

**ORDINANCE 2020-03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS AMENDING THE DEVELOPMENT MANUAL AND ARTICLE 4.2 PLAT REQUIREMENTS OF THE BASTROP BUILDING BLOCK (B3) TECHNICAL MANUAL AS SHOWN IN EXHIBIT A; ESTABLISHING FINDINGS OF FACT, ADOPTION AND AMENDMENT, A REPEALING CLAUSE, SEVERABILITY, AND ENFORCEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the City of Bastrop, Texas ("City") is a Home-Rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS,** the Bastrop City Council ("City Council"), as a duly-elected legislative body, finds that it is facing significant historic and contemporary land use challenges that existing regulations were not designed to address; and

**WHEREAS,** House Bill 3167 of the 86th Session of the Texas Legislature requires that a subdivision development plan, subdivision construction plan, site plan, land development application, site development plan, preliminary plat, general plan, final plat, and replat be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction; and

**WHEREAS,** Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002. Rules grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality; and

**WHEREAS,** Bastrop Building Block (B3) Code and the B3 Technical Manual (B3TM) - Purpose, Authority and Jurisdiction, require a Development Manual, and City Council adopted a Development Manual dated November 12, 2019; and

**WHEREAS,** A checklist specific to Municipal Utility Districts (MUDs) increases effective communication of submittal expectations; and

**WHEREAS,** Updates to the Plat Checklist and Site Development Plan Checklist clarify standards and requirements of adopted Codes to applicants; and

**WHEREAS,** The B3 Technical Manual and Development Manual strive to provide streamlined information that does not create conflicting guidance.

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

**SECTION 1. FINDINGS OF FACT** The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

**SECTION 2. ADOPTION AND AMENDMENT** The City Council hereby amends the Development Manual and Bastrop Building Block Technical Manual adopted November 12, 2019, as attached in Exhibit A.

The Plat Checklist is replaced with the updated Plat Checklist. The Site Plan Checklist is replaced by the updated Site Development Plan Checklist. The Municipal Utility District (MUD) Public Improvement Plan Checklist is added after the Public Improvement Plan Checklist.

Redundant information is removed from the Bastrop Building Block Technical Manual.

**SECTION 3. REPEALER** In the case of any conflict between the other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance will control.

**SECTION 4. SEVERABILITY** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, that invalidity or the unenforceability will not affect any other provisions or applications of this Ordinance that can be given effect without the invalid provision.

**SECTION 5. ENFORCEMENT** The City shall have the power to administer and enforce the provisions of this ordinance as may be required by governing law. Any person violating any provision of this ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations, and such violation is hereby declared to be a nuisance.

Nothing in this ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this ordinance and to seek remedies as allowed by law and/or equity.

**SECTION 6. EFFECTIVE DATE** This Ordinance shall take effect immediately upon passage and publication.

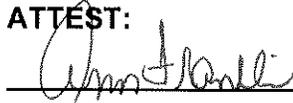
**READ and APPROVED** on First Reading on the 11<sup>th</sup> day of February 2020.

**READ and ADOPTED** on Second Reading on the 25<sup>th</sup> day of February 2020.

**APPROVED:**

  
\_\_\_\_\_  
Connie B. Schroeder, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Ann Franklin, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Alan Bojorquez, City Attorney



# City of Bastrop, Texas

## Site Development Plan Checklist

Planning Department • 1311 Chestnut Street • 512-322-8840

APPLICANT:		OFFICIAL USE ONLY	
Included in Submittal	PER ORDINANCE 2020-03, ADOPTION OF CITY OF BASTROP DEVELOPMENT MANUAL, SITE PLAN REQUIREMENTS ARE AS FOLLOWS:	Meets Standard	Does Not Meet Standard
	<b>SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS</b>		
1	Completed and signed Application		
2	Agent Authorization Form if Applicant is not the Property Owner		
3	Location map highlighting the subject property in context of the surrounding area		
4	Copy of deed showing current ownership		
5	Copy of current statement of account showing taxes have been paid.		
6	Six (6) paper copies of the Site Development Plan with all Required Details listed in the section below. Plans shall be on 24" x 36" sheets collated and folded into 8½" x 11" or stapled and rolled neatly. All pages must be oriented the same direction.		
7	Copy of the Approved Final Drainage Plan – attached to the plan sheets		
8	Copy of the Approved Final Utility Plan – attached to the plan sheets		
9	Paper copy of a Bastrop Fire Dept. (BFD) witnessed fire hydrant flow test report that is less than 1 year old (IFC 507.1 and 507.4)		
10	Digital Submittal – Labeled CD/DVD or flash drive PDF 1 – Combined Application and Checklist Items PDF2 – Combined plan sheets for Required Details		
11	Site Development Plan filing fee		
12	Two (2) copies of TIA and TxDOT permits when required		
13	Three (3) copies of a letter outlining Planned Development Requirements and how those requirements are addressed on the Site Development Plan when required		
14	If any required fire code requirements cross into a property other than the owners, a joint-use access agreement or unified development agreement shall be provided and recorded		
15	For projects involving an Alternative Method of Compliance (AMoC); documentation showing that an alternate method has been approved per IFC 104.8 and 104.9.		
16	Stamped and signed plans by Texas Professional Engineer.		
	<b>SITE DEVELOPMENT PLAN DETAIL REQUIREMENTS</b>		
<b>1</b>	<b>COVER SHEET</b>		
1.1	Project Name		
1.2	Contact name and information for property owner, engineer, surveyor, and any other parties responsible in preparing the Site Development Plan		
1.3	Signature blocks for Owner, City Engineer, Fire Department, and Director of Planning and Development. See Signature Blocks section below.		
1.4	Fire Department cover sheet table. See BFD Table in section below		
1.5	List of ordinances or codes that the site was designed using		
1.6	List of jurisdiction and service providers for the site		
1.7	Date of preparation and any subsequent revisions (Revision Table)		
1.8	North arrow, graphic and written scale in close proximity		

	1.9	Small scale location map showing the location of the property		
	1.10	Legend depicting all symbols used on all pages. Legend shall be replicated as needed on multiple pages.		
	<b>2</b>	<b>FINAL PLAT SHEET</b>		
	2.1	Copy of Final Plat. Note recordation information or if plat is under review.		
	<b>3</b>	<b>OVERALL SITE PLAN SHEET</b>		
	<b>3.1</b>	<b>Site Data Summary Chart to include the following:</b> 1. Existing zoning 2. Gross acreage and net acreage 3. Percentage of impervious coverage (building footprint and impervious areas) 4. Area of open space 5. Open space as a percentage 6. Gross building area 7. Total building area by floor 8. Square footage broken down by use 9. Parking spaces required and provided. Provide location, if offsite. 10. Number of proposed lots 11. Residential density		
	3.2	Location of existing and proposed building(s), structure(s) or other improvement(s), as well as proposed modifications of the external configuration of the building(s), structure(s) or improvement(s)		
	3.3	Entrances and exits to the buildings		
	3.4	Required front, side, and rear setbacks from property lines		
	3.5	Existing or proposed easements or right of way, within or abutting the lot where the development is being proposed		
	3.6	The dimensions of any street, sidewalk, alley, accessibility route, or other part of the property intended to be dedicated to public use. These dedications must be made by separate instrument and referenced on the Site Development Plan		
	3.7	On and off-site circulation (including truck loading and pickup areas) and fire lanes		
	3.8	All types of surfacing (asphalt, brick, concrete, sod, crushed granite) not under roof		
	3.9	Location of dumpster and screening with materials		
	3.10	Required parking with dimensions given for layout; location, if off-site.		
	3.11	The location and ownership of adjacent properties		
	3.12	The location and boundary of any regulatory floodplain or floodway		
	3.13	All improvements located in the ROW		
	3.14	Curb return radii of all driveways and access aisles		
	3.15	Safety barriers, fencing, wheel stops, curbing or other restrictive barriers adjacent to driveways, aisles, maneuvering, or parking areas		
	3.16	All existing or proposed driveways		
	3.17	Dimensions from each driveway from property lines, intersections, or other driveways. Distances shall be measured from the nearest radii		
	3.18	Acceptable scale: 1" = 40', 1" = 100', or similar		
	<b>4</b>	<b>LANDSCAPE PLAN SHEET</b>		
	4.1	Location, size and species of all trees to be preserved		
	4.2	Tree protection plan		
	4.3	Location of all plant and landscaping material to be used, including plants, paving, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), topography of site		
	4.4	Species of all plant material to be used		
	4.5	Size of all plant material to be used		
	4.6	All types of surfacing (asphalt, brick, concrete, sod, crushed granite) not under roof		
	4.7	Spacing of plant material where appropriate		
	4.8	Layout and description of irrigation, sprinkler, or water systems including placement of water sources		

	4.9	Description of maintenance provisions		
	4.10	Person(s) responsible for the preparation of the landscape plan		
	4.11	Vegetative Screening: Planted height, full growth height, distance between plants		
	4.12	60-foot radius around each tree to show there is one tree within 60 feet of every parking space		
	4.13	List of all plants to be used, legend, and location of all plants and landscape elements		
	4.14	Location of screening with dimensions and material used		
	4.15	Required Note: Irrigation plans require separate permits – approval of Site Development Plan does not constitute approval of any included irrigation plans or elements of the Landscape Plan.		
	<b>5</b>	<b>BUILDING ELEVATIONS SHEET</b>		
	5.1	Dimensioned architectural renderings or elevations of all proposed buildings and structures, including dumpster enclosure.		
	5.2	If property is in a historic district, such as the Iredell Historic District or the Bastrop Commercial Historic District, or is a designated historic landmark, a Certificate of Appropriateness will be required. Building Exteriors shall follow the standards outlined in the Pattern Book.		
	<b>6</b>	<b>FIRE ACCESS AND CONTROL PLAN SHEET</b>		
	6.1	Curb markings and/or signs indicating No Parking – Fire Zone on the designated fire lane		
	6.2	The location of any existing and proposed fire hydrants		
	6.3	Note if any of the buildings required to have an automatic fire sprinkler system (IFC 903)		
	6.4	The location of the fire sprinkler riser room labeled, if applicable. (IFC 901.4.6/105.4.2)		
	6.5	Distance between all exterior building walls and all required fire apparatus access areas. (IFC 503.1)		
	6.6	Location of motorized gates in the path of a fire lane have been labeled and provided with a Knox key switch, if applicable. (IFC 503.6)		
	6.7	Show any fuel tanks to be stored on site and indicate the volume, type of fuel, and tank construction standard (propane, gasoline, diesel, etc.). (IFC 5001.5.1 SUB 6)		
	6.8	Show location of any diesel-fueled emergency generators and the UL listing number of the tank, the fuel capacity of the tank in gallons, and fuel tank impact protection. (IFC 5001.5.2)		
	<b>7.0</b>	<b>LIGHTING PLAN SHEET</b>		
	7.1	Detailed lighting plan showing locations, types, and fixtures. Plan shall include both freestanding and wall mounted lighting		
	7.2	Photometric plan for the proposed site extending out to the property lines		
	<b>8.0</b>	<b>TRAFFIC CONTROL &amp; PEDESTRIAN SAFETY SHEET</b>		
	8.1	Temporary Traffic Control Plan for any impacted (closed or reduced width) roadways.		
	8.2	Barricade Summary Table including impacted roadway, roadway classification, street intersection, planned improvements, traffic control detail plan sheet, allowed barricade times, and duration.		
	8.3	Temporary pedestrian route/protection if pedestrian route is impacted.		
	8.4	Provide calculations, if overhead fall protection is proposed.		
	8.5	Safety fencing to prevent public access to construction activities.		
	8.6	Sealed by a Texas Professional Engineer.		
		<b>SUPPLEMENTAL REQUIREMENTS</b>		
	1.	Site Development Plan cannot be approved until Final Plat is recorded.		
	2.	Site Development Plan must be prepared by a licensed and registered professional land surveyor and/or a licensed professional engineer.		

3.	Building permits will not be issued for any development until the Site Development Plan is approved.		
4.	Property taxes must be paid prior to approval of plan.		
5.	Required General Note: Signs require separate permits – approval of the Site Development Plan does not constitute approval of any included sign plans or elements.		
6.	The following table illustrates the requirements of the Bastrop Fire Department in each line item: (MUST SHOW ON COVER SHEET)		

<b>Bastrop Fire Department</b>	
<b>Fire Design Codes</b>	<i>International Fire Code Edition with adopted appendices</i>
<b>Fire Flow Demand @ 20 psi (gpm)</b>	<i>Most demanding building's calculated fire flow demand – 2018 IFC Appendix B, Table B105.1 – Based on SF and Construction Type</i>
<b>Intended Use</b>	<i>Most demanding building's intended use</i>
<b>Construction Classification</b>	<i>Most demanding building's IBC construction classification</i>
<b>Building Fire Area (S.F.)</b>	<i>Most demanding building's fire area in gross square feet (all floor levels combined) per 2018 IFC Appendix B.</i>
<b>Automatic Fire Sprinkler System Type (If applicable)</b>	<i>The sprinkler system type that is in the most demanding building's fire area - NFPA 13, NFPA 13R or NFPA 13D</i>
<b>Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm) (If applicable)</b>	<i>Reduced fire flow demand, as permitted by BFD and Appendix B.</i>
<b>Fire Hydrant Flow Test Date</b>	<i>Not more than 1 yr from the date of Site Development Plan submittal</i>
<b>Fire Hydrant Flow Test Location</b>	<i>Block and Street Name</i>
<b>Alternative Method of Compliance AMOC (If applicable)</b>	<i>AMOC number and the date the AMOC was approved by the City.</i>

7.	Signature blocks shall be placed on the Site Development Plan. Signature blocks shall also be placed for any additional entities responsible in preparing the Site Development Plan. The following are the approved signature blocks:		
	<p><b>The certificate of the licensed public surveyor:</b>  THE STATE OF TEXAS §  COUNTY OF BASTROP §  KNOW ALL MEN BY THESE PRESENTS  That I, _____ do hereby certify that I prepare this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Bastrop, Texas.</p> <p>_____  Signature and Seal of Registered Public Surveyor with date.</p>		
	<p><b>Owner's Signature Block:</b>  As owner of this property, I promise to develop and maintain this property as described by this plan.</p> <p>_____  Name of Owner/Trustee</p> <p>_____  Date</p>		
	<p><b>City Approval Signature Block:</b>  All responsibility for the adequacy of these plans remains with the engineer who prepared them. In accepting these plans, the City of Bastrop must rely upon the adequacy of the work of the design engineer.</p> <p>Accepted for Construction:</p> <p>_____  Director of Planning and Development</p> <p>_____  Date</p> <p>_____  City of Bastrop Engineer</p> <p>_____  Date</p> <p>_____  City of Bastrop Fire Department</p> <p>_____  Date</p>		
	<p><b>Signed and sealed certification of the licensed engineer who prepared the Site Development Plan:</b>  I, _____ do hereby certify that the information contained in these engineering documents are complete, accurate, and adequate for the intended purposes, including construction, but are not authorized for construction prior to formal City approval.</p> <p>_____  Signature and Seal of Registered Engineer with date</p>		

9.0	Bastrop Fire Department General Notes			
9.1		The Bastrop Fire Department requires final asphalt or concrete pavement on required access roads prior to the start of combustible construction. Any other method of providing "all-weather driving capabilities" shall be required to be documented and approved as an alternate method of construction in accordance with the applicable rules for temporary roads.		
9.2		Fire hydrants shall be installed with the center of the large diameter hose connection (steamer) located at least 18 inches above finished grade. The steamer opening of fire hydrants shall face the approved fire access driveway or public-street and set back from the curb line(s) an approved distance, typically three (3) to six (6) feet. The area within three (3) feet in all directions from any fire hydrant shall be free of obstructions and the area between the steamer opening and the street or driveway giving emergency vehicle access shall be free of obstructions.		
9.3		Timing of installations: When fire protection facilities are installed by the contractor, such facilities shall include surface access roads. Emergency access roads or drives shall be installed and made serviceable prior to and during the time of construction. When the Fire Department approves an alternate method of protection, this requirement may be modified as documented in the approval of the alternate method.		
9.4		All emergency access roadways and fire lanes, including pervious/decorative paving, shall be engineered and installed as required to support the axle loads of emergency vehicles. A load capacity sufficient to meet the requirements for HS-20 loading (16 kips/wheel) and a total vehicle live load of 80,000 pounds is considered compliant with this requirement.		
9.5		Fire lanes designated on site plans shall be registered with the Bastrop Fire Department and inspected for final approval.		
9.6		The minimum vertical clearance required for emergency vehicle access roads or drives is 13 feet - 6 inches for the full width of the roadway or driveway.		
9.7		Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within ten feet of combustible walls, openings, or combustible roof eave lines.		
9.8		<p>Underground Main Notes - To be provided on the Utility Plan Sheet:</p> <p>A. Underground mains supplying NFPA 13 and NFPA 13R sprinkler systems must be installed and tested in accordance with NFPA 13 and the Fire Code, by a licensed sprinkler contractor holding a SCR-U registration through the State Fire Marshal's Office. The entire main must be hydrostatically tested at one time, unless isolation valves are provided between tested sections.</p> <p>B. Underground mains supplying private hydrants must be installed and tested in accordance with NFPA 24 and the Fire Code, by a licensed sprinkler contractor holding a SCR-U registration through the State Fire Marshal's Office. The entire main must be hydrostatically tested at one time, unless isolation valves are provided between tested sections.</p>		



# City of Bastrop, Texas Plat Checklist

Planning Department • 1311 Chestnut Street • 512-332-8840

**PER ORDINANCE 2020-03, ADOPTION OF CITY OF BASTROP DEVELOPMENT MANUAL, PLAT REQUIREMENTS ARE AS FOLLOWS:**

The sub-divider shall submit a plat of the entire area being subdivided. Each Submittal Package shall contain the following documents in order to be deemed complete. If all items are not present, the submission will not be accepted. The submission will be considered a filed application on the next uniform submittal date after which the submission has been considered administratively complete.

A.	Completed and signed Planning Application.
B.	Agent Authorization Letter.
C.	Signed Project Description Letter explaining proposed project, including number of lots existing and proposed, and if those lots are residential or commercial. If submission is for Vacating Plat, the Project Description Letter must provide evidence that the current plat does not meet the proposed development, granting the vacation would not be detrimental to the public health, safety, or welfare or otherwise injurious to the other property in the area, does not substantially conflict with the Comprehensive Plan and the purposes of the Code, and would not generally apply to other properties in the area and contain signatures of owners of all lots within the original subdivision, if not under common ownership.
D.	Bastrop Central Appraisal District Map highlighting the subject property.
E.	Copy of deed showing current ownership.
F.	Certified Tax Statement showing taxes have been paid.
G.	Plat prints, collated and folded: Eight (8) 24" X 36".
H.	Eight (8) prints of the approved Preliminary Drainage Study as required in Section 4.10.6, if submitting a preliminary plat. (Ordinance No. 2019-26)
I.	Eight (8) prints of the utility schematic/plan.
J.	Eight (8) copies of letter outlining Planned Development requirements and how those required are addressed on the plat, if zoning is derived from a Planned Development.
K.	Utility Easement Release approvals from all utility providers.
L.	Proof of ability to serve by each proposed utility or completed utility evaluation by the City if utility is provided by the City.
M.	Digital Submittal: Digital submittals shall be provided on a labeled CD/DVD or flash drive in the format specified below in addition to the hard copy submittal. Application will not be accepted if not in the specified format listed below. The CD/DVD or flash drive will not be returned to the applicant.
	1. PDF 1 – Main Application Materials shall be one document and include a title page called Application – (Specify Project Name), Completed Application, Agent Authorization Form, and Project Description Letter.
	2. PDF 2 – Plats & Utilities plans shall be one document and include a title page called Plat Details – (Specify Project Name), Plat(s), drainage study, and utility schematics.
	3. PDF 3 – Remaining Checklist Items shall be one document and include a title page called Checklist Items – (Specify Project Name), tax map, deed(s), tax certificate, and Planned Development Information (if applicable).
	4. GIS or AutoCAD Files – should include files that show new parcel layout and easements formatted in a GIS geodatabase file or shape file; AutoCAD dwg file spatially referenced using NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet. Files should be titled Parcels_ProjectName and Easements_ProjectName.

N.	Plat filing fee shall be paid at the time of the submission as set forth in City of Bastrop Code of Ordinances – Appendix A.					
O.	Copy of original plat, if filing an amending plat or replat.					
P.	Proof of approved variances, if any.					
Q.	All other required submittals and approvals required by the B <sup>3</sup> Code chapter.					
R.	For Final Plat, proof that all contractors have been paid.					
S.	For Minor Plats in the ETJ, drainage calculations showing that the lots will not exceed 60% impervious cover.					
<b>4.10.8A. - PLAT DETAIL</b>		<b>Amending</b>	<b>Minor</b>	<b>Replat</b>	<b>Preliminary Plat</b>	<b>Final Plat</b>
1	The name of the subdivision, which shall not duplicate an existing or pending subdivision.	X	X	X	X	X
2	The total acreage and the proposed total number of lots and blocks within the subdivision and the total acreage of rights-of-way.	X	X	X	X	X
3	The name of the owner and address. If the owner is a partnership, corporation or other entity other than an individual, the name of the responsible individual such as president or vice-president must be given.	X	X	X	X	X
4	The name of the licensed public surveyor and licensed engineer, when required, responsible for preparing the plat.	X	X	X	X	X
5	Scale: 1" = 100'.	X	X	X	X	X
6	North arrow, north to be at top of sheet, if possible.	X	X	X	X	X
7	Legend, depicting all symbols, located beside the plat sketch.	X	X	X	X	X
8	Date, revision block, and each revision shall bear a new date.	X	X	X	X	X
9	Applicable Plat Notes as shown in Section 4.10.4	X	X	X	X	X
10	Ownership boundaries shall be drawn in very heavy lines and shall include overall dimension and bearings.	X	X	X	X	X

<b>4.10.8A. - PLAT DETAIL</b>		<b>Amending</b>	<b>Minor</b>	<b>Replat</b>	<b>Preliminary Plat</b>	<b>Final Plat</b>
11	Adjacent boundary lines and adjacent right-of-way lines of the proposed subdivision drawn with dashed lines.	X	X	X	X	X
12	A tie to an original corner of the tract of land of which subdivision is a part.	X	X	X	X	X
13	Name and location of adjacent subdivision, streets, easements, pipelines, water courses, etc. and the property lines and name of all adjoining property owners.	X	X	X	X	X
14	Name and location of adjacent subdivisions, streets, and property lines.	X			X	X
15	Existing and proposed topographic and planimetric features within the subdivision, including water courses and ravines, high banks, width of existing and proposed easements and any other physical features pertinent to the subdivision. Contour lines at two (2) foot intervals in terrain with a slope of two (2) percent or less and five (5) foot intervals in terrain with slope greater than two (2) percent, to be a separate exhibit or removed prior to recordation.	X	X	X	X	X
16	Existing transportation features within the subdivision including the location and width of right-of-way, streets, alleys and easements.	X	X	X	X	X
17	Proposed features to be dedicated for public use including location, right-of-way, pavement width, surfacing, and name of streets; approximate width and depth of all lots; and location of building lines, alleys, parks, squares, public easements, sanitary facilities, utilities, and sanitary control easements.	X	X	X	X	X
18	Lot and block lines and numbers of all lots and blocks proposed to be created with complete dimensions for front, rear and side lot lines.	X	X	X	X	X
19	Floodway, 100-year flood plain and finish floor elevation.	X	X	X	X	X
20	Locations and size of dimensions of existing utilities, drainage facilities, streets, alleys, and easements.	X	X	X	X	X
21	Location of City limits line, the outer border of the City's extraterritorial jurisdiction and zoning district boundaries, if they traverse the subdivision, form part of the subdivision, or are contiguous to such boundary.	X	X	X	X	X
22	Key Map. A key map showing relation of subdivision to well-known streets in all directions to a distance of at least one (1) mile.	X	X	X	X	X

<b>4.10.8A. - PLAT DETAIL</b>		Amending	Minor	Replat	Preliminary Plat	Final Plat
23	An accurate on-the-ground boundary survey of the property with bearing and distances and showing the lines of all adjacent land, streets, easements and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivisions shall be shown dashed). All necessary data to reproduce the plat on the ground must be shown on the plat.		X	X	X	X
24	A complete legal description by metes and bounds of the land being subdivided (field notes).		X	X	X	X
25	For streets to be dedicated: Complete curve data (delta, length of curve, radius, point of reverse curvature, point of tangency, chord length and bearing) shown on each side of the street; length and bearing of all tangents; dimensions from all angle points of curve to an adjacent side lot line shall be provided.			X		X
26	For water courses and easements to be dedicated: Distances to be provided along the side lot lines from the front lot line or the high bank of a stream. Traverse line to be provided along the edge of all large water courses in a convenient location, preferably along a utility easement or drainage easement if paralleling the easement or stream. The 100- year flood plain easement shall be shown where applicable. A note shall be provided prohibiting construction within the 100-year flood plain except for public streets or roads or utilities unless a floodplain permit is obtained.		X	X		X
27	A Certificate of ownership and dedication to the public of all streets, easements, alleys, parks, playgrounds, or other dedicated public uses, signed and acknowledged before a notary public by the owners and any holders of liens against the land.		X	X		X
28	A certificate of approval to be signed by the Planning & Zoning Chairman shall be placed on the face of the plat. See Section 4.10.7C1.			X		X
29	The certificate of the licensed public surveyor who surveyed, mapped and monumented the land shall be placed on the face of the plat.		X	X		X
30	Phasing Plan				X	
<b>4.10.8B. - STANDARD PLAT NOTES</b>		Amending	Minor	Replat	Preliminary Plat	Final Plat
1	The Benchmarks used are: INSERT BENCHMARK DATA AND MONUMENT DATA.	X	X	X	X	X
2	Water service is provided by the INSERT NAME OF PROVIDER.	X	X	X	X	X
3	Wastewater service is provided by INSERT NAME OF PROVIDER.	X	X	X	X	X
4	Electric service is provided by INSERT NAME OF PROVIDER.	X	X	X	X	X

	<b>4.10.8A. - PLAT DETAIL</b>	Amending	Minor	Replat	Preliminary Plat	Final Plat
5	This Plat conforms to the Preliminary Plat approved by the Planning & Zoning Commission on INSERT APPROVAL DATE.					X
6	All subdivision permits shall conform to the City of Bastrop Code of Ordinances, public improvement standards, and generally accepted engineering practices.			X	X	X
7	Construction Plans and Specifications for all subdivision improvements shall be reviewed and accepted by the City of Bastrop prior to any construction within the subdivision.				X	X
8	The owner of this subdivision, and his or her successors and assigns, assumes sole responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Bastrop. The owner understands and acknowledges that plat vacation or re-platting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.			X	X	X
9	By approving this plat, the City of Bastrop assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the sole responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals and/or Certificate of Occupancy.				X	X
10	Fiscal surety for subdivision construction, in a form acceptable to the City of Bastrop, shall be provided prior to plat approval by the City.				X	X
11	No lot in this subdivision shall be occupied until connected to the approved water distribution and wastewater connection facilities.			X	X	X
12	Wastewater and Water systems shall conform to Texas Commission on Environmental Quality (TCEQ).			X	X	X
13	All new utilities will be underground.	X	X	X	X	X
14	Impact fees shall be assessed in accordance with the ordinance effective at the time of platting.		X	X	X	X
15	Developer or property owner shall be solely responsible for all relocation and modifications to existing utilities.	X	X	X	X	X
16	A portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel # STATE NUMBER for Bastrop County, Effective INSERT DATE, INSERT COMMUNITY NUMBER Community Number, and is on Zone INSERT ZONE.	X	X	X	X	X
17	Temporary and permanent easements to be provided, as required at the City's sole discretion for off-site improvements.			X	X	X
18	As shown hereon, a ten (10) foot wide public utility easement (P.U.E.) is hereby dedicated adjacent to street Rights-of-Way on all lots. A five (5) foot wide P.U.E. is hereby dedicated along each side and rear lot line. (Required width adjacent to ROW in BP&L service area subject to BP&L final approval.)	X	X	X	X	X

<b>4.10.8A. - PLAT DETAIL</b>		<b>Amending</b>	<b>Minor</b>	<b>Replat</b>	<b>Preliminary Plat</b>	<b>Final Plat</b>
19	Property owner shall provide for access to all easements as may be necessary and shall not prohibit access by government authorities.	X	X	X	X	X
20	No building, fences, landscaping or other structures are permitted within drainage easements shown, except as approved by the City of Bastrop and/or Bastrop County.	X	X	X	X	X
21	All easements on private property shall be maintained by the property owner or his or her assignees.	X	X	X	X	X
22	No lot or structure shall be occupied prior to the Applicant submitting to the City of Bastrop documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision construction plans with Texas Architectural Barriers Act (TABAA).	X	X	X		X
23	Erosion and sedimentation controls constructed in accordance with the Code of Ordinances of the City of Bastrop are required for all construction on each lot, including single family and duplex construction.		X	X	X	X
24	Public utility and drainage easements where shown and/or described hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.		X	X	X	X
<b>STANDARD PLAT NOTES SPECIFIC TO CITY LIMITS:</b>						
25	Sidewalks shall be constructed in accordance with the ordinances of the City of Bastrop.	X	X	X	X	X
26	Prior to construction of any improvements on lots in the subdivision, building permits will be obtained from the City of Bastrop.		X	X	X	X
27	Build-to lines shall be in accordance with the ordinances of the City of Bastrop.	X	X	X	X	X
<b>STANDARD PLAT NOTES SPECIFIC TO EXTRATERRITORIAL JURISDICTION:</b>						
28	A Bastrop County development permit is required prior to any site development.	X	X	X	X	X
29	All infrastructure required for public roads, drainage, or other public infrastructure (Including but not limited to lighting, signage, traffic lights, sidewalks, parking areas, storm sewers, or other drainage infrastructure), shall be maintained by the Developer, or their assigns, until such a time that it is accepted, if at all, by a governmental entity for maintenance.	X	X	X	X	X
30	Until such a time as Bastrop County, through the Bastrop County Commissioners Court, accepts the dedication of the improvements delineated and shown on this plat, said improvements are not Bastrop County improvements and are not subject to Bastrop County maintenance.	X	X	X	X	X
31	This subdivision is located within the Statutory or Voluntary ETJ of the City of Bastrop.	X	X	X	X	X

<b>STANDARD PLAT NOTES SPECIFIC TO BASTROP POWER &amp; LIGHT:</b>						
32	Blanket Temporary Access and Construction Easement Document #INSERT NUMBER has been provided for construction access.		X	X	X	X
33	Upon completion of construction and installation of the Electric Facilities on the Property, the developer/owner shall have the Permanent Utility Easement (20 foot easement, to include a 10 foot buffer around all non-opening sides and a 20 foot buffer around opening sides of equipment) surveyed by metes and bounds, at its sole cost and expense, and a copy of that Permanent Easement survey provided to BP&L for the granting and recording of a Permanent Public Utility Easement. The Blanket Temporary Access and Construction Easement shall be vacated as such time BP&L accepts and records the Permanent Public Utility Easement.		X		X	X
34	Any public utility has the right to prune and/or remove trees, shrubbery vegetation and other obstructions to the extent necessary to keep the easements clear. The owner/developer of this subdivision/lot shall provide such providers with any easement and or access required, in addition to those indicated, for the installation and ongoing maintenance of public utilities.	X	X	X	X	X
35	The owner shall be responsible for installation of temporary erosion control, re-vegetation and tree protection for electric utility work required to provide electric service to this project.		X		X	X
36	All fees must be paid before materials are ordered or construction of electric facilities will be scheduled.		X		X	X
37	Line extension fees are required to be assessed at the time of platting. Provide electric load calculations, number of services, or plans for review.		X	X	X	X
<b>STANDARD PLAT NOTES, WHEN APPLICABLE:</b>						
39	Variance from INSERT CODE AND VARIANCE DESCRIPTION was approved by the City of Bastrop on INSERT DATE.	X	X	X	X	X
40	Residential corner lots on unequal class street shall only access the street with the lower classification. Access for INSERT LOT is prohibited to INSERT STREET NAME.	X	X	X		X
41	All restrictions and notes from the previous existing subdivision, INSERT SUBDIVISION NAME, recorded in INSERT RECORDATION NUMBER, plat records, Bastrop County, Texas, shall apply to this plat.	X		X		X
42	This project is located within the area of "known and potential habitat" of the Endangered Houston toad as determined by the U. S. Fish and Wildlife Service as authorized under Bastrop County's Federal Fish and Wildlife- issued Endangered Species - Incidental take permit number TE-113500-0, property owners should contact the Lost Pines Habitat Conservation Plan (LPHCP) Administrator at the Bastrop County Development Services Department prior to any development activity.	X	X	X	X	X
43	Since no further fragmentation of potential Houston toad habitat occurs from this subdivision, it has no effect to the LPHCP.	X	X	X	X	X

4.10.8C. - SIGNATURE BLOCKS		Amending	Minor	Replat	Preliminary Plat	Final Plat
1	Planning & Zoning Commission Approval Format			X	X	X
<p>Approved this INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D. by the Planning &amp; Zoning Commission of the City of Bastrop, Texas.</p> <p>Approved: _____ Attest: _____</p> <p>Planning &amp; Zoning Commission Chairperson City Secretary</p>						
2	Administrative Approval Format	X	X	X		
<p>Administratively approved and accepted by the City of Bastrop this INSERT DAY day of INSERT MONTH, INSERT YEAR.</p> <p>Approved: _____ Attest: _____</p> <p>City Manager City Secretary</p> <p>Director of Planning</p>						
3	Certificate of the Licensed Public Surveyor	X	X	X	X	X
<p>The State of Texas§ County of Bastrop§</p> <p>KNOW ALL MEN BY THESE PRESENTS</p> <p>That I, INSERT NAME, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Bastrop, Texas.</p> <p>Signature and Seal of Registered Public Surveyor _____ Date _____</p>						
4	Certificate of the Licensed Engineer	X	X	X	X	X
<p>The State of Texas§ County of Bastrop§</p> <p>KNOW ALL MEN BY THESE PRESENTS</p> <p>That I, INSERT NAME, do hereby certify that the information contained on this plat complies with the subdivision regulations for the City of Bastrop, Texas and that the 100 year flood plain is as shown and will be contained within the drainage easement and or drainage right-of-way, as shown hereon.</p> <p>Signature and Seal of Registered Engineer _____ Date _____</p>						

	<b>4.10.8A. - PLAT DETAIL</b>	Amending	Minor	Replat	Preliminary Plat	Final Plat
5	Owner's Signature Block	X	X	X	X	X
<p>The State of Texas§ County of Bastrop§</p> <p>KNOW ALL MEN BY THESE PRESENTS</p> <p>That we, INSERT NAME(S) OF OWNER(S), being the owners of INSERT NUMBER OF ACRES acres out of INSERT LEGAL DESCRIPTION, according to the map or plat recorded in Plat Cabinet INSERT NAME, Page INSERT NUMBER, plat records of Bastrop County, Texas and as conveyed to us by deeds recorded in Instrument Number INSERT NUMBER of the official public records of said county do hereby subdivide said land with the plat shown hereon, to be known as:</p> <p>INSERT SUBDIVISION NAME</p> <p>Subject to easements and restrictions heretofore granted and not released and do hereby dedicate any streets and/or easements shown hereon to the public.</p> <p>Witness my hand this INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D.</p> <p>_____ Property Owner Name Property Owner Address</p>						
6	County Clerk Signature Block	X	X	X		X
<p>The State of Texas§ County of Bastrop§</p> <p>I, INSERT COUNTY CLERK'S NAME, County Clerk of Bastrop County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D. at INSERT HOUR o'clock INSERT AM BEFORE NOON or PM AFTER NOON, in the plat records of Bastrop County, Texas in Plat Cabinet INSERT NAME, Page INSERT NUMBER.</p> <p>Filed for record on the INSERT DAY day of INSERT MONTH, INSERT YEAR, A.D.</p> <p>_____ Deputy</p> <p>_____ County Clerk, Bastrop County, Texas</p>						



# City of Bastrop, Texas

## MUD Public Improvement Plan Checklist

**Planning Department • 1311 Chestnut Street • 512-332-8840**

APPLICANT:		OFFICIAL USE ONLY	
Included in Submittal	PER ORDINANCE 2020-03, ADOPTION OF CITY OF BASTROP DEVELOPMENT MANUAL, PUBLIC IMPROVEMENT PLAN REQUIREMENTS ARE AS FOLLOWS:	Meets Standard	Does Not Meet Standard
	<p>No construction activities shall commence, until such time as construction plans completely describing the on-site and off-site improvements required by this chapter and other applicable city ordinances and codes have been approved by the City Engineer and Notice to Proceed as been granted in accordance with outlined in <b>Chapter One of the Bastrop Building Block Codes</b>.</p> <p><b>a. Format.</b> Drawings shall be on twenty-two-inch by thirty-four-inch (22"x34") sheets at generally accepted horizontal and vertical engineering scales.</p> <p><b>b. Content.</b> Public Improvement Plans shall include all on- and off-site improvements required to serve the proposed development as indicated on the approved preliminary plat and in compliance with applicable ordinances, codes, standards and policies of the city, and other applicable governmental entities. All Public Improvement Plans shall be signed and sealed by a licensed professional engineer, licensed to practice in the State of Texas, in compliance with Section 1.4.013. The Public Improvement Plan shall be submitted for approval by the City Engineer, in accordance with Section 1.4.002 of the B3 Codes AFTER complying with Step One and Two below:</p> <p><b>1. Step One:</b> A final drainage plan, as required in Section 2.B.5 of the Stormwater Drainage Manual, shall be submitted and approved by the City Engineer along with a geotechnical report by a qualified professional testing laboratory to determine the engineering characteristics of soil, rock and/or fill material such that a geotechnical engineer can then determine and design the type of foundations, earthworks, drainage infrastructure design, and/or pavement subgrades required for the intended man-made structures to be built. Once Step One is completed, the applicant can proceed to Step Two.</p> <p><b>2. Step Two:</b> A Public Improvement Plan Submittal shall contain the following:</p> <ul style="list-style-type: none"> <li>A. Completed and signed Planning Application.</li> <li>B. Agent Authorization Letter.</li> <li>C. Eight (8) copies of the Public Improvement Plan in compliance with Section 1.4.002 – Public Improvement Plan Requirements – a and b.</li> <li>D. Eight (8) prints of the approved final drainage study by the City Engineer as required in Section 1.3.002(b) – Preliminary Plat – Step 2.</li> </ul>		
<b>1</b>	<b>COVER SHEET</b>		
	1.1 Title of Project, Location, and Type of Plans		
	1.2 City Approval Signature Block		
	1.3 City Approval Signature Notes		
	1.4 Sheet Index/Table of Contents		
	1.5 Vicinity Map of the Project including surrounding streets with a north arrow pointing in the correct direction		
<b>2</b>	<b>PRELIMINARY PLAT SHEET</b>		
	2.1 Legible Copy of Planning & Zoning Commission Approved, Preliminary Plat		

APPLICANT:		OFFICIAL USE ONLY	
Included in Submittal		Meets Standard	Does Not Meet Standard
<b>3</b>	<b>NOTE SHEET(S)</b>		
3.1	City of Bastrop general construction notes, water notes, wastewater notes, erosion, sediment control, and tree protection notes, with City of Bastrop replaced by the MUD entity providing services as appropriate.		
3.2	Current TCEQ Notes.		
3.3	Project Specific Notes (Must not conflict with other required notes).		
3.4	Existing concrete paving clearly shown according to standard symbols and accurately dimensioned. Curb and gutter dimension. Pavement thickness indicated.		
3.5	Statement verifying sufficient clearance exists for driveways from inlet transitions, fire hydrants, etc.		
<b>4</b>	<b>EROSION, SEDIMENTATION, AND TREE PROTECTION SHEET</b>		
4.1	Drainage flow arrows/patterns		
4.2	Stabilized construction entrance		
4.3	Existing and proposed grade(s)		
4.4	Clearly marked limits of construction		
4.5	Contractor staging area(s) with silt fence on downstream side		
4.6	Location and type of all proposed temporary and permanent erosion controls		
4.7	Location of all known underground storage tanks		
4.8	Location of all critical environmental features and their required setbacks		
4.9	Location of all tree protection measures		
4.10	Survey of all trees six (6) inches in diameter or larger		
4.10a	Indicate trees by circles with radius of 1' per inch of trunk diameter		
4.10b	Dashed/broken circles for trees to be removed		
4.10c	Solid/unbroken circles for trees to remain		
4.11	All areas of cut and fill > or = 4' clearly labeled		
4.12	Limits and type of slope stabilization		
<b>5</b>	<b>DEMOLITION PLAN</b>		
5.1	Show all structures being demolished		
5.2	Are there any hazardous materials or designated substances in or below structure being demolished?		
5.3	Will there be a need for infill, call-outs for infill material and positions?		
<b>6</b>	<b>OVERALL DRAINAGE</b>		
6.1	Integrate Approved & Signed Copy of Final Drainage Plan by City Engineer into the plan submittal set.		
<b>7</b>	<b>STREET PLAN AND PROFILE (Construction Standards Manual)</b>		
7.1	Clearly labeled horizontal scale, minimum of 1" – 50' and vertical scale of 1" – 5' (All plans MUST be drawn to scale)		
7.2	Street names, lot and block numbers		
7.3	Benchmarks that are spotted in plain view, conveniently spaced (500'±), located outside construction limits, set on permanent structure		
7.4	Drainage facilities within or intersecting right-of-way and indicate stationing (show inlet type)		
7.5	Street Summary Design Table with Pavement		
7.6	Grade breaks (high and low points)		
7.7	Match lines for continuations of streets on other streets		
7.8	Labeled concrete valley gutter at intersections where appropriate		
7.9	Clearly show the beginning and ending of project		
7.10	Limits of inlet transition		
7.11	All point of curve, point of tangency, compound curvature, point of reverse curvature stations and vertical curve information		
7.12	All fill areas shaded/hatched on profile		
7.13	Show all sleeves and conduit for dry utilities (i.e. gas, cable, phone)		
7.14	Existing street slopes at tie-ins to existing		
7.15	Labeled set-backs, face-of-curb to face-of-curb width, and right-of-way width (all proposed right-of-way dedications)		
7.16	Erosion matting on all slopes 3:1 or steeper		
7.17	Street end barricades shown		
7.18	Buildings on developed property with addresses		
7.19	Intersecting and adjacent streets: type and width of private, walks, alleys		

APPLICANT:		OFFICIAL USE ONLY	
Included in Submittal		Meets Standard	Does Not Meet Standard
	7.20	Size and construction of fences in common areas and sight triangles	
	7.21	Signs; if commercial in right-of-way, state if electrical	
	<b>8</b>	<b>OVERALL WASTEWATER LAYOUT</b>	
	8.1	Street names, lot names, and block letters	
	8.2	Existing contours	
	8.3	Services applied to lateral to each lot	
	8.4	Street names, street/alley widths, fences, and right-of-way widths	
	8.5	Minimum finished floor elevation for each lot	
	8.6	"Connect to" note to an existing wastewater main	
	8.7	Wastewater designation, size, and direction of flow	
	8.8	"Construct" notes for sewer and sewer appurtenances	
	8.9	Manholes at all future stub outs	
	8.10	Easements for all offsite sewer lines	
	8.11	Centerline station every 300', deflection angles at points of intersection	
	8.12	Note for all existing manholes modified by construction to be tested, repaired, and recoated	
	8.13	Detail for water/wastewater crossing	
	8.14	Main lines between manholes must be straight, with no more than 300 feet between manholes	
	<b>9</b>	<b>WASTEWATER PLAN AND PROFILE</b>	
	9.1	All wastewater main profiled	
	9.2	Vertical scale of 1" = 5'	
	9.3	Existing ground and proposed ground/subgrade/top of curb	
	9.4	Special notes and references to appurtenance sheet numbers	
	9.5	Direction, grade, length, size and type of pipe	
	9.6	Embedment of pipe	
	9.7	Identify elevation of the invert, flow out, flow in, and rim	
	9.8	Minimum drop of 0.1' across manhole	
	9.9	Elevations of all crossing utilities in the wastewater profile	
	9.10	Size of manholes	
	9.11	Drop manholes identified	
	9.12	Stationing and manhole numbers	
	9.13	Existing/proposed manholes, pipes and sizes (parallel to mains)	
	9.14	Existing/proposed bridges, culverts and drainage channels	
	<b>10</b>	<b>OVERALL WATER PLAN</b>	
	10.1	Existing/proposed main lines	
	10.2	Street names, lot numbers, and block letters	
	10.3	Street/alley widths, rights-of-way, and lot dimensions	
	10.4	Valves provided on all legs of pipe intersections	
	10.5	All bends are 45 degrees or less	
	10.6	Thrust restraints on dead ends	
	10.7	Air release valves at all high points	
	10.8	Fittings, fire hydrants, manholes, services, and taps are shown	
	10.9	Main designation with stationing	
	10.10	Material call-out for water main(s)	
	10.11	All existing pavements (type and depth), existing and proposed easements (type and width)	
	10.12	All fire lines must be ductile iron, greater than or equal to 6"	

APPLICANT:		OFFICIAL USE ONLY	
Included in Submittal		Meets Standard	Does Not Meet Standard
<b>11</b>	<b>WATER PLAN AND PROFILE (ALL WATER LINES MUST BE PROFILED)</b>		
11.1	Clearly labeled vertical scale of 1" = 5' (All plans must be drawn to scale)		
11.2	References to appurtenance sheet numbers		
11.3	Show all mains		
11.4	Existing and proposed ground at Water Main Centerline		
11.5	Direction, linear foot, size, grade and material callout for all water mains		
11.6	Embedment for water main		
11.7	Wastewater/storm sewer crossing with stations and elevation		
11.8	Existing underground utilities (parallel)		
11.9	Existing and proposed storm sewer manhole, pipes, sizes (parallel to mains)		
11.10	Existing and proposed bridges, culverts and drainage channels		
11.11	Elevation of existing and proposed storm sewer pipes and drainage		
11.12	All existing and proposed utilities (including gas lines, buried or overhead power or telephone lines)		
<b>13</b>	<b>PHASING PLAN (Ordinance)</b>		
13.1	Provide Applicable Phasing Plan		
<b>14</b>	<b>WASTEWATER DETAILS (Construction Standards)</b>		
14.1	Current City of Bastrop detail (when inside Bastrop CCN)		
14.2	Current Utility Provider detail (when outside Bastrop CCN)		
<b>15</b>	<b>WATER DETAILS (Construction Standards)</b>		
15.1	Current City of Bastrop detail (when inside Bastrop CCN)		
15.2	Current Utility Provider detail (when outside Bastrop CCN)		
<b>16</b>	<b>EROSION CONTROL AND TREE PROTECTION DETAILS (Construction Standards)</b>		
16.1	All applicable details		
<b>19</b>	<b>PUBLIC IMPROVEMENT PLAN NOTES</b>		
	<b>GENERAL NOTES</b>		
	1. All construction shall be in accordance with the City of Bastrop Construction Technical Manual.		
	2. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., not planned for demolition that are damaged or removed shall be repaired or replaced at the Applicant's expense.		
	3. The Contractor shall verify all depths and locations of existing utilities prior to any construction. Any discrepancies with the construction plans found in the field shall be brought immediately to the attention of the Engineer who shall be responsible for revising the plans as appropriate.		



APPLICANT:		OFFICIAL USE ONLY	
Included in Submittal		Meets Standard	Does Not Meet Standard
	7. Prior to any construction, the Applicant's Engineer shall convene a preconstruction conference between himself, the City of Bastrop, the Contractor, utility companies, a MUD representative, any affected parties, and any other entity the City or the Engineer may require. Reference Development Packet for guidance on how to schedule a preconstruction conference.		
	8. The Contractor and the Engineer shall keep accurate records of all construction that deviates from the plans. The Engineer shall furnish the City of Bastrop accurate "As-Built" drawings following completion of all construction. These "As-Built" drawings shall meet with the satisfaction of the City Engineer prior to final acceptance.		
	9. The Bastrop City Council shall not be petitioned for acceptance until all necessary easement documents have been signed and recorded.		
	10. When construction is being carried out within easements, the Contractor shall confine his work to within the permanent and any temporary easements. Prior to final acceptance, the Contractor shall be responsible for removing all trash and debris within the permanent and temporary easements. Clean-up shall be to the satisfaction of the City Engineer.		
	11. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.		
	12. Available benchmarks that may be utilized for the construction of this project are described as follows: (INSERT HERE)		
	<b>TRENCH SAFETY NOTES</b>		
	1. In accordance with the Laws of the State of Texas and the U. S. Occupational Safety and Health Administration regulations, all trenches over 5 feet in depth in either hard and compact or soft and unstable soil shall be sloped, shored, sheeted, braced or otherwise supported. Furthermore, all trenches less than 5 feet in depth shall also be effectively protected when hazardous ground movement may be expected. Trench safety systems to be utilized for this project will be provided by the contractor to the City. Trench safety system plans are on sheet of the plan set.		
	2. In accordance with the U. S. Occupational Safety and Health Administration regulations, when persons are in trenches 4-feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25 feet of lateral travel.		
	3. If trench safety system details were not provided in the plans because trenches were anticipated to be less than 5 feet in depth and during construction it is found that trenches are in fact 5 feet or more in depth or trenches less than 5 feet in depth are in an area where hazardous ground movement is expected, all construction shall cease, the trenched area shall be barricaded and the Engineer notified immediately. Construction shall not resume until appropriate trench safety system details, as designed by a professional engineer, are retained and copies submitted to the City of Bastrop.		
	<b>STREET AND DRAINAGE NOTES</b>		
	1. All testing shall be done by an independent laboratory at the Applicant's expense. A City Inspector shall be present during all tests. Testing shall be coordinated with the City of Bastrop Construction Manager and he shall be given a minimum of 24 hours notice prior to any testing. Contact the Planning and Development Department with notice 512-332-8848.		

APPLICANT:		OFFICIAL USE ONLY												
Included in Submittal			Meets Standard	Does Not Meet Standard										
		2. Backfill behind the curb shall be compacted to obtain a minimum of 85% maximum density to within 3 inches of top of curb. Material used shall be primarily granular with no rocks larger than 3 inches in the greatest dimension. The remaining 3 inches shall be clean topsoil free from all clods and suitable for sustaining plant life.												
		3. Depth of cover for all crossings under pavement including gas, electric, telephone, cable TV, water services, etc., shall be a minimum of 36 inches below subgrade unless approved by the City Engineer.												
		4. Street rights-of-way shall be graded at a slope of 1/4 inch per foot toward the curb unless otherwise indicated. However, in no case shall the width of right-of-way at 1/4 inch per foot slope be less than 10 feet unless a specific request for an alternate grading scheme is made to and accepted by the City of Bastrop Planning and Development Department.												
		5. Barricades built to City of Bastrop standards shall be constructed on all dead-end streets and as necessary during construction to maintain job and public safety.												
		6. All RCP shall be minimum Class III unless otherwise approved by the City Engineer.												
		7. The subgrade material for the streets shown herein was tested by _____ . The paving sections were designed by _____ in accordance with the current City of Bastrop design criteria. The paving sections are to be constructed as follows:												
		<table border="1"> <thead> <tr> <th>Street</th> <th>Station</th> <th>Flex. Base Thickness</th> <th>HMAC Thickness</th> <th>Lime Stab. Thickness</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Street	Station	Flex. Base Thickness	HMAC Thickness	Lime Stab. Thickness							
Street	Station	Flex. Base Thickness	HMAC Thickness	Lime Stab. Thickness										
		8. The Geotechnical Engineer shall inspect the subgrade for compliance with the design assumptions made during preparation of the Soils Report. Any adjustments that are required shall be made through revision of the construction plans.												
		9. Where PI's are over 20, subgrades must be stabilized utilizing a method acceptable to the City Engineer. The Geotechnical Engineer shall recommend an appropriate subgrade stabilization if sulfates are determined to be present.												
		<b>WATER AND WASTEWATER NOTES</b>												
		1. Pipe material for water mains shall be PVC (AWWA C-900, minimum Class 200), or Ductile Iron (AWWA C-100, minimum Class 200). Water services (2 inches or less) shall be polyethylene tubing (black, 200 psi, DR 9).												
		2. Pipe material for pressure wastewater mains shall be PVC, or Ductile Iron (minimum Class 250). Pipe material for gravity wastewater mains shall be PVC (ASTM D2241 or D3034, maximum DR-26), Ductile Iron (AWWA C-100, minimum Class 200/250).												
		3. Unless otherwise accepted by the City Engineer, depth of cover for all lines out of the pavement shall be 42 inches minimum, and depth of cover for all lines under pavement shall be a minimum of 30 inches below subgrade.												
		4. All fire hydrant leads shall be PVC (AWWA C-900, minimum Class 200) or ductile iron pipe (AWWA C-100, minimum Class 200). as approved by the Director of Water and Wastewater during plan review.												



APPLICANT:		OFFICIAL USE ONLY											
Included in Submittal		Meets Standard	Does Not Meet Standard										
	<p>18. Sand, as described in Specification item 510 pipe, shall not be used as bedding for wastewater lines. Acceptable bedding materials are pipe bedding stone, pea gravel and in lieu of sand, a naturally occurring or manufactured stone material conforming to ASTM C33 for stone quality and meeting the following gradation specification:</p> <table border="1" data-bbox="321 373 1086 638"> <thead> <tr> <th>Sieve Size</th> <th>Percent Retained By Weight</th> </tr> </thead> <tbody> <tr> <td>1/2"</td> <td>0</td> </tr> <tr> <td>3/8"</td> <td>0-2</td> </tr> <tr> <td>#4</td> <td>40-85</td> </tr> <tr> <td>#10</td> <td>95-100</td> </tr> </tbody> </table>	Sieve Size	Percent Retained By Weight	1/2"	0	3/8"	0-2	#4	40-85	#10	95-100		
Sieve Size	Percent Retained By Weight												
1/2"	0												
3/8"	0-2												
#4	40-85												
#10	95-100												
	19. The Contractor is hereby notified that connecting to, shutting down, or terminating existing utility lines may have to occur at off-peak hours. Such hours are usually outside normal working hours and possibly between 12 a.m. and 6 a.m.												
	20. All wastewater construction shall be in accordance with the Texas Commission on Environmental Quality (TCEQ) Regulations, 30 TAC Chapter 213 and 217, as applicable. Whenever TCEQ and City of Bastrop Specifications conflict, the more stringent shall apply.												
	<b>TRAFFIC MARKING NOTES</b>												
	1. Any methods, street markings and signage necessary for warning motorists, warning pedestrians or diverting traffic during construction shall conform to the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest edition.												
	2. All pavement markings, markers, paint, traffic buttons, traffic controls and signs shall be installed in accordance with the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges and, the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest editions.												
	3. Stop bars shall be placed at all stop sign locations.												
	4. "No through truck" signs shall be placed at all subdivision entrances												
	<b>EROSION AND SEDIMENTATION CONTROL NOTES</b>												
	1. Erosion control measures, site work and restoration work shall be in accordance with the City of Bastrop Code of Ordinances.												
	2. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied.												
	3. Silt fences, rock berms, sedimentation basins and similarly recognized techniques and materials shall be employed during construction to prevent point source sedimentation loading of downstream facilities. Such installation shall be regularly inspected by the City of Bastrop for effectiveness. Additional measures may be required if, in the opinion of the City Engineer, they are warranted.												
	<b>ELECTRIC</b>												
	1. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the City Inspector. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the City Inspector.												
	2. All mud, dirt, rocks, debris, etc., spilled, tracked or otherwise deposited on existing paved streets, drives and areas used by the public shall be cleaned up immediately.												

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Included in Submittal		Meets Standard	Does Not Meet Standard
	3. All utilities are to be underground.		
	4. A Blanket Temporary Access and Construction Easement for the construction of Electric Facilities is currently on file for the property.		
	5. A plat note referencing the Blanket Temporary Access and Construction Easement to be added to the final plat.		
	6. Upon completion of construction and installation of the Electric Facilities on the Property the developer/owner shall have the Permanent Utility Easement Area (20-foot easement, to include a 10-foot buffer around all non-opening sides and a 20-foot buffer around opening sides of equipment) surveyed by metes and bounds, at its sole cost and expense, and a copy of that Permanent Easement survey provided to BP&L for the granting and recording of a Permanent Public Utility Easement. The Blanket Temporary Access and Construction Easement shall be vacated at such time as BP&L accepts and records the Permanent Public Utility Easement.		
	7. As shown herein, a twenty (20) foot wide Public Utility Easement is hereby dedicated adjacent to street ROW on all lots.		
	8. The electric utility has the right to prune and/or remove trees, shrubbery vegetation and other obstructions to the extent necessary to keep the easements clear. The owner/developer of this subdivision/lot shall provide the City of Bastrop electric utility department with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities.		
	9. The owner shall be responsible for installation of temporary erosion control, re-vegetation and tree protection for electric utility work required to provide electric service to this project		
	10. All fees must be paid before materials are ordered or construction of Electric Facilities will be scheduled.		
	11. Provide electric schedule and load calculations.		