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DESIGN GUIDELINES
FOR
SUBDIVISION IMPROVEMENTS
IN
TYLER, TEXAS
AND
EXTRA TERRITORIAL JURISDICTION

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DESIGN GUIDELINES FOR SUBDIVISION IMPROVEMENTS
IN
TYLER, TEXAS

CHAPTER ONE

GENERAL INFORMATION

I. Purpose:

The purpose of these guidelines is to inform Engineers, Planners and others concerned with subdivision design, of the basic procedures and requirements for construction plans for public facilities in subdivisions. These requirements are for use as guidelines only, and are not to be construed as a waiver by the City of Tyler of the right to require a more stringent or lenient design as conditions warrant.

II. Designs:

All construction plans for subdivision improvements are to be prepared under the direction and supervision of a qualified Texas Registered Professional Engineer and such plans shall bear the seal and signature of that engineer.

III. Construction Plans:

The following chapters outline the detailed requirements for the preparation of the construction plans for water, sanitary sewer, paving and drainage. These various plans may be combined into one complete set, as long as the clarity and usefulness of the drawings is not diminished.

A. Submittal: Two complete sets of construction plans and specifications shall be submitted to the City Engineer and Assistant City Manager of Utilities and Public Works, when the final plat is submitted to the Director of Planning for Plan Commission consideration.

B. Content: Completed plans shall include the following sheets:

1. Title sheet showing names of subdivision, developer, engineer, Assistant City Manager of Utilities and Public Works, City Engineer, City Manager, City Councilmen, date, location map and any other pertinent information. It should also provide a space for signature of approval from the Assistant City Manager, Utilities and Public Works.

2. Final plat as submitted and approved.

3. Overall water and sanitary sewer layout sheet showing street layout, lots and lot dimensions, curve data, and any

other pertinent information necessary for surveying all lots and streets. This may be a modified print of the subdivision final plat.

4. Drainage area map and drainage computation sheet showing contours at two foot intervals for the entire drainage basin of all structures planned for the subdivision and flood plains shown on the plat. Where two foot contour intervals are not available, five foot contour intervals shall be used. See Chapter Three Paving and Drainage for further details.

5. Plan-profile sheets showing all improvements in accordance with Chapter Two and Three.

6. Detail sheets for special construction and City of Tyler standard detail sheets.

C. Approval: Approval of the construction plans by the City Engineer and Assistant City Manager, Utilities and Public Works, are a prerequisite for final plat approval by the City Plan Commission.

D. Approved Construction Plans: Prior to commencing any construction, prints of the approved subdivision construction plans shall be distributed as set out in Chapters Two and Three.

IV. Contractor Procurement:

The City of Tyler acts as the contracting agent on water and sanitary sewer improvements. Contracts are awarded on a competitive sealed bid basis using the finances and construction plans submitted by the developer. The developer may request, in writing, to privately contract improvements in accordance with Water and Sanitary Sewer Codes, Articles 30-11 through 30-17. For paving and drainage improvements, however, the developer shall secure the contractors by whatever means (sealed bids, price quotes, force account, etc.) that may be deemed appropriate, and the City of Tyler is not a party to the contract. When the City of Tyler is to participate in the cost of the improvements, in accordance with the City's cost sharing policy, and the City's portion of the cost is 30% of the total costs, or greater, the contractor must be secured by competitive sealed bids.

V. Inspection:

An inspector for the City of Tyler will inspect all construction of the improvements described herein. No work of any nature, except clearing and roadway excavation, shall begin without authorization of the inspector. The contractor shall cooperate with the inspector in coordinating construction and inspections, and shall notify the inspector so that he may be present to inspect construction. Failure to notify the inspector properly may result in the City of Tyler not accepting that work. The contractor would then be required to remove and reconstruct the improvements. The inspector shall not have the authority to approve defective work and his acceptance of improvements will not constitute any waiver of the contractor's responsibility in adhering to the construction plans and specifications, nor the designing engineer's responsibility for the inspection of the construction of his design.