting or boring of paved streets or alley will be subject to a minimum charge of \$500 Base Fee – Quoted on per cost basis. The decision of a bore or utility cut will be made by Community Services.***

RESOLUTION NO. 2019-12

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS, ADOPTING THE "MASTER FEE SCHEDULE"; REPEALING ALL RESOLUTIONS IN CONFLICT; DECLARING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS:

Section 1. That the City of Hewitt Master Fee Schedule is hereby adopted to implement and/or revise various fees related to City Services as shown on the attachment "A" and incorporated herein by reference.

Section 2. That should any section, clause, or provision of this resolution be declared by court of competent jurisdiction to be invalid, the same shall not affect the validity of this resolution or any other resolution of the City as a whole or any part thereof, other than the part so declared to be.

Section 3. That this resolution shall become effective immediately upon passage, and be applied to all charges on or after October 1, 2019.

Section 4. That it is hereby officially found and determined that the meeting at which resolution is adopted was noticed and has been open to the public as required by law.

PASSED AND APPROVED this 26th day of August 2019.

CITY OF HEWITT

Charles D. Turner, Mayor

ATTEST:

Lydia Lopez, City Secretary

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 26, 2019

AGENDA ITEM #: 8

SUBMITTED BY: Lee Garcia, Finance Director

ITEM DESCRIPTION:

- A. Consideration of and action on Ordinance No. 2019-19 adopting the 2019-2020 Annual Operating and Capital Budget.
- B. Consideration of and action on ratification of the property tax revenue increase reflected in the budget.

STAFF RECOMMENDATION/ITEM SUMMARY:

- A. The City Charter requires the City Manager to present a proposed budget to the City Council prior to August 1st each year. The Charter also requires that a public hearing on the budget be conducted no sooner than 15 days following the budget hearing notice publication. This hearing was held on August 12th, 2019. Public hearings on the tax rate were held on August 12th and 19th, 2019.

The following motion provides for the formal adoption of the 2019-2020 annual budget.

MOTION LANGUAGE:

"I move to approve the Ordinance adopting the 2019-2020 Annual Operating and Capital Budget."

- B. Under Texas Local Government Code 102.007(c), adoption of a budget that will raise more revenue this year from property taxes than in the previous year, requires a separate vote of the governing body to ratify the increase reflected in the budget. A vote under this subsection must be in addition to and separate from the vote to adopt the budget or the vote to set the tax rate.

Once the budget is adopted, therefore, the City Council will need a second vote to ratify, or approve, the property tax increase reflected in the budget.

MOTION TO RATIFY THE TAX RATE:

“This year’s budget will reflect an increase in tax revenue of \$381,654 or 7.6% from last year’s budget. The property tax revenue to be raised from new property added to the tax roll this year is \$150,382.”

MOTION LANGUAGE:

“I move to ratify the property tax increase reflected in the fiscal year 2019-2020 Budget.”

SUGGESTED MOTION:

See above motion language.

ATTACHMENTS:

Ordinance adopting Budget for the Fiscal Year 2019-2020

ORDINANCE NO. 2019-19

AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF HEWITT, TEXAS, FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2019, AND ENDING ON SEPTEMBER 30, 2020 AND MAKING APPROPRIATIONS FOR EACH FUND, DEPARTMENT, PROJECT, AND ACCOUNT; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED WAS NOTICED AND HAS BEEN OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN THE 2019-2020 FISCAL YEAR BUDGET.

WHEREAS, the City Council has heretofore approved the certified tax roll prepared and presented by the McLennan County Appraisal District as required by the Tax Code; and

WHEREAS, notice of a public hearing on the budget for the City of Hewitt, Texas, for the fiscal year 2019-2020 was theretofore published at least fifteen (15) days in advance of said public hearing; and

WHEREAS, the City Manager of the City of Hewitt has submitted to the City Council a proposed budget of the revenues and expenditures of conducting the affairs of the City and providing a complete financial plan for 2019-2020; and

WHEREAS, the City Council has received the City Manager's proposed budget, a copy of which proposed budget and all supporting schedules have been filed with the City Secretary of the City of Hewitt and available for public inspection;

WHEREAS, a public hearing on the said budget was duly held on the 12th day of August 2019, and all interested persons were given an opportunity to be heard for or against any item thereof;

WHEREAS, Texas Local Government Code Sec. 102.007(c) requires that adoption of a budget that raises more property tax revenue than generated in the previous year requires a record vote of the City Council to ratify the property tax increase reflected in the budget in addition to and separate from the record votes to approve the ordinance adopting the annual budget and the ordinance adopting the tax rate for the current tax year; and

WHEREAS, the City Council has adopted the 2019-2020 fiscal year budget which will require the City to raise more revenue from property taxes than in the prior year's fiscal budget by an amount of \$381,654 which is an 7.6% increase that is included in the 2019-2020 fiscal year budget revenues. The property tax revenue to be raised from new property added to the tax roll this year is \$150,382.

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

SECTION 1: That the City Council hereby adopts and approves the proposed budget of the City of Hewitt, providing a complete financial plan for the ensuing fiscal year, as submitted to the City Council by the City Manager, and the same is hereby, in all things adopted and approved as the budget of the City for the Fiscal Year beginning October 1, 2019 and ending September 30, 2020.

SECTION 2: That the City Manager shall cause copies of the budget to be filed with the City Secretary and the County Clerk of McLennan County.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.

SECTION 4: That it is hereby officially found and determined that the meeting at which this Ordinance is adopted was noticed and has been open to the public as required by law.

SECTION 5: The property tax increase reflected in the 2019-2020 Fiscal Year Budget is hereby ratified.

SECTION 6: This ordinance shall take effect immediately from and after its passage as the last and Charter in such cases provide.

The City Council voted separately and additionally to ratify the increase in property tax revenues reflected in the adopted FY 2019-2020 budget by a vote of _____ AYES to _____ NAYS with _____ abstentions.

PASSED AND APPROVED this the 26th day of August 2019.

CITY OF HEWITT, TEXAS

Charles D. Turner, Mayor

ATTEST:

Lydia Lopez, City Secretary



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 26, 2019

AGENDA ITEM #: 9

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Consideration and action on appointment to the Parks & Beautification Committee.

STAFF RECOMMENDATION/ITEM SUMMARY:

Casey Lowrey submitted an application for service on the Parks and Beautification Committee. Mr. Lowrey will be present should the Council desire to interview.

SUGGESTED MOTION:

"I move approval of the appointment of Casey Lowrey to the Parks and Beautification Committee for a term of two years."

ATTACHMENTS:

Application

APPLICATION FOR BOARDS & COMMISSIONS TO THE CITY OF HEWITT

The City of Hewitt appreciates your interest in serving the community. A listing of the boards and commissions is found behind your application. Appointments are made during the year as vacancies occur. This is great opportunity for you to play a vital role in shaping your community.

NAME OF APPLICANT: Casey Lowrey
HOME ADDRESS: 700 Wind Hill Dr., Hewitt, TX 76643
DAYTIME TELEPHONE NUMBER: 254-424-1266 E-MAIL ADDRESS: Casey-Lowrey@yahoo.com

PLEASE CHECK APPROPRIATE STATEMENTS: ☒ I reside within the city limits of Hewitt, Texas.*
☒ I do ☐ I do not . . . own property located in Hewitt, Texas.

* **IMPORTANT** -- By checking this box and signing this form, you are indicating that your legal residence or domicile - your home and fixed place of habitation to which you intend to return after any temporary absence - is located within the city limits of Hewitt, Texas.

LENGTH OF TIME APPLICANT HAS RESIDED IN THE HEWITT CITY LIMITS: 4 years

PLEASE INDICATE BELOW HOW YOU WOULD LIKE TO SERVE THE CITY OF HEWITT. (**IMPORTANT**: IF MORE THAN ONE AREA IS INDICATED, **NUMBER YOUR PREFERENCES** WITH "1" BEING YOUR FIRST CHOICE, "2" BEING YOUR SECOND CHOICE, ETC.). PLEASE SEE REVERSE SIDE FOR DESCRIPTIVE INFORMATION.

- 2 Board of Adjustment (must be resident and owner of property in Hewitt)
- 4 Civil Service Commission (must be resident of Hewitt)
- 5 Library Board (must be resident of Hewitt)
- 1 Parks and Beautification Committee (must be resident of Hewitt)
- 3 Planning and Zoning Commission (must be resident and owner of property in Hewitt)

OTHER WAYS YOU SERVE YOUR COMMUNITY: _____

SPECIAL INTERESTS/SKILLS/EXPERIENCE/EDUCATION YOU FEEL MAY BE HELPFUL: Military,
business, Politics

OCCUPATION/EMPLOYER: Teacher High school Math / Temple ISD

REFERENCES (MUST BE HEWITT RESIDENTS): C. Darren Kirkland TELEPHONE #: 254-366-3484
Brian D. Meer TELEPHONE #: 254-300-3553

SIGNATURE OF APPLICANT: [Signature] DATE: 7/19/19

Return Application to:
Lydia Lopez, City Secretary
200 Patriot Court
Hewitt, Texas 76643
Phone: 254-666-6171 - Fax: 254-666-6014
Email: citysecretary@cityofhewitt.com

OFFICE USE ONLY

Date interviewed by Council: _____
Date appointed by Council: _____
Date sworn in by Council: _____
Reappointed: _____

Term to expire: _____
Term to expire: _____



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 26, 2019

AGENDA ITEM #: 10

SUBMITTED BY: Lydia Lopez, City Secretary

ITEM DESCRIPTION:

Administer oath of office to the newly appointed member of the Parks & Beautification Committee.

STAFF RECOMMENDATION/ITEM SUMMARY:

City Secretary will administer oath to Mr. Casey Lowrey after Council appointment.

ATTACHMENTS:

Oath of Office

Submit to:
SECRETARY OF STATE
Government Filings Section
P O Box 12887
Austin, TX 78711-2887
512-463-6334
FAX 512-463-5569
Filing Fee: None



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,

I, Casey Lowrey, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Parks & Beautification Committee of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State, so help me God.

Signature of Officer

Certification of Person Authorized to Administer Oath

State of _____

County of _____

Sworn to and subscribed before me on this _____ day of _____, 20____.

(Affix Notary Seal,
only if oath
administered by a
notary.)

Signature of Notary Public or
Signature of Other Person Authorized to Administer An
Oath

Lydia Lopez

Printed or Typed Name



AGENDA ITEM #11 - City Engineer's Report



CITY ENGINEER'S REPORT

August 20, 2019

Utility Projects

IH - 35 Waterline; Phase 3

Contractor has most of the line work completed. They are currently working on installing fire hydrants. I am working on getting a schedule as to when driveways/roadways will be repaired.

Plant No. 1; Chemical Disinfectant Building; (Community Services)

Contractor is nearing completion of this project.

FM 2113; Spring Valley Rd.

Draft traffic control plans have been submitted, and they are currently working towards some revisions to lessen the conflict with the City's existing infrastructures.

Street Projects

Ritchie Road Improvements; (From Warren Dr. to Park Place Dr.)

Contractor has completed Hewitt's portion of the utility relocations. The contractor has also begun some of the road work on our end as well. We have progress meeting on the 22nd of Aug.

April/December; Mill and Overlay

Project bids were received, and you should find both the bid tabulation and my letter of recommendation for the Council's use in their consideration of award.

2019 Slurry Seal Project

Majority of the work has been completed. The City has submitted to the contractor, some items that they need to address.

E. Warren Street Improvements

Survey work is being progressed.

HEWITT TEXAS

CITY ENGINEER'S REPORT

August 20, 2019

Drainage Projects

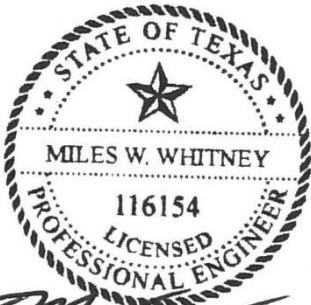
920/924 Oakmont Dr.; 36" RCP Storm Sewer

On Aug. 1st the City and I re-took shots on the RCP. We are keeping up with the seasonal changes in elevation get a better idea as to what is going on in that area.

208/212 Cross Country Drainage Improvements

This is a continuation of the concrete channel project that the City did in 2018. The drainage easement for the project has been staked and we are discussing the project with the neighboring properties.

By:



Miles W. Whitney P.E.
Miles W. Whitney, P.E.

Note: All dates are approximate and subject to change.



COUNCIL AGENDA ITEM FORM

MEETING DATE: August 26, 2019

AGENDA ITEM #: 12

SUBMITTED BY: Miles Whitney, City Engineer

ITEM DESCRIPTION:

Consider award of bid for 2019 – April Ln./December Dr. to Paving, Inc. in the amount of \$138,487.72.

STAFF RECOMMENDATION/ITEM SUMMARY:

After bid solicitation, three bids were received and opened on August 13, 2019. Waco Paving, Inc. provided the lowest bid in the amount of \$138,487.72. City staff recommends award of this project as recommended by City Engineer.

SUGGESTED MOTION:

“I move approval of the award of bid for 2019- April Ln./December Dr. Street Improvements to Waco Paving, Inc. in the amount of \$138,487.72.”

ATTACHMENTS:

Letter from City Engineer
Bid Tabulation

AUGUST 13, 2019

CITY COUNCIL

CITY OF HEWITT, TEXAS

VIA: EMAIL

RE: 2019 - APRIL LN. / DECEMBER DR.; STREET IMPROVEMENTS

COUNCIL:

BIDS WERE OPENED ON THE ABOVE CAPTIONED PROJECT ON AUGUST 13, 2019. THREE BIDS WERE SUBMITTED. THE LOWEST BASE BID WAS SUBMITTED BY WACO PAVING, INC.; IN THE AMOUNT OF \$138,487.72. THE BID TABULATION FOR THIS PROJECT SHOULD BE INCLUDED WITHIN YOUR COUNCIL PACKET.

WACO PAVING, INC. HAS CONSTRUCTED PROJECTS WITHIN THE CITY OF HEWITT IN THE PAST, THAT HAVE BEEN TO THE SATISFACTION OF THE CITY. THE MOST RECENT PROJECT BEING 2018 - OLD TEMPLE RD. / ATTAWAY RD.; STREET IMPROVEMENTS.

IT IS MY RECOMMENDATION THAT THIS CONTRACT BE AWARDED TO WACO PAVING, INC.

SINCERELY:



Miles W. Whitney P.E.
MILES W. WHITNEY, P.E.

Base Bid Tabulation

Project: 2019 - April Ln. / December Dr. Street Improvements
 Owner: City of Hewitt, TX
 Component: Bid Tabulation
 Prepared By: MMW
 Date: 8/13/2019
 Reviewed By: MMW

BASE BID TOTALS			Contractor 1 \$ 138,487.72 Waco Paving, Inc.		Contractor 2 \$ 187,397.42 Holy Contractors, LLC		Contractor 3 \$ 213,041.06 Texas Materials Group, Inc.			
Bid Item			Qty.	Unit	Unit Price	Bid Price	Unit Price	Bid Price		
1	Edge Mill Existing Asphalt to 6' min. from Edge of Gutter; Completed	3,285	S.Y.	\$	4.28	\$ 14,059.80	\$ 7.31	\$ 24,013.35	\$ 5.15	\$ 16,917.75
2	1.25" Compacted Thickness, Hot-Mixed, Asphaltic Concrete Surface (TXDOT "D" Crushed Stone Aggregate and Tack Coat; Installed	7,585	S.Y.	\$	7.47	\$ 56,659.95	\$ 11.00	\$ 83,435.00	\$ 11.70	\$ 88,744.50
3	Unclassified Street Excavation, Compact Fill Material and Preparation; Complete	385	S.Y.	\$	15.39	\$ 5,925.15	\$ 10.39	\$ 4,000.15	\$ 35.00	\$ 13,475.00
4	Concrete Pavement; Dowel and Install 8" Thick Reinforced Concrete Pavement with Sawed Joints; Installed	385	S.Y.	\$	57.49	\$ 22,133.65	\$ 77.92	\$ 29,999.20	\$ 63.97	\$ 24,628.45
5	Adjust Existing Manhole Rings and Covers to Finished Street Grade; Installed	5	Ea.	\$	398.00	\$ 1,990.00	\$ 400.00	\$ 2,000.00	\$ 1,200.00	\$ 6,000.00
6	Adjust Existing Sanitary Sewer Clean Out Covers to Finished Street Grade; Installed	1	Ea.	\$	580.00	\$ 580.00	\$ 150.00	\$ 150.00	\$ 1,200.00	\$ 1,200.00
7	Adjust Existing Single Water Valve to Finished Street Grade; Installed	1	Ea.	\$	600.00	\$ 600.00	\$ 200.00	\$ 200.00	\$ 1,200.00	\$ 1,200.00
8	Adjust Existing Double Water Valve Setup to Finished Street Grade; Installed	1	Ea.	\$	667.00	\$ 667.00	\$ 200.00	\$ 200.00	\$ 2,500.00	\$ 2,500.00
9	Base Repair; Per Detail; Complete	125	S.Y.	\$	91.11	\$ 11,388.75	\$ 96.00	\$ 12,000.00	\$ 224.00	\$ 28,000.00
10	Saw Cut and Remove Existing Concrete Driveway; Complete	84	S.F.	\$	10.42	\$ 875.28	\$ 10.71	\$ 899.64	\$ 30.00	\$ 2,520.00
11	Reinforced Concrete Driveway; Installed	84	S.F.	\$	23.75	\$ 1,995.00	\$ 83.33	\$ 6,999.72	\$ 6.14	\$ 515.76
12	Saw Cut and Remove Existing Concrete Curb and Gutter, Complete	54	L.F.	\$	11.81	\$ 637.74	\$ 37.04	\$ 2,000.16	\$ 25.00	\$ 1,350.00
13	Standard Reinforced Concrete Curb and Gutter, Installed	54	L.F.	\$	37.35	\$ 2,016.90	\$ 46.30	\$ 2,500.20	\$ 17.40	\$ 939.60
14	SWPPP Development and Implementation	1	L.S.	\$	797.00	\$ 797.00	\$ 5,500.00	\$ 5,500.00	\$ 250.00	\$ 250.00
15	Traffic Control Plan Development and Implementation	1	L.S.	\$	9,899.00	\$ 9,899.00	\$ 3,500.00	\$ 3,500.00	\$ 3,800.00	\$ 3,800.00
16	Mobilization (Not to Exceed 10% of Total Project Bid)	1	L.S.	\$	8,272.50	\$ 8,272.50	\$ 10,000.00	\$ 10,000.00	\$ 21,000.00	\$ 21,000.00

Denotes corrected Bid Price



T.B.P.E. Firm No. F-16387

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 26, 2019

AGENDA ITEM #: 13

SUBMITTED BY: Kevin Reinke, Utilities Director

ITEM DESCRIPTION:

Authorize an annual maintenance agreement for the Automated Meter Reading (AMR) equipment with Core & Main in the amount of \$6,759.84.

STAFF RECOMMENDATION/ITEM SUMMARY:

The maintenance agreement covers all repairs to collectors/gateways and like equipment, software updates, and any future equipment updates should it be needed.

SUGGESTED MOTION:

"I move to authorize an annual maintenance agreement for the Automated Meter Reading (AMR) equipment with Core & Main in the amount of \$6,759.84."

ATTACHMENTS:

Quote

Run Date: 8/06/19

Quote



Customer #	051293
Order #	K903922
Date Ordered	07/22/19
Job #	
Job Name	
Purchase Order #	NEPTUNE MAINTENANCE
Method of Shipment	OUR TRUCK
Contract Order #	0000000
Ordered By	GERALD R.
Ship Via	CORE & MAIN LP

Sold To:
CITY OF HEWITT
STOCK-WACO
ATTN: ACCOUNTS PAYABLE
200 PATRIOT CT
HEWITT, TX 76643-4100

Ship To:
CITY OF HEWITT
103 HEWITT DRIVE
HEWITT, TX 76643

Branch:
BELTON TX
Branch - 140
1601 South Wall St
Belton, TX 76513 0000

Phone: 254-939-8998

Bid Seq#	Product Code	Description	Qty Ordered	Qty Shipped	Qty B/O	Net Price	UOM	Ext Price
	/45015784187	12 MONTHS MAINTENANCE FOR NEPTUNE #13722-001 N SIGHT SOFTWARE; S/N 5.5 N_SIGHT PLUS	1			2266.56000	EA	2266.56
	/45015784188	12 MONTHS MAINTENANCE FOR NEPTUNE #13721-008 BELTCLIP S/N BC002790	1			333.28000	EA	333.28
	/45015784190	12 MONTHS MAINTENANCE FOR NEPTUNE #13727-001 GATEWAY D COLLECTOR; S/N GPV400566	1			1040.00000	EA	1040.00
	/45015784191	12 MONTHS MAINTENANCE FOR NEPTUNE #13727-001 GATEWAY D COLLECTOR; S/N GPV400567	1			1040.00000	EA	1040.00
	/45015784192	12 MONTHS MAINTENANCE FOR NEPTUNE #13727-001 GATEWAY D COLLECTOR; S/N GPV400568	1			1040.00000	EA	1040.00
	/45015784193	12 MONTHS MAINTENANCE FOR NEPTUNE #13727-001 GATEWAY D COLLECTOR; S/N GPV400569	1			1040.00000	EA	1040.00

Terms in accordance with shipping manifest.

Special Instructions/Comments:

Total Ordered:	6759.84
Tax Amount:	.00
Other Charges:	.00
Total:	6759.84

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 26, 2019

AGENDA ITEM #: 14

SUBMITTED BY: Jim Devlin, Police Chief

ITEM DESCRIPTION:

Consideration of and action on **Resolution No. 2019-13** adopting and implementing the McLennan County Hazard Mitigation Action Plan (HMAP) as it relates to the City of Hewitt.

STAFF RECOMMENDATION/ITEM SUMMARY:

Certain areas of Hewitt, Texas are subject to periodic natural and man-caused hazards with the potential to cause damages to people and properties within the area; and under the enactment of the Disaster Mitigation Act of 2000 and the publication of the Interim Final Rule for mitigation planning on February 26, 2002, the need for the State of Texas and the local governments to have FEMA-approved Hazard Mitigation Action Plan (HMAP) became necessary to remain eligible for specific assistance from FEMA especially in regards to declared disaster.

In anticipation of the current plan expiring and pending rule changes, this proposed plan has been completed and has received FEMA approval pending adoption and implementation of the plan by the city.

SUGGESTED MOTION:

"I move to approve Resolution No. 2019-13 adopting and implementing the McLennan County Hazard Mitigation Action Plan (HMAP) as it relates to the City of Hewitt."

ATTACHMENTS:

Resolution

RESOLUTION NO. 2019-13

WHEREAS, certain areas of Hewitt, Texas are subject to periodic natural and man-caused hazards with the potential to cause damages to people and properties within the area; and

WHEREAS, the City of Hewitt desires to prepare and mitigate for such circumstances; and

WHEREAS, under the enactment of the Disaster Mitigation Act of 2000 and the publication of the Interim Final Rule for mitigation planning on February 26, 2002 the need for the State of Texas and the local governments to have FEMA-approved Hazard Mitigation Action Plan (HMAP) became necessary to remain eligible for specific assistance from FEMA; and

WHEREAS, in anticipation of the plan expiring and pending adoption and implementation of the plan by the city;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS:

That the Hewitt City Council hereby adopts the current McLennan County Hazard Mitigation Action Plan; and

That the Hewitt City Council hereby vests the Mayor or his designee with the responsibility, the authority, and the means to inform all concerned parties of this action and to develop the addendum to this Hazard Mitigation Plan if the Region's unique situation warrants such an addendum; and

That the Hewitt City Council hereby appoints the Mayor or his designee to assure that the Hazard Mitigation Plan be reviewed at least annually and that any needed adjustment to the City of Hewitt's addendum to the Hazard Mitigation Plan be developed and presented to the Hewitt City Council for consideration; and

That the Hewitt City Council agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan; and

That it is officially found and determined that the meeting at which the resolution is passed was noticed and has been open as required by law.

PASSED AND APPROVED this 29th day of August 2019.

THE CITY OF HEWITT, TEXAS

Charles D. Turner, Mayor

ATTEST:

Lydia Lopez, TRMC
City Secretary

HEWITT TEXAS

COUNCIL AGENDA ITEM FORM

MEETING DATE: August 26, 2019

AGENDA ITEM #: 15

SUBMITTED BY: Bo Thomas, City Manager

ITEM DESCRIPTION:

Discussion regarding legislative changes requiring amendments to the subdivision and floodplain ordinance.

STAFF RECOMMENDATION/ITEM SUMMARY:

Attached is a draft subdivision ordinance with Appendices and a draft floodplain ordinance for discussion. The ordinances will be brought back for Council action in September.

SUGGESTED MOTION:

None

ATTACHMENTS:

Draft Subdivision Ordinance w/Appendices
Draft Floodplain Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HEWITT, TEXAS ADOPTING THE RESTATED AND AMENDED APPENDIX B, SUBDIVISIONS, TO THE CITY OF HEWITT CODE OF ORDINANCES; AMENDING THE PROCESS, PROCEDURES, AND REGULATIONS FOR PLAT SUBMISSIONS AND ACTING ON PLATS, REQUIRING CONSTRUCTION PLANS TO BE FILED WITH THE FINAL PLAT, AMENDING VARIOUS REGULATIONS RELATING TO PUBLIC INFRASTRUCTURE, PROVIDING FOR APPROVAL WITHOUT FURTHER PROCEEDINGS WHEN CONDITIONS OF DISAPPROVAL SATISFIED, PROVIDING FOR THE SUBDIVIDER TO SEEK AND RECEIVE AN EXTENSION OF TIME, PROVIDING REGULATIONS, AMENDING VARIANCE PROVISION,, ADDING AND CLARIFYING SPECIFICATIONS, DIMENSIONS, AND DRAWINGS, ADDING A PENALTY PROVISION FOR VIOLATIONS WHICH INVOLVE ZONING, SAFETY, PUBLIC HEALTH OR SANITATION BEING A FINE NOT TO EXCEED \$2,000; REPEALING CONFLICTING ORDINANCES, AND ADOPTING SEVERABILITY CLAUSE

WHEREAS, the City's subdivision regulations are in need of an update; and

WHEREAS, by virtue of H.B. 3167 the Texas legislature has created obstacles to the prudent review of subdivisions, and the possibility that a noncompliant subdivision could be deemed approved by the failure to meet certain timeframes, including a 15 day timeframe to reply to a subdivider's response to a disapproval with conditions; and

WHEREAS, changes in the platting process of the City are necessary to avoid the pitfalls created by the statute; and

WHEREAS, adding the many changes by a separate amendatory ordinance would be confusing and not allow for review of the regulations in one place; and

THEREFORE, the adoption of the entirety of Appendix B with the changes included is the more prudent action.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEWITT, TEXAS:

1. Adoption of Recitals. The foregoing recitals are adopted and made findings of fact.
2. Amendment. Appendix B, Subdivisions, to the Code of Ordinances of the City of Hewitt, Texas is Restated and Amended in its entirety to read as follows:

APPENDIX B - SUBDIVISIONS

PART I. - [IN GENERAL]

Sec. 1. - Prologue.

The subdivision of land is a major factor in the process of sound community growth and ultimately becomes a public responsibility in that roads and streets must be maintained and various public services customary to urban areas must be provided. The welfare of the entire community is thereby affected in many important respects. It is, therefore, to the interest of the public, the subdivider and the future owners that subdivisions be conceived, designed and developed in accordance with sound rules and proper minimum standards. It is the intent of these regulations to encourage the growth of the City of Hewitt in an orderly manner, and to provide attractive, well-planned, safe and healthful subdivisions with good streets and utilities, and building sites at a fair competitive price under regulations that will be uniform to all.

Sec. 2. - Penalty for violation of chapter.

Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any amount not exceeding \$500.00. However, if the violation is of a provision relating to zoning, safety, public health, or sanitation, the penalty shall not exceed \$2,000. A separate offense shall be deemed committed upon each day during or on which such violation occurs or continues.

Sec. 3. - Definitions.

For the purpose of this ordinance, the following terms, phrases, words and their derivations shall have the meaning given in this section:

- (1) *Alley*. An alley is a minor public right-of-way, not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular services access to the back or sides of property otherwise abutting on a public street.
- (2) *Building setback lines*. The building setback line is a line within a property defining the minimum horizontal distance between a building and the adjacent street line.
- (3) *Commission*. The commission is the planning and zoning commission of the City of Hewitt.
- (4) *Cross-walkway*. A cross-walkway is a public right-of-way six feet or more width [wide] between property lines, which provides pedestrian circulation.
- (5) *Cul-de-sac*. A cul-de-sac is a short, minor street having but one vehicular access to another street and terminated by a vehicular turnaround.
- (6) *Dead-end street*. A dead-end street is a street, other than a cul-de-sac, with only one outlet.
- (7) *Design standards*. Subdivision design standards as referenced in this ordinance shall mean the City of Hewitt's subdivision design standards and specifications, together with all tables, drawings and other attachments, hereinafter approved and adopted by the city council of Hewitt, and those standards so adopted shall become a part of this ordinance.
- (8) *Easement*. A utility or drainage easement is an interest in land granted to the city for installing and maintaining utilities and drainage across, over or under private land, together with the right to enter thereon with machinery and other vehicles necessary for the maintenance of said utilities and drainage.
- (9) *Lot*. A lot is an undivided tract or parcel of land having frontage on a public street and which is, or in the future may be, offered for sale, conveyance, transfer or improvement;

which is designated as a distinct and separate tract; and which is identified by a tract or lot or symbol in a duly approved subdivision plat which has been properly filed of record.

- (10) *Plat*. A plat is a complete and exact subdivision plan submitted to the commission for approval and which, if approved, will be submitted to the county clerk for recording.
- (11) *Minor plat*. Plats involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities.
- (12) *Public right-of-way*. A public right-of-way is a strip of land used or intended to be used, wholly or in part, as a public street, alley, walkway or drain.
- (13) *Roadway, paving width*. The roadway or paving width is the portion of a street available for vehicular traffic; where curbs are laid, the portion between the face of curbs.
- (14) *Street*. A street is a public right-of-way which provides primary vehicular access to adjacent land, whether designated as a street, highway, thoroughfare, parkway, throughway, avenue, lane, boulevard, road, place, drive or however otherwise designated.
 - (a) *Arterial street*. A street used primarily for fast or heavy traffic.
 - (b) *Collector street*. A street which carries traffic from the minor streets to the major system or arterial streets and highways, including the principal entrance streets of a residential development, and principal streets for circulation to schools, parks and other community facilities within such a development and including, also, all streets which carry traffic through or adjacent to commercial and industrial areas.
 - (c) *Minor street*. A street used primarily for access to abutting residential property.
 - (d) *Boulevard*. A broad street landscaped with trees, bushes, etc.
- (15) *Subdivider*. A subdivider is any person or any agent thereof dividing or proposing to divide land so as to constitute a subdivision as that term is defined herein. In any event, the term "subdivider" shall be restricted to include only the owner, equitable owner or authorized agent of such owner or equitable owner of the land sought to be divided. The term "Developer" is sometimes used herein interchangeably with the term Subdivider.
- (16) *Subdivision*. A subdivision is the division of any lot, tract or parcel of land into two or more parts for the purpose of sale or building development, or if a new street is involved, any division of a lot, tract or parcel of land. Subdivision includes resubdivision and, when appropriate to the context, relates to the process of subdivision or to the land or area subdivided.
- (17) *Shall, may*. The word "shall" is always mandatory, while the word "may" is merely permissive.
- (18) *Utility location verification*. Serves as a double check to verify that the installed utilities and drainage structures were installed at the locations and depths recorded on the record drawings.

Sec. 4. - Interpretation and purpose.

In the interpretation and application of the provisions hereof, this ordinance shall be deemed to be the minimum requirement adopted by the city council for the protection of the public health, safety and welfare. This ordinance is intended to meet the requirements of the State of Texas at a

minimum and in the event the ordinances and state do not coincide, the more stringent of the two shall govern. To protect the public among other purposes, such provisions are intended to provide for a permanent wholesome environment, adequate municipal services and safe streets.

Sec. 5. – Scope and Jurisdiction

This ordinance shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to the effective date of this ordinance, or any amendments thereto; however, this ordinance shall apply to any resubdivision of any existing subdivision, lot or lots, including thereunder all land within the corporate area of the City of Hewitt or within the extraterritorial jurisdiction of the City of Hewitt, Texas, as is designated by state statute. It is not intended by this ordinance in any way to impair or interfere with private restrictions placed upon property by deeds, covenants or other private agreements, or with restrictive covenants running with the land to which the city is a party. Where this ordinance imposes a greater restriction upon land than is imposed or is required by such existing provision of law, contract or deed, the provisions of this ordinance shall control.

From and after the date of its adoption, this ordinance shall govern all subdivisions of land within the corporate limits of the City of Hewitt and all contiguous unincorporated areas, not a part of any other city, and within one-half mile from the city limits, subject to the laws of the State of Texas. In the event that the distance from the city limits is changed by the Texas legislature, such distance provided for in this ordinance shall thereafter conform to the distance provided by the legislature.

Any owner of the land within the limits of said subdivision jurisdiction wishing to subdivide land shall submit to the commission a plat of the subdivision which shall conform to the minimum requirements set forth by these regulations. No plat of a subdivision lying within such territory or part thereof shall be filed or recorded in the office of the county clerk until such subdivision plat shall have been approved by the commission and such approval entered in writing on the final plat in accordance with the provisions of this ordinance. No subdivision shall proceed with the improvements in any subdivision until the final plat shall receive approval by the commission.

Sec. 6. Platting Process.

6.01. - Subdivision Plat Applications in General.

A. Approval Authority. The approval, disapproval, or disapproval with conditions of both Preliminary and Final Plats rests within the authority of the City of Hewitt Planning and Zoning Commission.

B. Pre-Submission Conference. Applicants are encouraged to schedule a pre-submission meeting with City Planning staff. Discussing the proposed project and City requirements will lead to a more informed and efficient plat application process; and could resolve some potential issues in advance.

C. Complete Application Required. A preliminary or final plat application will not be accepted unless it is complete. A plat application is only complete if it includes all the information and attachments required for that plat in this Chapter.

D. Presentation before the Planning & Zoning Commission. Commission meetings are regularly scheduled (two per month), and the schedule is shown on the City's website. For consideration at one of the scheduled meetings an applicant must submit a complete application no earlier than 29 days before the meeting and no later than 25 days before the meeting. The

applicant's submission shall identify the regular meeting at which it desires for the Commission to consider its application. Applications not tied to a regular meeting will not be accepted.

E. Filing Authority. Complete application packets shall be filed with the Community Development Director. The Community Development Director will not accept incomplete applications or applications filed outside of the time periods set forth above.

F. Extensions of Time. The City has no authority to extend time for action on a submission. The Developer has the power to request one extension of 30 days. If the extension request is made at a time when the Commission cannot approve it as a body prior to the 30 day's running on the original submission, the City Manager may approve the extension and have the extension ratified by the Commission at its next meeting.

G. Disapproval generally is with Conditions. Although there may be cases where the Commission disapproves an application for reasons that on the face of the application or under applicable law cannot be corrected; most disapprovals will be disapprovals with conditions, meaning that the application is disapproved due to one or more items of non-compliance with the subdivision regulations.

When disapproving an application with conditions, the Commission must specify clearly the conditions or reasons for disapproval with conditions, and for each condition or reason:

- 1) state how it is directly related to the requirements of Subchapter A of Chapter 212 of the Texas Local Government Code;
- 2) cite the law, statute or ordinance provision that is the basis for the condition or reason;
- 3) the conditions or reasons must not be arbitrary.

The applicant must be notified in writing as to the determination, with the specificity required above, within 10 days.

H. Applicant's Response to Conditions. H.B. 3167 creates a procedure where a disappointed applicant can file a response to the conditions to show that they are now met. This Response can be filed at any time and the City may not set a deadline for the Response. The purpose of the Response is for the Developer to show the City that it has corrected the reasons/conditions for disapproval. An action on the Response is an action on the plat previously disapproved with conditions. The Commission must render a decision on the application previously disapproved with conditions within 15 days of receipt of the Response. If the Response still has not resolved all of the conditions, the Commission must again disapprove the application with conditions. If the 15 day deadline is missed by the Commission the previously disapproved plat with conditions is considered approved. If the Response has met the conditions, the Commission approves the previously filed plat application, or such is deemed approved by other provisions of this Chapter.

I. Specificity in Determination on a Response. A Response requires the same specificity as an initial determination, but further requires that ONLY conditions or reasons given in the initial determination may be used unless the Developer has raised new information. The applicant must be notified in writing of the Commission's determination, with the specificity required above, within 10 days.

J. Replats. Under H.B. 3167 a public hearing is not required on replats unless a variance or exception is being requested.

K. Change Effective to All Timelines. EXCEPT TO THE EXTENT THE CONTEXT INDICATES OTHERWISE, ALL SUBMISSIONS REQUIRED BY THIS CHAPTER MUST BE PROVIDED NO LATER THAN 25 DAYS BEFORE THE COMMISSION MEETING FOR THE

APPLICABLE PLAT. THIS PROVISION OVERRIDES ANY PROVISIONS TO THE CONTRARY HEREINBELOW.

6.02 Fees. Plats submitted for review shall be accompanied by a check payable to the City of Hewitt in the amount specified in the schedule of fees. A reasonable schedule of fees shall be set by resolution of the city council.

Sec. 7. - Preliminary plats.

(a) *Submission*. A preliminary plat of the proposed subdivision at a scale not smaller than 100 feet to the inch (i.e., a scale of 60 feet to 1 inch would be acceptable whereas 200 feet to 1 inch would not be) shall first be approved by the commission before the preparation of the final plat. Thirteen full-size (minimum 18 inches by 24 inches), two (11 inches by 17 inches) paper copies and digital file versions (.pdf and CAD .dwg) of the plat shall be tendered with a letter of transmittal to the City Planning Director in accordance with Section 6.01 of Part 1 above.. Such plat shall contain the following information:

- (1) The subdivision name (which must not duplicate in any manner an existing subdivision name); the names and addresses of the owners, and of the designer of the plat, who shall be a State of Texas licensed professional engineer or registered surveyor.
- (2) Date, approximate north point and scale.
- (3) The location of existing and platted property lines, streets, watercourses, flood plains, railroads, existing utilities, existing fire hydrants, and any public utility easements on the subdivided land. The location of each of these items listed in this subsection shall also be shown on the immediate adjoining land. Utility easements shall be illustrated so as to show the height above the ground surface of the easement as well as the width and length on the surface of such easement.
- (4) The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks, reservations, blocks, lot lines and building lines. The names of streets shall conform whenever possible to existing street names, and lots and blocks shall be numbered in a systematic arrangement.
- (5) The preliminary plat shall indicate tentatively the proposed land use.
- (6) Topographical information approximately equivalent to two-foot contour lines, and based on the North American Vertical Datum of 1988 (NAVD88) from a current topographical survey, which shall be specified on the plan.
- (7) The location, size and flow line of all existing drainage structures on the land being subdivided and on adjoining tracts.
- (8) Location of city limits line, the outer border of the city's extraterritorial jurisdiction, and boundaries, if they traverse the subdivision or form part of the boundary of the subdivision, or are contiguous to such boundary.
- (9) Vicinity map which shall show existing streets, parks and public facilities in the vicinity.
- (10) The following notice shall be placed on each preliminary plat: "Preliminary Plat for Inspection Purposes Only."
- (11) Front and side building setback lines on all lots and tracts.

- (12) The location of flood plains on the land being subdivided and on the adjoining tracts. If the proposed subdivision and the surrounding tracks do not contain any portion of the flood plain, then the plat shall state, "No portion of the flood plain appears to be located in this area."

(b) *Approval.*

- (1) The commission shall render a decision on the preliminary plat within 30 days after its submission to the city, unless such time is extended at the request of the subdivider or his/her agent. Such decision may consist of approval, disapproval or disapproval with conditions. A disapproval with conditions means that the application is disapproved subject to the stated conditions being met. For required notices and the response procedure see Section 6.01 of Part 1 above.
- (2) Approval of the preliminary plat shall be deemed an expression of approval only of the arrangement and approximate size of streets, lots and blocks. Any change to the approved preliminary plat prior to submitting the final plat for review or approval shall void the preliminary plat.
- (3) The commission shall not approve a preliminary or final plat if the land use designated does not coincide with the current zoning for the area for which the subdivision is being proposed.
- (4) If the Community Development Director finds that the conditions of the disapproval of the preliminary plat have been met the Preliminary Plat will be deemed approved by the Commission. The order of the Commission disapproving with conditions shall provide that the Community Development Director's determination that the conditions have been met shall constitute approval by the Commission without the need for further Commission proceedings.
- (5) A Preliminary Plat that has been approved is effective for a period of 18 months. If a Final Plat application has not been submitted within 18 months of the approval of the Preliminary Plat, the Preliminary Plat becomes null and void.

Sec. 8. - Final plat.

- (a) *Submission.* Thirteen paper full size (minimum 18 inches by 24 inches), two (11 inches by 17 inches) paper, and two mylar (minimum 18 inches by 24 inches) copies, and digital file versions (.pdf and CAD .dwg) of the final plat shall be tendered with a letter of transmittal to the Planning Director in accordance with Section 6.01 of Part 1 above.

The final plat shall be drawn at a scale of one inch equals 100 feet and where necessary, may be on several sheets accompanied by an index sheet showing the entire subdivision. The final plat shall show or be accompanied by the following information:

- (1) An accurate boundary survey of the property, with bearings and distances, referenced to survey lines and established subdivisions, showing pertinent data concerning property immediately adjacent in dashed lines (including flood plan designations).

- (2) Right-of-way lines of streets and alleys, property lines of lots, parks and other sites with accurate dimensions, bearing or deflection angles, and radii, arcs and central angles of all curves.
- (3) Name and right-of-way width of each street or other right-of-way.
- (4) Locations, dimensions and purpose of any easements.
- (5) The location of minimum building setback lines from all streets, side lots and other sites.
- (6) Location and description of monuments, which shall be placed at each corner of the boundary survey of the subdivision. Permanent lot markers shall be placed at each lot corner.
- (7) Numbers of all lots and blocks.
- (8) Two points on the plat shall show the Texas State Plane Coordinate System coordinates. Bearings shall also be based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83) Texas Central Zone.

For subdivisions involving street, or water and wastewater construction, a bench mark based upon the North American Vertical Datum of 1988 (NAVD88) shall be included.

- (9) Surveyor's certificate, to be placed on the subdivision plat:

"KNOW ALL MEN BY THESE PRESENTS:

That I, _____, do hereby certify that I made an actual and accurate survey of the platted land and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Hewitt, Texas."

- (10) The Construction Plans for public infrastructure.
- (11) Certificate of approval on final plat must contain one of the following phases based on the manner in which the plat is approved.
 - a. Certificate of approval by Hewitt Planning and Zoning Commission (to be placed on plat):

Approved this _____ day of _____, 20____, by the Hewitt Planning and Zoning Commission of the City of Hewitt, Texas.

Chairman

Zoning Secretary

- b. Minor Plat - Certificate of approval by city manager (to be placed on plat):

Approved this _____ day of _____, 20____, by the city manager of the City of Hewitt, Texas.

City Manager

Zoning Secretary

- (11) A certificate of dedication of all streets, alleys, parks, easements and other land intended for public use, signed by the owner or owners and by all other persons, firms or corporations owning an interest in the property subdivided and platted which shall be acknowledged in the manner prescribed by the laws of the State of Texas for conveyance of real property.
- (b) *Approval.*
- (1) Prior to the commission's consideration of the final plat, the city engineer shall review same , including the Construction Plans, and make his/her recommendations in writing to the commission.
- (2) The commission shall render a decision on the final plat within 30 days after submission to the city. Such decision shall consist of approval, disapproval, or disapproval. with conditions.
- (3) Where a final plat is disapproved by the commission or disapproved with conditions, the subdivider shall be informed in writing by the commission of the action. The reasons for the disapproval must be provided to the subdivider in writing within 10 days of the determination. For a disapproval with conditions Section 6.01 of Part 1 above controls.
- (4) If the Community Development Director finds that the conditions of the disapproval of the final plat have been met the Final Plat will be deemed approved by the Commission. The order of the Commission disapproving with conditions shall provide that the Community Development Director's determination that the conditions have been met shall constitute approval by the Commission without the need for further Commission proceedings.
- (5) Upon approval, the chairman and secretary of the commission (and the City Secretary if different) shall affix their signatures to the reproducible plat.
- (6) The final plat, as approved by the city shall be retained by the zoning secretary and within 30 days of the subdivision's acceptance by the city, meeting all requirements as outlined in Sec. 10 "Final subdivision approval and acceptance," shall be filed for record in the office of the county clerk of McLennan County.

Sec. 8.01. - Combined plat submittal.

When a tract or parcel of land has not been previously platted and recorded in the plat records of McLennan County, Texas, the subdivider may, at his/her option, elect to combine the process of submitting his/her preliminary and final plats of a subdivision whenever the tract of land involves three or less lots and is to be subdivided without change of street location or without substantial effect on city services, drainage or adjacent properties.

A preliminary plat including those elements described above is required; however, it may be submitted at the same time as the final plat. The provisions of Section 6.01 of Part 1 above still apply.

Sec. 8.02. - Delegation of approval responsibility.

(a) The Building Official may approve plats that meet the following criteria without approval of the planning and zoning commission.

(1) Amending plats as described by Section 212.016 of the Texas Local Government Code.

(b) Minor plats or replats involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities; or

(c) A replat under Section 212.0145 that does not require the creation of any new street or the extension of municipal facilities.

(d) The Building Official may, for any reason, elect to present the plat for approval to the planning and zoning commission.

(e) The Building Official shall not disapprove the plat and shall be required to refer any plat which (s)he refuses to approve to the planning and zoning commission within the time period established by Section 212.009 of the Texas Local Government Code.

(f) *Minor Plat or other plat authorized to be approved by the Building Official* - Certificate of approval by Building Official (to be placed on *plat*):

Approved this _____ day of _____, 20 _____, by the
Building Official of the City of Hewitt, Texas.

Building Official

Zoning Secretary

Sec. 9. - Construction plans.

(a) *Submission.* Five sets of construction plans including digital file versions (.pdf and CAD .dwg), conforming with subdivision and design standards, approved and adopted by the city council, shall be submitted to the Commission for review in conjunction with the City Engineer and city staff *as part of the final plat application*.. Construction plans which are required to be submitted shall include, but not be limited to, the following:

(1) A contour map which must show to an appropriate interval the existing natural contours of the grounds concerned, and the estimated high water flood line, if any.

- (2) A plan of the proposed water system. Where applicable, this plan shall show the sizes and types of all pipelines, fittings, valve boxes and the location of fire hydrants with an indicated elevation of the top of the proposed curb at its location; the location and elevation of benchmarks shall refer to NAVD88; and the existing mains to which the system will be connected.
- (3) A plan of the proposed sanitary sewer system. Where applicable, this plan shall indicate the sizes and types and flow line grades of all pipelines and their locations within this system; the location and sizes of the existing mains to which this system will be connected; and the location and flow line elevations of all manholes and cleanouts. Manholes shall generally be located no more than 450 feet apart.
- (4) A plan of the proposed storm sewer system. Adequate drainage facilities shall be installed as required by the commission. This plan shall show the locations, sizes and types of all pipelines, manholes, inlets and flow line and size of the existing drain ditch or storm sewer to which the system will be connected.
- (5) A plan of the proposed streets. This plan shall show the right-of-way and paved width of all streets and their top of curb grades and distances with the elevations indicated at all centerline intersections and grade breaks. It shall show the location of all curbs and gutters as proposed.
- (6) Detail plans. The detail plan sheet shall be a composite of all details which concern the above set of construction plans, such as:

Detail of the proposed inlets, manholes, cleanouts, sewer and water connections, street cross sections, curb and gutter, fire hydrant locations and footing construction, concrete junction boxes, head walls, grading plans and finished floor elevations, flood plain designation, and any other details deemed necessary by the city engineer to show intent of construction.
- (7) Plan-profile sheets. The plan-profile sheets shall be platted to a convenient and legible scale and will show the finished plan of the proposed utilities and street construction. They shall also indicate the existing profile of the natural ground along with the proposed profiles on the top of curb of all streets, flow lines of all sanitary sewers, water lines, drainage channels and storm sewers.
- (8) North arrow. All construction plans shall include a north arrow, scale or scales and date, and shall bear the seal and signature of a State of Texas licensed professional engineer.

The approval/disapproval of the Construction Plans by the Commission is part of the final plat application review process. The Commission relies heavily on the recommendations of the City Engineer and city staff in the review of the Construction Plans. The final plat will not be approved without approval of the Construction Plans.

Sec. 10. - Final subdivision approval and acceptance.

- a) Before a final plat is filed with the county clerk, the developer shall be required either to complete all required improvements and those improvements be accepted by the City, or to submit a performance guarantee in an amount sufficient to pay for the construction and installation of required improvements..

- b) *Completion of Improvements without Performance Guarantee.* If the developer chooses to complete improvements without submitting a performance guarantee the following requirements must be met before the plat is filed for record:
- 1) All required improvements shall be completed to the city's standards and specifications.
 - 2) The developer's engineer certifies to the City in writing that the improvements were constructed in accordance with the approved plans and specifications.
 - 2) A final inspection of completed improvements shall be performed by the City Engineer and the work must be approved and/or accepted. The developer shall maintain all improvements until improvements have been accepted by the city.
 - 3) The developer or general contractor shall submit a letter to the City Secretary certifying that all construction bills have been paid, and materials and workmanship are guaranteed for one (1) year. A one (1) year maintenance and repair warranty must be provided to the city supported by a surety maintenance bond. The warranty must run from the date of acceptance of the improvements by the City.
 - 4) Complete record drawings of required improvements have been submitted to and approved by the Building Official. [Three (3) paper sets and digital versions in Pdf and CAD dwg]
 - 5) Payment of utility location verification fee set in City's schedule of fees. Utility location verification and any corrections to the record drawings must be completed prior to scheduling final inspection.
- c) *Performance Guarantee.* If the developer wishes to have a subdivision plat filed for record before required improvements are completed and accepted for maintenance by the city, the developer shall submit to the city a guarantee of performance to be approved by the City Attorney, City Manager, and the City Engineer. HOWEVER, THE ROADWAY BASE, WATER IMPROVEMENTS, AND SANITARY SEWER AND STORMWATER DRAINAGE IMPROVEMENTS MUST BE INSTALLED, INSPECTED, AND APPROVED **BEFORE** ANY OTHER DEVELOPMENT TAKES PLACE IN THE SUBDIVISION.
- d) *Types of Performance Guarantee.* The developer may choose to provide the funds to guarantee construction (Cash, Cashier's Check, Cash Bond, Surety Bond or other type of Depositary Agreement), or to contract with an approved financial institution to guarantee satisfactory completion of improvements (Letter of Credit or Subdivision Performance Bond). A personal bond is not acceptable.
- e) *Duration of Performance Guarantee.* The duration of the performance guarantee shall equal the length of time estimated to be necessary for the completion of all required improvements. If required improvements are not complete by the expiration date of the guarantee, the city may

require cash payment by the developer or surety company or under the letter of credit, or may require an extension of the guarantee for a specific period of time.

f) *Amount of Performance Guarantee*

1) When required improvements are to be constructed by the developer, the amount of the performance guarantee shall be based on an estimate of construction costs provided by a Professional Engineer registered in the State of Texas. The amount shall be sufficient to insure satisfactory construction and installation of required improvements and shall be approved by the City Engineer.

2) Where required improvements are to be made by the city, the City Engineer shall determine the construction cost and the amount of the performance guarantee.

g) *Release of Performance Guarantee.* The performance guarantee shall be unconditionally released by the city when:

- 1) any required inspection fee has been paid to the city, and
- 2) all improvements have been completed, and
- 3) a final inspection of completed improvements has been performed by the City Engineer and the work has been approved and/or accepted for maintenance by the city, and
- 4) a letter has been submitted to the City Secretary by the developer's general contractor stating that all construction bills have been paid and all improvements are free of all liens and encumbrances, and
- 5) complete record drawings of required improvements have been submitted to and approved by the City Engineer; and
- 6) a one (1) year maintenance and repair warranty must be provided to the city supported by a surety maintenance bond.

h) The Commission may waive or defer improvements which are not deemed necessary for the protection of public health, orderly growth, safety, and general welfare. When provision of any improvement is deferred, the subdivider shall pay for or post a bond for the developer's share of the cost of the deferred improvements. Payment shall be made or bond posted before the plat is filed for record in the Official Public Records of McLennan County.

- i) For streets that are to be privately maintained, the same completion or security requirement applies; and inspection is required. In addition, proof of arrangement for future maintenance is required (homeowners' association, etc.).

j) *Time for construction.* Street and utility construction shall begin within one year of approval of the final plat and shall be continued until completed.

k) *Time extension.* In the event development has not begun on the proposed subdivision after one year from the effective final plat approval, the commission may, upon written application of the subdivider, grant not more than two six-month extensions.

Sec. 11. - Easements for utilities.

Except where alleys are provided for the purpose, the commission shall require easements for electricity poles, wires, conduits, storm and sanitary sewers, gas and water mains, or other utility lines. The easement shall normally be taken as a utility easement across front lot lines and alongside lot lines which are adjacent and parallel to street and/or highway right-of-way. Said easements shall be a minimum total of 20 feet in width from ground level to 13 feet above from ground level and shall be a minimum of 15 feet from 13 feet above ground level upward. As these are minimum requirements, the city shall determine on a case by case basis if an easement is

required in an alternative location and/or a larger width. However, except as provided herein, storm and sanitary sewer lines and water mains shall be placed within the city street right-of-way.

Sec. 12. - Comprehensive group housing development.

For the purpose of this ordinance, comprehensive group housing developments shall include three or more apartment units, three or more townhouse units, and three or more condominiums, together with necessary drives and ways of access, which may or may not be subdivided into customary lots and blocks and where street rights-of-way and utility easements are not necessarily dedicated to public use. All comprehensive group housing development projects shall conform with this ordinance and with subdivision design standards and specifications approved and adopted by the city council.

Sec. 13. - Variances.

Where, because of topographical or other conditions peculiar to the site, a subdivider can show that a provision of this ordinance would cause an unnecessary and extraordinary hardship if strictly adhered to, a variance may be recommended by the commission to the city council. The city council may authorize variances if they deem such action proper. Any variance thus authorized is required to be entered in writing in the minutes of the council and the reason which justified the departure shall be set forth, and such variance must be authorized by affirmative vote of not less than four members of the council. No person has a vested right to a variance. Mere financial hardship is insufficient to support a variance alone. A variance cannot be granted due to a condition of the applicant's own making.

Sec. 13.01. - Dedication and maintenance of streets.

Disapproval of a plat by the commission shall be deemed a refusal by the city to accept the offered dedications shown thereon. Approval of a plat shall not be deemed an acceptance of the proposed dedications and shall not impose any duty upon the city concerning the maintenance or improvement of any such dedicated parts until the proper authorities of the city have actually appropriated the same by entry, use, or improvement.

Sec. 14. - Street construction and right-of-way.

(a) *Streets generally.*

- (1) All street construction shall conform with subdivision design standards and specifications, approved and adopted by the city council.
- (2) Proposed new streets shall extend existing streets or the projections at the same or greater width, but in no case less than the minimum required width as set forth in the design standards and specifications. Where, in the opinion of the commission, it is desirable to provide street access to adjoining property, proposed streets shall extend to the boundary of such property. Half streets or half alleys along the boundary of land proposed for subdivision will not be permitted.
- (3) The minimum width of proposed streets, measured from face of curb to face of curb, shall be as shown in the subdivision design standards and specifications.
- (4) In general, streets shall be planned to conform to existing topographic conditions. The minimum and maximum street grades shall be determined by subdivision design standards and specifications.

- (5) Insofar as practicable, acute angles at street intersections shall be avoided. In all cases, however, curb radii shall be determined by subdivision design standards and specifications.
 - (6) Horizontal curves shall be determined by subdivision design standards and specifications.
 - (7) Street intersections with centerline offsets shall not be allowed.
 - (8) Streets designed to have one end permanently closed shall be provided at the closed end with a turnaround with a minimum right-of-way radius of 50 feet and a minimum driving surface radius of 40 feet. Upon and after the approval of this ordinance, streets designed to have one end permanently closed shall not be permitted unless they conform to the requirements above. A cul-de-sac shall not be more than 600 feet in length unless approved by the commission for specific reasons of topography or other conditions that are outside of the control of the subdivider.
 - (9) Proposed streets substantially in alignment with existing and named streets shall bear the names of existing streets. In no case shall the proposed name for any street duplicate an existing street name or be confusingly similar. The subdivider shall provide street name signs in accordance with existing city standards.
 - (10) Where subdivision embraces a proposed principal street as shown on the City of Hewitt Comprehensive Plan, such street shall be platted to maintain continuity in the approximate location as shown, and of the type indicated in the comprehensive plan.
- (b) *Internal streets.*
- (1) The subdivider shall be responsible, at his/her own expense and cost, for the construction of all streets within his/her subdivision.
 - (2) The commission shall have the right to require the dedication of street rights-of-way up to 64 feet in width, and the subdivider shall furnish same without charge to the city. In the event the commission requires a dedication of right-of-way in excess of 64 feet, then to the extent that the dedication exceeds 64 feet, such excess will be offered for purchase by the city at a cost no greater than current comparable land values.
 - (3) Anything to the contrary in this paragraph notwithstanding, in the event the subdivider of a residential subdivision is required by the city to construct a street with a paved width greater than 44 feet or of a quality higher than is required by the subdivision design standards and specifications, then the city shall reimburse the subdivider for such additional cost of increasing the width of the street or the increased cost of the higher quality street. Such reimbursement shall be made in full on or before one year from the date of approval of the final plat and construction plans, provided construction is in accordance with the approved construction plans and with the subdivision design standards and specifications, and is completed within such one-year period.

Sec. 14.01. - Private roads.

- (a) *Legislative determination.* It is hereby determined necessary in the maintenance of orderly development of the community and in providing for the health, safety, and welfare of the

residents and property owners of the City of Hewitt to regulate the construction of private roadways within the city.

(b) *Scope.* Any lot or parcel of land which does not abut a public street shall abut a private road meeting the standards of this section. This section shall not apply to:

(1) Access roads internal to any individual lot or parcel of land, as defined herein, if such lot or parcel of land has direct public street frontage access and is under the control of one person, firm, corporation or association, and provided further that the access road does not provide access to any abutting lot or parcel of land. Examples of access roads that may be exempted from the permitting procedures of this section include those serving apartment complexes, mobile home parks, nursing homes, hospitals, factories, schools and shopping centers which are otherwise subject to site plan review and approval under the provisions of the Hewitt Zoning Ordinance.

(c) *Definitions.*

City engineer: Shall mean City of Hewitt Engineer or his/her duly authorized representative.

Driveway: A driveway is that portion of a lot intended to be the area upon which vehicles travel from a road (public or private) to a dwelling or other improvements located upon the lot.

Easement: A grant of one or more property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

Lot(s): For the purpose of this section, a lot is a parcel of land of at least sufficient size, and containing sufficient area after applicable setbacks, to meet the minimum zoning requirements for use, coverage and area and to provide such yards and other open spaces as are required for its intended use by the Hewitt Zoning Ordinance as amended. The word lot includes the word plot and parcel.

Private road: Any road or thoroughfare for vehicular traffic contained within a private road easement which is privately owned and maintained and which provides access to two or more parcels abutting the private road easement.

Private road easement: An easement which is granted exclusively for private access to two or more abutting parcels of land and which contains or is intended to contain a private road.

Public street: A publicly owned and maintained thoroughfare dedicated for the purpose of traffic circulation and principal means of access to abutting property.

Shared driveway: A driveway as defined in this section but used by two lots.

Shared driveway easement: An easement which is granted exclusively for a private access to two abutting parcels of land and which contains or is intended to contain a private driveway.

Street right-of-way: A general term denoting land, property, or a property interest, usually in a strip, acquired for or devoted to transportation purposes which has been dedicated for public use.

(d) *General provisions.*

(1) All private roads and shared driveways shall be located within a private road easement or shared driveway easement. A shared driveway easement shall be a minimum of 66 feet in width or within a 33-foot easement if subject to a permanent deed restriction to prevent further extension to any additional parcels. Private road easement shall not be less than

66 feet in width at any point. At any dead end of an easement that exceeds 200 feet in length, the easement shall widen such that there is a minimum driving surface radius of 60 feet.

- (2) The maximum grade for any private road shall not exceed six percent or, up to ten percent upon recommendation of the city engineer based upon unique circumstances of the site and appropriate engineering design standards with the exception that the private road shall have a maximum grade of four percent for a minimum distance of 30 feet from its intersection with a public road right-of-way or other private road.
- (3) The improved surface of the private road or shared driveway shall be located and constructed a minimum of 15 feet from any adjoining lot or parcel which does not derive access from the easement or private road.
- (4) A dead end private road or cul-de-sac shall not exceed 600 feet in length measured in a straight line from the intersection with the public road to the end of the private road.
- (5) The location and design of the intersection of a private road with the public street network shall be approved by the Hewitt City Engineer. After the effective date of this section, no private road shall be approved which is closer than 500 feet from another public or private road, as measured along the centerline of the intersecting public road. Private roads shall not interconnect with the public street network in a manner that will preclude the extension of public streets within areas where the future extension of public streets is necessary to further the logical, orderly, and efficient development of the overall public street network. In making such determination, the city engineer shall consider the circulation pattern and traffic volumes on nearby public streets, existing and proposed land use in the general area, the recommendations contained within the City of Hewitt Master Plan and Major Street Plan, if any, and if applicable, plans of the Texas Department of Transportation.
- (6) All private roads shall be given a street name that is not the same or similar to any other street name in the county. A street sign bearing the street name given the private road meeting, the standards of this section as to design, location, and maintenance shall be erected and maintained where such private road adjoins any public road. A "stop" sign shall be installed at the intersection of the private road with the public road and a speed limit of no more than 25 miles per hour shall be posted on all private roads located in any residential zoning district. All residential lots shall have sequential address numbers assigned in accord with the numbering convention for the City of Hewitt and said address numbers shall be clearly posted at the driveway entrance.
- (7) All private road easements shall contain easements granted to the City of Hewitt for the purpose of providing for the installation, operation, inspection, maintenance, alteration, replacement, and/or removal of public and private utilities, including conveyance of sewer, water, stormwater, electrical distribution, telephone, natural gas, and cable television.
- (8) The maximum number of lots situated on a single access road (dead-end) or cul-de-sac shall not exceed 25 unless the private road includes a dual drive entrance (i.e., boulevard entrance) and/or is configured in a continuous loop.

- (9) All improvements installed or constructed as required under the terms of this section shall be made and maintained at the expense of the property owner(s) or subdivider.
 - (10) For the purposes of this section, a lot as defined herein, is determined to be served by a private road or shared driveway if it has access rights to the private road or shared driveway easement by approved plat recorded with the McLennan County Clerk.
 - (11) A private road may not be located or extended where such location or extension would result in the creation of non-conforming lot dimensions, setback or yard areas on any adjoining parcel.
 - (12) The area in which the private road is to be located shall have a 15-foot minimum cleared area on each side of the roadway for visual safety and fire vehicle access.
- (e) *Private road construction specifications.*
- (1) A private road which is to serve residential lots shall be provided with a paved surface constructed in conformity with the City of Hewitt subdivision design standards and specifications.
 - (2) A private road which is to serve commercial or industrial uses shall be constructed in conformity with the City of Hewitt requirements and specifications for commercial and industrial plats.
- (f) *Private road approval.* Prior to issuing a building permit for a building on a lot served by a private road, the private road shall be approved by the city planning and zoning commission in accordance with the following procedures:
- (1) *Preliminary approval by planning commission:*
 - a. Thirteen copies of a site plan prepared and sealed by a State of Texas registered engineer at a scale of at least one inch equals 100 feet together with a fee established by the city shall be submitted to the city secretary or designated agent. In addition to the above requirements, the site plan shall include the following information:
 1. Proposed name of development.
 2. Parcel identification number and/or legal description.
 3. Names and addresses of proprietor, owner proprietor, and planner, design engineer or surveyor.
 4. Scale of drawing.
 5. Date of preparation and date of subsequent amendments.
 6. North arrow.
 7. Vicinity map which shall show existing streets, parks and public facilities in the vicinity.
 8. Proposed property lines and dimensions.
 9. Zoning classification.
 10. Location of existing buildings and structures.

11. Location, widths, and names of existing or prior easements of record, public and/or private.
 12. Location of existing and proposed sanitary sewers, water mains, storm drains, and other utilities.
 13. Existing and proposed topography drawn at contour intervals of two feet.
 14. Location of significant natural features such as lakes, streams, wetlands, and slopes over 20 percent.
 15. Layout and preliminary design of the proposed private road, indicating easement width and connections to adjoining rights-of-way.
 16. Indication of possible future land divisions.
 17. Locations of proposed building sites including approximate grades and building setbacks.
 18. Soil borings upon request.
 19. Screening plan upon request.
 20. Drainage plans and calculations as recommended by the City of Hewitt to assure adequate drainage and runoff.
- b. In addition to the above plans, a maintenance agreement, easement agreement, and deed restrictions which provide for the perpetual private (non-public) maintenance of the private road and easement to a necessary and reasonable standard to serve the several interests involved shall be provided. These documents shall be recorded and shall contain the following provisions:
1. A method of initiating and financing of such road and/or easements in order to keep the road in a reasonably good and usable condition.
 2. A workable method of apportioning the costs of maintenance and improvements.
 3. A notice that no public funds of the City of Hewitt are to be used to build, repair, or maintain the private road, including road cuts, curbs and gutters that may be required at the entry of the private road onto a public road.
 4. Easements to the public for purposes of public and private utilities, emergency and other public vehicles for whatever public services are necessary.
 5. A provision that the owners of any and all of the property using the road shall refrain from prohibiting, restricting, limiting, or in any manner interfering with normal ingress and egress and use by any of the other owners. Normal ingress and egress and use shall include use by family, guests, invitees, tradesmen, employees, and others bound to or returning from any of the properties having a right to use the road.
 6. A method for apportioning any costs of road improvement required under this section occasioned by an extension of the private road.

7. A requirement that all future amendments to the maintenance agreement, easement agreement, master deed and/or deed restrictions shall be provided to the city and shall be duly recorded.
 8. A provision placing on notice all future purchasers, mortgagees and others with possible interest in the property that development on the property is subject to the terms of the City of Hewitt Private Road Ordinance and the issuance of building permits for development on the property may be contingent on full compliance with the terms of the private road ordinance.
 9. Applicant must provide parcel number and legal descriptions of all parcels that have legal access to the private road easement.
- c. Prior to approval of an application for a private road or an extension of an existing private road, the planning commission shall hold a public hearing to consider public comment on the application. A notice of the public hearing on the application shall be given in the manner provided by the Hewitt Zoning Ordinance pertaining to procedures for consideration of special exception uses.
 - d. The planning and zoning commission shall review all submitted material in accord with the standards and requirements of this ordinance and may seek the professional advice of the city engineer, planner, attorney or others, as appropriate, to evaluate the proposed private road application. Should the planning and zoning commission find that all conditions have been satisfactorily met, it may recommend preliminary approval to the city council. All information and recommendations from the planning and zoning commission will be forwarded to the city council for consideration.
- (2) *Preliminary approval by city council:*
- a. After having received the planning and zoning commission's recommendation, the applicant may contact the city secretary to request city council review, which may be scheduled at the next regular city council meeting.
 - b. The applicant shall submit 13 sets of the site plan including construction plans and other documents to the city secretary at least seven days prior to the meeting. These plans shall include all recommendations of the planning and zoning commission.
 - c. Upon preliminary approval of the site plan, construction plans and other documents by the city council, the building official may issue a private road construction permit. No work on a private road shall commence until and unless there has been both preliminary approval by the city council and a private road construction permit has been issued by the building official. Preliminary approval expires in one calendar year of the applicant fails to obtain final approval.
 - d. The city council shall have the final decision regarding application for private road and shared driveway construction. The council may waive or revise any requirement of this section where unusual or extraordinary circumstances make compliance with the terms of the section impossible and where alternative approaches are proposed to accomplish the primary objectives of the section.
- (3) *Road construction:*

- a. All necessary approvals and permits of the city council shall be obtained including approval of street name.
 - b. Prior to the start of any clearing or grading, the work area shall be staked by the subdivider's engineer or surveyor and the subdivider shall deposit a cash bond or other bond assurance of performance, in the amount to be determined by the city manager to guarantee that the clearing and grading will conform with the approved plans. In addition, copies of the proof of adequate liability insurance coverage for the subdivider's engineer and contractor shall be provided to the city council prior to commencement of construction.
 - c. All private roads shall be inspected by the city engineer during the construction of the road. Reasonable four to five working days notification shall be given to the city engineer's office before commencing construction of the road. The owner and/or contractor shall hold liability insurance for the road construction. Prior to granting final approval, the subdivider's engineer shall first certify that the road has been constructed in accordance with as-built plans which shall be submitted at the completion of the job (he/she should also submit test results for materials, compaction, etc.).
 - d. Any significant changes from the approved plans shall be noted in the cover letter, along with the reasons for the changes.
 - e. Upon receipt of acceptable as-built plans and verification of proper certification of construction, the city engineer may submit his/her recommendation to the city to accept the road as completed. The city secretary and city engineer prefer to have as built plans on a digital format acceptable to the city engineer in addition to a PDF, along with the required paper copies. If there is any deviation from the plans, the city engineer shall report the deviation and reason for same to the city secretary. The city engineer has the right to reject the work and issue stop work orders if contractor or contractor's equipment creates any unnecessary disturbance beyond the limits of construction as shown on the approved plans and staked by the subdivider's engineer.
- (4) *Final approval by city council:*
- a. In order to request placement on the city council agenda for final approval, the applicant shall obtain and/or complete the following:
 - 1. Final inspection and approval of private road by the city engineer.
 - 2. Installation of street sign and traffic control devices as required.
 - 3. Installation of underground utilities if applicable.
 - b. The following information shall be submitted to the city secretary at least 14 days prior to the council meeting.
 - 1. Eight copies of recorded land survey and legal descriptions showing easements for underground electrical and communication service lines, drainage, sanitary sewer, private road and dedication of any public road right-of-way.
 - 2. Two copies of recorded road maintenance agreement and drainage facilities maintenance agreement.

3. Two copies of recorded deed restrictions and easements.
- c. If there is compliance with this and other applicable city ordinances, the city council may give final approval to the private road.
- (g) *Permits not to be issued; fees; nonconforming use; severability; penalty; effective date.*
- (1) *Permits not to be issued:* No building or occupancy permits shall be issued by the building official for the use of any parcel of land served by a private road unless such road has been approved by the city council as provided herein. No occupancy permits, unless waived by the city council, will be issued until the city council provides its final approval of the private road. If the city council allows an occupancy permit to be issued without final approval of the private road, the occupancy permit shall be issued on a conditional basis pending final approval of the road by the city council.
- (2) *Fees:* Fees to be charged pursuant to this section shall be as set, or from time to time amended by a resolution of the city council.
- (3) *Nonconforming uses:* A nonconforming use or condition in existence at the time of adoption of this ordinance may be continued unless:
- a. It is contrary to the intent of these regulations.
- b. It is altered or in any way expands the nonconformity.
- c. It is determined to be a public nuisance or a threat to public health and safety as determined by the city engineer.
- (4) *Severability:* This section and each of the various parts, subsections, sentences, phrases, and clauses hereof are hereby declared to be severable. If any part, section, subsection, sentence, phrase, or clause is determined to be invalid or unenforceable for any reason by a court of competent jurisdiction, it is hereby provided that the remainder of this section shall not be affected thereby and shall remain in full force and effect.
- (5) *Penalty:* Violation of this section is a municipal civil infraction, for which the fine shall be not less than \$100.00 nor more than \$500.00 for the first offense and not less than \$500.00 nor more than \$1,000.00 for subsequent offenses, in the discretion of the court, and in addition to all of the costs, damages and expenses provided by law. For purposes of this section, "subsequent offense" means a violation of this section committed by the same person within 12 months of a previous violation of the section for which said person admitted responsibility or was adjudicated to be responsible. Each day that such violation occurs shall constitute a separate offense.
- (6) *Effective date:* This section shall become effective upon its publication.

Sec. 15. - Construction of water, sewer and drainage facilities.

- (a) The subdivider shall, at his/her own cost, dedicate such right-of-way and construct such storm sewers, drainage ditches, sanitary sewers, water mains and water lines, of such a size as to adequately serve the area being subdivided; however, if the city should require the dedication of additional right-of-way or the construction of storm sewers, drainage ditches, sanitary sewers, or water mains of a size greater than set out above, then the city shall, within

one year after date of approval of the final construction plans, provided construction has been completed within such one-year period and in accordance with approved construction plans, reimburse the subdivider for any increased cost of such facilities. All of such facilities shall be constructed in accordance with subdivision design standards and specifications approved and adopted by the city council.

- (b) Where it is necessary, in order to properly serve the subdivision, that extension of existing city utilities be made or that drainage facilities be constructed outside the subdivision, which extensions or such facilities are herein referred to as "off-site improvements," the subdivider shall install such off-site improvements at his/her own expense.

Sec. 16. - Blocks.

Blocks shall not be more than 1,000 feet in length.

Sec. 17. - Lots.

- (a) Insofar as practicable, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front upon a street which is connected with the public street system.
- (b) Within the subdivision jurisdiction limits of the municipality, the size and shape of the lots shall be appropriate for the location of the subdivision and the type of building development and use contemplated. Corner residential lots shall have width sufficient to permit establishment of a building line at least 15 feet from the side street property line. The distance from the side street property line shall be measured from the street right-of-way paralleling the long dimension of the lot. Single-family residential lots shall have an area of not less than 8,800 square feet, and a width of not less than 50 feet at the front building line for lots with radial or nonparallel side lot lines, and 80 feet for lots with parallel side lot lines. Minimum lot size for multifamily residential lots, condominiums and townhouses shall be established by the city council.

Sec. 18. - Enforcement.

- (a) *Recording of plat.* No plat of any subdivision shall be entitled to be recorded in the county clerk's office or have any validity until it shall have been approved in the manner prescribed herein.
- (b) *Sale of land in subdivisions.* No owner or agent of the owner of any land located within a subdivision shall sell or convey any land by reference to, exhibition of, or by the use of a plan or plat of a subdivision before such plan or plat has been given approval in the manner prescribed herein. The conveyance of real property included in the subdivision shall be by lot and block only, and conveyance by metes and bounds description is prohibited.
- (c) *Building and repair permits.*
 - (1) The city shall not issue building or repair permits for any structure on a lot in a subdivision for which a plat has not been approved.
 - (2) The city shall not issue building or repair permits for any structure on a lot in a subdivision in which construction of the street serving such lot has not been completed.

- (3) The city shall not issue building or repair permits for any structure located farther from a pressurized fire hydrant than that distance prescribed by the City of Hewitt Specifications and Design Standards.
- (4) No certificate of occupancy shall be issued for any building on a lot in a subdivision in which all underground utilities, drainage, and street improvements have been completed in the manner prescribed herein.
- (d) *Public improvements.* The city hereby defines its policy to be that the city will withhold all public improvements of whatever nature, including the maintenance of streets and the furnishing of sewer and water service, from all subdivisions which have not been approved, and from all areas dedicated to the public which have not been accepted in the manner prescribed herein.
- (e) *Revision of plat after approval.* No changes, erasures, modifications or revisions shall be made in any plat of a subdivision after approval has been given by the commission, and endorsed in writing on the plat, unless such changes are approved by the commission, except under conditions as outlined in Code Appendix B, Subdivisions Part I Section 8.02.

Sec. 19. - [Repealer.]

All ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.

Sec. 20. - Providing for severability.

If any section, clause, paragraph, sentence or phrase of this ordinance shall, for reason, be held to be invalid or unconstitutional, such invalid section, clause, paragraph, sentence or phrase shall in no way affect the remainder of this ordinance, and it is hereby declared to be the intention of the city council of the City of Hewitt, Texas, that the remainder of this ordinance would have been passed notwithstanding the invalidity or unconstitutionality of any section, clause, paragraph, sentence or phrase thereof.

Sec. 21. - City council approval of expenditure of city funds.

The city council shall review all recommendations of the commission for expenditures of city funds in cases where the commission should request the dedication of park sites, additional rights-of-way or the construction of storm sewers, channels, sanitary sewers, water mains or streets of a size greater than set out in this ordinance, and the subdivision design standards and specifications.

The city council must provide the commission with written approval to require additional facilities of a size greater than set out in this ordinance and the subdivision design standards and specifications, prior to the start of construction.

Sec. 22. - Emergency clause.

Whereas, an emergency is apparent for the immediate preservation of the order, health, safety and general welfare of the public that requires this ordinance to become effective from and after the date of its passage as made and provided by the ordinances and charter of the City of Hewitt, Texas, the same is hereby made effective immediately.

PART II. - SPECIFICATIONS AND DESIGN STANDARDS TO CITY OF HEWITT, TEXAS—SUBDIVISION ORDINANCE FOR PUBLIC WORKS CONSTRUCTION [TEXT]

A. - General.

All subdivision construction shall comply with the specifications and design standards as outlined hereinafter. Construction plans and specifications which are required to be submitted to

the city building official under Part I Section 9 of the subdivision ordinance at least 25 days prior to the meeting of the commission at which final plat is to be considered shall include, but not necessarily be limited to, the following:

1. *Certification.* All construction plans shall be prepared by a registered professional engineer, registered in the State of Texas, and each plan sheet shall bear the engineer's certification and seal.
2. *North arrow.* All construction plans shall include a north arrow, scale or scales, and date.
3. *Construction detail plan.* The construction detail plan sheet or sheets shall be a composite of all details of construction, such as, detail of proposed inlet boxes, manholes, cleanouts, sewer and water service lines, street cross sections, curb and gutter sizes, fire hydrant details, valve box details, head walls, or any other details necessary to show intent of construction.
4. *Drainage.* A plan of the proposed storm sewer system. Adequate storm water drainage facilities shall be designed and installed as set forth in the City of Waco Storm Drainage Design Manual for all curb and gutter, inlet and storm sewer hydraulics. All culverts, bridges and channels shall be designed in accordance with the TXDOT Hydraulic Design Manual. The city engineer will be supplied with a copy of all required drainage area maps and computation sheets. For design standards, see part IV.
5. *Plan-profile sheets.* The plan-profile sheets shall show the finished plan of all proposed utilities, stormwater drainage facilities and street construction. The profiles shall indicate the existing natural ground; proposed flow lines of sanitary sewers, storm sewers, channels; and top of curb.

B. - Streets.

1. *Street design standards.*

- a. At each street intersection the curb and gutter shall be rounded with a radius "R" measured to the face of curb, varying with the interior angle as specified in the following table:

TABLE OF CURB RETURNS

Interior Angle in Degrees	Intersection of 2 Minor or Collector Streets	Intersection of Collector or Minor Street and Arterial Streets	Intersection of Arterial Streets
	-R-in Feet	-R-in Feet	-R-in Feet
150—145	15	25	25
145—140	15	25	28
140—135	15	25	30
135—80	15	25	35
85—75	20	30	50

75—65	25	35	80
65—55	30	40	90
55—45	35	45	110
45—00	35	45	150

b. At each street intersection the property line shall be rounded with a curve of radius "R," varying with the interior angle as specified in the following table:

TABLE OF PROPERTY LINE INTERSECTION RETURNS

Interior Angle in Degrees	R Intersection of Minor or Collector Streets (feet)	R Intersection of Arterial Streets (feet)
150—145	5	15
145—140	5	18
140—135	5	20
135—125	5	25
125—85	5	25
85—75	10	40
75—65	15	70
65—55	20	80
55—45	25	100
45—00	25	140

c. No street grade shall be less than 0.30 percent (0.3 ft. vertical per 100 feet horizontal).

d. Horizontal curves shall not be less than the following:

Street Type	Centerline Radius
Arterial	700 feet
Collector	400 feet
Minor	100 feet

e. Street cross sections shall be in accordance with the details shown on figure I-A.

f. Concrete monolithic curb and gutter shall be constructed in accordance with the details shown in the City of Hewitt Specifications and Design Standards.

g. Parkways shall have a maximum slope of 4:1 (four feet horizontal to one foot vertical) toward the street.

- h. A minimum of one benchmark per subdivision shall be established on an iron rod one-half inch in diameter and four feet long embedded in concrete six inches in diameter and four feet long at a location shown on the construction plans. The elevation of all benchmarks shall be established with reference to the North American Vertical Datum of 1988 (NAVD88) and shown on the construction plans.
 - i. Subgrade, base and surfaces other than those shown on figure I-A shall be considered by the city engineer, upon presentation by the subdivider's engineer of design data substantiating that the subgrade, base and surface will sustain a 4,250 pound wheel load on minor and collector streets, and a 12,000 pound wheel load on arterial streets, in accordance with the Modified Texas Triaxial Design Method and related testing procedures, subject to the approval of the city engineer.
 - j. Driveway turnouts shall be constructed in accordance with the details shown on figure I-D and figure I-E.
2. *Street construction specifications.* The most current version of the Texas Department of Transportation Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges shall be adopted for general use to control construction of streets. When the term "the engineer" is used in the Texas Department of Transportation Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges, it shall be interpreted to mean the city engineer or his/her authorized representative.
- a. *Construction Staking.* Minimum staking requirements are as follows;
 - 1. Set stakes to roadway centerline and edge of pavement at 50' intervals, all grade breaks, and at $\frac{1}{4}$ points on vertical curves for roadway subgrade.
 - 2. When centerline stakes are set for grading subgrade, blue tops are to be set.
 - 3. Set stakes at finish rock grade at 50' intervals on center of the roadway. For roadways with a raised median island, stakes are required for the roadway on each side of the median.
 - 4. Line and grade stakes shall be set every 25' and for all begin, mid and end rad points at all street intersections.
 - 5. Set stakes at 25' intervals, at BC and EC for all curvilinear alignment and at midpoint of curb returns.
 - b. *Testing and preparation of subgrade.* Soil samples shall be taken on the top 12 inches of the existing subgrade material and standard plasticity index (PI) values determined from the samples by an independent testing laboratory. The soils test shall be taken at a maximum interval of 600 feet, or if soil conditions warrant, more often as directed by the city. In the event that the soil test show that the PI is 20 or greater in the top 12 inches of the existing subgrade material, test shall be taken of the existing material to a depth of four feet.
- If the PI of that material is 20 or greater, the city may require the use of reinforced concrete pavement through the section of deep, high PI soil. Concrete pavement shall have a thickness of eight inches, reinforced with #4 bars on 18-inch centers, each way. The exact details for concrete expansion and contraction joints shall be approved by the city engineer. As an alternative to the concrete pavement, the city will consider

replacement of the high PI soil to a minimum depth of four feet with material having a PI of 12, or less, for a minimum width of four feet back of the back of curb. The city will also consider other alternatives as proposed by the subdivider's engineer; however, the city engineer has the final authority for approval or disapproval.

In the event that the results of the plasticity index test show that the PI is 20 or higher only in the top 12 inches, a minimum of the top eight inches of the subgrade will be stabilized with lime until the PI value is reduced to 12 or below for a minimum distance of 24 inches back of the back of curb.

All lime stabilization material and procedure shall be in general conformity with the most current edition of the Texas Department of Transportation Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges.

All test results shall be provided to the building official prior to submission of the construction plans. All costs are to be the responsibility of the subdivider.

- c. *Concrete curb and gutter.* Concrete for curb and gutter shall have a minimum compressive strength of 3,000 pounds per square inch at 28 days. The curb and gutter shall be continuously reinforced as shown in the City of Hewitt Specifications and Design Standards. All honeycombs shall be cement grout plastered prior to backfilling. All concrete construction shall be cured a minimum of seven days and backfilled prior to placing the abutting street base material. Curb and gutter shall have a brush or float finish so as not to be left with a slick or glossy finish.
- d. *Base materials.* The specifications for base material proposed for use on the streets within a subdivision shall include detailed gradation requirements and additive requirements based upon presentation by the subdivider's engineer, to the city engineer, data substantiating that the base material specified, when used in conjunction with the subgrade material and surface, will sustain a 4,250 pound wheel load on minor and collector streets, and a 12,000 pound wheel load on arterial streets, in accordance with Modified Texas Triaxial Design Method and related testing procedures, subject to the approval of the city engineer. No base material can be applied until all utilities are in place. All base materials shall be compacted full depth to a density of 95 percent as determined by the ASTM D689 procedure. The subdivider's engineer shall provide the city engineer with a certification from an independent testing firm that the compaction required has been achieved. Asphaltic concrete surface material shall not be placed on base material that fails to meet the compaction requirements.
 - 1. *Standard base.* Cement stabilized gravel base, meeting the requirements of these specifications, shall be the standard base material for street construction within the city and shall be used for all new street construction.
 - 2. *Cement stabilized base.* Cement stabilized base shall be designed and constructed in general conformity with TXDOT Specifications for Cement Stabilized Base.
- e. *Hot-mix, hot-laid, asphaltic concrete surface.* Hot-mix, hot-laid, asphaltic concrete surfaces shall be designed and constructed in general conformity with Texas Department of Transportation Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges; for Hot Mix Asphaltic Concrete Pavement (class A) type

"D" (Crushed Stone); all asphaltic concrete shall have a density of not less than 95 percent of the laboratory compacted density. The subdivider shall provide the city engineer with a certification from an independent testing firm that the compaction required has been achieved.

C. - Stormwater drainage system.

1. *Stormwater drainage system design standards.*
 - a. *Curb inlets.* Curb inlets shall have a minimum opening of four feet.
 - b. *Storm sewer and culvert pipe.* Storm sewer and culvert pipe shall be precast reinforced concrete pipe and shall conform to ASTM designation: C76-Class 3. The minimum size pipe allowed shall be 15-inch diameter.
 - c. *Concrete.* All concrete used in connection with drainage facilities shall have a minimum compressive strength of 3,000 pounds per square inch at 28 days.
 - d. *Channels.* Unlined channels shall have maximum side slopes of one foot vertical to four feet horizontal (4:1).
2. *Stormwater drainage system construction specifications.* The applicable sections of the Texas Department of Transportation Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges shall be adopted for general use to control construction of stormwater drainage facilities. When the term "the engineer" is used in the TXDOT standard specifications, it shall be interpreted to mean the city engineer or his/her authorized representative.
 - a. *Cover and backfill.* All stormwater drainage system facilities placed within the limits of street subgrades shall have a minimum cover, below subgrade, of 1.5 feet and shall be backfilled with uniformly graded gravel compacted in six-inch layers to 95 percent density using ASTM D689 procedure.
3. *Construction Staking.* Minimum staking requirements are as follows;
 1. Line and grade stakes shall be set every 25' for the first 100' out of the downstream manhole, and every 100' thereafter to the next manhole or catch basin.
 2. An offset hub and line reference stake to back of curb shall be set for all catch basins and catch basin manholes.
 3. Catch basin top, invert elevations, manhole top elevation and upstream & downstream invert elevations.
 4. Line and grade shall be set every 25' from the downstream structure for all drain tile.
 5. Wye locations, cleanouts stationed from downstream structure shall be staked.
 6. An offset hub and line reference stake to end of drain tile service stub.

D. - Water systems.

All water systems shall be designed and constructed in accordance with the specifications herein outlined and in general conformity with the Texas Commission on Environmental Quality Rules and Regulations for Public Water Systems.

1. *Design standards.*
 - a. *[Fire hydrants.]* Fire hydrants shall be located a maximum of 250 feet apart in an industrial or commercial area. In a residential area, fire hydrants shall be no more than 500 feet apart. Fire hydrants shall be located at street intersections unless otherwise approved by the city. Fire hydrant spacing measurements shall be made along the curb or along the edge of the pavement.
 - b. *Distribution system pipe sizes.*
 1. Water mains serving two or more meters shall be a minimum eight-inch pipe.
 2. Water lines serving buildings in commercial and industrial districts shall not be less than 12 inches, unless the water line is to be located along I.H. 35, then the line shall not be less than 16 inches.
 - c. *Valves.* The water distribution system will be equipped with sufficient gate valves to facilitate repairs without undue loss of service within the system. Valves placed within paved street areas shall be equipped with adjustable height cast iron valve boxes. Riser stacks, not in street, should be enclosed by a concrete valve box and testing station, as shown in the Specifications and Design Standards.
 1. Cul-de-sacs shall have a standard fire hydrant for flushing at the end of the water main.
2. *Construction specifications.*
 - a. *Construction Staking.* Minimum staking requirements are as follows;
 1. Line and grade stakes shall be set every 100' on centerline stationing.
 2. Fitting locations shall be staked and the stationing shown on the cut sheets.
 3. Line and grade stakes shall be set for all hydrants (normally, the top of the operating nut shall be set 18"-24" above the top of curb). A line reference stake shall be set for each hydrant location.
 4. Proposed elevations of the tops of curb boxes shall be staked. Line reference stakes shall be set for curb box locations.
 - b. *Cover and backfill.* All water distribution system facilities placed within the limits of street subgrades shall have a minimum cover, below subgrade, of 1.5 feet and shall be backfilled with uniformly graded gravel compacted in six-inch layers to 95 percent ASTM D689 density. Water lines placed outside of street subgrades shall have a minimum cover of three feet below finished surfaces and shall be backfilled with soil compacted to 95 percent ASTM D689 density. Bedding placed around the pipe shall be in accordance with the pipe manufacturer's recommendations.
 - c. *Pipe materials.* All pipe and fittings used within the water distribution system shall be classified as AWWA C-900 D-18 with integral bell and gasket and have a minimum working pressure of 150 pounds per square inch. Pipe and fittings shall be jointed in accordance with the pipe manufacturer's recommendations. All PVC water lines shall be installed with a locator wire and tape. All fittings and valves shall have restrained joints and concrete thrust blocking.

- d. *Fire hydrants.* A standard three-way fire hydrant, which must be approved by the city, shall have a minimum of five-inch valve opening [and] shall be connected to 12-inch or larger mains in commercial and industrial districts and eight-inch or larger mains in residential districts. Fire hydrants shall be connected to the main by use of a mechanical joint anchoring tee, a mechanical joint resilient wedge gate valve, and a mechanical joint anchoring coupling. Where the hydrant leader is too long to use anchoring fittings, ductile iron pipe with locking glands may be used; hydrants shall be placed on a precast or pre-poured concrete block at least 14 inches square and four inches thick. Concrete shall not be poured with the hydrant in place. Pea gravel shall be used to cover the foot of the hydrant with a minimum cover of 18 inches by 18 inches by 18 inches. Hydrants must be equipped with the National Standard hose threads.
- e. *Water meter boxes.* All water meters shall be placed in city approved type water meter box.
- f. *Pressure test.* Prior to final preparation of street subgrades all water distribution systems shall be subjected to and pass a hydrostatic pressure as referenced on page W17 of the Specifications and Design Standards or meeting the requirements given in TCEQ's Rules and Regulations for Public Water Systems; use the most stringent of the two. The city shall be notified of the time the test is to be made and his/her authorized representative shall be present during the test. If the water distribution system fails to withstand the test, the necessary corrections shall be made and the system retested.
- g. *Disinfection.* Each unit of the completed water distribution system shall be disinfected in accordance with the Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems. The subdivider shall provide the city with a copy of the bacteriological test data from a TCEQ approved laboratory indicating that the completed distribution system has been tested and disinfected.
- h. *Service connections.* All services shall be one continuous run of copper with no fitting until curb stop for single service or WYE for bullhead services.

E. - Sanitary sewer system.

All sanitary sewer systems shall be designed and constructed in accordance with the specifications herein outlined and in general conformity with TCEQ Design Criteria for Domestic Wastewater Systems requirements.

1. *Design standards.*

- a. *[Connection to system; septic tanks.]* All lots within a subdivision shall be served by a sanitary sewer system where it is feasible to connect to the existing or proposed city sanitary sewer system. Where it is not feasible to connect to the existing or proposed city sanitary sewer system, as determined by the city engineer and planning commission, lots may be served by individual septic tanks meeting the city's requirements.
- b. *Collection system pipe sizes.* Sanitary sewage collection system mains shall be a minimum of eight inches inside diameter. Service laterals to serve one house shall

be a minimum of four inches inside diameter. Service laterals shall extend from the main to the property line.

- c. *Manholes.* Sanitary sewer manholes shall be placed no further apart than 450 feet and at points of change in alignment, grade, size of main, where sewer main intersections occur and at the end of all sewer lines. Manholes located in undeveloped areas shall be marked with a sign, as approved by the city.
- d. *Sanitary sewer lift stations.* Sanitary sewer lift stations, where required to properly serve a new development or a subdivision, shall be designed and constructed to meet the requirements of TCEQ Design Criteria for Domestic Wastewater Systems by the subdivider at no cost to the city, and must be approved by the city engineer.
- e. *Protection from surface water inflow.* The tops of all manholes in locations other than streets shall be located one foot above the calculated 25-year frequency surface water elevation or, with the approval of the city engineer, provided with bolt down, sealing type covers. It shall be the subdivider's engineers responsibly to calculate the 25-year frequency surface water elevation and display effected areas on sanitary sewer utility plans.

2. *Construction specifications.*

- a. *Construction Staking.* Minimum staking requirements are as follows;
 - 1. Line and grade stakes shall be set every 25' for the first 100' out of the downstream manhole, and every 100' thereafter to the next manhole. Stakes shall be set on centerline stationing.
 - 2. A line reference stake shall be set for each manhole location.
 - 3. Wye locations, stationed from the downstream manhole, shall be staked and the stationing shown.
 - 4. Proposed elevations of service inverts at 15' past the right-of-way line or end of right-of-way line or end of service shall be staked.
 - 5. Proposed structure top elevation and upstream and downstream invert elevations shall be shown on the cut sheets (manhole castings shall be set 0.05' below finished street grade).
- b. *Pipe materials.* Gravity sanitary sewer pipe shall be ASTM-D3034, with minimum wall thickness of SDR-26, PVC pipe. HDPE pipe may be allowed, if approved by the city engineer, on a case by case basis.
 - 1. Rigid pipe shall be cement lined ductile iron.
 - 2. Flexible pipe shall confirm to ASTM-D3034, with a minimum wall thickness of SDR-26, PVC sewer pipe.
 - a. Joints for PVC pipe shall have compression gasket joints conforming to ASTM specifications F-477 and D-3212.
 - b. Fittings and accessories shall be manufactured and furnished by the pipe supplier; shall conform to the material and performance requirements of the pipe; and shall have joint configurations identical to that of the pipe.

- c. The maximum pipe deflection allowed after backfilling shall be five percent of the inside diameter.
 - d. Field cutting of PVC shall be in strict conformance with manufacturer's recommendations.
 - e. Bedding of PVC shall be in strict conformance with manufacturer's recommendations.
- c. *Cover and backfill.* All sewage collection system facilities placed within the limits of street subgrades shall have a minimum cover, below subgrade, of 1.5 feet and shall be backfilled with uniformly graded gravel compacted in six-inch layers to 95 percent ASTM D689 density. Sewer lines placed outside of street subgrades shall have a minimum cover of three feet below finished surfaces, and shall be backfilled with soil compacted to 95 percent ASTM D689 density.
- d. *[Testing.]* Prior to final preparation of street subgrades and after backfilling, all sanitary sewer collection systems shall be tested in accordance with the following: (Reference drawing WW21 of the Specifications and Design Standards.)
- 1. Collection System Pipe — Air Testing. All collection system pipe shall be tested by air testing meeting the requirements of TCEQ. Any line failing the air test shall be repaired, or replaced, and retested until the line passes the test.
 - 2. Manholes — Vacuum Testing. Each manhole shall be tested using the vacuum testing procedure meeting the requirements of TCEQ. Any manhole failing the vacuum test shall be repaired, or replaced, and retested until the manhole passes the test.
- e. *Flexible sewer pipe deflection test.* After backfilling, and prior to testing, all flexible sewer pipe shall be tested for deflection with a solid plug with a diameter of 95 percent of the pipe diameter with no deflection. Any pipe line or portion of line that will not allow easy passage of the test plug will be replaced and retested.

F. - Additional test.

In instances where quality of any material, or construction, is in question, where it is deemed necessary by the city engineer that tests, in addition to those herein specified, be made prior to, during or at the time of completion of construction, same shall be furnished by the subdivider at their expense upon written request by the city engineer. Such test shall be performed by a commercial testing laboratory and shall be in accordance with common engineering practice. Prior to design of streets, standard procedure shall be to conduct all the necessary soil testing to design the streets in accordance with the Modified Texas Triaxial Design Method. In the event that soils of a type not tested are encountered, additional testing and design will be required by the city engineer, to be paid for by the subdivider.

G. - Vertical and horizontal control.

All subdivision construction shall be constructed to the lines and elevations shown on the construction plans approved by the city engineer. Vertical and horizontal control of construction shall be accomplished by use of offset type cut or fill stakes, said stakes shall be set at a maximum spacing of 50 feet, and shall be set at a maximum spacing of 25 feet within the limits of vertical or horizontal curves. The horizontal offset and vertical cut or fill to the facility being constructed from the stakes shall be marked on the stake or shown on a sheet which shall be available for inspection by the city engineer at all times during construction.

H. - Street signs.

1. The subdivider shall pay the city to furnish and erect at least one street sign at each street intersection within the subdivision, plus any necessary traffic signs.
 2. City may require subdivider to erect traffic signs. Said traffic signs shall be erected per the standards in the most recent version of the Texas Manual of Uniform Traffic Control Devices.
- I. - Monuments and iron pins.

1. Monuments shall be set at each block corner of the subdivision. Monuments shall be made of an iron rod, one-half inch in diameter and three feet long, embedded flush in concrete, six inches in diameter extending from the final finished ground surface to a minimum depth of 18 inches.
2. Iron pins no less than one-half inch in diameter and 18 inches long shall be set embedded flush in concrete at the final finished ground surface at all angle points and at the beginning and end of curves.
3. Iron pins no less than one-half inch in diameter and 18 inches long shall be set flush with the final finished ground surface at every lot corner.
4. Monuments and iron pins shall be set immediately after completion of utility and street construction, or as the city engineer may require.
5. The location of all monuments and iron pins shall be shown on the final plat and on the street construction plans.
6. A cotton spindle or equal shall be placed at the center of all cul-de-sac, and or knuckle radius after completion of utility and street construction.

PART III. - SPECIFICATIONS AND DESIGN STANDARDS

3.1 *Streets and Drainage.* In addition to the foregoing, street and drainage dimensions, specifications, drawings, cross sections and other such information are attached hereto as Appendix 1 and incorporated herein.

3.2 *Water.* In addition to the foregoing, water dimensions, specification, drawings, examples and other such information are attached hereto as Appendix 2 and incorporated herein.

3.3 *Sewer.* In addition to the foregoing, sanitary sewer dimensions, specifications, drawings, examples and other such information are attached hereto as Appendix 3 and incorporated herein.

Part IV. - DRAINAGE STANDARDS

Section 4.01. - Purpose.

- A. The purpose of this Part shall be to establish policies governing storm drainage facilities within the city limits of the City of Hewitt, Texas, and its extraterritorial jurisdiction.
- B. The purpose of these policies is to protect the general health, safety and welfare of the public by reducing flooding potentialities, controlling excessive runoff, minimizing erosion and siltation problems, and eliminating damage to public facilities resulting from uncontrolled stormwater runoff.
- C. The general design of all storm drainage facilities shall be designed to the most current City of Waco Storm Drainage Design Manual.

Section 4.02. - General requirements.

A. *Preliminary plan and study.*

- 1. For any property involved in the platting process, the subdivider shall provide, at his/her expense, a preliminary drainage study of the area proposed for development. The city or its authorized designee may specifically exempt in writing plats that have had previously approved drainage studies or amended plats.
- 2. The preliminary drainage study shall be submitted concurrently with the submittal of a preliminary plat, plat revision or plat showing plat for review and approval.
- 3. The studies shall be prepared by an engineer licensed to practice in the State of Texas and experienced in city drainage work. The studies shall include the date and seal and signature of the engineer responsible for the plan.
- 4. The study shall include the following:
 - a. Existing topography shall be shown by contour lines on a basis of two-foot vertical intervals unless the shape of the terrain, in the opinion of the city engineer or his/her authorized designee, warrants two-foot vertical intervals; datum shall be the North American Vertical Datum of 1988 (NAVD88).
 - b. Existing and proposed drainage facilities both on site and on adjacent affected properties.
 - c. Proposed contours plus flow arrows for each lot.

- d. The scale shall not be smaller than one inch = 200 feet with contour intervals not greater than five feet unless a variation is specifically approved by the city or its authorized designee.
- e. Sufficient design calculations showing preliminary sizes of drainage facilities and easement sizes and locations.

B. *Final plans.*

- (1) The subdivider shall, at his/her sole expense, provide complete final plans and specifications for the drainage facilities.
 - a. The plans and specifications shall be prepared by a Texas licensed engineer, meeting with the qualifications outlined in section 4.02(A)(3) above.
 - b. The plans and specifications shall be submitted to the city for review and concurrence prior to any construction.
 - c. Responsibility for plan and specifications. The subdivider and his/her engineer shall be responsible for the accuracy of the information furnished in the design of the storm drainage facilities as it pertains to both the development in question and as the drainage facilities affect properties adjacent to the development. Concurrence in the design by the City of Hewitt shall not be construed to relieve any responsibility referred to herein.

Section 4.03. - Drainage features and policies.

A. The three different types of basic drainage features are as follows:

- 1. Closed systems;
- 2. Reinforced concrete lined open channels;
- 3. Natural channels.
- 4. Detention Ponds

B. Stormwater runoff shall be carried in storm sewer pipe when either of the following applies:

- 1. The runoff can be carried in a pipe of the equivalent capacity of 60 inches in diameter or smaller; or
- 2. Where it is necessary for the protection of adjacent facilities that the stormwater be carried in an enclosed facility.

Head walls shall be constructed at the outfall of all storm sewer systems. In rare cases, on a case by case basis, when approved by the city, a concrete lined channel may be used in lieu of a closed pipe.

C. Reinforced concrete lined open channels should be used when the criteria outlined in section 4.03(B)(1) above is exceeded:

- 1. Reinforced concrete lined channels shall conform to the following:
 - a. Channels draining an area with a "CA" factor of 250 or less shall be lined with reinforced concrete in a manner which will contain the design frequency storm plus one foot of freeboard within the concrete lining.

- b. Channels draining an area with a "CA" factor of more than 250 but less than 500 shall be concrete lined to contain the runoff from a five-year return frequency storm with the balance of the required design frequency storm contained within grassed slopes no steeper than four horizontal to one vertical and with a minimum of one foot freeboard.
 - c. Channels draining an area with a "CA" factor of more than 500 but less than 2,000 shall be constructed with a reinforced concrete pilot channel not less than 12 feet in width and having at least six-inch curbs, a four-inch depressed invert, and an appropriate edge protection as accepted by the city engineer or his/her authorized designee. The remainder of the channel shall consist of earthen side slopes with proper vegetative cover on slopes not steeper than four to one.
 - d. Channels draining an area having a "CA" factor of more 2,000 shall be governed by the criteria outlined in section 4.03(D) below.
 - 2. The maximum permissible average velocities in channels shall conform to the velocities as shown in the City of Waco Drainage Manual adopted by the City of Hewitt unless otherwise approved in writing by the city or its authorized designee.
- D. Natural channels may be preserved when the criteria in section 4.03(C)(1)(d) are met or when the developer desires to preserve natural channels within his/her addition for purposes of aesthetics and/or open space. The following criteria shall apply when natural channels are to be preserved:
 - 1. An application for preservation of a natural channel shall be submitted to and approved by the city prior to approval of the preliminary plat. This application shall contain the following information furnished by the developer:
 - a. Topographic, hydrologic and hydraulic information sufficient to properly evaluate the proposal and showing that:
 - (i) Before any site work has begun, all land having an elevation below the 25-year return frequency flood elevation is contained within an easement dedicated to the public for the purpose of providing drainage;
 - (ii) The channel easement has a minimum hydraulic capacity to accommodate a 25-year return frequency storm based on a fully developed watershed;
 - (iii) That all minor channel improvements, such as reshaping, realignment, etc., are protected with sodding, back sloping, cribbing, or other bank protection that is designed and constructed to control erosion from the 25-year return frequency flood. An analysis shall also be made to determine the effects of the 100-year flood as required by section 4.04(D)(1).
 - b. When the natural channel to be preserved is one which has had a floodplain information report prepared on it by FEMA the 100-year return frequency storm shall be as shown in that particular report unless otherwise directed by the city or its authorized designee. All requirements contained in the flood hazard chapter [chapter 38] of the City of Hewitt Code of Ordinances shall be applicable in addition to the requirements outlined above.

E. Detention Ponds

- a. Peak runoff rates leaving the project must be controlled to levels at or below existing conditions for the 2-,10-,25-, and the 100- year design storms.
- b. Stormwater runoff from proposed project shall not negatively impact adjacent downstream property.
- c. Where no conveyance system exists at the adjacent downstream property line and the discharge was previously an unconcentrated flow, the runoff must be conveyed across the downstream properties within a drainage easement secured from the downstream owners and recorded with the McLennan County prior to drainage approval.
- d. Detention ponds shall incorporate the use of a four-foot wide reinforced concrete pilot channel that shall connect to the inlet of the detention pond to the outlet of the detention pond.

F. Storm sewer pipe and box culverts shall terminate with 4:1 end slope treatment as detailed in the TXDOT Standard Construction Details.

G. Variance. If the requirements of Section 4.03. - Drainage features and policies; inadvertently violates a law at a Federal and/or State level, the City Manager may grant a variance on a case by case basis, provided that the development's Engineer provides the City with the necessary background information to confirm that a law at a Federal and/or State level is being violated.

Section 4.04. - General design requirements.

A. *[Purpose; scope.]* The purpose of this section is to establish standard criteria, principles, procedures and practices for design of storm drainage facilities.

1. The design factors, formulas, graphs and procedures presented or referred to herein are intended for use as engineering guides in the design of drainage facilities and in the solution of drainage problems involving the quantity, method or collection, transportation and disposal of stormwater.
2. Methods of design other than those indicated or referred to herein may be considered in complex and difficult cases where experience clearly indicates they are preferable; however, these deviations shall not be attempted until approval has been obtained from the city or its authorized designee.
3. The methods outlined or referred to herein include accepted principles of surface drainage engineering and should be a working supplement to basic design information obtainable from textbooks and publications on drainage.

B. *Drainage area.*

1. Area of the watershed shall be determined using the information required by section 4.02(A).
2. Outline of drainage areas must follow natural drainage features in nonurbanized areas. Consideration shall be given to manmade features in urbanized areas.

C. *Runoff coefficients.*

1. Storm drainage shall be designed for ultimate development of the watershed and, therefore, runoff coefficients used shall consider these fully developed conditions. Master plans, zoning maps and land use plans shall be used to determine the ultimate development.

D. *Design storm frequency.*

1. In connection with the design of facilities such as low point inlets, culverts, bridges, channels and creeks, the discharge for a 100-year return frequency storm and the resulting possible damages therefrom shall be evaluated to determine if said damages are sufficient to warrant the enlargement of the planned facility. In any areas where stormwater runoff concentrates at low points of grade or where discharge in excess of the design discharge flows across private property, the following information shall be shown:
 - a. The 100-year design discharge;
 - b. The depth of inundation of this discharge;
 - c. An evaluation of the possible damages resulting from the above information;
 - d. At inlets in sump conditions, relief swales shall be provided to carry runoff in excess of the design conditions. A reinforced concrete pilot channel shall be provided for swales that will have velocities of five feet per second or greater.
2. The city or its authorized designee, due to particular drainage characteristics of a subdivision, may require minimum finish floor elevations on certain lots contained within said subdivision to be shown upon the plat. These elevations should incorporate the most current floodplain management criteria or other criteria as necessary to avoid damages as specified in section 4.04(D)(1) of these rules. The elevations shall be shown on the plat prior to filing with the plat records of McLennan County, Texas. The following note shall be added to any plat upon which the city or its authorized designee requires the establishment of minimum finish floor elevations:

"The City of Hewitt reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria."

Section 4.05. - Construction.

All construction shall be in accordance with the specifications included in the various sections of these standards.

Section 4.06. - Off-site draining.

- A. The subdivider or developer of property to be developed shall be responsible for all storm drainage flowing on his/her property. This responsibility includes the drainage directed to that property by prior development as well as drainage naturally flowing through the property by reason of topography.

- B. Adequate consideration shall be given by the subdivider in the development of property to determine how the discharge leaving the proposed development will affect downstream property.
- C. When any proposed development requires the need for off-site grading or includes areas of two acres or more where stormwater runoff has been collected or concentrated, whether it be by permanent drainage systems or streets, it shall not be permitted to drain onto adjacent property except in existing creeks, channels, storm sewers or streets unless the following is provided:
1. Notarized letter of permission from the affected property subdivider; or
 2. Proper drainage easements are obtained.
- D. The subdivider shall pay for the cost of all drainage improvements required for the development of his/her subdivision, including any necessary off-site channels or storm sewers and acquisition of the required easements, in which only [subsection] 2. above shall apply.
1. In areas where the proposed off-site improvements are to be made within existing city rights-of-way, an estimate of these off-site costs shall be prepared and submitted along with the plans. Subject to approval, cost for such off-site improvements shall be prorated to the extent that the subdivider pays for a percentage of the off-site cost based on the increase of the discharge originating within the limits of his/her addition.
- E. Where it is anticipated that additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, whether natural or manmade, and result in hazardous conditions, the planning commission and/or council may withhold approval of the subdivision until appropriate provision has been made to accommodate the problem, and plans shall be provided which include all necessary off-site improvements including storm sewer systems, channel grading, driveway adjustments, and culvert improvements, stormwater detention ponds with controlled release structures, etc.
3. Repeal of Conflicting Provisions. That all provisions of the ordinances of the City of Hewitt in direct conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Hewitt not in conflict with the provisions of this Ordinance shall remain in full force and effect.
 4. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.
 5. Effective Date. This Ordinance shall become effective when the caption of the Ordinance is published in the City's Official Newspaper.

PASSED AND APPROVED this the ____ day of _____, 2019 at a Regular Meeting of the City Council of the City of Hewitt, Texas.

CITY OF HEWITT

BY: _____
Charlie Turner, Mayor

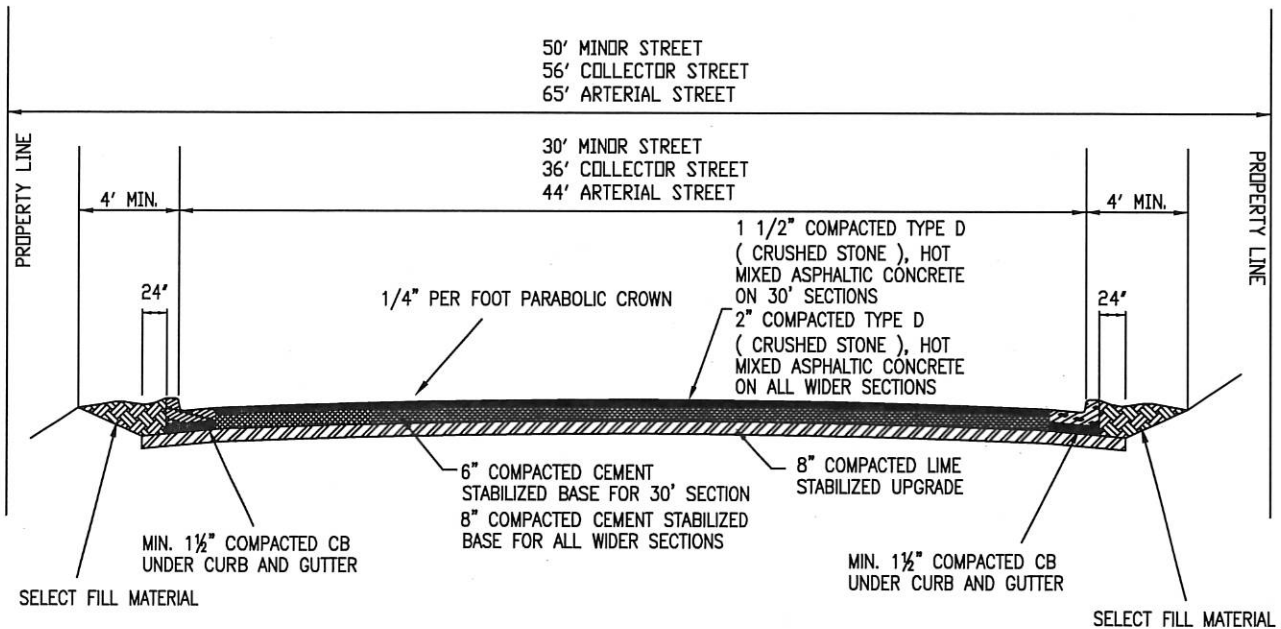
ATTEST:

Lydia Lopez, City Secretary

Approved:

Mike Dixon, City Attorney

Appendix 1; Streets and Drainage Standard Details



NOTES:

1. ALL BASE AND UPGRADE IS TO BE COMPACTED TO 95% ASTM D689 DENSITY
2. ALL CEMENT STABILIZED BASE (CSB) SHALL BE PLANT MIXED

STREET AND ROADWAY DESIGN CRITERIA

STREET
CLASSIFICATION

TOTAL EQUIVALENT 18K AXLE LOAD
APPLICATIONS (20 YEAR FLEXIBLE DESIGN)

LOCAL	20,000
COLLECTORS	80,000
ARTERIALS	1,020,000

HEWITT
TEXAS

CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

TYPICAL STREET SECTION FOR H.M.A.C. SURFACED STREETS

REVISION NOTE:

DRAWING NAME:

SD01

SCALE:

N.T.S.

DATE:

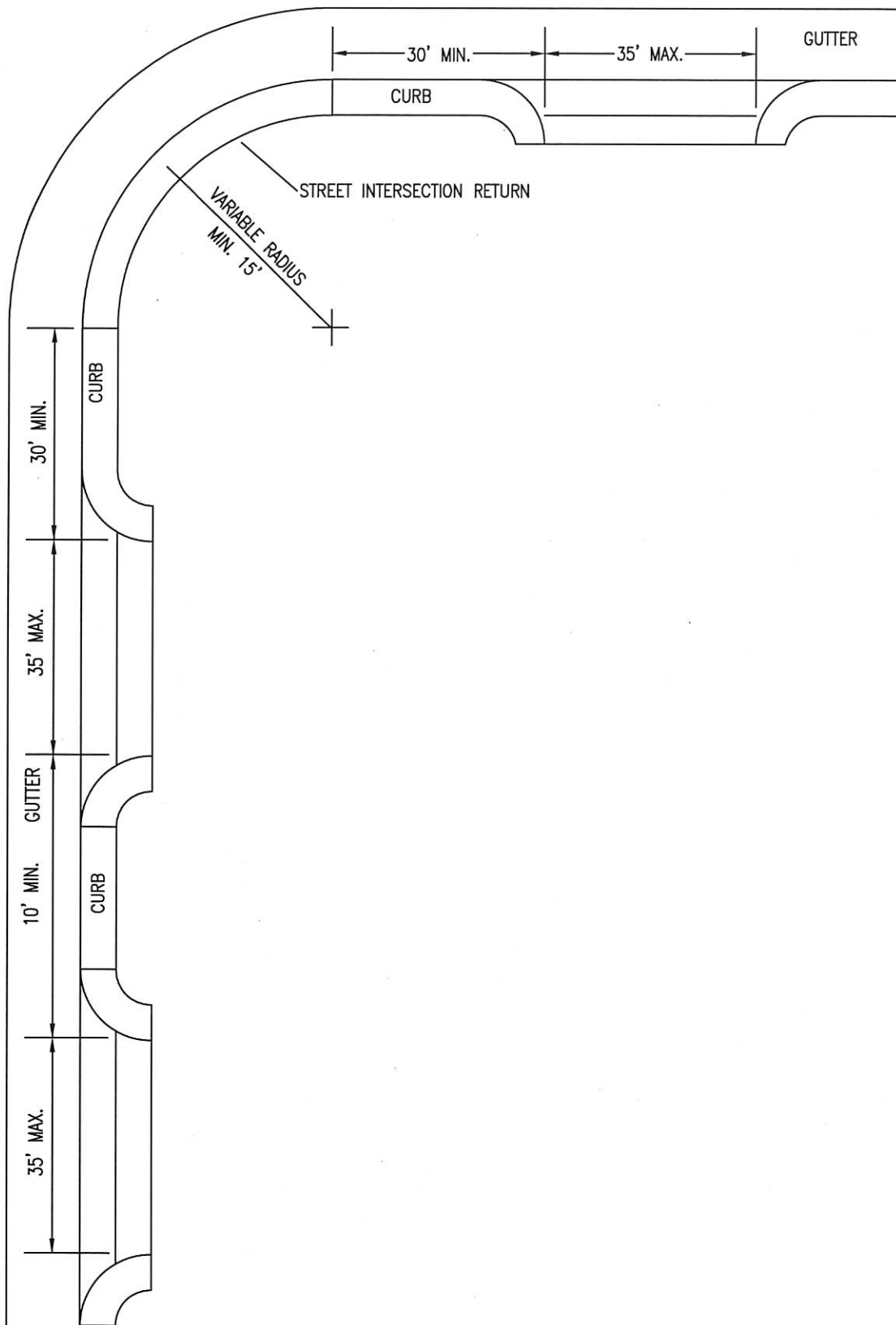
1/25/13

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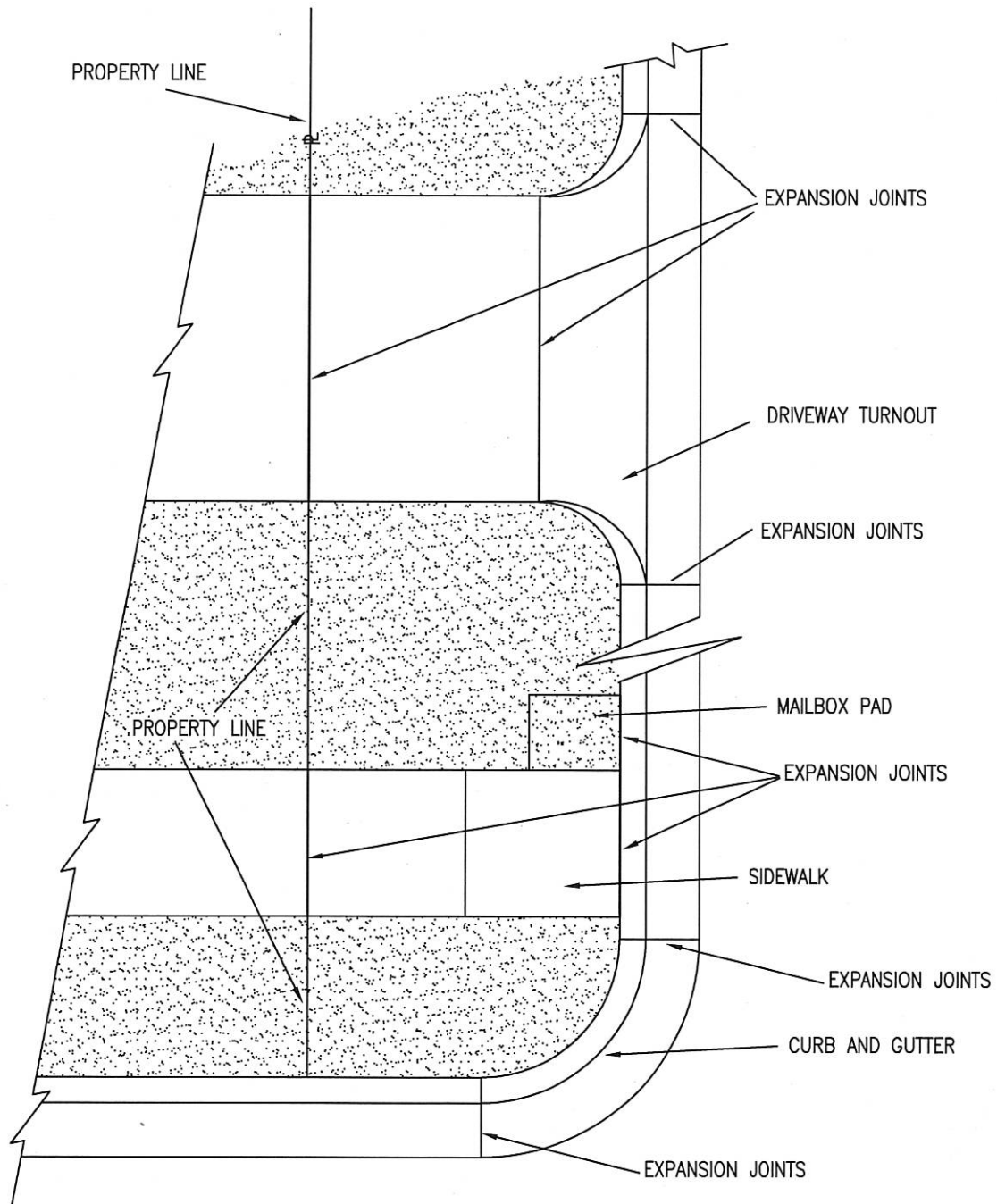
M.W.W.

APPROVED BY:

W.E.A.



REVISION NOTE:		
DRAWING NAME:		SD02
SCALE:	DATE:	
N.T.S.	1/25/13	
DRAWN BY:	APPROVED BY:	
M.W.W.	W.E.A.	



HEWITT
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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

EXPANSION JOINT DETAIL

100

REVISION NOTE:

DRAWING NAME:

SD03

SCALE:

N.T.S.

DATE:

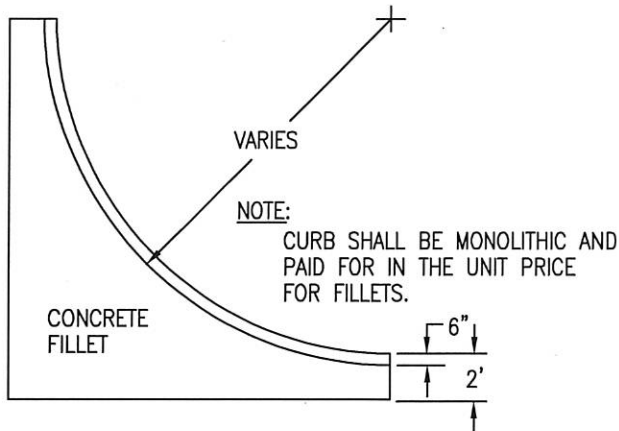
1/25/13

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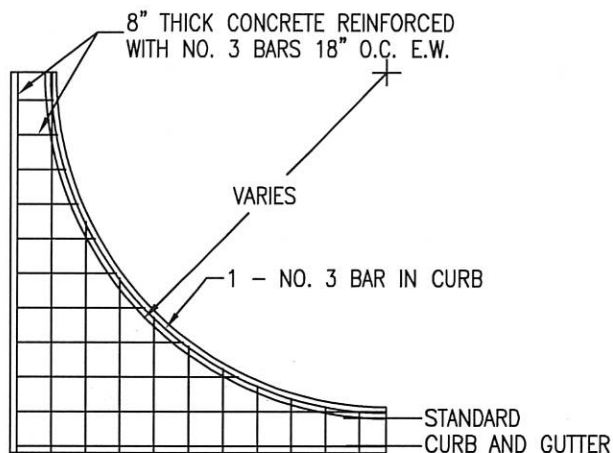
M.W.W.

APPROVED BY:

W.E.A.



PLAN OF STREET INTERSECTION
AND END CURB RETURN

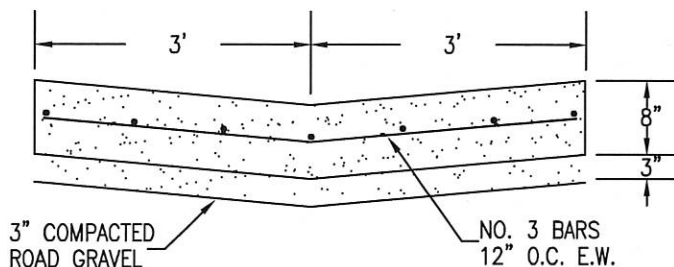


MONOLITHIC CONCRETE CURB AND GUTTER FILLET

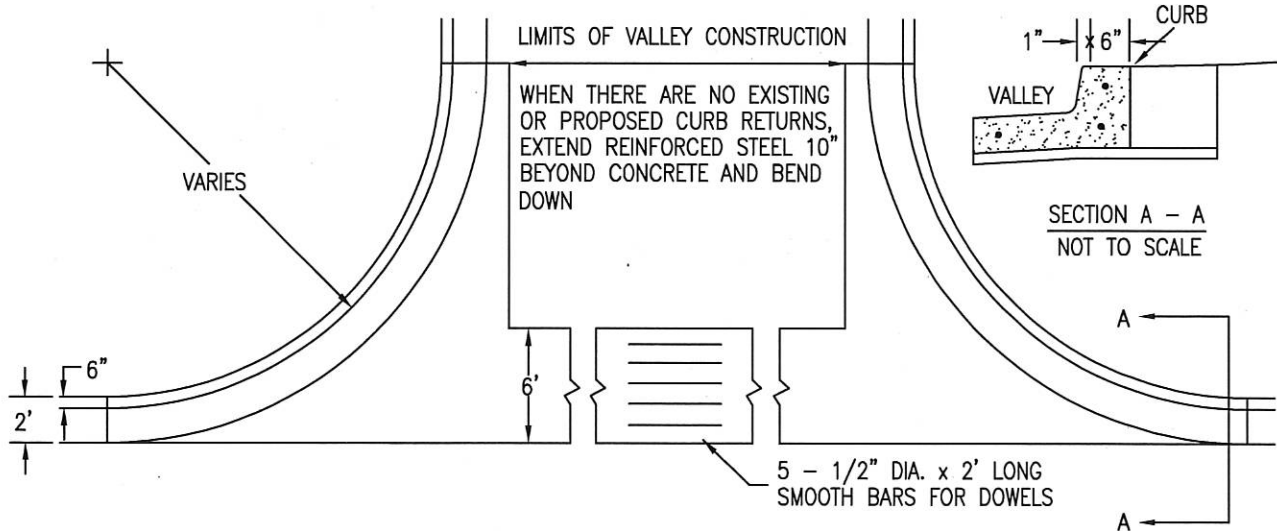
NOTE:

1. WHERE EXISTING CURB RETURN IS TO REMAIN IN PLACE, VALLEY SHALL BE CONSTRUCTED AS SHOWN WITH 5/8" SMOOTH DOWEL BARS 12" LONG, MINIMUM OF 5 FOR 15' RADIUS RETURN
2. IF CURB RETURNS ARE NOT EXISTING, VALLEY AND RETURNS SHALL BE MONOLITHIC WHEN WHEN CURB AND GUTTER ARE CALLED FOR.
3. UPSTREAM RETURN IN VALLEY SHALL HAVE INDIRECT FLOW.
4. VALLEY TO BE PLACED IN TWO 1/2 SECTIONS UNLESS APPROVED OTHERWISE.

FILLET DETAIL
NOT TO SCALE



VALLEY CROSS SECTION
NOT TO SCALE



SECTION A - A
NOT TO SCALE

HEWITT
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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

REINFORCED CONCRETE VALLEY DETAIL

101

REVISION NOTE:

DRAWING NAME:

SD04

SCALE:

N.T.S.

DATE:

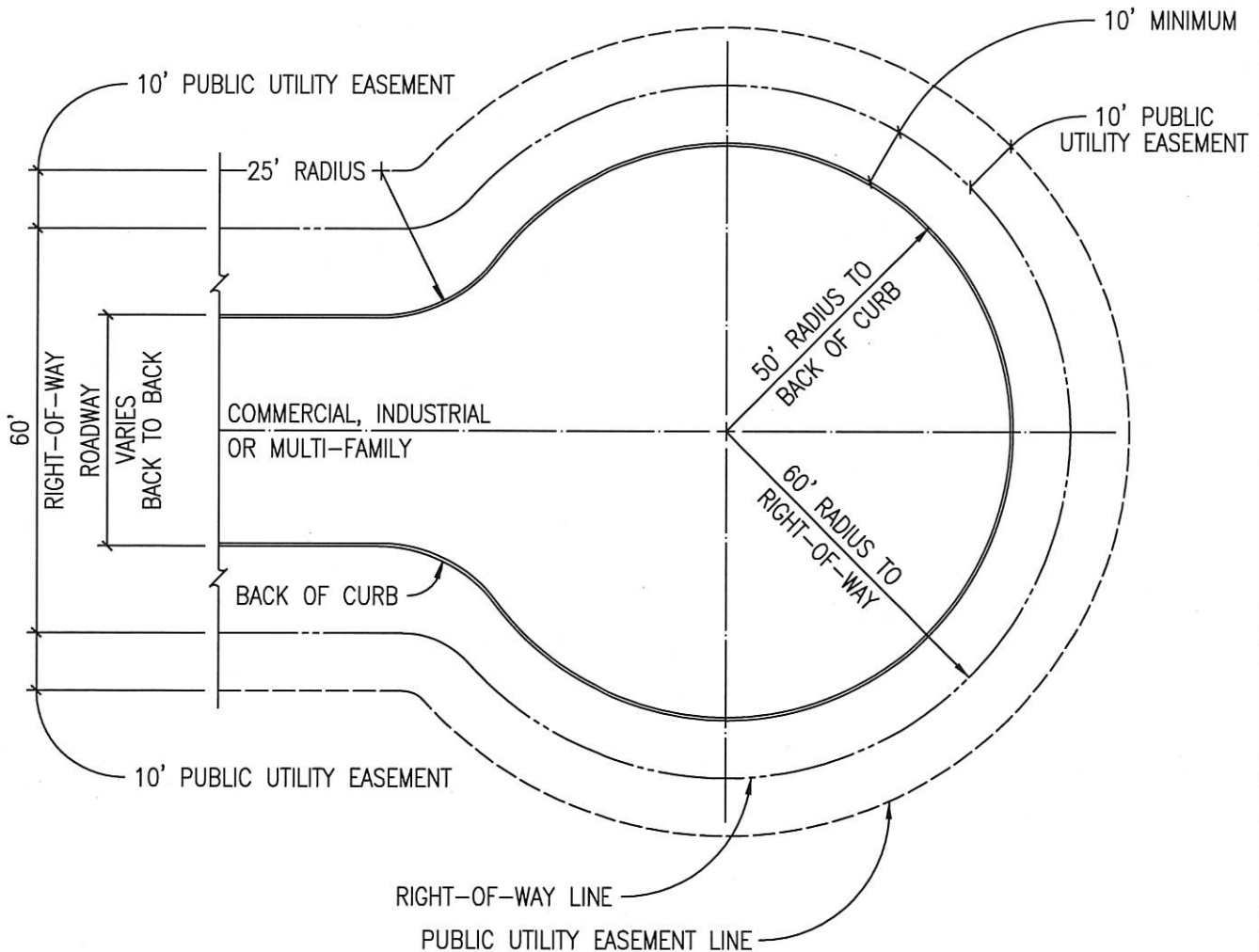
1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.



NOTE:

1. CUL-DE-SAC SHALL BE CONSTRUCTED WITH A 9-INCH CROWN, GIVING A 1.5% CROSS SLOPE.

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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

TYPICAL "NON SINGLE FAMILY OR NON TWO FAMILY"
CUL-DE-SAC PLAN

102

REVISION NOTE:

DRAWING NAME:

SD05

SCALE:

N.T.S.

DATE:

1/25/13

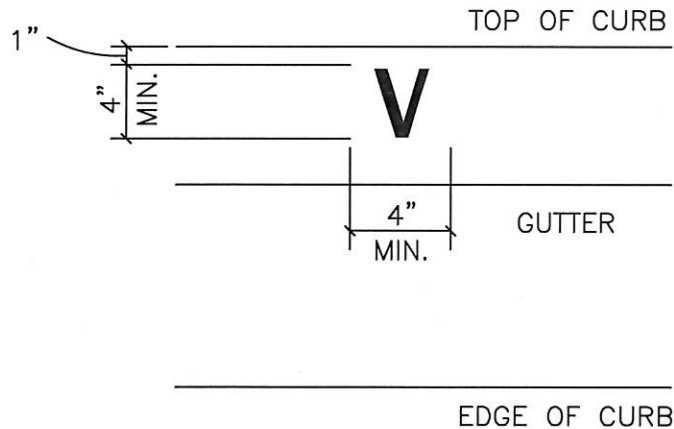
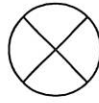
DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.

(EX. WATER VALVE)



ELEVATION VIEW
(TYPICAL)

NOTES:

1. ALL WATER SERVICE, WASTE WATER SERVICE, VALVE LOCATIONS, ELECTRIC SERVICE, AND GAS SERVICE SHALL BE APPROXIMATELY MARKED ON FACE OR CURB AS FOLLOWS:

WATER SERVICE	"W"	TOP OF CURB
WASTE WATER SERVICE	"S"	TOP OF CURB
VALVE	"V"	TOP OF CURB
ELECTRIC SERVICE	"E"	TOP OF CURB
GAS SERVICE	"G"	TOP OF CURB

2. LETTERS SHALL BE STAMPED WITH TOOL AND HAVE A 1/2" MAX. WIDTH.

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CONSTRUCTION STANDARDS AND DETAILS

CURB STAMP DETAIL

103

REVISION NOTE:

DRAWING NAME:

SD06

SCALE:

N.T.S.

DATE:

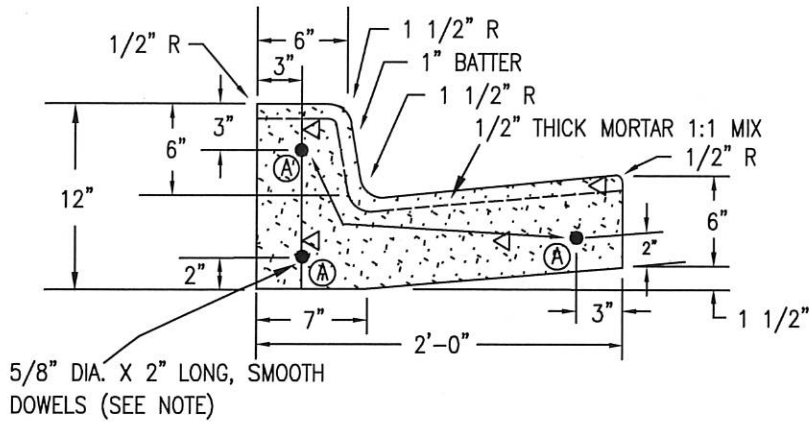
1/25/13

DRAWN BY:

M.W.W.

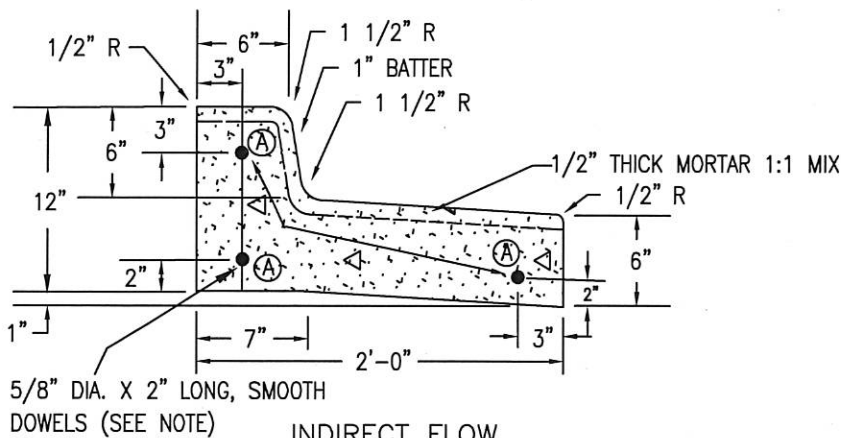
APPROVED BY:

W.E.A.

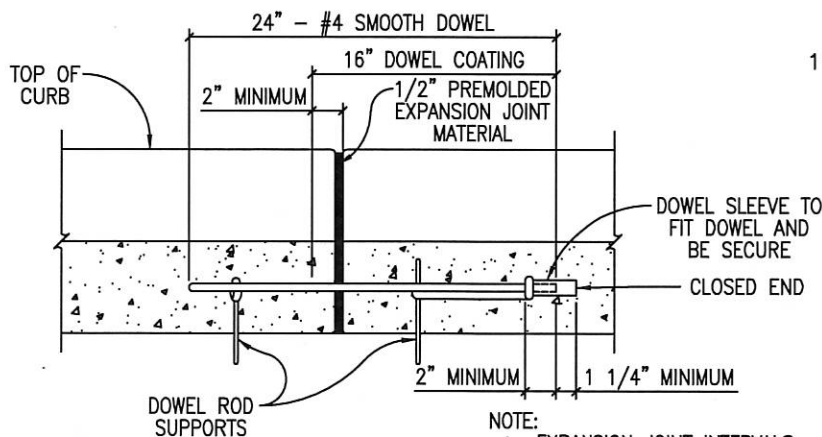


DIRECT FLOW

(A) #3 BAR, CONTINUOUS, STOP
1 1/2" FROM EXPANSION JOINT



INDIRECT FLOW



CURB DOWEL DETAIL

NOTES:

- ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752. BROOM FINISH EXPOSED SURFACE.
- CONTRACTION JOINT SPACING 20' MAX.
- EXPANSION JOINTS AS PER STD. ASTM D-1752.
- 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
- TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR THE CITY OF HEWITT.
- ALL CONCRETE SHALL BE CLASS A, 3000 PSI.
- ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
- THE FOLLOWING SCHEME OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF HEWITT.
 - ALL CURB AND CURB AND GUTTER (REINFORCED) SHALL HAVE THREE #3 LONGITUDINAL REINFORCING BARS.
- REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
- REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
- REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

HEWITT
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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

CURB AND GUTTER DETAIL

104

REVISION NOTE:

DRAWING NAME:

SD07

SCALE:

N.T.S.

DATE:

1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.

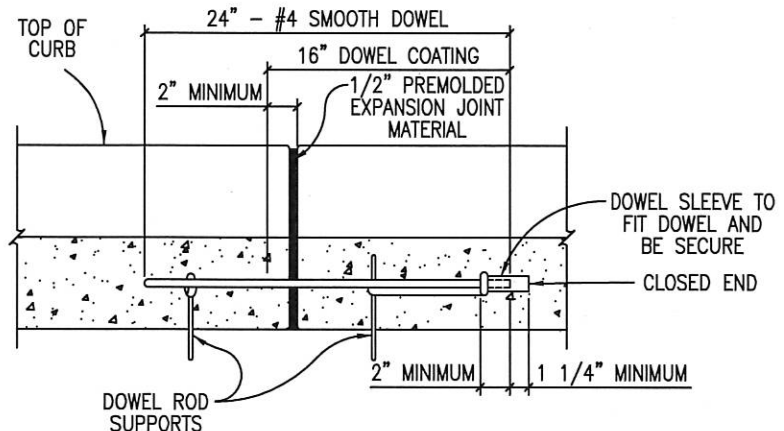
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 20' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR THE CITY OF HEWITT.
6. ALL CONCRETE SHALL BE CLASS A, 3000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. ONE OF THE FOLLOWING SCHEMES OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF HEWITT.
 - A. CURB AND GUTTER (REINFORCED) SHALL HAVE LONGITUDINAL REINFORCING BARS AS FOLLOWS: THREE #3,
 - B. ALL TYPES OF CURB (REINFORCED) SHALL HAVE #3 BAR FOR LONGITUDINAL REINFORCEMENT.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
0. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
1. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.
2. MOUNTABLE CURB AND GUTTER SHALL ONLY BE USED WHEN APPROVED BY THE CITY ON A CASE BY CASE BASIS



Diagram illustrating the cross-section of a concrete curb. The curb has a total width of 3'-0" and a height of 1'-0". The top surface is sloped, with a 1'-0" horizontal distance from the back face to the top edge. The bottom surface is sloped, with a 6" vertical drop from the top edge to the bottom edge. The curb is reinforced with longitudinal bars (#3 @ 12" O.C.) and transverse bars (#3 @ 18" O.C.). The back face of the curb is aligned with the standard curb alignment. The curb is shown with a 1/2" radius at the top and bottom corners. A section line A-A is indicated at the bottom.

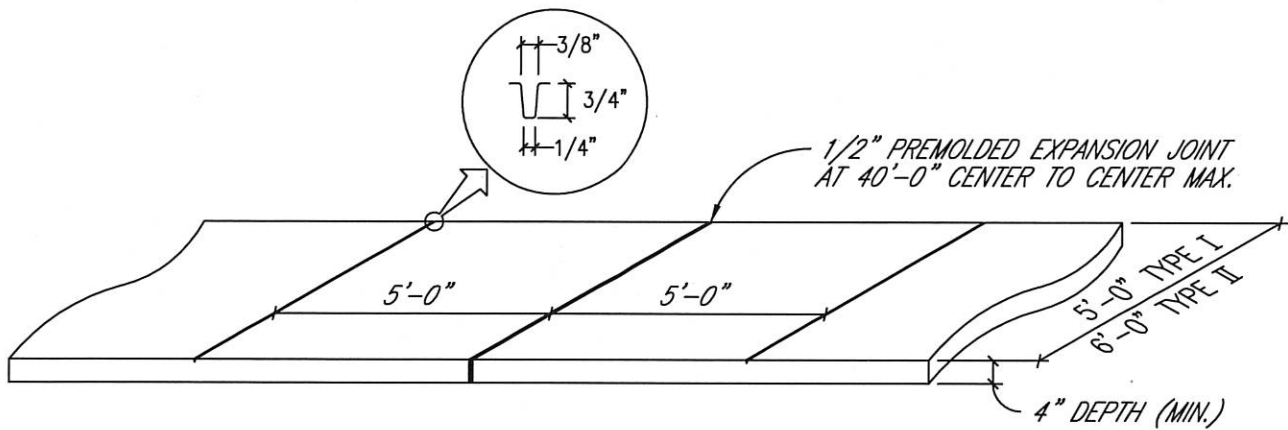
INDIRECT FLOW

MOUNTABLE CURB AND GUTTER



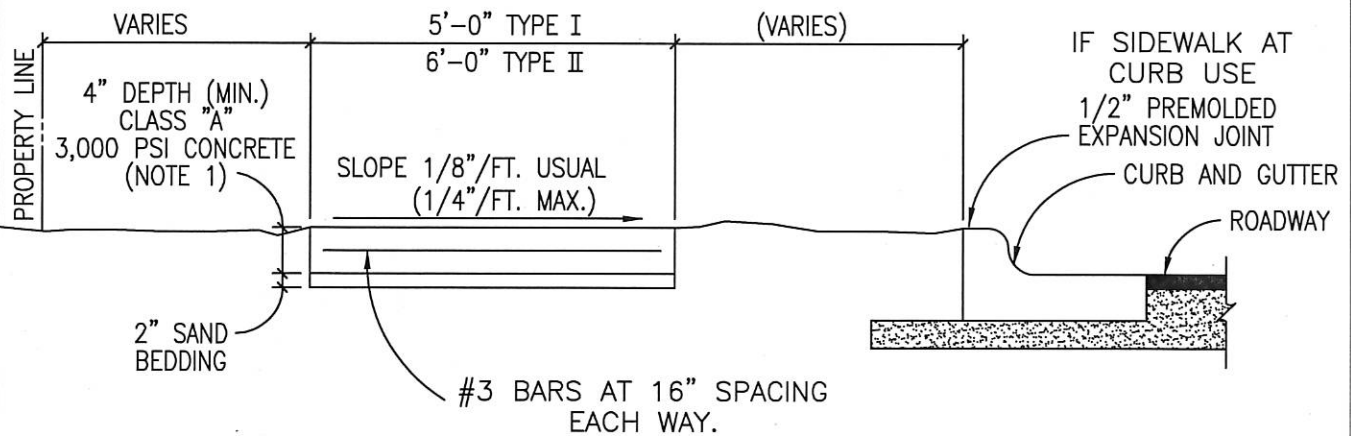
NOTE:
EXPANSION JOINT INTERVALS
NOT TO EXCEED 40'-0".

CURB DOWEL DETAIL



TYPE I - AS REQUIRED FOR SINGLE FAMILY, DUPLEXES AND TOWNHOUSES.

TYPE II - AS REQUIRED FOR APARTMENTS, OFFICE AND PARKING LOTS, COMMERCIAL AND INDUSTRIAL.



(MUST BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.)

NOTES:

1. FOR ROLLER STAMPED SIDEWALK: MATCH TO SPECIFICATIONS.
2. STANDARD LOCATION OF SIDEWALK IS OFF BACK OF CURB. SPECIAL DESIGNS MAY BE APPROVED BY THE CITY, PRIOR TO FINAL DESIGN.
3. SIDEWALK SHALL CONFORM TO CURRENT AMERICANS WITH DISABILITIES ACT STANDARDS.
4. IF REQUIRED ALL SIDEWALKS SHALL BE SUBMITTED AND APPROVED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION BY THE ENGINEER RECORD.
5. ANY VARIANCE IN TEXTURE, GRADE OR ALIGNMENT MUST BE APPROVED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.

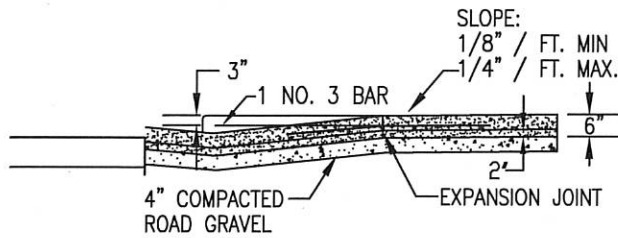
HEWITT
TEXAS

CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

SIDEWALK SECTION AND JOINT DETAIL

106

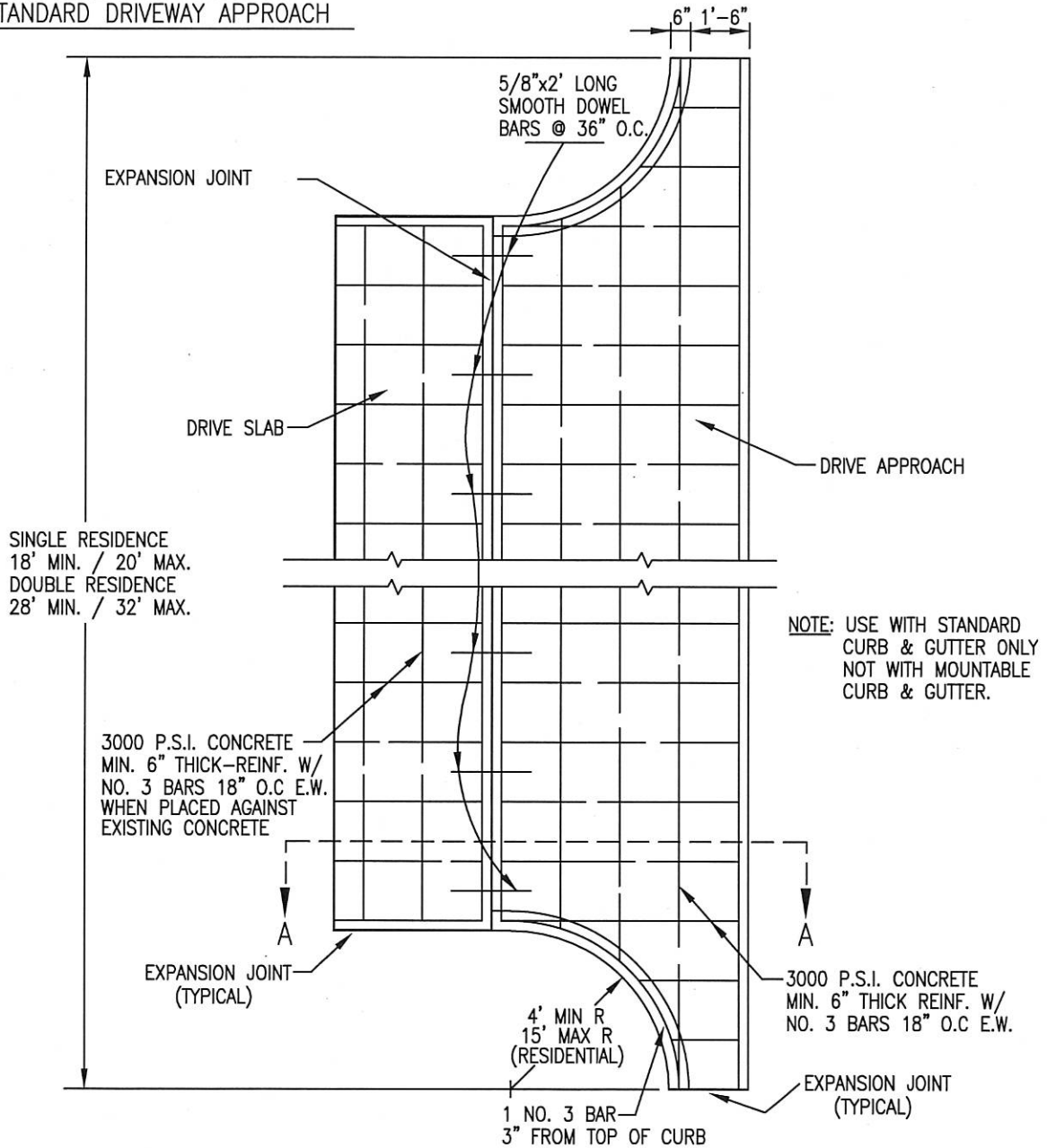
REVISION NOTE:		
DRAWING NAME: SD09		
SCALE: N.T.S.	DATE: 1/25/13	
DRAWN BY: M.W.W.	APPROVED BY: W.E.A.	



DRIVE APPROACH
SLOPE: 1" : 1' MIN.

NOTE: EXPANSION JOINT MATERIAL SHALL BE
1/2" PRE-MOLDED EXPANSION JOINT
MATERIAL.

SECTION A-A
STANDARD DRIVEWAY APPROACH



HEWITT
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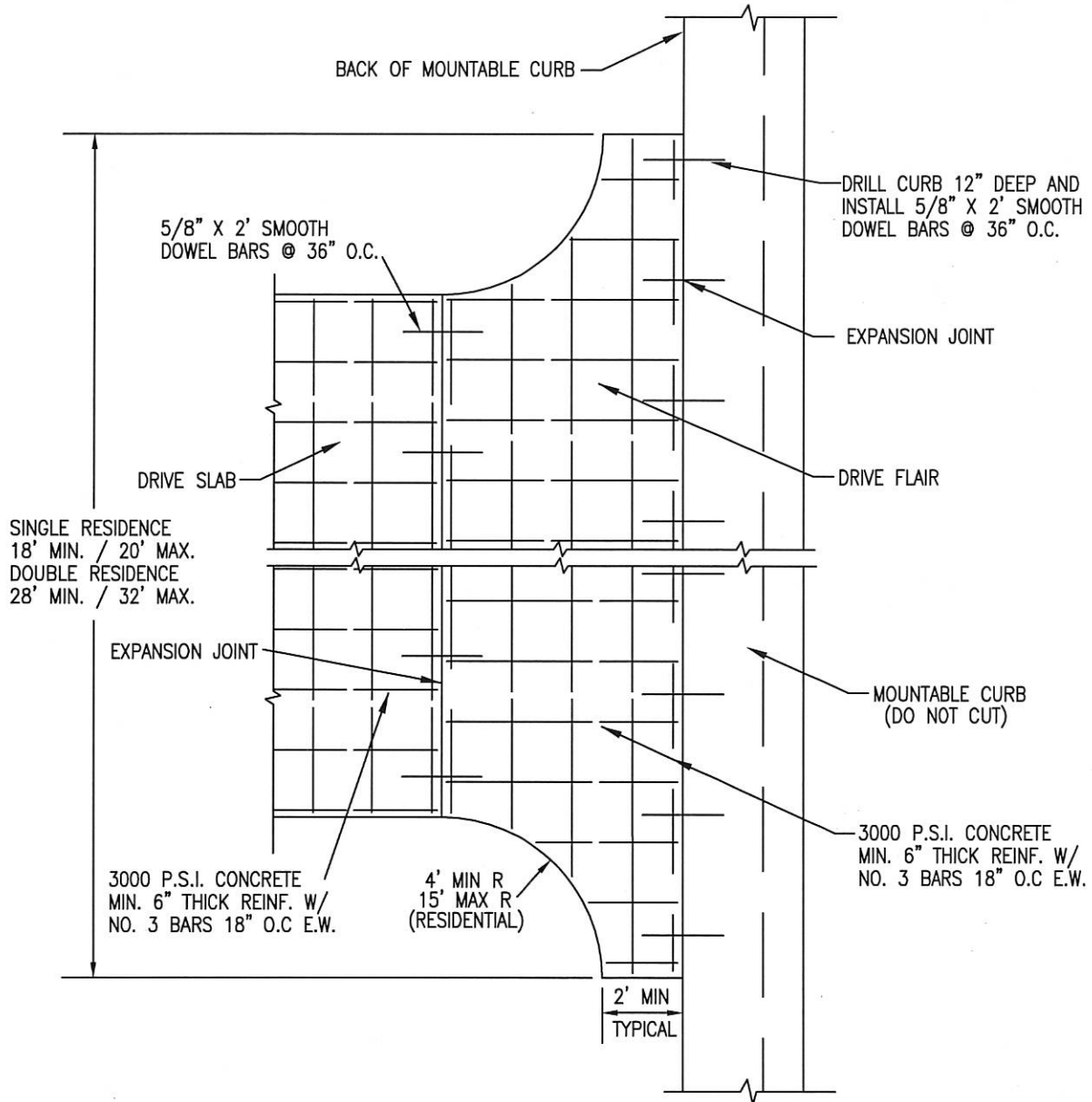
CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

STANDARD DRIVEWAY APPROACH DETAIL

107

REVISION NOTE:		
DRAWING NAME: SD10		
SCALE: N.T.S.	DATE: 1/25/13	
DRAWN BY: M.W.W.	APPROVED BY: W.E.A.	

NOTE: EXPANSION JOINT MATERIAL SHALL BE
1/2" PRE-MOLDED CLOSED CELL
EXPANSION JOINT MATERIAL.



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CONSTRUCTION STANDARDS AND DETAILS

MOUNTABLE CURB DRIVEWAY FLAIR DETAILS

108

REVISION NOTE:

DRAWING NAME:

SD11

SCALE:

N.T.S.

DATE:

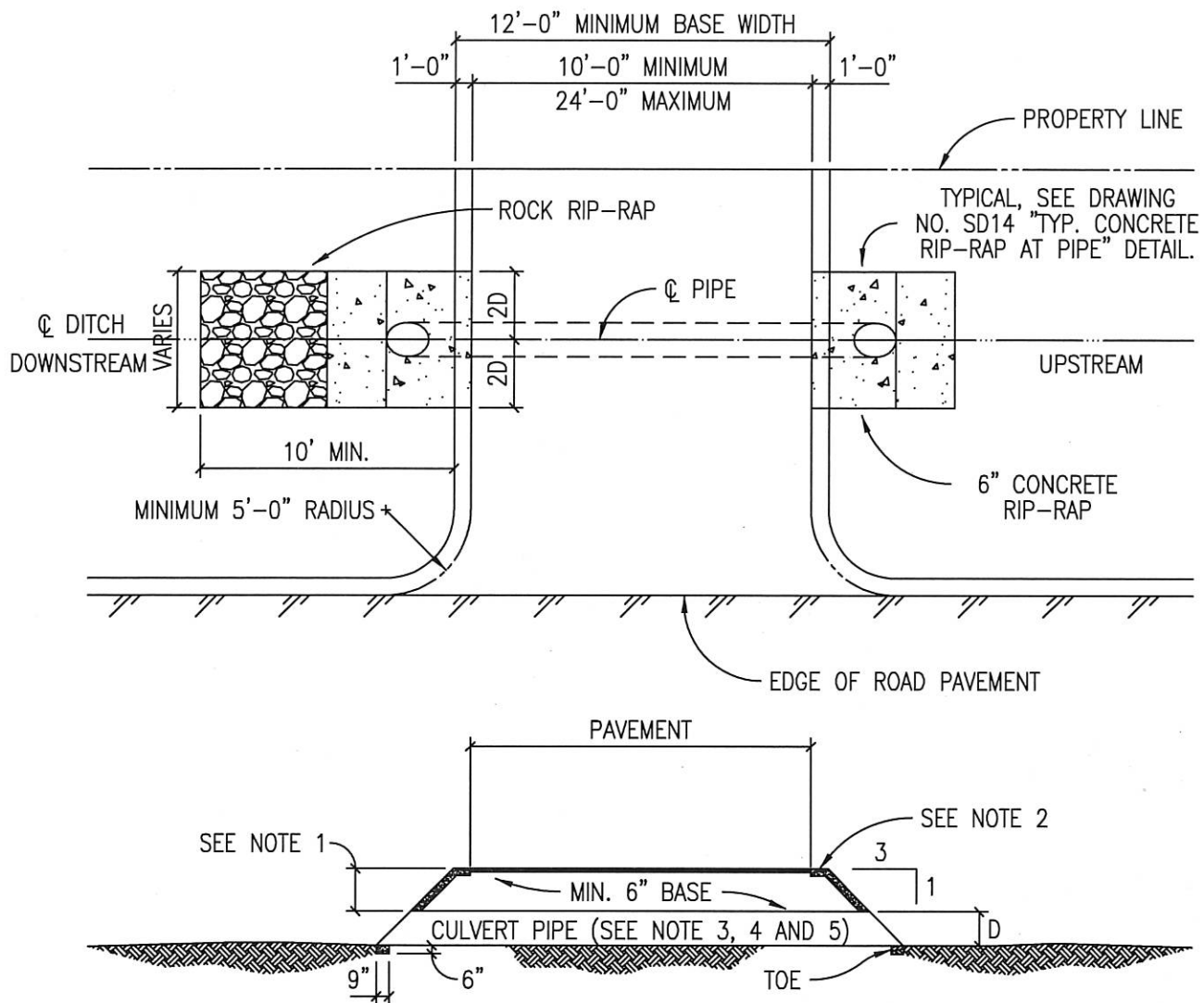
1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.



NOTES:

1. MINIMUM COVER OVER CULVERT PIPE SHALL BE 6" (SEE NOTE 5).
2. 5" CONCRETE RIP-RAP SHALL BE INSTALLED.
3. CULVERT PIPE TO BE MINIMUM OF 15" DIAMETER.
4. CULVERT PIPE MATERIAL TO BE R.C.P. (CLASS III), UNLESS PRIOR APPROVAL IS GRANTED BY THE CITY OF HEWITT.
5. MINIMUM COVER OVER CULVERT PIPE SHALL PROVIDE H2O LOADING.
6. BACKFILL AROUND CULVERT PIPE SHALL BE SELECT MATERIAL TO BE PLACED AND COMPACTED TO 95% DENSITY AS PER ASTM D689.
7. RIP-RAP SHALL EXTEND 10' FROM THE DOWN STREAM SIDE USING THE NOMINAL STONE SIZE DIA. OF 8" TO A DEPTH OF 16" (MINIMUM).
8. MINIMUM CHANNEL SIDE SLOPE SHALL BE 4:1.

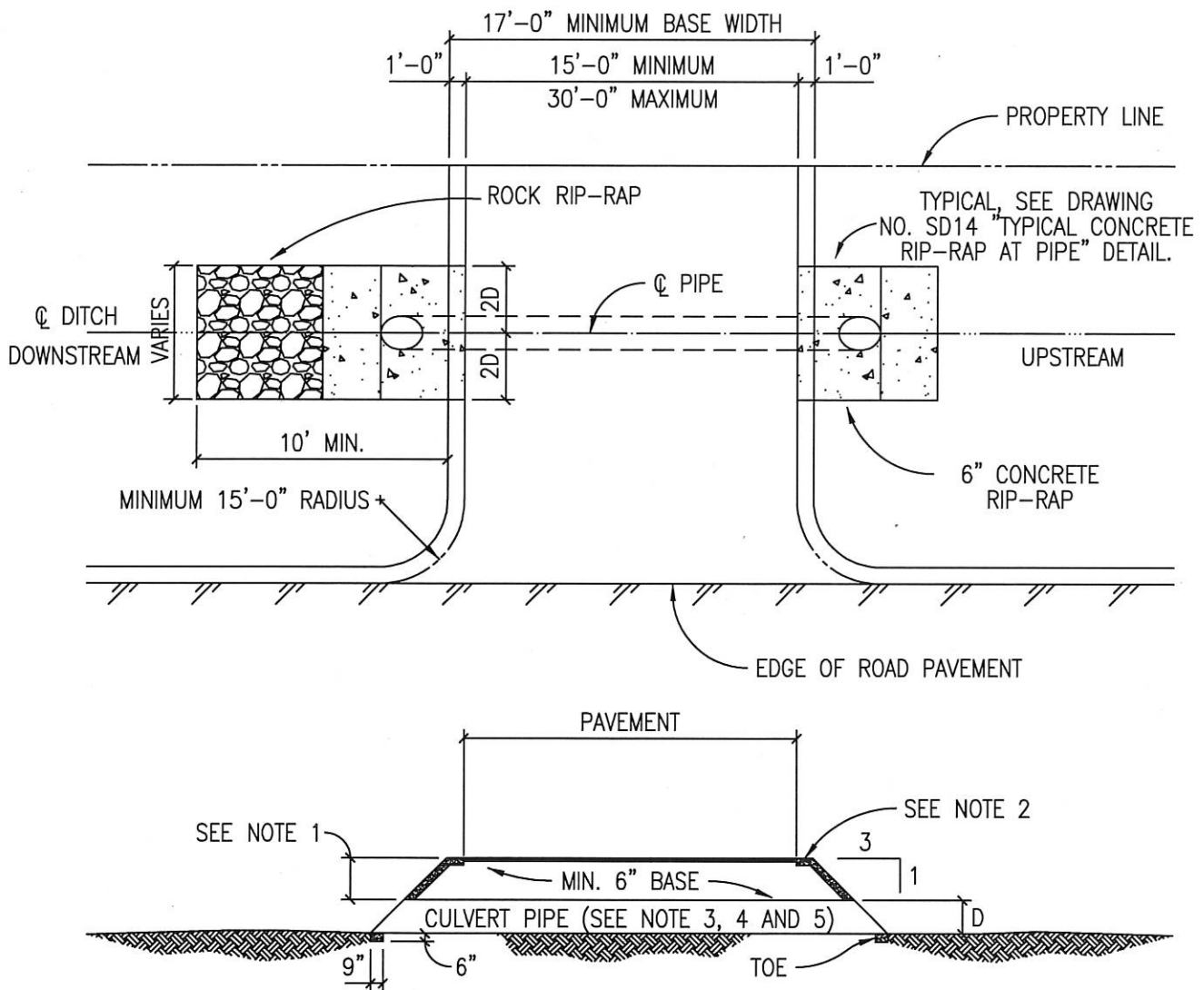
HEWITT
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CONSTRUCTION STANDARDS AND DETAILS

RURAL RESIDENTIAL DRIVEWAY APPROACH WITH CULVERT PIPE

109

REVISION NOTE:			
DRAWING NAME:		SD12	
SCALE:	DATE:		
N.T.S.	1/25/13		
DRAWN BY:	APPROVED BY:		
M.W.W.	W.E.A.		



NOTES:

1. MINIMUM COVER OVER CULVERT PIPE SHALL BE 6" (SEE NOTE 5).
2. 5" CONCRETE RIP-RAP SHALL BE INSTALLED.
3. CULVERT PIPE TO BE MINIMUM OF 15" DIAMETER.
4. CULVERT PIPE MATERIAL TO BE R.C.P. (CLASS III), UNLESS PRIOR APPROVAL IS GRANTED BY THE CITY OF HEWITT.
5. MINIMUM COVER OVER CULVERT PIPE SHALL PROVIDE H20 LOADING.
6. BACKFILL AROUND CULVERT PIPE SHALL BE SELECT MATERIAL TO BE PLACED AND COMPACTED TO 95% DENSITY AS PER ASTM D689.
7. ROCK RIP-RAP SHALL EXTEND 10' FROM THE DOWN STREAM SIDE USING THE AVERAGE STONE SIZE DIA. OF 8" AT A DEPTH OF 16" (MINIMUM).
8. MINIMUM CHANNEL SIDE SLOPE SHALL BE 4:1.

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CONSTRUCTION STANDARDS AND DETAILS

RURAL NON-RESIDENTIAL UNDIVIDED DRIVEWAY APPROACH
WITH CULVERT PIPE

110

REVISION NOTE:

DRAWING NAME:

SD13

SCALE:

N.T.S.

DATE:

1/25/13

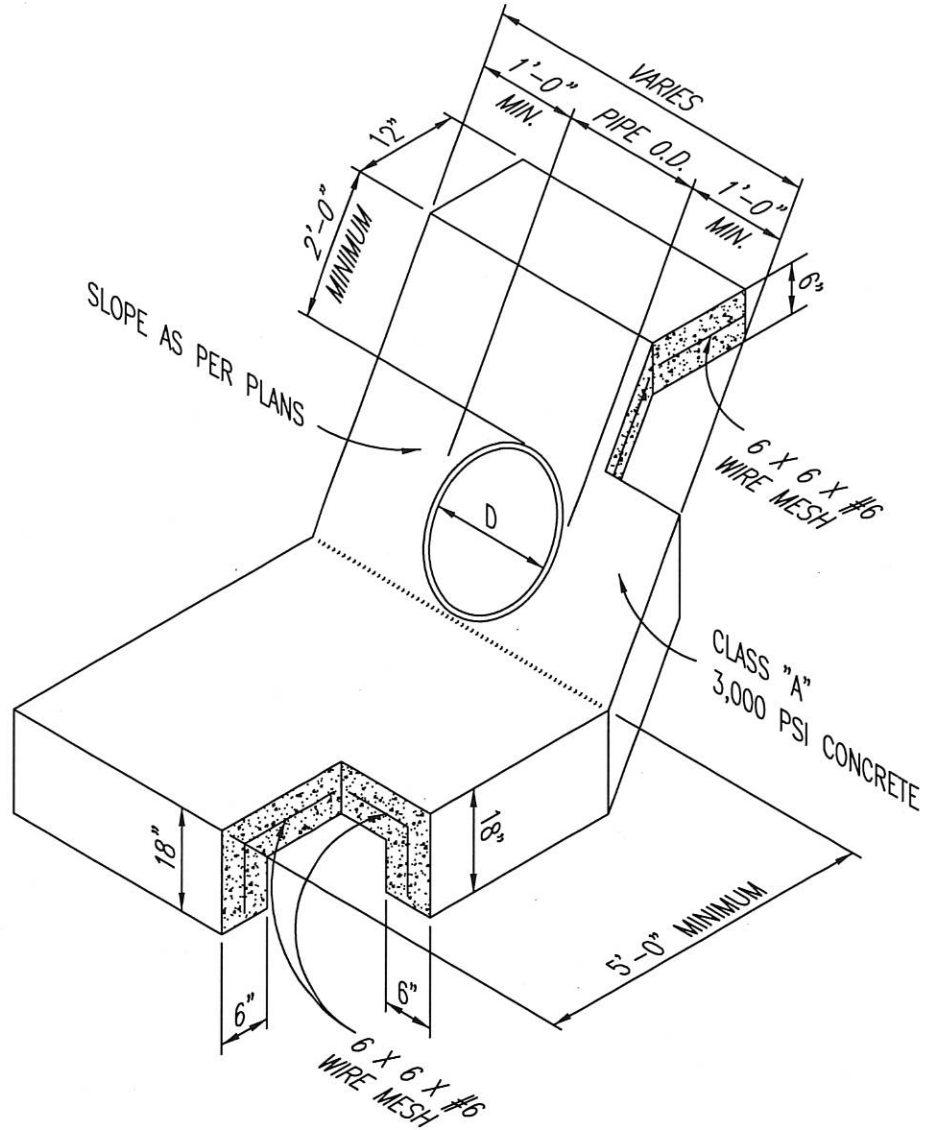
DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.

MINIMUM RIP-RAP QUANTITIES	
PIPE	SQ. YDS.
18"	6.2
24"	6.9
27"	7.8
30"	9.5
36"	10.4
42"	12.0
48"	14.3
54"	16.4



NOTES:

1. WHEN HEADWALLS AND WINGWALLS ARE REQUIRED, THEY SHALL CONFORM TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS, OR AS DIRECTED BY THE CITY.
2. ENERGY DISSIPATORS SHALL BE REQUIRED IF PIPE VELOCITY IS GREATER THAN 5.0 F.P.S. OR AS DIRECTED BY THE CITY OF HEWITT.
3. SUPPORT REINFORCING WIRE MESH REQUIRED AS SUPPORT FOR APPROACH SLAB AND SHALL BE SUPPORTED BY REBAR CHAIRS OR OTHER APPROVED METHODS.

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CONSTRUCTION STANDARDS AND DETAILS

TYPICAL CONCRETE RIP-RAP AT PIPE

111

REVISION NOTE

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SD14

SCALE

N.T.S.

DATE

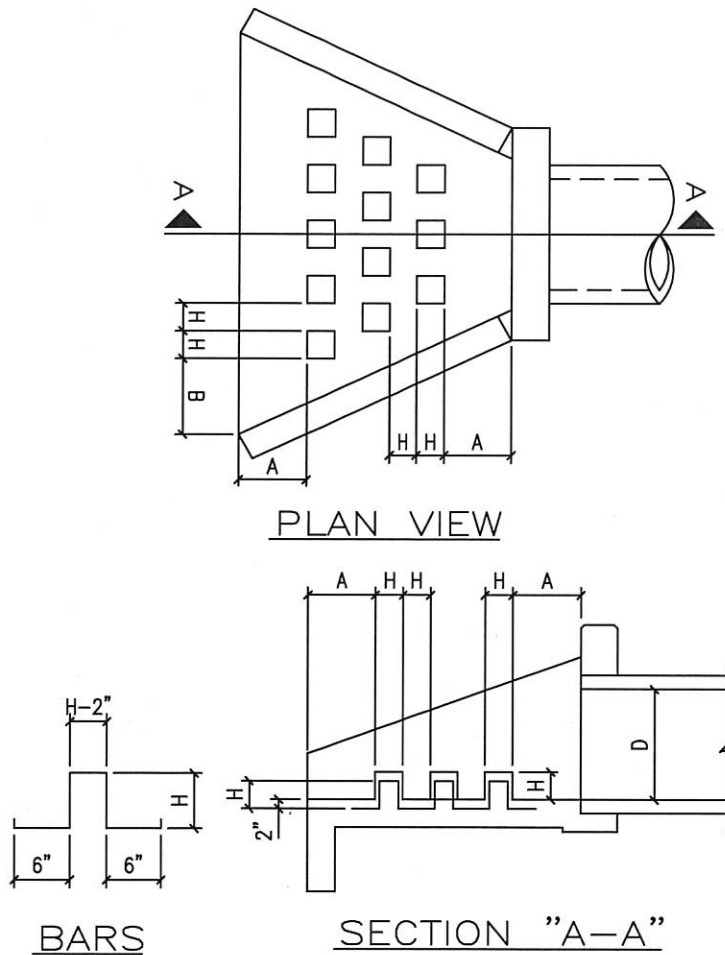
1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.



NOTES:

1. USE CLASS "A" CONCRETE, 3,000 PSI AT 28 DAYS, UNLESS NOTED.
2. REINFORCING STEEL - ASTM A615, GRADE 40, UNLESS NOTED.
3. LAP REINFORCING 30 BAR DIAMETERS MIN. AT SPLICES, UNLESS NOTED.
4. CHAMFER EXPOSED EDGES OF CONCRETE 3/4", UNLESS NOTED.
5. PLACE REINFORCING WITH THE CENTER OF THE OUTSIDE BARS 2 INCHES FROM THE SURFACE OF THE CONCRETE.

TABLE OF DIMENSIONS FOR ENERGY DISSIPATER DETAIL

D PIPE DIAMETER (INCHES)	NUMBER OF ROWS OF DISSIPATERS	NUMBER OF DISSIPATERS IN FRONT ROW	H (INCHES)	A (INCHES)	B (INCHES)
15	1	3	4	4	9.1875
18	2	4	4 1/2	9 1/2	15.5625
24	2	5	6	14 3/4	16 1/2
30	3	6	7 1/2	12 1/2	14 3/8
36	3	6	9	16 1/4	18 5/16
42	3	6	10 1/2	20	22 1/4
48	3	6	12	23 3/4	26 1/4
54	3	6	13 1/2	27 1/2	27 3/4
60	3	6	15	31 1/4	31 5/8

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CONSTRUCTION STANDARDS AND DETAILS

ENERGY DISSIPATER DETAIL

112

REVISION NOTE:

DRAWING NAME:

SD15

SCALE:

N.T.S.

DATE:

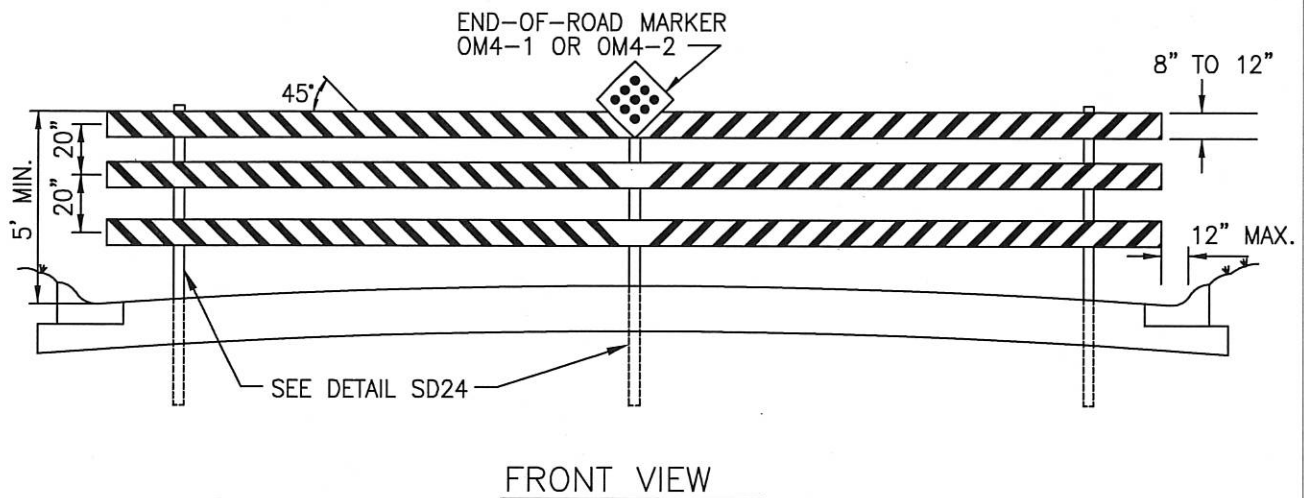
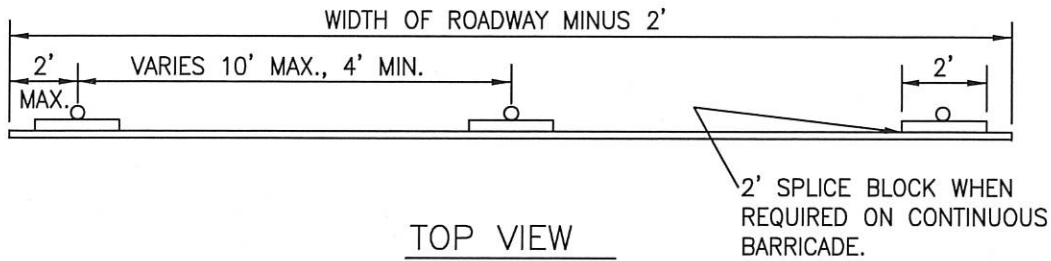
1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.



GENERAL NOTES FOR THIN WALL TUBE TYPE SIGN SUPPORT:

1. THE BASE SOCKET IS FORMED FROM 2 7/8 " O.D. X 12 GAUGE GALVANIZED PIPE.
2. THE WEDGE IS FORMED FROM 11 GAUGE STEEL GALVANIZED PER ASTM A525.
3. THE SIGN POST IS 2.375" O.D. X 0.095" THIN WALL STEEL TUBING.
4. STEEL SUPPORTS SHALL BE MADE FROM NEW MATERIAL AND SHALL BE CORROSION RESISTANT. STEEL SUPPORTS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM DESIGNATIONS A123 OR A525 (G-90 OR BETTER).
5. SUPPORTS SHALL BE STRAIGHT WITHIN 1/4 " PER 5 FEET OF LENGTH AND SHALL HAVE A SMOOTH, UNIFORM FINISH FREE FROM DEFECTS AFFECTING STRENGTH OR APPEARANCE. ANY BOLT HOLES AND SHEARED ENDS SHALL BE FREE FROM BURRS. BASES OF MULTISECTION SUPPORTS SHALL NOT EXTEND MORE THAN 5 INCHES ABOVE GROUND WHEN INSTALLED.
6. BOLTS, NUTS, SCREWS, WASHERS AND OTHER MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE TO ASTM DESIGNATION: A153 CLASS C OR D, OR B695 CLASS 50.
7. BARRICADE SUPPORTS SYSTEMS USED ON THIS SHEET MAY BE SUITABLE FOR ONLY CERTAIN SOIL TYPES. THE CONTRACTOR IS RESPONSIBLE FOR SELECTING THE APPROPRIATE SUPPORT SYSTEM FOR SOIL CONDITIONS ON EACH PROJECT.
8. ALL BARRICADES TO BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
9. RAIL-HIGH DENSITY POLYETHYLENE OR HOLLOW PROFILE PLASTIC LUMBER AND SHEETING SHALL BE RETROREFLECTIVE, INCLUDING SPLICE BLOCKS.

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CONSTRUCTION STANDARDS AND DETAILS

PERMANENT END-OF-ROAD BARRICADE

113

REVISION NOTE:

DRAWING NAME:

SD16

SCALE:

N.T.S.

DATE:

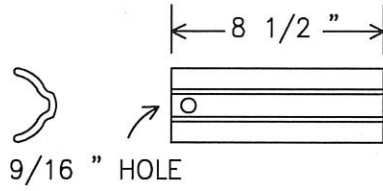
1/25/13

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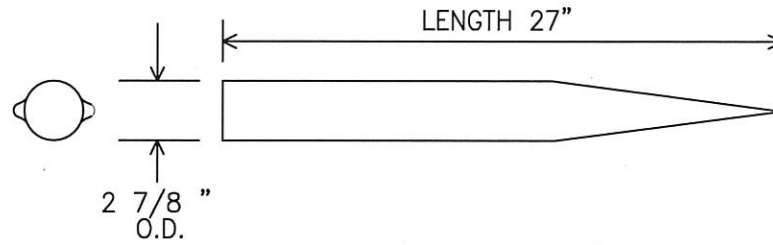
M.W.W.

APPROVED BY:

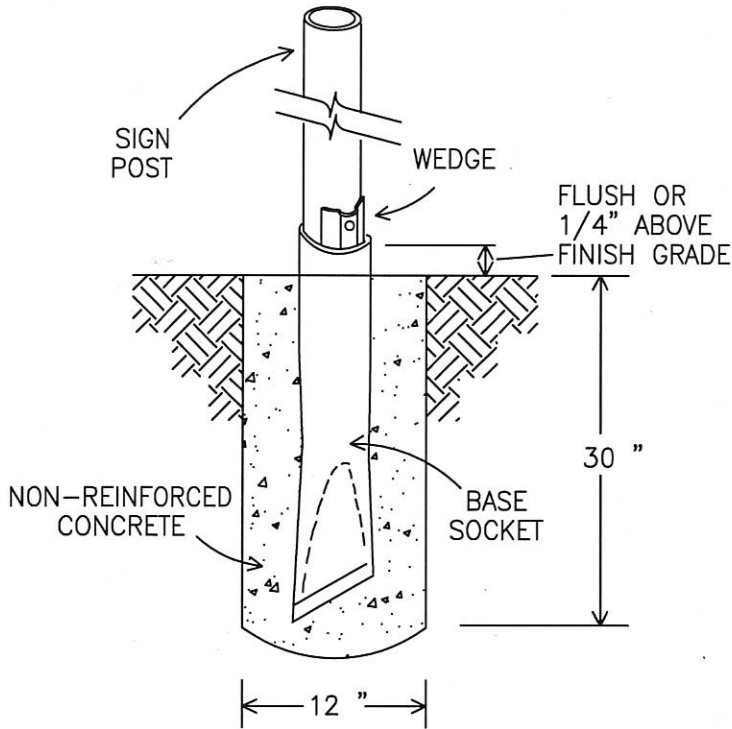
W.E.A.



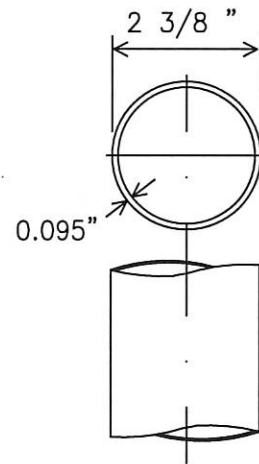
WEDGE



BASE SOCKET



TYPICAL ASSEMBLY



SIGN POST

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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

BREAKAWAY FOUNDATION

114

REVISION NOTE:

DRAWING NAME:

SD17

SCALE:

N.T.S.

DATE:

1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.

NOTES:

1. COMMERCIAL SIDEWALKS WIDTHS - 6'
RESIDENTIAL SIDEWALKS WIDTHS - 5'
2. ALL SLOPES ARE MAXIMUM ALLOWABLE. FLATTER SLOPES THAT WILL STILL DRAIN PROPERLY ARE ENCOURAGED.
3. ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
4. FOR PURPOSES OF WARNING, THE CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
5. TEXTURES MAY CONSIST OF PAVERS WITH TRUNCATED DOMED SURFACES OR GROOVES. TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
6. COLOR CONTRAST, FOR EXAMPLE, CAN BE ACCOMPLISHED WITH COLORED CONCRETE PAVERS THAT HAVE TRUNCATED DOMES OR BY COLORED STAINED CONCRETE WITH GROOVES, EITHER OF WHICH WOULD PROVIDE A CONTRAST WITH TYPICALLY LIGHT COLORED CONCRETE.
7. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, VISIBILITY AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
8. RAISED MEDIANS SEPARATE OPPOSING DIRECTIONS OF TRAFFIC AND PROVIDE A REFUGE AREA FOR PEDESTRIANS IF THEY ARE UNABLE TO CROSS THE ENTIRE ROADWAY IN THE ALLOTTED SIGNAL PHASE. TO SERVE AS A REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 4 FEET WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
9. ALL SIDEWALK PLANS AND DETAILS SHALL BE SUBMITTED AND APPROVED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
10. ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GRATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTION IS AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB. CURB RAMPS ARE GENERALLY INTERPRETED AS ONLY THE PORTION TYING DIRECTLY INTO THE ROADWAY.
11. TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SHALL BE PLACED SO NOT TO OBSTRUCT THE ACCESSIBLE ROUTE.
12. ALL SIDEWALKS WILL BE DOWELED INTO EXISTING SIDEWALKS, DRIVEWALKS, DRIVEWAYS, INLET BOXES, RETAINING WALLS, ETC.
13. ALL SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 1:50, UNLESS A VARIANCE IS PROVIDED BY TDLR.

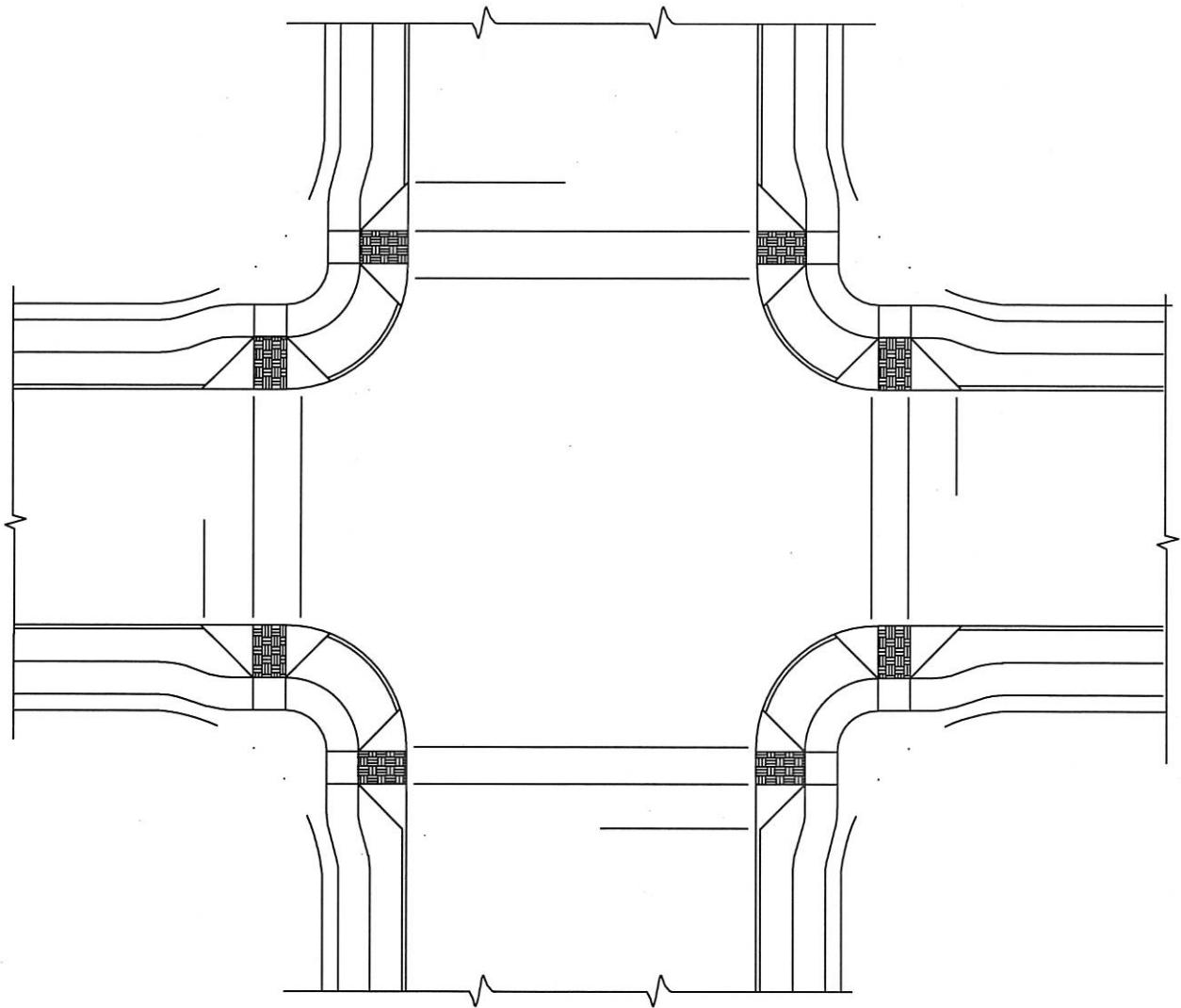
HEWITT
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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

PEDESTRIAN RAMPS GENERAL NOTES

115

REVISION NOTE:	
DRAWING NAME: SD18	
SCALE: N.T.S.	DATE: 1/25/13
DRAWN BY: M.W.W.	APPROVED BY: W.E.A.



OFFSET SIDEWALKS

NOTE: CURB RAMPS WITH RETURNED CURBS
INSTEAD OF SIDE FLARES ARE PERMITTED
WHERE PEDESTRIANS WOULD NOT NORMALLY
WALK ACROSS THE RAMP

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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

TYPICAL INTERSECTION LAYOUT

116

REVISION NOTE:

DRAWING NAME:

SD19

SCALE:

N.T.S.

DATE:

1/25/13

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M.W.W.

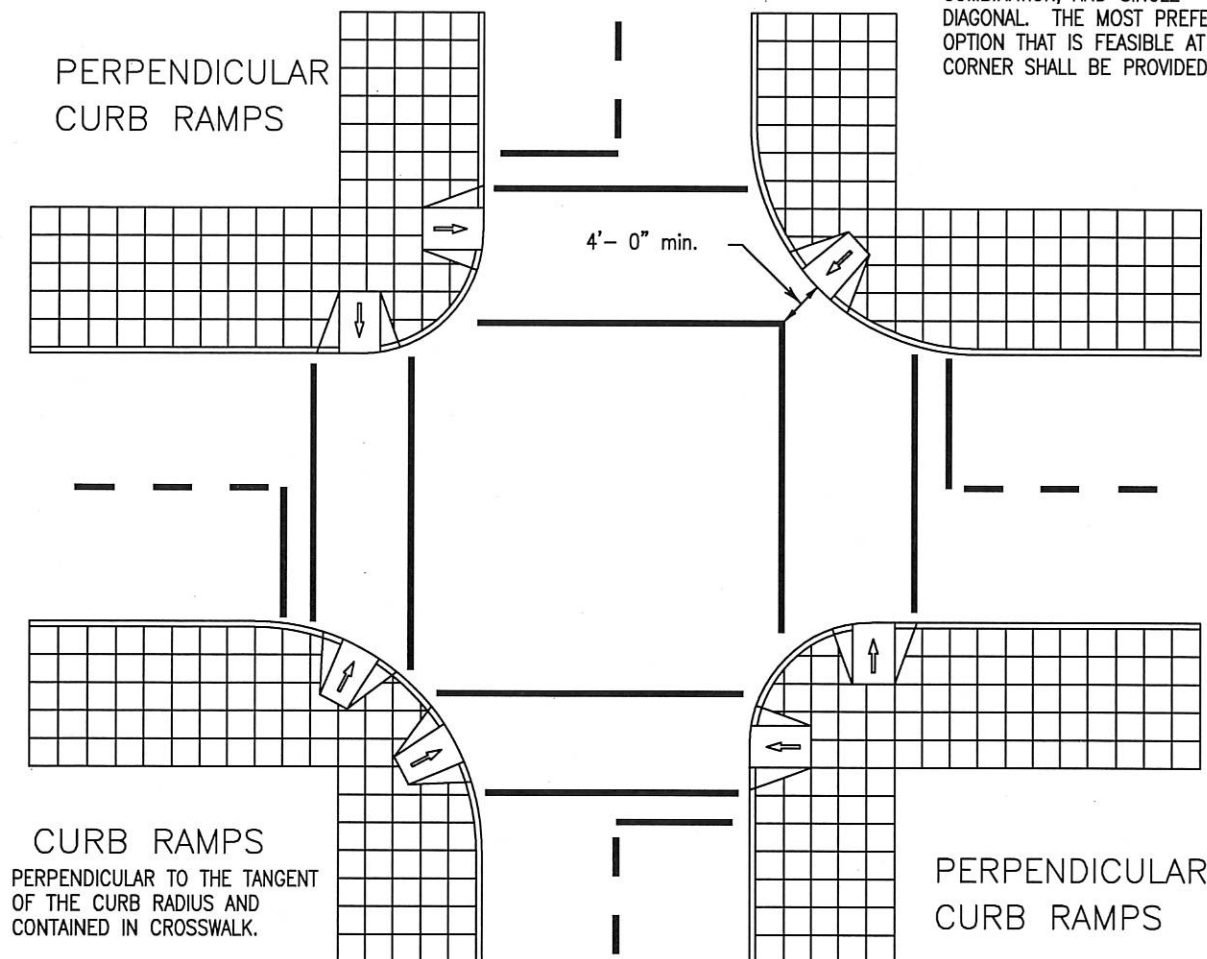
APPROVED BY:

W.E.A.

SINGLE DIAGONAL CURB RAMP

FOR ON-SYSTEM NEW CONSTRUCTION, RECONSTRUCTION AND REHABILITATION PROJECTS WHERE PEDESTRIAN FACILITIES ARE NEWLY CONSTRUCTED OR SUBSTANTIALLY ALTERED, CONSTRUCTION OF SINGLE DIAGONAL RAMPS IS NOT PERMITTED.

FOR ON-SYSTEM PROJECTS SUCH AS RESTORATION, SEAL COAT AND OVERLAY PROJECTS, PLACEMENT OF CURB RAMPS SHOULD BE EVALUATED IN THE FOLLOWING ORDER OF PREFERENCE: PERPENDICULAR, PARALLEL OR COMBINATION, AND SINGLE DIAGONAL. THE MOST PREFERABLE OPTION THAT IS FEASIBLE AT EACH CORNER SHALL BE PROVIDED.



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CONSTRUCTION STANDARDS AND DETAILS

CURB RAP PLACEMENTS AT INTERSECTIONS

117

REVISION NOTE:

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SD20

SCALE:

N.T.S.

DATE:

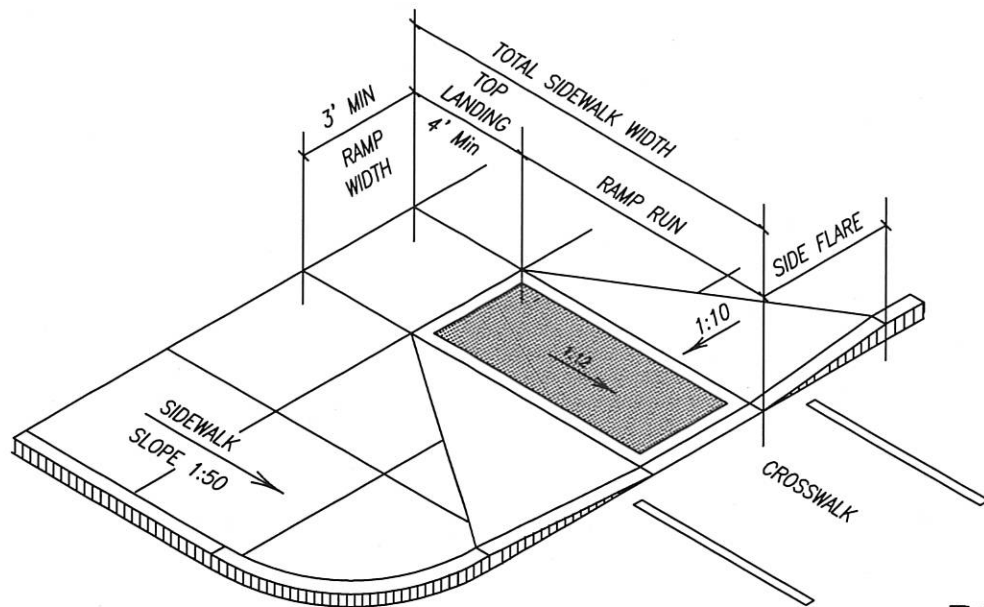
1/25/13

DRAWN BY:

M.W.W.

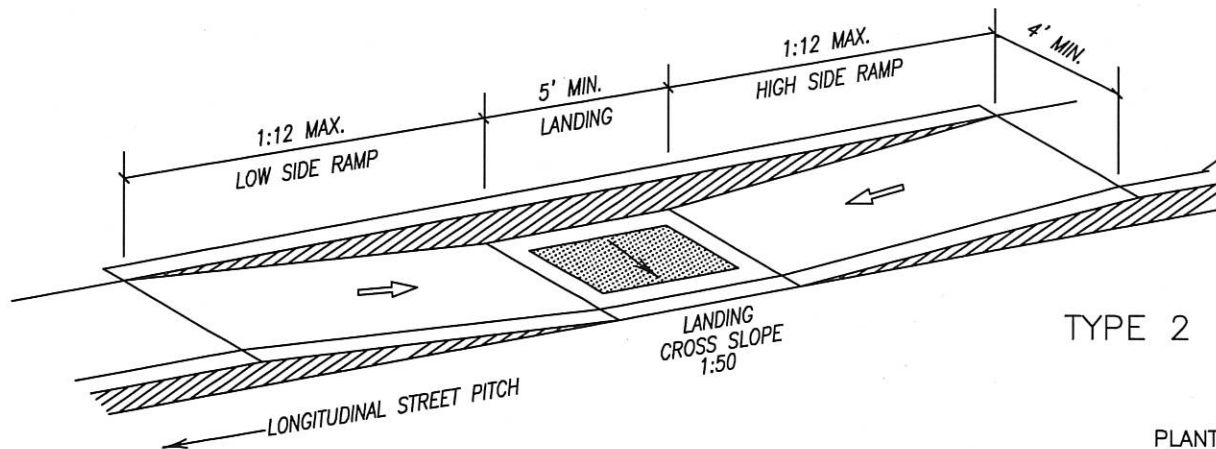
APPROVED BY:

W.E.A.

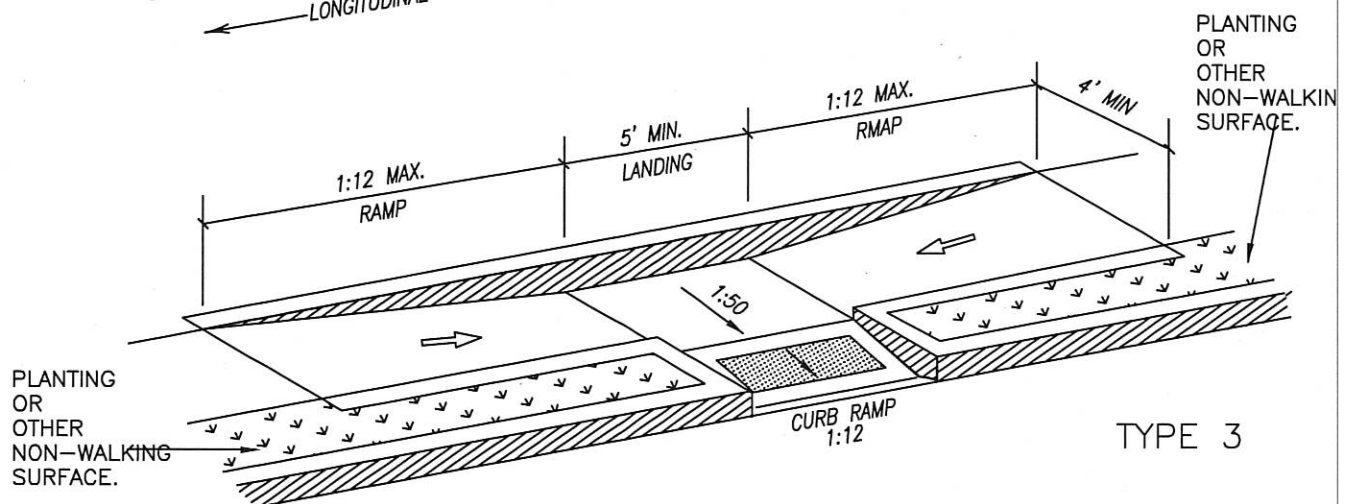


TYPE 1

PERPENDICULAR CURB RAMPS



TYPE 2



TYPE 3

PARALLEL CURB RAMPS

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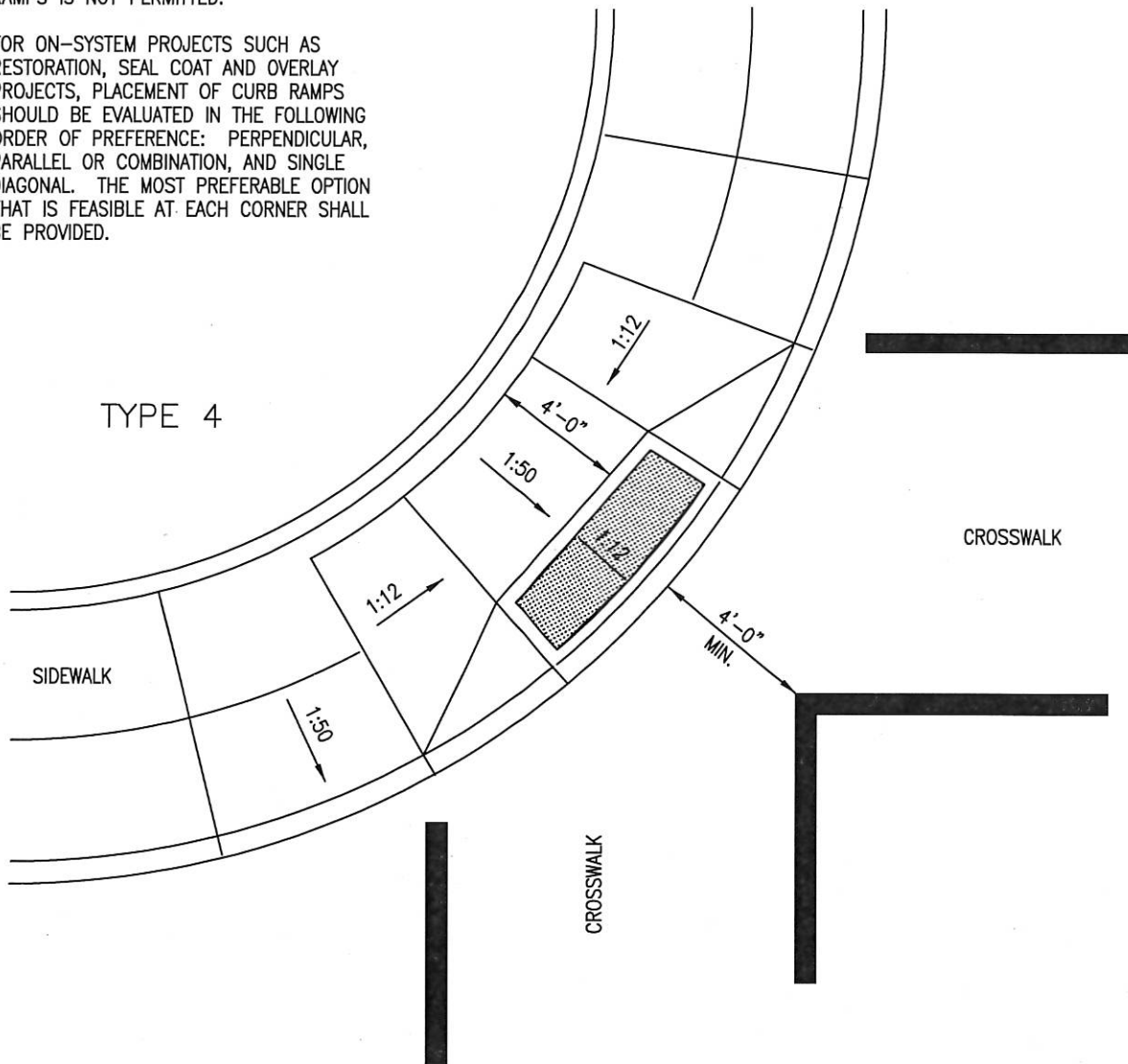
CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

SIDEWALK RAMP DETAILS; TYPES 1, 2, & 3

REVISION NOTE:		
DRAWING NAME: SD21		
SCALE: N.T.S.	DATE: 1/25/13	
DRAWN BY: M.W.W.	APPROVED BY: W.E.A.	

FOR ON-SYSTEM NEW CONSTRUCTION, RECONSTRUCTION AND REHABILITATION PROJECTS WHERE PEDESTRIAN FACILITIES ARE NEWLY CONSTRUCTED OR SUBSTANTIALLY ALTERED, CONSTRUCTION OF SINGLE DIAGONAL RAMPS IS NOT PERMITTED.

FOR ON-SYSTEM PROJECTS SUCH AS RESTORATION, SEAL COAT AND OVERLAY PROJECTS, PLACEMENT OF CURB RAMPS SHOULD BE EVALUATED IN THE FOLLOWING ORDER OF PREFERENCE: PERPENDICULAR, PARALLEL OR COMBINATION, AND SINGLE DIAGONAL. THE MOST PREFERABLE OPTION THAT IS FEASIBLE AT EACH CORNER SHALL BE PROVIDED.



SINGLE DIAGONAL CURB RAMP

PERPENDICULAR TO THE TANGENT OF THE CURB RADIUS AND CONTAINED IN CROSSWALK.

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CONSTRUCTION STANDARDS AND DETAILS

SIDEWALK RAMP DETAIL; TYPE 4

119

REVISION NOTE:

DRAWING NAME:

SD22

SCALE:

N.T.S.

DATE:

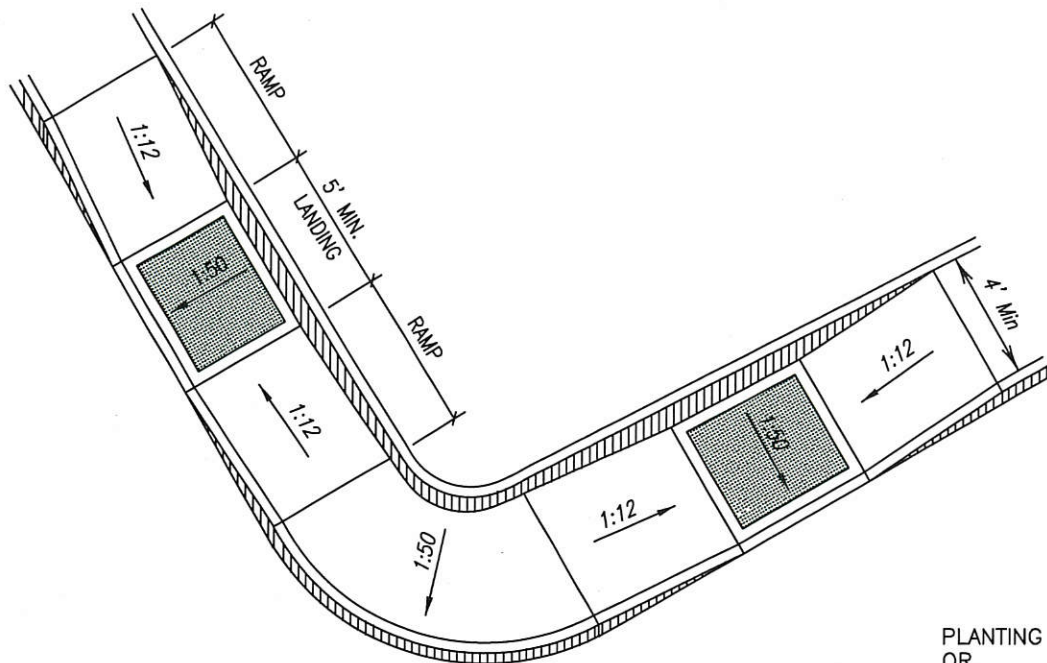
1/25/13

DRAWN BY:

M.W.W.

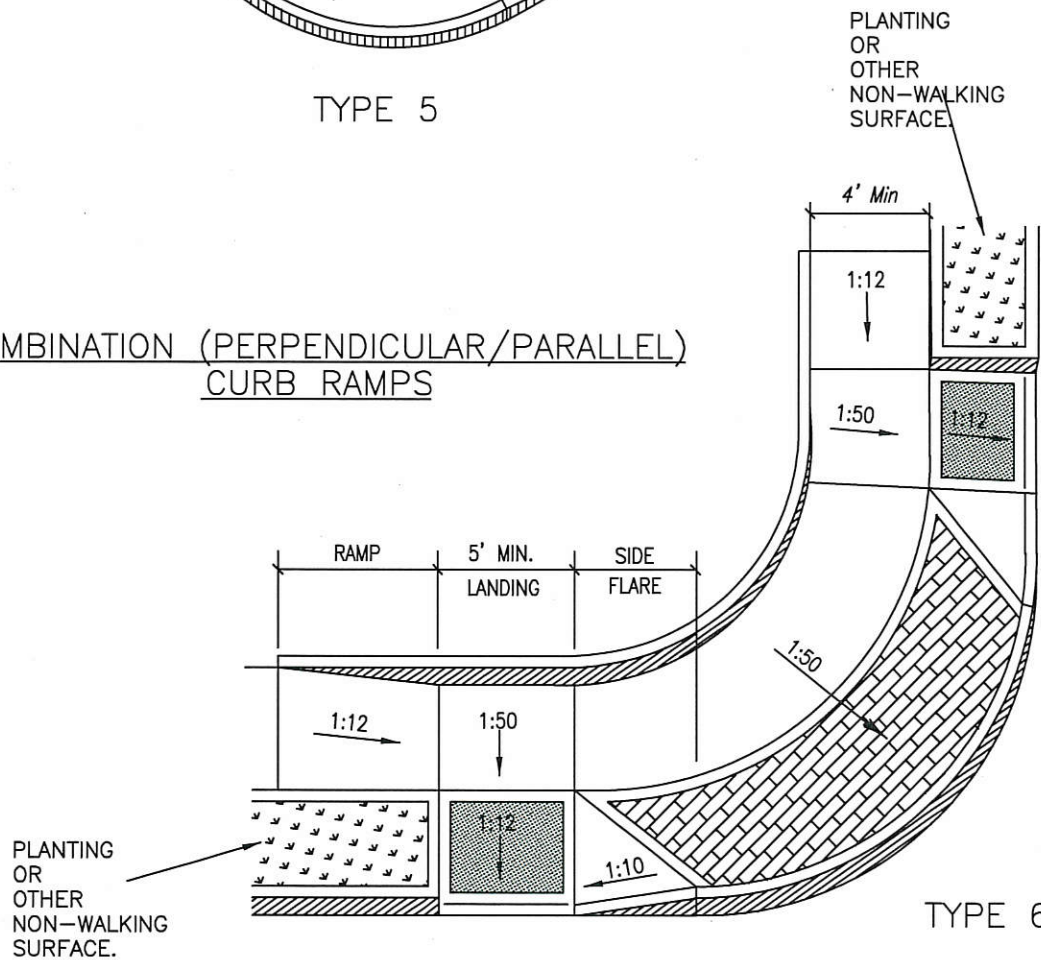
APPROVED BY:

W.E.A.



TYPE 5

COMBINATION (PERPENDICULAR/PARALLEL)
CURB RAMPS



TYPE 6

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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

SIDEWALK RAMP DETAIL; TYPES 5 & 6

120

REVISION NOTE:

DRAWING NAME:

SD23

SCALE:

N.T.S.

DATE:

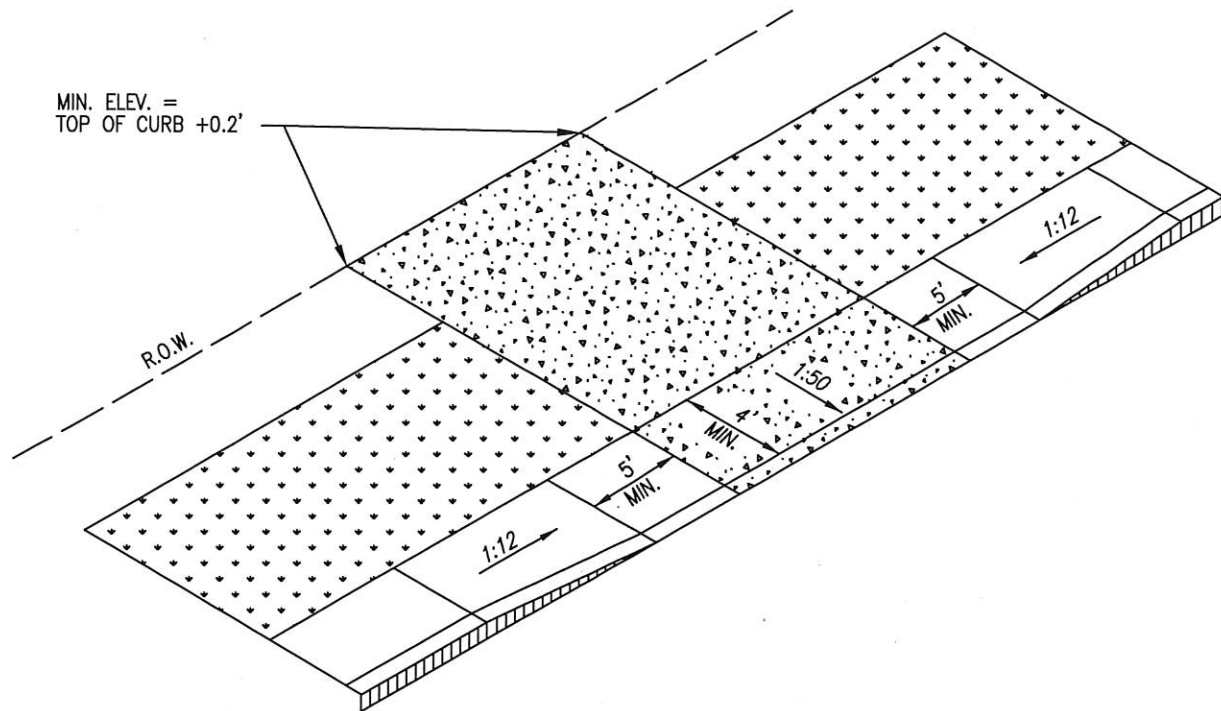
1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.



RAMP SIDEWALK
TYPE 10

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CONSTRUCTION STANDARDS AND DETAILS

DRIVEWAY APRON TYPE 10

121

REVISION NOTE:

DRAWING NAME:

SD24

SCALE:

N.T.S.

DATE:

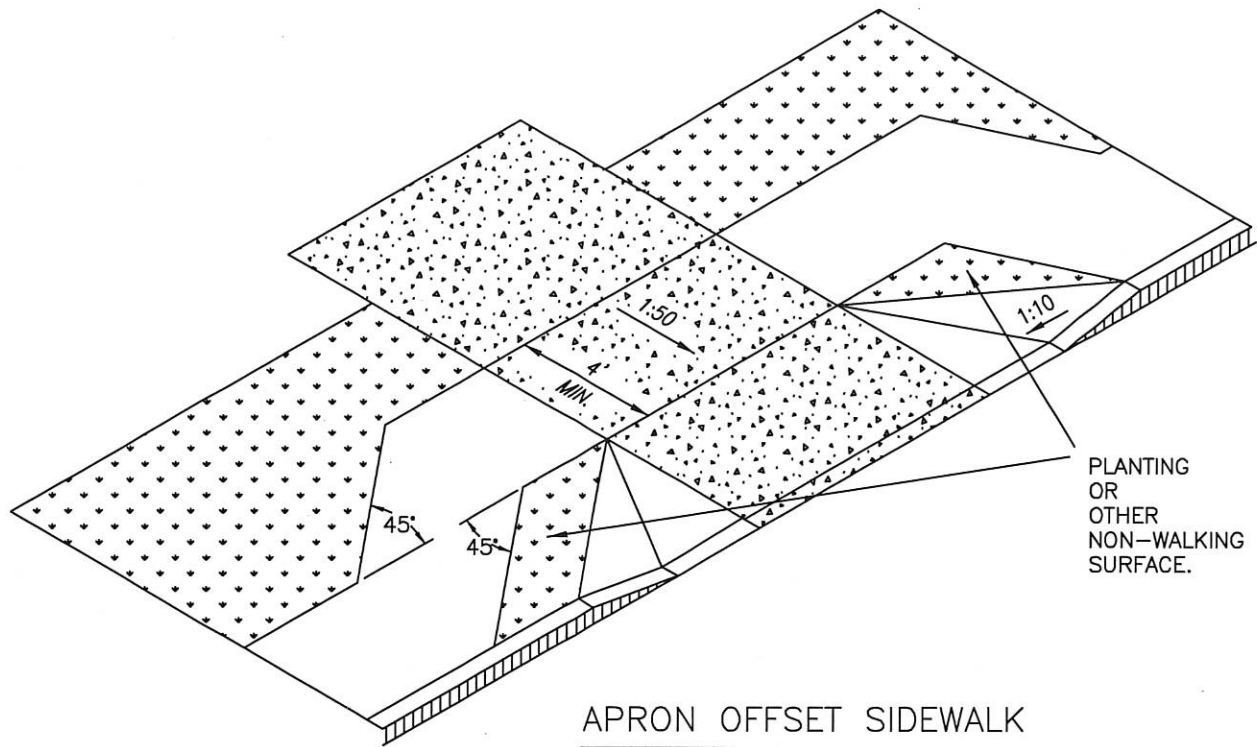
1/25/13

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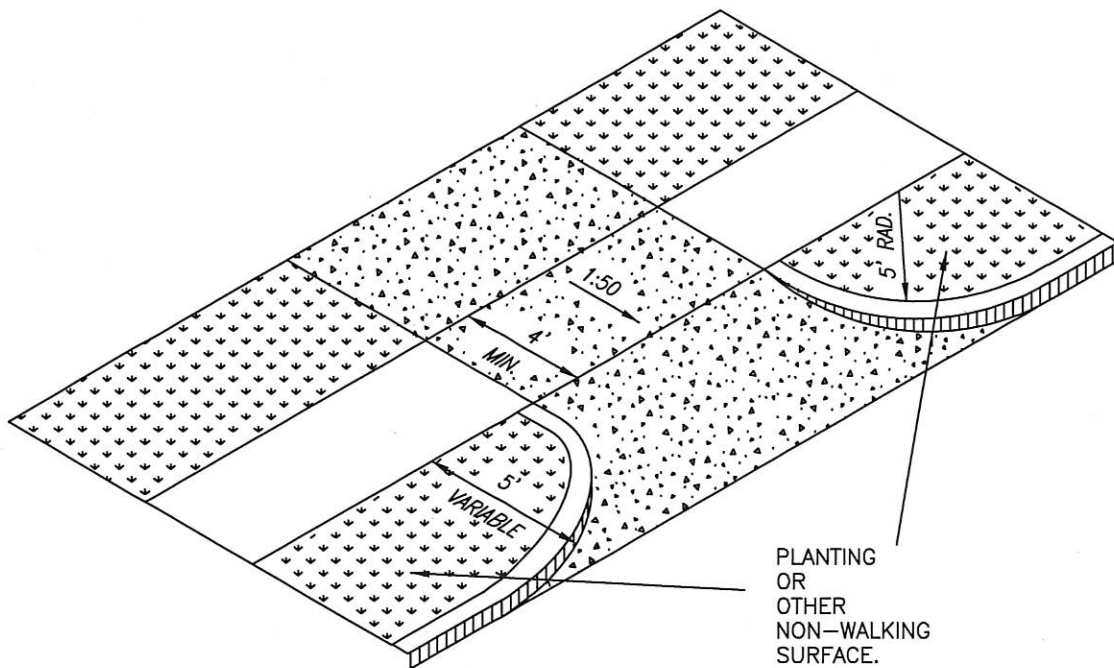
M.W.W.

APPROVED BY:

W.E.A.



APRON OFFSET SIDEWALK
TYPE 12



SETBACK SIDEWALK
TYPE 13

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CONSTRUCTION STANDARDS AND DETAILS

DRIVEWAY APRONS TYPES 12 & 13

122

REVISION NOTE:

DRAWING NAME:

SD25

SCALE:

N.T.S.

DATE:

1/25/13

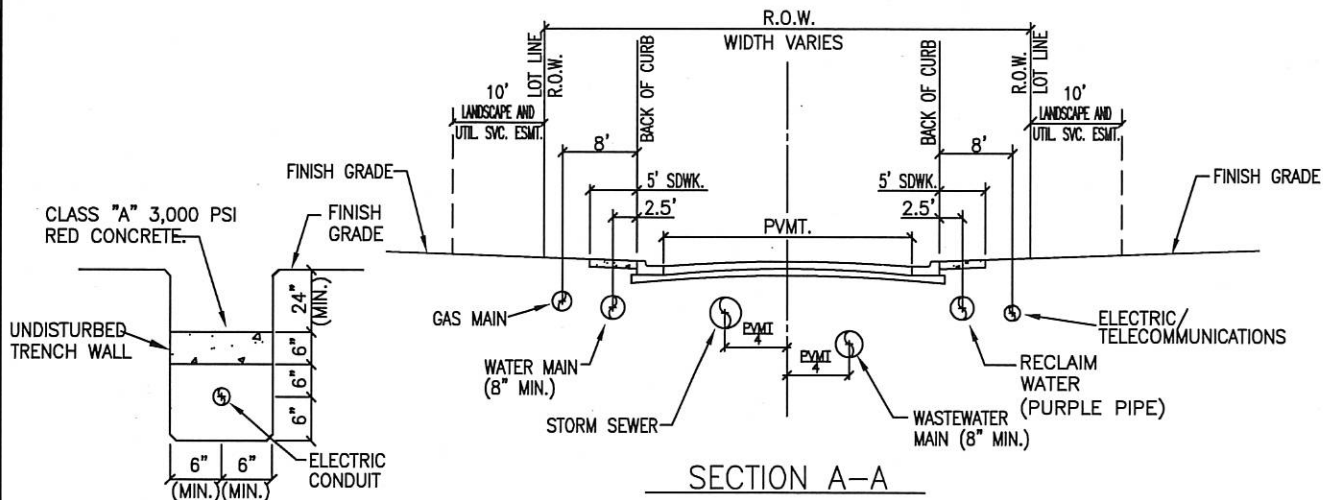
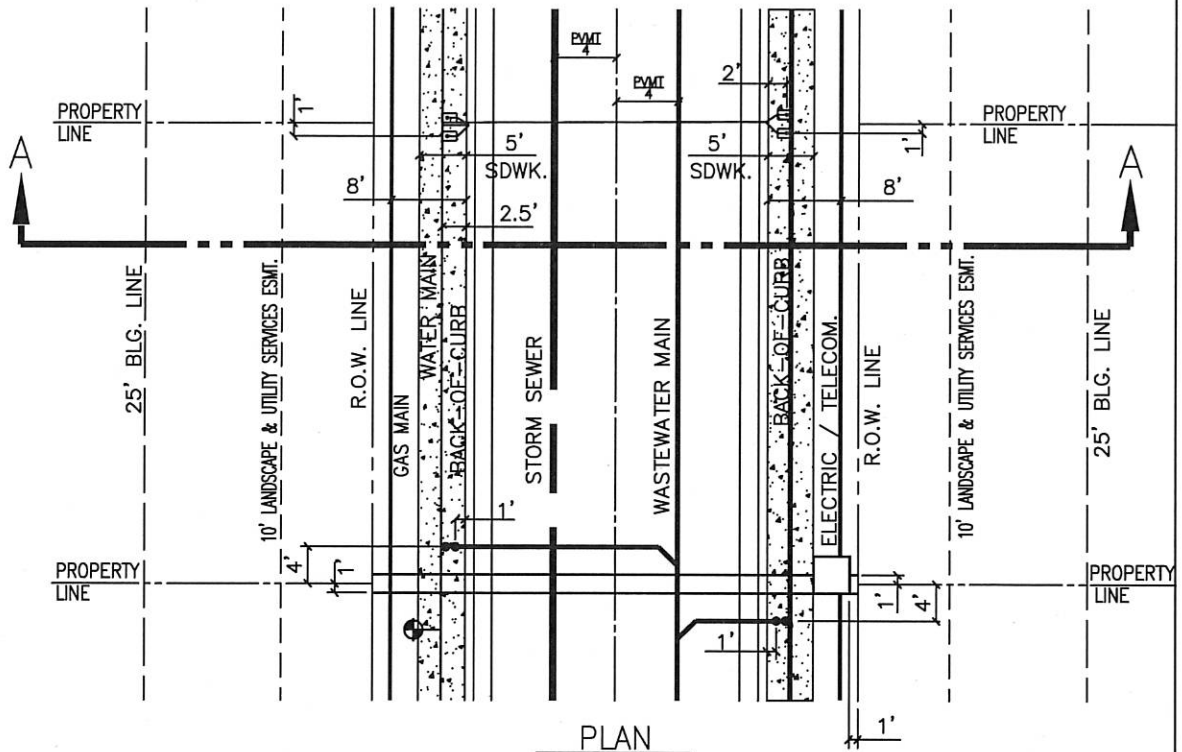
DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.

Appendix 2; Water Standard Details



NOTE: WHEN LOCATED WITH IN RIGHT OF WAY, THE ELECTRIC CONDUIT MUST BE CAPPED WITH 3,000 PSI RED CONCRETE.

**ELECTRIC CONDUIT
CONCRETE CAP DETAIL**

CLASSIFICATION	ROW	B-B	PVMT.
MINOR STREET	50'	31'	27'
COLLECTOR STREET	56'	37'	33'
ARTERIAL STREET	65'	45'	41'

**MINIMUM COVER BELOW FINISH-GRADE
ALL UTILITIES UNDER ROADWAY - 36"**

ELECTRIC PRIMARY	36"
ELECTRIC SECONDARY	24"
WATER	36"
WASTEWATER	48"
STORM SEWER	36"
GAS	36"
TELECOMMUNICATIONS	36"
RECLAIM WATER	36"

REVISION NOTE:

DRAWING NAME:

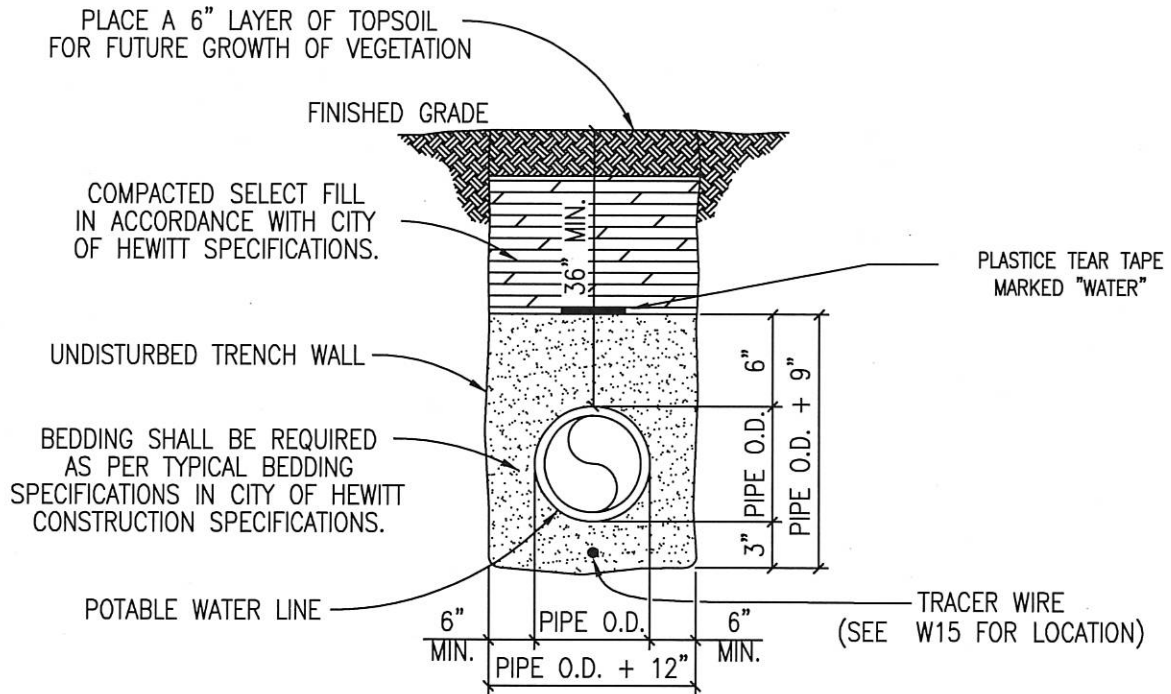
W01

HEWITT
TEXAS

CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

UTILITY ASSIGNMENTS FOR LOCAL STREETS, RESIDENTIAL
COLLECTORS AND MAJOR COLLECTORS

SCALE: N.T.S. DATE: 1/25/13
DRAWN BY: M.W.W. APPROVED BY: W.E.A.



TRENCH WIDTHS

- *PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
- *20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

HEWITT
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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS

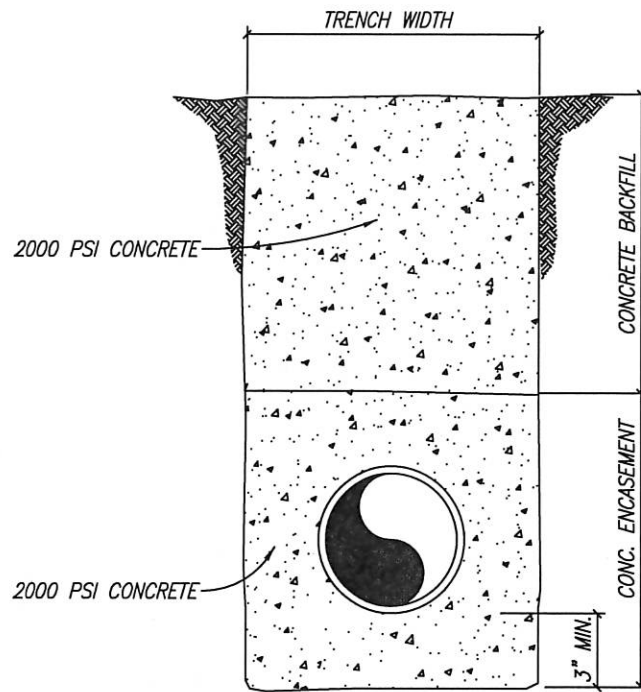
REVISION NOTE:

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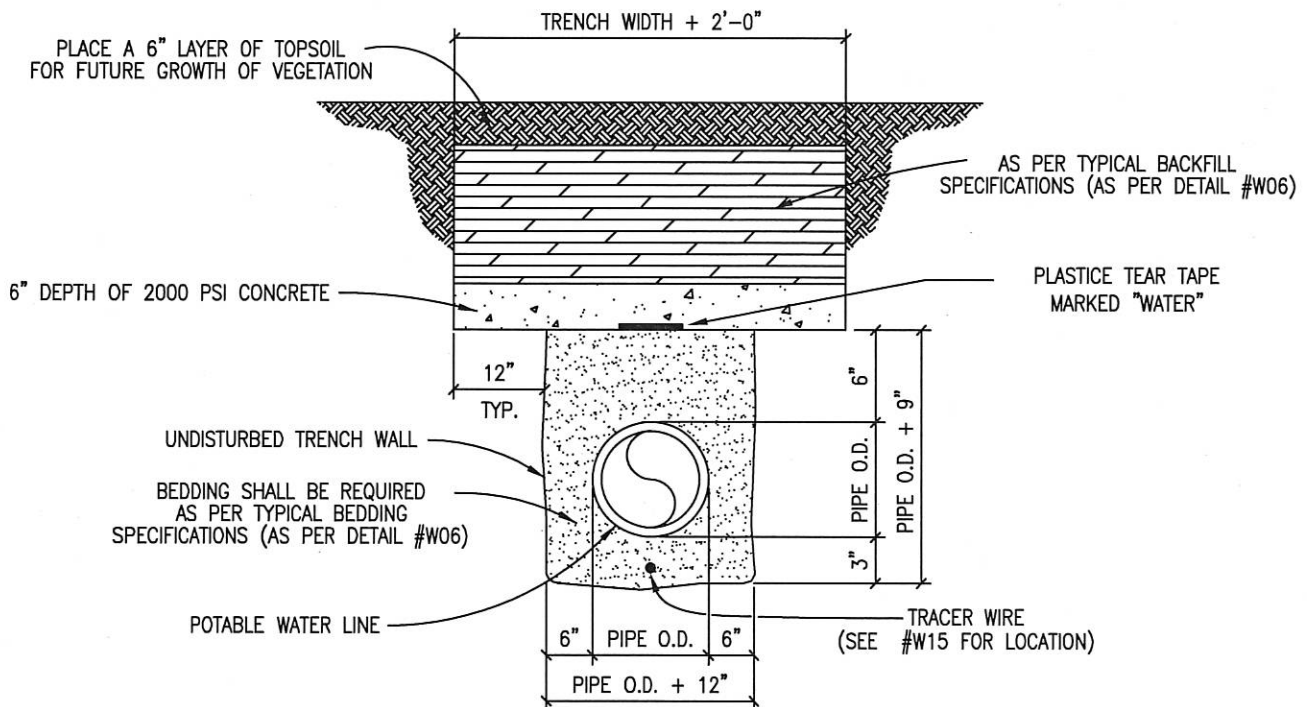
W02

SCALE:	N.T.S.	DATE:	1/25/13
DRAWN BY:	M.W.W.	APPROVED BY:	W.E.A.

* WHERE 36" MINIMUM COVER CAN NOT BE OBTAINED OR DUE TO POTENTIAL SURFACE LOADING THE CITY MAY REQUIRE A CAP TO BE INSTALLED.



CONCRETE BACKFILL
AND CONCRETE ENCASEMENT



TRENCH WIDTHS

*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.

*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

REVISION NOTE:

DRAWING NAME:

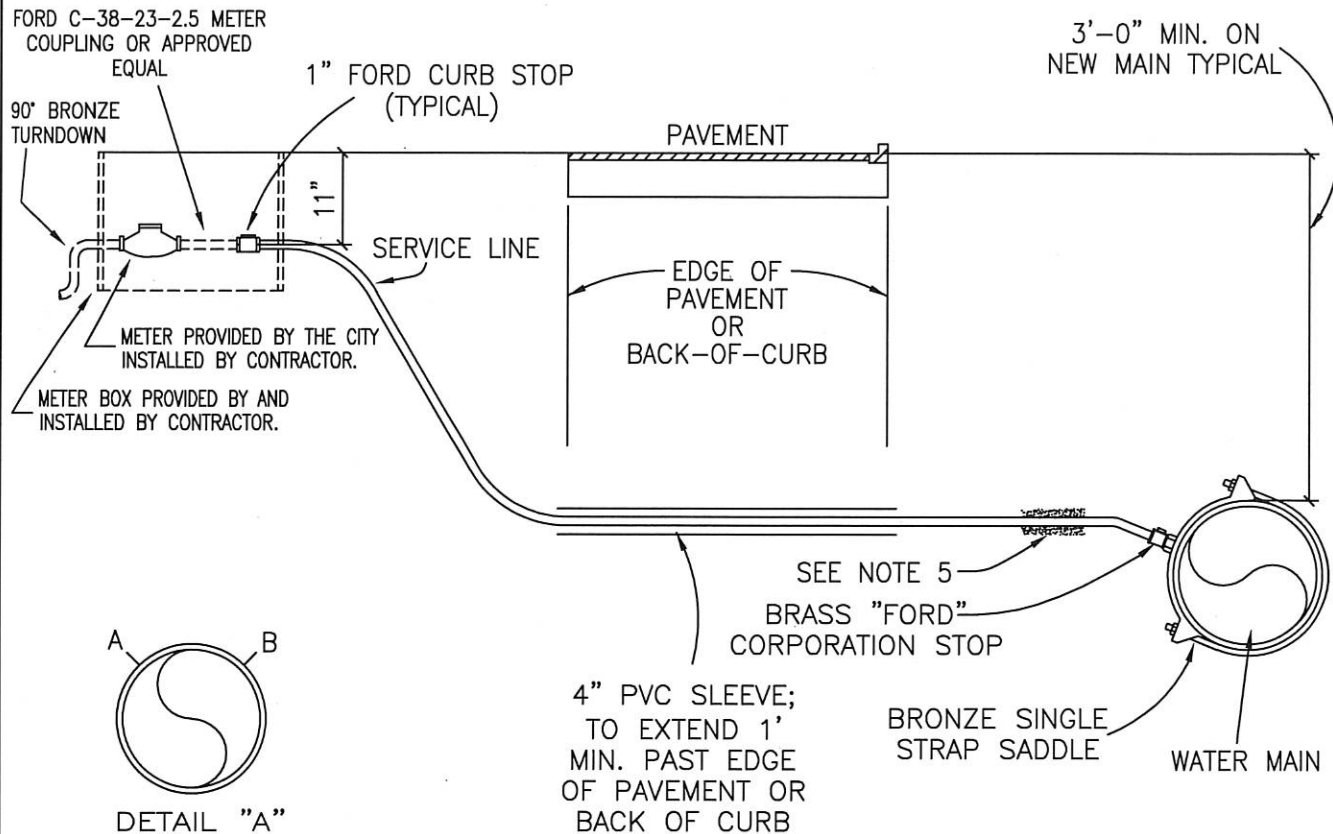
W02A

SCALE: N.T.S. DATE: 1/25/13
DRAWN BY: M.W.W. APPROVED BY: W.E.A.

HEWITT
TEXAS

CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

CONCRETE TRENCH CAP DETAIL



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AS SHOWN ON DETAIL "A".
2. WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE.
3. AUTHORIZED SERVICE LINE MATERIAL:
A. COPPER TYPE "K" SOFT
B. HDPE I.P.S. PRESSURE PIPE DR 9 (250 PSI)
4. SERVICE LINES SHALL BE CONTINUOUS FROM CORPORATION STOP TO CURB STOP WITH NO FITTINGS IN BETWEEN; EXCEPT ON DOUBLE SERVICES, THEN CONTINUOUS TO WYE.
5. BEDDING MATERIAL AS PER CITY OF HEWITT CONSTRUCTION SPECIFICATIONS.
6. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
7. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.
8. METER BOXES SHALL BE NEW STYLE NO. 37 METER BOX; 12.25" X 20" X 11.63" AS MANUFACTURED BY OLDCASTLE PRECAST, INC.
9. METER BOX LIDS SHALL BE DFW37C-1CA-LID AS MANUFACTURED BY DFW PLASTICS, INC.

HEWITT
TEXAS

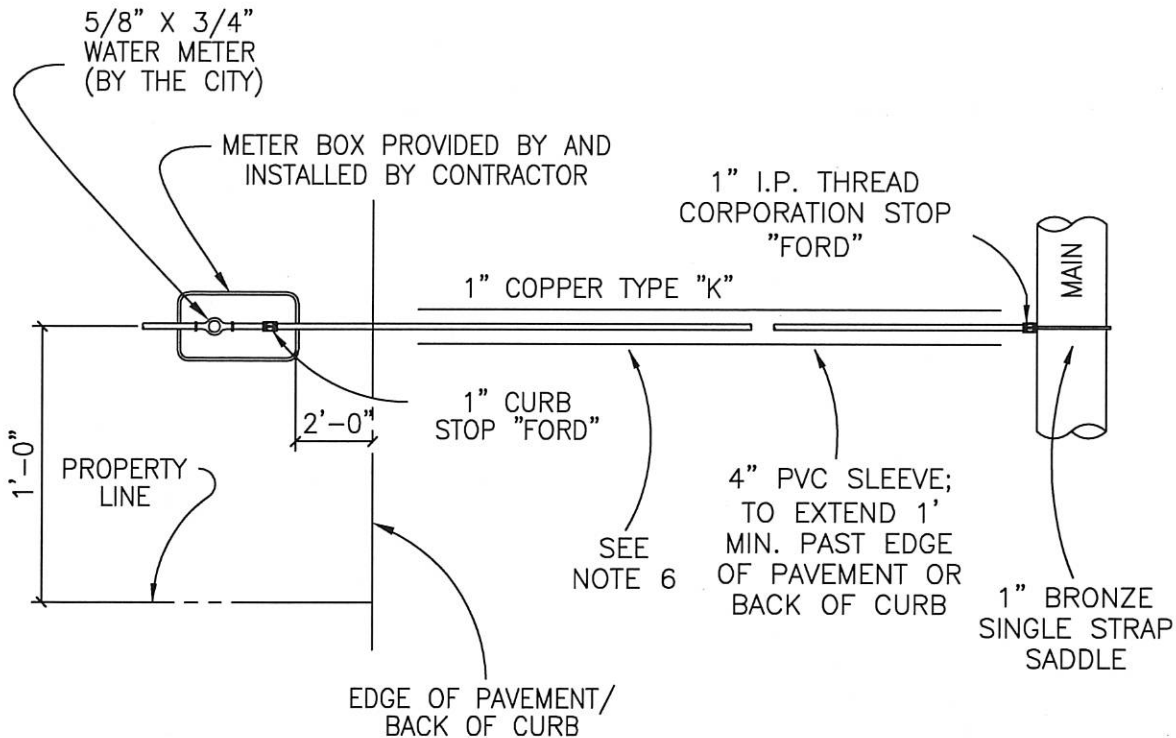
CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

TYPICAL WATER SERVICE—ELEVATION

REVISION NOTE: REVISED 3/2/17

DRAWING NAME: W03

SCALE: N.T.S. DATE: 1/25/13
DRAWN BY: M.W.W. APPROVED BY: W.E.A.



NOTES:

1. AUTHORIZED SERVICE LINE MATERIAL:
 - A. 1" COOPER TYPE "K"
 - B. HDPE I.P.S. PRESSURE PIPE DR 9 (250 PSI)
2. CURB STOP SHALL BE 1" MINIMUM.
3. 1" CURB STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" IN DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.
5. ANGLE STOPS SHALL BE INSTALLED 11" BELOW FINISHED GRADE.
6. BEDDING MATERIAL AS PER DETAIL #W06
7. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
8. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.
9. METER BOXES SHALL BE NEW STYLE NO. 37 METER BOX; 12.25" X 20" X 11.63" AS MANUFACTURED BY OLDCASTLE PRECAST, INC.
10. METER BOX LIDS SHALL BE DFW37C-1CA-LID AS MANUFACTURED BY DFW PLASTICS, INC.

HEWITT
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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

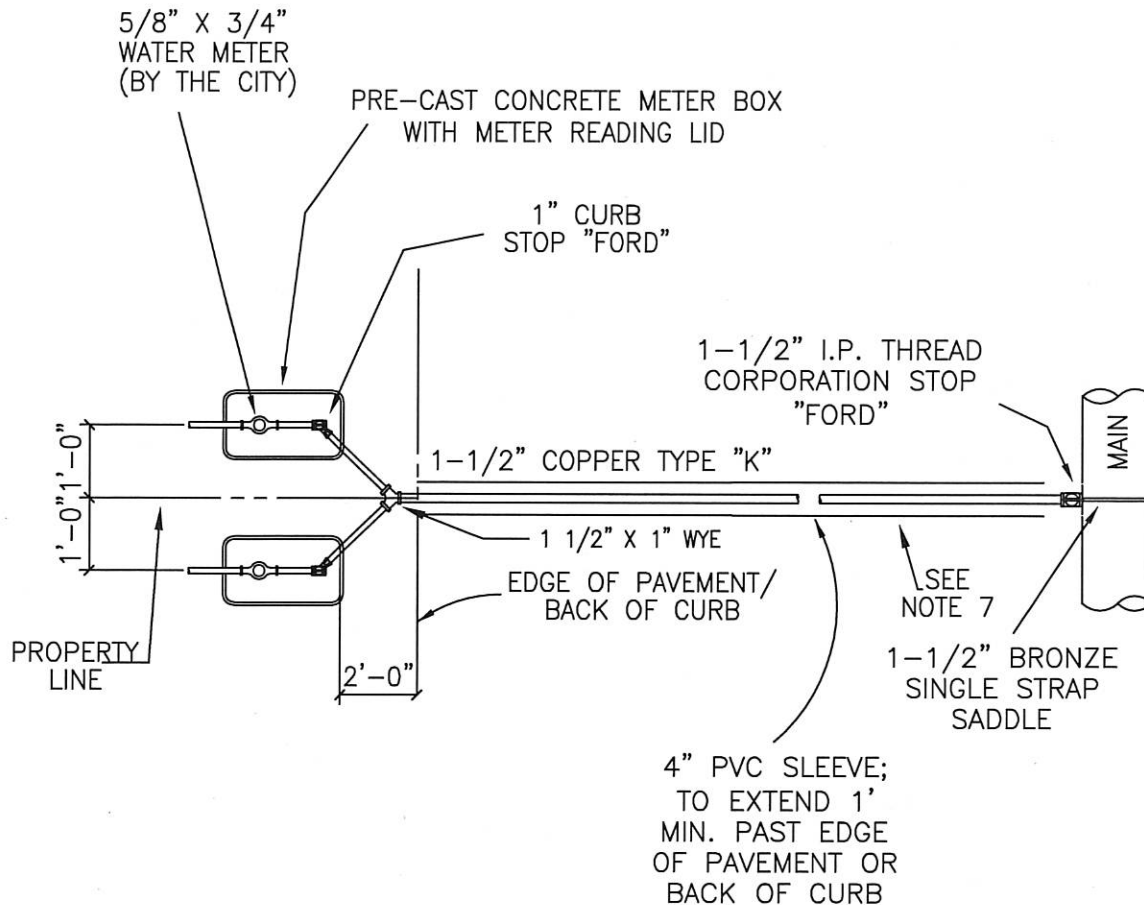
SINGLE WATER SERVICE PLAN

128

REVISION NOTE: REVISED 3/2/17

DRAWING NAME: W04

SCALE: N.T.S. DATE: 1/25/13
DRAWN BY: M.W.W. APPROVED BY: W.E.A.



NOTES:

1. AUTHORIZED SERVICE LINE MATERIAL:
 - A. 1-1/2" COOPER TYPE "K"
 - B. HDPE I.P.S. PRESSURE PIPE DR 9 (250 PSI)
2. CURB STOP SHALL BE 1" MINIMUM.
3. 1" CURB STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 2 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" IN DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.
5. CURB STOPS 1 1/2" AND 2" IN SIZE SHALL BE PROVIDED WITH BOTH A LOCKING CAP AND METER FLANGE.
6. CURB STOPS SHALL BE INSTALLED 8" BELOW FINISHED GRADE.
7. BEDDING MATERIAL AS PER DETAIL #W06
8. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
9. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.
10. METER BOXES SHALL BE NEW STYLE NO. 37 METER BOX; 12.25" X 20" X 11.63" AS MANUFACTURED BY OLDCASTLE PRECAST, INC.
11. METER BOX LIDS SHALL BE DFW37C-1CA-LID AS MANUFACTURED BY DFW PLASTICS, INC.

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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

DOUBLE WATER SERVICE PLAN

129

REVISION NOTE: REVISED 3/2/17

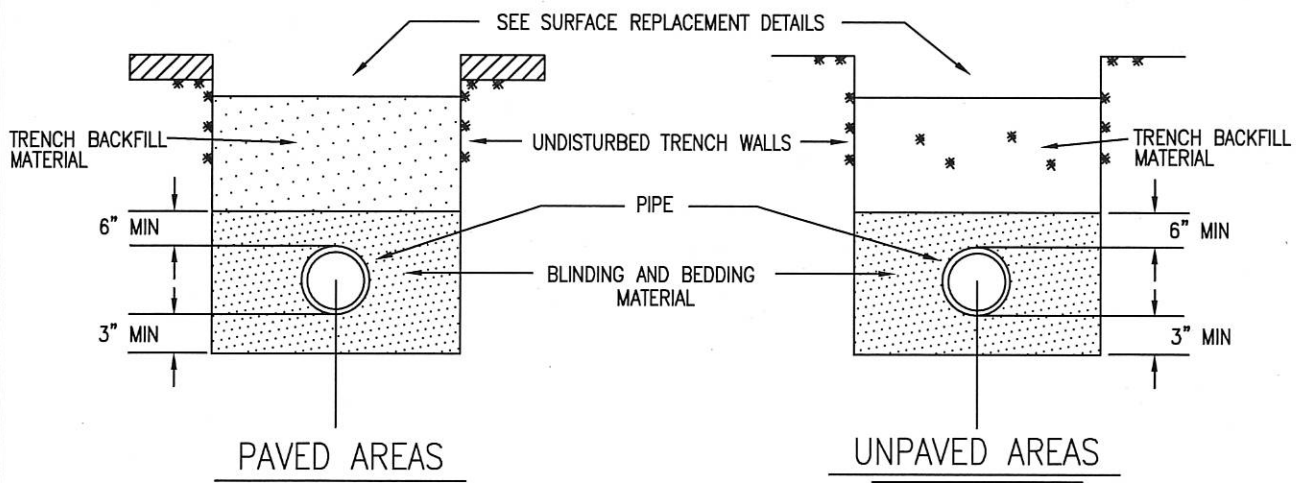
DRAWING NAME: W05

SCALE: N.T.S. DATE: 1/25/13
DRAWN BY: M.W.W. APPROVED BY: W.E.A.

BLINDING, BEDDING, AND BACKFILLING REQUIREMENTS

AREA	BLINDING AND BEDDING		BACKFILL	
	MATERIAL	COMPACTION	MATERIAL	COMPACTION
WATER - PAVED	① SAND	6" LIFTS	GRAVEL	6" LIFTS
WATER - UNPAVED	① SAND	6" LIFTS	SELECT EXCAVATION	6" LIFTS

① SAND - SAMPLE OF SAND TO BE USED SHALL BE SUBMITTED FOR APPROVAL BY CITY PRIOR TO CONSTRUCTION. "RED" BUILDERS SAND WILL NOT BE ACCEPTED.



BEDDING AND BACKFILLING DETAILS

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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

BEDDING AND BACKFILL DETAIL

130

REVISION NOTE:

DRAWING NAME:

W06

SCALE:

N.T.S.

DATE:

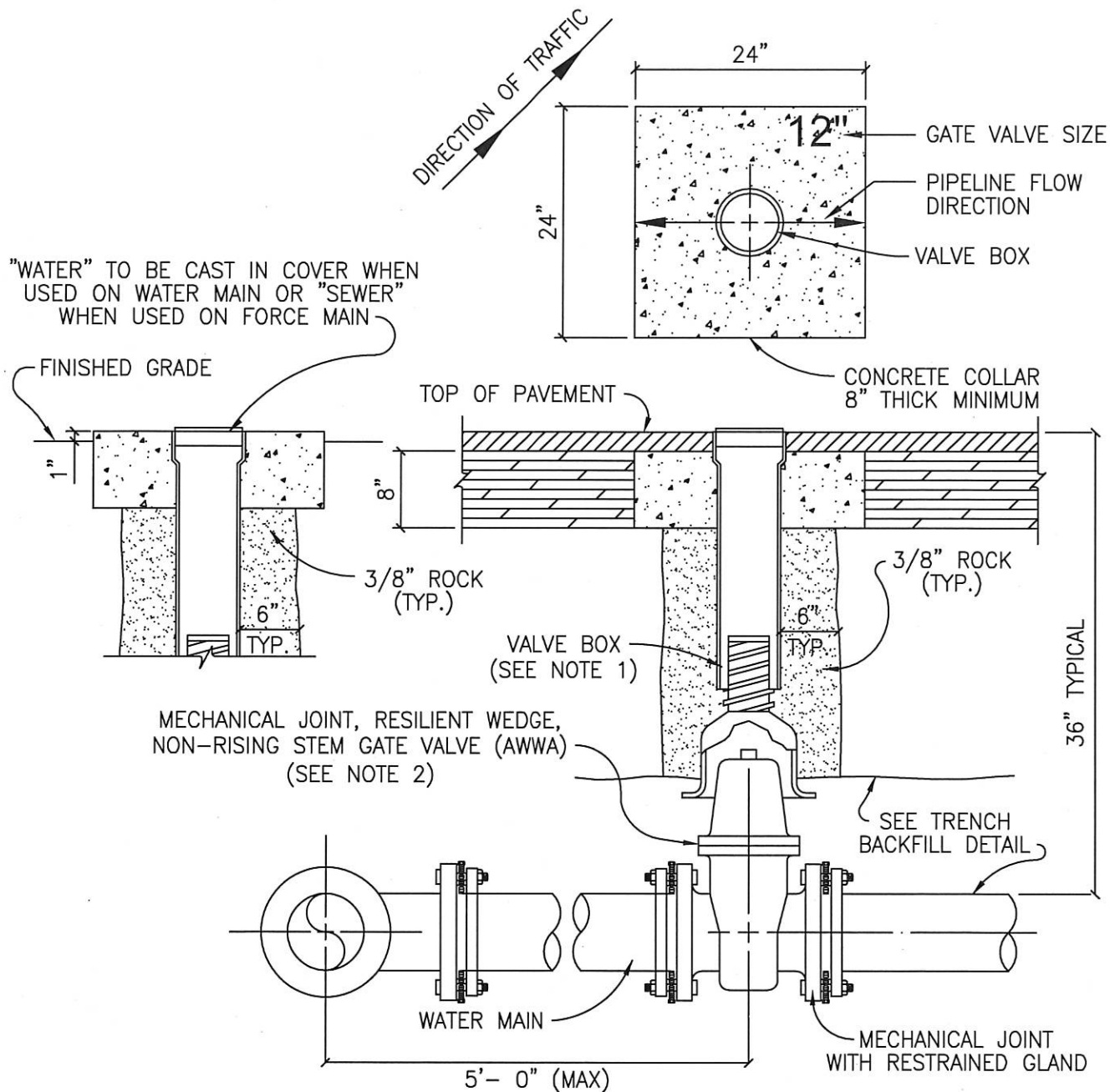
1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.



NOTES:

1. VALVE BOX SHALL BE 5 1/4" CAST IRON ADJUSTABLE HAVING AN ADJUSTABLE RANGE OF + OR - 6 INCHES FROM INSTALLED FINISH GRADE.
2. ACCEPTABLE GATE VALVES ARE:
 - A. AMERICAN FLOW CONTROL - SERIES 2500
 - B. MUELLER - 2360 SERIES
 - C. CLOW
3. VALVE SIZE AND FLOW DIRECTIONS ARE TO BE STAMPED IN CONCRETE COLLAR.

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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

TYPICAL VALVE SETTING

131

REVISION NOTE:

DRAWING NAME:

W07

SCALE:

N.T.S.

DATE:

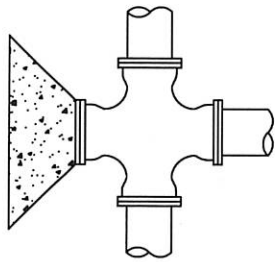
1/25/13

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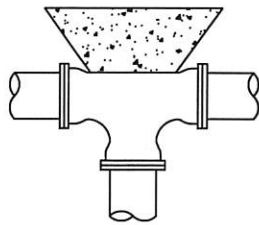
M.W.W.

APPROVED BY:

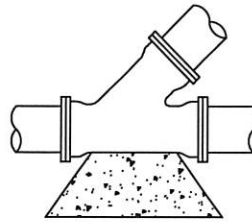
W.E.A.



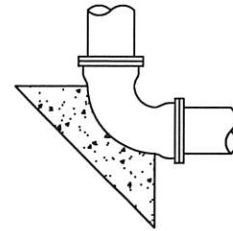
CROSS WITH PLUG



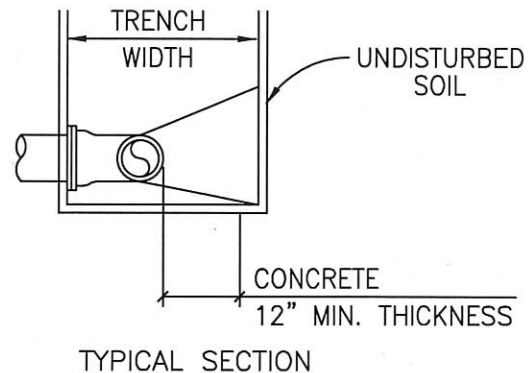
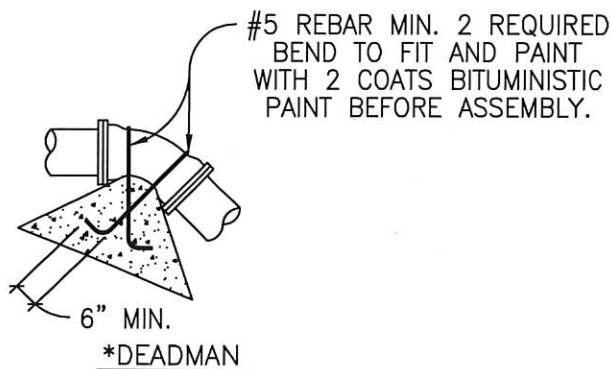
TEE



WYE



BEND



ALL THRUST BLOCKS SHALL BE FORMED. LAID FORMS SHALL BE INSPECTED BY THE CITY OF HEWITT PRIOR TO THE PLACEMENT OF CONCRETE AND SHALL ALSO BE INSPECTED BY THE CITY OF HEWITT PRIOR TO COVERING. TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REACTION (THRUST) BLOCKS, FOR PRESSURE MAINS FOUR INCHES (4") AND GREATER. CONCRETE SHALL HAVE 2,500 P.S.I. MINIMUM STRENGTH AT TWENTY EIGHT (28) DAYS AND BEAR AGAINST UNDISTURBED STABLE SOILS, AREA OF CONTACT SHALL BE GOVERNED BY PIPE SIZE, MAXIMUM PRESSURE IN PIPE, AND BEARING CAPACITY OF SOIL. PROTECT FITTINGS, BOLTS, ETC. BY COVERING WITH 8 MILL OF POLYETHYLENE. CONCRETE SHALL BE A MINIMUM OF TWELVE INCHES (12") THICK.

ALL 3" AND SMALLER CAPS, ELLS, TEES AND 45° BENDS SHALL BE HARCO PUSH-ON DUCTILE IRON FITTINGS WITH KNUCKLE JOINT RESTRAINT - CONCRETE THRUST BLOCKING AS SHOWN FOR 4" PIPE SIZE IN THE BELOW TABLE SHALL BE INSTALLED.

PIPE SIZE	THRUST BLOCK AREA REQUIRED	PIPE SIZE	THRUST BLOCK AREA REQUIRED	REMARKS
4"	2.0 SQ. FT.	18"	30.0 SQ. FT.	VALUES ARE FOR 90° BENDS, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. PLUS 33% SAFETY FACTOR FOR OTHER SOILS AND PRESSURES, THE AREA REQUIRED IS IN DIRECT PROPORTION.
6"	4.0 SQ. FT.	20"	37.0 SQ. FT.	
8"	6.6 SQ. FT.	24"	53.0 SQ. FT.	
10"	10.0 SQ. FT.	27"	80.0 SQ. FT.	
12"	14.0 SQ. FT.	30"	98.0 SQ. FT.	
14"	18.0 SQ. FT.	36"	127.0 SQ. FT.	
16"	24.0 SQ. FT.			

* OTHER THRUST BLOCKING DESIGNS ARE ACCEPTED IF DESIGNED BY LICENCED ENGINEER

HEWITT
TEXAS

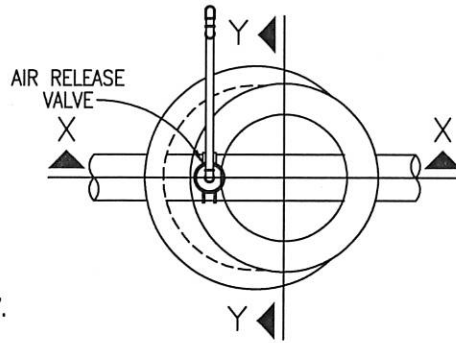
CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

TYPICAL THRUST BLOCKS FOR WATER AND FORCE MAIN

REVISION NOTE:

DRAWING NAME: W09

SCALE: N.T.S. DATE: 1/25/13
DRAWN BY: M.W.W. APPROVED BY: W.E.A.

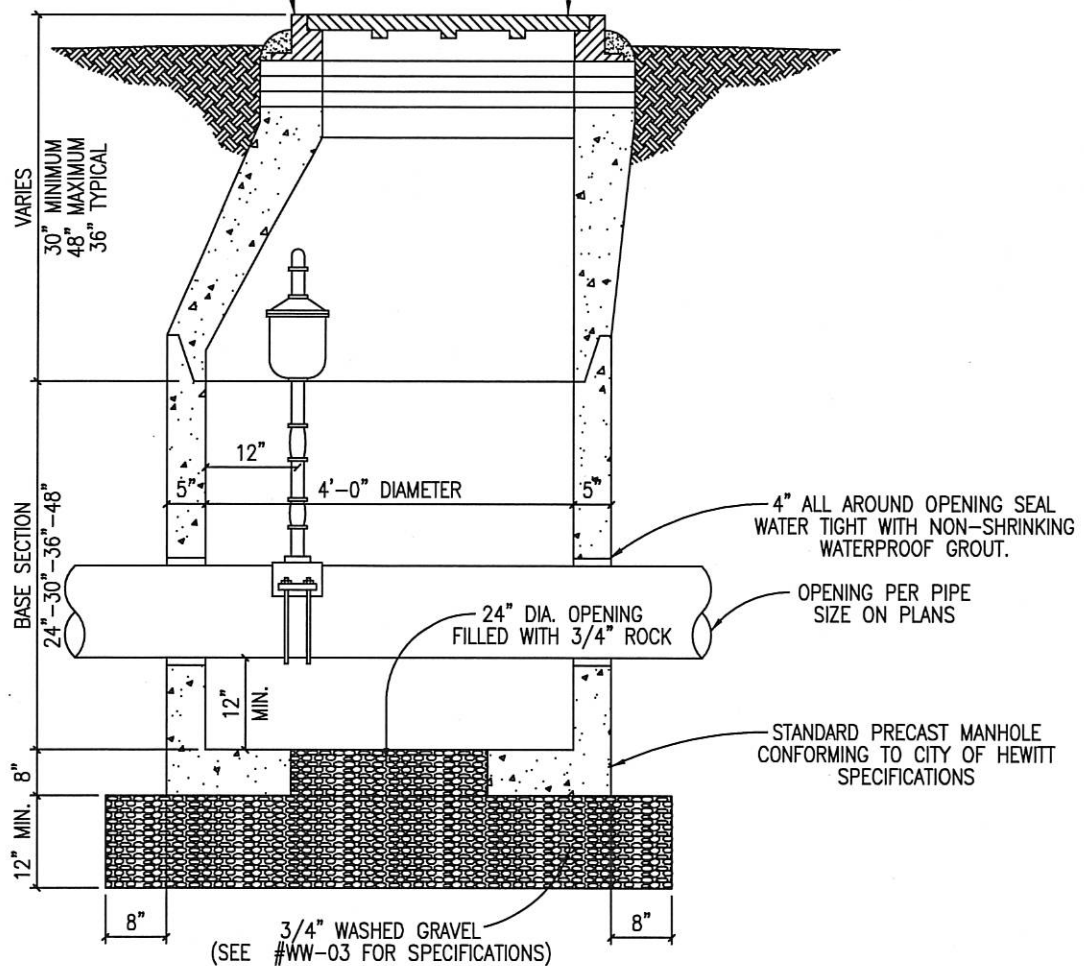


NOTE:
PLAN VIEW SHOWN ONLY
FOR CLARIFICATION OF
SECTION "X-X" AND "Y-Y".

PLAN

ADJUST WITH GRADE RINGS
AND MORTAR TO BRING TO 4"
ABOVE GRADE.
(5 COURSES MAX)

FRAME AND COVER
AS PER DETAIL #WW07 OR
APPROVED EQUIVALENT AND
SHALL BE 4" ABOVE FINISH GRADE.



SECTION "X-X"

HEWITT
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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

STANDARD AIR RELEASE VALVE FOR WATER MAINS

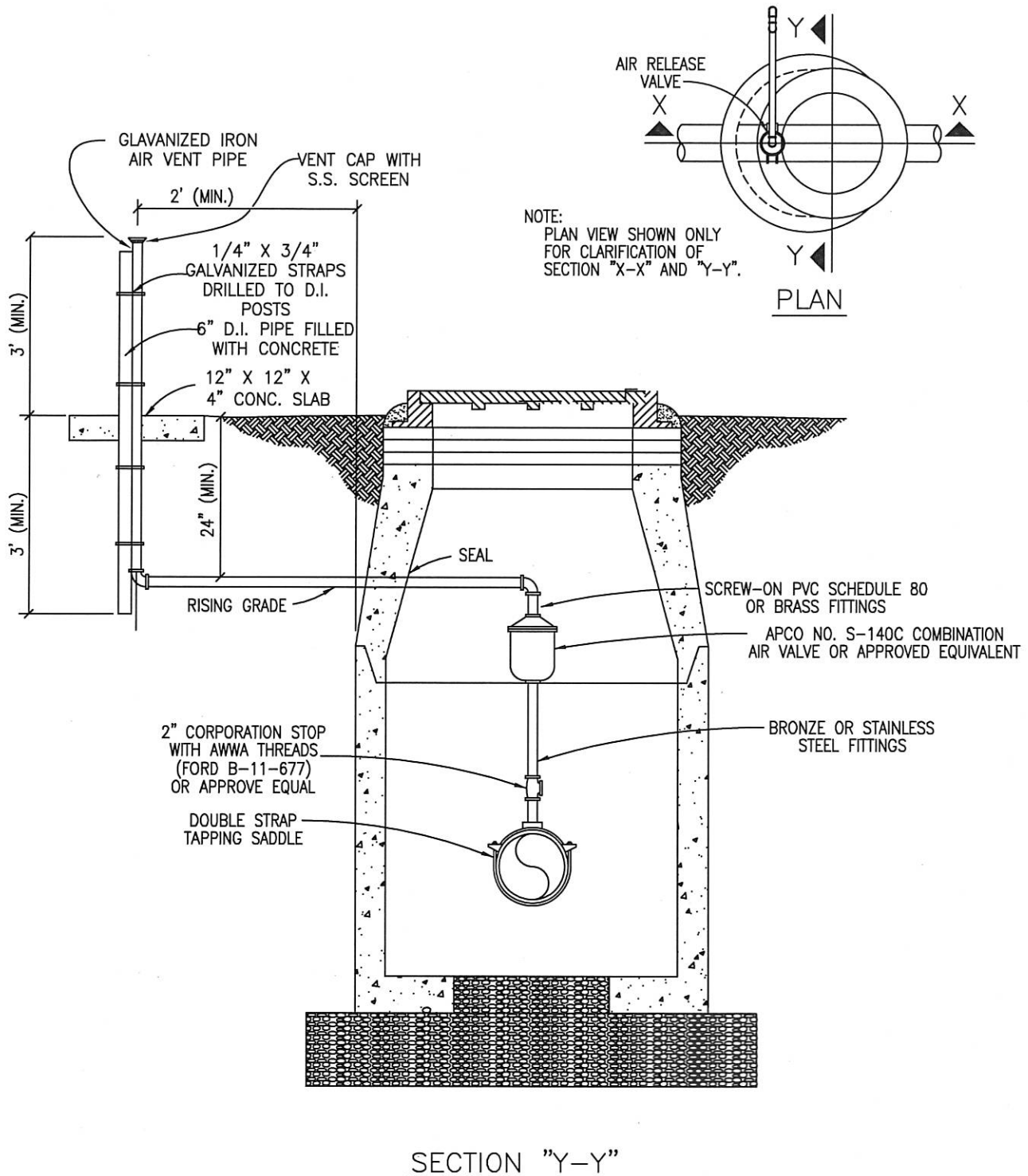
134

REVISION NOTE:

DRAWING NAME:

W10

SCALE: N.T.S.	DATE: 1/25/13
DRAWN BY: M.W.W.	APPROVED BY: W.E.A.



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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

STANDARD AIR RELEASE VALVE FOR WATER MAIN

135

REVISION NOTE:

DRAWING NAME:

W11

SCALE:

N.T.S.

DATE:

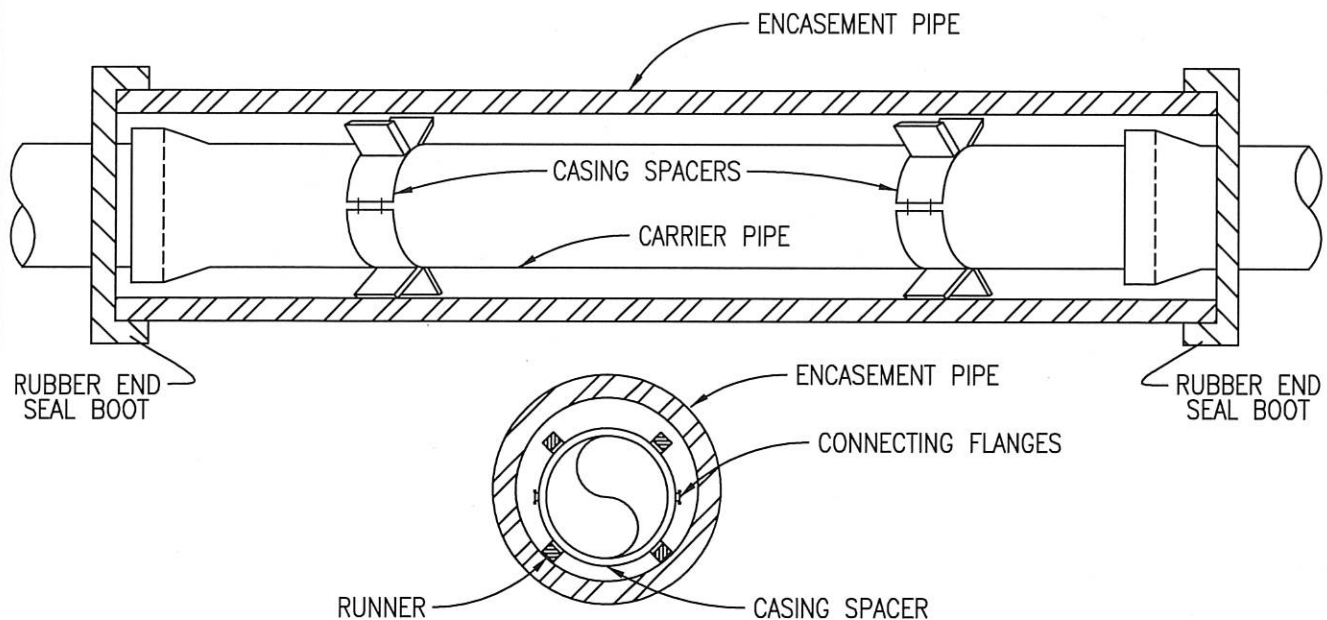
1/25/13

DRAWN BY:

M.W.W.

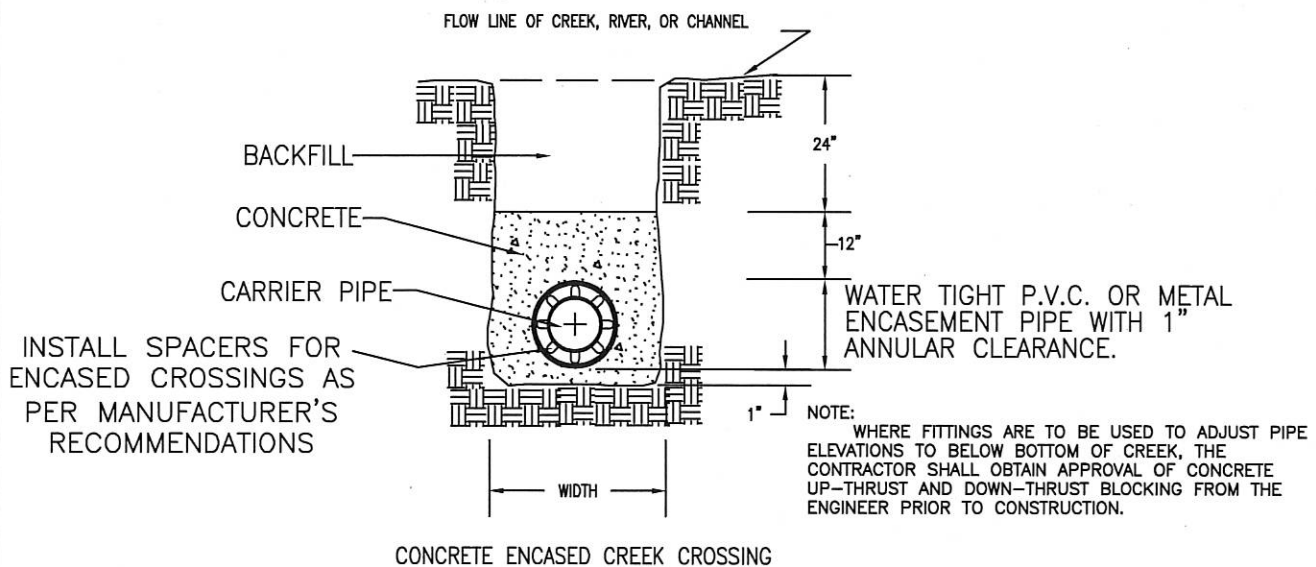
APPROVED BY:

W.E.A.



NOTES:

1. CASING SPACERS SHALL BE "RACI" OR APPROVED EQUAL
2. CASING SPACERS SHALL HAVE RUNNERS MADE OF ULTRA HIGH MOLECULAR WEIGHT POLYMER,
3. DO NOT USE WEDGES BETWEEN TOP OF PVC CARRIER PIPE AND INSIDE OF CASING TO KEEP PVC FROM MOVING.
4. PRIOR TO INSERTING PVC CARRIER PIPE, ANY WATER SHOULD BE PUMPED OUT OF THE CASING PIPE SO THAT NO MORE THAN A FEW INCHES OF WATER REMAINS.
5. SPACERS WILL BE REQUIRED WITHIN AT LEAST 3 FEET FROM BOTH ENDS OF THE ENCASEMENT PIPE AND SPACED NO GREATER THAN 6 FEET THROUGHOUT THE ENCASEMENT PIPE.
6. IF ENCASEMENT PIPE IS UNDER ROADWAYS IT SHALL MEET TxDOT SPECIFICATIONS; IF ENCASEMENT PIPE IS UNDER RAILWAY IT SHALL MEET RAILWAY'S SPECIFICATIONS.
7. ALL JOINTS SHALL BE RESTRAINED ON CARRIER PIPE.



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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

INSTALLATION OF PIPE THROUGH CASING/CREEK CROSSING

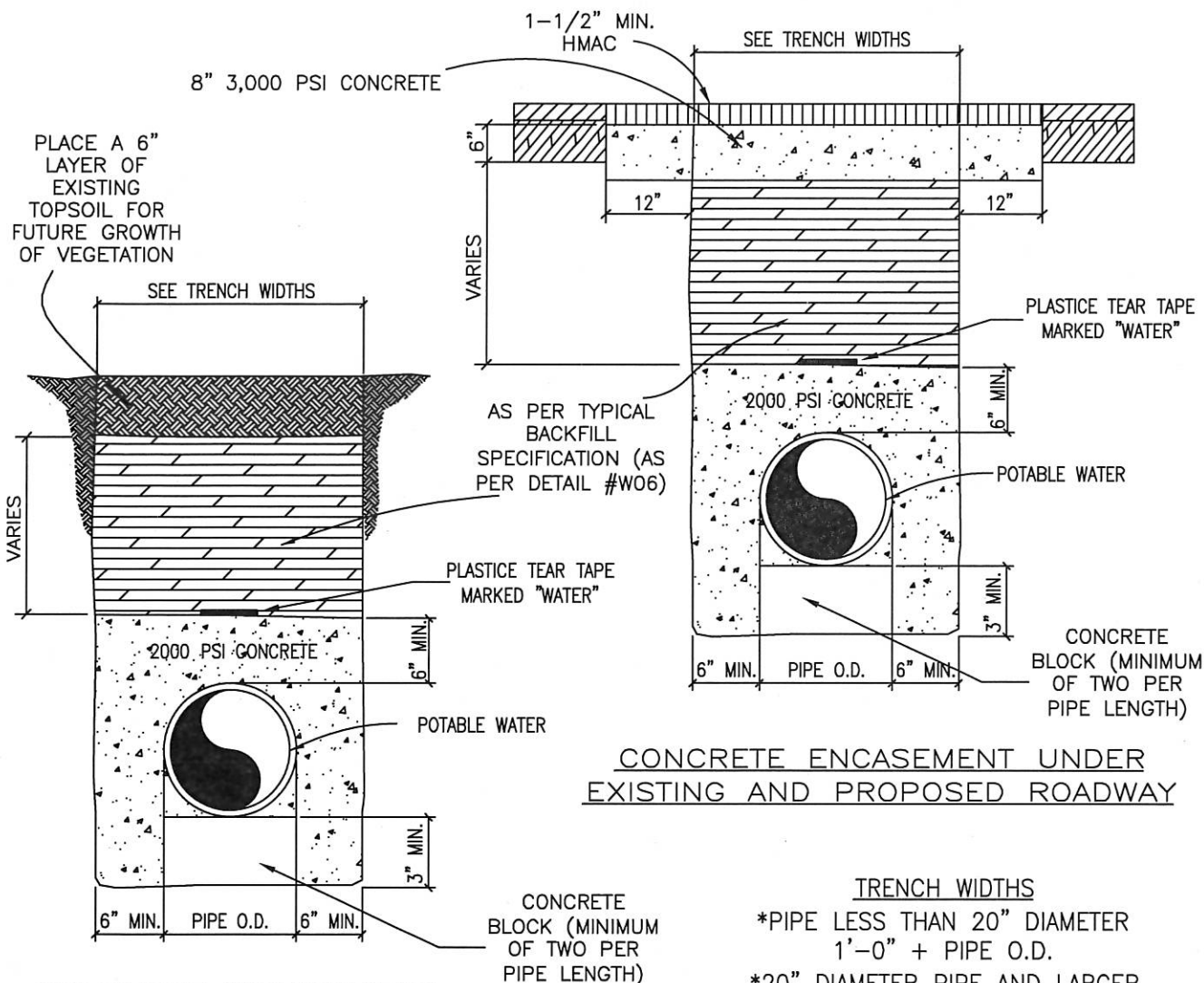
136

REVISION NOTE:

DRAWING NAME:

W12

SCALE:	DATE:
N.T.S.	1/25/13
DRAWN BY:	APPROVED BY:
M.W.W.	W.E.A.



- NOTES: 1. ENCASEMENT TO BE CONSTRUCTED WHERE SEWER LINES PASS OVER OR UNDER A WATER MAIN WITH LESS THAN TWELVE INCHES (12") CLEAR DISTANCE.
2. AT CROSSINGS, ENCASEMENT SHALL EXTEND TEN FEET (10'-0") ON EITHER SIDE OF CROSSING.
3. BEGINNING AND ENDING OF ENCASEMENTS SHALL NOT BE MORE THAN SIX INCHES (6") FROM A PIPE JOINT.
4. WHERE WATER AND SEWER LINES PARALLEL WITH LESS THAN TEN FEET (10'-0") HORIZONTAL CLEAR DISTANCE, NO ENCASEMENT IS REQUIRED IF BOTH LINES ARE 150 PSI PRESSURE PIPE.
5. RAW WATER MAINS SHALL BE 150 PSI PRESSURE RATED WHEN PARALLELING POTABLE WATER MAINS WITH LESS THAN NINE FEET (9'-0") HORIZONTAL CLEARANCE.
6. WHERE MINIMUM COVER, THIRTY SIX INCHES (36") IS NOT AVAILABLE, ENCASEMENT WILL BE REQUIRED.
7. ALL CONCRETE ENCASEMENTS MUST BE INSPECTED BY THE CITY OF HEWITT INSPECTOR PRIOR TO PLACING CONCRETE AND BACKFILLING.
8. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL WITH WRITTEN PERMISSION FROM THE CITY OF HEWITT.

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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

CONCRETE ENCASEMENT DETAIL

REVISION NOTE:

DRAWING NAME:

W13

SCALE:

N.T.S.

DATE:

1/25/13

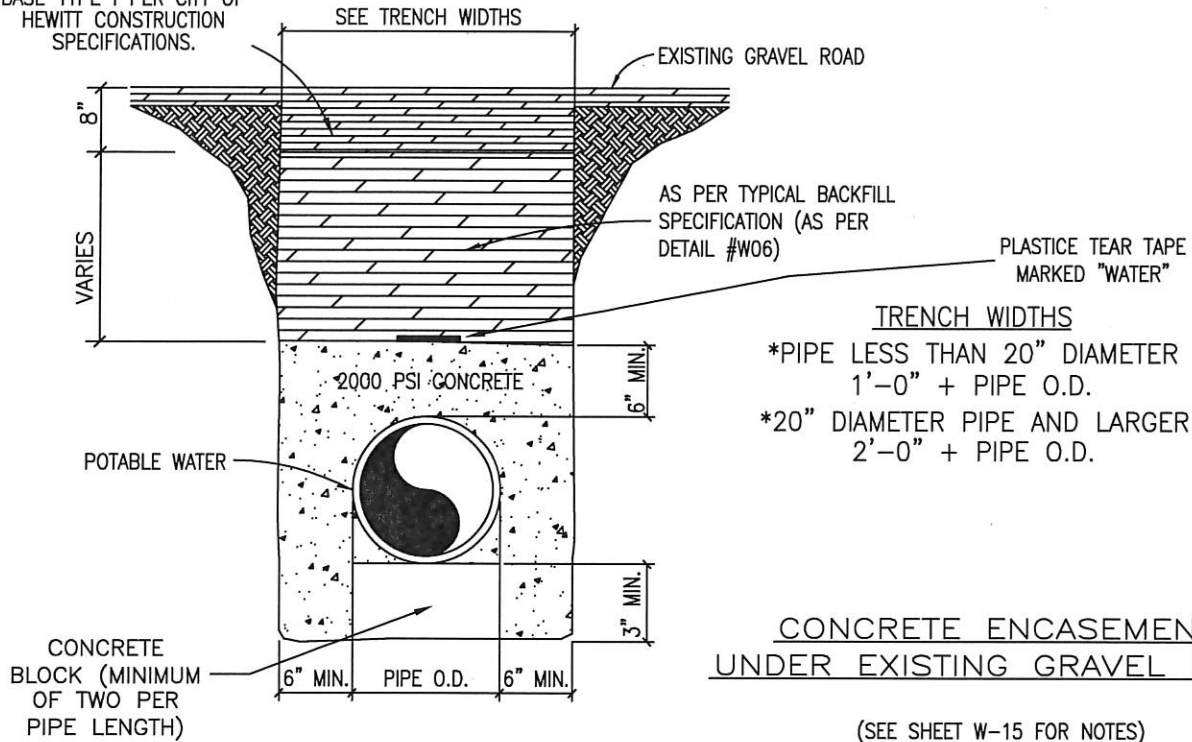
DRAWN BY:

M.W.W.

APPROVED BY:

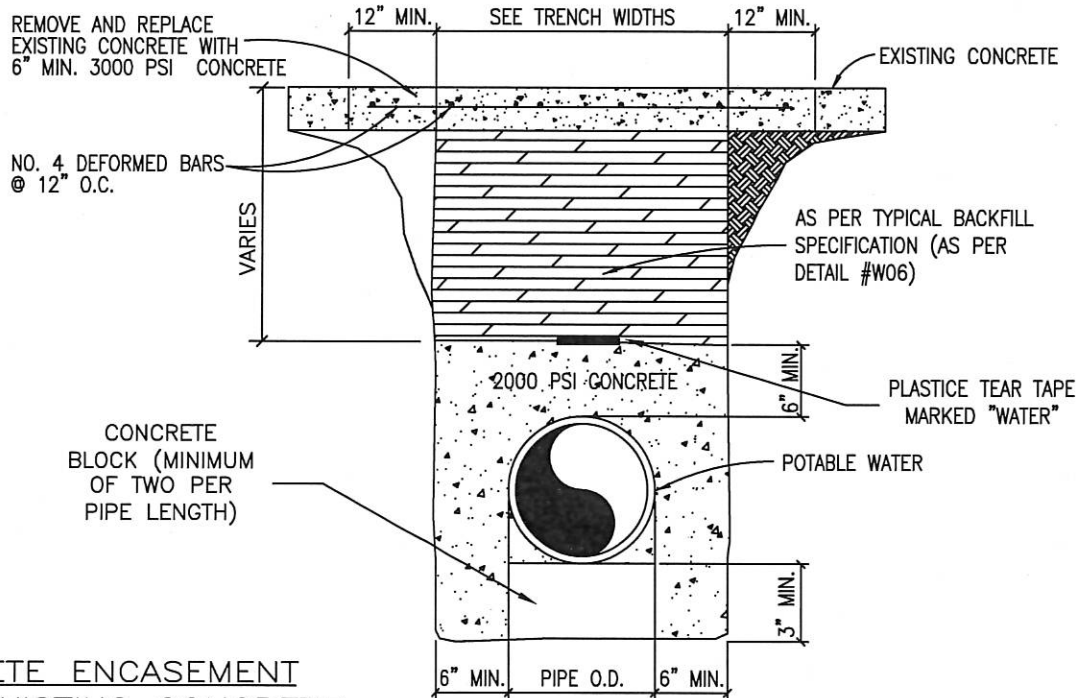
W.E.A.

8" COMPACTED FLEXIBLE
BASE TYPE I PER CITY OF
HEWITT CONSTRUCTION
SPECIFICATIONS.



CONCRETE ENCASEMENT UNDER EXISTING GRAVEL ROAD

(SEE SHEET W-15 FOR NOTES)



CONCRETE ENCASEMENT UNDER EXISTING CONCRETE

(SEE SHEET W-15 FOR NOTES)

HEWITT
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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

CONCRETE ENCASEMENT DETAIL

138

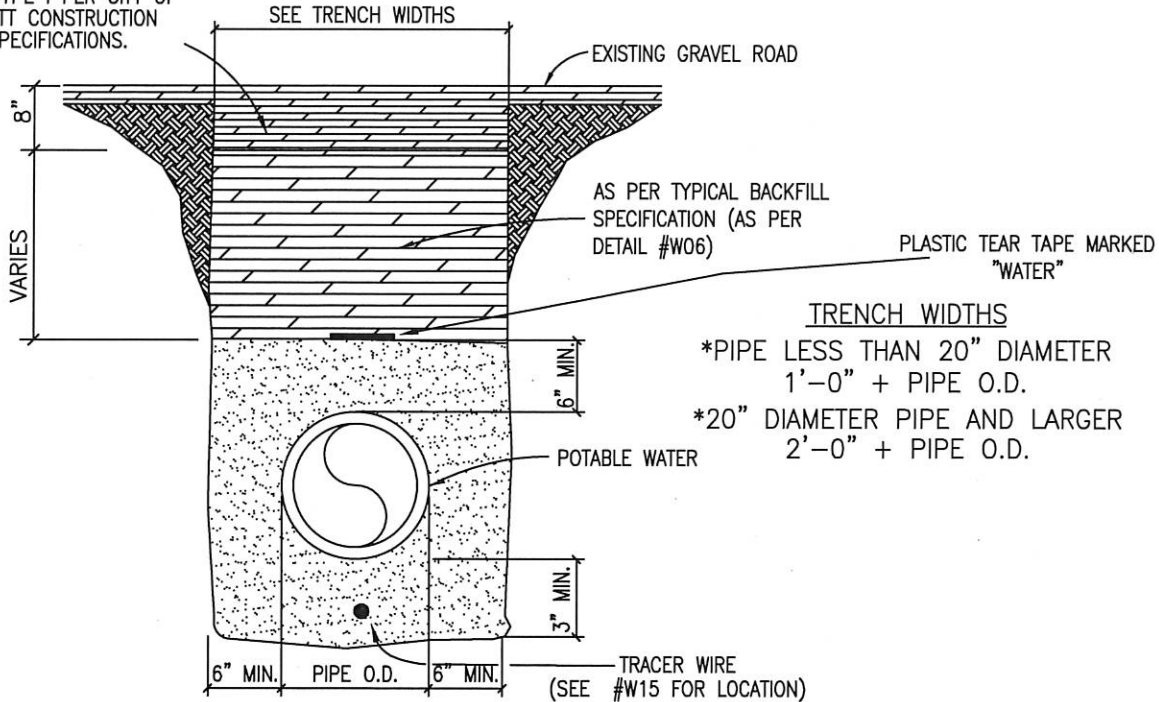
REVISION NOTE:

DRAWING NAME:

W13A

SCALE: N.T.S. DATE: 1/25/13
DRAWN BY: M.W.W. APPROVED BY: W.E.A.

8" COMPACTED FLEXIBLE
BASE TYPE I PER CITY OF
HEWITT CONSTRUCTION
SPECIFICATIONS.

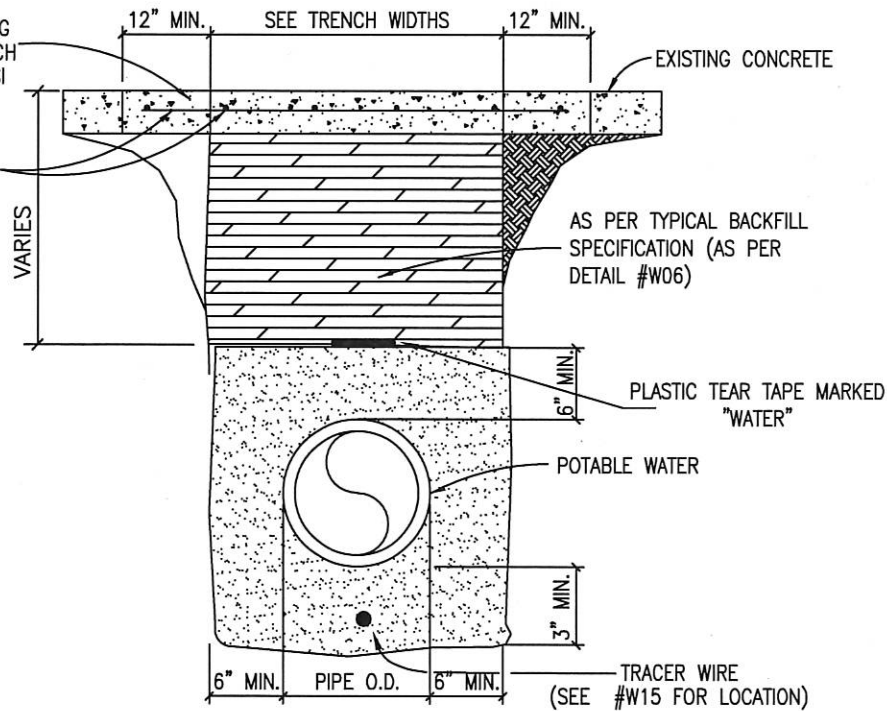


UNDER EXISTING GRAVEL

(SEE SHEET W-15 FOR NOTES)

REMOVE AND REPLACE EXISTING
CONCRETE WITH 6" MIN. (MATCH
EXISTING THICKNESS) 3000 PSI
CONCRETE

NO. 4 DEFORMED BARS
@ 12" O.C.



UNDER EXISTING CONCRETE

(SEE SHEET W-14 FOR NOTES)

HEWITT
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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

GRAVEL/CONCRETE TRENCH REPLACEMENT DETAIL

REVISION NOTE:

DRAWING NAME:

W13B

SCALE:

N.T.S.

DATE:

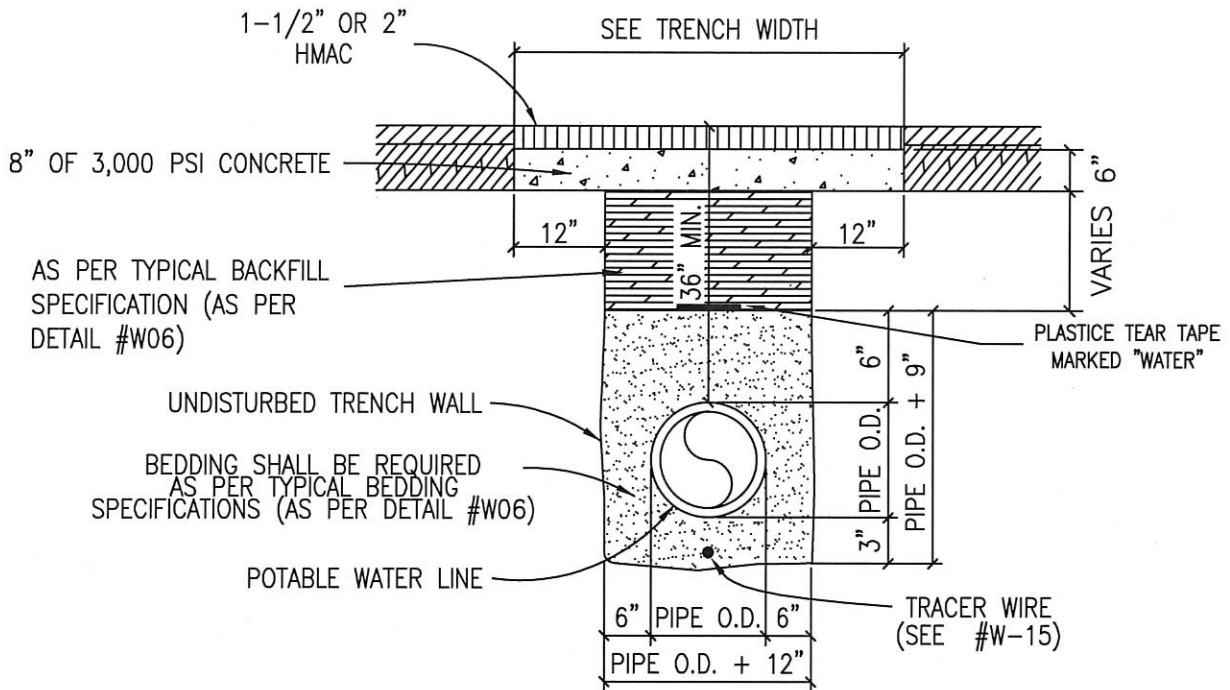
2/13/19

DRAWN BY:

M.W.W.

APPROVED BY:

M.W.W.



TRENCH WIDTHS

*PIPE LESS THAN 20" DIAMETER

1'-0" + PIPE O.D.

*20" DIAMETER PIPE AND LARGER

2'-0" + PIPE O.D.

NOTES:

REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE. BASE MATERIAL SHALL BE IN LIFTS NOT TO EXCEED 6" AND EACH LIFT THOROUGHLY ROLLED OR TAMPED TO SPECIFIED MAXIMUM DENSITY.

ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.

SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.

DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF HEWITT CONSTRUCTION SPECIFICATIONS AND STANDARDS.

CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL WITH WRITTEN PERMISSION FROM THE CITY OF HEWITT.

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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

TRENCH AND EMBEDMENT AND PAVEMENT REPLACEMENT
DETAIL UNDER EXISTING ROADWAY

REVISION NOTE: (12/1/15)

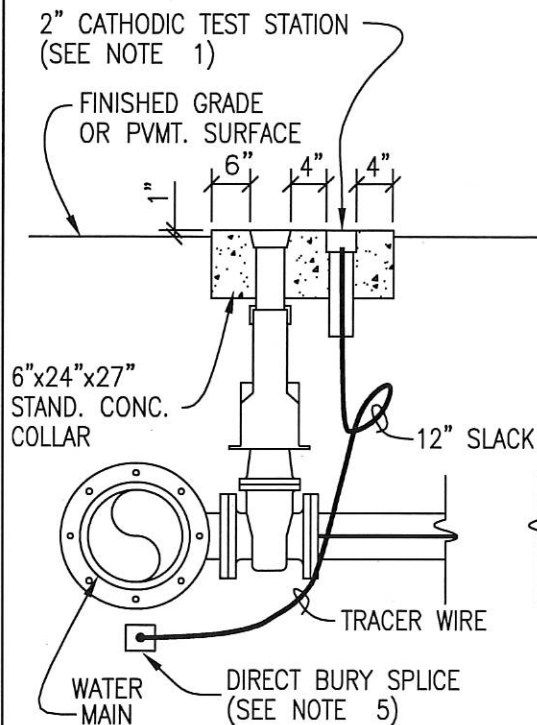
DRAWING NAME: W14

SCALE: N.T.S. DATE: 1/25/13
DRAWN BY: M.W.W. APPROVED BY: W.E.A.

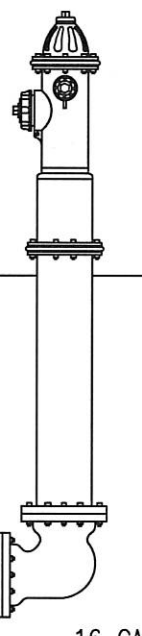


NOTES:

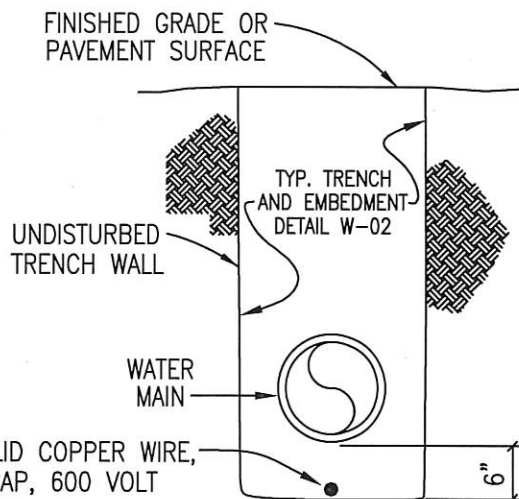
1. TEST STATION SHALL BE HANDLEY INDUSTRIES INC. - 2 INCH CATHODIC TEST STATIONS OR APPROVED EQUAL.
2. THE 15" ABS PLASTIC BOX SHALL BE A FLANGED TOP FOR INSTALLATION AT GROUND LEVEL.
3. ALL TERMINALS ARE TO BE MADE OF SOLID BRASS.
4. PLASTIC LIDS SHALL BE COLOR BLUE AND MARKED "WATER".
5. BURY SPLICE SHALL BE 3M DIRECT BURY SPLICE (DBR) OR APPROVED EQUAL.
6. TEST STATIONS SHALL BE INSTALLED AT EACH FIRE HYDRANT LOCATION.



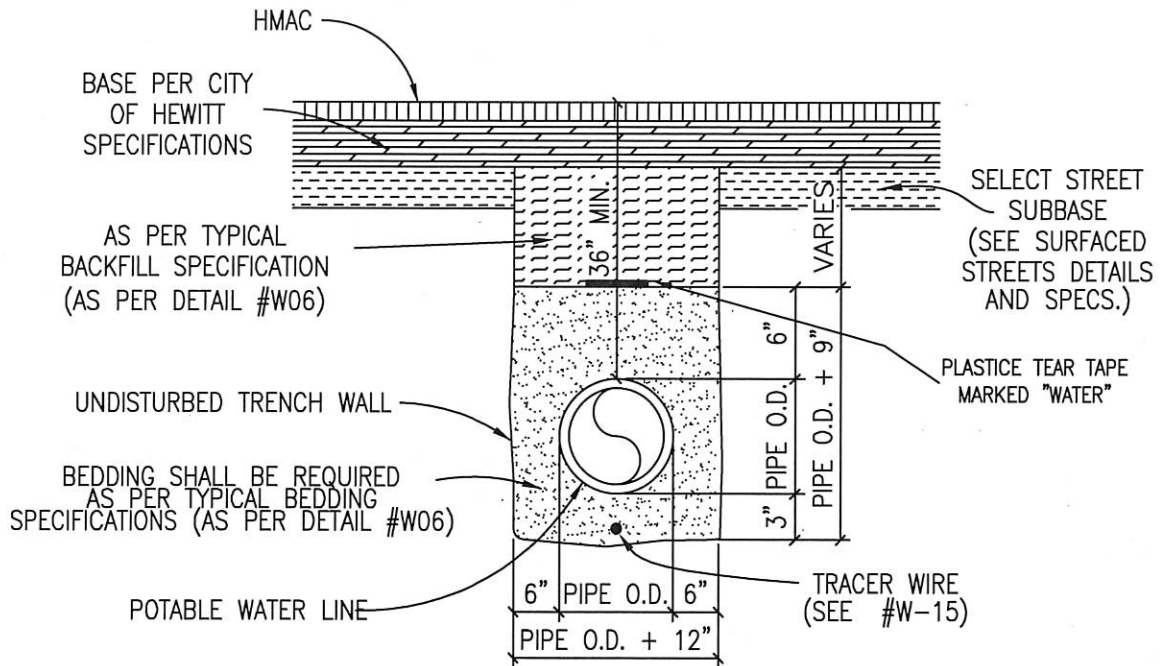
SECTION A-A



16 GA. SOLID COPPER WIRE,
PLASTIC WRAP, 600 VOLT



SECTION B-B



TRENCH WIDTHS

*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.

*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

NOTES:

1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF HEWITT CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL WITH WRITTEN PERMISSION FROM THE CITY OF HEWITT.

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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY

REVISION NOTE:
REVISED TRACER WIRE NOTE (4/28/13)

DRAWING NAME:
W16

SCALE: N.T.S. DATE: 1/25/13

M.W.W. W.E.A.

Hydrostatic Testing

Hydrostatic testing described in this section shall be conducted with water.

General

The contractor shall provide measurement gauge, pump, pipe, connection, and other necessary apparatuses, unless otherwise specified. Prior to testing the contractor shall place sufficient backfill to prevent pipe movement. The contractor shall ensure that thrust-blocking or other types of restraint systems will provide adequate restraint prior to pressurizing the pipeline.

Test Duration

The duration of the hydrostatic test shall be 2 hours.

Test Pressure

The hydrostatic test pressure shall not be less than 1.25 times the maximum anticipated sustained working pressure at the highest point along the test section unless the pressure exceeds the design pressure limit for any pipe, thrust restraint, valve, fitting or other appurtenance of the test section. In no case shall the test pressure exceed the design pressure limit for any pipe, thrust restraint, valve, fittings, or other appurtenance of the test section.

Test Allowance

The testing allowance shall be defined as the quantity of water that must be supplied to the pipe section being tested to maintain the pressure within 5 psi of the specified hydrostatic test pressure. The installation will not be accepted, by the City, if the quantity of the makeup water is greater than that determined by the formula below. All visible leaks are to be repair regardless of the amount of leakage.

$$Q = \frac{L \times D \times \sqrt{P}}{148000}$$

Q = quantity of makeup water in gallons per hour (gal./hr.)

L = length of pipe being tested in feet (ft.)

D = nominal diameter of pipe in inches (in.)

P = average test pressure during the hydrostatic test in pounds per square inch (psi)

REVISION NOTE:

DRAWING NAME:

W17

SCALE:

N.T.S.

DATE:

1/25/13

M.W.W.

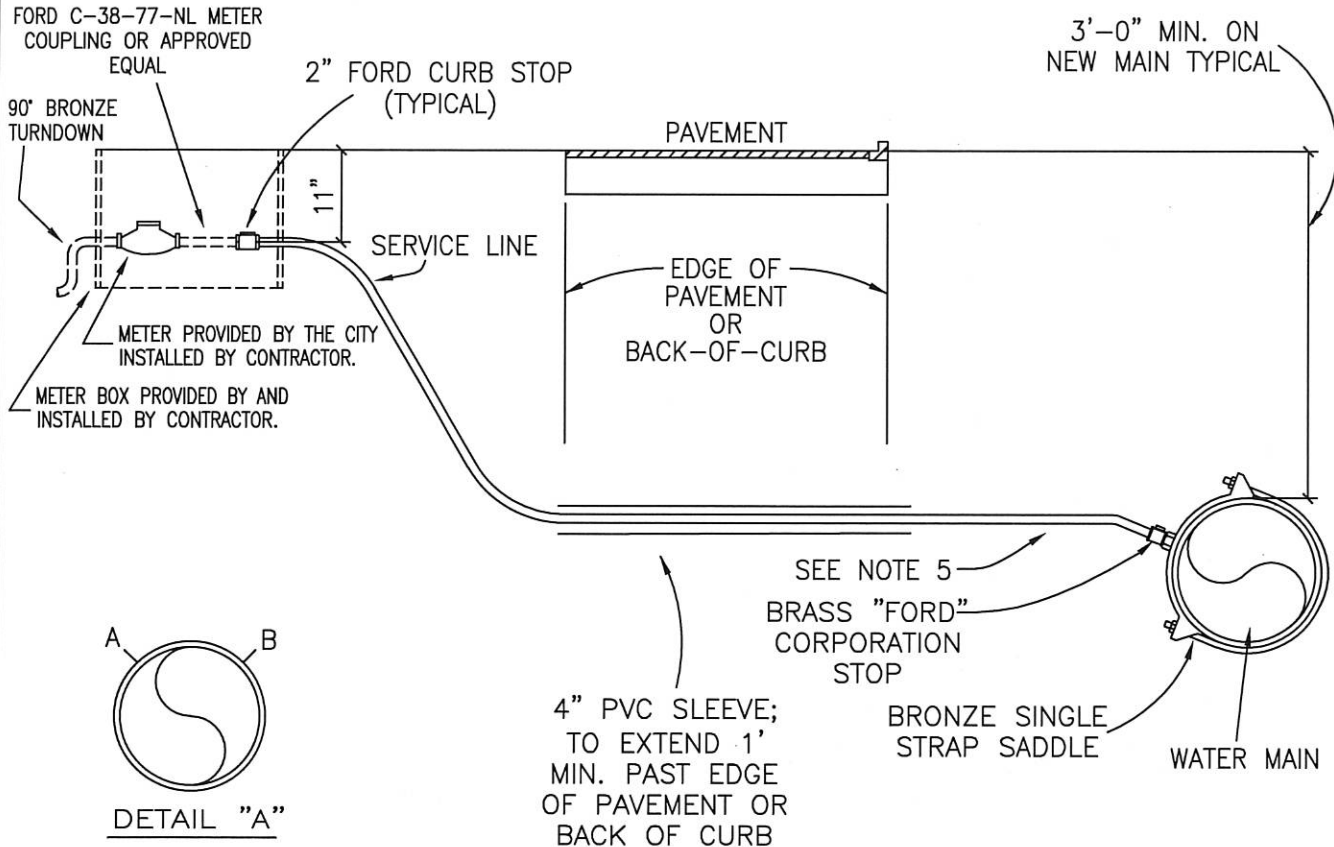
W.E.A.

HEWITT
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CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

TESTING REQUIREMENTS FOR PRESSURIZED PIPELINES
(POTABLE WATERLINES AND SEWER FORCEMAINS)

143



NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AS SHOWN ON DETAIL "A".
- WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE.
- AUTHORIZED SERVICE LINE MATERIAL:
A. COPPER TYPE "K" SOFT
B. HDPE I.P.S. PRESSURE PIPE DR 9 (250 PSI)
- SERVICE LINES SHALL BE CONTINUOUS FROM CORPORATION STOP TO CURB STOP WITH NO FITTINGS IN BETWEEN; EXCEPT ON DOUBLE SERVICES, THEN CONTINUOUS TO WYE.
- BEDDING MATERIAL AS PER CITY OF HEWITT CONSTRUCTION SPECIFICATIONS.
- ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
- ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.
- METER BOXES SHALL BE NEW STYLE NO. 65 METER BOX; 15" X 28" X 12" AS MANUFACTURED BY OLDCASTLE PRECAST, INC.
METER BOX LIDS SHALL BE DFW65C-1CA-LID AS MANUFACTURED BY DFW PLASTICS, INC.

HEWITT
TEXAS

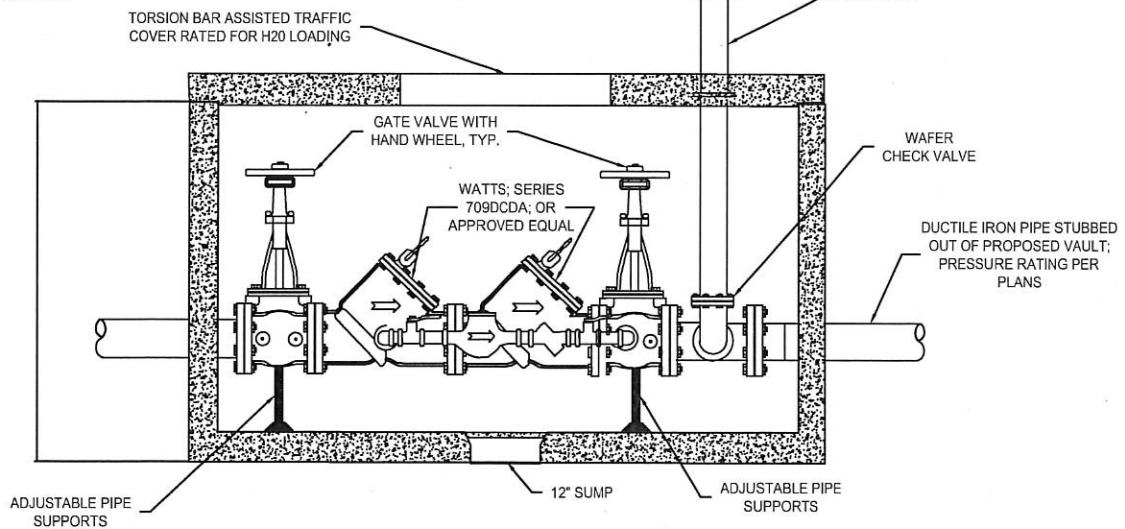
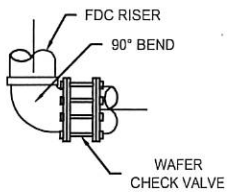
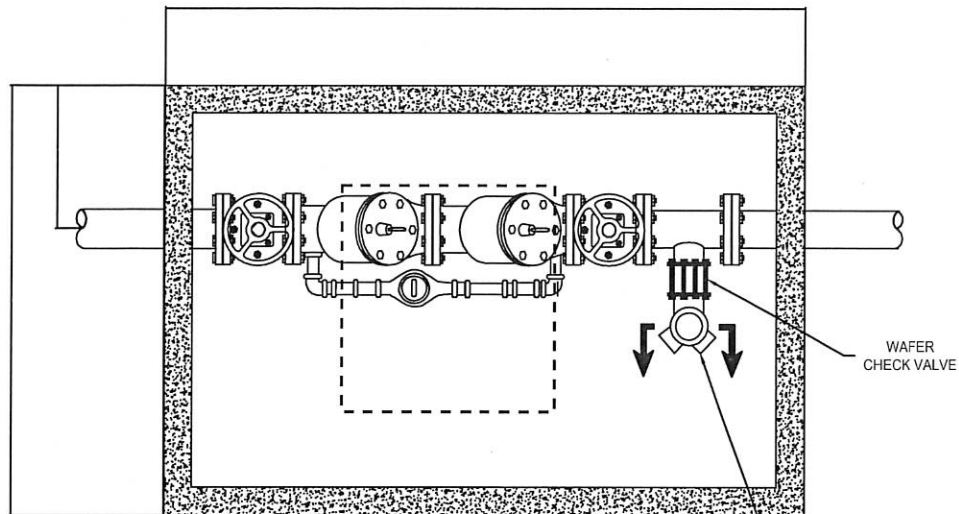
CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

2" WATER SERVICE-ELEVATION, RESIDENTIAL USE ONLY

REVISION NOTE: REVISED 3/2/17

DRAWING NAME: W18

SCALE: N.T.S. DATE: 1/20/17
DRAWN BY: M.W.W. APPROVED BY: M.W.W.



MINIMUM VAULT DIMENSIONS

VALVE SIZE (INCHES)	"W"	"L"	"H"
4	5'-0"	9'-0"	5'-6"
6	5'-0"	9'-0"	5'-6"
8	5'-0"	9'-0"	6'-6"
10	5'-0"	9'-0"	7'-0"

REVISION NOTE:

DRAWING NAME:

W19

SCALE:

N.T.S.

DATE:

11-28-17

DRAWN BY:

M.W.W.

APPROVED BY:

M.W.W.

HEWITT
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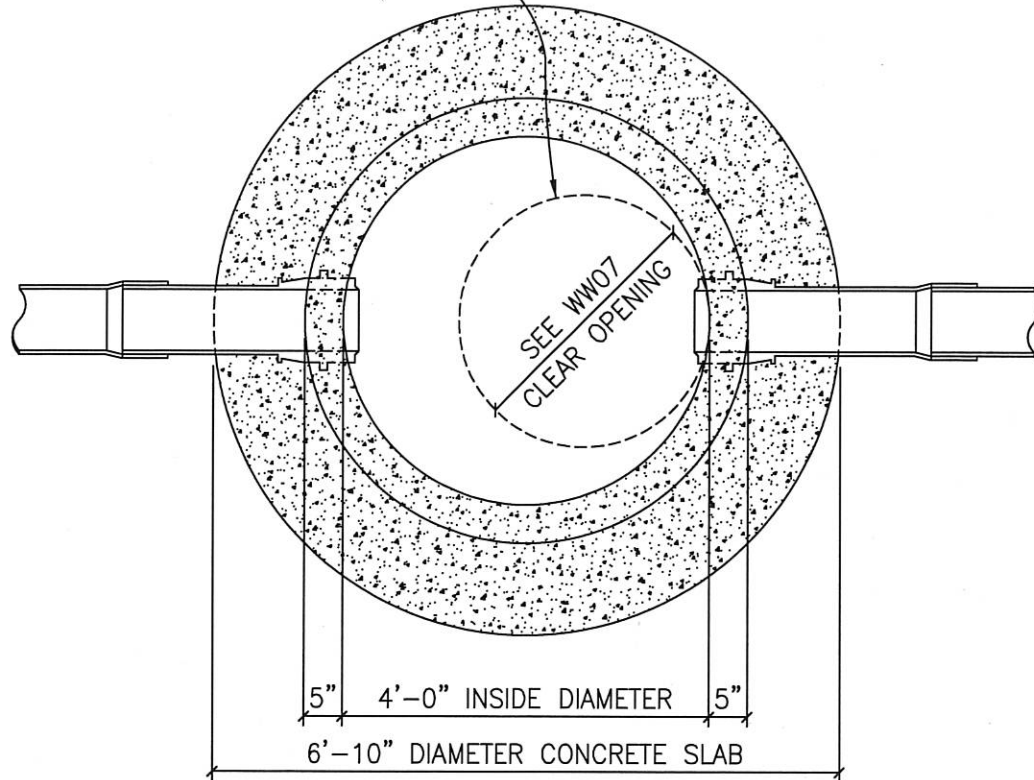
CITY OF HEWITT
CONSTRUCTION STANDARDS AND DETAILS

STANDARD DOUBLE DETECTOR CHECK BACKFLOW PREVENTER

145

Appendix 3; Wastewater Standard Details

STANDARD CASTING AND COVER, AS SPECIFIED.
(BOLTED WHERE SHOWN ON PLANS)



SEE DETAIL WW-03

MANHOLE PLAN

CITY OF HEWITT NOTES:

MANHOLE DETAILS SHALL REFLECT THE CITY'S MINIMUM SPECIFICATIONS, AS STATED BELOW:

- ALL MANHOLES SHALL BE 48" I.D., R.C.P., CLASS III, WITH RUBBER PROFILE GASKET – SINGLE OFF-SET JOINT CONFORMING TO ASTM C478, C433 AND C76.
- ALL MANHOLES SHALL HAVE FRAME AND COVER, AS MANUFACTURED BY PAMREX (AS PER DETAIL # WW07).
- ALL MANHOLES SHALL BE CONCRETE WITH FRAME AND COVER.
- ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE.
- MANHOLES MAY HAVE A FLAT LID, IF APPROVED BY CITY OF HEWITT, BEING 12" THICK WITH A MINIMUM 30" OPENING, AS MANUFACTURED BY HANSON PIPE AND PRECAST OR APPROVED EQUAL M.F.G. CONFORMING TO ASTM C478, 5000 P.S.I. CONCRETE, TRAFFIC BEARING AND WITH PROFILE GASKET – SINGLE OFF-SET JOINT CONFORMING TO ASTM C443.
- INVERTS AND FLEXIBLE SEAL BOOTS, PER ASTM C-923, SHALL BE CAST INTO BASE SECTION.
- MINIMUM DROP BETWEEN INVERTS SHALL BE ONE-TENTH OF A FOOT (0.1').
- GRADE RINGS WITH AN I.D. TO MATCH FRAMES CLEAR OPENING WITH A MAXIMUM ADJUSTMENT OF 12" ARE ALLOWED.

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CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

STANDARD MANHOLE – PLAN

148

REVISION NOTE

DRAWING NAME

WW02

SCALE

N.T.S.

DATE

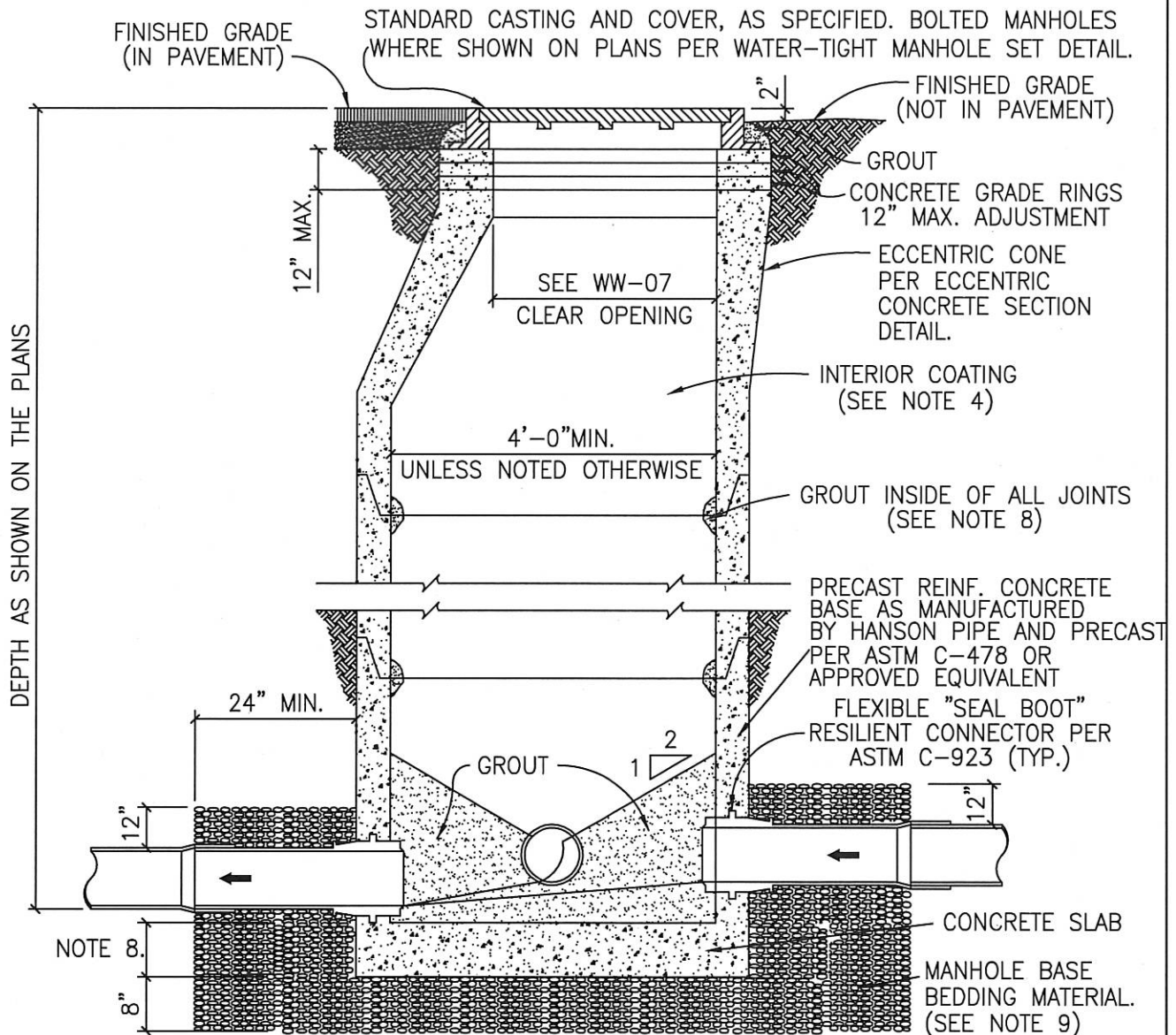
1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.



NOTES:

1. MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH PROFILE GASKET - SINGLE OFF-SET JOINTS.
2. SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.
3. SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
4. AN 80 MIL. COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR SPRAY WALL EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH WASTEWATER MANHOLE AND UNDERSIDE OF FLAT TOPS.
5. MANHOLES TO BE VENTED ARE TO BE IDENTIFIED ON PLAN SHEETS. REFERENCE MANHOLE VENT DETAIL.
6. MANHOLES ARE TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES ARE TO BE DESIGNED FOR HS-20 TRAFFIC LOADS.
7. GROUT SHALL MEET THE REQUIREMENTS AS STATED BY THE COATING MANUFACTURER.
8. MANHOLE CONCRETE BASE SHALL BE 12" THICK IF POURED IN PLACE WITH STEEL REINFORCEMENT PER WW19; IF PRECAST, MUST BE CONSTRUCTED PER ASTM C-478.
9. MANHOLE BASE BEDDING MATERIAL SPECS. FOR 3/4" WASHED GRAVEL:
 - SIEVE SIZE 2", PERCENT (%) RETAINED 0
 - SIEVE SIZE 1 1/2", % RETAINED 0-10
 - SIEVE SIZE 1", % RETAINED 45-80
 - SIEVE SIZE 3/4", % RETAINED 85-100
 - SIEVE SIZE 3/8", % RETAINED 95-100

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CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

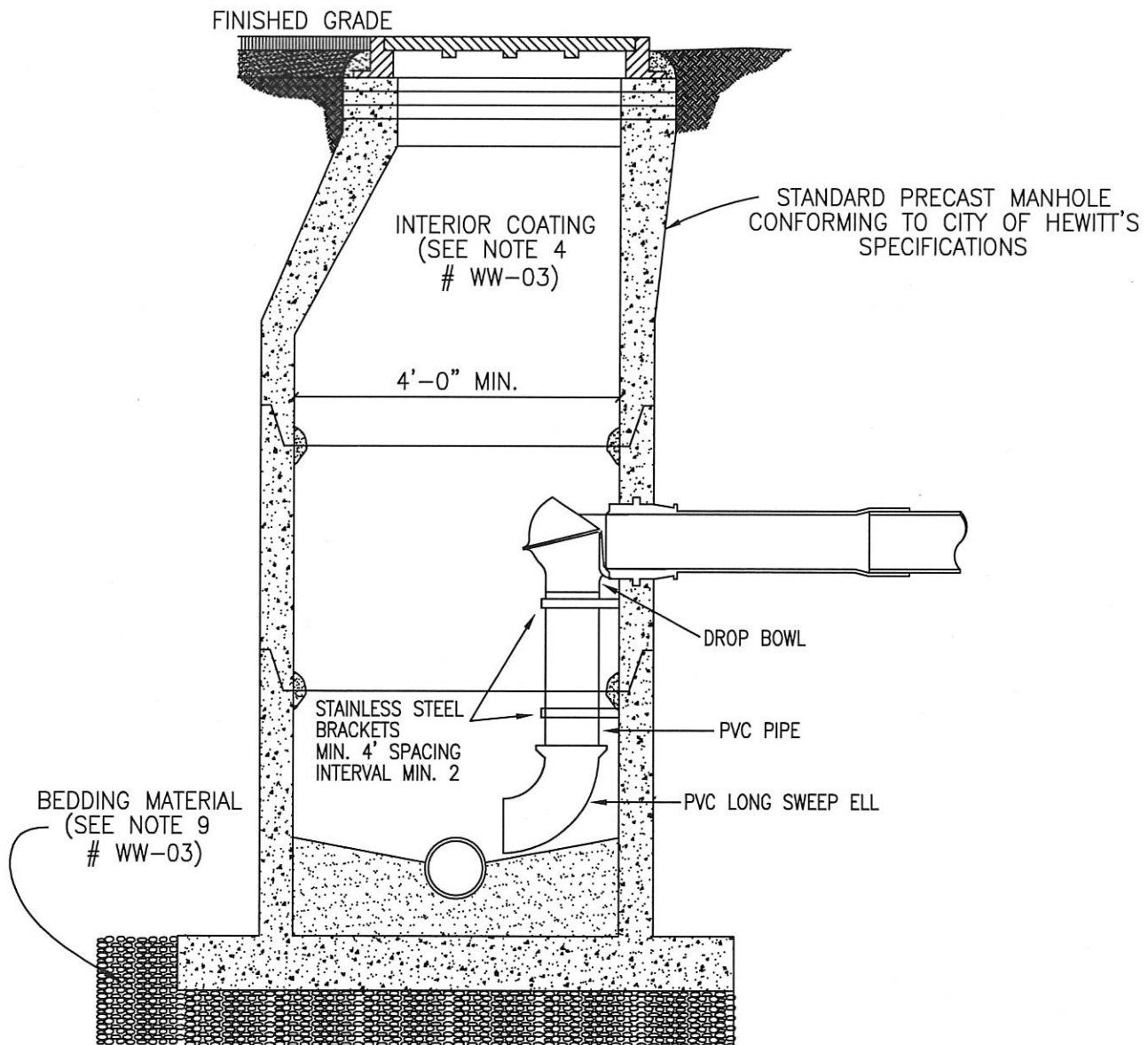
STANDARD MANHOLE - SECTION

149

REVISION NOTE: 8/12/19

DRAWING NAME: WW03

SCALE: N.T.S. DATE: 1/25/13
DRAWN BY: M.W.W. APPROVED BY: W.E.A.



NOTES:

1. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED TWO FEET (2') OR MORE ABOVE THE MAIN INVERT CHANNEL.
2. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
3. WHEN P.V.C. IS USED IN SANITARY SEWER LINES, SOLVENT TYPE JOINT P.V.C. FITTINGS MAY BE UTILIZED IN THE DROP ASSEMBLY ONLY.
4. MINIMUM PIPE SIZE FOR DROP IS EIGHT INCHES (8").
5. SEE STANDARD MANHOLE DETAIL (# WW03) FOR ADDITIONAL REQUIREMENTS.

HEWITT
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CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

DROP CONNECTION — PRECAST MANHOLE TYPE "A"

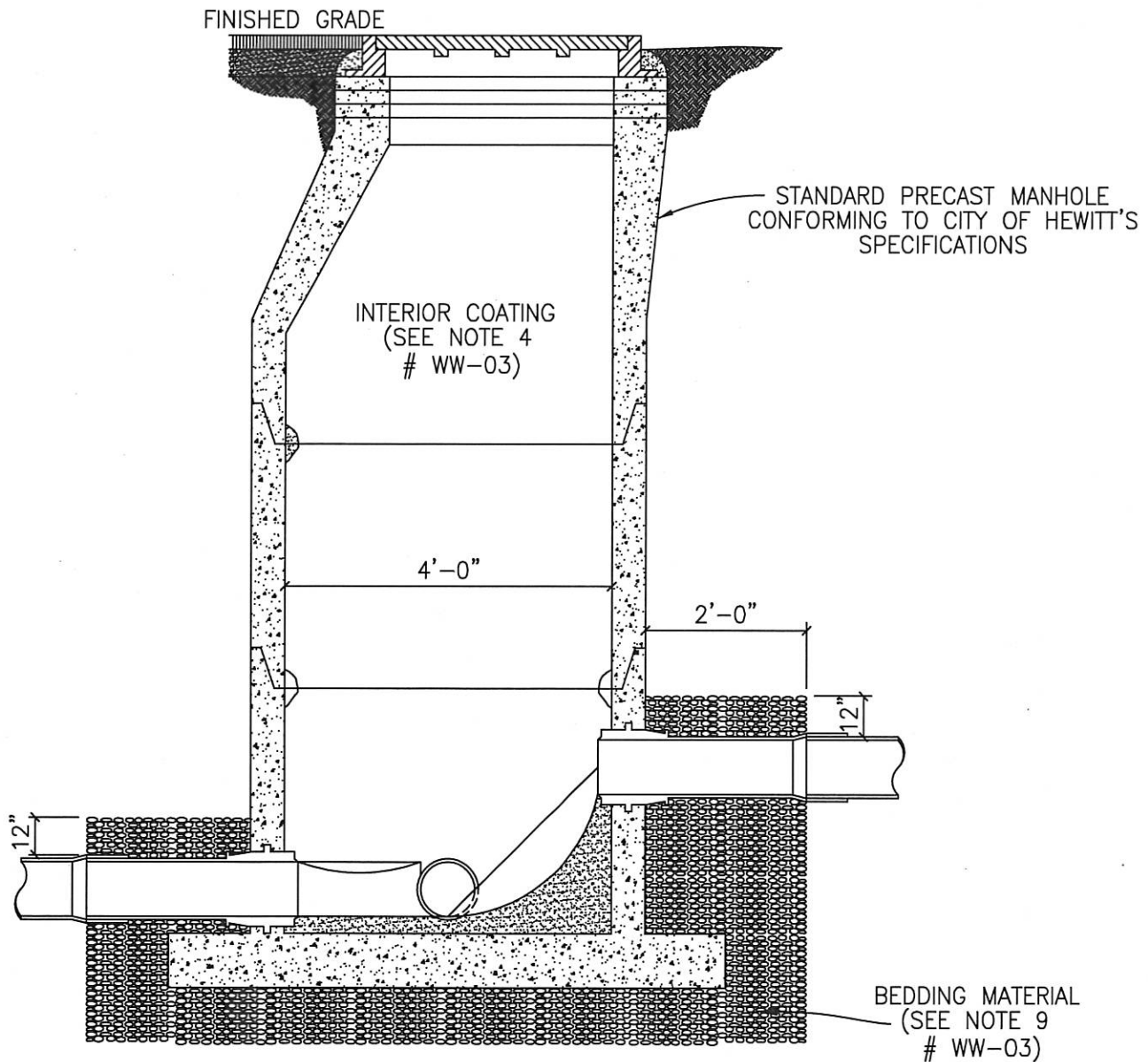
150

REVISION NOTE

DRAWING NAME

WW04

SCALE	DATE
N.T.S.	1/25/13
DRAWN BY	APPROVED BY
M.W.W.	W.E.A.



NOTES:

1. TO BE USED WHERE DROP IS SIX INCHES (6") TO TWO FEET (2'-0").
2. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
3. SEE STANDARD MANHOLE DETAIL (# WW03) FOR ADDITIONAL REQUIREMENTS.

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CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

DROP CONNECTION — PRECAST MANHOLE TYPE "B"

151

REVISION NOTE:

DRAWING NAME:

WW05

SCALE:

N.T.S.

DATE:

1/25/13

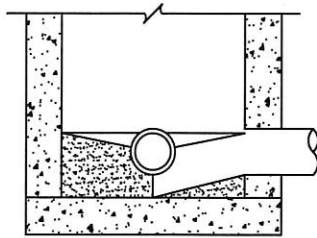
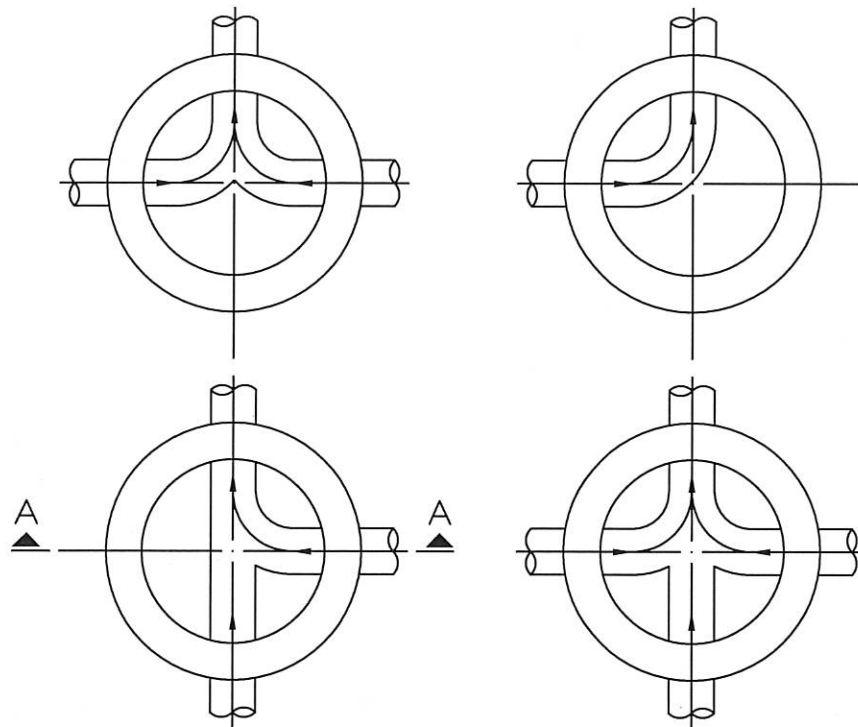
DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.

FLOW PATTERNS FOR INVERT CHANNELS



SECTION "A-A"

NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

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CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

FLOW PATTERNS FOR INVERT CHANNELS

152

REVISION NOTE:

DRAWING NAME:

WW06

SCALE:

N.T.S.

DATE:

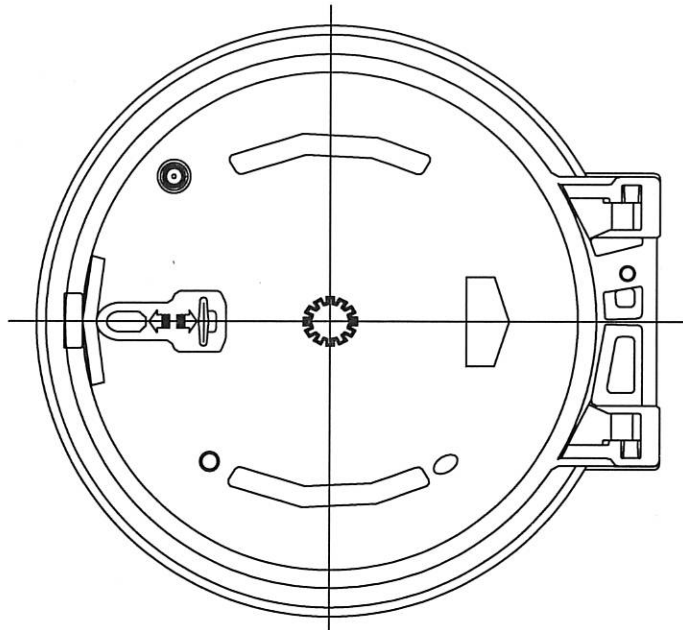
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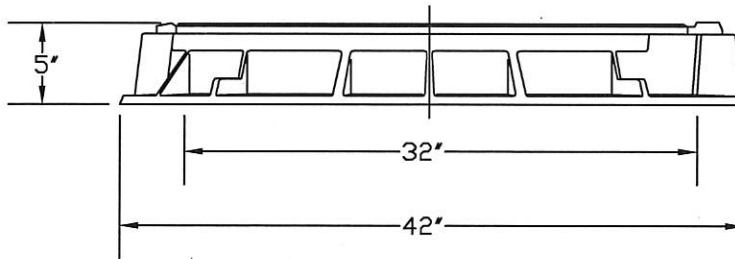
M.W.W.

APPROVED BY:

W.E.A.



ELEVATION



NOTE:

MANHOLE COVER LOCATED WITH IN TxDOT MAINTAINED ROADWAYS MUST BE EQUIPPED WITH PENTA LOCKING KIT, HANDLING KEYS ARE TO BE PROVIDED TO THE CITY OF HEWITT AT CONSTRUCTION COMPLETION.

PAMREX 32 INCH MANHOLE COVER AND FRAME

HEWITT
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CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

STANDARD WASTEWATER MANHOLE COVER SET

REVISION NOTE:

DRAWING NAME:

WW07

SCALE:

N.T.S.

DATE:

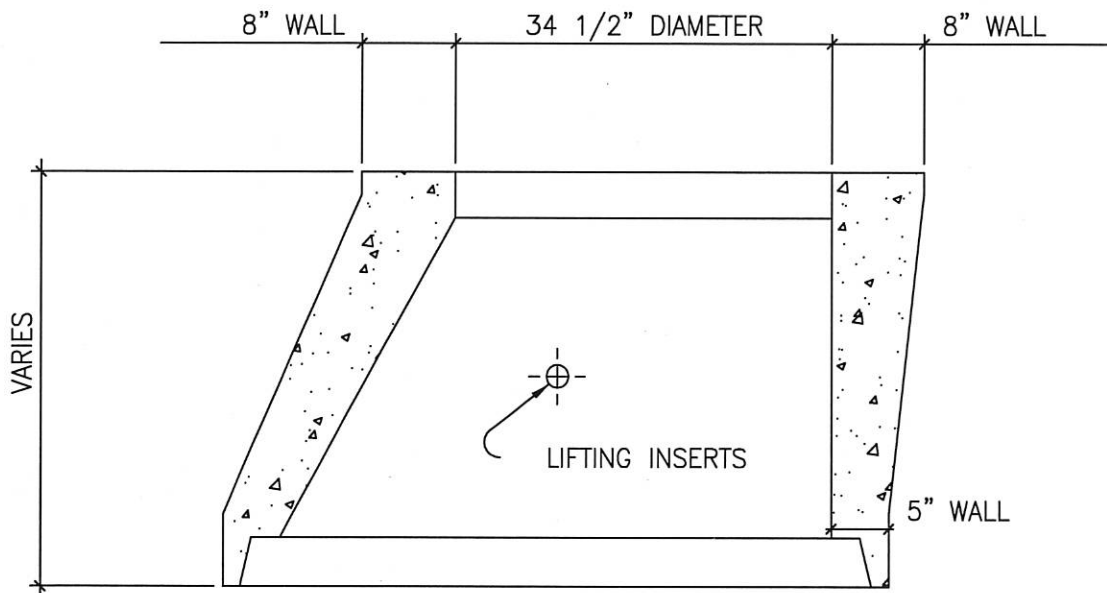
1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.



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CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

48"x5" TO 33"x8"x36" TALL ECCENTRIC CONCRETE SECTION

REVISION NOTE:

DRAWING NAME:

WW08

SCALE:

N.T.S.

DATE:

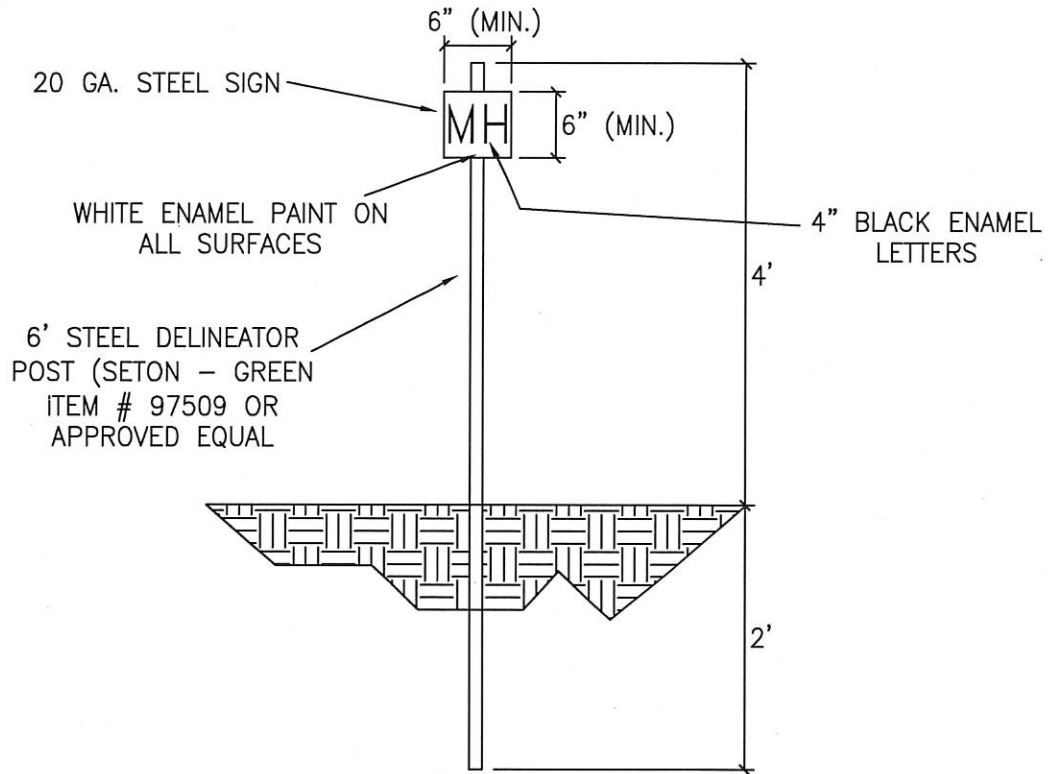
1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.



NOTES:

1. INSTALL AT ALL CROSS COUNTRY MANHOLES AND/OR AS INDICATED ON PLAN SHEETS.

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CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

MANHOLE LOCATION SIGN

155

REVISION NOTE:

DRAWING NAME:

WW09

SCALE:

N.T.S.

DATE:

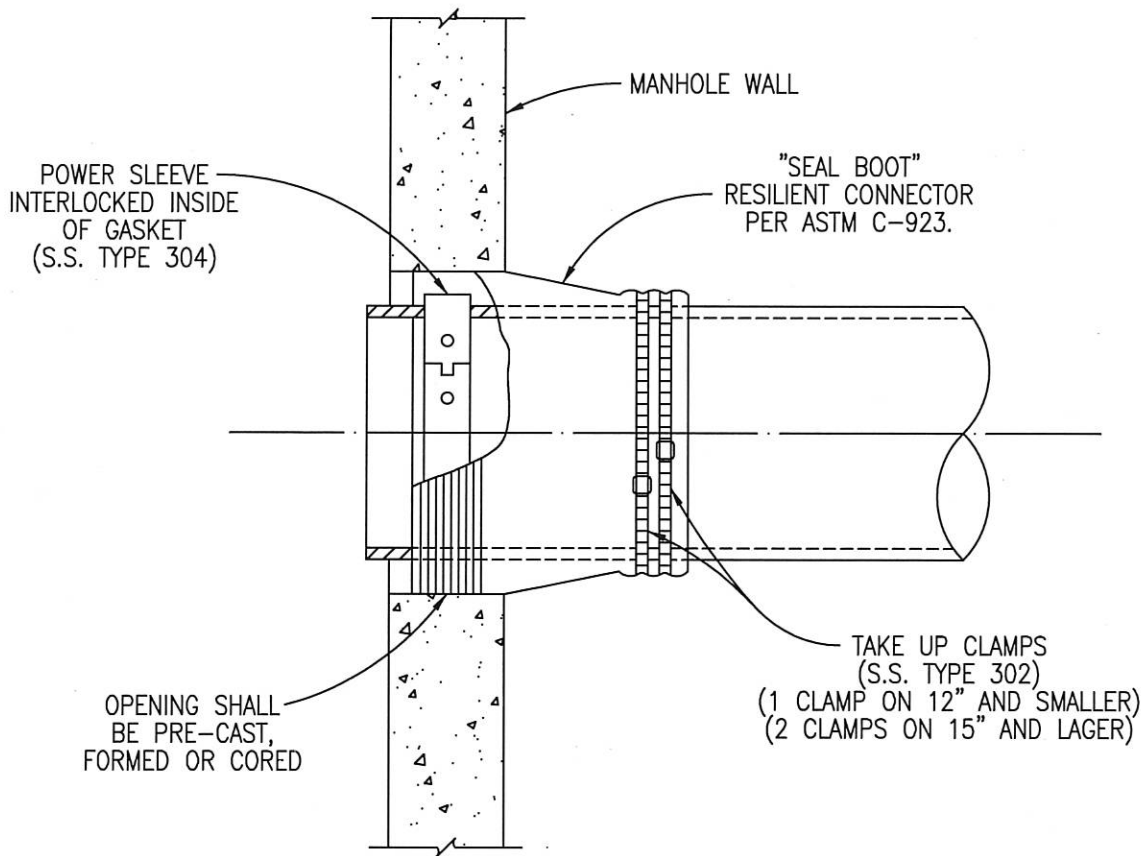
1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.



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CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

FLEXIBLE "SEAL BOOT" CONNECTOR

156

REVISION NOTE:

DRAWING NAME:

WW10

SCALE:

N.T.S.

DATE:

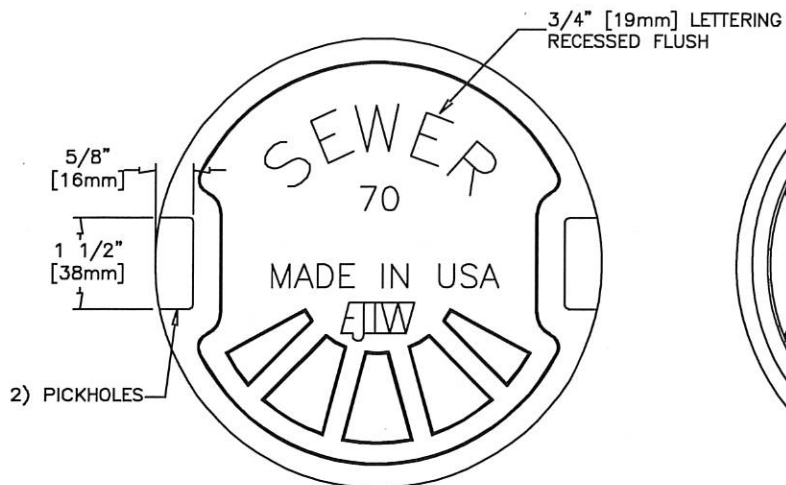
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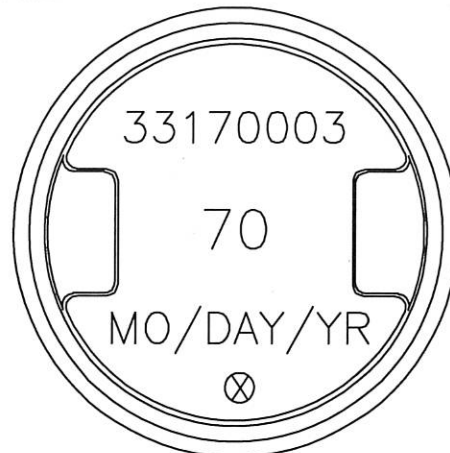
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APPROVED BY:

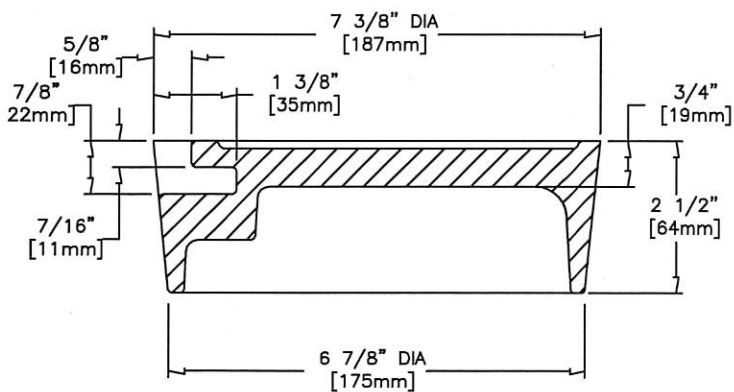
W.E.A.



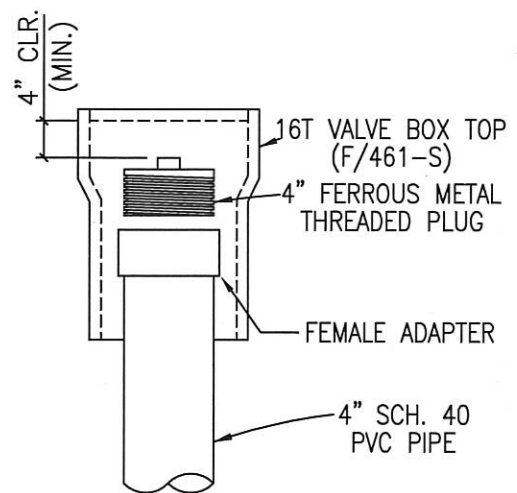
COVER TOP VIEW



COVER BACK VIEW



COVER SECTION



SEWER CLEAN-OUT
CITY OF HEWITT
(RESIDENTIAL SERVICE)

NOTES:

1. STANDARD WASTEWATER CLEANOUT SET TO BE EAST JORDAN IRON WORKS, INC. CATALOG NO. 70, COVER TO BE STAMPED WITH "SEWER".
2. FOR MORE DETAILED SPECIFICATIONS REFER TO EAST JORDAN IRON WORKS, INC. REFERENCE PRODUCT DRAWING 33170003.

HEWITT
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CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

SEWER CLEAN-OUT DETAIL

157

REVISION NOTE:

DRAWING NAME:

WW11

SCALE:

N.T.S.

DATE:

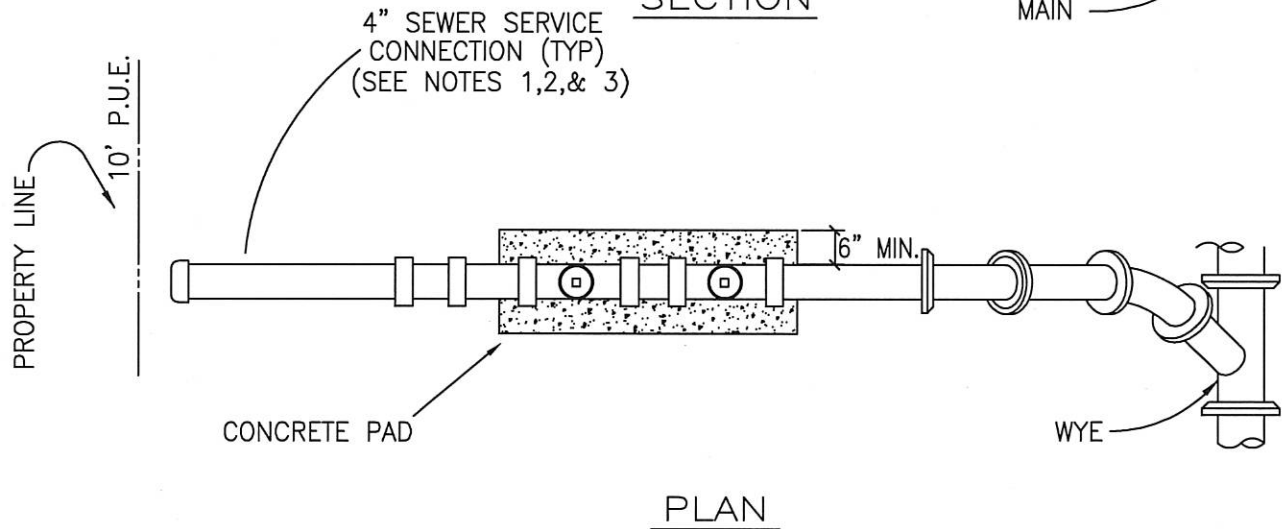
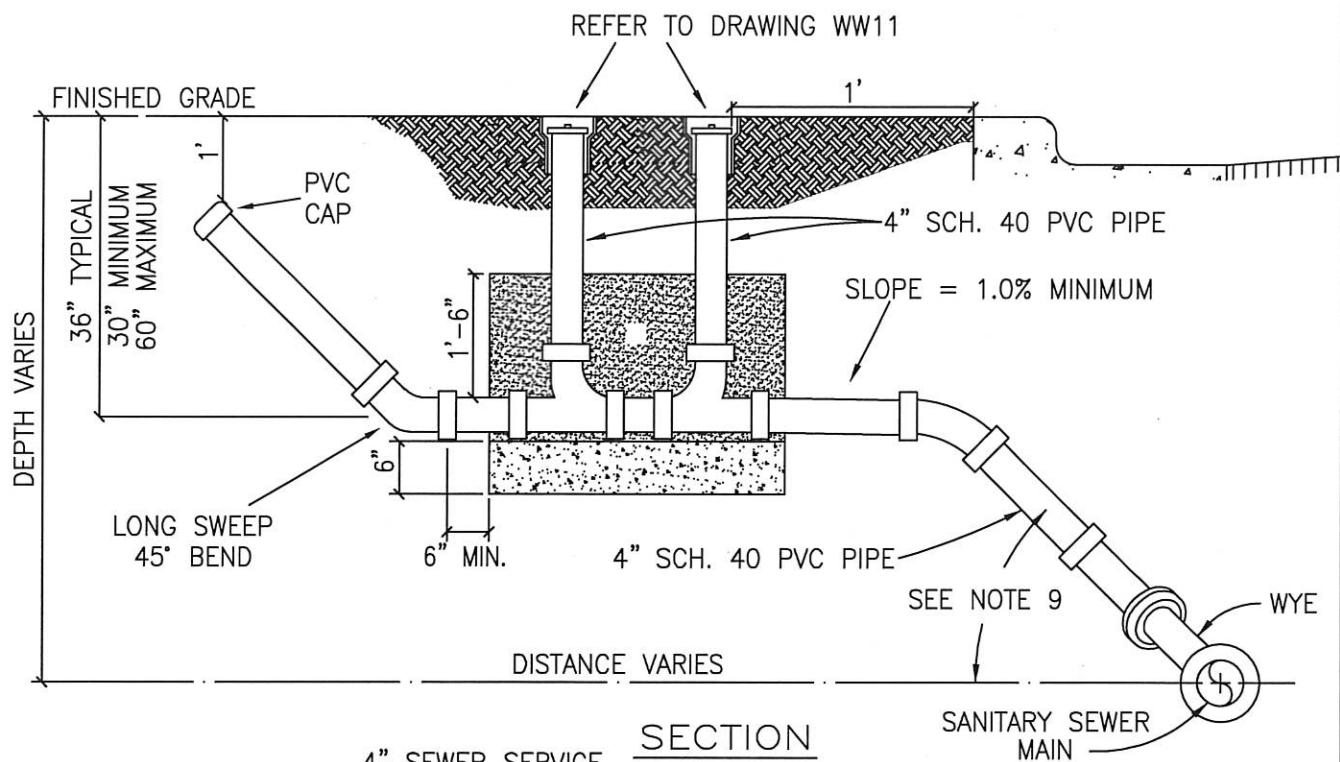
1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.



NOTES:

- SERVICE CONNECTION RISERS SHALL BE LOCATED AS PER DIMENSIONS ON DRAWING WW01
- THE END OF EACH SERVICE CONNECTION RISER SHALL BE EXTENDED 12" BELOW FINISH GRADE.
- EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED CAP OR PLUG.
- FOR P.V.C. INSTALLATIONS, CONNECT TO EXISTING "BELL END" AND CONNECT OPPOSITE END WITH P.V.C. TO P.V.C. KNOCK ON SLEEVE.
- SOLIDLY TAMP BACKFILL AT LEAST ONE FOOT (1'-0") ABOVE TOP OF PIPE. SERVICES UNDER PAVED AREAS SHALL BE BACKFILLED TO THE SAME SPECIFICATIONS AS SHOWN ON PAVEMENT REPLACEMENT DETAIL.
- CONTRACTOR SHALL MARK ON A CLEAN SET OF PLANS THE FINAL STATIONING OR DISTANCE AND DIRECTION FROM MANHOLE TO EACH SERVICE LATERAL AND GIVE TO ENGINEER FOR RECORD DRAWING PURPOSES.
- ANY DEVIATION FROM THESE METHODS MUST BE APPROVED BY CITY OF HEWITT
- SERVICE LINE MATERIAL SHALL BE P.V.C., SCH. 40.
- SEWER SERVICE SLOPE TO BE 45' OFF CENTERLINE OF MAIN.

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CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

SEWER SERVICE CONNECTIONS

158

REVISION NOTE:

DRAWING NAME:

WW12

SCALE:

N.T.S.

DATE:

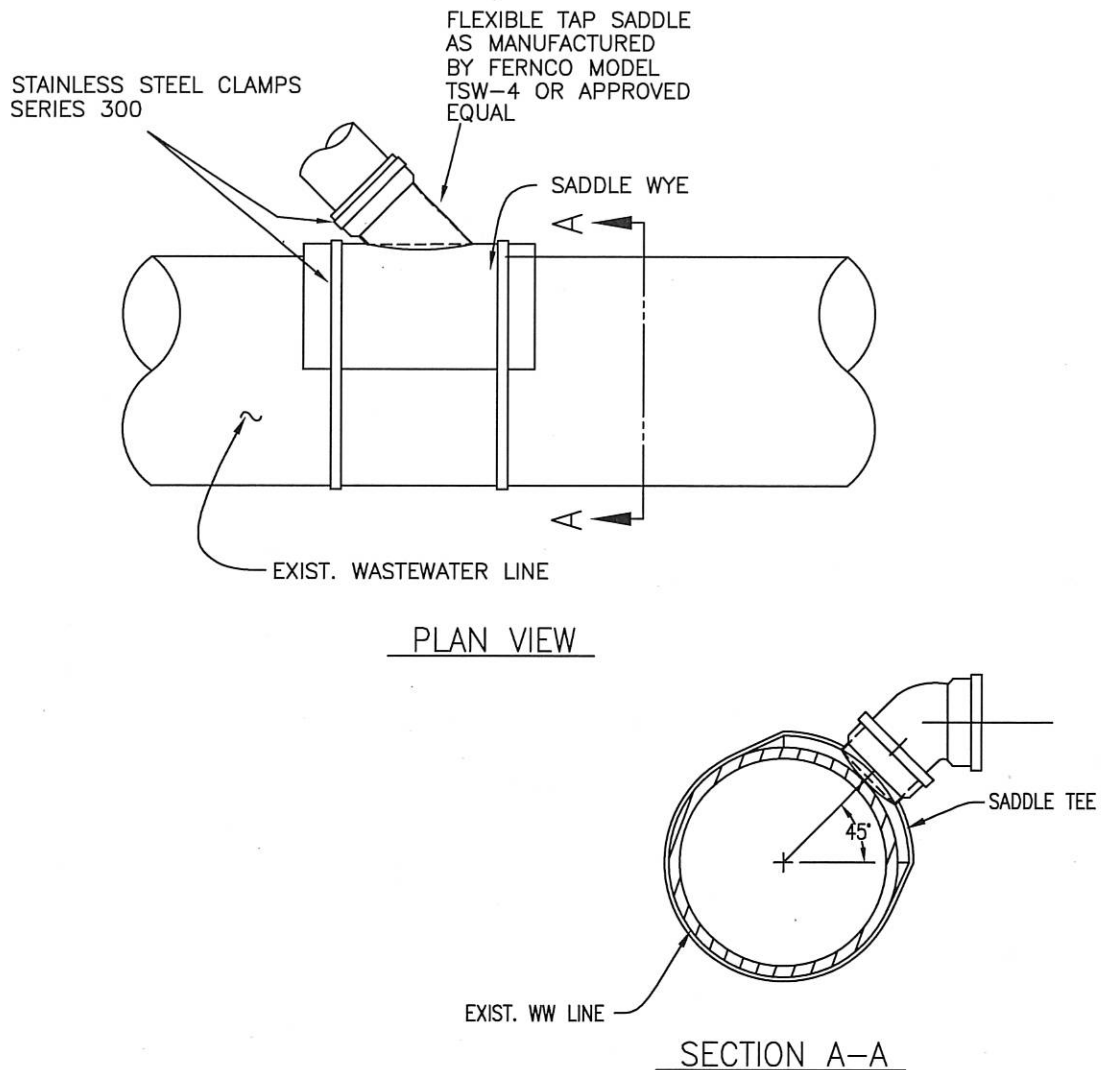
1/25/13

DRAWN BY:

M.W.W.

APPROVED BY:

W.E.A.



- NOTES: 1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
 2. SADDLE TEE SHALL BE ORIENTATED 45° TO MAIN. (SEE SEWER SERVICE CONNECTIONS DETAIL WW12)
 3. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.
 4. PLACE CONCRETE COLLOR TO ENCASE FLEXIBLE TAP SADDLE AND WASTEWATER LINE.

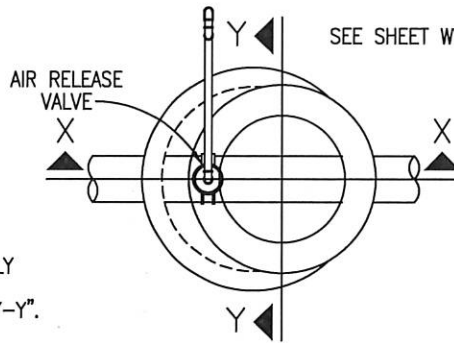
HEWITT
TEXAS

CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

WW12A

FLEXIBLE TAP SADDLES FOR SEWER SERVICE CONNECTIONS
TO EXISTING MAINS

SCALE: N.T.S.	DATE: 1/25/13
DRAWN BY: M.W.W.	APPROVED BY: W.E.A.

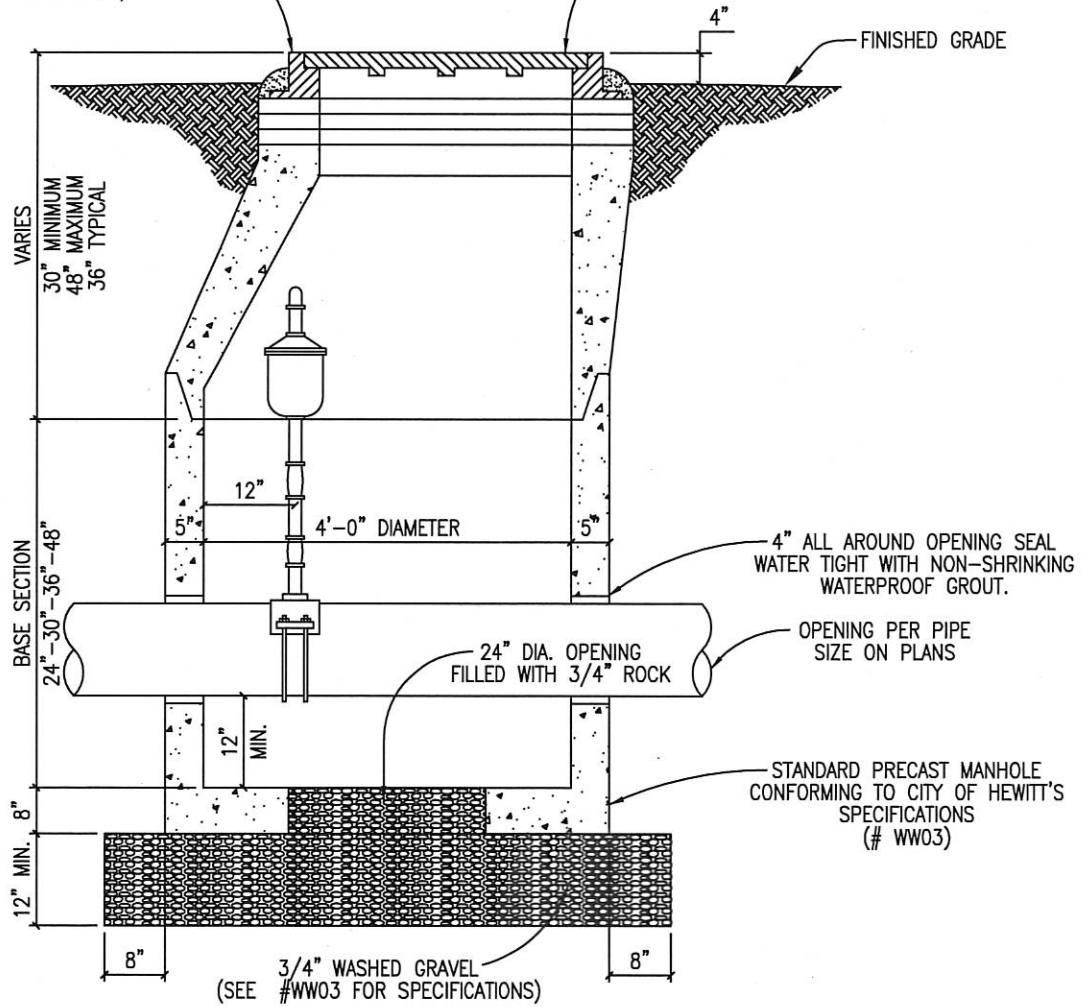


NOTE:
PLAN VIEW SHOWN ONLY
FOR CLARIFICATION OF
SECTION "X-X" AND "Y-Y".

PLAN

ADJUST WITH GRADE RINGS
AND MORTAR TO BRING TO 4"
ABOVE GRADE.
(12" MAX. ADJUSTMENT)

FRAME AND COVER
AS PER DETAIL #WW-07 OR
APPROVED EQUIVALENT AND
SHALL BE 4" ABOVE FINISH GRADE.



SECTION "X-X"

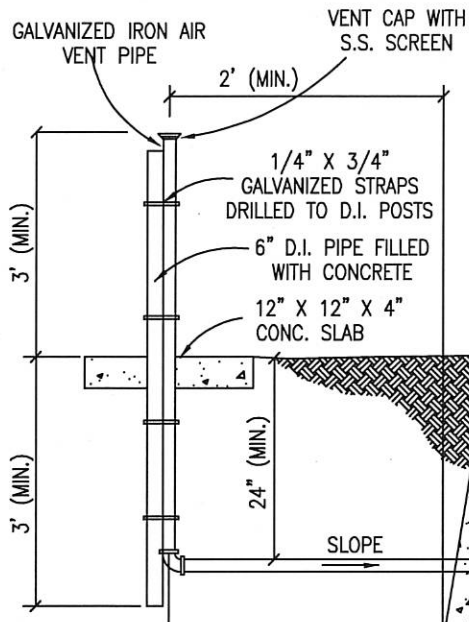
HEWITT
TEXAS

CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

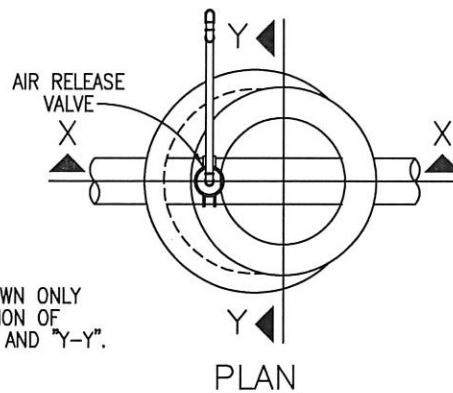
WW13

STANDARD AIR RELEASE VALVE FOR FORCE MAINS

SCALE: N.T.S.	DATE: 1/25/13
DRAWN BY: M.W.W.	APPROVED BY: W.E.A.



NOTE:
PLAN VIEW SHOWN ONLY
FOR CLARIFICATION OF
SECTION "X-X" AND "Y-Y".



2" CORPORATION STOP
WITH AWWA THREADS
(FORD B-11-677)
OR APPROVE EQUAL

DOUBLE STRAP
TAPPING SADDLE

SCREW-ON PVC SCHEDULE 80
OR BRASS FITTINGS

APCO NO. 440 COMBINATION SEWAGE
AIR VALVE OR APPROVED EQUIVALENT

BRONZE OR STAINLESS
STEEL FITTINGS

SECTION "Y-Y"

HEWITT
TEXAS

CITY OF HEWITT
SEWER CONSTRUCTION STANDARD DETAILS

WW14

STANDARD AIR RELEASE VALVE FOR FORCE MAINS

SCALE: N.T.S.	DATE: 1/25/13
DRAWN BY: M.W.W.	APPROVED BY: W.E.A.

PLACE A 6" LAYER OF EXISTING TOPSOIL
FOR FUTURE GROWTH OF VEGETATION

FINISHED GRADE

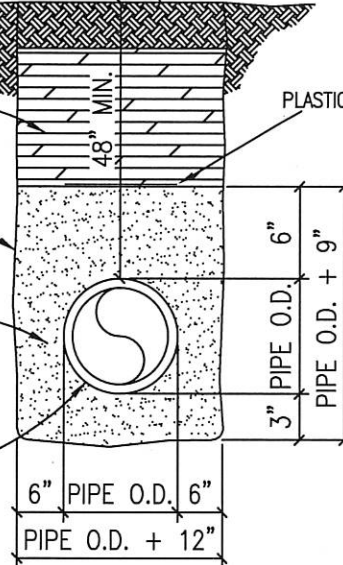
COMPACTED SELECT BACKFILL
IN ACCORDANCE WITH
APPLICABLE CITY
SPECIFICATIONS

PLASTIC TEAR TAPE MARKED SEWER

UNDISTURBED TRENCH WALL

** BEDDING SHALL BE REQUIRED
AS PER TYPICAL BEDDING
SPECIFICATIONS

WASTEWATER LINE



**** TYPICAL BEDDING SPECIFICATIONS:**

TYPE	Percentage passing Sieve Sizes	
COURSE-GRAINED SOILS, CLEAN.	1-1/2" (40mm)	100%
DESCRIPTION	No. 4 (4.75 mm)	<50% of Course Fraction
WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURE; LITTLE OR NO FINES.	No. 200 (0.075mm)	<5%

TRENCH WIDTHS

- *PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
- *20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

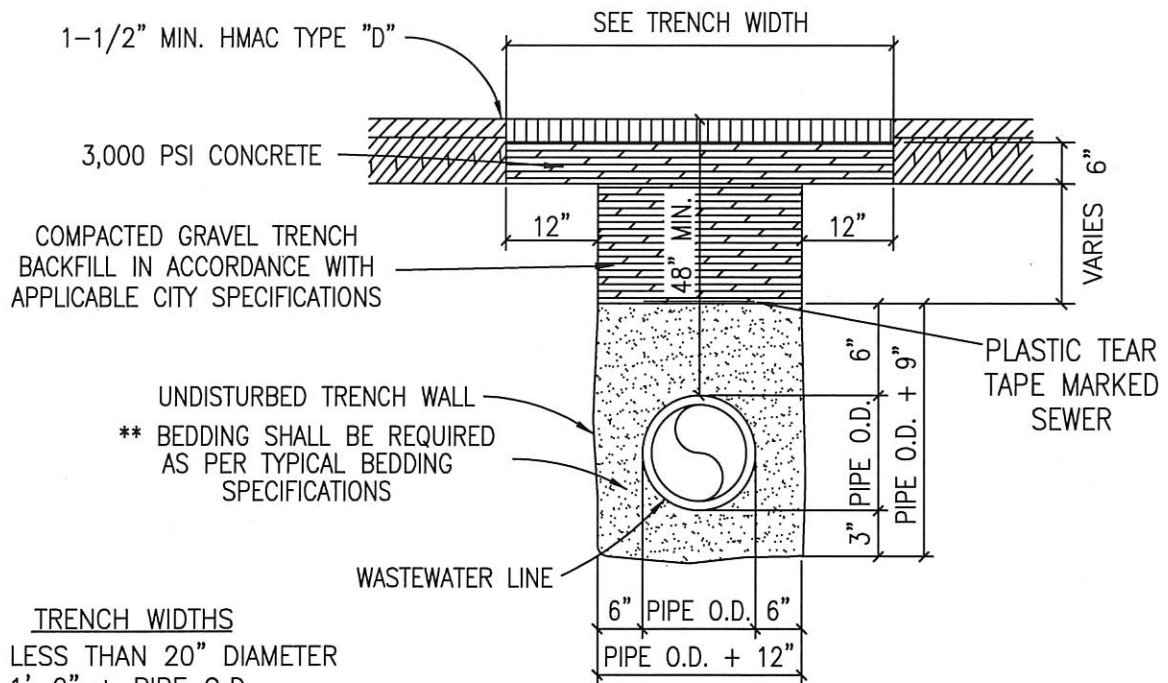
HEWITT
TEXAS

SEWER CONSTRUCTION STANDARD DETAILS

WW15

TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS

SCALE N.T.S.	DATE 1/25/13
DRAWN BY M.W.W.	APPROVED BY W.E.A.



TRENCH WIDTHS

- *PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
- *20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE.
2. BASE MATERIAL SHALL BE PLACED IN MULTIPLE LIFTS NOT TO EXCEED 6". EACH LAYER SHALL BE THOROUGHLY ROLLED OR TAMPED TO SPECIFIED MAXIMUM DENSITY.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.
5. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH APPLICABLE CITY CONSTRUCTION SPECIFICATIONS AND STANDARDS.

** TYPICAL BEDDING SPECIFICATIONS:

TYPE	Percentage passing Sieve Sizes	
COURSE-GRAINED SOILS, CLEAN.	1-1/2" (40mm)	100%
DESCRIPTION	No. 4 (4.75 mm)	<50% of Course Fraction
WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURE; LITTLE OR NO FINES.	No. 200 (0.075mm)	<5%

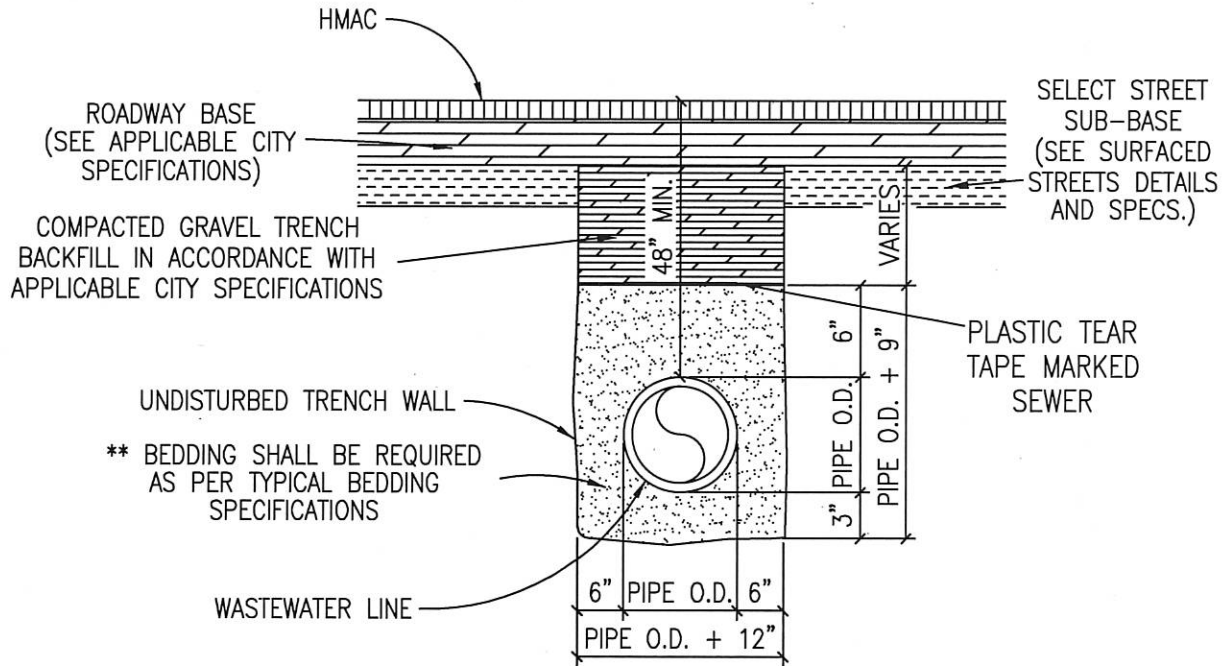
HEWITT
TEXAS

SEWER CONSTRUCTION STANDARD DETAILS

WW16

TRENCH AND EMBEDMENT AND PAVEMENT REPLACEMENT
DETAIL UNDER EXISTING ROADWAY

SCALE: N.T.S.
DATE: 1/25/13
DRAWN BY: M.W.W.
APPROVED BY: W.E.A.



TRENCH WIDTHS

*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.

*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

NOTES:

1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH APPLICABLE CITY CONSTRUCTION SPECIFICATIONS AND STANDARDS.

** TYPICAL BEDDING SPECIFICATIONS:

TYPE	Percentage passing Sieve Sizes	
COURSE-GRAINED SOILS, CLEAN.	1-1/2" (40mm)	100%
DESCRIPTION WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURE; LITTLE OR NO FINES.	No. 4 (4.75 mm)	<50% of Course Fraction
	No. 200 (0.075mm)	<5%

HEWITT
TEXAS

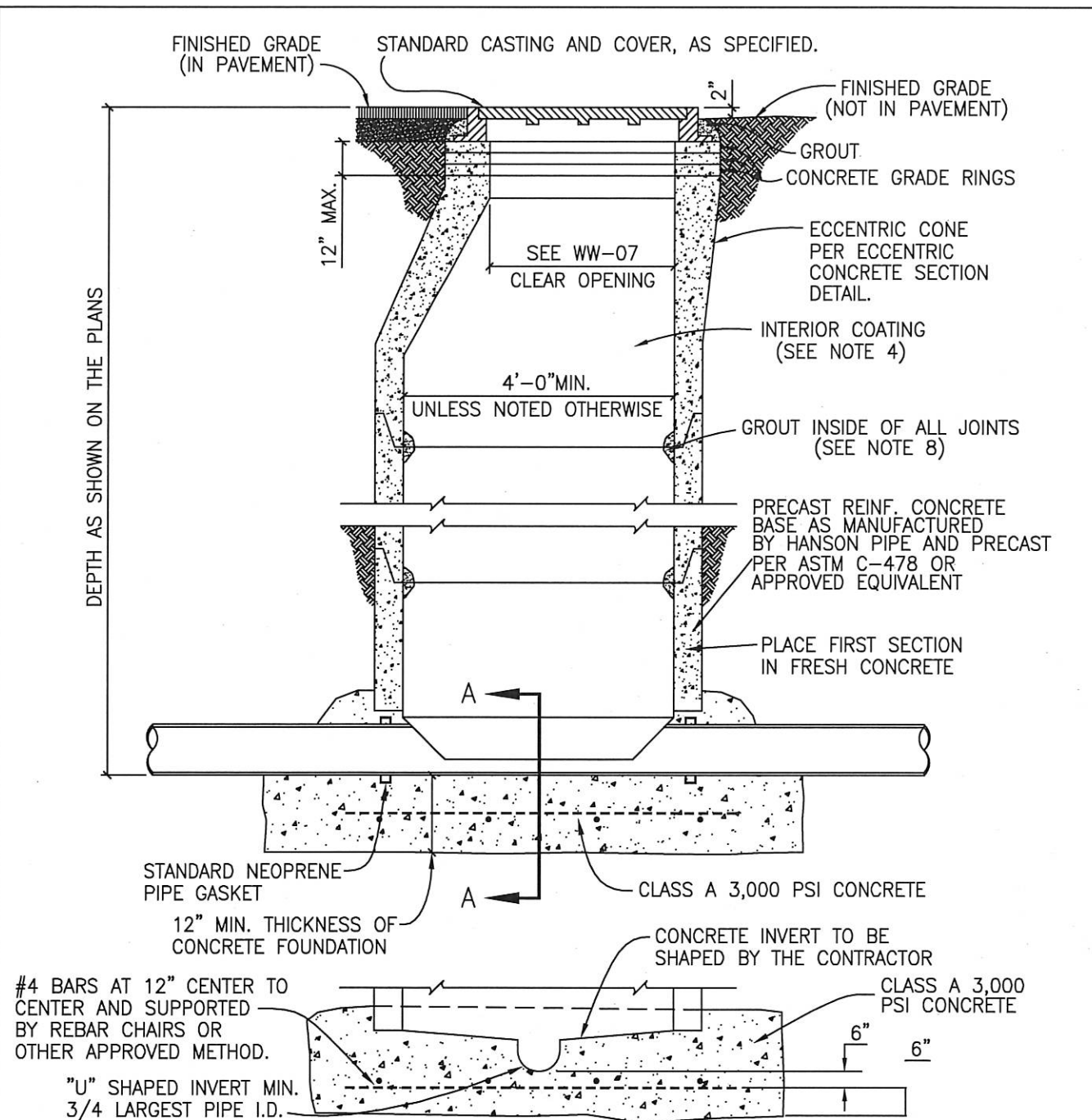
SEWER CONSTRUCTION STANDARD DETAILS

WW17

TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY

SCALE: N.T.S.	DATE: 1/25/13
DRAWN BY: M.W.W.	APPROVED BY: W.E.A.





NOTES:

1. MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH PROFILE GASKET - SINGLE OFF-SET JOINTS.
2. SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.
3. SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
4. AN 80 MIL. COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR SPRAY WALL EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH WASTEWATER MANHOLE AND UNDERSIDE OF FLAT TOPS.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETED WHEN SPECIFIED.
6. MANHOLES TO BE VENTED ARE IDENTIFIED ON PLAN SHEETS. REFERENCE MANHOLE VENT DETAIL.
7. MANHOLES ARE TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, ALL MANHOLES ARE TO BE DESIGNED FOR HS-20 TRAFFIC LOADS.
8. GROUT SHALL MEET THE REQUIREMENTS AS STATED BY THE COATING MANUFACTURER.
9. MANHOLE BASE BEDDING MATERIAL SPECS. FOR 3/4" WASHED GRAVEL:
 SIEVE SIZE 2", PERCENT (%) RETAINED 0 SIEVE SIZE 1 1/2", % RETAINED 0-10
 SIEVE SIZE 1", % RETAINED 45-80 SIEVE SIZE 3/4", % RETAINED 85-100
 SIEVE SIZE 3/8", % RETAINED 95-100
10. ALL PVC PIPE SHALL BE REMOVED FROM INVERT.

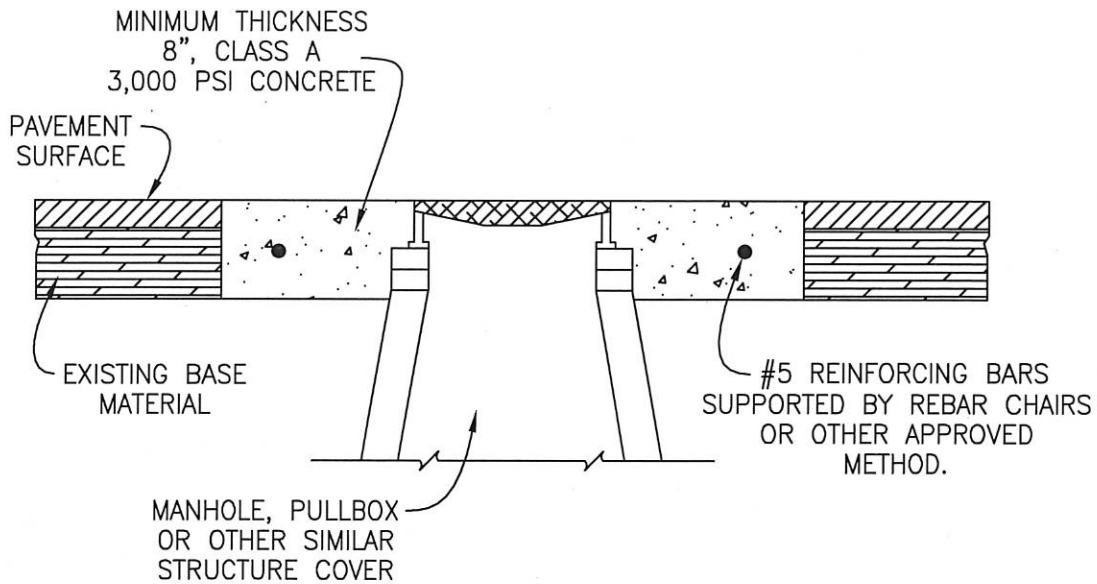
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SEWER CONSTRUCTION STANDARD DETAILS

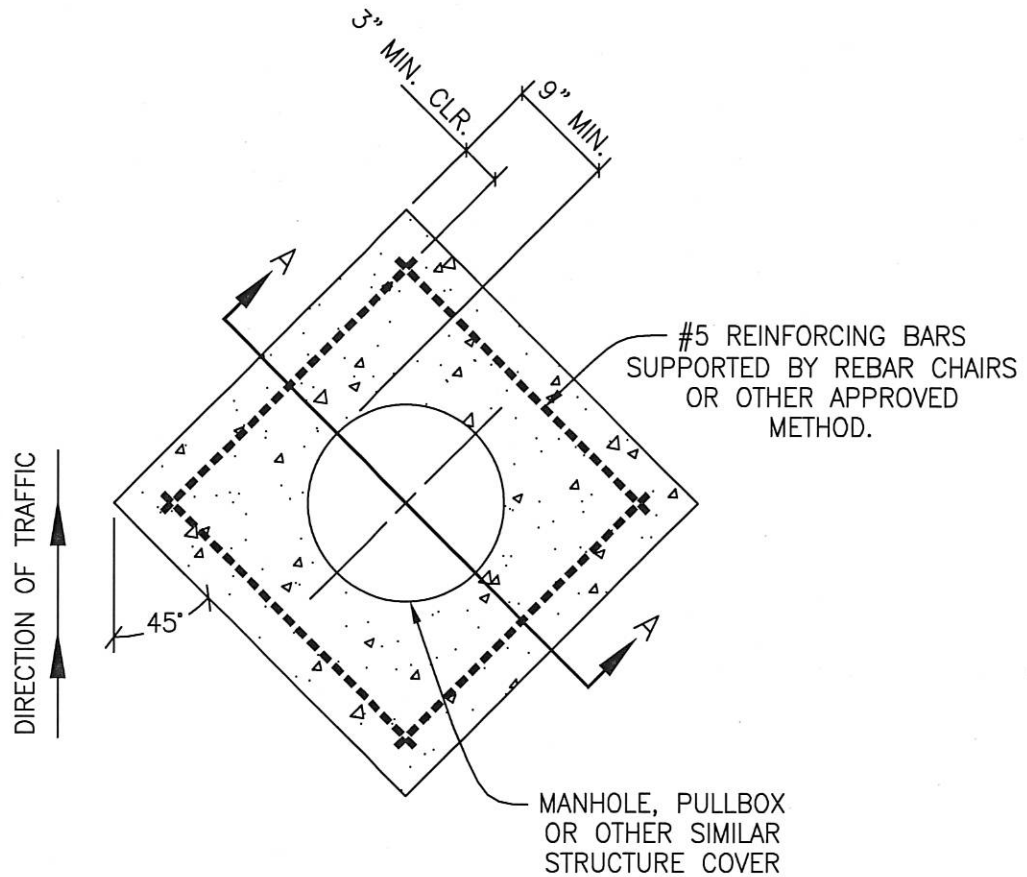
WW19

PRECAST MANHOLE ON CAST-IN-PLACE FOUNDATION

SCALE: N.T.S. DATE: 1/25/13
 DRAWN BY: M.W.W. APPROVED BY: W.E.A.



SECTION A-A



PLAN OF STRUCTURE IN ROADWAY

NOTE:

INSTALLATION OF THE CONCRETE CASTING IS REQUIRED FOR AND APPLIES TO ALL TYPES OF MANHOLES TO BE LOCATED IN THE ROADWAY, IF WORK OR REPAIRS ARE PERFORMED ON AN EXISTING MANHOLE WITHIN AN EXISTING ROADWAY.

HEWITT
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SEWER CONSTRUCTION STANDARD DETAILS

WW20

CONCRETE CASTING MANHOLE DETAIL

SCALE N.T.S.	DATE 1/25/13
DRAWN BY M.W.W.	APPROVED BY W.E.A.

Testing Requirements for Installation of Gravity Collection System Pipes.

Low Pressure Air Test.

(A) A low pressure air test must follow the procedures described in American Society For Testing And Materials (ASTM) C-828, ASTM C-924, or ASTM F-1417 or other procedure approved by the City's engineer, except as to testing times as required in Table C. or Equation C.

(B) For sections of collection system pipe less than 36 inch average inside diameter, the following procedure must apply.

(i) A pipe must be pressurized to 3.5 pounds per square inch (psi) greater than the pressure exerted by groundwater above the pipe.

(ii) Once the pressure is stabilized, the minimum time allowable for the pressure to drop from 3.5 psi gauge to 2.5 psi gauge is computed from the following equation:

Equation C.

$$T = \frac{(0.085 \times D \times K)}{Q}$$

Where:

T = time for pressure to drop 1.0 pound per square inch gauge in seconds

K = 0.000419 x D x L, but not less than 1.0

D = average inside pipe diameter in inches

L = length of same pipe size being tested, in feet

Q = rate of loss, 0.0015 cubic feet per minute per square foot internal surface

Table C. - Minimum Testing Time for Low-Pressure Air Test

Pipe Diameter (inches)	Minimum Time (seconds)	Minimum Length for Minimum Time (feet)	Time for Longer Length (seconds/foot)
6	340	398	0.855
8	454	298	1.520
10	567	239	2.374
12	680	199	3.419
15	850	159	5.342
18	1020	133	7.693
21	1190	114	10.471
24	1360	100	13.676
27	1530	88	17.309
30	1700	80	21.369
33	1870	72	25.856

(D) The test may stop if no pressure loss has occurred during the first 25% of the calculated testing time.

(E) If any pressure loss or leakage has occurred during the first 25% of a testing period, then the test must continue for the entire test duration as outlined above or until failure.

(F) Wastewater collection system pipes with a 27 inch or larger average inside diameter may be air tested at each joint instead of following the procedure outlined in this section.

(G) A testing procedure for pipe with an inside diameter greater than 33 inches must be approved by the City's engineer.

Deflection Testing.

If a gravity collection pipe is composed of flexible pipe, deflection testing is also required. The following procedures must be followed:

(1) For a collection pipe with inside diameter less than 27 inches, deflection measurement requires a rigid mandrel.

(A) Mandrel Sizing.

(i) A rigid mandrel must have an outside diameter (OD) not less than 95% of the base inside diameter (ID) or average ID of a pipe, as specified in the appropriate standard by the ASTM's, American Water Works Association, UNI-BELL, or American National Standards Institute, or any related appendix.

(ii) If a mandrel sizing diameter is not specified in the appropriate standard, the mandrel must have an OD equal to 95% of the ID of a pipe. In this case, the ID of the pipe, for the purpose of determining the OD of the mandrel, must equal the average outside diameter minus two minimum wall thicknesses for OD controlled pipe and the average inside diameter for ID controlled pipe.

(iii) All dimensions must meet the appropriate standard.

(B) Mandrel Design.

(i) A rigid mandrel must be constructed of a metal or a rigid plastic material that can withstand 200 psi without being deformed.

(ii) A mandrel must have nine or more odd number of runners or legs.

(iii) A barrel section length must equal at least 75% of the inside diameter of a pipe.

(iv) Each size mandrel must use a separate proving ring.

(C) Method Options.

(i) An adjustable or flexible mandrel is prohibited.

(ii) A test may not use television inspection as a substitute for a deflection test.

(iii) If requested, the City's engineer may approve the use of a deflectometer or a mandrel with removable legs or runners on a case-by-case basis.

(2) For a gravity collection system pipe with an inside diameter 27 inches and greater, other test methods may be used to determine vertical deflection.

(3) A deflection test method must be accurate to within plus or minus 0.2% deflection.

(4) The contractor shall not conduct a deflection test until at least 30 days after the final backfill.

(5) Gravity collection system pipe deflection must not exceed five percent (5%).

(6) If a pipe section fails a deflection test, the contractor shall correct the problem and conduct a second test after the final backfill has been in place at least 30 days.

(7) The contractor shall not use any mechanical pulling devices during testing.

(8) The contractor shall include a certification in the construction report or the notice of completion, that the wastewater collection system passed the deflection tests.

(9) The City or the City's representative must inspect the installation of the collection system during the construction and testing phases of the project.

Testing Requirements for Manholes.

(a) All manholes must pass a leakage test.

(b) Contractor is to test each manhole, after assembly (manholes of a depth less than 20' in depth may be tested after backfilling; manholes that are greater than 20' in depth are to be tested prior to backfilling), for leakage, separate and independent of the collection system pipes by vacuum testing or other method approved by the City's engineer.

(1) Vacuum Testing.

(A) To perform a vacuum test, the contractor shall plug all lift holes and exterior joints with a non-shrink grout and plug all pipes entering a manhole.

(B) No grout must be placed in horizontal joints before testing.

(C) Stub-outs, manhole boots, and pipe plugs must be secured to prevent movement while a vacuum is drawn.

(D) The contractor shall use a minimum 60 inch/lb torque wrench to tighten the external clamps that secure a test cover to the top of a manhole.

(E) A test head must be placed at the inside of the top of a cone section, and the seal inflated in accordance with the manufacturer's recommendations.

(F) There must be a vacuum of 10 inches of mercury inside a manhole to perform a valid test.

(G) A test does not begin until after the vacuum pump is off.

(H) A manhole passes the test if after 2.0 minutes and with all valves closed, the vacuum is at least 9.0 inches of mercury.

HEWITT
TEXAS

SEWER CONSTRUCTION STANDARD DETAILS

WW21

SANITARY SEWER TESTING REQUIREMENTS

SCALE: N.T.S.
DATE: 1/25/13
DRAWN BY: M.W.W.
APPROVED BY: W.E.A.

FLOODPLAIN ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HEWITT, TEXAS RESTATING AND AMENDING CHAPTER 38, FLOODS, ARTICLE II, FLOOD DAMAGE PREVENTION, AMENDING AND CLARIFYING CERTAIN REGULATIONS, PROVIDING AUTHORITY, ADDING ENFORCEMENT PROVISIONS FOR VIOLATIONS INCLUDING INJUNCTIVE RELIEF, CIVIL PENALTY OF \$100 PER DAY OF VIOLATION, OR BOTH, PROVIDING FOR ABATEMENT OF VIOLATION BY THE CITY WITH THE COSTS OF SUCH WORK BEING ASSESSED AGAINST THE PROPERTY BY WAY OF A LIEN, PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS, ADDING SEVERABILITY CLAUSE, AND SETTING AN EFFECTIVE DATE

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WHEREAS, the City's regulations regarding flood damage prevention need an update;
and

WHEREAS, having strong, enforceable and effective flood damage prevention regulations is important to flood insurance eligibility and the protection of persons and property;
and

WHEREAS, adding the changes by a separate amendatory ordinance would be confusing and not allow for review of the regulations in one place; and

THEREFORE, the adoption of the entirety of Chapter 38, Article II with the changes included is the more prudent action.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODWAY, TEXAS:

1. Adoption of Recitals. The foregoing recitals are adopted and made findings of fact.
2. Amendment. Chapter 38, Floods, Article II flood damage prevention, of the Code of Ordinances of the City of Hewitt, Texas is Restated and Amended in its entirety to read as follows:

ARTICLE II. - FLOOD DAMAGE PREVENTION

Footnotes:

--- (1) ---

Cross reference— Buildings and building regulations, ch. 14.

DIVISION 1. - GENERALLY

Sec. 38-26. - Definitions.

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the meaning they have in common usage and to give this article its most reasonable application.

Alluvial fan flooding means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Apex means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Appurtenant structure means a structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure

Area of future conditions flood hazard means the land area that would be inundated by the one-percent-annual chance (100 year) flood based on future conditions hydrology.

Area of shallow flooding means a designated AO, AH, AR/AO, AR/AH, or VO zone on a community's flood insurance rate map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as zone A on the flood hazard boundary map (FHBM). After detailed rate making has been completed in preparation for publication of the FIRM, zone A usually is refined into zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE or V.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year.

Base flood elevation (BFE) means the elevation shown on the flood insurance rate map (FIRM) and found in the accompanying flood insurance study (FIS) for zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a one percent chance of equalling or exceeding that level in any given year - also called the base flood.

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Breakaway wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Critical feature means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

Development means any manmade change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Elevated building means, for insurance purposes, a non-basement building, which has its lowest elevated floor, raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Existing construction means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be

affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood elevation study means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Flood insurance rate map (FIRM) means an official map of a community, on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Flood insurance study (FIS) see Flood elevation study.

Floodplain or flood-prone area means any land area susceptible to being inundated by water from any source (see definition of flooding).

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodplain management regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Flood protection system means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Floodway see Regulatory floodway.

Functionally dependent use means a use, which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

- (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (a) By an approved state program as determined by the Secretary of the Interior or;
 - (b) Directly by the Secretary of the Interior in states without approved programs.

Levee means a manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee system means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

Manufactured home means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mean sea level means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

New construction means, for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Recreational vehicle means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Special flood hazard area see Area of special flood hazard.

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the date the

building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Variance means a grant of relief by a community from the terms of a floodplain management regulation. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) [National Flood Insurance Program regulations] is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

(Code 1984, § 4-24; Ord. No. 2008-09-15-2, § 1, 9-15-08)

Cross reference— Definitions generally, § 1-2.

Sec. 38-27. - Statutory authorization.

~~The state legislature~~Legislature of the State of Texas ~~has by statute in the Flood Control Insurance Act and Texas Water Code, Section 16.315, delegated the responsibility to of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the city council does ordain~~BE IT ORDAINED BY THE CITY COUNSEL OF THE CITY OF HEWITT, TEXAS ~~as provided in this article follows:~~

(Code 1984, § 4-20)

Sec. 38-28. - Findings of fact.

- (a) The flood hazard areas of the city are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.
- (b) These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

(Code 1984, § 4-21)

Sec. 38-29. - Statement of purpose.

It is the purpose of this article to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) Protect human life and health;
- (2) Minimize expenditure of public money for costly flood control projects;
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) Minimize prolonged business interruptions;
- (5) Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; streets and bridges located in floodplains;
- (6) Help maintain a stable tax base by providing for the sound use and development of floodprone areas in such a manner as to minimize future flood blight areas; and
- (7) Ensure that potential buyers are notified that property is in a flood area.

(Code 1984, § 4-22)

Sec. 38-30. - Methods of reducing flood losses.

In order to accomplish its purposes, this article uses the following methods:

- (1) Restricting or prohibiting uses that are dangerous to health, safety or property in times of flood or that cause excessive increases in flood heights or velocities.
- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
- (3) Controlling the alteration of natural floodplains, stream channels and natural protective barriers, which are involved in the accommodation of floodwaters.
- (4) Controlling filling, grading, dredging and other development which may increase flood damage.
- (5) Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

(Code 1984, § 4-23)

Sec. 38-31. - Lands to which article applies.

The article shall apply to all areas of special flood hazard within the jurisdiction of the city.

(Code 1984, § 4-25)

Sec. 38-32. - Basis for establishing areas of special flood hazard.

The areas of special flood hazard identified by the Federal Emergency Management Agency in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for City of Hewitt-McLennan County, Texas and Incorporated Areas," dated effective ~~September 26, 2008~~ December 20, 2019, with accompanying flood insurance rate maps Flood Insurance Rate Maps (FIRM and/or FBFM) dated effective ~~September 26, 2008~~ December 20, 2019, and any revisions thereto are hereby adopted by reference and declared to be a part of this article ordinance.

(Code 1984, § 4-26; Ord. No. 2008-09-15-2, § 2, 9-15-08)

Sec. 38-33. - Compliance.

No structure or land shall be located, altered or shall have its use changed without full compliance with the terms of this article and other applicable regulations.

(Code 1984, § 4-28)

Sec. 38-34. - Abrogation and greater restrictions.

This article is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this article and another ordinance conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

(Code 1984, § 4-29)

Sec. 38-35. - Interpretation.

In the interpretation and application of this article, all sections shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the city council; and
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

(Code 1984, § 4-30)

Sec. 38-36. - Warning and disclaimer of liability.

The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by manmade or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this article or any administrative decision lawfully made under this article.

(Code 1984, § 4-31)

Secs. 38-37—38-60. - Reserved.

DIVISION 2. - ADMINISTRATION⁽²⁾

Footnotes:

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Cross reference— Administration, ch. 2.

Sec. 38-61. - Floodplain administrator.

- (a) The city manager or his designee is appointed the floodplain administrator to administer and implement this article and other appropriate sections of 44 CFR (National Flood Insurance Program regulations) pertaining to floodplain management.
- (b) Duties and responsibilities of the floodplain administrator shall include but not be limited to the following:
 - (1) Maintaining and holding open for public inspection all records pertaining to this article.
 - (2) Reviewing permit applications to determine whether proposed building sites will be reasonably safe from flooding.
 - (3) Reviewing, approving or denying all applications for development permits required by adoption of this article.
 - (4) Reviewing permits for proposed development to ensure that all necessary permits have been obtained from those federal, state or local governmental agencies (including section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 USC 1334) from which prior approval is required.
 - (5) Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards, for example, where there appears to be a conflict between a mapped boundary and actual field conditions, making the necessary interpretation.
 - (6) NotifyingNotify, in riverine situations, adjacent communities and the state-coordinating agency-State Coordinating Agency which is the department-of-water-resources,Texas Water Development Board (TWDB) and also the Texas Commission on Environmental Quality (TCEQ), prior to any alteration or relocation of a watercourse, and submittingsubmit evidence of such notification to the Federal Emergency Management Agency.
 - (7) Ensuring that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained.
 - (8) When base flood elevation data has not been provided in accordance with section 38-32, obtaining, reviewing and reasonably utilizing any base flood elevation data and floodway data available from a federal, state or other source in order to administer division 3 of this article.
 - (9) When a regulatory floodway has not been designated, requiring that no new construction, substantial improvements or other development, including fill, shall be permitted within zones A1-30 and AE on the community's FIRM, unless development, when combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood at any point within the community.

The directives and orders of the Floodplain Administrator shall be followed, including any stop work order.

(Code 1984, §§ 4-33, 4-34; Ord. No. 2013-10-21-2, § 1, 10-21-13; Ord. No. 2017-05-15-2, § 2, 5-15-17)

Sec. 38-62. - Development permit.

- (a) A development permit shall be required to ensure conformance with this article.
- (b) Application for a development permit shall be presented to the floodplain administrator on forms furnished by him and may include but not be limited to plans in duplicate drawn to scale showing the location, dimensions and elevation of proposed landscape alterations, existing and proposed structures and the location of such in relation to areas of special flood hazard. Additionally, the following information is required:
 - (1) Elevation, in relation to mean sea level, of the lowest floor, including basement, of all new and substantially improved structures.
 - (2) Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed.
 - (3) A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of section 38-92(2).
 - (4) A description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
 - (5) A record of all such information, maintained in accordance with section 38-61(b)(1).
- (c) Approval or denial of a development permit by the floodplain administrator shall be based on all of the sections of this article and the following relevant factors:
 - (1) The danger to life and property due to flooding or erosion damage;
 - (2) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (3) The danger that materials may be swept onto other lands to the injury of others;
 - (4) The compatibility of the proposed use with existing and anticipated development;
 - (5) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (6) The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges and public utilities and facilities such as sewer, gas, electrical and water systems;
 - (7) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
 - (8) The necessity to the facility of a waterfront location, where applicable;
 - (9) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use; and
 - (10) The relationship of the proposed use to the comprehensive plan for that area.

(Code 1984, §§ 4-27, 4-35)

Cross reference— Buildings and building regulations, ch. 14; subdivisions, app. B.

Sec. 38-63. - Variance procedures.

- (a) The appeal board, as established by the community, shall hear and render judgment on requests for variances from the requirements of this article. The Appeal Board shall be the City's Planning and Zoning Commission.
- (b) The appeal board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirements, decision or determination made by the floodplain administrator in the enforcement or administration of this article.
- (c) Any person aggrieved by the decision of the appeal board may appeal such decision in the court of competent jurisdiction.
- (d) The floodplain administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- (e) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of this article.
- (f) Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surround by lots with existing structures constructed below the base flood level, providing the relevant factors in section 38-62(c) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- (g) Upon consideration of the factors noted in subsections (a) through (f) of this section and the intent of this article, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this article.
- (h) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (i) Prerequisites for granting variances are as follows:
 - (1) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (2) Variances shall only be issued upon:
 - a. Showing a good and sufficient cause;
 - b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - (3) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
- (j) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
 - (1) The criteria outlined in subsections (a) through (i) of this section are met; and
 - (2) The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

In no circumstance shall a variance issue which would be counterproductive to the purposes of the federal, state, and local regulations.

(Code 1984, § 4-36)

Secs. 38-64—38-90. - Reserved.

DIVISION 3. - FLOOD HAZARD REDUCTION

Sec. 38-91. - General standards.

In all areas of special flood hazards the following are required for all new construction and substantial improvements:

- (1) All new construction or substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- (2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
- (3) All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
- (4) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
- (6) New and replacement sanitary sewer systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and
- (7) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(Code 1984, § 4-38)

Sec. 38-92. - Specific standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in sections 38-32, 38-61(b)(8) and 38-93(d), the following are required:

- (1) *Residential construction.* New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to one or more feet above the base flood elevation. A registered professional architect, or land surveyor shall submit a certification to the floodplain administration that the standards of this subsection as proposed in section 38-62(b)(1) are satisfied.
- (2) *Nonresidential construction.* New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to one or more feet above the base flood level or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation in relation to

mean sea level to which such structures are floodproofed shall be maintained by the floodplain administrator.

- (3) *Enclosures. New - new construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:*

- a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
- b. The bottom of all openings shall be no higher than one foot above grade.
- c. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(4) *Manufactured homes.*

- a. All manufactured homes to be placed within zone A shall be installed using methods and practices which minimize flood damage. For the purpose of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include but are not limited to use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
- b. All manufactured homes shall be in compliance with subsection (1) of this section.
- c. All manufactured homes to be placed or substantially improved within zones A1-30, AH and AE on the community's FIRM shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is one or more feet above the base flood elevation and securely anchored to an adequately anchored foundation system in accordance with this subsection.

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(Code 1984, § 4-39)

Sec. 38-93. - Subdivision proposals.

- (a) All subdivision proposals, including manufactured home parks and subdivisions, shall be consistent with sections 38-28 through 38-30.
- (b) All proposals for the development of subdivisions, including manufactured home parks and subdivisions, shall meet development permit requirements of section 38-62 and this division.
- (c) Base flood elevation data shall be generated for subdivision proposals and other proposed developments, including manufactured home parks and subdivisions, which are greater than 30 lots or three acres, whichever is lesser, if not otherwise provided pursuant to sections 38-32 and 38-61(b)(8).
- (d) All subdivision proposals, including manufactured home parks and subdivisions, shall have adequate drainage provided to reduce exposure to flood hazards.
- (e) All subdivision proposals, including manufactured home parks and subdivisions, shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

(Code 1984, § 4-40)

Cross reference— Subdivisions, app. B.

Sec. 38-94. - Standards for areas of shallow flooding (AO and AH zones).

Located within the areas of special flood hazard established in section 38-32 are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following apply:

- (1) All new construction and substantial improvements of residential structures shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
- (2) All new construction and substantial improvements of nonresidential structures shall:
 - a. Have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified); or
 - b. Together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads or effects of buoyancy.
- (3) A registered professional engineer or architect shall submit a certification to the floodplain administrator that the standards of this section, as proposed in section 38-62(b)(1) are satisfied.
- (4) Within zones AH or AO, adequate drainage paths are required around structures on slopes, to guide floodwaters around and away from proposed structures.

(Code 1984, § 4-41)

Sec. 38-95. - Floodways.

Located within areas of special flood hazard established in section 38-32 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and has erosion potential, the following shall apply:

- (1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development, unless certification by a professional registered engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- (2) If subsection (1) of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this division.

(Code 1984, § 4-42)

38-95—Enforcement. State law provides the City with enforcement powers. Specifically, Section 16.323 of the Texas Water Code gives the City the authority to:

- 1) Stop a violation of Subchapter 1 of Chapter 16 of the Texas Water Code or these regulations adopted by the City by an action for injunctive relief;
- 2) Assess a civil penalty of \$100 per each day of violation; or

3) Both.

In addition, Section 54.020 of the Texas local Government Code provides that after reasonable notice and an opportunity to comply, the City may abate the floodplain ordinance violation, and charge the costs to the City of such abatement against the property by placing a lien against the property. The lien accrues interest at a 10% annual rate until the City is paid in full.

3. Repeal of Conflicting Provisions. That all provisions of the ordinances of the City of Hewitt in direct conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Hewitt not in conflict with the provisions of this Ordinance shall remain in full force and effect.

4. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

5. Effective Date. This Ordinance shall become effective when the caption of the Ordinance is published in the City's Official Newspaper.

PASSED AND APPROVED this the _____ day of _____, 2019 at a Regular Meeting of the City Council of the City of Hewitt, Texas.

CITY OF HEWITT

BY: _____
Charlie Turner, Mayor

ATTEST:

Lydia Lopez, City Secretary

Approved:

Mike Dixon, City Attorney

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COUNCIL AGENDA ITEM FORM

MEETING DATE: August 26, 2019

AGENDA ITEM #: 16

SUBMITTED BY: Bo Thomas, City Manager

ITEM DESCRIPTION:

Discussion regarding development of a cell phone policy specifically for City Council use.

STAFF RECOMMENDATION/ITEM SUMMARY:

Recently, staff has experienced requests from members of Council regarding availability of or use of City issued cell phones. Based upon the types of information that may be kept on cell phones and the aspects of the Open Records Act, some may not want certain confidential, proprietary or personal information subject to the Act. In addition, the Council does receive a substantial amount of calls and the staff is only wanting to be consistent with all members of Council. Therefore, we are asking for your direction.

In addition, with the passage of SB 944 there is effective September 1, 2019, the requirement that all City business conducted on personal devices (texts) be repositied or sent to the records custodian of the City. They can no longer just remain on the device until requested.

We are not making a recommendation at this time but rather seeking your input and direction. The Council has several options:

- 1) Technology advances in Apps.
- 2) Flip phones Verizon = \$15.72 per month.
- 3) Iphones Verizon = \$49.50 per month.
- 4) Iphones AT&T = \$43.17 per month.
- 5) Provide a monthly stipend = \$25-\$40.

This is only a suggestion so that all members are treated equitably. Based on Council direction, staff will prepare the appropriate resolution for Council approval.

SUGGESTED MOTION:

“I move to authorize the use of a city-issued cell phone and/or technology advanced App
OR wait to receive additional information regarding SB 944 from legal counsel.”

ATTACHMENTS:

NONE