

SECTION 2 GENERAL DESIGN REQUIREMENTS

2.1. *Accessibility Standards and Requirements*

- 2.1.1. All plans and specifications for construction will be in accordance with Texas Accessibility Standards (TAS), Americans with Disabilities Act (ADA), and Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG) regulations. In the event that the accessibility standards conflict with each other, the more restrictive standards will govern.

2.2. *Survey Requirements*

- 2.2.1. General – The requirements provided herein shall be minimum standards for projects involving a survey. All surveys shall be tied to the City of Midland Control Monuments.
- 2.2.2. Markers – Markers consisting of minimum 3/8-inch diameter steel rods at least 24 inches long with caps identifying responsible surveying firm or RPLS number, shall be placed at all:
- A. Lot and block corners (wherever a lot line bearing changes);
 - B. Intersection points of alley and block lines;
 - C. Curve and tangent points along block, lot, and ROW lines within the subdivision; and,
 - D. ROW dedications.
- 2.2.3. Monuments – Monuments shall be installed and three-dimensional coordinates noted on the plat. Coordinates shall be established using the scale factor.
- 2.2.4. Private Project Monuments – At least two Markers shall be placed at property corners. For developments greater than 10 acres, at least two Monuments at opposing ends of the property and tied into City's system shall be set.
- 2.2.5. Public Project Monuments – Found existing ROW monuments, survey markers or property corners, and proposed monuments shall be shown on the construction plans and located by station and offset, right or left from the control line, baseline or centerline, or by northing and easting.
- 2.2.6. Final Acceptance – If construction damages, destroys, or alters existing survey markers, monuments, or property corners, they must be reset by a licensed surveyor prior to final acceptance.
- 2.2.7. All design submittals must include a note on the design drawings stating the horizontal and vertical datums used for the design and the survey zone the survey was shot in.
- 2.2.8. Plats – Plats will be developed in accordance with the latest edition of the City Subdivision Code.

2.3. *Submittal Requirements for Construction Plans and Drainage Analysis*

- 2.3.1. The most current City standards, details, manuals, specifications, and testing requirements are the minimum standard for all development in the City.
- 2.3.2. A sketch, preliminary, or final plat must be included with any construction drawing set submittal before it will be approved by the City.
- 2.3.3. Every plan sheet in a construction drawing set for development or public infrastructure that is submitted to the City for acceptance must be sealed per the Texas Board of Professional Engineers & Land Surveyors where applicable. Existing condition, survey, and plat sheets that

are part of the submitted construction drawing set may have an authorization note instead of the designer's seal but must have one or the other. Permits for standalone driveways or utility service taps that are not part of a larger development do not fall under this requirement.

- 2.3.4. Any construction drawing set for development or public infrastructure must have an approval stamp from the Engineering Services Department before any work may commence. Redevelopment that doesn't alter the impervious area or drainage conditions, or utility service taps that are not part of a larger development, do not fall under this requirement.
- 2.3.5. All public improvements installed by developers have a minimum one (1) year warranty period from the date of written acceptance by the City.
- 2.3.6. No public infrastructure is to be installed or accepted without being inspected by the Engineering Services Director or their designee.
- 2.3.7. All project sites must initialize the stabilization process and show stabilization progress prior to receiving a Certificate of Occupancy or a Temporary Certificate of Occupancy.
- 2.3.8. Other submittal requirements for construction plans can be found within the Plan Review Development Checklist. It is the responsibility of the Engineer to ensure that all construction plans submitted for review adhere to the current version of the City Checklist. The City reserves the right to specify additional requirements as necessary to facilitate the review.

2.4. Right-of-Way & Easements

- 2.4.1. Slope easements - The dedication of easements, in addition to dedicated ROW, will be required whenever, due to topography, additional width is necessary to provide adequate earth slopes. Such slopes will not be in excess of 4 feet horizontal to 1 foot vertical.
- 2.4.2. The property owner will be required to furnish all easements and ROW required to serve the development. Where reasonable, all public utilities should be located within street or alley ROW. Notwithstanding the above, developers may offer easements outside of street and alley ROW. All utility facilities existing and proposed throughout the property will be shown on the preliminary plat and accompanying public improvement plans.
- 2.4.3. Easements will be provided for all public, franchise, or other private utilities.
- 2.4.4. All easements must be included on plats, including all public or private drainage easements.
- 2.4.5. All public easements must be labeled as "Public" on construction drawing sets, plats, easement dedications, or other legal documents.
- 2.4.6. Private utilities cannot be located in public easements. Any easement used for public infrastructure must specifically have the word "Public" and the type of infrastructure in the legal easement name. An easement for a City water main, for example, must be called a "Public Water Easement" on the plat or other legal document. This does not apply to public Right-of-Way.
- 2.4.7. The required width of public water easements are to be based upon the depth of the public water mains. The minimum width of public water easements is twenty feet (20'), and if the water main is deeper than ten feet (10') at its invert then the minimum width of the public water main easement is to be thirty feet (30').
- 2.4.8. The required width of public wastewater easements are to be based upon the depth of the

public wastewater mains. The minimum width of public wastewater easements is twenty feet (20'), and if the wastewater main is deeper than ten feet (10') at its flow line then the minimum width of the public wastewater easement is to be thirty feet (30').

- 2.4.9. The required width of public drainage easements for underground public storm drains are to be based upon the depth of the public storm drains. The minimum width of public drainage easements for underground storm drains is twenty feet (20'), and if the storm drain is deeper than ten feet (10') at its flow line then the minimum width of the public storm drain easement is to be thirty feet (30').
- 2.4.10. Public utilities are to be centered in public easements unless the public easement covers multiple public utilities, in which case public water mains are to be a minimum 5 feet (5') from the nearest easement border and all other public utilities are to be a minimum 10 feet (10') from the nearest easement border.
- 2.4.11. Joint public utility easements are to be at least 5 feet (5') wider than the standard minimum width required for any individual public utility, or as wide as necessary to maintain all required utility separation distances, whichever results in the widest total easement width. An additional minimum five-foot width is to be added for each additional public utility located within the same public utility easement.
- 2.4.12. All public easements will be wider when a need is determined by the Engineering Services Director depending on the depth and size of the utility.
- 2.4.13. The width of franchise or other private utility easements are to be based upon the width determined by the franchise or other private utility owner.
- 2.4.14. The full width of any easement located along the common line between lots will be provided on one side of the lot line.
- 2.4.15. Proper coordination will be established among the City, property owner, and applicable utility companies for the establishment of utility easements on adjoining properties.

2.5. Fees

A listing of the required fees is available on request.

2.6. Midland County Subdivision Regulations

- 2.6.1. Article I – Plats
- 2.6.2. Article II – Vacations
- 2.6.3. Article VI – Permits and Certifications
- 2.6.4. Article VII – Bonding Procedures
- 2.6.5. Article VIII – Authorization Procedures
- 2.6.6. Article IX – Lots
- 2.6.7. Article XI – Enforcement and Penalties