

City of Idalou

Subdivision Ordinance



FINANCED THROUGH THE DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS OF THE STATE OF TEXAS

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**CITY OF IDALOU
SUBDIVISION ORDINANCE**

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ORDINANCE NO. 08-03-01

AN ORDINANCE OF THE CITY OF IDALOU, TEXAS, PRESCRIBING RULES AND REGULATIONS GOVERNING PLATS AND SUBDIVISIONS OF LAND WITHIN THE CORPORATE LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF IDALOU, TEXAS; PROVIDING DEFINITIONS; PROVIDING FOR A PRELIMINARY PLAT; PROVIDING FOR A FINAL PLAT AND PROVIDING FOR FINAL APPROVAL OF SUBDIVISIONS AND FILING PLATS, SUBDIVISION CONSTRUCTION, ACCEPTANCE OF SUBDIVISIONS AND ISSUANCE OF BUILDING PERMITS; PROVIDING REGULATIONS FOR STREETS AND ALLEYS, STREET SURFACING, STORM SEWERS, ASSESSMENT FOR THOROUGHFARE IMPROVEMENTS; PRESCRIBING FEES TO BE CHARGED; ESTABLISHING JURISDICTION WITHIN THE CORPORATE LIMITS OF THE CITY AND WITHIN ONE-HALF (1/2) MILE THEREOF; REPEALING ANY PART OF ANY ORDINANCE IN CONFLICT WITH THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING PENALTIES FOR VIOLATION OF THIS ORDINANCE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, by Texas Local Government Code Chapter 212, the laws of the State of Texas provide that every owner of any tract of land situated within the corporate limits, or within one-half mile of the corporate limits of any city in the State of Texas, who may divide the same in two or more parts for the purpose of laying out any subdivision of any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, and streets, alleys or parks or other portions intended for public use, or the use of purchasers or owners of lots fronting thereon or adjacent thereto, shall cause a plat to be made thereof which shall accurately describe all of said subdivision or addition by metes and bounds and locate the same with respect to an original corner of the original survey of which it is a part, giving the dimensions thereof of said subdivision or addition, and the dimensions of all streets, alleys, squares, parks, or other portions of same intended to be dedicated to public use, or for the use of purchasers or owners of lots fronting thereon or adjacent thereto; and

WHEREAS, the City Council of the City of Idalou, Texas, being so empowered by law, does hereby promulgate and establish such a subdivision plan for the City of Idalou, Texas, and this Ordinance shall hereinafter be known as the Subdivision Ordinance of the City of Idalou, Texas.

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

SECTION 1: DIVISION OF LAND TO BE UNDER SUPERVISION OF THE CITY

- A. All land within jurisdiction of not heretofore subdivided.
- B. No officer or employee of the City shall authorize work unless regulations have been complied with.

SECTION 2: WITHHOLDING IMPROVEMENTS

City shall withhold all City improvements and issuance of building permits from subdivisions not officially approved by the City Council. No improvements should be initiated, nor contracts executed until approval of the City Council has been given.

SECTION 3: DEFINITIONS

- A. *City* means the City of Idalou, Texas.
- B. *Subdivision* is the division of a parcel of land into two (2) more lots or parcels for the purpose of transfer of ownership or building development, or, if a new street is involved, any division of a parcel of land; provided that, a division of land which maybe ordered or approved by a court or effected by testamentary or interstate provisions, or a division of land for new agricultural purposes into lots or parcels of ten (10) acres or more and not involving a new street shall not be deemed a subdivision. The term includes re-subdivision, and when appropriate to the context shall relate to the process of subdividing or to the land subdivided.
- B. *City Council* means the elected Mayor and Council members of the City of Idalou, Texas.
- C. *Administrator* means the City Administrator or his/her designee for reporting to the City of Idalou.
- D. *City Engineer* means the engineer representing the City of Idalou.

SECTION 4: PROCEDURES FOR SUBDIVISION

In order to allow orderly processing of a proposed subdivision, the procedures discussed in the following sections shall be followed. In general, the steps necessary for the subdivision shall include:

- A. Annexation by the City Council (If outside of City Limits.).
- B. Approval of a land study by the City Council.
- C. Approval of the preliminary plat and plans by the City Council.
- D. Approval of the final plat and plans by the City Council.
- E. Approval of the final construction plans by the City Engineer and City Council.
- F. Filing of approved plat with the City of Idalou and the County Clerk and the recording of all executed easements, dedications, and other documents required to be filed of record.
- G. Completion of construction and acceptance of all improvements by the City and submission of as-built drawings.

This procedure may be varied at the discretion of the City Council. For those areas to be subdivided which lie outside the corporate limits, but are being submitted for review and

approval to satisfy the requirements of extraterritorial jurisdiction and Texas Local Government Code Chapter 212, the provisions concerning annexation and zoning may be deleted. All other provisions shall remain in force.

SECTION 5: ANNEXATION

If the property is not within the City limits of Idalou and the owner desires that it be annexed so as to be qualified to receive City services, when available, owner must petition the City for annexation through lawful annexation proceedings.

SECTION 6: LAND STUDY

In the development of a tract 1.25 acres or more to be annexed by the City, either by sections or as one subdivision, the Developer must submit a Land Study to the Administrator. Submittal to the City shall include a letter of transmittal requesting review and payment of the required filing fee.

The purpose of the Land Study is to allow the Administrator and City Engineer to review proposed major thoroughfare and collector street patterns, land use, and the property's relationship to adjoining subdivisions or properties. The study shall be prepared as follows:

- A. The study shall be drawn to a scale of 1" = 200' or larger.
- B. The lower right-hand corner shall contain a title block clearly showing the proposed name of the subdivision, name and address of the subdivider and the Engineer or Surveyor responsible for the design or survey, scale, date the drawing was prepared, and the location of the tract according to the abstract and survey records of Lubbock County, Texas.
- C. The study shall clearly show the limits of the tract and scale distances. True North shall be clearly indicated.
- D. The study shall show the names of adjacent subdivisions or the name of record or owners of adjoining parcels of un-subdivided land.
- E. The study shall contain the location, width and names of all existing or platted streets or other public ways within or adjacent to the tract existing permanent buildings, railroad rights-of-way, and topography with existing drainage channels or creeks, and other important features such as political subdivisions, corporate limits and school district boundaries.
- F. The study shall show the layout and width of proposed thoroughfares and collector streets and shall show a general configuration of proposed residential streets.

SECTION 7: PRELIMINARY PLAT AND PLANS

- A. The Developer shall submit seven (7) copies of the preliminary plat and plans of the subdivision to the City Council by filing the same with the City Secretary, Idalou City Hall, at least thirty (30) days prior to the regular meeting at which such preliminary plat shall carry the legend "Preliminary Plat - For Review Only". Submittal shall include letter of transmittal requesting review and the required filing fees.

- B. The purpose of the submittal is to allow the City Council to review overall platting of the tract, and street patterns within the subdivision for conformance with the requirements of the City.
- C. The preliminary plat and plans shall be prepared as follows:
1. Preliminary Plat shall be drawn to a scale of 1" = 100' or larger.
 2. It shall contain the name of the proposed subdivision, the name and address of the subdivider and the Engineer or surveyor responsible for the design or survey, tract designation, and other descriptions according to the abstract and survey records of Lubbock County, Texas.
 3. North point, scale and date.
 4. The boundary lines of tract, accurate in scale, shall be shown.
 5. It shall show the names of adjacent subdivision or names of record of owners of adjoining parcels, the location, widths, and names of all existing or platted streets, easements or other public ways within or adjacent to the tract, existing railroad rights-of-way, and other important features such as section lines, political subdivision or corporate limits and school district boundaries.
 6. It shall show all parcels of intended to be dedicated for public use or reserve in the deeds for the use of all property owners in the proposed subdivision, together with the purpose of conditions of limitations of such reservation.
 7. It shall show the layout, names and width of proposed streets, alleys and easements.
 8. It shall show the layout, numbers and approximate dimensions of proposed lots and all building lines.
 9. The location of proposed screening walls shall be clearly indicated.
 10. A complete topographic map showing existing structures of the proposed area to be subdivided shall be submitted with the preliminary plat. Contours of the tract shall be intervals of five (5) feet or less, referred to sea level datum.
 11. The plans shall show existing culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes and location indicated.
 12. Preliminary plans of proposed on-site and off-site drainage system and street improvements.
- D. The Developer shall submit a letter, along with the preliminary plat, requesting any variances to the subdivision.
- E. It is to be understood that the approval of the preliminary plat by the City Council does not constitute official acceptance of the proposed subdivision by the City. There shall be

no work done in the field on the proposed subdivision until the final plat has been accepted.

- F. Following review of the preliminary plat and other materials submitted, or conformity thereof to the regulations of this chapter and other City codes, the City Council shall, within thirty (30) days, act thereon as submitted, or as modified and, if approved, the City Council shall express its approval as conditional approval and state the conditions of such approval, one of which shall be the filing of a final plat or, if disapproved, shall express its disapproval. Approval of the preliminary plat expires at the end of nine (9) months unless the final plat has been submitted for approval.

SECTION 8: FINAL PLAT AND PLANS

- A. The Developer shall submit four (4) copies of the final plat and complete construction plans, on sheets 24" X 36", plus seven (7) final plats of the subdivision to the City Council by filing the same with City Secretary, City Hall, at least thirty (30) days prior to the date of the regular meeting of that body at which consideration is requested and on which date such plat shall be deemed filed. This plat shall carry the legend "Final Plat." Submittal shall include a letter of transmittal requesting review and payment of the required filing fees.
- B. The Final Plat shall show or be accompanied by the following information:
1. Final Plat shall be drawn to a scale of 1" = 100' or larger.
 2. It shall contain the subdivision name or identifying title and name of the City, county and state in which the subdivision is located; the name and address of the record owner or subdivider.
 3. The boundary lines with accurate distances and bearings and the exact location and width of all existing or recorded streets interacting with the boundary of the tract.
 4. An accurate location of the subdivision with reference to the abstract and survey records of Lubbock County.
 5. The exact layout including:
 - a. Street names
 - b. Length of all arcs, radii, internal angles, points of curvature, length and bearing of the tangents
 - c. All easements for right-of-way provided for public services or utilities and any limitations of the easements.
 - d. All lot numbers and lines with accurate dimensions in feet and hundredths of feet and with bearings and angles to street and alley lines.
 6. The accurate location, material and approximate size of all monuments.

7. The accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and for all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
 8. Setback building lines.
 9. Private restrictions.
 10. North point, scale and date.
 11. Certification by a Registered Public Surveyor to the effect that the plat represents a survey made by him and that all the monuments shown thereon actually exist, and that their location, size and material description are correctly shown.
 12. A certificate of ownership and dedication of all streets, alleys, parks and playgrounds to public use forever, signed and acknowledged before a Notary Public by the Owner and Lien Holder of the land along with complete and accurate description of the land subdivided and the streets dedicated.
 13. Additional certificates to properly dedicate easements or right-of-way as may be necessary.
 14. Proper blanks for certification of approval to be filled out by the City Council.
 15. A receipt indicating that all taxes have been paid.
 16. Construction plans for all required utilities such as:
 - a. Plan and profile of proposed streets.
 - b. Plan and profile of on-site and off-site proposed drainage facilities, including storm sewers where required.
 - c. Proposed street lighting plan and any utility pole relocations.
- C. The Construction Plans shall be prepared by or under the supervision of Registered Professional Engineer in the State of Texas and shall bear his seal on each sheet.
- D. The plans shall contain all necessary information for construction of the project, including screening walls. All materials specified shall conform to the specifications set forth in Appendix A.
- E. Each sheet of the plans shall contain a title block including space for the notation of revisions. This space is to be completed with each revision to the plan sheet and shall clearly note the nature of the revision and the date the revision was made.
- F. After review of the plat and plans by the City Engineer, the plat shall be submitted to the City Council for their consideration. If approved by those bodies subject to changes, the Engineer for the owner shall make all changes required. The City Engineer or his designated representative will approve all plans to the Engineer for the owner for use by the Contractors. Each Constructor shall maintain one (1) set of the plans, stamped with

City approval, on the project at all times during construction. If construction has not commenced within one (1) year after approval of the plans, re-submittal of plans may be required by the City Engineer for meeting current standards and engineering requirements.

SECTION 9: FILING OF PLAT

After approval of the Final plat by the City Council and correction for the plat as required by those bodies, the Developer shall submit filing fees and the required number of copies for filing with the County Clerk. These copies shall bear all signatures of the City officials. After signature by the City officials, the Developer shall complete the filing process and return the required number of filed copies to the City. Said copies shall show the volume and page of the Map and Plat Records into which the plat was filed by the County Clerk. If the final plat has not been submitted for signatures by City officials within six (6) months after approval by the City Council, the plat shall be deemed null and void, re-submittal shall be required, and current subdivision regulations shall apply.

SECTION 10: SUBMITTALS REQUIRED FOR CONSTRUCTION

Prior to authorizing construction, the City Engineer shall be satisfied that the following conditions have been met:

- A. The Final Plat shall be complete to the requirements of the City Council at the time of approval.
- B. All required contract documents shall be completed and filed with the City Engineer.
- C. All necessary off-site easements or dedications required for City maintained facilities not shown on the Final Plat must be conveyed solely to the City of Idalou, Texas, with proper signatures affixed. The original of the documents and filing fees shall be returned to the Engineering Department prior to approval and release of the engineering plans.
- D. All Contractors participating in the construction shall be presented with a set of accepted plans bearing the stamp of acceptance of the City Engineer. These plans shall remain on the job site.
- E. If required by the City Engineer, all parties participating the construction shall meet for a pre-construction conference to discuss the project prior to beginning work.
- F. A complete list of the Contractors, their representatives on the site, and telephone numbers where a responsible party may be reached at all times must be submitted to the City Engineer.
- G. Manufacturers' drawings for all fabricated appurtenances or special construction time shall be submitted to the City Engineer.

SECTION 11: SUBDIVISION – CONSTRUCTION PLANS

Construction shall be inspected by the City Engineer or his representative. Completion of construction to the approved plans and specifications of the City of Idalou is the responsibility of the Developer and Contractors. The responsibility of the City Engineer is to assure

conformance to the accepted plans and specifications, and any approved amendments to the original plans.

SECTION 12: SUBDIVISION - AMENDMENTS TO CONSTRUCTION PLANS

Any change in design required during construction shall be made by the Developer's Engineer whose seal and signature area shown on the plans, and the revised construction plans will be submitted to the City Council for approval.

SECTION 13: ACCEPTANCE OF THE SUBDIVISION

- A. After completion of all items required in the plans and specifications, the Contractor shall submit to the City a bond in the amount of one hundred percent (100%) of the Contract amount guarantying workmanship and materials for a period of one (1) year from the date of final acceptance by the City. The City Engineer shall verify that all items have been completed, including the filing of the plat and all related easements and documents. The City Engineer, or his designated agent, shall conduct a final inspection of the project and, if all work is found to be acceptable, shall issue a Letter of Acceptance. Any items of exception noted in the acceptance letter shall be immediately satisfied.
- B. Acceptance of the subdivision shall mean that title to all improvements is vested in the City of Idalou. The Developer and his Contractors shall, however, be bound to the City for a period of one (1) year to repair any defects in the improvements.

SECTION 14: AS-BUILT PLANS

Prior to final acceptance by the City of the improvements in the subdivision, the Engineer for the Developer shall submit to the City Engineer a complete, reproducible set of drawings of paving, drainage, and other improvements showing all changes made in the plans during construction and containing on each sheet an "As-Built" stamp bearing the signature of the Engineer and the date.

In addition, an electronic file in AutoCAD format containing all improvements shall be submitted to the City Engineer.

SECTION 15: ISSUANCE OF BUILDING PERMITS

Generally, building permits will not be issued until completion of all improvements within the subdivision and acceptance by the City. The City Engineer shall have the authority, after reviewing the progress of construction and other relevant matters, to release portion of the subdivision for building permits.

SECTION 16: FILING FEES

- A. The following schedule of fees and charges shall be paid to the City when any plat is submitted to the City Council or any other authorized board of agency of the City. Each of the fees and charges provided herein shall be paid in advance, and the City Council or any other authorized board shall take no action until said fees and charges have been received by the officer designated herein. The City Council or their deputies or

assistants, shall calculate the fees and charges in accordance with the following schedule:

1. Preliminary Plat \$250.00 base fee plus \$10 per acre
(Maximum fee shall be \$3,500.00)
2. Final Plat \$500.00 base fee plus \$25 per acre
(Maximum fee shall be \$3,500.00)

(These fees shall be charged on all plats, regardless of the action taken by the City Council and whether the plat is approved or denied by the City Council.)

- B. The City Engineer shall compute the Construction Permit Fee for the development of a subdivision, or parts thereof, and submit the permit to the City of Idalou.

SECTION 17: ADOPTION OF SUBDIVISION REGULATIONS

The term "subdivision" means the division of any tract of land situated within the corporate limits of the City or within one-half (1/2) miles thereof, into two or more parts for the purpose of laying out any subdivision of any tract or land or any addition to the City of Idalou, Texas, or for paying Put suburban lots or building lots, or any lots, and streets, alleys or parks or other portions intended for public used, or the use of purchasers or owners of lots fronting thereon or adjacent thereto for the purpose, whether immediate or future, of creating building sites. "Subdivision" includes re-subdivision. "Subdivision" shall also mean a tract of land intended to be built upon and for which a building permit is required.

The rules and regulations attached hereto, including the attached Appendix entitled Specific Requirements and Design Criteria, is incorporated herein as if copied herein in their entirety and are hereby adopted as the subdivision regulations of the City of Idalou and are made as part hereof for all purposes.

No person shall create a subdivision of land, as herein defined, within the corporate limits of the City or within one-half (1/2) miles thereof, without complying with the provisions of these regulations. All plats and subdivisions of any such land shall conform to the rules and regulations herein adopted.

SECTION 18: REPEALING CLAUSE

All ordinances, or parts of ordinances, inconsistent or in conflict with the provisions of this Ordinance are hereby repealed. However, the repeal of existing ordinance by this Ordinance shall not affect or prevent the prosecution or punishment of any person for any act done or committed prior to the effective date of this Ordinance in violation of any ordinance hereby repealed; and prosecution for such offenses may be instituted and causes presently pending proceeded with in all respects as if such prior ordinance or ordinances had not been repealed.

SECTION 19: SEVERABILITY CLAUSE

If any article, paragraph, or subdivision, clause or provision of this Ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 20: PENALTY CLAUSE

Any person, firm, or corporation in violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense is continued shall constitute a new and separate offense. This fine does not apply to a violation in the extraterritorial jurisdiction.

The enforcement of this Ordinance can be by all legal and equitable remedies, including but not limited to the remedy of injunction by a Court of competent jurisdiction.

SECTION 21: EFFECTIVE DATE

This Ordinance shall take effect immediately from and after the publication of its caption, as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF IDALOU, TEXAS, ON THE 3rd day of March 2008.

APPROVED:

MAYOR, CITY OF IDALOU, TEXAS

ATTEST:

CITY SECRETARY, CITY OF IDALOU, TEXAS

APPROVED AS TO FORM:

CITY ATTORNEY, CITY OF IDALOU, TEXAS

APPENDIX

SPECIFIC REQUIREMENTS AND DESIGN CRITERIA

I. STREETS AND ALLEYS

A. Policy

1. Streets constructed within the City shall be classified according to the following criteria:

Minor	50 feet right-of-way
Collector	65 feet right-of-way
Arterial	100+ feet of right-of-way

2. Residential streets shall be so laid out that use for through traffic will be discouraged.
3. Arterial streets intersect at 90 degree angles unless otherwise approved by the City.
4. Half-streets shall be prohibited, except when essential to the responsible development of the subdivision and where the City Council finds it will be practical to require the dedication of the other one-half when the adjoining property is subdivided.
5. Strips of privately owned property reserved for the obvious purpose of controlling access to streets shall be prohibited except where control is definitely placed in the City under conditions approved by the City Council.
6. Street alignments with centerline offsets of less than 125 feet shall be prohibited.
7. A cul-de-sac shall not be longer than 600 feet and at the closed end shall have a turnaround provided, having a minimum outside roadway diameter of 80 feet and a minimum street property line diameter of 100 feet. Parking islands shall be required if on-street parking is desired in the cul-de-sac. If parking islands are included, the diameter of the cul-de-sac shall be designed to facilitate circular movement of traffic around the cul-de-sac.
8. At the intersection of a new subdivision street with an existing boulevard arterial, the Developer of the subdivision shall construct a median opening in the boulevard, unless otherwise directed by the City.
9. Alleys are required in all residential subdivision blocks. Alleys shall have a minimum right-of-way width of (20) feet.
10. Blocks shall be platted to allow two tiers of lots.
11. All lots shall be adjacent to a dedicated street to which access is allowed. Where a tract of land is subdivided into parcels that are larger than normal building lots, such parcels shall be arranged to permit the opening of future streets and a logical ultimate re-subdivision.

12. Blocks lengths, generally, should not exceed 1,200 feet in length as measured from street centerlines.
13. Alleys, or loading courts, of a minimum width of 24 feet of paved surface, or in lieu thereof, adequate off-street loading space shall be provided in business blocks.
14. Escrows for Adjacent Streets.
 - a. When a proposed subdivision of land abuts on both sides of an existing substandard road according to the then existing current City of Idalou standards, the Developer shall be required to improve the existing road to bring the same to the City of Idalou standards. Any reimbursement, if due, to the Developer by the City will be made when funds become available.
 - b. If the proposed subdivision is located along only one side of a substandard road, and when in the City Council's judgment, it is not feasible to reconstruct said substandard road at the time of development of said substandard road at the time of development of said subdivision, the City Council may permit the Developer to pay into escrow an amount equal to the Developer's share of the cost of said improvements as a condition for the approval of the final plat of the subdivision. The amount of escrow shall be determined by a "pro rata" charge as prescribed by the City and shall be payable prior to approval of plans by the City Engineer.
 - c. When funds have been provided and placed in escrow with the City of Idalou for the development of a substandard road and the road is reconstructed by others at no cost to the City, the escrowed funds and accrued interest, if any, shall be refunded to the Developer after completion and acceptance of the improvements. In the event that a portion of the cost is borne by the City, the escrowed funds and accrued interest, if any, shall be refunded to the Developer after completion and acceptance of the improvements. In the event that a portion of the cost is borne by the City, the difference between the Developer's actual proportionate cost and the escrowed funds, including accrued interest, if any, shall be refunded to the Developer after completion and acceptance of the improvements.
 - d. Whenever under any of the provisions of this section, funds are required to be escrowed for the cost of future improvements to substandard roads, the form of such escrow shall be cash or its equivalent.

B. Engineering Design

On the engineering design for streets and alleys, please refer to the Current Standard Details and Specifications as adopted by the City Council.

II. STORM SEWERS

A. Policy

An adequate storm sewer system, consisting of inlets, pipes and other drainage structures, shall be constructed to conform to the current drainage requirements of the City of Idalou. If open channels are used, side slopes of 4:1 with concrete pilot channels shall be constructed.

1. An adequate storm sewer system consisting of inlet, pipes and/or excavated channels or natural creeks and other underground drainage structures with approved outlets shall be constructed where run-off of storm water and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities. Areas subject to flood conditions as established by the City will not be considered for development until adequate drainage has been provided.
2. In general, underground drainage shall be constructed in streets and alleys. If approved by the City Engineer, the Developer may provide, at his own expense, a right-of-way easement of sufficient width to permit excavation and maintenance of an open channel of satisfactory depth and width. The Developer shall complete all necessary excavation on the channel and shall sod or seed the channel to prevent erosion. Unless the excavated channel bottom is in Chalk, Limestone, or other similar acceptable rock, a reinforced concrete pilot channel or concrete channel lining may be required by the City to prevent erosion or for access purposes. Location, and type of construction of open channels shall be approved by the City Engineer.
3. Creeks may remain in open natural condition or excavated channels may be constructed provided they meet one of the following requirements:
 - a. Creeks or excavated channels with side slopes of 4:1 or flatter from bottom of channel to top of bank may be platted as part of individual lots. Adequate access and floodway easements shall be provided to insure protection of these areas for maintenance purposes.
 - b. Creeks or drainage ways with banks which have slopes steeper than 4:1 must be maintained by a maintenance entity other than individual lot owners. In such cases, the creek or excavated channel shall meet one of the following two requirements:
 - 1) The area of the floodway shall be provided as a park or floodway management area. Prior to acceptance of any drainage way as a floodway management area by the City, the drainage way shall be cleared of all debris, trash and all objectionable underbrush and weeds. All provisions of Paragraph 2 above must be met.
 - 2) Creeks or drainage ways in any areas which have private maintenance provisions other than individual lot owners, shall not be required as floodway management areas. The creeks or drainage ways in these areas shall not be maintained by the City. Adequate utility access and floodway easements shall be provided to ensure protection of these areas for maintenance purposes.
 - 3) Lakes, detention ponds, and retention ponds may be constructed in all areas provided they are approved by the City Engineer. The City may assume maintenance responsibilities for this type of facility, if approved by the City Council; however, easements shall be provided to assure protection of these areas for maintenance purposes.

- 4) Other innovative drainage concepts will be considered if approved by the City Engineer.
- 5) Brick or Masonry Headwalls: Headwalls constructed in Public Road right-of-way are suggested to have brick or stone facing. Safety grates shall be provided on all storm sewers.
- 6) Storm sewers may be constructed across the front and sides of all developments other than residential.

III. SANITARY SEWERS

A. Policy

All subdivisions shall be provided with adequate utility easements where the subdivision is inside the City limits of the City of Idalou, for future connection to the City's sanitary sewer system when developed.

B. Engineering Design

The engineering design shall conform to the Current Standard Details and Specifications as adopted by the City Council.

IV. WATER MAINS

A. Policy

All subdivisions shall be provided with adequate utility easements where the subdivision is inside the corporate limits of the City of Idalou, for future connection to the City's water distribution system when developed.

B. Engineering Design

The engineering design shall conform to the Current Standard Details and Specifications as adopted by the City Council.

V. UTILITY SERVICES

- A. All services for available utilities shall be made available to each lot in such a manner so as to eliminate the necessity for disturbing the street and alley pavement, curb, gutter, sidewalks, and drainage structures when connections are made.
- B. All electric, telephone utilities, street lighting, and cable television shall be underground except where conditions do not warrant underground installations. The use of above-ground utilities may be considered on an individual case basis if the services are placed on the rear property line.
- C. All support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installations shall be pad-mounted or placed underground.

- D. The electric utility company shall be responsible for developing administrative policies and cost reimbursement procedures for the installation and extension of underground electric service. These policies shall permit the electric company to recover the cost differential between extending and installing overhead and underground service.
- E. The Developer shall furnish all easements and right-of-way necessary for construction of electric, gas, street lighting, telephone and cable television service to the subdivision.
- F. Overhead services will not be permitted to cross public rights-of-way.

VI. MISCELLANEOUS

- A. Street Signs: The Developer shall pay the City for street signs for the subdivision. There shall be one sign for each three-way intersection and two signs for each four-way intersections. The signs will be ordered by the City and the Developer billed a fixed fee for each sign. The fee shall include cost of the sign assembly and pole.
- B. All lot corners shall be located and marked with one-half (1/2) inch diameter reinforcing bar, eighteen (18) inches long, and shall be placed flush with the ground or counter sunk, if necessary, in order to avoid being disturbed.
- C. Any construction in and around a playa lake shall conform to the City of Lubbock Playa Lake Policy.