CITY OF AZLE SUBDIVISION ORDINANCE

TABLE OF CONTENTS

Section **Page**

LIST OF TABLES

LIST OF FIGURES

Section 1
General Provisions

1.1. Authority

This Subdivision Ordinance is adopted under the authority of the Constitution and laws of the State of Texas, including particularly Chapter 212 of the Texas Local Government Code.

1.2. Purpose

The purpose of this Ordinance is to provide for the orderly, safe and healthful development of the area within the corporate limits of the City and within the extraterritorial jurisdiction of the City, and to promote the health, safety, morals and general welfare of the community. The regulations contained herein are adopted to promote and encourage the development of high quality subdivisions by establishing standards for the provision of adequate light, air, open space, storm water drainage, transportation, public utilities, and suitable building lots. Through the application of these subdivision regulations, the interests of the public, as well as those of public and private parties, both present and future, having interests in property affected by these regulations, are protected by establishing fair and rational procedures for developing land.

These regulations are designed and intended to achieve the following purposes and shall be administered so as to:

A. Promote the health, safety, morals and general welfare of the City; and

B. Promote the orderly, safe and healthful development of the City; and

C. Provide orderly policies and procedures to guide development of the City; and

D. Provide for the establishment of an equitable and expeditious review of plats; and

E. Realistically and harmoniously relate new development of proximate tracts; and

F. Provide for establishment of minimum specifications for construction and engineering design criteria for public infrastructure in order to maintain land values, reduce inconveniences to residents of the area, and to reduce unnecessary costs to the City for correction of inadequate facilities that are designed to serve the public; and

G. Provide the adequate light, air, and privacy; to secure safety from fire, flood, and other danger; to prevent overcrowding of the land and undue

congestion of population; and to provide minimum width and depth of building lots and building lines; and

H. Protect and conserve the value of land throughout the City; and

I. Provide the most beneficial circulation of traffic throughout the City, having particular regard to the avoidance of congestion in the streets and highways, and pedestrian traffic movements; and to provide for the proper location and width of streets; and

J. Establish reasonable standards of design and procedures for subdivisions and other developments, in order to further the orderly layout and use of land; and to ensure proper legal descriptions and documentation of subdivided land; and

K. Ensure that public facilities are available for every building site and with sufficient capacity to serve the proposed subdivision, and to provide public facilities for future development; and

L. Provide proper utilities and services for adequate drainage, water supply, and disposal of sanitary and industrial waste; and

M. Assure the adequacy of drainage facilities; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability, and beauty of the community; and

N. Preserve the topography of the City and to insure appropriate development with regard to natural features; and

O. Furnish adequate and convenient sites, for schools, parks and open spaces, playgrounds, and other community services, respecting topography and existing vegetation so that the natural beauty of the land shall be preserved; and

P. Assure that new development adequately and fairly participates in the dedication and construction of public improvements and infrastructure that are necessitated by or attributable to the development or that provide value or benefit that makes the development feasible; and

Q. Address other needs necessary for ensuring the creation and continuance of a healthy, attractive, safe and efficient community that provides for the conservation, enhancement and protection of its human and natural resources.

1.3. Plat Required

Any person owning a tract of land located within the corporate limits or extraterritorial jurisdiction of the City of Azle who hereafter divides the tract into two or more parts to lay out a subdivision, to lay out a building lot, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use, or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts for purposes of development shall have a plat of the subdivision prepared and approved according to these Subdivision Regulations. A division of a tract includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method for purpose of development. A division of land under these regulations does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

1.4. Policy

It is hereby declared to be the policy of the City to consider the subdivision and development of land as subject to the control of the City, in order to carry out the purpose of the Comprehensive Plan, and to promote the orderly, planned, efficient and economical development of the City. Furthermore, it is the policy of the City that:

A. Land shall not be subdivided or otherwise developed until proper provision has been made for drainage, water, sewer, transportation and other facilities required by these Subdivision Regulations; and

B. All public and private facilities and improvements shall be of at least a minimum capacity necessary to adequately serve the development and shall conform to and be properly related to the Comprehensive Plan of the City and the Design Manual; and

C. These Subdivision Regulations shall supplement, and facilitate the enforcement of, provisions and standards contained in the Zoning Ordinance and building codes adopted by the City.

1.5. Applicability; Intent

A. These Subdivision Regulations shall apply to all tracts of land within the corporate limits of City and its extraterritorial jurisdiction. Wherever this ordinance refers to “City” or the “City of Azle” it shall also be deemed to refer to and shall apply to the City’s extraterritorial jurisdiction. This Ordinance is designed, intended and is to be administered in a manner to:

1. Not contravene the provisions of the Zoning Ordinance of the City; and

2. Implement the Master Land Use Plan, the Master Water and Sewer Plans, the Master Drainage Plan, the Master Thoroughfare Plan, and any other elements of the City's Comprehensive Plan.

B. These Subdivision Regulations govern the subdivision and platting of land and are intended to require the creation of usable sites that meet minimum standards designed to protect the public health, safety and welfare of the citizens of the City. Separate and distinct regulations have been adopted by the City to govern other aspects of development, such as land use, building construction, and other health, safety and welfare issues such as the prohibition of nuisances. Although these other ordinances are designed to complement these Subdivision Regulations and may incorporate similar goals, and objectives, and similar means to accomplish these goals and objectives, they are separate and distinct from these Subdivision Regulations. Applications made under these Subdivision Regulations for the approval of subdivision or development sites are not intended to negate the need to make separate applications for different projects or aspects of development.

1. 6. Impact of Subdivision Regulations

It is the intent and policy of these Subdivision Regulations that any requirement imposed hereunder as a condition of development be fair and equitable to each development and be based upon the impact the proposed development is projected to have on public facilities and services which are necessitated by the proposed development or anticipated benefits derived by the development from compliance with such conditions. Any conditions placed on development shall be designated to assure the orderly growth of the community in accordance with the Comprehensive Plan. Any developer /owner who believes that proposed conditions of development will work a hardship or are in excess of the impacts caused or benefits derived by the development shall, prior to approval of any plat, identify in writing to the City Manager or his/her designee any such excessive conditions which the developer /owner believes are being improperly or unfairly imposed, along with any engineering or other evidence supporting the developer position. In addition, the developer shall apply for a variance from such proposed conditions in accordance with the procedures set forth in these Subdivision Regulations. The failure to submit a timely request for relief under these procedures shall be deemed to be the developer consent to the conditions imposed.

1. 7. Official Map

The Development Services Manager shall maintain an Official City Map which shall indicate the location of all subdivisions, lots and street right-of-ways. Subdivision plats hereafter approved shall be placed on the Official Map in a timely order. The Official City Map shall include the names of all streets and street suffix classifications. Where street name inconsistencies exist from one subdivision to another, the Development Services Manager shall place on the Official City Map the generally accepted street name, its proper spelling, and suffix classification. The Development Services Manager shall assign street address ranges for each block and coordinate these with the Fire Chief.

1. 8. Conformity with Applicable Rules and Regulations

These Subdivision Regulations shall be held to be the minimum requirements for the development of a subdivision or lot within the corporate limits of the City. In addition to the requirements established herein, all plats shall be in conformity with the following:

A. All applicable State statutory provisions contained in Chapter 212, Texas Local Government Code.

B. The zoning ordinance, building and housing codes, and other applicable laws of the City.

C. Any official plans adopted by the City under Chapter 213, Texas Local Government Code, including but not limited to the Official Comprehensive Plan, Capital Improvements Program of the City, Parks Plan, Master Thoroughfare Plan, and any other official plan adopted by the City Council which has an effect on the development of property in the City.

D. Any regulations of the County Health Departments and appropriate state agencies.

E. Any applicable regulations of the Texas Commission on Environmental Quality or any other agency related to the installation of water, sewer, or other facilities.

F. The regulations of the Texas Department of Transportation, when the subdivision, or any lot contained therein, abuts a state maintained highway.

G. The standards, codes and regulations adopted for administration by the Building Official.

1. 9. Amendments

Amendments to these Subdivision Regulations may be made by the City Council upon recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission and the City Council shall conduct public hearings on all proposed amendments to these regulations. Amending actions may be initiated in one of the following manners:

A. Upon a majority vote of the City Council.

B. Upon a majority vote of the Planning and Zoning Commission.

C. Upon written request from the City Manager.

Section 2
Definitions

2.1. Definitions “Rules of Interpretation”

For the purposes of this Ordinance, the terms, phrases, words, and their derivations set forth in this ordinance shall have the meaning ascribed to them in this section. The word "shall" is always mandatory; the word "may" is merely discretionary. Any office referred to by title means the person employed or appointed by the City in that position, or his duly authorized representative. Definitions not expressly prescribed herein are to be construed in accordance with customary usage in municipal planning and engineering practices.

2.2. Definitions

Accessory Building: a subordinate building excluding garages, having a use customarialy incidental to the main structure. A structure housing an accessory use is considered part of the main structure and not an accessory building when it has part of a wall in common with the main structure or is under an extenison of the main roof and designated as part of the main structure.

Acreage

Gross: the acreage included within the boundary of a plat.

Net: the acreage included within the boundary line of a particular subdivision, tract, parcel, lot, etc., but excluding all public right-of-ways (Abbreviated R. O. W.)

Alley: a public right-of-way less in size than a street, designed for the special accommodation of the property it reaches, and not intended for general travel or primary access.

Applicant: the owner or the authorized representative of land proposed to be subdivided or platted.

Block: a tract of land bounded by streets, or by a combination of streets and a public parks, cemeteries, railroad right-of-ways, shore lines of waterways, or boundary lines of municipalities.

Bond: any form of security including cash deposit, surety bonds, collateral, property, or instrument of credit in an amount and form satisfactory to the City Council.

Build: to erect, convert, enlarge, reconstruct, restore, or alter a building or structure.

Building: any structure which is built for the support, shelter or enclosure of persons, animals, chattels, or moveable property of any kind.

Building Setback Line: the line within a property defining the minimum horizontal distance between a building and the adjacent street line.

Central Sewer System: the collection of sewage from substantially all lots in the subdivision for disposal at a centrally located site.

City: the City of Azle, Texas.

City Engineer: City Staff person responsible for administering the engineering design requirements of this ordinance.

City Manager: the chief administrative officer of the City appointed by the City Council, or his/her designee.

City Planner: City staff person responsible for administering the planning and zoning processes and ordinances requirements, or his/her designee.

Commission: the Planning and Zoning Commission of the City.

Common Area: private lots owned and maintained by the Property Owners' Association.

Comprehensive Master Plan: those plans and policies adopted by the City Council as a guide to the systematic physical development of the City.

Council: the City Council of the City of Azle.

County Plat Records: the plat records of Tarrant or Parker County, Texas, whichever is appropriate to the tract being platted.

Crosswalk Way: a public right-of-way, twelve (12) feet or more in width between property lines, which provides for pedestrian circulation.

Density:

Gross: the number of dwelling units per gross acre.

Net: the number of dwelling units per net acre.

Developer: the authorized representative of or the owner of land proposed to be subdivided or developed.

Design Criteria Manual: a document approved by the City Council which describes the construction criteria used by the City of Azle.

Development: any activity that requires the submission of a subdivision plat, development plan or the securing of a building permit.

Easement : a right granted for the purposes of limited public or semi-public use across, over, or under private land.

Common Access: an easement which is intended to provide shared drives for commercial, industrial and high-density residential developments. These easements are privately owned and maintained by the adjacent lot owners.

Drainage: (Abbreviated D.E., typically D.U.E. when combined with utility easements): a delineated portion of land set aside for the overland or underground transfer of storm water. This area shall not have any permanent structures, fences, or other obstacles hindering the safe transfer of water through the easement.

Emergency Access: an easement for the purpose of ingress, egress, access and passage to and across private property for police, fire and other public safety and governmental vehicles and personnel. This easement is privately owned and maintained by the owners of the land encumbered by the easement and typically used in conjunction with private streets.

Pedestrian Access: a public easement for the purpose of pedestrian ingress and egress and passage to and across private property. The owners of the land encumbered by the easement shall maintain the property.

Private Access: an agreement between two (2) parties for the purpose of limited private access across, over, or under private land.

Public Landscape: (Abbreviated P.L.E.): a public easement typically located adjacent to Thoroughfare Street R.O.W. for the purpose of planting trees or other landscape plants. Maintenance of the easement shall be the responsibility of the land owner; however, the City has the right to maintain, through pruning, replacement or other means, any plantings placed in the easement.

Utility Easement: an easement generally used for the installation, maintenance and operation of water, sewer, electric, telephone, cable, gas and other similar utilities. No permanent structures other than fences shall be allowed in these easements.

Engineer: any person who has been licensed and registered by the Texas State Board of Registration for Professional Engineers to engage in the practice of civil engineering.

Escrow: money placed in an escrow account in the possession of the City to accomplish the purpose set out in this Ordinance, including, but not limited to the following: purchase of right-of-way, design and construction of drainage and sanitary sewer facilities, water, curb, gutter and pavement.

Extraterritorial Jurisdiction (ETJ): the area of land lying outside and adjacent to the corporate limits of the City of Azle over which the City of Azle has legal control as set forth in Chapter 42 of the Local Government Code (within one (1) mile of the corporate limits).

F.E.M.A.: Federal Emergency Management Agency.

Flood: a temporary rise in stream level that results in inundation of areas not ordinarily covered by water.

Flood Hazard Boundary Map: (F.H.B.M.): an official map of the community issued by the Federal Insurance Administration, where special flood hazard areas have been designated.

Flood Insurance Rate Map: (F.I.R.M.) an official community map showing special flood hazard areas and the risk premium zones applicable to the community as issued by the Federal Insurance Administration.

Flood Insurance Study: the official Federal Insurance Administration report containing profiles, the water surface elevation of the base flood and the flood hazard boundary map.

Floodplain: an area identified by F.E.M.A. as possibly being flood-prone or below the immediate floodline (100 year floodplain).

Floodfringe: the area located within the floodplain and outside of the floodway.

Floodway: the area regulated by federal, state, or local requirements to provide for the discharge for the base flow, so that the cumulative increase in water surface elevation is no more than a designated amount within the 100 year floodplain. A river, channel, or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Normally, the floodway will include the stream channel and that portion of the adjacent land areas required to pass the base flood (100 year flood) discharge without cumulatively increasing the water surface elevation at any point more than one (1) foot above that of the pre-floodway condition, including those designated on the Flood Insurance Rate Map.

Frontage: Land contiguous to, and having access to a dedicated public street.

Lot: an undivided tract or parcel of land having frontage on a public street or approved private street and which is, or in the future may be offered for sale, conveyance, transfer or improvement, which is designated as a distinct and separate tract, and which is identified by a tract or lot number or symbol in a duly approved plat which has been properly filed of record.

Marker: a permanent iron rod generally used on lot corners, points of curvature and tangency.

Monument: a permanent concrete survey monument generally used on subdivision property corners adjacent to public right-of-way.

Owner: any person having legal title to the subject property. The term “owner” shall also include the owner’s authorized agent or representative.

Pavement Width: the portion of a street available for vehicular traffic where curbs are laid. "Pavement width" is the portion between the face of curbs.

Person: an individual, firm, partnership, corporation, organization, association or other entity.

Planned Unit Development: a development concept which allows flexibility in accordance with the Zoning Ordinance.

Plat: the schematic representation of the division of land in accordance with this ordinance.

> Amending: a plat which meets the procedures and requirements as set forth in Section 212 of the Local Government Code of the State of Texas.
>
> Final: a plat which substantially conforms to the approved preliminary plat, unless otherwise specified in this ordinance, and contains all or a portion of the property within the approved preliminary plat. A final plat as referenced in this Ordinance may also refer to a plat revision, replat, amending plat or minor plat. Only final plats may be filed of record in the county plat records.
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> Minor: a plat which contains four (4) or fewer lots, and is less than three (3) acres in size, fronting on an existing street and not requiring the creation of any new street or the extension of municipal facilities.
>
> Preliminary: the initial plat or working draft map or plan of a proposed development showing the general layout of streets, blocks and lots, utility systems and drainage submitted for approval by the Planning and Zoning Commission.
>
> Replat: a revision to a recorded plat, but does not follow the same procedure as an amending plat.

Public Water Supply: a water supply and distribution system owned and operated by a municipality or public water district as opposed to a privately owned or user-owned system.

Public Works Director: City Staff person responsible for administering the development provisions of this ordinance.

Regulatory Flood: a flood which is representative of large floods known to have occurred generally in the area and reasonably characteristic of what can be expected to occur on a particular stream. The regulatory flood generally occurs once approximately every one hundred (100) years as determined from an analysis of floods on a particular stream and other streams in the same general region.

Right-of-Way: (abbreviated R.O.W.): a strip of land, other than a drainage or utility easement, occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use.

Street: a traveled roadway and public right-of-way, however designated, which provides vehicular access to adjacent land.

Arterial: a through street designed for the movement of heavy traffic volume intended to carry traffic from collector streets to State/County Highways.

Collector: a street intended to move traffic from minor collector or local streets to or toward the arterial and State/County street system.

County Section.: a street located within the extraterritorial jurisdiction (ETJ) of the city, built to specifications determined by the County and maintained by the County.

Cul-de-sac: a street that intersects only one street and terminates at the opposite end with a vehicular turnaround.

Dead-End: a street that terminates without a vehicular turnaround.

Estate Section: any street without concrete curb and gutter, but not including state,
county or federal highways.

Internal: generally, any street whose entire width is contained within a development.

Marginal Access: a street which is parallel to and adjacent to an arterial street and primarily provides access to abutting properties and protection from through traffic.

Minor Collector: a street which is local in character and use, but due to its configuration within the development, serves as a collector of local streets; thereby, connecting them to a collector street.

Minor or Local: a street which provides access from individual tracts to minor collectors or collector streets.

Perimeter: any street which abuts a development or one whose width lies partly within a development and partly without.

Private: a street which is similar to public streets and roadways except that ownership and maintenance is privately used and retained and is not dedicated to the public for general use and maintenance.

State/County: State Highway 199, F.M. 730 or other state or county designated streets.

Subdivision: a division of any tract of land situated within the corporate limits, or extra-territorial jurisdiction of the City into two or more parts for the purpose of laying out a subdivision of any tract of land or an addition to the City, or laying out suburban lots or building lots, or any lots, or streets, alleys, parks or other portions intended for public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto. "Subdivision" includes resubdivision, but it does not include the division of land into parcels or tracts of greater than five acres and not involving the dedication of any new street, alley or easement of access or public improvements. The use of the term “Subdivision” in this ordinance may also refer to a single lot that is proposed to be developed.

Surveyor: any person registered as a Registered Public Surveyor or Licensed State Land Surveyor by the Texas Board of Land Surveying.

TXDoT : Texas Department of Transportation.

SECTION 3
Administration and Enforcement

3.1. Adoption of Rules, Regulations, Standards and Specifications

The City Council shall, through adoption of ordinances, promulgate rules, regulations, standards and specifications for the construction (as set forth in the *Design Criteria Manual*), installation, design, location and arrangement of streets, curbs, street lights, street signs, alleys, utility layouts, utility easements, gates for utility easements, sidewalks, water supply and water distribution, fire hydrants, sewage disposal systems, septic tanks, water wells, monuments, criteria for drainage easement requirements, drainage facilities, and crosswalk ways. Such ordinances shall be published and filed with the City Secretary at least thirty (30) days before becoming effective. Any rules, regulations, standards and specifications adopted pursuant to this Ordinance may be amended, provided that an amendment must be published and filed with the City Secretary at least thirty (30) days before it becomes effective. No such rules, regulations, standards and specifications shall conflict with this or any other ordinances of the City. All such improvements shall be constructed, installed, designed, located and arranged by the developer /owner in accordance with such rules, regulations, standards and specifications.

3.2. Conflicts with Public and Private Provisions

A. Except where indicated, these Subdivision Regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule, regulation, statute, or other provision of law. Whenever the standards and specifications in this ordinance conflict with those contained in another ordinance, the most stringent or restrictive provision shall govern.

B. These regulations are not intended to abrogate any easement, deed restriction, covenant or any other private agreement or deed restriction.

3.3 Utility Connections; Final Plat Approval Required

A. The City shall not repair, maintain, install or provide any streets or public utility services in any development for which a final plat has not been approved and filed for record, nor in which the standards contained or referred to in this Ordinance have not been complied with in full.

B. The City shall not sell or supply any water, gas, electricity or sewage service within a subdivision for which a final plat has not been approved or filed for record, nor in which the standards contained or referred to in this Ordinance have not been complied with in full.

C. No building permit for a primary building will be issued until all proposed public facilities have been installed and have been approved by the City unless specifically authorized by the Developer Agreement after a

determination that adequate security has been provided to assure construction of the public facilities.

3.4 Enforcement of Regulations

A. Appropriate actions may be taken to prevent a violation of these Subdivision Regulations; to prevent unlawful construction; to restrain, correct, or abate a violation; or to prevent illegal occupancy of a building structure or premises.

B. The City Attorney shall, when directed by the City Council, institute appropriate action in a court of competent jurisdiction to enforce the provisions of this Ordinance or the standards referred to in this Ordinance with respect to any violation thereof which occurs within the City, within the extraterritorial jurisdiction of the City or within any area subject to all or a part of the provisions of this Ordinance.

C. It shall be the responsibility of the City Planner to enforce the administrative provisions of these regulations.

D. It shall be the responsibility of the Development Services Manager to enforce the development provisions of these regulations.

E. The subdivision of any lot or any parcel of land by the use of a metes and bounds description for the purpose of sale, transfer, or lease with the intent of evading these regulations by creating a building lot shall be considered a violation of this Ordinance. All such subdivisions and plats shall be subject to all of the requirements contained in these Subdivision Regulations.

F. No building permit shall be issued for the construction of a building or structure on a lot subdivided or sold in violation of the provisions of these Subdivision Regulations.

H. The City Planner shall be responsible for the interpretation of these Subdivision Regulations. Where a developer or applicant disagrees with the interpretation of the City Planner, he/she may appeal such interpretation to the Planning and Zoning Commission for a final determination. Where a determination of these regulations is in conflict with a request by a developer /owner, the Planning and Zoning Commission shall rule and decide on these questions.

3.5. Certificate of Noncompliance

If any development exists for which a final plat has not been approved or for which the standards contained or referred to herein have not been complied with in full, the

Planning and Zoning Commission shall pass a resolution reciting the fact of such noncompliance or failure to secure final plat approval, and reciting the fact that the provisions of Section 3 of this Ordinance will apply to the development and the lots therein, and the City Secretary shall, when directed by the Planning and Zoning Commission, cause a certified copy of such resolution under the corporate seal of the City to be filed in the deed records of the county or counties in which such development or part thereof lies. If full compliance and final plat approval are secured after the filing of such resolution, the City Secretary shall forthwith file an instrument in the deed records of such county or counties stating that subsections 3.3 no longer apply.

3.6. Platting Required for Permit Requests and Exception

A. Platting shall be required for all building permit requests for new buildings on unplatted real property except as follows:

1. Residentially developed property not exceeding five acres in size may obtain a building permit for additions to the main structure if such addition does not exceed 50 percent of the main structure;

2. Adding an accesory building or structure on an unplatted residentially developed lot provided a primary structure exists on the unplatted lot; or

3. Restoring any residential building or structure on an unplatted residentially developed lot, destroyed by fire, explosion, or any other casualty or an Act of God where the extent of the destruction is not more than 50 percent of the current value of the structure.

3.7. Development and Inspection Fees

From and after the effective date of this Ordinance, the City's development and inspection fees for developments located inside the City and within its extraterritorial jurisdiction shall be four percent (4%) of the construction costs of the water, sewer, street and drainage facilities required by this Ordinance, as determined by the Director of Public Services. Payment shall be made prior to beginning any construction

3.8. Engineering Consultant's Fees

Engineering Consultant Fees shall be paid as shown in Table 10 of Article 4, Appendix A of the City of Azle Code of Ordinances

3.9. Violation Penalty

Any person violating any provision of this Ordinance shall be guilty of a misdemeanor, and, upon conviction shall be fined an amount not exceeding five hundred dollars ($500.00). Each day that such violation continues shall be a separate offense. Prosecution or conviction under this provision shall never be a bar to any other remedy or relief for violations of this Ordinance.

Section 4
Vacating Plats, Replats, Amending Plats, Minor Plats

4.1. Vacation of Plat

The proprietors of the tract covered by a plat may vacate the plat at any time before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat. If lots in the plat have been sold, the plat, or any part of the plat, may be vacated on the application of all the owners of lots in the plat, with approval obtained in the manner prescribed for the original plat. The county clerk shall write legibly on the vacated plat the word "Vacated" and shall enter on the plat a reference to the volume and page at which the vacating instrument is recorded. On the execution and recording of the vacating instrument, the vacated plat has no effect.

4.2. Replatting Without Vacating Existing Plat

A. A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

1. Is signed and acknowledged by only the owners of the property being replatted; and

2. Is approved, after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard, by the Commission; and

3. Does not attempt to amend or remove any covenants or restrictions.

B. In addition to compliance with Section 2 of this Ordinance, a replat without vacation of the preceding plat must conform to the requirements of this section if:

1. During the preceding five (5) years, any of the area to be replatted was limited by an interim or permanent zoning classification to residential use for not more than two (2) residential units per lot; or

2. Any lot in the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

C. Notice of the hearing before the Commission shall be given before the fifteenth (15th) day before the date of the hearing by:

1. Publication in an official newspaper or a newspaper of general circulation in the county in which the municipality is located; and

2. By written notice, with a copy of Section 3 of this Ordinance attached, forwarded to the owners of property in the original subdivision (as indicated on the most recently approved municipal tax roll or in the case of a subdivision within the extraterritorial jurisdiction, the most recently approved county tax roll) within 200 feet of the property upon which the replat is requested. The written notice may be delivered by depositing the notice, properly addressed with postage prepaid, in a post office or postal depository within the boundaries of the City.

3. If the proposed replat is protested in accordance with this subsection 4.2, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of all members of the Commission. For a legal protest, written instruments signed by the owners of at least twenty percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the Commission prior to the close of the public hearing.

4. In computing the percentage of land area under Section 3 (Section 4.2), the area of streets and alleys shall be included.

5. Compliance with subsections 3 and 4 of this section (Sections 4.2.C and 4.2.D) is not required for approval of a replat of part of a preceding plat if the area to be replatted was designated or reserved for a use other than single or duplex family residential use by notation on the last legally recorded plat or in legally recorded restrictions applicable to the plat.

4.3. Amending Plats

Notwithstanding any other provisions of this Ordinance, the City Manager is authorized to approve and issue an amending plat which is signed by the owner only, and which is for one or more of the purposes set forth in this Section; and such approval and issuance shall not require notice, hearing or approval of other lot owners. This Section shall apply only if the sole purpose of the amending plat is for one or more of the following of the following purposes:

A. To correct an error in any course or distance shown on the prior plat.

B. To add any course or distance that was omitted on the prior plat.

C. To correct an error in the description of the real property shown on the prior plat.

D. To indicate monuments set after death, disability or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments.

E. To show the proper location or character of any monument which has been changed in location or character or which originally was shown at the wrong location or incorrectly as to its character on the prior plat.

F. To correct any other type of scrivener or clerical error or omission as previously approved by the Commission or City Council; such errors and omissions may include, but are not limited to, lot numbers, acreage, street names, and identification of adjacent recorded plats.

G. To correct an error in courses and distances of lot lines between two adjacent lots where both lot owners join in the application for plat amendment and neither lot is abolished, provided that such amendment does not attempt to remove recorded covenants or restrictions and does not have a material adverse effect on the property rights of the other owners in the plat.

H. To relocate a lot line in order to cure an inadvertent encroachment of a building or improvement on a lot line or on an easement.

I. To relocate one or more lot lines between one or more adjacent lots where the owner or owners of all such lots join in the application for the plat amendment, provided that such amendment does not:

1. Attempt to remove recorded covenants or restrictions, and

2. Increase the approved number of lots.

J. To make necessary changes to the prior plat to create six (6) or fewer lots in the subdivision or part of the subdivision covered by the prior plat if:

1. The changes do not affect applicable zoning and other regulations of the City; and

2. The changes do not attempt to amend or remove any covenants or restrictions; and

3. The area covered by the changes is located in an area that the City Council has approved, after a public hearing, as a residential improvement area.

4.4 Minor Plats

A. A developer may elect to by-pass the preliminary plat process and apply for a final plat under the following circumstances:

1. The property to be platted contains no more than four (4) lots;

2. The property to be platted contains no more than three (3) acres of land;

3. The development does not require the extension of public utilities or infrastructure improvements (extension of streets);

4. The development is fronting on a public street; and

5. The plat does not require any variances to this Ordinance.

B. The procedure for a Minor Plat shall be the same as the procedure for Final Plat application.

4.5 Administrative Approval

The City Manager or his designee may approve amending plats and minor plats pursuant to the Texas Local Government Code Section 212.016, as amended. The City Manager or his/her designee, at his discretion may refer the plat to the Planning and Zoning Commission. The City Manager or his/her designee shall not disapprove a plat as defined by this Section, but shall refer such plat to the Planning and Zoning Commission if he recommends disapproval.

4.6 Fees

The City shall collect the following for a proposed replat of real property within the corporate limits or extraterritorial jurisdiction of the City:

A. A fee in accordance with the City's adopted fee schedule; and

B. A sum equal to the plat recording fee charged by the county or counties in which plat will be filed for recordation.

Section 5
Preliminary Plats

5.1. Preliminary Conference

Prior to the official filing of a preliminary plat, the developer/Owner should consult with and provide a plan of subdivision to the City Planner for comments and advice on the procedures, specifications and standards required by the City for the subdivision or development of land.

5.2. Preparation

The developer/owner shall cause a preliminary plat to be prepared by a surveyor or engineer in accordance with this Section.

5.3. Deadline for Filing Copies

A. Upon reciept of an application, the City Planner, or his/her designee, shall review the submission to determine if all required elements of the plat application have been submitted. The applicant shall be informed of any deficiencies. Once all elements of the plat application have been submitted, the Planner shall send a certification letter to the applicant that the plat application is ready for review by the Planning and Zoning Commission. The filing date of the preliminary plat shall be deemed to be the date the plat application is certified as complete by the planner or his/her designee.

B. The developer/owner shall submit two (2) originals and fifteen (15) blue or black line copies of the plat together with applicable filing fees and written application at least fifteen (15) working days prior to the date at which formal application for the preliminary plat approval is made by the Commission. The filing date of the preliminary plat shall be deemed to be the date that the plat application is complete.

5.4 Filing Fees

A preliminary plat application shall be accompanied by a fee in accordance with the adopted fee schedule.

5.5. Form and Content

The plat shall be drawn on 24”X36” sheets, if to be filed in Tarrant County and 18"x24" sheets if to be filed in Parker County with a binding margin of not less than three (3) inches on the left side of the sheet and margins on the other three sides of not less than one (1) inch. The plat shall be drawn to a scale of 100 feet to one (1) inch. When

more than one sheet is necessary to accommodate the entire area, an index sheet showing the entire subdivision at an appropriate scale shall be attached to the plat.

A. An approved preliminary drainage plan, approved by the City's Engineer, is required as part of the plat application, and

B. The plat shall show the following:

1. Names and addresses of the developer/subdivider owner, engineer and/or surveyor;

2. Proposed name of the subdivision, which shall not have the same spelling as or be pronounced similar to the name of any other subdivision located within the City or within five (5) miles of the City;

3. Names of contiguous subdivisions and the owners of contiguous parcels of unsubdivided land, and an indication of whether or not contiguous properties are replatted;

4. Description, by metes and bounds, of the subdivision;

5. Primary control points or descriptions, and ties to such control points to which all dimensions, angles, bearings, blocks and similar data shall be referenced;

6. Subdivision boundary lines, indicated by heavy lines and the computed acreage of the subdivision;

7. The exact location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements or other public or private right-of-ways within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries;

8. The exact location, dimensions, descriptions and name of all existing or recorded residential lots, parks, public areas, permanent structures and other sites within or contiguous with the subdivision;

9. The exact location, dimensions, description, and flow line of existing water courses and drainage structures within the subdivision or on contiguous tracts;

10. Regulatory flood elevations and boundaries of flood-prone areas, including floodways, if known;

11. The exact location, dimensions, name and description of all proposed public or private streets, alleys, parks and other public or

private areas, reservations, easements or other right-of-ways, blocks, lots and other sites within the subdivision;

12. A preliminary plan for on-site sewage disposal systems, including disposal site for lands subject to flooding or sanitary sewers with grade, pipe size, and points of discharge;

13. A preliminary plan for proposed fills or other structure elevating techniques, levees, channel modifications, seawalls, and other methods to overcome flood or erosion-related hazards;

14. Date of preparation, scale of plat and north arrow;

15. Topographical information shall include contour lines on a basis of five (5) vertical feet in terrain with a slope of six percent (6%) or more, and on a basis of two (2) vertical in terrain with a slope of less than six percent (6%);

16. A number or letter to identify each lot or site and each block;

17. Front building setback lines on all lots and sites; side yard building setback lines at street intersections and crosswalk ways;

18. 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 boundary of the subdivision, or are contiguous to such boundary; and

19. Vicinity sketch or map at a scale of not more than 100 feet to an inch which shall show existing subdivisions, streets, easements, right-of-ways, parks and public facilities in the vicinity, the general drainage plan and ultimate destination of water, and possible storm sewer, water, gas, electric and sanitary sewer connections by arrows.

20. All utility companies shall sign off on the plat prior to its submittal to the City.

5.6 Processing

A. The City Planner shall check the preliminary plat as to its conformity with the master plan, major street plan, land use plan and zoning districts set forth or referred to in this Ordinance.

B. Pertinent copies of the preliminary plat data shall be submitted to the Director of Public Services who shall check the same for conformity with the standards and specifications contained in the City of Azle Subdivision Ordinance or referred to in this document.

C. The City Planner shall return the preliminary plat data to the Commission with his/her suggestions as to modifications, additions or alterations of such plat data.

D. Within thirty (30) days after a preliminary plat application, has been submitted to the City and meeting the requirements of this Ordinance, the Commission shall approve, disapprove or approve with conditions the application. A completed application shall include all required documents set forth in this section. Any approval with conditions shall be deemed to be a denial until and unless all of the conditions are met.

E. Approval or approval with conditions of a preliminary plat by the Commission shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the installation of streets, water, sewer and other required improvements and utilities and to the preparation of the final plat. Conditional approval of the preliminary plat shall not constitute automatic approval of the final plat.

F. If the preliminary plat does not meet the requirements of this ordinance, the Planning and Zoning Commission shall disapprove the plat or approve the plat with conditions to ensure compliance with the requirements of this ordinance. If the preliminary plat is disapproved, no further action shall be taken on the application, until and unless a new application and preliminary plat is submitted in accordance with this ordinance.

G. Except for preliminary plats filed prior to the effective date of this ordinance, a preliminary plat shall become null and void within one (1) year after its approval unless a final plat is approved for all or a portion of the preliminary plat within that time and is filed for record in the appropriate County(s). The applicant, owner or developer may submit in writing, a request to the Commission for one (1) six (6) month extension of the preliminary plat.

Section 6
Final Plats

6.1. Form and Content

A. The final plat and accompanying data shall substantially conform to the preliminary plat as conditionally approved by the Commission, incorporating any and all changes, modifications, alterations, corrections and conditions imposed by the Commission.

B. An approved drainage plan, approved by the City's Engineer, is required as part of the plat application.

C. The final plat shall be drawn on 24"x36" sheets, if to be filed in Tarrant County and 18"x24" sheets if to be filed in Parker County with a binding margin of not less than three (3) inches on the left side of the sheet and margins on the other three (3) sides on not less than one (1) inch. The plat shall be drawn to a scale of 100 feet to one (1) inch. When more than one sheet is necessary to accommodate the entire area, an index sheet showing the entire subdivision at an appropriate scale shall be attached to the plat.

D. The final plat shall be submitted in such number as is required and shall contain all of the features required for preliminary plats and shall be accompanied by site improvement data bearing the seal of an engineer and detailed cost estimates.

E. The Commission may alter or impose additional requirements if the following criteria apply:

1. If adherence to the previously approved preliminary plat will hinder the orderly development of other land in the area in accordance with the previsions of this ordinance; or

2. If adherence to the previously approved preliminary plat will be detrimental to the public health, safety or welfare, or will be injurious to other property in the area.

F. The final plat and the accompanying site improvement data and detailed cost estimates shall be approved by the Director of Public Services or his/her designee.

G. The final plat shall also include the following:

1. The names and addresses of the developer/subdivider, record owner, surveyor, or engineer;

2. Proposed name of the subdivision, which shall not have the same spelling as or be pronounced similarly to the name of any other subdivision located within the City or within five miles of the City;

3. Names of contiguous subdivisions and the owner(s) of contiguous parcels of unsubdivided land, and an indication of whether or not contiguous properties are platted;

4. Description, by metes and bounds, of the subdivision;

5. Primary control points or descriptions, and ties to such control points to which all dimensions, angles, bearings, block numbers and similar data shall be referenced;

6. The exact location, dimensions, name and description of all existing or recorded streets, alleys, reservations, easements, or other public right-of-ways within the subdivision, intersecting or contiguous with its boundary or forming such boundary, with accurate dimensions, bearing or deflecting angles and radii, area, and central angle, degree of curvature, tangent distance and length of all curves where appropriate;

7. The exact location, dimensions, description and name of all proposed streets, alleys, drainage structures, parks, other public areas, reservations, easements or other right-of-ways, blocks, lots, and other sites within the subdivision with accurate dimensions, bearing or deflecting angles with radii, area, and central angles, degree of curvature, tangent distance and length of all curves where appropriate.

G. When filed, the final plat shall be accompanied by the following site improvement data:

1. All plans and engineering calculations shall bear the seal and signature of an engineer.

2. All streets, alleys, sidewalks, crosswalk ways and monuments and two (2) copies of plans and profiles of all streets, alleys, sidewalks, crosswalk ways, and monuments, and two (2) copies of detailed cost estimates.

3. Sanitary Sewers.

A. Two (2) copies of the proposed plat, showing two-foot (2') contours and the proposed location and dimensions of existing sanitary sewer lines;

B. Two (2) copies of plans, profiles and specifications of proposed sanitary sewer lines indicating depths and grades of lines; when a separate sewer system or treatment plant is proposed, two (2) copies of proposed plans and specifications;

C. Two (2) copies of detailed cost estimates.

4. Water Lines.

A. Two (2) copies of the proposed plan showing two-foot (2') contours and the location and size of existing water lines and fire hydrants;

B. Two (2) copies of the plans, profiles and specifications of all proposed water lines and fire hydrants, showing depths and grades of the lines;

C. When a separate water system is planned, or when connection is proposed to a water system other than to the City water system, two (2) copies of the plans, including fire hydrants, of the proposed system;

D. Two (2) copies of detailed cost estimates.

5. Storm Drainage.

A. Two (2) copies of the proposed plat, indicating two-foot (2') contours. All street widths and grades shall be indicated on the plat, and runoff figures shall be indicated on the outlet and inlet side of all drainage ditches and storm sewers, and at all points in the street at changes of grade or where the water enters another street or storm sewer or drainage ditch. Drainage easements shall be indicated;

B. A general location map of the subdivision showing the entire watershed (a United States Geological Survey (U.S.G.S.) quadrangle is satisfactory);

C. Calculations and maps showing the anticipated stormwater flow, including watershed area, percent runoff, and time of concentration. When a drainage ditch or storm sewer is proposed, calculations shall be submitted showing basis for design;

D. When a drainage channel or storm sewer is proposed, complete plans, profiles, and specifications shall be submitted, showing complete construction details;

E. When conditions upstream or downstream from a proposed channel or storm sewer do not permit maximum design flow, high water marks based on a 25 year frequency shall be indicated based on existing conditions;

F. Two (2) copies of detailed cost estimates;

G. The final plat shall also include the following:

1. Owner's acknowledgement of the dedication to public use of all streets, alleys, parks, and other public places shown on such final plat;

2. The certification of the City Engineer that the final plat conforms to all requirements of the subdivision regulations of the City;

3. A statement that the final plat has been approved by the Commission;

4. The certification of the surveyor responsible for surveying the subdivision area, attesting to its accuracy; and

6.2. Processing

A. If desired by the developer and approved by the Commission, the final plat may constitute only that portion of the approved preliminary plat which he proposes to record and develop. However, such portion shall conform to all the requirements of this Ordinance.

B. As soon as practical after the developer is notified of the approval of the preliminary plat, his engineer shall submit to the Commission at an official meeting the final plat of the subdivision or portion thereof.

C. No final plat will be considered unless a preliminary plat has been approved previously, except under these conditions:

1. A minor plat as meeting the requirements of Section 4 of this Ordinance; or

2. An amending plat meeting the requirements of Section 4 of this Ordinance.

D. When the final plat is filed with City for approval by the Commission, it shall be accompanied by the following fees:

1. Fees in accordance with the adopted fee schedule; and

2. A check or checks payable to the county clerk in the amount of the recordation fee for filing the final plat.

E. Within thirty (30) days after the final plat application has been submitted to the City and meeting the requirements of this Ordinance, the Commission shall approve or disapprove the final plat. If the final plat is disapproved, the Commission shall inform the developer/owner in writing of the reasons at the time such action is taken.

F. After the final plat has been finally approved and the developer has constructed all the required improvements and such improvements have been approved, and a maintenance bond filed as provided in this Ordinance; or after the plat has been finally approved and the developer has filed the security and maintenance bond provided in this Ordinance, the Commission shall cause the final plat to be recorded with the county clerk or clerks in the county or counties in which the subdivision lies. The Commission shall also cause the check or checks for the recordation fee or fees deposited at the time the final plat was filed for approval to be delivered with the final plat to the county clerk.

G. The plat must be accompanied by a tax certificate provided by the county in which it is filed.

H. The final plat must be accompanied by the Owner’s Certificate of Dedication which has been duly signed and notarized.

Section 7
Standards and Specifications

7.1. Generally

No preliminary or final plat shall be approved by the Commission, and no completed improvements shall be accepted by the City Engineer unless they conform to the *Design Criteria Manual* and to the following standards and specifications.

7.2. Conformity with Comprehensive Master Plan

The subdivision shall conform to the Comprehensive Master Plan of the City.

7.3. Provision for Future Subdivisions

If a tract is subdivided into parcels larger than ordinary building lots, such parcels shall be arranged to allow for the opening of future streets.

7.4. Reserve Strips Prohibited

There shall be no reserve strips controlling access to land dedicated or intended to be dedicated to public use.

7.5. Streets

A. Street Layout. Adequate streets shall be provided by the developer and the arrangement, character, extent, width, grade and location of each shall conform to the comprehensive plan of the City and shall be considered in their relation to existing and planned streets, to topographical conditions, to public safety and convenience, and in their appropriate relationship to the proposed uses of land to be served by such streets. The street layout shall be devised for the most advantageous development of the entire neighborhood.

B. Relation to Adjoining Street System. Where necessary to the neighborhood pattern, existing streets in adjoining areas shall be continued, and shall be at least as wide as such existing streets and in alignment therewith.

C. Projection of Streets. Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided areas.

D. Street Jogs. Whenever possible, street jogs with center line offsets of less than onehundred and twenty-five (125) feet shall be avoided.

E. Half-streets or Adjacent Streets. In the case of collector, minor or marginal access streets, no new half-streets shall be platted.

F. Street Intersections. Street intersections shall be as nearly at right angles as practicable, giving due regard to terrain and topography.

G. Dead-end Streets. Dead-end streets shall be prohibited except as short stubs to permit future expansion.

H. Cul-de-sacs. Cul-de-sacs shall not exceed six hundred (600) feet in length and shall have a turnaround of not less than one hundred (100) feet in diameter.

I. Marginal Access Streets. Where a subdivision has frontage on an arterial street, there shall be provided a marginal access street on both sides or on the subdivision side of the arterial street, if the arterial street borders the subdivision, unless the adjacent lots back up to the arterial street, or unless the Commission determines that such marginal access streets are not desirable under the facts of a particular case for adequate protection of the lots and separation of through and local traffic.

J. Streets on Comprehensive Plan. Where a subdivision embraces a street as shown on the Comprehensive Plan of the City, such street shall be platted in the location and of the width indicated by the Comprehensive Plan. A Traffic Impact Analysis may be required by the City Engineer to determine if the dedication of right-of-way on the Comprehensive Plan meets the test of rough proportionality.

K. Minor Streets. Minor streets shall be laid out so as to discourage their use by through traffic.

L. Pavement Widths and Right-of-ways. Pavement widths and right-of-ways shall be as follows:

1. Undivided arterial streets shall have a right-of-way width of at least eighty (80) feet, with a pavement width of at least forty-eight (48) feet. Divided arterials shall have right-of-way width based on twelve (12) foot lanes, fifteen (15) foot median and ten (10) foot parkways.

2. Collector streets shall have a right-of-way of at least sixty (60) feet and a pavement width of at least thirty-six (36) feet.

3. Minor streets shall have a right-of- way of at least fifty (50) feet and a pavement width of at least thirty (30) feet.

4. Nonresidential marginal access streets shall have a right-of-way width of at least fifty (50) feet and a pavement width of at least thirty (30) feet. Residential marginal access streets shall have a right-of-way width of at least fifty (50) feet and a pavement width of at least thirty (30) feet.

M. Curbs.

1. Curbs shall be installed by the developer, at the time of development on both sides of all interior streets, and on the subdivision side of all perimeter streets; however, on perimeter streets, the developer may, at the option of the City, and in lieu of placing curbs at such location at the time of final plat approval, enter into an agreement with the City to pay for the construction of such curbs when the same becomes necessary in order to provide for adequate drainage on the streets.

2. The developer shall provide in the dedication paragraph of the plat, if the option provided for in this subsection is chosen, the following language:developer (owner), his heirs, successors and assignees agree to pay for the installation and construction of all curbs on perimeter streets which have not been installed at the time of the approval of this plat.

3. Subdivisions containing individual lots one (1) acre or more in size are not required to install curbs in accordance with this section.

N. Street Names. Names of new streets shall not duplicate or cause confusion with the names of existing streets, unless the new streets are a continuation of or in alignment with existing streets, in which case names of existing streets shall be used.

O. Street Lights. Street lights shall be installed by the developer at all street intersections within the subdivision.

P. Street Signs. Street signs shall be installed by the developer at all intersections within or abutting the subdivision. Such signs shall be of a type approved by the City, and shall be installed in accordance with standards of the City.

7. 6. Alleys

A. Width and Paving. In non-residential areas, where installed, alleys shall be not less than twenty (20) feet in right-of-way width and pavement width. In residential areas, alleys not less than twenty (20) feet in right-of-way width, with a pavement width of not less than fifteen (15) feet, shall be optional. All alley paving shall be done in accordance with City standards. Alleys shall be approximately parallel to the frontage of the street.

B. Intersecting Alleys of Utility Easements. Where two alleys or utility easements intersect or turn at a right angle, a cutoff of not less than ten (10) feet from the normal intersection of the property or easement line shall be provided along each property or easement line.

C. Dead-end Alleys. Dead-end alleys shall not be permitted.

D. Overhang Easements. In all alleys, overhang easements for electric and telephone lines of a least five (5) feet on each side of the alley strip at a height at or above sixteen (16) feet shall be provided.

E. Alleys Which Do Not Connect on a Straight Course. If alleys are not themselves straight within each block, or if the same does not connect on a straight course with the alleys of adjoining blocks, then an easement shall be provided for the placing of guy wires on lot division lines in order to support poles set on curving or deviating right-of-ways or alleys.

7.7. Utility Easements.

A. Utility easements shall be provided where utilities cannot be located within the designated right-of-way. All utility easements shall be a minimum of fifteen (15) feet in width. A greater width may be required by the Director of Public Services for due cause.

B. Normal curb exposure shall be required where utility easements intersect streets.

C. Overhang easements of at least five (5) feet on each side of the fifteen (15) foot easement strip, at a height at or above sixteen (16) feet, shall be provided in all utility easements.

D. Where utility easements are not themselves straight within each block, or if the same do not connect on a straight course with the utility easements of adjoining blocks, an additional easement shall be provided for the placing of guy wires on lot division lines in order to support poles set on curving or deviating right-of-ways or alleys.

7.8. Sidewalks

Sidewalks are required as follows:

A. Sidewalks shall be required on both sides of internal streets, where curb and gutter are required, within the subdivision and on the side of perimeter streets abutting the development.

B. Sidewalks are to be installed along the frontage of all lots prior to final building inspection approval, except that handicapped ramps at street intersections and sidewalks along perimeter streets abutting the development shall be installed at time of public improvement installation.

7.9. Water Installation

A. Water Supply and Distribution. All subdivisions shall be provided with water supply and water distribution systems approved by the Director of Public Services.

B. Fire Hydrants. Standard fire hydrants shall be installed as part of the water distribution system per specifications of the Fire Marshal of the City and the State Board of Insurance.

7.10. Sewers

A. All subdivisions shall be provided with an approved sewage disposal system.

B. Connection with the public sanitary sewer system shall be required except where the Public Works Director determines that such connection will require unreasonable methods of sewage disposal. Where septic tanks are to be installed, the subdivider shall conduct soil tests on each lot of the proposed subdivision under the supervision of the Director of Public Services in order to determine the adequacy of proposed lot sizes. If a sanitary sewage disposal system is to be installed, the plans for such system must be approved by the Texas State Health Department, prior to approval of the final plat by the Commission.

7.11. Utility Lines

All utility lines that pass under a street or alley shall be installed before the street or alley is paved. When it is necessary that utility lines pass under the street or alley pavement, they shall be installed to a point at least three (3) feet beyond the edge of the pavement.

7.12. Monuments

A. Monuments shall be located at the intersection of a line five (5) feet north from and parallel to the north line of each block with a line five (5) feet east from and parallel to the east line of the block, unless such point of intersection occurs within the limits of street paving. In such a case, alternate monument location shall be approved by the Director of Public Services.

B. Where, due to topographic conditions, permanent structures, or other conditions, the view is obstructed between any two adjacent monuments, intermediate monuments shall be so set to assure a clear view between adjacent monuments.

7.13. Drainage

A. Easements. Where a subdivision is traversed by a watercourse, drainage way, natural channel or stream, there shall be provided an easement or

right-of-way conforming substantially to the limit of such watercourse, plus additional width to accommodate future needs.

B. Drainage Facilities. Drainage facilities shall be provided and constructed as specified by the Director of Public Services.

7.14. Block Length

Block lengths shall not exceed eight hundred (800) feet.

7.15 Crosswalk Ways

Where deemed necessary by the Superintendent of Streets to provide circulation or access to schools, playgrounds, shopping centers, transportation facilities and other community facilities, or to provide pedestrian circulation within the subdivision, crosswalk ways shall be provided with a concrete sidewalk four (4) feet wide.

7.16. Lots

A. All lots shall conform to the minimum requirements of the Zoning Ordinances**.**

B. Where an OSSF (On Site Sewage Facility) is provided the residential lots shall have an area of at least one (1) acre, shall be at least one hundred fifty (150) feet deep, and shall be at least one hundred (100) feet wide. Where, as the result of the soil test prescribed in Subsection 7.10 B above of this Ordinance, the Director of Public Services deems the minimum lot area insufficient, the Commission shall require additional area sufficient to accommodate the sanitary facilities deemed necessary by the Director of Public Services. In case of irregularly shaped lots, the minimum width shall be measured at the front building line.

C. Corner lots shall be a minimum of twenty (20) feet wider than the minimum lot width for interior lots in the zoning district in which the subdivision is platted. Lots abutting on crosswalk ways shall be treated as corner lots. In the case of subdivisions platted in the extraterritorial jurisdiction, the corner lot width shall be the minimum interior lot width approved for that subdivision plus twenty (20) feet.

D. Each lot shall front upon a public street. Lots of irregular shape shall not be allowed unless they have a street frontage of at least twenty (20) feet.

E. Side lot lines shall be substantially at right angles to straight street lines and radial to curved street lines.

F. Where a lot in a residential area backs up to a railroad right-of-way, a high-pressure gasoline, oil or gas line, an arterial street, an industrial area, or other land use which has a depreciating effect on residential property,

and where no marginal access street or other street is provided at the rear of such lot, additional depth may be required by the Commission. Where a lot sides to any of the above, additional width shall be required by the Commission.

G. In subdivisions platted after the effective date of this Ordinance, where each lot maintains an individual water supply well and sewage system with a subsurface soil system, the plat shall show the approved well location and sanitary control easement around the well within a one hundred fifty (150) foot radius in which no subsurface sewage system may be constructed.

H. Where a subdivision is platted so that residential lots back up to a collector street, a six (6) foot high solid screening fence along the rear lot line shall be required, except for one gate not to exceed forty eight (48) inches per each lot, and vehicular access from the collector street shall be prohibited. The construction of the fence shall be required in the Developer Agreement and shall be accomplished by the developer at the time that public facilities installation is required.

I. Where a subdivision is platted so that residential lots are adjacent to a collector street, private residential driveways shall be prohibited to connect to collector streets except where a concrete surface has been provided for maneuvering so as not to require backing onto the collector street, and driveways shall not be closer than one hundred (100) feet from center line of driveway to center line of driveway.

Section 8
Performance Guarantees

8.1. Construction Prior to Filing of Plat

If under Subsection 6.2.F. of this Ordinance the developer chooses to construct the required improvements prior to recordation of the final plat, all such construction shall be inspected while in progress by the appropriate City Staff, and must be approved upon completion by the Director of Public Services. Prior to recording the final plat, the developer shall file with the City a maintenance bond, executed by a surety company holding a license to do business in the State of Texas, in an amount equal to one hundred (100) percent of the cost of the improvements required, as estimated by the City Engineer, conditioned that the developer will maintain such improvements in good condition for a period of two (2) years after approval of the final plat. Such bond shall be approved as to form and legality by the City Attorney.

8.2. Construction After Filing of Plat

A. If under Subsection 6.2.F. of this Ordinance the developer chooses to file security or bonds in lieu of completing construction prior to final plat approval, he may utilize either of the following methods of posting security:

   1. The developer shall file with the City a performance bond executed by a surety company holding a license to do business in the State of Texas, and acceptable to the City Attorney, in an amount equal to the cost of the improvements required by this Ordinance as estimated by the City Engineer, conditioned that the developer will complete such improvements within one year after approval of the plat, or

   2. Alternatively the developer shall place on deposit in a trust account in a bank or trust company selected by the developer and approved by the City, a sum of money equal to the estimated cost of all improvements required by this Ordinance as estimated by the City Engineer.

B. If either type of security is filed by the developer under subsection A above the filing of such security shall be accompanied by a maintenance bond executed by a surety company holding a license to do business in the State of Texas, and acceptable to the City Attorney, in an amount equal to one hundred (100) percent of the cost of the improvements required as estimated by the City Engineer, conditioned that the developer will maintain such improvements in good condition for a period of two (2) years after final acceptance of the completed construction by the City, as provided in subsection C. below.

C. If either type of security is filed by the developer under subsection A above the City shall inspect the construction of the improvements while in progress, and upon completion of construction. After final inspection, the Director of Public Services shall notify the developer in writing as to his acceptance or rejection of the construction. Upon satisfactory completion of construction, the Director of Public Services shall issue a statement of acceptance of the ownership and maintenance of the facilities by the City. He shall reject such construction only if it fails to comply with the standards and specifications contained or referred to in this Ordinance. If he rejects such construction, the City Attorney shall, on direction of the City Council, proceed to enforce the guarantees provided in this Section.

D. Where good cause exists, the Director of Public Services may extend the period of time for completion under subsection A above for an additional period of time not to exceed six (6) months if the developer has not completed the required improvements in compliance with this Ordinance. No such extension shall be granted unless security as provided in subsection A above has been provided by the developer covering the extended period of time.

Section 9
Water and Sewer Main Extensions

9.1. Purpose

The purpose of this Section is to provide a method for individual property owners and developers to recover reasonable costs when the installation of a water or sewer main extension is required, and to establish a methodology for calculating and collecting fees from the developer who wish to connect to the main extension.

9.2. Criteria

A. The property to which the utility main extends must be platted and the developer must follow all development guidelines and building codes as well as construction standards and specifications of the City.

B. All easements, dedications, and public right-of-ways necessary to construct the main extension must be acquired by the developer at the developer's expense and filed in the county deed records by the City.

C. No reimbursement shall be allowed for on-site utility lines unless said lines are required to be oversized.

D. No reimbursement shall be allowed for off-site main extensions of less than than two hundred (200) feet. If the site extension from an existing utility main to the developer's property line is greater than two hendred (200) feet, this Section may be utilized.

E. No reimbursement shall be allowed for any utility main extension that is shown on the water or wastewater capital improvements plan.

9.3. Engineering Requirements

A. Utility mains shall be extended through a development as determined by the City Engineer to allow for utility main extensions to other future developments.

B. The engineering design shall be performed by a registered Professional Engineer licensed in the State of Texas at the expense of the developer. All engineering and construction standards must be approved by the City and must meet the City's construction standards and specifications for public works.

C. The developer must extend at his expense any on-site water or sewer lines for the proposed development to an existing main.

D. The developer will construct at least six-inch (6”) mains or the portion of the utility main extension that meets the capacity needs of the development, whichever is greater.

9.4 Reimbursement

A. A request for pro rata reimbursement must be included in the Developer Agreement executed in connection with the development of the subdivision.

B. The developer shall provide the City itemized reports of the costs incurred in constructing the utility main extensions. The City Secretary shall maintain records of expenditures for each utility main extension project. Fees for inspection and management of the program shall be recovered by the City.

C. The developer shall be entitled to reimbursement from pro rata costs charged to other developer’s who connect to the utility mains for a period not to exceed seven (7) years from the date of acceptance of the utility main extensions by the City.

D. The reimbursement amount shall be assessed on a linear foot frontage basis. State or federal government properties which are not subject to development shall not be included in the acreage calculation.

E. In the event that both a transmission and a distribution main are located along the frontage of the developer’s property, the fee will be based upon the distribution main only.

F. Reimbursements will be made to the original developer signing the Developer Agreement with the City, which is nontransferable, unless otherwise stated within the agreement. Reimbursements shall be made at the time a new developer connects to the main extension beginning at the acceptance of the utility main extension, and upon written request from the original developer. The total amount reimbursed shall not exceed one hundred percent of the actual construction costs. Reimbursement funds shall be paid to the City who shall in turn make payment to the original developer.

G. Extension Fees shall be determined by the following calculation:

1. Extension Fees = Length of property along which the line(s) is/are located, multiplied by the cost of utility main installation per linear foot as specified in the itemized report submitted by the developer.

2. With approval of the City, costs for the procurement of easements dedications and public right-of-ways shall be totaled and divided by the linear foot length of the utility main extension. The per foot cost shall be added to the actual utility main extension cost.

H. Fees will be collected from property owners or developers who will be served by the main extension prior to the approval of their final plat or site plan, or issuance of their building permit, whichever is first. The original developer shall request payment from the City of any money which has been collected pertaining to the project.

Section 10
Installation Costs

10.1. Generally

After the Commission has approved the final plat, but prior to the City filing said plat with the County(s), the developer shall deliver to the Public Works Director the executed agreements stipulated herein. The forms for these agreements shall be furnished by the City to be properly completed and executed by the developer.

10.2. Water and Sewer System

The developer shall furnish the City a copy of an executed developer agreement executed by the developer and the City, which will assure the City that all water and sewer facilities will be constructed as shown by the plans approved by the City Engineer.

10.3. Street and Drainage Facilities

The developer shall furnish the City a copy of an executed Developer Agreement executed by the developer and the City, which will assure the City that all street and drainage facilities will be constructed as shown by the plans approved by the City Engineer.

10.4. Developer Agreement

The Developer Agreement shall be in the form attached as Appendix “A” to this Ordinance.

10.5. Development Fees Payable to the City

A. The developer shall pay all costs attributable to the installation of water, sewage, street and drainage facilities as are needed to fulfill the basic criteria requirements to the City for service to his/her subdivision. Such costs generally comprise the following:

1. Easement or right-of-way cost;

2. Direct construction cost;

3. Engineering design and general administration;

4. Review and handling of plan and contract documents;

5. Construction layout, cut sheets and field adjustments;

6. Inspection and acceptance by City;

7. Fees assessed by others not within the control of the City.

In all cases, the developer shall furnish or pay for all easements or right-of-ways, and all fees or assessments by other parties not within the control of the City. Also, in all cases, the developer shall pay to the City a fee in the amount of four percent (4%) of the actual construction cost for which the City reviews the plans and contract documents and performs the inspection and acceptance of the work (Items 4 and 6). The developer shall employ his/her own engineer to furnish the engineering design, general administration, construction layout, cut sheets and field adjustments (Items 3 and 5) at no cost to the City.

B. All subdivision extensions shall be covered by a Developer Agreement, which clearly defines the scope of details of the proposed extension and particularly contains the Developer's Agreement to abide by all regulations of the City and to deliver to the City clear and unencumbered title to all the proposed improvements at the time of acceptance by the City, which must be prior to commencing service.

C. The City shall participate in the cost of subdivision extensions only where and to the extent that oversized facilities in addition to the subdivision's needs are required for the proper overall benefit of the system. Such over-sizing needs shall be determined by the City's Engineer(s) with concurrence of the City Manager and shall be authorized only by approval of the City Council.

D. When the City participates in the cost of constructing the project by oversizing facilities, or other participation, the contract for construction shall be executed between the City and the developer or contractor after compliance with all Charter and statutory requirements for advertising and receiving competitive bids. When the City does not participate in the construction costs of the project, the contract for construction may be negotiated between the developer and the contractor of his choice, or bids may be received. In cases where the construction contract is between the City and the contractor, the developer; will then place in escrow, with the City, funds totaling the amount of the contract plus the appropriate percentage fees as outlined in subsection A of this section.

E. Refunds to the developer shall be made only for applicable situations involving connections to off-site facilities (approach mains) or boundary facilities, and then only when provisions for such refunds are specifically provided for in the Developer Agreement executed prior to construction of the extensions.

10. 6. Procedure

A. The developer shall initiate preliminary action by obtaining a copy of applicable portions of policies and procedures from the City. The developer then shall have his engineer prepare and submit to the Director of Utilities Director of Public Services who forwards to the City's Engineer(s) after a review by the Fire Chief, a preliminary layout of proposed water and sewer extensions superimposed on an approved preliminary plat signed by the City, along with his tentative estimate of costs for the overall development, and for the first section if incremental development is proposed. The City Engineer shall then review the proposed preliminary plat and return it to the City with comments and recommendations concerning acceptability and oversizing needed. The City shall then advise the developer of tentative approval or necessary changes, with a copy to City Engineer.

B. The City shall furnish the developer with three (3) blank forms of the standard Developer Agreement. The developer's engineer shall prepare and submit to the City complete construction plans, specifications and other necessary contract documents, along with estimates of the developer's cost and City participation, and two (2) blue line prints of the final plat showing approval signature for the City. Such documents shall be submitted to the City Engineer for review and after they have been fully completed, and are acceptable and approved by the Commission, the City shall return them to the developer with notice of approval, at which time the developer shall submit the executed Developer Agreement and the City's inspection fee of four percent (4%).

C. After selection of the contractor has been accomplished by bids or negoiation as per Section 10.6.B. above), the actual construction shall be accomplished as follows:

1. In those cases where the city is participating in the costs, after bids are received, the City Engineer receives and recommends an award to the City Manager or his/her designee. Alternatively, the developer shall advise the and shall furnish bid amounts. The City Manager shall notify the developer to have documents executed and returned to City. After receipt of executed documents, the City Manager or his/her designee shall issue a work order.

2. After the work order is issued, the developer's engineer shall provide the construction layout and staking and shall prepare cut sheets for all sewers. A copy of all cut sheets shall be furnished to the City Engineer, or inspector and the contractor. Also, a copy of the actual construction staking filed notes shall be furnished to the City's Engineer. The inspector shall inspect the work and review the partial and final pay estimates to the contractor as prepared by the developer's engineer. After pay estimates have been agreed upon by the City and the contractor, they shall be transmitted to the City's Engineer for review. The City's Engineer shall check all pay estimates and after they are in order, shall transmit them to the City

Manager or his/her designee with recommendation for payment or corrections as noted. After final completion of the work to the satisfaction of the inspector and City's Engineer and the City Manager shall issue a statement of acceptance of the facilities for ownership and operation by the City to the developer.

10.7. Evaluated Prices

When the City participates in the cost of facilities for oversizing or for any other reason, separate bid items shall be set up to reflect the cost to the City when such separate items can be feasibly determined. In the absence of such specific bid prices, the price shall be determined by using a current bid price or the City's Engineer estimated price.

10.8. Developer Payments

When any extension or improvement to the water and/or sewer system is to be installed under contract between the City and a contractor, the cost of which is to be paid wholly or partially by a developer, the contractor shall not be authorized to commence work until after the City has received the full amount due from the developer, either in cash to be placed in escrow or by irrevocable commercial letter of credit from a bank or other financial institution acceptable to the City, the conditions of such letter to be included in the Developer Agreement and in a form approved by the City Attorney.

10.9. Guarantee of Performance

In those cases wherein the City has no participation in the development costs and the developer has either received bids or negotiated for the development construction, the following requirements shall be met:

A. All plans for construction of sewer, water, storm drainage and paving shall be approved by the City's Engineer. These plans shall include a signed statement signifying the Developer's Agreement to complete all improvements shown thereon, and a Developer Agreement shall be executed.

B. Letters of consent to the platting and improvements shall be submitted by all lienholders and other parties having rightful claim of ownership or easement to the property.

C. If easements are needed outside of the plat boundaries, the executed dedication instruments shall be submitted prior to final plat approval.

D. The developer shall file security prior to final plat approval by one of the following methods:

1. Performance Bond. Filing with the City's Engineer a bond executed by a surety company holding a license to do business in the State of Texas and acceptable to the City, in an amount equal to the cost

of the improvements required by this Ordinance and within the time for completion of the improvements as estimated by the City's Engineer. The performance bond shall be approved as to form and legality by the City Attorney.

2. Trust Agreement. Placing a deposit with a bank or trust company in the name of the City, in a trust account in an amount equal to the estimated cost of all site improvements required by this Ordinance, the cost and time of completion as approved by the City's Engineer. Selection of the trustee shall be executed on the form approved as to form and legality by the City Attorney. Periodic withdrawals may be made from the trust account for a progressive payment of installation cost. The amounts of such withdrawals shall be based upon progress work estimates and approved by the City's Engineer. All such withdrawals shall be approved by the trustee.

3. Letter of Credit. Filing with the City's Engineer a letter, on a form approved by the City Attorney, signed by the principal officer of a local bank or local federally insured savings and loan association or other financial institution; acceptable to the City, agreeing to pay the City on demand, a stipulated sum of money to apply to the estimated cost of installation of all improvements for which the developer is responsible under this Ordinance. The guaranteed payment sum shall be estimated costs and scheduling as approved by the City's Engineer. The letter shall state the name of the subdivisions and shall list the improvements the developer is required to provide.

E. The developer shall furnish a certificate from a competent attorney setting forth the title and ownership of the land as shown by the survey and correct legal description. A reliable abstract company title certificate and title policy setting forth the same information may be accepted in lieu thereof.

Section 11
Flood Hazard Areas

11.1. Flood Hazard Areas Generally

A. The flood hazard areas of the City are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare. These flood losses are caused by: (a) the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities, and (b) the occupancy of flood hazard areas by uses vulnerable to floods, or hazardous to other land, which are inadequately elevated or otherwise protected from flood damages.

B. This Section is based upon a reasonable method of analyzing flood hazards, to wit: the latest Flood Insurance Study sponsored by the Federal Insurance Administration.

11.2. Purpose

It is the purpose of this Section to promote the public health, safety and welfare, and to minimize the losses described in Subsection A. above by provisions designed to:

A. Restrict or prohibit the development of lands for uses which are dangerous to health, safety or property in times of flood or which, with reasonably anticipated improvements, will cause excessive increases in flood heights or velocities;

B. Require that each platted lot in an area vulnerable to floods be provided with a safe building site with adequate access and that public facilities which serve such uses be installed with protection against flood damages at the time of initial construction; or

C. Protect individuals from buying lands which are unsuited for intended purposes because of flood hazards by prohibiting the platting of unprotected flood hazard lands, requiring that flood hazard areas be delineated on the final plat, and reserving through deed restrictions areas not suitable for development.

11.3. Applicability

This Section shall apply to all lands within the jurisdiction and extra-territorial jurisdiction of the City delineated as flood hazard areas on the floodway map.

11.4. Warning and Disclaimer of Liability

The degree of flood protection required under this Section is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Section does not imply that areas outside the delineated flood hazard areas or land uses permitted within such areas will be free from flooding or flood damages. This Section shall not create liability on the part of the City or any officer or employee thereof for any flood damages that result from reliance on this Section or any administrative decision lawfully made thereunder.

11.5. Land Suitability

No land shall be platted which is determined by the Commission to be unsuitable for its intended use by reason of flooding, inadequate drainage, soil and rock formations with severe limitations for development, susceptibility to mudslides or earth-slides, severe erosion potential, unfavorable topography, inadequate water supply or sewage disposal capabilities, or any other feature harmful to the health, safety or welfare of the future residents or property owners of the proposed development or the community at large. However, the Commission may approve preliminary and final plats if developer's improve lands consistent with the standards of this and other applicable ordinances to make the property, in the opinion of the Commission, suitable for its intended uses. The Commission may also approve the preliminary and final plats if the developer agrees to make suitable improvements and place a sum in escrow pursuant to this Section to guarantee performance. In determining the appropriateness of land development at a site, the Commission shall consider the objectives of this Section, and:

A. The danger to life and property due to the increased flood heights or velocities caused by fill, roads, and intended uses;

B. The danger that intended uses may be swept onto other lands or downstream to the injury of others;

C. The adequacy of proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions under flood conditions;

D. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

E. The importance of the services provided by the proposed facility to the community;

F. The requirements of the development for a waterfront location;

G. The availability of alternative locations not subject to flooding for the proposed development and land uses;

H. The compatibility of the proposed uses with existing development and development anticipated in the foreseeable future;

I. The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;

J. The safety of access to the property for emergency vehicles in times of flood;

K. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters expected at the site;

L. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, streets and bridges.

11.6. Building Site Improvements

A. No development or part thereof shall be approved if proposed levees, fills, structures or other features will individually or collectively significantly increase flood flows, heights, or damages.

B. Building sites for residences, motels, resorts or other dwelling or accommodation uses shall not be permitted in floodway areas. Sites for these uses may be permitted outside the floodway if the sites are elevated or filled to a height of at least eighteen (18) inches above the elevation of the regulatory flood or if other provisions are made for elevating or adapting structures to achieve the same result.

Required fill areas must extend ten (10) feet beyond the limits of intended structures and, if the development is not to be sewered, must include areas for onsite waste disposal.

C. Building sites for structures not included in subsection B above shall similarly not be permitted in floodway areas. Such sites located outside the floodway shall ordinarily be protected as provided in this Section. However, the Commission may allow development for commercial and industrial use at a lower elevation if the developer protects the areas to a height of eighteen (18) inches above the regulatory flood protection elevation by levees, seawalls, channel modifications, or other protective techniques, or if the developer assures that uses will be protected through structural floodproofing, flood-warning systems or other techniques specified in this Section.

D. If the Commission determines that only part of a proposed plat can be safely developed, it shall limit development to that part and shall require that development proceed consistent with this determination.

E. When the developer does not intend to develop the plat himself and the Commission determines that additional use controls are required to insure safe development, it may require the developer to impose appropriate deed restrictions on the land. Such deed restrictions shall be inserted in every deed and noted on the face of the final recorded plat.

11.7. Drainage Facilities

Storm drainage facilities shall be designed to store and convey the flow of surface waters from a twenty-five (25) year frequency storm without damage to persons or property. The system shall insure drainage at all points along streets, and provide positive drainage away from buildings and on-site waste disposal sites. Plans shall be subject to approval by the Commission. The Commission may require a primarily underground system to accommodate frequent floods (five/year) and a secondary surface system to accommodate less frequent floods (twenty five year). Drainage plans shall be consistent with local and regional drainage plans.

11.8. Sanitary Sewer Facilities

A. The Commission may prohibit installation of sewage disposal facilities requiring soil absorption systems where

such systems will not function due to high ground water, flooding, or unsuitable soil characteristics. The Commission may require that the developer/owner note on the face of the plat and in any deed of conveyance that soil absorption fields are prohibited in designated areas.

B. The Commission may prescribe adequate methods for waste disposal. If a sanitary sewer system is located on or near the proposed development, the Commission shall require the developer/owner to provide sewage facilities to connect to this system where practical, and shall prescribe the procedures to be followed by the developer/owner in connecting to the system.

C. If City sanitary sewer is available within one hundred (100) feet of the subject property, the use of an existing septic tank may be continued until the privately owned sanitary sewer system ceases to be a functioning septic tank. No privately owned septic system may be installed after the date of sewer availablity.

11.9. Water Facilities

All water systems, including individual wells, located in flood-prone areas, whether public or private, shall be flood proofed to a point at or above the flood protection elevation. If there is an existing public water supply system on or near the development, the Commission may require the developer /owner to convert to this system.

11.10. Erosion and Sediment Control Measures

The Commission may require the developer /owner to utilize grading techniques, subdivision design, landscaping, sedimentation basins, special vegetation cover, and other measures to reduce erosion and sediment.

11.11. Flood Proofing

The Commission may, as a condition of approving any plat for an area subject to flooding, require flood proofing of intended uses. Flood proofing plans must be individually approved by the Commission before such uses are constructed. Flood proofing may include:

A. Anchorage to resist floatation and lateral movement;

B. Installation of watertight doors, bulkheads, and shutters or similar methods of closure;

C. Reinforcement of walls to resist water pressures;

D. Use of paints, membranes, mortars to reduce seepage of water through walls;

E. Addition of mass or weight to structures to resist flotation;

F. Installation of pumps to lower water levels in structures;

G. Construction of water supply and waste treatment systems so as to prevent the entrance of floodwaters;

H. Installation of pumps or comparable facilities for subsurface drainage systems to relieve external foundation wall and basement flood pressures;

I. Building design and construction to resist rupture or collapse caused by water pressure or floating debris;

J. Installation of valves or controls on sanitary and storm drains which permit the drains to be closed to prevent back-up of sewage and storm waters into buildings or structures;

K. Location and installation of all electrical equipment, circuits and electrical appliances so that they are protected from inundation by the regulatory flood;

L. Location of storage facilities for chemicals, explosives, buoyant materials, flammable liquids or other toxic materials which could be hazardous to public health, safety and welfare at elevation above the height associated with the regulatory protection elevation; or design of such facilities to prevent flotation of storage containers, or damage to storage containers which could result in the escape of toxic materials into floodwaters.

Section 12
Estate Lot Subdivisions

12.1. Location Permitted and Criteria for Development

There shall be permitted to be developed within the City's extraterritorial jurisdiction, subdivisions to be know as estate lot subdivisions. The following conditions and criteria must be met in order to develop as an estate lot subdivision:

A. No central sewer system is available;

B. No public water supply is available;

C. Minimum lot size of three (3) acres;

D. Minimum street frontage shall be one hundred fifty (150) linear feet at the property line; and

E. Minimum street frontage in a cul-de-sac shall be seventy five (75) linear feet at the property line.

12.2. Streets and Sidewalks

Estate lot subdivisions shall be required to meet the minimum standards for the building of collector streets, minor streets, nonresidential marginal access streets and residential marginal access streets. In addition:

A. Curbs and gutters are allowed but not required.

B. Sidewalks are allowed but not required.

12.3. Compliance with City’s Subdivision Ordinance

Estate Lot Subdivisions shall comply with all other requirements contained in this Ordinance.

Section 13
Variances

13.1. Conditions for Authorizing A Variance

The Commission may authorize a variance from these regulations when, in its opinion undue hardship will result from requiring strict compliance. A variance includes an adjustment, offset, credit or waiver of any dedication, construction, or payment requirements where the requirement places an unreasonable burden on the development or does not bear a rough proportionality to the requirements necessary to serve the development. In granting a variance, the Commission may prescribe conditions that it deems necessary to or desirable in the public interest. In making the findings required in this section, the Commission shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the Commission finds:

A. The requirement places an unreasonable burden on the development and does not bear a rough proportionality to the requirements necessary to serve the development; or

B. That there are special circumstances or conditions affecting the land such that the strict application of the provisions of this Ordinance would deprive the developer of the reasonable use of his land; and that the variance is necessary for the preservation and enjoyment of a substantial property right of the developer; and that the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area; and that the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this Ordinance.

13.2. Findings in Official Minutes

Such findings of the Commission, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Commission meetings at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety and welfare

may be secured and substantial justice done. Pecuniary hardship to the developer, standing alone, shall not be deemed to constitute undue hardship.

13.3. Streets in Extraterritorial Jurisdiction

The Commission may authorize the construction of County Specification Streets within the extraterritorial jurisdiction (ETJ) if it finds:

A. The area in question is not included in the City's current annexation plan;

B. The Commission has no reasonable expectation of adding the area in question to the annexation plan;

C. The City finds County Specification Streets adequate for the anticipated traffic load; and

D. The City finds the drainage plan for the area in question adequate to protect the surrounding properties.

Section Fourteen – Integrated Storm Water Management (iSWM)

This Criteria Manual for Site Development and Construction is adopted and becomes effective on September 1, 2012.

Purpose and Limitations of Manual

This manual is intended to provide a guideline for the most commonly encountered stormwater or flood control designs in the City of Azle. Also, it's a guide for watershed master plans and for design of remedial measures for existing facilities. This manual was developed for users with knowledge and experience in the applications of standard engineering principles and practices of stormwater design and management. There will be situations not completely addressed or covered by this manual. Any variations from the practices established in this manual must have the expressed written approval of the Storm Water Manager. Close coordination with city staff is recommended and encouraged during the planning, design and construction of all stormwater facilities.

Goals and Objectives for Stormwater Management

A proper understanding of the City's adopted goals and objectives for storm water management, as summarized in Chapter 5, is essential for the proper application of this Manual.

Contact Information

Information on Azle's Stormwater management program and policies can be obtained at: 817-444-4511 or at the website: www.cityofazle.org. For additional information on the iSWM regional manual and program, contact the North Central Texas Council of Governments (NCTCOG) at 817-695-9191 or at the website http://iSWM.nctcog.org/.

Abbreviations and Definitions

For convenience, two terms which are used frequently throughout this manual are abbreviated:

- CITY OF AZLE- City of Azle
- SWM – Storm Water Manager

Several stormwater and development terms are used in this manual which have unique or special meanings. They are defined below:

1. Adequate Outfall - **Outfall that does not create adverse flooding or erosion conditions downstream and is in all cases subject to the approval of the Storm Water Manager.**
2. BMP or Best Management Practice **– A physical, chemical, structural, or managerial practice or device that prevents, reduces, or treats the pollution of stormwater, or reduces or treats erosion, or minimizes runoff.**
3. Development - **A contiguous tract of land (or a tract of land separated only by roadway and/or drainage right-of-way or easements) to be considered as a single development for purposes of this policy**. **Development - A contiguous tract of land (or a tract of land separated only by roadway and/or drainage rights-of-way or easements) to be considered as a single development for purposes of this policy, if the tract has one or more of the following characteristics:**
    - Included in a single Concept Plan submitted to the City of Azle,
    - Included in a single Preliminary Plat submitted to the City of Azle,
    - Is comprised of contiguous land (or land separated only by a roadway and/or drainage rights-of-way or easements) under the same root ownership,
    - Is encumbered by a single Master Drainage Study or Plan,
    - Is encumbered by a single Developer's Agreement, TIF, 360 Agreement or other public/private partnership agreement,
    - Is overlaid by a common Homeowner's or Property Owner's Association (HOA, POA), or
    - Is owned or managed by a common Master Developer.

4. Drainage Study - **Studies of the proposed development and drainage areas, including a downstream assessment will accompany the conceptual, preliminary, and final site plans and will include the necessary hydrologic and hydraulic analysis to clearly demonstrate that the limits of the Zone of Influence have been identified.**
5. Downstream Assessment - **Downstream assessment of properties that could be impacted by the development.**
6. Engineer or Engineer of Record **– The person authorized to practice engineering in Texas who is responsible for preparing engineering plans for a development.**
7. Fully Developed Conditions **– For watershed hydrology, fully developed conditions include all existing developed areas and all existing undeveloped areas shall reflect anticipated future land use designated by zoning classification.**
8. Grading Permit **– The approval by the City of Azle to proceed with the disturbance of 0.1 acres or more, after review and approval of iSWM, , Floodplain, or other City regulations.**
9. **iSWM Construction Plan** – A plan and notes indicating the installation and maintenance of BMPs and application of pollution prevention procedures used to control erosion, sediment, construction materials, and waste during the construction phase of improvements in conformance with the criteria contained in this Manual.
10. iSWM Plan or iSWM Site Plan **– A stormwater management plan that conforms to the criteria contained in this Manual.**
11. Maintenance Plan or Operations and Maintenance Plan- **A plan prepared in accordance with this Manual for the purpose of describing maintenance and operational requirements of a structural BMP and interchangeably used with the "City of Azle Stormwater Facility Maintenance Plan"**
12. Natural Creeks **– Those drainage ways that are generally unimproved, that often exhibit a meandering course, and which are not proposed to be improved to City standards for earthen channels.**
13. Private Water **– Runoff water which generated on private property and flowing within the property or from one property to another. Drainage easements and drainage facilities which contain only private water shall not be maintained by the City.**
14. Public Water **– The concentration of surface water flowing through or from public land or right-of-way. Public water must be contained within a dedicated right-of-way, floodplain or drainage easement.**
15. Stormwater Fee Credits **– An incentive provided by the City of Azle to encourage the voluntary use of BMPs which improve stormwater management.**
16. Stormwater Facility Maintenance Agreement or Maintenance Agreement **– A legal agreement between the City of Azle and a property owner for perpetual maintenance of a structural BMP.**
17. Stormwater Pollution Prevention Plan or SWPPP **– The site design, operations, and inspections plan required by the Environmental Protection Agency (EPA) and the Texas council on Environmental Quality (TCEQ) for the control of erosion and sediment during construction. The iSWM Construction Plan covers much of the site design requirements required by the SWPPP.**
18. Zone of Influence - **A "zone of influence" from a proposed development extends to a point downstream where the discharge from a proposed development no longer has a significant impact upon the receiving stream or storm drainage system.**

Overview of the iSWM Program

The iSWM Program for Construction and Development is a cooperative initiative that assists municipalities and counties to achieve their goals of water quality protection, streambank protection, and flood mitigation, while also helping communities meet their construction and post-construction obligations under state stormwater permits.

Development and redevelopment by their nature increase the amount of imperviousness in our surrounding environment. This increased imperviousness translates into loss of natural areas, more sources for pollution in runoff, and heightened flooding risks. To help mitigate these impacts, more than 60 local governments are cooperating to proactively create sound stormwater management guidance for the region through the *integrated* Stormwater Management (iSWM) Program.

The iSWM Program is comprised of four types of documentation and tools as shown in Figure 1. These are used to complement each other and to support the development process.

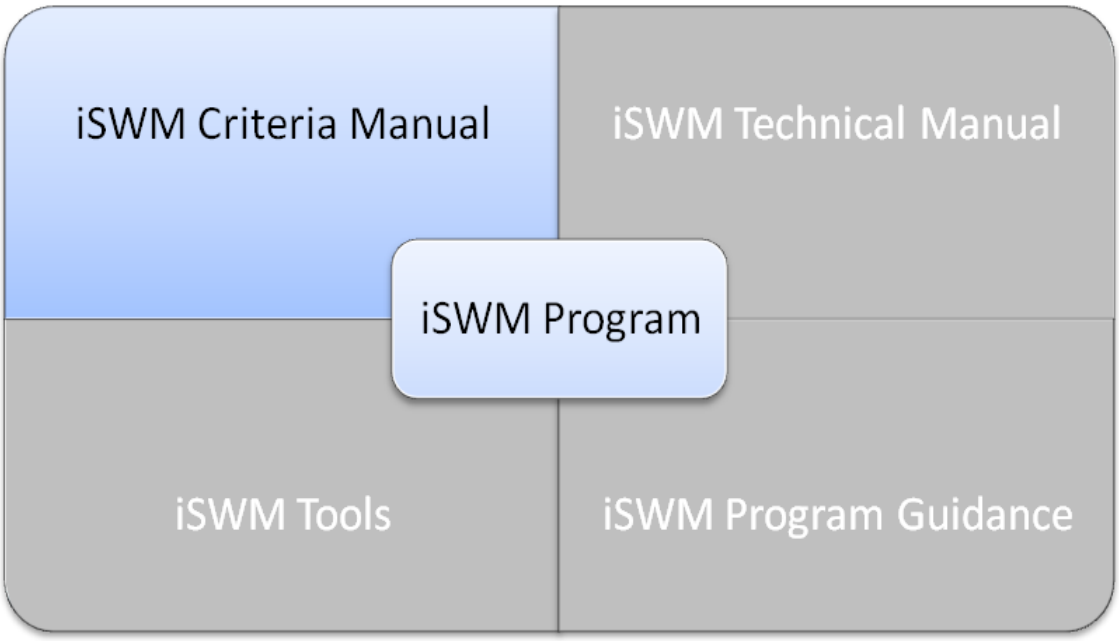


Figure 1: iSWM Program Support Documents and Tools

The four parts of iSWM are:

iSWM Criteria Manual –This document provides a description of the development process, the iSWM focus areas and locally adopted design criteria allowing municipalities a flexible approach to apply at a local level.
iSWM Technical Manual – This set of document provides technical guidance including equations, descriptions of methods, fact sheets, etc. necessary for design.
iSWM Tools – This includes web-served training guides, examples, design tools, etc. that could be useful during design.
iSWM Program Guidance – This includes reference documents that guide programmatic planning rather than technical design.

14.1.0 Overview of iSWM Criteria Manual

This Chapter discusses the criteria aspects of iSWM and lays out the framework and specific requirements. Local governments may modify this section to meet any local provisions.

14.1.1 Introduction

The purpose of this manual is to provide design guidance and a framework for incorporating effective and environmentally sustainable stormwater management into the site development and construction processes and to encourage a greater regional uniformity in developing plans for stormwater management systems that meet the following goals:

- **Control runoff within and from the site to minimize flood risk to people and properties;**
- **Assess discharges from the site to minimize downstream bank and channel erosion; and**
- **Reduce pollutants in stormwater runoff to protect water quality and assist communities in meeting regulatory requirements.**

Following criteria provided in the manual will help to meet sustainable development goals. There are many ways that sustainable development may be achieved while following these criteria. For example, a development that reduces individual lot imperviousness and a development that has high lot density in one area and a large open space in another can both meet sustainable requirements.

Chapter Summary

The iSWM Criteria Manual consists of five chapters:

Chapter 1 – Introduction and Summary

Chapter 2 – integrated Development Process

Chapter 3 – integrated Design Criteria

Chapter 4 – integrated Construction Criteria

Chapter 5 – Additional Local Provisions

Local Provision Boxes

Throughout this manual you will notice "Local Provision" boxes. These boxes are used by a local government to add, delete, or modify sections of the criteria and specify the options allowed and/or required by the local government. Additional local information can be added and will be located in Chapter 5.

Local Provisions:

Relationship of Azle and NCTCOG Regional integrated Stormwater Management (iSWM) Manuals

This City of Azle's iSWM Criteria Manual incorporates the 2010 regional iSWM Criteria Manual, developed by the North Central Texas Council of Governments (NCTCOG), although portions of the manual may have been modified or removed by the City. The requirements contained within the Local Provision sections shall take precedence over conflicting provisions that may be contained in the iSWM Criteria Manual and iSWM Technical Manual approved by the North Central Texas Council of Governments.

Chapter 5 contains additional criteria that are applicable in the City of Azle.

The digital version of both manuals cross reference each other and are included on the respective websites for the City of Azle (www.cityofazle.org) and NCTCOG (http://iSWM.nctcog.org/). Copies of these documents can be downloaded from the website.

Precedence of Azle Criteria

The requirements contained within the Local Provision sections shall take precedence over conflicting provisions that may be contained in the iSWM Criteria Manual and iSWM Technical Manual approved by the North Central Texas Council of Governments.

Applicability

iSWM is applicable under the following conditions for development and redevelopment that will ultimately disturb one or more acres as illustrated below and in Figure 1.1:

Table 14.1.1 iSWM Applicability

Applicable for iSWM Site Design:	Applicable for iSWM Construction:
Land disturbing activity of 1 acre or more OR land disturbing activity of less than 1 acre where the activity is part of a common plan of development that is one acre or larger.	**Land disturbing activity of 1 acre or more OR land disturbing activity of less than 1 acre where the activity is part of a common plan of development that is one acre or larger.**

A common plan of development consists of construction activity that is completed in separate stages, separate phases, or in combination with other construction activities.

Development and redevelopment are not specifically defined in this manual. The applicability is based on land disturbance activities. If an existing site has been cleared and graded, but not developed, within five years of the date of the developer's initial application submittal, the developer must consider the land conditions prior to the clearing and grading to be the existing site conditions.

New development or redevelopment in critical or sensitive areas, or as identified through a watershed study or plan, may be subject to additional performance and/or regulatory criteria as specified by the local government. Furthermore, these sites may need to utilize certain structural controls in order to protect a special resource or address certain water quality or drainage problems identified for a drainage area or watershed.

Site Design below Applicable Criteria

Site developments that do not meet the applicability requirements are not subject to the regulatory water quality or stream bank protection requirements. However, it is recommended that these criteria still be used and that temporary controls be provided during construction. Flood mitigation and conveyance criteria still apply. The planning process is also simplified for sites below the applicable criteria to an optional pre-development review before the final submittal of the engineering plans.

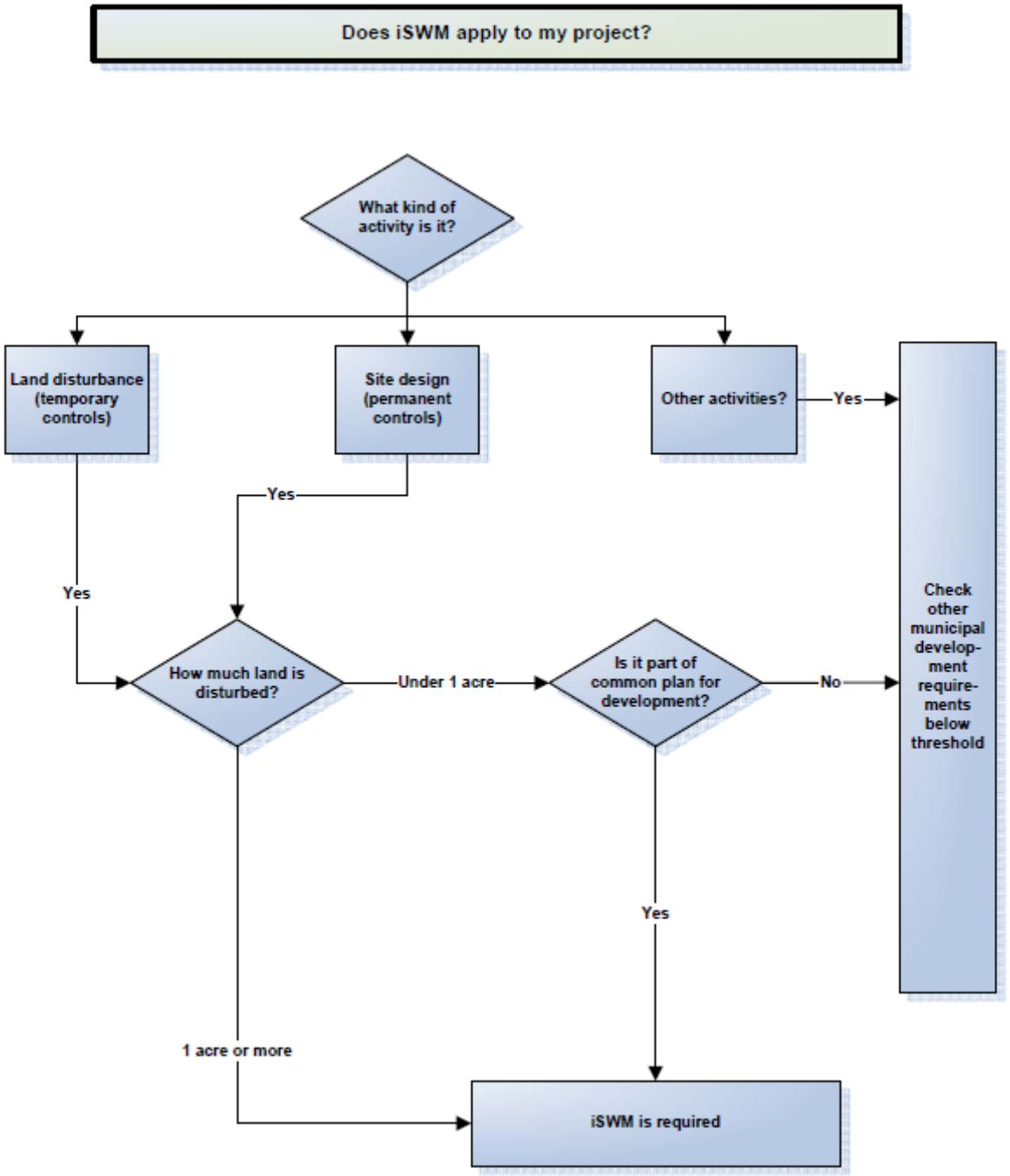


Figure 1.1 iSWM Applicability Flowchart

Local Provisions: Azle requirements for storm water management review are shown in greater detail in the graphic below. Any land disturbances of 0.1 acre or more will be reviewed for known drainage problems and mapped floodplains; a site plan showing topography and drainage information is generally sufficient for this purpose. A land

disturbance of 1.0 acres or more requires an iSWM Site Plan prepared by a professional engineer. A land disturbance of 1 acre or more also requires a Construction Site Notice (CSN) or Notice of Intent (NOI) as applicable, along with a Storm Water Pollution Prevention Plan (SWPPP) that shows how erosion will be controlled during construction. Landscaping (Section 29), Land Filling, and other City code requirements that are often triggered by land disturbance activities should also be checked.
A Grading Permit must be approved by the City prior to the commencement of any construction or grading activities disturbing 0.1 acres or more of land or if disturbed surface areas are located within Floodplain and/or Drainage Easement. Grading requirements will be reviewed as part of the normal engineering review process rather than as a separate step. After construction and grading activities are complete and disturbed surfaces are stabilized, and prior to the issuance of the Certificate of Occupancy, a Final Grading Certificate must be provided by an engineer or the contractor. A separate grading permit for the grading of individual Single Family or Duplex Building lots will normally not be required if those lots are part of a subdivision plat recorded prior to the date of this ordinance.

14.1.2 *integrated* Development Process

Chapter 2 of this manual presents details for completing the full iSWM development process which consists of five steps. Each of the steps builds on the previous steps to result in Final iSWM Plans and Construction Plans.

Step 1 – Review Local Requirements and Municipality's Processes

Step 2 – Collect Data and Perform Site Analysis

Step 3 – Prepare Concept/Preliminary iSWM Plans

Step 4 – Prepare Final iSWM Plans and iSWM Construction Plan

Step 5 – Prepare Operation and Maintenance Plans

Local Provisions: NONE

14.1.3 *integrated* Design Criteria

Chapter 3 of this manual presents an *integrated* approach for meeting stormwater runoff quality and quantity management goals by addressing the key adverse impacts of development on stormwater runoff. Its framework consists of three focus areas, each with options in terms of how the focus area is applied.

Design Focus Areas

The stormwater management focus areas and goals are:

- Water Quality Protection: **Remove pollutants in stormwater runoff to protect water quality**
- Stream bank Protection: **Regulate discharge from the site to minimize downstream bank and channel erosion**
- Flood Mitigation and Conveyance: **Control runoff within and from the site to minimize flood risk to people and properties for the conveyance storm as well as the 100-year storm.**

Each of the Design Focus Areas must be used in conjunction with the others to address the overall stormwater impacts from a development site. When used as a set, the Design Focus Areas control the entire range of hydrologic events, from the smallest runoff-producing rainfalls up to the 100-year, 24-hour storm.

Local Provisions: Water Quality is required by the City of Azle

Design Storms

***Integrated* design is based on the following four (4) storm events.**

Table 14.1.2 Storm Events	
Storm Event Name	Storm Event Description
"Water Quality"	**Criteria based on a volume of 1.5 inches of rainfall, not a storm frequency**
"Stream bank Protection"	**1-year, 24-hour storm event**
"Conveyance"	**25-year, 24-hour storm event**
"Flood Mitigation"	100-year, 24-hour storm event

Throughout the manual the storms will be referred to by their storm event names.

Local Provisions: The adopted "Stream bank Protection", "Conveyance", and "Flood Mitigation" storm events for the City of Azle are the 1-, 10-, and 100-year, 24-hour storm events, respectively.

Design Focus Area Application Options

There are multiple options provided to meet the required criteria for water quality protection, stream bank protection, and flood mitigation. These design options are summarized in Table 1.3.

Design criteria for stream bank protection and flood mitigation are based on a **downstream assessment**. The purpose of the downstream assessment is to protect downstream properties and channels from increased flooding and erosion potential due to upstream development. A downstream assessment is required to determine the extent of improvements necessary for stream bank protection and flood mitigation. Downstream assessments shall be performed for stream bank protection, conveyance, and flood mitigation storm events. More information on downstream assessments is provided in Section 3.3.

If a development causes no adverse impacts to existing conditions, then it is possible that little or no mitigation would be required.

Table 14.1.3 Summary of Options for Design Focus Areas			
Design Focus Area	**Reference Section**	**Required Downstream Assessment**	**Design Options**
Water Quality Protection	3.2	yes	**Option 1:** Use *integrated* Site Design Practices for conserving natural features, reducing impervious cover, and using the natural drainage systems
			Option 2: Treat the Water Quality Protection Volume (WQ_V) by reducing total suspended solids from the development site for runoff resulting from rainfalls of up to 1.5 inches (85^{th} percentile storm)
			Option 3: Assist in implementing off-site community stormwater pollution prevention programs/activities as designated in an approved stormwater master plan or TPDES Stormwater permit
Stream bank Protection	3.4	yes	**Option 1:** Reinforce/stabilize downstream conditions
			Option 2: Install stormwater controls to maintain or improve existing downstream conditions
			Option 3: Provide on-site controlled release of the 1-year, 24-hour storm event over a period of 24 hours (Stream bank Protection Volume, SP_V)
Flood Mitigation and Conveyance	3.5 and 3.6	yes	**Flood Mitigation** **Option 1:** Provide adequate downstream conveyance systems
			Option 2: Install stormwater controls on-site to maintain or improve existing downstream conditions
			Option 3: In lieu of a downstream assessment, maintain existing on-site runoff conditions
			Conveyance Minimize localized site flooding of streets, sidewalks, and properties by a combination of on-site stormwater controls and conveyance systems

Local Provisions: Water Quality is required by the City of Azle

14.1.4 *integrated* Construction Criteria

Chapter 4 of this manual presents an *integrated* approach for reducing the impact of stormwater runoff from construction activities on downstream natural resources and properties. The purpose

is to provide design criteria for temporary controls during construction that protect water quality by:

- **Preventing soil erosion;**
- **Capturing sediment on-site when preventing erosion is not feasible due to construction activities; and**
- **Controlling construction materials and wastes to prevent contamination of stormwater.**

Temporary controls to protect water quality are known as Best Management Practices (BMPs). The design of the BMPs is to be coordinated with and done at the same time as the Preliminary and Final iSWM Plans. Construction BMPs complement and work with the site grading and drainage infrastructure.

Erosion Control BMPs **are designed to minimize the area of land disturbance and to protect disturbed soils from erosion. Protection can be accomplished by diverting stormwater away from the disturbed area or by stabilizing the disturbed soil. Erosion control BMPs are most important on disturbed slopes and channels where the potential for erosion is greatest. The design of erosion control BMPs must be coordinated with related grading, drainage and landscaping elements. (e.g. channel armoring, velocity dissipaters, etc.)**

Sediment Control BMPs **are temporary structures or devices that capture soil transported by stormwater. The BMPs are designed to function effectively with the site drainage patterns and infrastructure. An effective design ensures that the sediment control BMPs do not divert flow or flood adjacent properties and structures. Some types of permanent drainage structures, such as detention and retention basins, can also be designed to function as a sediment control BMP during construction.**

Material and Waste Control BMPs **prevent construction materials and wastes from coming into contact with and being transported by stormwater. These BMPs consist of a combination of notes to direct contractor and temporary construction controls.**

The iSWM Construction Criteria are the minimum requirements for temporary controls during construction. The state permit and requirements for stormwater discharges associated with construction activities must also be followed. More information on state requirements is provided in Section 4.2.

Local Provisions: NONE

14.2.0 *integrated* Development Process

This Chapter discusses the five-step development process. Local governments will integrate these processes into their current process by the addition of local provisions.

14.2.1 Planning

A formal *integrated* Stormwater Management Development Process shall be implemented to meet the stormwater management goals and to see that local stormwater guidelines and requirements are implemented. The process shall include the steps, meetings, and documents that must be met by the developer. The five-step process described herein includes the following:

- **The iSWM Plans: The iSWM Plans are the documents that summarize the data collected in steps 1 and 2 and are shown on the conceptual/preliminary and final plans that must be submitted to the municipality as part of steps 3, 4, and 5. Each submittal must follow the criteria outlined in Chapters 2 and 3. Submittals shall include information in accordance with the checklists that are included in Chapter 5.**
- **The iSWM Construction Plan: The iSWM Construction Plan is the document that uses data collected in steps 1 and 2 to protect water quality during construction. It is submitted to the municipality with the Final iSWM Plans in Step 4. An overview of the iSWM construction plan content is covered in Section 2.2. More detailed criteria for the iSWM Construction Plan are outlined in Chapter 4.**

The iSWM Plans and iSWM Construction Plan are a subset of the overall development process that occurs throughout the planning and development cycle of a project and then continues after construction is completed via regular inspection and maintenance of the stormwater management system.

In addition to these plans, stormwater master plans are an important tool used to assess and prioritize both existing and potential future stormwater problems and to consider alternative stormwater management solutions. Local governments may have individual watershed plans, or several governments may work cooperatively to develop a unified approach to watershed planning, development controls, permit compliance, multi-objective use of floodplain and other areas, and property protection. Refer to the Local Provisions in Step 1 under Section 2.2 where regional approaches (if any) are identified.

Local Provisions: Conceptual, preliminary, and final iSWM Site Plans and supporting technical data will be submitted for review and approval to the City of Azle.

14.2.2 Steps in the Development Process

This section describes the typical contents and general procedure for preparing iSWM Plans and the iSWM Construction Plan. The level of detail involved in the plans will depend on the project size and the individual site and development characteristics. Figure 2.1 lays out the five-step process. Each of the following steps builds on the previous steps to result in the Final iSWM Site and Construction Plans:

Step 1 – Review Local Requirements and Municipality's Processes

Step 2 – Collect Data and Perform Site Analysis

Step 3 – Prepare Concept/Preliminary iSWM Plans

Step 4 – Prepare Final iSWM Plans and iSWM Construction Plan

Step 5 – Prepare Operation and Maintenance Plans

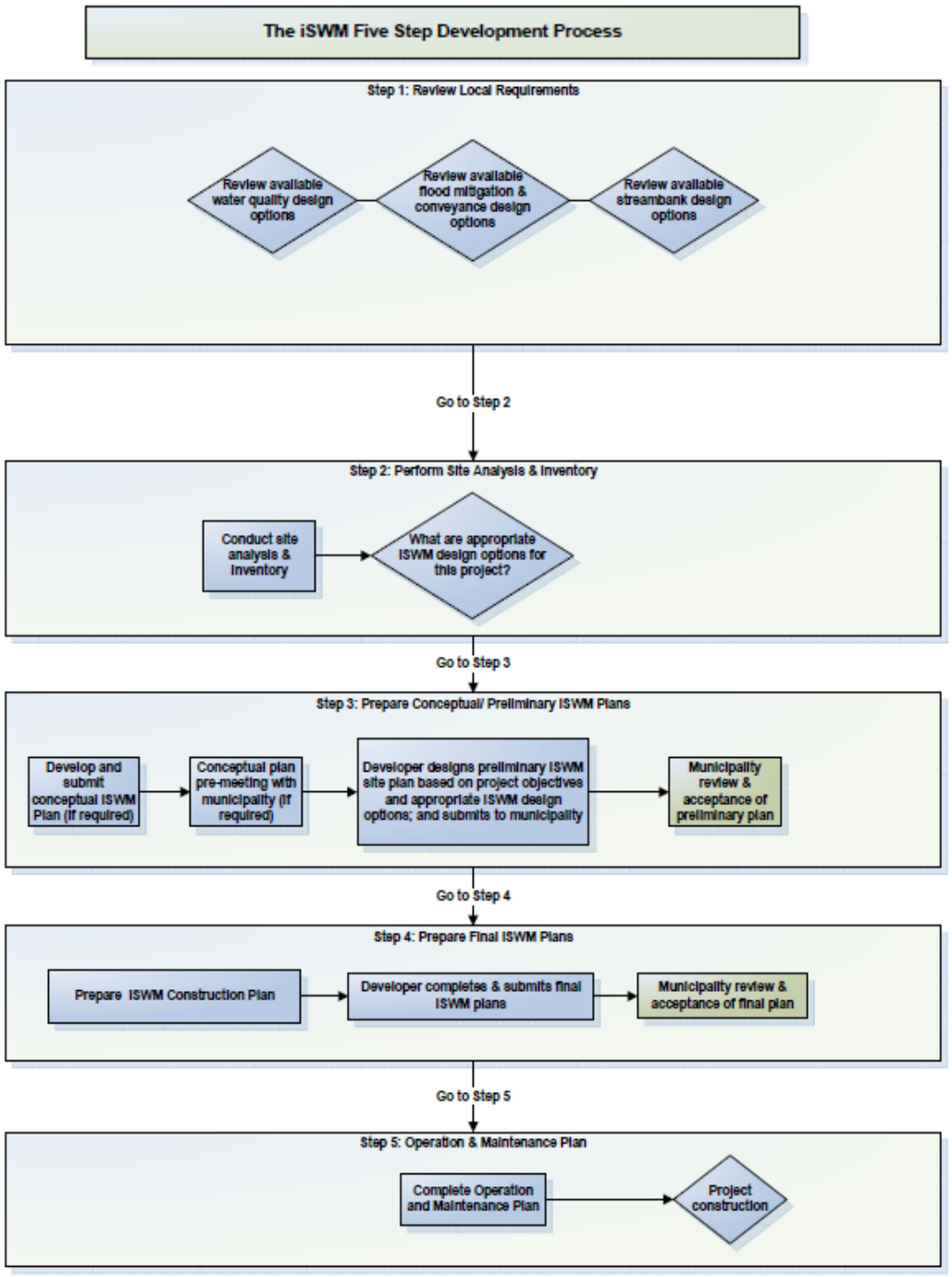


Figure 14.2.1 iSWM Flowchart

Local Provisions: Prior to Certificate of Occupancy being issued, a Final Grading Certificate prepared by an engineer or the contractor, as appropriate shall be submitted. The Final Grading Certificate shall state that the site grading and drainage improvements are constructed in substantial compliance with the approved plans. If the improvements were not constructed in substantial compliance with the plans, appropriate documentation shall be provided to substantiate any changes. If changes were made to public facilities, the City shall require an engineer to document field changes by submitting certified as-built plans.

Step 1 – Review Local Requirements and Municipality Processes

The site developer shall become familiar with the local stormwater management, development requirements and design criteria that apply to the site. These requirements include:

- **iSWM Criteria Manual for Site Development and Construction (this manual including all local provisions)**
- **Available online iSWM Program documents**
  - **iSWM Technical Manual**
  - **iSWM Tools**
  - **iSWM Program Guidance**
- **State and Federal Regulatory Requirements**
- **Other Local Municipal Ordinances and Criteria**
  - **Platting Procedures**
  - **Zoning Requirements**
  - **Development Codes and Procedures**
  - **Tree and Landscape Requirements**
  - **Special Use Permits**
  - **Drainage Master Plans and Watershed Plans**
  - **Erosion Control Plans**
  - **Floodplain Ordinances**
  - **Grading Plan Requirements**
  - **Construction/Building Permit Notifications and Requirements**

Information regarding the above items can be obtained from this manual or at a pre-submittal (or similar) meeting with the municipality.

A critical part of any project involves the proposed development working closely with various departments within the municipality. Integrating the stormwater practices with other regulatory requirements will promote a sustainable development.

Opportunities for special types of development (e.g., clustering) or special land use opportunities (e.g., conservation easements or tax incentives) must be investigated. In addition, there may be an ability to partner with a local community for the development of greenways or other riparian corridor or open space developments.

All applicable State and Federal regulatory requirements must be met.

Local Provisions: NONE

Step 2 – Collect Data and Perform Site Analysis

Using field and mapping techniques approved by the municipality, the site engineer shall collect and review information on the existing site conditions and map the following site features:

- **Topography**
- **Drainage patterns and basins**
- **Intermittent and perennial streams on-site and off-site waters that will receive discharges from the proposed development**
- **Soil types and their susceptibility to erosion**
- **Ground cover and vegetation, particularly unique or sensitive vegetation areas to be**
- **Property lines, adjacent areas and easements**
- **Wetlands and critical habitat areas**
- **Boundaries of wooded areas and tree clusters**
- **Floodplain boundaries**
- **Steep slopes**

protected during development

- **Existing development**
- **Existing stormwater facilities on-site and off-site facilities that will receive discharges from the proposed development**
- **Required buffers and setbacks along water bodies**
- **Proposed stream crossing locations**
- **Other required protection areas**

The site analysis shall be summarized in the conceptual/preliminary iSWM Plans along with any other supporting documents. The data collected and analyzed during this step of the development process shall be used as the starting point for preparing the iSWM Plans and the iSWM Construction Plan.

Local Provisions: NONE

Step 3 –Prepare Conceptual/Preliminary iSWM Plans

Conceptual iSWM Plan

Based on the review of existing conditions and site analysis, the design engineer shall develop and submit a Conceptual iSWM Plan for the project. The Conceptual iSWM Plan allows the design engineer to propose a potential site layout and gives the developer and local review authority a "first look" at the stormwater management system for the proposed development.

The following steps shall be followed in developing the Conceptual iSWM Plan with the help of the Checklist for Conceptual iSWM Plans found in Chapter 5 of this manual:

1. Use integrated Site Design Practices (Section 3.2.2) as applicable to develop the site layout, including:
   - **Preserving the natural feature conservation areas defined in the site analysis**
   - **Fitting the development to the terrain and minimizing land disturbance**
   - **Reducing impervious surface area through various techniques**
   - **Preserving and utilizing the natural drainage system wherever possible**
2. Determine the credits for integrated Site Design (Section 3.2.2) and water quality volume reduction (Section 3.2.3) as applicable, to be accounted for in the design of structural and non-structural stormwater controls on the site.
3. Calculate conceptual estimates of the locally required focus area design requirements for water quality protection, stream bank protection, and flood mitigation (Sections 3.2, 3.4, 3.5) based on the conceptual plan site layout.
4. Perform screening and conceptual selection of appropriate temporary and permanent structural stormwater controls (Section 3.8 and Section 4.0) and identification of potential site locations.

It is extremely important at this stage that stormwater system design is integrated into the overall site design concept in order to best and most cost-effectively reduce the impacts of the development as well as provide for the most cost-effective and environmentally sensitive approach. Using hydrologic calculations, the goal of mimicking pre-development conditions can serve a useful purpose in planning the stormwater management system.

Local Provisions: Conceptual iSWM Site Plans shall be prepared and submitted to the City of Azle in the initial planning stages of a land development project with a Conceptual iSWM Site Plan. In general, the engineer and planner will follow the conceptual iSWM Site Plan guidelines as presented in Section 2.2 Step 3, as applicable to Azle. Water quality and stream bank

protection detention requirements are part of the City of Azle criteria. A conceptual drainage study and Conceptual iSWM Site Plan for any proposed development shall include at a minimum the information listed in the Engineer's Checklist for Conceptual iSWM Site Plan shown in Chapter 5, Appendix A – City of Azle Detailed Checklists and Forms.
A Grading Permit is require prior to any construction or grading activity involving 0.1 acres or more of disturbed surface area, if disturbed areas are located within Floodplain and/or drainage easement. This Grading Permit will be approved for earthwork only, will be at the risk of the owner/developer, and will require compliance with any other required permits or approvals including floodplain and SWPPP, as applicable.

Preliminary iSWM Plans

The Preliminary iSWM Plan ensures that requirements and criteria are complied with and opportunities are taken to minimize adverse impacts from the development. This step builds on the data developed in the Conceptual iSWM Plan by refining and providing more detail to the concepts identified. If no Conceptual Plan is submitted, it shall be part of the Preliminary iSWM Plan. The checklist for Preliminary iSWM Plan in Chapter 5 outlines the data that shall be included in the preliminary iSWM Plan.

The Preliminary iSWM Plan shall consist of maps, plan sheets, narrative, and supporting design calculations (hydrologic and hydraulic) for the proposed stormwater management system. The completed Preliminary iSWM Plan shall be submitted to the local review authority for review and comment.

Local Provisions: A Preliminary Drainage study and iSWM Site Plan for any proposed development must accompany a preliminary plat submitted for development review, and shall include at a minimum the information listed in the Engineer's Checklist for Preliminary iSWM Site Plan shown in Chapter 5, Appendix A – City of Azle Detailed Checklists and Forms. The study will include a downstream assessment of properties that could be impacted by the development. These studies will include adequate hydrologic analysis to determine the existing, proposed, and fully-developed runoff for the drainage area that is affected by the proposed development and will include hydraulic studies that define the "adequate outfall". The study, as part of the development of the iSWM Site Plan, shall address existing downstream, off-site drainage conveyance system(s) and define the discharge path from the outlet of the on-site stormwater facilities, to the off-site drainage system(s) and/or appropriate receiving waters. It will include a capacity analysis of all existing constraint points such as pipes, culverts/bridges, or channels from the point of stormwater discharge of the development downstream to an "adequate outfall". For drainage areas of 100 acres or less, the downstream assessment will be limited to an "adequate outfall point", determined by the study, or the 10% rule (see the iSWM Hydrology Technical Manual, Section 2.4). For drainage areas larger than 100 acres, the "adequate outfall point" will be defined by the detailed hydrologic and hydraulic analyses. This preliminary drainage study and Preliminary iSWM Site Plan will include:

1. A topographical map of the entire watershed (not just the area of the proposed development) generally not smaller than 1"=200' (or other such scale approved by City of Azle), delineating the watershed boundary(s) and runoff design point(s), existing and proposed land use and zoning, and the size and description of the outfall drainage facilities and receiving streams.
2. Computation tables showing drainage areas, runoff coefficients, time of concentration, rainfall intensities and peak discharge for the required design storms, for both existing and proposed (ultimate development) conditions, at all design points for each component of the stormwater system (streets, pipes, channels, detention ponds, etc.).
3. Any proposed changes to watershed boundaries (i.e. by re-grading, where permissible by Texas

Water Code). If significant changes to watershed boundary are made, more extensive analyses of downstream impact and mitigating detention will be required and a variance obtained from the Storm Water Manager.

4. FEMA Flood Hazard Areas, if applicable.
5. In addition any required Corps of Engineers' Section 404 permits, Conditional Letters of Map Revision (CLOMR), Letters of Map Revision (LOMR) or other permits relating to lakes and streams required by any federal, state or local authorities. These must be documented in the Drainage Study.
6. Detailed off-site outfall information. This shall include the presence of existing or proposed drainage structures, bridges or culverts; documentation of existing versus proposed developed site as well as ultimate runoff, identification of downstream properties which might be impacted by increased runoff, and proposed detention or other means of mitigation. Downstream impacts shall generally be delineated identified to a point where the drainage from the proposed development has no impact on the receiving stream or on any downstream drainage systems within the "zone of influence".
7. Report with technical documentation.
8. A Grading Permit is required prior to any construction or grading activity involving 0.1 acres or more of disturbed surface area and if disturbed surface areas are located within floodplain or drainage easement. This Grading Permit will be approved for earthwork only will be at the risk of the owner/developer, and will require compliance with any other required permits or approvals including floodplain and Landscaping (Section 29) and SWPPP, as applicable.

Step 4 – Prepare Final iSWM Plans and iSWM Construction Plan

The Final iSWM Plans and iSWM Construction Plan shall be prepared together and submitted to the local review authority for approval prior to any soil disturbance or other construction activities on the development site. The Final iSWM Plans add further detail to the Preliminary iSWM Plan and reflect changes that are requested or required by the local review authority.

The Final iSWM Plans and iSWM Construction Plan, as outlined in the final iSWM Plan checklist in Chapter 5, shall include all of the revised elements of the Preliminary iSWM Plans as well as a landscape plan, operation and maintenance plan, and any permits/waiver requests.

Local Provisions: A Final Drainage Study and iSWM Site Plan for development of all or a portion (i.e. phase one or phase two, etc.) of the overall development shall be prepared and submitted to the City of Azle. This submittal shall include at a minimum the information listed in the Engineer's Checklist for Final iSWM Site Plan shown in Chapter 5, Appendix A – City of Azle Detailed Checklists and Forms, including:

1. Conformance with the Preliminary iSWM Site Plan and Study.
2. Submission of detailed drainage calculations and detailed design plans.
3. The submission of a cover sheet signed by the Storm Water Manager indicating the approval of the detailed construction drawings for the proposed development is sufficient to clear a plat drainage study comment.
4. Final drainage studies shall be approved based on the submission of a signed cover sheet and drainage map with calculations from the approved engineering construction drawings. Where City approval of construction plans is not required, the above information required for preliminary drainage studies, as well as construction plans for any drainage improvements, shall be submitted.
5. Note that unless specifically approved in a Grading Permit issued by the Storm Water Manager, no work may be performed in the FEMA regulatory floodway without a FEMA-approved Conditional Letter of Map Revision (CLOMR).
6. An iSWM Construction Plan must be prepared by an engineer; such plan shall provide for erosion and sediment control during construction, and must be submitted as an integral part of the final

engineering documents.

7. A Storm Water Pollution Prevention Plan (SWPPP) must be prepared by the engineer or another qualified professional prior to construction in accordance with TCEQ and EPA requirements. The iSWM Construction Plan submitted with the final engineering documents should normally be incorporated into the SWPPP as its erosion and sediment control plan component.
8. A Grading Permit is required prior to any construction or grading activity involving 0.1 acres or more of disturbed surface area and if disturbed surface areas are located within floodplain and/or drainage easement. A Final Grading Permit will be required prior to the issuance of a building permit. See the Final Grading Permit (Form CITY OF AZLE-10) in Appendix A for submittal information. This Final Grading Permit will be required, even if a Grading Permit was obtained at an earlier stage.

Construction Phase

1. Pre-construction Meeting - Where possible, a pre-construction meeting shall occur before any clearing or grading is initiated on the site. This step ensures that the owner-developer, contractor, engineer, and inspector can be sure that each party understands how the plan will be implemented on the site.
2. Periodic Inspections - Periodic inspections during construction by City of Azle representatives. Inspection frequency may vary with regard to site size and location; however, monthly inspections are a minimum target.
3. Final Inspection - A final inspection is needed to ensure that the construction conforms to the intent of the approved design. Prior to accepting the infrastructure components, issuing an occupancy permit, and releasing any applicable bonds, the City of Azle will ensure that: (a) temporary erosion control measures have been removed; (b) stormwater controls are unobstructed and in good working order; (c) permanent vegetative cover has been established in exposed areas; (d) any damage to natural feature protection and conservation areas has been mitigated; (e) conservation areas and buffers have been adequately marked or signed; and (f) any other applicable conditions have been met.
4. Record Drawings - Record drawings of the structural stormwater controls, drainage facilities, and other infrastructure components will be provided to the City of Azle by the developer.
5. Final Grading Certificate - (Form CITY OF AZLE-11) must be prepared by an engineer or the contractor which certifies that grading and stormwater infrastructure have been completed in substantial compliance with the Grading Permit, the iSWM Site Plan, and the SWPPP including re-vegetation and filing of Notice of Termination (NOT).

Step 5 – Complete Operations and Maintenance Plan

An Operations and Maintenance Plan shall be developed in accordance with this section. The plan shall be included in the Final iSWM Plan. It needs to clearly state which entity has responsibility for operation and maintenance of temporary and permanent stormwater controls and drainage facilities to ensure they function properly from the time they are first installed.

The Operations and Maintenance Plan shall include but is not limited to:

- **Responsible party for all tasks in the plan**
- **Inspection and maintenance requirements**
- **Maintenance of permanent stormwater controls and drainage facilities during construction**
- **Cleaning and repair of permanent stormwater controls and drainage facilities before transfer of ownership**
- **Frequency of inspections for the life of the permanent structures**
- **Funding source for long-term maintenance**
- **Description of maintenance tasks and frequency of maintenance**

- **Access and safety issues**
- **Maintenance easements**
- **Reviewed and approved maintenance agreements**
- **Testing and disposal of sediments**
- **Life span of structures and replacement as needed**

Guidance for development of Operations and Maintenance Plans has been provided with each temporary and permanent Best Management Practice (BMP) included in the iSWM Technical Manual.

Local Provisions:
A Stormwater Facility Maintenance Agreement must be prepared by the engineer for each stormwater control that will not be wholly maintained by the City of Azle. This agreement must outline both preventive maintenance tasks as well as major repairs, identify the schedule for each task, assign clear roles to effected parties, and provide a maintenance checklist to guide future owners including an annual self-inspection to be provided to the City of Azle.

For additional information, see Section 5.5, Stormwater Facility Maintenance Agreements.

14.3.0 *integrated* Design Criteria

This chapter gives details on criteria to meet the three focus areas of water quality, stream bank protection and flood mitigation, as well as information supportive of hydrology and stormwater conveyance.

14.3.1 Hydrologic Methods

14.3.1.1 Types of Hydrologic Methods

There are a number of empirical hydrologic methods available to estimate runoff characteristics for a site or drainage sub basin. However, the following methods have been selected to support hydrologic site analysis for the design methods and procedures included in this manual:

- **Rational Method**
- **SCS Unit Hydrograph Method**
- **Snyder's Unit Hydrograph Method**
- **USGS & TXDOT Regression Equations**
- **iSWM Water Quality Protection Volume Calculation**
- **Water Balance Calculations**

Table 14.3.1 lists the hydrologic methods and the circumstances for their use in various analysis and design applications. Table 3.2 provides some limitations on the use of several methods.

In general:

- **The Rational Method is acceptable for small, highly impervious drainage areas, such as parking lots and roadways draining into inlets and gutters.**
- **The U.S. Geological Survey (USGS) and Texas Department of Transportation (TXDOT) regression equations are acceptable for drainage areas with characteristics within the ranges given for the equations shown in Table 3.2. These equations should not be used when there are significant storage areas within the drainage basin or where other drainage characteristics indicate general regression equations are not appropriate.**

Local Provisions: NONE

Table 14.3.1 Applications of the Recommended Hydrologic Methods						
Method	**Rational Method**	**SCS Method**	**Modified Rational**	**Snyder's Unit Hydrograph**	**USGS / TXDOT Equations**	**iSWM Water Quality Volume Calculation**
Water Quality Protection Volume (WQ_v)						✓
Streambank Protection Volume (SP_v)		✓		✓		
Flood Mitigation Discharge (Q_f)		✓		✓	✓	
Storage Facilities		✓	✓	✓		
Outlet Structures		✓		✓		
Gutter Flow and Inlets	✓					
Storm Drain Pipes	✓	✓		✓		
Culverts	✓	✓		✓	✓	
Bridges		✓		✓		
Small Ditches	✓	✓		✓		
Open Channels		✓		✓	✓	
Energy Dissipation		✓		✓		

Table 14.3.2 Constraints on Using Recommended Hydrologic Methods

Method	Size Limitations[1]	Comments
Rational	0 – 100 acres	Method can be used for estimating peak flows and the design of small site or subdivision storm sewer systems.
Modified Rational[2]	0 – 200 acres	Method can be used for estimating runoff volumes for storage design.
Unit Hydrograph (SCS)[3]	Any Size	Method can be used for estimating peak flows and hydrographs for all design applications.
Unit Hydrograph (Snyder's)[4]	1 acre and larger	Method can be used for estimating peak flows and hydrographs for all design applications.
TXDOT Regression Equations	10 to 100 mi^2	Method can be used for estimating peak flows for rural design applications.
USGS Regression Equations	3 – 40 mi^2	Method can be used for estimating peak flows for urban design applications.
iSWM Water Quality Protection Volume Calculation	Limits set for each Structural Control	Method can be used for calculating the Water Quality Protection Volume (WQ_v).

[1] Size limitation refers to the drainage basin for the stormwater management facility (e.g., culvert, inlet).
[2] Where the Modified Rational Method is used for conceptualizing, the engineer is cautioned that the method could underestimate the storage volume.
[3] This refers to SCS routing methodology included in many readily available programs (such as HEC-HMS or HEC-1) that utilize this methodology.
[4] This refers to the Snyder's methodology included in many readily available programs (such as HEC-HMS or HEC-1) that utilize this methodology.

Local Provisions:

Table 14.3.2A City of Azle Constraints on Using Recommended Hydrologic Methods

Method	Size Limitations[1]	Comments
Rational	0 – 200 acres	Method for estimating peak flows and the design of small site or subdivision storm sewer systems.
Modified Rational	0 – 25 acres	Method can be used for detention planning and conceptual design.
Unit Hydrograph (SCS)[3]	Any Size	Method can be used for estimating peak flows and hydrographs for all design applications.
Unit Hydrograph (Snyder's)[4]	100 acres and larger	Method can be used for estimating peak flows and hydrographs for all design applications.
TXDOT Regression Equations	10 to 100 mi^2	Method can be used for estimating peak flows for rural design applications.
USGS Regression Equations	3 – 40 mi^2	Method can be used for estimating peak flows for urban design applications.

- City of Azle requires that the "C" coefficients presented in Table 3.2A be used in the Modified Rational Method.
- Rainfall distribution for the SCS Unit Hydrograph shall be based on the Frequency Rainfall Data provided in Section 5.0 of the Hydrology Technical Manual centered at the midpoint of the rainstorm (12th hour of a 24-hour storm) unless otherwise approved by the Storm Water Manager.
- Figure 5.1 in Chapter 5 presents a sample computation sheet for the presentation of unit hydrograph method results. This form should be completed even if the computations are performed on an acceptable computer programs HEC-1 or HEC-HMS.
- An alternative method to determine Snyder's Lag is to determine the time of concentration (travel time) by the methodology described in Section 1.4 of the Hydrology Technical Manual and multiply this time of concentration by 0.6.
- The TxDOT and USGS Regression methods should only be used for comparison of the reasonableness of other approved determinations, not for final results or design unless specifically approved by Storm Water Manager.
- iSWM Water Quality Protection Volume (WQv) calculation method is not currently required by City of Azle.
- Fully Developed Conditions – For watershed hydrology, fully developed conditions include:
  - All existing developed areas shall reflect current land use or current zoning, whichever yields the greatest runoff.
  - All existing undeveloped areas shall reflect anticipated future land use designated by zoning classification, by the City's Comprehensive Plan, or by an approved concept plan.
- If the anticipated future development is unknown, a minimum weighted runoff coefficient of 0.75 shall be used.
- Table 3.2B presents the Rational Formula Runoff "C" Coefficients for the City of Azle. The basis of these coefficients is the standard zoning classification used by the City ("A-43, "A-21", etc.) An example of the determination of these coefficients is presented in Figure 3.1A.

Table 14.3.2B Runoff Coefficients

Description of Land Use	**% Impervious**	**Runoff Coefficient "C"**
Residential one-acre lots (1) (2)	35	0.51
Residential " half-acre lots	37	0.52
Residential 10,000 SF lots	49	0.59
Residential " 7,500 SF Lots	55	0.59
Residential " 5,000 SF Lots	61	0.63
Residential " $\leq$ 5,000 SF Lots	65	0.67
Multi-family		
	>64	0.69
	$\geq$ 79	0.77
	$\geq$93	0.86
Commercial/Industrial/House of Worship/School		
20% Open Space (Site Plan required)	80	0.78
Parks, Cemeteries	7	0.34
Railroad Yard Areas	29	0.47

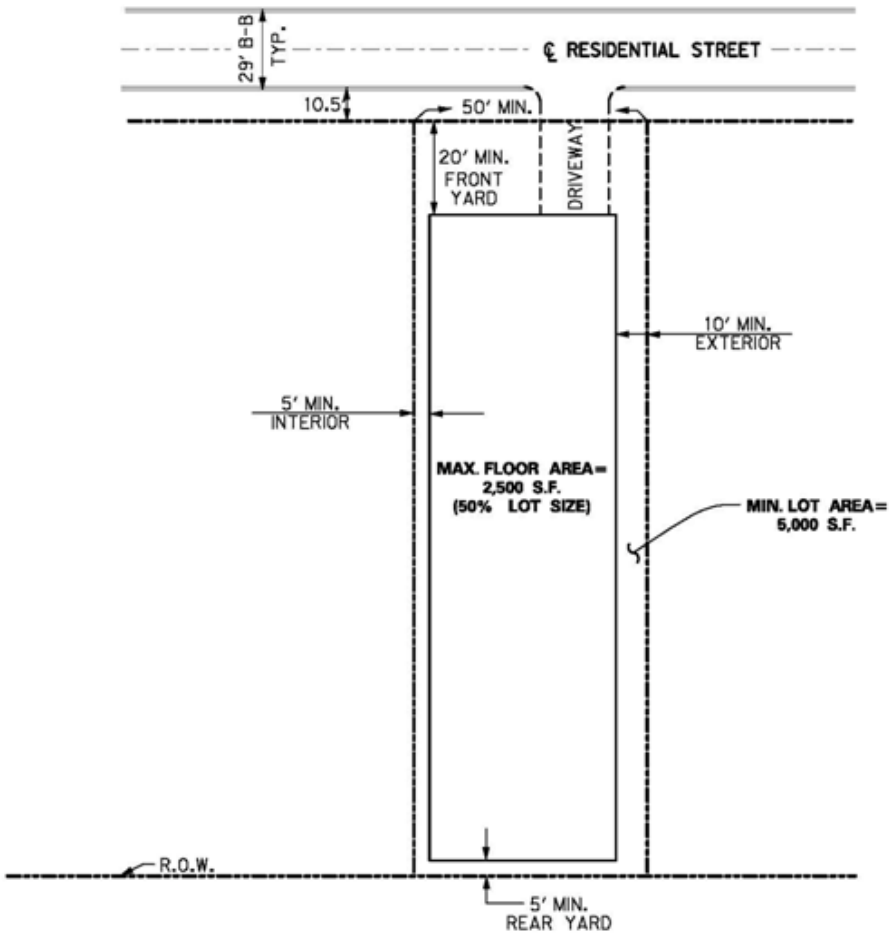
Streets: Asphalt, Concrete and Brick	100	0.90
Drives, Walks, and Roofs	100	0.90
Gravel Areas	43	0.56
Unimproved Areas	0	0.30

Assumptions:

(1) For Residential Calculations:

- Current CITY OF AZLE development standards for minimum lot size and maximum lot coverage (structure) for each classification
- Assumed 10.5' Parkway and 18' driveway
- Assumed 29' B-B street dimension
- Calculated by applying 90% runoff from impervious areas and 30% runoff from pervious areas

(2) Calculated from designated set-backs



APPROX. USE OF LOT

AREA = 5,000 S.F. + R.O.W. (25'x50')

= 6,250 S.F. MAX.

C	USE	A	MAX. CA
0.9	STREET (14.5x150)	725	652.5
0.9	DRIVEWAY AND SIDEWALK	677	609.3
0.9	ROOF	2,500	2,250.0
0.3	LANDSCAPE AREA	2,348	704.4
	TOTAL CA		4,216.2
	CALC. C=CA/A		0.67

APPROXIMATION OF RUNOFF COEFFICIENT
C=0.67

Figure 14.3.1A - Sample Calculation Sheet for Runoff Coefficient "C"

14.3.1.2 Rainfall Estimation

Rainfall intensities are provided in *Section 5.0 of the Hydrology Technical Manual* for the nine (9) counties within the North Central Texas Council of Governments. The intensities are based on a combination of data from Hydro-35 and USGS. These intensities shall be used for all hydrologic analysis within the applicable county.

Local Provisions: NONE

14.3.2 Water Quality Protection

14.3.2.1 Introduction

iSWM requires the use of *integrated* Site Design Practices as the primary means to protect the water quality of our streams, lakes, and rivers from the negative impacts of stormwater runoff from development. The *integrated* Site Design Practices shall be designed as part of the iSWM Plans. In addition to the *integrated* Site Design Practices, required water quality protection can be achieved by two additional options: (1) by treating the water quality protection volume and (2) assisting with off-site pollution prevention activities. These three approaches are described below.

Local Provisions: The City of Azle has currently opted to implement the streambank protection and flood control goals,and water quality protection components.. The City of Azle encourages land developers to consider the use of stormwater controls within new developments that benefit not only flood control and streambank protection, but also water quality protection.

14.3.2.2 Option 1: integrated Site Design Practices and Credits

The *integrated* Site Design Practices are methods of development that reduce the "environmental footprint" of a site. They feature conservation of natural features, reduced imperviousness, and the use of the natural drainage system. In this option, points are awarded for the use of different Site Design Practices. A minimum number of points are needed to meet the iSWM requirements for Water Quality. Additional points can be gained to qualify for development incentives.

List of *integrated* Site Design Practices and Techniques

Twenty *integrated* Site Design Practices are grouped into four categories listed below. Not all practices are applicable to every site.

- **Conservation of Natural Features and Resources**
  1. Preserve Undisturbed Natural Areas
  2. Preserve Riparian Buffers
  3. Avoid Floodplains
  4. Avoid Steep Slopes
  5. Minimize Silting on Porous or Erodible Soils
- **Lower Impact Site Design Techniques**
  6. Fit Design to the Terrain
  7. Locate Development in Less Sensitive Areas
  8. Reduce Limits of Clearing and Grading
  9. Utilize Open Space Development
  10. Consider Creative Designs
- **Reduction of Impervious Cover**
  11. Reduce Roadway Lengths and Widths
  12. Reduce Building Footprints
  13. Reduce the Parking Footprint
  14. Reduce Setbacks and Frontages
  15. Use Fewer or Alternative Cul-de-Sacs
  16. Create Parking Lot Stormwater "Islands"

- **Utilization of Natural Features for Stormwater Management**
    17. Use Buffers and Undisturbed Areas
    18. Use Natural Drainage ways Instead of Storm Sewers
    19. Use Vegetated Swale Instead of Curb and Gutter
    20. Drain Rooftop Runoff to Pervious Areas

More detail on each site design practice is provided in the *integrated* Site Design Practice Summary Sheets in *Section 2.2 of the Planning Technical Manual*.

Local Provisions: NONE

Integration of Site Design Practices into Site Development Process

During the site planning process described in Chapter 2, there are several steps involved in site layout and design, each more clearly defining the location and function of the various components of the stormwater management system. To be most effective and easier to incorporate, *integrated* Site Design Practices should be part of this overall development process as outlined in Table 3.3.

Table 14.3.3 Integration of Site Design Practices with Site Development Process

Site Development Phase	Site Design Practice Activity
Site Analysis	• Identify and delineate natural feature conservation areas (natural areas and stream buffers) • Perform site reconnaissance to identify potential areas for and types of credits • Determine stormwater management requirements
Conceptual Plan	• Preserve natural areas and stream buffers during site layout • Reduce impervious surface area through various techniques • Identify locations for use of vegetated channels and groundwater recharge • Look for areas to disconnect impervious surfaces • Document the use of site design practices
Preliminary and Final Plan	• Perform layout and design of credit areas – integrating them into treatment trains • Ensure integrated Focus Areas are satisfied • Ensure appropriate documentation of site design credits according to local requirements
Construction	• Ensure protection of key areas • Ensure correct final construction of areas needed for credits • Inspect and maintain implementation of BMPs during construction
Final Inspection	• Develop maintenance requirements and documents • Ensure long term protection and maintenance • Ensure credit areas are identified on final plan and plat if applicable

Point System

All sites that meet iSWM applicability must provide on-site enhanced water quality protection. Under the integrated Site Design Practice option, sites that accumulate a minimum number of points by incorporating integrated Site Design Practices are considered to have provided enhanced water quality protection.

The point system is made up of three components:

1. The initial percentage of the site that has been previously disturbed sets the minimum requirement. This is shown in the left-hand column of Table 3.4.
2. A minimum required total of Water Quality Protection (WQP) points is needed to meet the basic water quality criteria. This minimum is shown in the center column of Table 3.4.
3. Optional additional points can be accumulated through additional use of Site Design Practices to be eligible for developer incentives. Each developer incentive attained requires ten (10) additional Site Design Practice points above the minimum required points as shown in the right-hand column of Table 14.3.4.

As shown in Table 14.3.4, the initial percentage of site disturbance sets the minimum required points necessary to meet Water Quality Protection criteria. If a developer wishes to go beyond this minimum then the number of additional points required to attain specific development incentives is also given.

Table 14.3.4 *integrated* Site Design Point Requirements

Percentage of Site(by Area) with Natural Features Prior to Proposed Development	Minimum Required Points for Water Quality Protection (WQP)	Additional Points Above WQP for Development Incentives
> 50%	50	10 points each
20 - 50%	30	10 points each
< 20%	20	10 points each

The minimum number of points required to achieve WQP, as shown in the center column of Table 3.4, depends on the proportion of undisturbed natural features that exist on the site before it is developed. It is assumed that disturbing a site that has little previously disturbed area will cause more relative environmental impact than a site that has already incurred significant site disturbance. Therefore, disturbing a “pristine” site carries a higher restoration/preservation requirement.

For the purpose of this evaluation, undisturbed natural features are areas with one or more of the following characteristics:

- Unfilled floodplain
- Stand of trees, forests
- Established vegetation
- Steep sloped terrain
- Creeks, gullies, and other natural stormwater features
- Wetland areas and ponds

The number of points credited for the use of integrated Site Design Practices is shown in Table 3.5. To determine the qualifying points for a site, the developer must reference Table 3.5 and follow the guidance for each practice in the *Planning Technical Manual*.

Using the area of the site that is eligible for a practice as a basis, points are given for the percent of that area to which the integrated Site Design Practice is applied. For example, if a planned site has four (4) acres of riparian buffer and the developer proposes to preserve two (2) acres, then the site would qualify for 50 percent of the 8 credit points for iSWM Site Design Practice 2 (Preserve Riparian Buffers), because 50 percent of the site design practice was incorporated. The actual points earned for iSWM Site Design Practice 2 would be 4 points (0.50 * 8 pts = 4 pts). To comply with water quality protection and to apply for site design credits, the developer must submit the completed table and associated documentation or calculations to the review authority.

Table 14.3.5 Point System for integrated Site Design Practices

iSWM Practice No.	Practice	Percent of Eligible Area Using Practice	Maximum Points	Actual Points Earned (% practice used * max. points)
Conservation of Natural Features and Resources				
1	Preserve/Create Undisturbed Natural Areas		8	
2	Preserve or Create Riparian Buffers Where Applicable		8	
3	Avoid Existing Floodplains or Provide Dedicated Natural Drainage Easements		8	
4	Avoid Steep Slopes		3	
5	Minimize Site on Porous or Erodible Soils		3	
Lower Impact Site Design				
6	Fit Design to the Terrain		4	
7	Locate Development in Less Sensitive Areas		4	
8	Reduce Limits of Clearing and Grading		6	
9	Utilize Open Space Development		8	
10	Incorporate Creative Design (e.g. Smart Growth, LEED Design, Form Based Zoning)		8	
Reduction of Impervious Cover				
11	Reduce Roadway Lengths and Widths		4	
12	Reduce Building Footprints		4	
13	Reduce the Parking Footprint		5	

Table 14.3.5 Point System for integrated Site Design Practices				
iSWM Practice No.	**Practice**	**Percent of Eligible Area Using Practice**	**Maximum Points**	**Actual Points Earned (% practice used * max. points)**
14	Reduce Setbacks and Frontages		4	
15	Use Fewer or Alternative Cul-de-Sacs		3	
16	Create Parking Lot Stormwater "Islands"		5	
Utilization of Natural Features				
17	Use Buffers and Undisturbed Areas		4	
18	Use Natural Drainage ways Instead of Storm Sewers		4	
19	Use Vegetated Swale Design		3	
20	Drain Runoff to Pervious Areas		4	
Subtotal – Actual site points earned			**100**	
Subtract minimum points required (Table 3.4) -				
Points available for development incentives				
Add 1 point for each 1% reduction of impervious surface +				
Total Points for Development Incentives				

Local Provisions: The Water Quality Protection Volume requirement is not required at this time in Azle, except as may be required by Tarrant Regional Water District for new facilities connecting directly to Eagle Mountain Lake.

Development Incentives

The developer can use *integrated* Site Design Practice points in excess of the minimum required for water quality protection to qualify for development incentives provided by the municipality. Additional points can be earned for redevelopment sites. Each reduction of one (1) percent imperviousness from existing conditions qualifies for one (1) site design point. The total points available for development incentives shall be calculated per Table 3.5. Each incentive requires ten (10) additional points above the minimum point required to meet water quality criteria, as stated in Table 3.4.

A list of available development incentives includes:

1. Narrower pavement width for minor arterials
2. Use of vegetated swales in lieu of curb and gutter for eligible developments
3. Reduced ROW requirements, i.e. Sidewalk/Utility Easements
4. Increased density in buildable area, floor area ratios, or additional units in buildable area
5. Expedited plans review and inspection
6. Waiver or reduction of fees
7. Local government public-private partnerships
8. Waiver of maintenance, public maintenance

9. Stormwater user fee credits or discounts

10. Rebates, local grants, reverse auctions

11. Low interest loans, subsidies, tax credits, or financing of special green projects

12. Awards and recognition programs

13. Reductions in other requirements

Local Provisions: The Development Incentives and Integrated Design point system described above are not adopted by the City of Azle. The development policies, however, encourage the incorporation of stormwater controls for achieving stormwater quality goals through the acceptance of perpetual, limited maintenance of preserved streams and by affording flexibility in placing stormwater quality treatment controls in land required for other purposes such as parks of commercial landscape areas.

14.3.2.3 Option 2: Treat the Water Quality Protection Volume

Treat the Water Quality Protection Volume by reducing total suspended solids from the development site for runoff resulting from rainfall of 1.5 inches (85th percentile storm). Stormwater runoff equal to the Water Quality Protection Volume generated from sites must be treated using a variety of on-site structural and nonstructural techniques with the goal of removing a target percentage of the average annual total suspended solids.

A system has been developed by which the Water Quality Protection Volume can be reduced, thus requiring less structural control. This is accomplished through the use of certain reduction methods, where affected areas are deducted from the site area, thereby reducing the amount of runoff to be treated. For more information on the Water Quality Volume Reduction Methods see *Section 1.3 of the Water Quality Technical Manual.*

Water Quality Protection Volume

The Water Quality Protection Volume (WQ_v) is the runoff from the first 1.5 inches of rainfall. Thus, a stormwater management system designed for the WQ_v will treat the runoff from all storm events of 1.5 inches or less, as well as a portion of the runoff for all larger storm events. For methods to determine the WQ_v, see *Section 1.2 of the Water Quality Technical Manual.*

Local Provisions: For reference only.

Recommended Stormwater Control Practices

Below is a list of recommended structural stormwater control practices. These structural controls are recommended for use in a wide variety of applications and have differing abilities to remove various kinds of pollutants. It may take more than one control to achieve a certain pollution reduction level. A detailed discussion of each of the controls, as well as design criteria and procedures, can be found in the Site Development Controls Technical Manual. Refer to Table 3.6 for details regarding primary and secondary controls.

- Bioretention
- Enhanced swales (dry, wet, wetland)
- Alum treatment
- Detention
- Ponds
- Porous surfaces
- Proprietary systems
- Green roofs

- Filter strips
- Sand filters, filter boxes, etc
- Infiltration wells and trenches
- Rainwater harvesting
- Wetlands
- Submerged gravel wetlands

Local Provisions: For design guidance and technical reference.

Using Other or New Structural Stormwater Controls

Innovative technologies will be allowed and encouraged. Any such system will be required to provide sufficient documentation as to its effectiveness and reliability. Communities can allow controls not included in this manual at their discretion. However, these communities shall require third party proof of performance, maintenance, application requirements, and limitations.

More specifically, new structural stormwater control designs will not be accepted for inclusion in the manual until independent performance data shows that the structural control conforms to local and/or State criteria for treatment, conveyance, maintenance, and environmental impact.

Suitability of Stormwater Controls to Meet Stormwater Management Goals

The stormwater control practices recommended in this manual vary in their applicability and ability to meet stormwater management goals:

Primary Controls

Primary Structural Stormwater Controls have the ability to fully address one or more of the Steps in the *integrated* Focus Areas if designed appropriately. Structural controls are recommended for use with a wide variety of land uses and development types. These structural controls have a demonstrated ability to effectively treat the Water Quality Volume (WQv) and have been shown to be able to remove 70% to 80% of the annual average total suspended solids (TSS) load in typical post-development urban runoff when designed, constructed, and maintained in accordance with recommended specifications. Several of these structural controls can also be designed to provide primary control for downstream stream bank protection (SPv) and flood mitigation. These structural controls are recommended stormwater management facilities for a site wherever feasible and practical.

Secondary Controls

A number of structural controls are recommended only for limited use or for special site or design conditions. Generally, these practices either: (1) do not have the ability on their own to fully address one or more of the Steps in the *integrated* Focus Areas, (2) are intended to address hotspot or specific land use constraints or conditions, and/or (3) may have high or special maintenance requirements that may preclude their use. These types of structural controls are typically used for water quality treatment only. Some of these controls can be used as pretreatment measures or in series with other structural controls to meet pollutant removal goals. Such structural controls are not recommended for residential developments.

Table 3.6 summarizes the stormwater management suitability of the various stormwater controls in addressing the *integrated* Focus Areas. The *Site Development Controls Technical Manual* provides guidance on the use of stormwater controls as well as how to calculate the pollutant removal efficiency for stormwater controls in series. The *Site Development Controls Technical Manual* also provides guidance for choosing the appropriate stormwater control(s) for a site as well as the basic considerations and limitations on the use of a particular stormwater control.

Table 14.3.6 Suitability of Stormwater Controls to Meet integrated Focus Areas

Category	*integrated* Stormwater Controls	TSS/ Sediment Removal Rate	Water Quality Protection	Streambank Protection	On-Site Flood Control	Downstream Flood Control
Bioretention Areas	**Bioretention Areas**	**80%**	**P**	**S**	**S**	**-**
Channels	**Enhanced Swales**	**80%**	**P**	**S**	**S**	**S**
	Channels, Grass	**50%**	**S**	**S**	**P**	**S**
	Channels, Open	**-**	**-**	**-**	**P**	**S**
Chemical Treatment	**Alum Treatment System**	**90%**	**P**	**-**	**-**	**-**
Conveyance System Components	**Culverts**	**-**	**-**	**-**	**P**	**P**
	Energy Dissipation	**-**	**-**	**P**	**S**	**S**
	Inlets/Street Gutters	**-**	**-**	**-**	**P**	**-**
	Pipe Systems	**-**	**-**	**P**	**P**	**P**
Detention	**Detention, Dry**	**65%**	**S**	**P**	**P**	**P**
	Detention, Extended Dry	**65%**	**S**	**P**	**P**	**P**
	Detention, Multi-purpose Areas	**-**	**-**	**P**	**P**	**P**
	Detention, Underground	**-**	**-**	**P**	**P**	**P**
Filtration	**Filter Strips**	**50%**	**S**	**-**	**-**	**-**
	Organic Filters	**80%**	**P**	**-**	**-**	**-**
	Planter Boxes	**80%**	**P**	**-**	**-**	**-**
	Sand Filters, Surface/Perimeter	**80%**	**P**	**S**	**-**	**-**
	Sand Filters, Underground	**80%**	**P**	**-**	**-**	**-**
Hydrodynamic Devices	**Gravity (Oil-Grit) Separator**	**40%**	**S**	**-**	**-**	**-**
Infiltration	**Downspout Drywell**	**80%**	**P**	**-**	**-**	**-**
	Infiltration Trenches	**80%**	**P**	**S**	**-**	**-**
	Soakage Trenches	**80%**	**P**	**S**	**-**	**-**
Ponds	**Wet Pond**	**80%**	**P**	**P**	**P**	**P**
	Wet ED Pond	**80%**	**P**	**P**	**P**	**P**
	Micropool ED Pond	**80%**	**P**	**P**	**P**	**P**
	Multiple Ponds	**80%**	**P**	**P**	**P**	**P**
Porous Surfaces	**Green Roof**	**85%**	**P**	**S**	**-**	**-**
	Modular Porous Paver Systems	**[2]**	**S**	**S**	**-**	**-**
	Porous Concrete	**[2]**	**S**	**S**	**-**	**-**
Proprietary Systems	**Proprietary Systems [1]**	**[1]**	**S/P**	**S**	**S**	**S**
Re-Use	**Rain Barrels**	**-**	**P**	**-**	**-**	**-**
Wetlands	**Wetlands, Stormwater**	**80%**	**P**	**P**	**P**	**P**
	Wetlands, Submerged Gravel	**80%**	**P**	**P**	**S**	**-**

P = Primary Control: Able to meet design criterion if properly designed, constructed and maintained.
S = Secondary Control: May partially meet design criteria. Designated as a Secondary control due to considerations such as maintenance concerns. For Water Quality Protection, recommended for limited use in approved community-designated areas.
- =Not typically used or able to meet design criterion.

[1] **= The application and performance of proprietary commercial devices and systems must be provided by the manufacturer and should be verified by independent third-party sources and data, if used as a primary control. Third-party sources could include Technology Acceptance Reciprocity Partnership, Technology Assessment Protocol – Ecology, or others.**

[2] **= Porous surfaces provide water quality benefits by reducing the effective impervious area.**

14.3.2.4 Option 3: Assist with Off-Site Pollution Prevention Programs and Activities

Some communities have implemented pollution prevention programs/activities in certain areas to remove pollutants from the runoff after it has been discharged from the site. This may be especially true in intensely urbanized areas facing site redevelopment where many of the BMP criteria would be difficult to apply. These programs will be identified in the local jurisdiction's approved TPDES stormwater permit and/or in a municipality's approved watershed plan. In lieu of on-site treatment, the developer can request to simply assist with the implementation of these off-site pollution prevention programs/activities.

Developers should contact the municipality to determine if there are any plans to address runoff pollutants within the region of proposed development. If no plans exist, consider proposing regional alternatives that would address pollution prevention.

Local Provisions: Off-site pollution prevention activities are not currently required by the City of Azle.

14.3.3 Acceptable Downstream Conditions

As part of the iSWM Plan development, the downstream impacts of development must be carefully evaluated for the two focus areas of Stream bank Protection and Flood Mitigation. The purpose of the downstream assessment is to protect downstream properties from increased flooding and downstream channels from increased erosion potential due to upstream development. The importance of the downstream assessment is particularly evident for larger sites or developments that have the potential to dramatically impact downstream areas. The cumulative effect of smaller sites, however, can be just as dramatic and, as such, following the *integrated* Focus Areas is just as important for the smaller sites as it is for the larger sites.

The assessment shall extend from the outfall of a proposed development to a point downstream where the discharge from a proposed development no longer has a significant impact, in terms of flooding increase or velocity above allowable, on the receiving stream or storm drainage system. The local jurisdiction shall be consulted to obtain records and maps related to the National Flood Insurance Program and the availability of Flood Insurance Studies and Flood Insurance Rate Maps (FIRMs) which will be helpful in this assessment. The assessment shall be a part of the preliminary and final iSWM plans, and must include the following properties:

- Hydrologic analysis of the pre- and post-development on-site conditions
- Drainage path that defines extent of the analysis
- Capacity analysis of all existing constraint points along the drainage path, such as existing floodplain developments, underground storm drainage systems culverts, bridges, tributary confluences, or channels
- Offsite undeveloped areas are considered as "full build-out" for both the pre- and post-development analyses
- Evaluation of peak discharges and velocities for three 24-hour storm events
  - Stream bank protection storm
  - Conveyance storm
  - Flood mitigation storm
- Separate analysis for each major outfall from the proposed development

Once the analysis is complete, the designer must answer the following questions at each determined junction downstream:

- Are the post-development discharges greater than the pre-development discharges?
- Are the post-development velocities greater than the pre-development velocities?
- Are the post-development velocities greater than the velocities allowed for the receiving system?
- Are the post-development flood heights more than 0.1 feet above the pre-development flood heights?

These questions shall be answered for each of the three storm events. The answers to these questions will determine the necessity, type, and size of non-structural and structural controls to be placed on-site or downstream of the proposed development.

Section 2.0 of the Hydrology Technical Manual gives additional guidance on calculating the discharges and velocities, as well as determining the downstream extent of the assessment.

Local Provisions:

Downstream Assessment

Downstream impacts due to a development must be analyzed and mitigated for the 1-, 10-, and 100-year floods for the entire Zone of Influence, as determined by the development engineer's analysis. The Zone of Influence for any proposed development must be defined by the development engineer, based on a drainage study that determines the specific location along the drainage route where "no adverse impacts" from the new development exist. Storm drainage from a development must be carried to an "adequate outfall" or "acceptable outfall."

Zone of Influence

A "zone of influence" from a proposed development extends to a point downstream where the discharge from a proposed development no longer has a significant impact upon the receiving stream or storm drainage system. The Zone of Influence for any proposed development must be defined by the development engineer by a drainage study that: (1) determines the extent of the downstream drainage route subject to impacts from a proposed development, and (2) delineates what existing conditions are in place or what proposed mitigation is planned so that "no adverse impacts" from the new development will occur.

A drainage study will include the necessary hydrologic and hydraulic analyses to clearly demonstrate that the limits of the Zone of Influence have been identified, and that along the drainage route to that location, these parameters are met:

- **No new or increased flooding of existing insurable (FEMA) structures (habitable buildings),**
- **No significant (0.1') increases in flood elevations over existing roadways for the 1-, 10- and 100-year floods.**
- **No significant rise (0.1' or less) in 100-year flood elevations, unless contained in existing channel, roadway, drainage easement and/or R.O.W.**
- **Where provisions of the City's floodplain ordinance may be more restrictive, the floodplain ordinance shall have authority over the above provisions.**
- **No significant increases (maximum of 5%) in channel velocities for the 1-, 10- and 100-year floods. Post-development channel velocities cannot be increased by more than 5% above pre-development velocities, nor exceed the applicable maximum permissible velocity shown in Table 3.3 in the Hydraulics Technical Manual. Exceptions to these criteria will require certified geotechnical/geomorphologic studies that provide documentation that the higher velocities will not create additional erosion. If existing channel velocities exceed six (6) feet per second, no additional increase in velocities will be allowed.**
- **No increases in downstream discharges caused by the proposed development that, in combination with existing discharges, exceeds the existing capacity of the downstream storm drainage system.**
- **For watersheds of 100 acres or less at any proposed outfall, the downstream assessment may use the ten percent rule of thumb (as delineated in Section 2.0 of the Hydrology Technical Manual) or a detailed study in order to determine the Zone of Influence.**
- For all other watersheds, the Zone of Influence will be defined by a detailed hydrologic and hydraulic analysis.

Adequate Outfall

Storm drainage from a development must be carried to an "adequate outfall" or "acceptable outfall." **An adequate**

outfall is one that does not create adverse flooding or erosion conditions downstream and is in all cases subject to the Storm Water Manager approval.

Drainage Studies

Studies of the proposed development and drainage areas, including a downstream assessment of properties that could be impacted by the development, will accompany the conceptual, preliminary, and final site plans. The "zone of influence" and "adequate outfall point" for the proposed development will be identified in the study and iSWM Site Plan. An adequate outfall is one that does not create adverse flooding or erosion conditions downstream and is in all cases subject to the approval of the Storm Water Manager.

These studies will include adequate hydrologic analysis to determine the existing, proposed, and fully-developed runoff for the drainage area that is affected by the proposed development. They will also include hydraulic studies that help define the "Zone of Influence" and any upstream or downstream offsite effects. The study, as part of the development site plan, shall address existing downstream, off-site drainage conveyance system(s) and define the drainage path from the outfall of the on-site stormwater facilities, to the off-site drainage system(s) and/or appropriate receiving waters.

14.3.4 Streambank Protection

The second focus area is in streambank protection. There are three options by which a developer can provide adequate streambank protection downstream of a proposed development. The first step is to perform the required downstream assessment as described in Section 14.3.3. If it is determined that the proposed project does not exceed acceptable downstream velocities or the downstream conditions are improved to adequately handle the increased velocity, then no additional streambank protection is required. If on-site or downstream improvements are required for streambank protection, easements or right-of-entry agreements will need to be obtained in accordance with Section 14.3.7. If the downstream assessment shows that the velocities are within acceptable limits, then no streambank protection is required. Acceptable limits for velocity control are contained in Tables 14.3.10 and 14.3.11.

Option 1: Reinforce/Stabilize Downstream Conditions

If the increased velocities are greater than the allowable velocity of the downstream receiving system, then the developer must reinforce/stabilize the downstream conveyance system. The proposed modifications must be designed so that the downstream system is protected from the post-development velocities. The developer must provide supporting calculations and/or documentation that the downstream velocities do not exceed the allowable range once the downstream modifications are installed.

Allowable bank protection methods include stone riprap, gabions, and bio-engineered methods. *Sections 3.2 and 4.0 of the Hydraulics Technical Manual* give design guidance for designing stone riprap for open channels, culvert outfall protection, riprap aprons for erosion protection at outfalls, and riprap basins for energy dissipation.

Local Provisions: NONE

Option 2: Install Stormwater Controls to Maintain Existing Downstream Conditions

The developer must use on-site controls to keep downstream post-development discharges at or below allowable velocity limits. The developer must provide supporting calculations and/or documentation that the on-site controls will be designed such that downstream velocities for the three storm events (Streambank Protection, Conveyance, and Flood Mitigation) are within an allowable range once the controls are installed.

Local Provisions: NONE

Option 3: Control the Release of the 1-yr, 24-hour Storm Event

Twenty-four hours of extended detention shall be provided for on-site, post-developed runoff generated by the 1-year, 24-hour rainfall event to protect downstream channels. The required volume for extended detention is referred to as the Streambank Protection Volume (denoted SP_v). The reduction in the frequency and duration of bankfull flows through the controlled release provided by extended detention of the SP_v will reduce the bank scour rate and severity.

To determine the SP_v refer to *Section 3.0 of the Hydrology Technical Manual.*

Local Provisions: This option protects a stream from increased runoff discharge rates and velocities that tend to occur with development.

14.3.5 Flood Mitigation

14.3.5.1 Introduction

Flood analysis is based on the design storm events as defined in Section 14.1.3: for conveyance storm and the flood mitigation storm.

The intent of the flood mitigation criteria is to provide for public safety; minimize on-site and downstream flood impacts from the three storm events; maintain the boundaries of the mapped 100-year floodplain; and protect the physical integrity of the on-site stormwater controls and the downstream stormwater and flood mitigation facilities.

Flood mitigation must be provided for on-site conveyance system, as well as downstream outfalls as described in the following sections.

14.3.5.2 Flood Mitigation Design Options

There are three options by which a developer may address downstream flood mitigation. These options closely follow the three options for Streambank Protection. When on-site or downstream modifications are required for downstream flood mitigation, easements or right-of-entry agreements will need to be obtained in accordance with Section 3.7.

The developer will provide all supporting calculations and/or documentation to show that the existing downstream conveyance system has capacity (Q_f) to safely pass the full build-out flood mitigation storm discharge.

Option 1: Provide Adequate Downstream Conveyance Systems

When the downstream receiving system does not have adequate capacity, then the developer shall provide modifications to the off-site, downstream conveyance system. If this option is chosen the proposed modifications must be designed to adequately convey the full build-out stormwater peak discharges for the three storm events. The modifications must also extend to the point at which the discharge from the proposed development no longer has a significant impact on the receiving stream or storm drainage system. The developer must provide supporting calculations and/or documentation that the downstream peak discharges and water surface elevations are safely conveyed by the proposed system, without endangering downstream properties, structures, bridges, roadways, or other facilities.

Option 2: Install Stormwater Controls to Maintain Existing Downstream Conditions

When the downstream receiving system does not have adequate capacity, then the developer shall provide stormwater controls to reduce downstream flood impacts. These controls include on-site controls such as detention, regional controls, and, as a last resort, local flood protection such as levees, floodwalls, floodproofing, etc.

The developer must provide supporting calculations and/or documentation that the controls will be designed and constructed so that there is no increase in downstream peak discharges or water surface elevations due to development.

Option 3: In lieu of a Downstream Assessment, Maintain Existing On-Site Runoff Conditions

Lastly with Option 3, on-site controls shall be used to maintain the pre-development peak discharges from the site. The developer must provide supporting calculations and/or documentation that the on-site controls will be designed and constructed to maintain on-site existing conditions.

It is important to note that Option 3 does not require a downstream assessment. It is a detention-based approach to addressing downstream flood mitigation after the application of the *integrated* site design practices.

For many developments however, the results of a downstream assessment may show that significantly less flood mitigation is required than "detaining to pre-development conditions". This method may also exacerbate downstream flooding problems due to timing of flows. The developer shall confirm that detention does not exacerbate peak flows in downstream reaches.

Local Provisions: NONE

14.3.6 Stormwater Conveyance Systems

14.3.6.1 Introduction

Stormwater system design is an integral component of both site and overall stormwater management design. Good drainage design must strive to maintain compatibility and minimize interference with existing drainage patterns; control flooding of property, structures, and roadways for design flood events; and minimize potential environmental impacts on stormwater runoff.

Stormwater collection systems must be designed to provide adequate surface drainage while at the same time meeting other stormwater management goals such as water quality, streambank protection, habitat protection, and flood mitigation.

Design

Fully developed watershed conditions shall be used for determining runoff for the conveyance storm and the flood mitigation storm.

Local Provisions: NONE

14.3.6.2 Hydraulic Design Criteria for Streets and Closed Conduits

Introduction

This section is intended to provide criteria and guidance for the design of on-site flood mitigation system components including:

- **Street and roadway gutters**
- **Stormwater inlets**
- **Parking lot sheet flow**
- **Storm drain pipe systems**

Streets and Stormwater Inlets

Design Frequency

- **Streets and roadway gutters: conveyance storm event**
- **Inlets on-grade: conveyance storm event**
- **Parking lots: conveyance storm event**
- **Storm drain pipe systems: conveyance storm event**
- **Low points: flood mitigation storm event**
- **Street ROW: flood mitigation storm event**
- **Drainage and Floodplain easements: flood mitigation storm event**

Local Provisions: The iSWM Inlet Design Methodology (iSWM Hydraulics Technical Manual) is adopted. Under the City of Azle classification system, inlets have been classified into two major groups namely: Inlets in Sumps and Inlets on Grade with Gutter Depression. The only curb inlets that are allowed by the City of Azle are those in sumps and depressed inlets on grade. Grate inlets and combination inlets are not allowed.

Figures presented in Chapter 5 can be used to document all closed conduit calculations even if calculations are performed on an acceptable computer program unless otherwise approved by Storm Water Manager.

A "rooftop" section should be used for concrete streets and a parabolic section for asphalt streets. Please note that the nomograph in Figure 1.2 of the iSWM Hydraulics Technical Manual does not completely address cases where the crown elevation is lower that the top of curb elevation. For those cases a combination of Figure 1.2 and 1.3 can be used or a standard hydraulics program such as EPA-SWMM, HEC-RAS or FlowMaster can be applied.

The design storms presented in the regional portion of Section 1.3 of this document are replaced by the design storms required by the City of Azle as follows:

Storm Sewer System

The design storm is a minimum of the 100-year storm for the combination of the closed conduit and surface drainage system.

Runoff from the 5-year storm must be contained within the permissible spread of water in the gutter. The 100-year storm flow must be contained within the ROW. Adequate inlet capacity shall be provided to intercept surface flows before the street ROW capacity is exceeded. **Note: The capacity of the underground system may be required to exceed the 5-year storm in order to satisfy the 100-year storm criteria.**

The closed conduit HGL must be equal to or below the gutter line for pipe systems and one (1) foot or more below the curb line at inlets. For situations where no ROW exists, the 100-year HGL must be below finished ground. The 100-year HGL will be tracked carefully throughout the system and described in the hydraulic calculations tables in Chapter 5 and in the construction drawings.

Inlets in Sumps

Curb opening inlets in sumps (Type CO-S) are addressed in Section 1.2.7 of the Hydraulics Technical Manual. Drop inlets in sumps (Y Inlet) are addressed in Section 1.2.9 of the Hydraulics Technical Manual.

In sag or sump conditions, the storm drain and sump inlets should be sized to intercept and convey a minimum of the 25-year storm and a positive structural overflow is required to provide for the remainder of the 100-year storm. The positive overflow structure must be concrete or other acceptable non-earthen structure with a minimum bottom width of 4 feet extending from the sump inlet to the storm sewer outfall. It must be designed to pass at least 20 cfs with 1' of freeboard from the top of curb to the adjacent finish floor elevations (minimum finish floor

elevations for all lots adjacent to said overflows must be shown on the plat).

All flumes that pass through sidewalks shall have a bolted-down, rust-proof, 3/8-inch (min.) steel plate with a pedestrian-rated walking surface. The plate shall be recessed into the concrete sidewalk from face of curb to the property line. The plate must be secured to the concrete with bolts and flush with the top of sidewalk. A center support maybe added depending on the width of the flume. Fences must be kept behind the curb line of the flume. Where a structural overflow is not feasible, a variance must be requested from Storm Water Manager. If no structural overflow is constructed, the sump inlets must be designed with a 50% clogging factor. In a cul-de-sac where no structural overflow is feasible, additional on-grade inlet capacity may be provided upstream of the sump in lieu of additional sump inlets.

An explanation of the Inlets in Sumps Calculation Sheet is included in Section 5.3.1.

Inlets on Grade with Gutter Depression (Type CO-D)
The hydraulic efficiency of storm-water inlets varies with gutter flow, street grade, street crown, and with the geometry of the inlet depression. The design flow into any inlet can be greatly increased if a small amount (5 to 10 percent) of gutter flow is allowed to flow past the inlet. When designing inlets, freedom from clogging or from interference with traffic often takes precedence over hydraulic considerations. See Sections 5.3.1 for computation sheet for Type CO-D inlet.

The depression of the gutter at a curb opening inlet (See Figure 5.3) below the normal level of the gutter increases the cross-flow towards the opening, thereby increasing the inlet capacity. Also, the downstream transition out of the depression causes backwater which further increases the amount of water captured. Depressed inlets should be used on all public streets and alleys. Recessed depressed inlets should be used on all arterials.

The capacity of a depressed curb inlet on grade will be based on the methodology presented in Section 1.2.7 of the iSWM Hydraulics Technical Manual.

Drop Inlets (Area Drains)
1. Drop inlets serving a drainage area of 10 to 25 acres will be designed with a 50% clogging factor.
2. Grading plans to direct flow into drop inlets will be included in the construction plans and Community Facilities Agreement documents. Where earthen swales or other means of collecting and directing runoff into drop inlets are needed, they should be contained in appropriately sized drainage easements.
3. Consideration should be given to a structural overflow in the same manner as described for sump inlets.
4. Drop inlets shall be located where they can be easily accessed for inspection and maintenance by the City.

Headwalls
1. A headwall will be used to collect a drainage area of 25 acres or more flowing to one spot.
2. Areas that have been channelized or discharged from a storm drain system will use a headwall to reintroduce the flow to a new storm drain system. These provisions do not apply to special multi-stage outlet structures draining detention facilities.

Design Criteria

Streets and ROW

Depth in the street shall not exceed top of curb or maximum flow spread limits for the conveyance storm. The flood mitigation storm shall be contained within the right-of-ways or easements.

Parking Lots

Parking lots shall be designed for the conveyance storm not to exceed top of curb with maximum ponding at low points of one (1) foot. The flood mitigation storm shall be contained on-site or within dedicated easements.

Flow Spread Limits

Inlets shall be spaced so that the spread of flow in the street for the conveyance storm shall not exceed the guidelines listed below, as measured from the gutter or face of the curb:

Table 14.3.7 Flow Spread Limits

Street Classification	Allowable Encroachment
Collectors, Arterial, and Thoroughfares (greater than 2-lanes)	**8 feet or one travel lane, both sides for a divided roadway**
Residential Streets	**curb depth or maximum 6 inches at gutter**

Local Provisions: Spread of water refers to the amount of water that is allowed to collect in streets during a storm of 5-year design frequency. In order that excess stormwater will not collect in streets or thoroughfares during a storm of the design frequency, the following spread of water values shall be used for the various types of streets.

Arterials (Divided)

1. **Permissible Spread of Water**-The permissible spread of water in gutters of major divided thoroughfares shall be limited so that one traffic lane on each side remains clear during the 5-year storm. Gutter flow shall be based on maximum storm duration of 15 minutes.
2. **Conditions**-Inlets shall preferably be located at street intersections, at low points of grade or where the gutter flow exceeds the permissible spread of water criteria. Inlets shall be located, when possible, on side streets when grades permit. In no cases shall the gutter depression at inlets exceed the standard. In super-elevated sections, inlets placed against the center medians shall have no gutter depression and shall intercept gutter flow at the point of vertical curvature to prevent flow from crossing the thoroughfares on the surface in valley gutters or otherwise.

Arterials (Not Divided)

1. **Permissible Spread of Water**-The permissible spread of water in gutters of major undivided thoroughfares shall be limited so that two traffic lanes will remain clear during the 5-year storm. The 100-year storm shall be contained within the R.O.W.
2. **Conditions**-Inlets shall preferably be located at street intersections, low points of grades, or where the gutter flow exceeds the permissible spread of water criteria. Inlets shall be located, when possible, on the side streets when grades permit. In no case shall the gutter depression at inlets exceed.
3. **Super-elevated Sections**-Intercept gutter flow at P.V.C. or P.V.T. to prevent flow from crossing thoroughfare. Unless expressly approved by the Storm Water Manager, stormwater will not be allowed to cross major thoroughfares on the surface in valley gutters or otherwise.

Collector Streets

1. **Permissible Spread of Water**-The permissible spread of water in gutters of collector streets shall be limited so that one standard lane of traffic will remain clear during the 5-year storm. The 100-year storm shall be contained within the R.O.W.
2. **Conditions**-Inlets shall preferably be located at street intersections, low points of grade or where the gutter flow exceeds the permissible spread of water criteria. Inlets shall be located, when at all possible, on the side streets when grade permits. Inlets with the standard gutter depression shall be used. In no case shall the gutter depression at inlets exceed the standard.

Minor Streets (Residential)

1. **Permissible Spread of Water**-The permissible spread of water in gutters for minor streets shall be limited by the height of the curb for 5-year storms. The 100-year storm shall be contained within the R.O.W.
2. **Conditions**-Inlets shall be located at street intersections, low points of grade or where the gutter flow exceeds the permissible spread of water criteria. Inlets with depressed standard gutter depression shall be used in all cases unless special grading problems are involved. In no case shall the gutter depression at inlets exceed the standard.

Must use roadway sections as approved by City of Azle.

Storm Drain Pipe Design

Design Frequency

- **Pipe Design: conveyance storm event within pipe with hydraulic grade line (HGL) below throat of inlets**
- **ROW and Easements: flood mitigation storm event must be contained within the ROW or easement**

Local Provisions: City of Azle pipe design frequency is the 100-year storm less any gutter, roadway, and flume flows.

Design Criteria

- **For ordinary conditions, storm drain pipes shall be sized on the assumption that they will flow full or practically full under the design discharge but will not be placed under pressure head. The Manning Formula is recommended for capacity calculations.**

- **The maximum hydraulic gradient shall not produce a velocity that exceeds 15 feet per second (fps). Table 3.8 shows the desirable velocities for most storm drainage design. Storm drains shall be designed to have a minimum mean velocity flowing full at 2.5 fps.**

Table 14.3.8 Desirable Velocity in Storm Drains

Description	Maximum Desirable Velocity
Culverts (All types)	15 fps
Storm Drains (Inlet laterals)	No Limit
Storm Drains (Collectors)	15 fps
Storm Drains (Mains)	12 fps

- **The minimum desirable physical slope shall be 0.5% or the slope that will produce a velocity of 2.5 feet per second when the storm sewer is flowing full, whichever is greater.**
- **If the potential water surface elevation exceeds 1 foot below ground elevation for the design flow, the top of the pipe, or the gutter flow line, whichever is lowest, adjustments are needed in the system to reduce the elevation of the hydraulic grade line.**
- **Access manholes are required at intermediate points along straight runs of closed conduits. Table 3.9 gives maximum spacing criteria.**

Table 14.3.9 Access Manhole Spacing Criteria
(HEC 22, 2001)

Pipe Size (inches)	Maximum Spacing (feet)

12-24	**300**
27-36	**400**
42-54	**500**
60 and up	**1000**

Local Provisions: This section replaces the Closed Conduit System sections 1.2.9, most of 1.2.10, and 1.2.11 of the iSWM Hydraulics Technical Manual. Storm Drain Outfalls located within section 1.2.10 (page HA-45) is adopted

Velocities and Grades

Storm drains should operate with velocities of flow sufficient to prevent excessive deposits of solid materials; otherwise objectionable clogging may result. The controlling velocity is near the bottom of the conduit and considerably less than the mean velocity of the sewer. Storm drains shall be designed to have a minimum mean velocity flowing full of 2.5 fps. The table of Minimum Grades for Storm Drains indicates the minimum grades for concrete pipe (n = 0.013), flowing at 2.5 fps.

Velocities in sewers are important mainly because of the possibilities of excessive erosion on the storm drain inverts. Table 3.8 shows the desirable velocities for most storm drainage design. Velocities in excess of those shown on this table must be approved by the Storm Water Manager. Supercritical flow in main lines should be avoided unless approved by the Storm Water Manager

Table 3.9A Minimum Grades For Storm Drains

Pipe Size (Inches)	Concrete Pipe Slope Ft./Ft.
18	0.0018
24	0.0013
27	0.0011
30-96	0.0010

Materials

Only reinforced concrete pipe is allowed under pavement for public storm drains in the City of Azle:

In selecting roughness coefficients for concrete pipe, consideration will be given to the average conditions at the site during the useful life of the structure. The 'n' value of 0.015 for concrete pipe shall be used primarily in analyzing old sewers where alignment is poor and joints have become rough. If, for example, concrete pipe is being designed at a location where it is considered suitable, and there is reason to believe that the roughness would increase through erosion or corrosion of the interior surface, slight displacement of joints or entrance of foreign materials. A roughness coefficient will be selected which in the judgment of the designer, will represent the average condition. Any selection of 'n' values below the minimum or above the maximum, either for monolithic concrete structures, concrete pipe or HDPE, will have to have written approval of the Storm Water Manager

The recommended coefficients of roughness listed in Table 3.9B below and are for use in the nomographs contained herein, or by direct solution of Manning's Equation.

Table 14.3.9B Manning's Coefficients for Storm Drain Conduits*

Type of Storm Drain	Manning's n
Concrete Pipe (Design n = 0.013)	0.012-0.015
Concrete Boxes (Design n = 0.015)	0.012-0.015
Corrugated Metal Pipe, Pipe-Arch and Box (Annular or Helical Corrugations - see Table 1.8 in iSWM Hydraulics Technical Manual. **NOTE: CITY OF AZLE DOES NOT ALLOW CMP FOR NEW CONSTRUCTION**	0.022-0.037
Profile Wall Thermoplastic High Density Polethylene (HDPE) or Polyvinyl Chloride (PVC) **NOTE: CITY OF AZLE DOES NOT ALLOW HDPE OR PVC FOR NEW CONSTRUCTION**	0.010-0.013
*NOTE: Actual field values for conduits may vary depending on the effect of abrasion, corrosion, deflection, and joint conditions.	

Manholes

Manholes shall be located at intervals not to exceed 1000 feet for pipe 48 inches in diameter and larger. Manholes must be installed at the upstream end of a system and whenever a storm drain leaves the pavement, unless the outfall is within 50 feet of the roadway and directly accessible. Manholes shall preferably be located at street intersections, sewer junctions, changes of grade and changes of alignment. When the storm drain is a concrete box instead of an RCP, four-foot diameter manhole risers may be installed instead of vaults to provide access. In all cases, steps shall be installed to the flowline of the pipe.

See Section 5.3 for the City of Azle requirements on Stormwater Inlets, Minor Head Losses at Structures, Storm Drain Design Examples, and General Construction Standards for Closed Conduit Systems.

Full or Part Full Flow in Storm Drains

All storm drains shall be designed by the application of the Continuity Equation and Manning's Equation either through the appropriate charts or nomographs or by direct solutions of the equations as follows:

$$Q = A\,V, \text{ and}$$

$$Q = \frac{1.486}{n} A\, r^{2/3}\, S_f^{1/2}, \text{ where}$$

Q = Runoff in cubic feet per second.

A = Cross-sectional area of pipe or channel.

V = Velocity of flow.

n = Coefficient of roughness of pipe or channel.

r = Hydraulic radius = $\frac{A}{P}$

S_f = friction slope in feet per foot in pipe or channel.

P = Wetted perimeter.

The size of pipe required to transport a known-quantity of storm runoff is obtained by substituting known values in the formula. In practice, the formula is best utilized in the preparation of a pipe flow chart which interrelates values of runoff, velocity, slope, and pipe geometry. With two of these variables known or assumed. The other two are quickly obtained from the chart. A pipe flow nomograph for circular conduits flowing full graphs is shown in iSWM Hydraulics Technical Manual Figure 1.17.

Nomographs for flow in conduits of other cross-sections are available in TxDOT Hydraulic Design Manual, dated March 2004, Chapter 6, and Section 2. For circular conduits flowing partially full, graphs are presented in iSWM Hydraulics Technical Manual Figure 1.19a.

Hydraulic Gradient and Profile of Storm Drain

In storm drain systems flowing full (or partially full as discussed above) all losses of energy through resistance with flow in pipes, by changes of momentum or by interference with flow patterns at junctions, must be accounted for by accumulative head losses along the system from its initial upstream inlet to its outlet. The purpose of accurate determinations of head losses at junctions is to include these values in a progressive calculation of the hydraulic gradient along the storm drain system. In this way, it is possible to determine the water surface elevation which will exist at each structure. The rate of loss of energy through the storm drain system shall be represented by the hydraulic grade line, which measures the pressure head available at any given point within the system.

The hydraulic grade line (HGL) shall be established for all storm drainage design in which the system operates under a head. The hydraulic grade line is often controlled by the conditions of the sewer outfall; therefore, the elevation of the tailwater must be known. The hydraulic gradient is constructed upstream from the downstream end, taking into account all of the head losses that may occur along the line. The iSWM Hydraulics Technical Manual Table 1.10 provides a table of coincident design frequencies to assist with tailwater determination. The hydraulic gradient shall begin at the higher of the tailwater or depth of flow in the pipe at the downstream end.

All head losses shall be calculated if the storm drain system is in a sub critical flow regime whether the system is flowing partially full or surcharged. Hydraulic calculations shall reflect partially full pipe where appropriate. Supercritical flow is allowed in main lines only with the approval of the Storm Water Manager. If the system is in supercritical regime the section should be marked “SUPERCRITICAL FLOW.” The presence of supercritical regime should be confirmed by analyzing from downstream as well as upstream.

The friction head loss shall be determined by direct application of Manning’s Equation or by appropriate nomographs or charts as discussed in the first paragraph of this subsection. Minor losses due to turbulence at structures shall be determined by the procedure of last subsection of this section (“Minor Headlosses at Structures”) or in the iSWM Hydraulics Technical manual. All HGL calculations will be carried upstream to the inlet.

The hydraulic grade line shall in no case be above the surface of the ground or street gutter for the design storm. Allowance of head must also be provided for future extensions of the storm drainage system. In all cases the maximum HGL must be 12” below top of curb at any inlet.

Minor Head Losses at Structures

Section 5.3.2 contains detailed information on the calculation of minor head losses at structures. Figures 5.6 and 5.7 provide details of minor losses for manholes, wye branches, and bends in the design of closed conduits. Minimum head loss used at any structure shall be 0.10 foot.

Storm Drain Design Examples

Section14.5.3.3 presents an example of storm drain design.

Hydrologic Methodology with MWH InfoWorks/SWMM Programs

InfoWorks SD by MWH Soft and the Stormwater Management Model (SWMM) family of programs have been applied to several complex storm sewer systems in the City of Azle. These programs include several hydrologic subarea runoff procedures. In addition to the hydrologic methods described in Chapter 3 , the City of Azle accepts the following procedures when applying these programs:

- With case-by-case approval by the Storm Water Manager, the SWMM Method in which the flow is routed using a single linear reservoir, whose routing coefficient depends on surface roughness (Manning’s n), surface area, ground slope and catchment width.

- A version of the Unit Hydrograph Method in which a triangular unit hydrograph is developed using the time to peak (time of concentration times 0.6), total runoff time (time to peak times 2.67) and the peak of the unit hydrograph (2 divided by total runoff time).

14.3.6.3 Hydraulic Design Criteria for Structures
Introduction

This section is intended to provide design criteria and guidance on several on-site flood mitigation system components, including culverts, bridges, vegetated and lined open channels, storage design, outlet structures, and energy dissipation devices for outlet protection.

Open Channels

Design Frequency

- **Open channels, including all natural or structural channels, swales, and ditches shall be designed for the flood mitigation storm event**
- **Channels shall be designed with multiple stages. A low flow channel section containing the streambank protection flows and a high flow section that contains the conveyance and flood mitigation storms will improve stability and better mimic natural channel dimensions.**

Local Provisions: 100-year design storm for fully developed watershed conditions. Channels may be designed with multiple stages (e.g., a "low-flow" or "trickle" channel section for common recurring flows, and a high flow section that contains the design discharge). The "low-flow" or "trickle" channel shall convey 2% of the design 100-year discharge.

Design Criteria

- **Trapezoidal channels shall have a minimum channel bottom width of 6 feet.**
- **Channels with bottom widths greater than 6 feet shall be designed with a minimum bottom cross slope of 12 to 1 or with compound cross sections.**
- **Channel side slopes shall be stable throughout the entire length and the side slope shall depend on the channel material. Channel side slopes and roadside ditches with a side slope steeper than 3:1 shall require detailed geotechnical and slope stability analysis to justify slopes steeper than 3:1. However, any slope that is less than 3:1 needs a detailed analysis to prove that it can be done.**
- **Trapezoidal or parabolic cross sections are preferred over triangular shapes.**
- **For vegetative channels, design stability shall be determined using low vegetative retardance conditions (Class D). For design capacity, higher vegetative retardance conditions (Class C) shall be used.**
- **For vegetative channels, flow velocities within the channel shall not exceed the maximum permissible velocities given in Tables 3.10 and 3.11.**
- **If relocation of a stream channel is unavoidable, the cross-sectional shape, meander, pattern, roughness, sediment transport, and slope shall conform to the existing conditions insofar as practicable. Energy dissipation will be necessary when existing conditions cannot be duplicated.**
- **Streambank stabilization shall be provided, when appropriate, as a result of any stream disturbance such as encroachment and shall include both upstream and downstream banks as**

well as the local site.

- **HEC-RAS, or similarly capable software approved by the entity with jurisdiction, shall be used to confirm the water surface profiles in open channels.**
- **The final design of artificial open channels shall be consistent with the velocity limitations for the selected channel lining. Maximum velocity values for selected lining categories are presented in Table 3.10. Seeding and mulch shall only be used when the design value does not exceed the allowable value for bare soil. Velocity limitations for vegetative linings are reported in Table 3.11. Vegetative lining calculations and stone riprap procedures are presented in *Section 3.2 of the Hydraulics Technical Manual*.**
- **For gabions, design velocities range from 10 fps for 6-inch mattresses up to 15 fps for 1-foot mattresses. Some manufacturers indicate that velocities of 20 fps are allowable for basket installations. The design of stable rock riprap lining depends on the intersection of the velocity (local boundary shear) and the size and gradation of the riprap material. More information on calculating acceptable riprap velocity limits is available in *Section 3.2.7 of the Hydraulics Technical Manual*.**

Local Provisions:

Normal Depth (Uniform Flow):

For uniform flow calculations, the theoretical channel dimensions, computed by the slope-area methods outlined in the iSWM manual, are to be used only for an initial dimension in the design of an improved channel. Exceptions will be for small outfall channels (with the approval of the Storm Water Manager) with the following options:

- Completely contained on the development site for on-site drainage;
- Where no off-site drainage easement is required (i.e. not crossing or adjacent to another property that could be flooded if design storm occurs).
- No nearby downstream restrictions.

Backwater Profile (Gradually Varied Flow):

City of Azle requires a hand computed or HEC-RAS backwater/frontwater analysis on any proposed open channel to determine the actual tailwater elevations, channel capacity and freeboard, and impacts on adjacent floodplains. If a stream or creek has an effective FEMA model, the engineer will be required to use a computer program for the analysis. If the current effective FEMA model for the stream is a HEC-2 model, the engineer has the option to either use that model, or convert to HEC-RAS for analysis of proposed conditions.

Supercritical Flow Regime

Supercritical flow will not be allowed except under unusual circumstances, with special approval of the City staff. However, for lined channels, the hand computed frontwater or HEC-RAS analysis should include a mixed-flow regime analysis, to make sure no supercritical flow occurs. City of Azle requires that the computed flow depths in designed channels be outside of the range of instability, i.e. depth of flow should be at least 1.1 times critical depth.

Channel Transitions or Energy Dissipation Structures or Small Dams

A HEC-RAS model or complete hand computed backwater analysis is a standard requirement for design of channel transitions (upstream and downstream), energy dissipation structures, and small dams. A backwater analysis will be required by the City of Azle, either hand computed or HEC-RAS, to determine accurate tailwater elevation, headlosses, headwater elevations and floodplains affected by the proposed transition into and out of an improved channel, any on-stream energy dissipating

structures, and small dams (less than 6 feet). If the current effective FEMA model for the stream is a HEC-2 model, the engineer has the option to either use that model, or convert to HEC-RAS for analysis of proposed conditions. For larger dams, a hydrologic routing will be required, as well as hydraulic analysis, to determine impacts of the proposed structure on existing floodplains and adjacent properties.

General Criteria

Earthen Channels

1. An earthen channel shall have a trapezoidal shape with side slopes not steeper than a 4:1 ratio and a channel bottom at least four (4) feet in width.
2. One (1) foot of freeboard above the 100-year frequency ultimate development water surface elevation must be available within all designed channels at all locations along the channel.
3. The side slopes and bottom of an earthen channel shall be smooth, free of rocks, and contain a minimum of six (6) inches of topsoil. The side slopes and channel bottom shall be re-vegetated with grass. No channel shall be accepted for maintenance by the City until a uniform (e.g., evenly distributed, without large bare areas) vegetative cover with a density of 70% has been established.
4. The Storm Water Manager may require each reach of a channel to have a ramp for maintenance access. Ramps shall be at least ten (10) feet wide and have 15% maximum grade. Twelve-foot (12') channel width is required if ramp is deemed necessary by Storm Water Manager.
5. Minimum channel slope is 0.0020 ft/ft unless approved by the Storm Water Manager.
6. Erosion protection to be provided at outfall to the receiving stream.

Lined Channels

1. Channels shall be trapezoidal in shape and lined with reinforced concrete in accordance with City Standards and Specifications with side slopes of two (2) foot horizontal to one (1) foot vertical or otherwise to such standards, shape and type of lining as may be approved by the Storm Water Manager. The lining shall extend to and include the water surface elevation of the 100 year design storm plus one foot freeboard above the 100 year water surface elevation.
2. The channel bottom must be a minimum of four (4) feet in width. (Overflow structures for storm sewer system sumps may have a minimum bottom width of 6 feet.).
3. The maximum water flow velocity in a lined channel shall be fifteen (15) feet per second except that the water flow shall not be supercritical in an area from 100' upstream from a bridge to 25' downstream from a bridge. Hydraulic jumps shall not be allowed from the face of a culvert to 50' upstream from that culvert. In general channels having supercritical flow conditions are discouraged.
4. Whenever flow changes from supercritical to subcritical channel protection shall be provided to protect from the hydraulic jump that is anticipated (see comment in Item 3).
5. The design of the channel lining shall take into account the superelevation of the water surface around curves and other changes in direction.
6. A chain link fence six (6) feet in height or other fence may be required by the Storm Water Manager and shall be constructed on each side of the concrete or gabion channel lining.
7. The Storm Water Manager may require a geotechnical study and /or an underground drainage system design for concrete lined channels.

Roadside Ditches

Design Storms

1. A roadside ditch ("rural") street section is permissible only as specifically approved by the Storm Water Manager. No median ditches are allowed.
2. The design storm for the roadside ditches shall be the 100-year storm. The 100-year flow shall not exceed the right-of-way capacity defined as the natural ground at the right-of-way line or top of roadside ditch.

Design Considerations

1. For grass lined sections, the maximum design velocity shall be 6.0 feet per second during the 100-year design storm (Higher velocities justified by a sealed geotechnical study).

2. A grass lined or unimproved roadside ditch shall have minimum 2 foot bottom width and side slopes no steeper than four horizontal to one vertical. There shall be a four-foot strip at maximum 2% cross slope between the edge of pavement and the beginning of the ditch.
3. Minimum grades for roadside ditches shall be 0.0050 foot/foot (0.50%).
4. Manning's roughness coefficient for analysis and design of roadside ditches are presented in Section 3.2.3 in the iSWM Hydraulics Technical Manual.
5. Erosion protection will be provided at the upstream and downstream ends of all culverts.
6. Maximum depth will not exceed 4 feet from center-line of pavement except as specifically approved by Storm Water Manager.
7. If the ditch extends beyond the right-of-way line, an additional drainage easement shall be dedicated extending at least 2 feet beyond the top of bank. Utility easements must be separate and beyond any drainage easements.
8. Hydraulic analysis of roadside ditches will require a HEC-RAS analysis.

Culverts in Roadside Ditches

1. Culverts will be placed at all driveway and roadway crossings and other locations where appropriate.
2. Erosion protection will be provided at all driveway and roadway crossings and other locations where appropriate.
3. Roadside culverts are to be sized based on drainage area, assuming inlet control. Calculations are to be provided for each block based on drainage calculations. The size of culvert used shall not create a head loss of more than 0.20 feet greater than the normal water surface profile without the culvert.
4. Roadside ditch culverts will be no smaller than 24 inches inside diameter or equivalent for roadway crossings and 18 inches for driveway culverts.
5. A driveway culvert schedule shall be included on the face of the plat. It shall include for each lot approximate culvert flowline depth below top of pavement, number and size of pipe required, and horizontal distance from edge of pavement to center of culvert (based on horizontal control requirements above).

Channel Velocity Limitations

Maximum allowable:

- Lined Channels – Maximum velocities = 15 fps. Exceptions can be granted by the Storm Water Manager, with justifiable, technical reasons.
- Grass Lined Channels – Maximum velocities = 6 fps. Higher values can be justified by a sealed geotechnical study/analysis of soil type and conditions.

Critical Flow Calculations

Section 3.2.5 Critical Flow Calculations of the iSWM Hydraulics Technical manual is for reference only.

Vegetative Design

Section 3.2.6 Vegetative Design of the iSWM Hydraulics Technical manual is for reference only.

Stone Riprap Design

Riprap design is to be by Method #2 (Gregory Method) described in Section 3.2.7 of the iSWM Hydraulics Technical Manual. A properly designed geotextile material is required under the granular bedding. Regardless of computed thickness the minimum allowable riprap thickness is 12 inches.

Section 3.2.7 of the iSWM Hydraulics Technical Manual, Stone Riprap Design Method #1: Maynard and Reese, is for reference only.

Grouted Riprap

The City of Azle will allow grouted stone riprap as an erosion control feature. However, the design thickness of the stone lining will not be reduced by the use of grout. See the U.S. Army Corps of Engineers' design manual ETL 1110-2-334 on design and construction of grouted riprap.

Uniform Flow – Example Problems
Section 3.2.9 Uniform Flow – Example Problems in the iSWM Hydraulics Technical manual are for reference only.

Rectangular, Triangular, and Trapezoidal Open Channel Design
Section 3.2.11 Rectangular, Triangular, and Trapezoidal Open Channel Design – Example Problems in the iSWM Hydraulics Technical manual are for reference only.

Manning Roughness Coefficients for Design

Table 14.3.9C City of Azle Manning's Roughness Coefficients for Design

Lining Type	Manning's n	Comments
Grass Lined	0.035 0.050	Use for velocity check Use for channel capacity check (freeboard check)
Concrete Lined	0.015	
Gabions	0.030	
Rock Riprap	0.040	$N = 0.0395d_{50}^{1/6}$ where d_{50} is the stone size of which 50% of the sample is smaller
Grouted Riprap	0.028	FWHA

Table 14.3.10 Roughness Coefficients (Manning's n) and Allowable Velocities for Natural Channels

Channel Description	Manning's n	Max. Permissible Channel Velocity (ft/s)
MINOR NATURAL STREAMS		
Fairly regular section		
1. Some grass and weeds, little or no brush	**0.030**	**3 to 6**
2. Dense growth of weeds, depth of flow materially greater than weed height	**0.035**	**3 to 6**
3. Some weeds, light brush on banks	**0.035**	**3 to 6**
4. Some weeds, heavy brush on banks	**0.050**	**3 to 6**
5. Some weeds, dense willows on banks	**0.060**	**3 to 6**
For trees within channels with branches submerged at high stage, increase above values by	**0.010**	
Irregular section with pools, slight channel meander, increase above values by	**0.010**	
Floodplain – Pasture		
1. Short grass	**0.030**	**3 to 6**
2. Tall grass	**0.035**	**3 to 6**
Floodplain – Cultivated Areas		
1. No crop	**0.030**	**3 to 6**
2. Mature row crops	**0.035**	**3 to 6**
3. Mature field crops	**0.040**	**3 to 6**
Floodplain – Uncleared		
1. Heavy weeds scattered brush	**0.050**	**3 to 6**
2. Wooded	**0.120**	**3 to 6**
MAJOR NATURAL STREAMS		
Roughness coefficient is usually less than for minor streams of similar description on account of less effective resistance offered by irregular banks or vegetation on banks. Values of	**Range from 0.028 to 0.060**	**3 to 6**

Table 14.3.10 Roughness Coefficients (Manning's n) and Allowable Velocities for Natural Channels		
Channel Description	Manning's n	Max. Permissible Channel Velocity (ft/s)
"n" for larger streams of mostly regular sections, with no boulders or brush		
UNLINED VEGETATED CHANNELS		
Clays (Bermuda Grass)	**0.035**	**5 to 6**
Sandy and Silty Soils (Bermuda Grass)	**0.035**	**3 to 5**
UNLINED NON-VEGETATED CHANNELS		
Sandy Soils	**0.030**	**1.5 to 2.5**
Silts	**0.030**	**0.7 to 1.5**
Sandy Silts	**0.030**	**2.5 to 3.0**
Clays	**0.030**	**3.0 to 5.0**
Coarse Gravels	**0.030**	**5.0 to 6.0**
Shale	**0.030**	**6.0 to 10.0**
Rock	**0.025**	**15**
For natural channels with specific vegetation type, refer to Table 3.11 for more detailed velocity control.		

Table 14.3.11 Maximum Velocities for Vegetative Channel Linings		
Vegetation Type	Slope Range (%)[1]	Maximum Velocity[2] (ft/s)
Bermuda grass	**0-5**	**6**
Bahia		**4**
Tall fescue grass mixtures[3]	**0-10**	**4**
Kentucky bluegrass	**0-5**	**6**
Buffalo grass	**5-10** **>10**	**5** **4**
Grass mixture	**0-5[1]** **5-10**	**4** **3**
Sericea lespedeza, Weeping lovegrass, Alfalfa	**0-5[4]**	**3**
Annuals[5]	**0-5**	**3**
Sod		**4**
Lapped sod		**5**

[1] Do not use on slopes steeper than 10% except for side-slope in combination channel.
[2] Use velocities exceeding 5 ft/s only where good stands can be maintained.
[3] Mixtures of Tall Fescue, Bahia, and/or Bermuda
[4] Do not use on slopes steeper than 5% except for side-slope in combination channel.
[5] Annuals - used on mild slopes or as temporary protection until permanent covers are established.

Source: Manual for Erosion and Sediment Control in Georgia, 1996.

Vegetative Design

- **A two-part procedure is required for final design of temporary and vegetative channel linings.**

- **Part 1, the design stability component, involves determining channel dimensions for low vegetative retardance conditions, using Class D as defined in Table 3.12.**
- **Part 2, the design capacity component, involves determining the depth increase necessary to maintain capacity for higher vegetative retardance conditions, using Class C as defined in Table 3.12.**

- **If temporary lining is to be used during construction, vegetative retardance Class E shall be used for the design stability calculations.**
- **If the channel slope exceeds 10%, or a combination of channel linings will be used, additional procedures not presented below are required. References include HEC-15 (USDOT, FHWA, 1986) and HEC-14 (USDOT, FHWA, 1983).**

Local Provisions: For reference only.

Table 14.3.12 Classification of Vegetal Covers as to Degrees of Retardance

Retardance Class	Cover	Condition
A	**Weeping Lovegrass**	**Excellent stand, tall (average 30")**
	Yellow Bluestem Ischaemum	**Excellent stand, tall (average 36")**
B	**Kudzu**	**Very dense growth, uncut**
	Bermuda grass	**Good stand, tall (average 12")**
	Native grass mixture Little bluestem, bluestem, blue gamma other short and long stem Midwest grasses	**Good stand, unmowed**
	Weeping lovegrass	**Good stand, tall (average 24")**
	Laspedeza sericea	**Good stand, not woody, tall (average 19")**
	Alfalfa	**Good stand, uncut (average 11")**
	Weeping lovegrass	**Good stand, unmowed (average 13")**
	Kudzu	**Dense growth, uncut**
	Blue gamma	**Good stand, uncut (average 13")**
C	**Crabgrass**	**Fair stand, uncut (10 – 48")**
	Bermuda grass	**Good stand, mowed (average 6")**
	Common lespedeza	**Good stand, uncut (average 11")**
	Grass-legume mixture: summer (orchard grass redtop, Italian ryegrass, and common lespedeza)	**Good stand, uncut (6 – 8 ")**
	Centipede grass	**Very dense cover (average 6")**
	Kentucky bluegrass	**Good stand, headed (6 – 12")**
D	**Bermuda grass**	**Good stand, cut to 2.5"**
	Common lespedeza	**Excellent stand, uncut (average 4.5")**
	Buffalo grass	**Good stand, uncut (3 – 6")**
	Grass-legume mixture: fall, spring (orchard grass, redtop, Italian ryegrass, and common lespedeza)	**Good stand, uncut (4 – 5")**
	Lespedeza serices	**After cutting to 2" (very good**

		before cutting)
E	**Bermuda grass**	**Good stand, cut to 1.5”**
	Bermuda grass	**Burned stubble**

Note: Covers classified have been tested in experimental channels. Covers were green and generally uniform.
Source: HEC-15, 1988.

Culverts

Design Frequency

Culverts are cross drainage facilities that transport runoff under roadways or other improved areas.

- **Culverts shall be designed for the flood mitigation storm or in accordance with TxDOT requirements, whichever is more stringent. Consideration when designing culverts includes: roadway type, tailwater or depth of flow, structures, and property subject to flooding, emergency access, and road replacement costs.**
- **The flood mitigation storm shall be routed through all culverts to be sure building structures (e.g., houses, commercial buildings) are not flooded or increased damage does not occur to the highway or adjacent property for this design event.**

Local Provisions:
100-year storm for fully developed watershed conditions, or in accordance with TxDOT requirements, whichever is more stringent. For multiple barrel culverts the City of Azle encourages the placement of one of the barrels at the flowline of the stream with the other barrels at a higher elevation to encourage a single flow path for lower flow and reduce sediment and debris accumulation. Where practical the low-flow portion of the low barrel(s) should convey 2% of the design 100-year discharge.

Design Criteria

Velocity Limitations

- **The maximum velocity shall be consistent with channel stability requirements at the culvert outlet.**
- **The maximum allowable velocity for corrugated metal pipe is 15 feet per second. There is no specified maximum allowable velocity for reinforced concrete pipe, but outlet protection shall be provided where discharge velocities will cause erosion conditions.**
- **To ensure self-cleaning during partial depth flow, a minimum velocity of 2.5 feet per second is required for the streambank protection storm when the culvert is flowing partially full.**

Length and Slope

- **The maximum slope using concrete pipe is 10% and for CMP is 14% before pipe-restraining methods must be taken.**
- **Maximum vertical distance from throat of intake to flowline in a drainage structure is 10 feet.**
- **Drops greater than 4 feet will require additional structural design.**

Headwater Limitations

- **The *allowable headwater* is the depth of water that can be ponded at the upstream end of the culvert during the design flood, which will be limited by one or more of the following constraints or conditions:**

1. **Headwater will be non-damaging to upstream property.**
2. **Culvert headwater plus 12 inches of freeboard shall not exceed top of curb or pavement for low point of road over culvert, whichever is lower.**
3. **Ponding depth will be no greater than the elevation where flow diverts around the culvert.**
4. **Elevations will be established to delineate floodplain zoning.**

- **The headwater shall be checked for the flood mitigation storm elevation to ensure compliance with flood plain management criteria and the culvert shall be sized to maintain flood-free conditions on major thoroughfares with 12-inch freeboard at the low-point of the road.**
- **Either the headwater shall be set to produce acceptable velocities or stabilization/energy dissipation shall be provided where these velocities are exceeded.**
- **In general, the constraint that gives the lowest allowable headwater elevation establishes the criteria for the hydraulic calculations.**

Tailwater Considerations

- **If the culvert outlet is operating with a free outfall, the critical depth and equivalent hydraulic grade line shall be determined.**
- **For culverts that discharge to an open channel, the stage-discharge curve for the channel must be determined. See Section 2.1.4 of the Hydraulics Technical Manual on methods to determine a stage-discharge curve.**
- **If an upstream culvert outlet is located near a downstream culvert inlet, the headwater elevation of the downstream culvert will establish the design tailwater depth for the upstream culvert.**
- **If the culvert discharges to a lake, pond, or other major water body, the expected high water elevation of the particular water body will establish the culvert tailwater.**

Other Criteria

- **In designing debris control structures, the Hydraulic Engineering Circular No. 9 entitled Debris Control Structures or other approved reference is required to be used.**
- **If storage is being assumed or will occur upstream of the culvert, refer to Section 2.0 of the Hydraulics Technical Manual regarding storage routing as part of the culvert design.**
- **Reinforced concrete pipe (RCP), pre-cast and cast in place concrete boxes are recommended for use (1) under a roadway, (2) when pipe slopes are less than 1%, or (3) for all flowing streams. RCP and fully coated corrugated metal pipe or high-density polyethylene (HDPE) pipe may also be used in open space areas.**
- **Culvert skews shall not exceed 45 degrees as measured from a line perpendicular to the roadway centerline without approval.**
- **The minimum allowable pipe diameter shall be 18 inches.**
- **Erosion, sediment control, and velocity dissipation shall be designed in accordance with Section 4.0 of the Hydraulics Technical Manual.**

Local Provisions: City of Azle requires a backwater analysis, by hand, or HEC-RAS to evaluate the proposed structure for final design. The Culvert Hydraulics Checklist Appendix A – City of Azle Detailed Checklists (Form

CITY OF AZLE-4) should be completed for each design.

Nomographs
Nomographs are not allowed by City of Azle for final sizing of culverts. The reference for nomographs is FHWA HDS-5. A backwater analysis using HEC-RAS is required.

Culvert Design Example
Section 3.3.5 Culvert Design Example of the iSWM Hydraulics Technical manual is adopted with the following modifications. The (nomographs) procedure is acceptable for preliminary sizing only.

Design Procedures for Beveled-Edged Inlets
Section 3.3.6 Design Procedures for Beveled-Edged Inlets of the iSWM Hydraulics Technical manual is adopted with the following modifications. The procedure is acceptable for preliminary sizing only.

Flood Routing and Culvert Design
Section 3.3.7 Flood Routing and Culvert Design of the iSWM Hydraulics Technical Manual is for reference only.

Erosion, Sediment Control, Velocity Dissapation
See iSWM Hydraulics Technical Manual Section 3.2.7, Gregory Method for culvert outfall protection for riprap sizing, gradation, and bedding. Use Section 4.0 of that Manual for spatial dimensions of riprap and other energy dissipation design.

Bridges

Design Frequency

Bridges are cross drainage facilities with a span of 20 feet or larger.

- **Flood mitigation storm for all bridges**

Local Provisions: 100-year storm for fully developed watershed conditions or in accordance with TxDOT requirements, whichever is more stringent.

Design Criteria

- **A freeboard of two feet shall be maintained between the computed design water surface and the low chord of all bridges.**
- **The contraction and expansion of water through the bridge opening creates hydraulic losses. These losses are accounted for through the use of loss coefficients. Table 3.13 gives recommended values for the Contraction (K_c) and Expansion (K_e) Coefficients.**

Table 14.3.13 Recommended Loss Coefficients for Bridges

Transition Type	Contraction (K_c)	Expansion (K_e)
No losses computed	**0.0**	**0.0**
Gradual transition	**0.1**	**0.3**
Typical bridge	**0.3**	**0.5**
Severe transition	**0.6**	**0.8**

Additional design guidance is located in *Section 3.4 of the Hydraulics Technical Manual***.**

Local Provisions: A backwater analysis using HEC-RAS is used for final design of the proposed structure. For bridges up to 100’ width (measured at low chord), 2’ of freeboard required; for bridge >100’ width, 1’ of

freeboard required. Exceptions on freeboard must be approved by City of Azle. Complete Bridge Hydraulics Documentation Checklist (Appendix A – City of Azle Detailed Checklists, Form CITY OF AZLE-5).

Backwater analysis will be required using HEC-RAS, for any proposed bridge, to determine accurate tailwater elevations, velocities, headlosses, headwater elevations, profiles and floodplains affected by the proposed structure. If the current effective FEMA model is a HEC-2 model, the engineer has the option to either use that model, or convert to HEC-RAS for analysis of proposed conditions.

Detention Structures

Design Frequency

Detention structures shall be designed for the three storms (streambank protection, conveyance, and flood mitigation storms) for the critical storm duration that results in the maximum (or near maximum) peak flow.

Local Provisions: 1-, 10-, and 100-year storm for the critical storm duration (i.e. 3 hour, 6 hour or 24 hour duration) that results in the maximum (or near maximum) peak flow. Analysis should consider both existing watershed plus developed site conditions and fully developed watershed conditions.

Design Criteria

- Dry detention basins are sized to temporarily store the volume of runoff required to provide flood protection up to the flood mitigation storm, if required.
- Extended detention dry basins are sized to provide extended detention of the streambank protection volume over 24 hours and can also provide additional storage volume for normal detention (peak flow reduction) of the flood mitigation storm event.
- Routing calculations must be used to demonstrate that the storage volume and outlet structure configuration are adequate. See *Section 2.0 of the Hydraulics Technical Manual* for procedures on the design of detention storage.
- Detention Basins shall be designed with an 8 foot wide maintenance access.
- No earthen (grassed) embankment slopes shall exceed 4:1.
- A freeboard of 1 foot will be required for all detention ponds.
- A calculation summary shall be provided on construction plans. For detailed calculations of unit hydrograph studies, a separate report shall be provided to the municipality for review and referenced on the construction plans. Stage-storage-discharge values shall be tabulated and flow calculations for discharge structures shall be shown on the construction plans.
- An emergency spillway shall be provided at the flood mitigation maximum storage elevation with sufficient capacity to convey the flood mitigation storm assuming blockage of the outlet works with six inches of freeboard. Spillway requirements must also meet all appropriate state and Federal criteria.
- A landscape plan shall be provided for all detention ponds.
- All detention basins shall be stabilized against significant erosion and include a maintenance plan.
- Design calculations will be provided for all spillways and outlet structures.
- Maintenance agreements shall be included for all detention structures.
- Storage may be subject to the requirements of the Texas Dam Safety Program (see iSWM Program Guidance) based on the volume, dam height, and level of hazard.
- Earthen embankments 6 feet in height or greater shall be designed per Texas Commission on Environmental Quality guidelines for dam safety (see iSWM Program Guidance).
- Vegetated slopes shall be less than 20 feet in height and shall have side slopes no steeper than 2:1 (horizontal to vertical) although 3:1 is preferred. Riprap-protected slopes shall be no steeper than 2:1. Geotechnical slope

stability analysis is recommended for slopes greater than 10 feet in height. Vegetated slopes with a side slope steeper than 2:1 shall require detailed geotechnical and slope stability analysis to justify slopes steeper than 2:1.

- Areas above the normal high water elevations of the detention facility should be sloped toward the basin to allow drainage and to prevent standing water. Careful finish grading is required to avoid creation of upland surface depressions that may retain runoff. The bottom area of storage facilities should be graded toward the outlet to prevent standing water conditions. A low flow or pilot channel across the facility bottom from the inlet to the outlet (often constructed with riprap) is recommended to convey low flows and prevent standing water conditions.

Local Provisions: Stormwater detention shall be provided to mitigate increased peak flows in Azle waterways in specific circumstances as defined below. The purpose of the mitigation is to minimize downstream flooding impacts from upstream development. In some instances, detention may be shown to exacerbate potential flooding conditions downstream. Therefore, the "Zone of Influence" criteria shall be applied in addition to these criteria. Design data for dams will be submitted to the City of Azle on Form CITY OF AZLE-6.

1. Detention Basins shall be required for all Development greater than 1 acre in size or when downstream facilities within the "Zone of Influence" are not adequately sized to convey a design storm based on current City criteria for hydraulic capacity.
2. Calculated proposed stormwater discharge from a site shall not exceed the calculated discharges from existing conditions, unless sufficient downstream capacity above existing discharge conditions is available.
3. The Modified Rational Method is allowed for planning and conceptual design for watersheds of 200 acres and less. For final design purposes the Modified Rational Method is allowed only for watersheds of 25 acres and less (see Table 1.2 in the iSWM Hydrologic Manual).
4. Detention Basins draining watersheds over 25 acres shall be designed using a detailed unit hydrograph method acceptable to the City of Azle. These include Snyder's Unit Hydrograph (>100 acres) and SCS Dimensionless Unit Hydrograph (any size). The SCS method is also allowed for basins with watersheds less than 25 acres (see Table 1.2 in the iSWM Hydrologic Manual).
5. Detention Basins shall be designed for the 1-year, 10-year and 100-year storm for the critical storm duration (i.e. 3-hour, 6-hour, or 24-hour storm duration) that results in the maximum (or near maximum) peak flow. Analysis of additional storm (i.e. 5-year, 25-year, etc.) may be required where storm sewers are included in the watershed.
6. No earthen (grassed) embankment slopes shall exceed 4:1. Concrete lined or structural embankment can be steeper with the approval of the Storm Water Manager.
7. A calculation summary shall be provided on construction plans. For detailed calculations of unit hydrograph studies, a separate report shall be provided to the City for review and referenced on the construction plans. Stage-storage-discharge values shall be tabulated and flow calculations for discharge structures shall be shown on the construction plans.
8. An emergency spillway shall be provided at the 100-year maximum storage elevation with sufficient capacity to convey the fully urbanized 100-year storm assuming blockage of the closed conduit portion outlet works with six inches of freeboard. Spillway requirements must also meet all appropriate state and Federal criteria.
9. All detention basins shall be stabilized against significant erosion and include a maintenance plan.
10. State TCEQ rules and regulations regarding impoundments shall be followed. According to current (2009) guidelines, dams fall under the jurisdiction of the TCEQ Dam Safety Program if they meet one or more of the following criteria:
    i. they have a height greater than or equal to 25 feet and a maximum storage capacity greater than or equal to 15 acre-feet;
    ii. they have a height greater than 6 feet and a maximum storage capacity greater than or equal to 50 acre-feet.
    iii. they are a high or significant hazard dam as defined in the regulations (relating to Hazard Classification Criteria), regardless of height or maximum storage capacity; or
    iv. they are used as a pumped storage or terminal storage facility.
11. Design calculations will be provided for all spillways.

12. Maintenance agreements will be provided.
13. In accordance with Texas Water Code §11.142, all permanent surface impoundments not used solely for domestic or livestock purposes must obtain a water rights permit from the TCEQ. A completed permit for the proposed use, or written documentation stating that a permit is not required, must be obtained.
14. Detention basin outlet structures shall be designed to minimize the likeliness of clogging and shall include features to prevent activation of the emergency spillway if such activation would create an uncontrolled discharge. The use of orifice plates or non-standard structures is subject to the approval of the Storm Water Manager.
15. Dry detention basin design should consider multiple uses such as recreation. As such pilot channels should follow the edges of the basin to the extent practical. The bottom of the basin shall have a minimum grade of 1% per Figure 5.9 in Chapter 5, although swales may have minimum grades of 0.5%. Concrete flumes shall be used for main pilot channels shallower than 0.5% slope.

Items 6, 7, 9, 10, 11, 12 and 14 also apply to amenity ponds.

Outlet Structures

Extended detention (ED) orifice sizing is required in design applications that provide extended detention for downstream streambank protection or the ED portion of the water quality protection volume. The release rate for both the WQ_v and SP_v shall discharge the ED volume in a period of 24 hours or longer. In both cases an extended detention orifice or reverse slope pipe must be used for the outlet. For a structural control facility providing both WQ_v extended detention and SP_v control (wet ED pond, micropool ED pond, and shallow ED wetland), there will be a need to design two outlet orifices – one for the water quality control outlet and one for the streambank protection drawdown.

Design Frequency

Water quality storm
Streambank protection storm
Conveyance storm
Flood mitigation storm

Local Provisions: NONE

Design Criteria

- Estimate the required storage volumes for water quality protection, streambank protection, conveyance storm, and flood mitigation.
- Design extended detention outlets for each storm event.
- Outlet velocities shall be within the maximum allowable range based on channel material as shown in Tables 3.10 and 3.11.
- Design necessary outlet protection and energy dissipation facilities to avoid erosion problems downstream from outlet devices and emergency spillway(s).
- Perform buoyancy calculations for the outlet structure and footing. Flotation will occur when the weight of the structure is less than or equal to the buoyant force exerted by the water.

Additional design guidance is located in *Section 2.2 of the Hydraulics Technical Manual.*

Local Provisions: NONE

Energy Dissipation

Design Frequency

All drainage system outlets, whether for closed conduits, culverts, bridges, open channels, or storage facilities, shall provide energy dissipation to protect the receiving drainage element from erosion.

- **Conveyance storm**
- **Flood mitigation storm**

Local Provisions: 100-year design storm for fully developed watershed conditions.

Design Criteria

- ***Energy dissipaters*** **are engineered devices such as rip-rap aprons or concrete baffles placed at the outlet of stormwater conveyance systems for the purpose of reducing the velocity, energy and turbulence of the discharged flow.**
- Erosion problems at culvert, pipe and engineered channel outlets are common. Determination of the flow conditions, scour potential, and channel erosion resistance shall be standard procedure for all designs.
- **Energy dissipaters shall be employed whenever the velocity of flows leaving a stormwater management facility exceeds the erosion velocity of the downstream area channel system.**
- **Energy dissipater designs will vary based on discharge specifics and tailwater conditions.**
- **Outlet structures shall provide uniform redistribution or spreading of the flow without excessive separation and turbulence.**
- **Energy dissipaters are a required component of the *iSWM* Construction Plan.**

Recommended Energy Dissipaters for outlet protection include the following:

- **Riprap apron**
- **Riprap outlet basins**
- **Baffled outlets**
- **Grade Control Structures**

The reader is referred to *Section 4.0 of the Hydraulics Technical Manual* and the Federal Highway Administration Hydraulic Engineering Circular No. 14 entitled, Hydraulic Design of Energy Dissipaters for Culverts and Channels, for the design procedures of other energy dissipaters.

Additional design guidance is located in *Section 4.0 of the Hydraulics Technical Manual.*

Local Provisions: **Channel Transitions, Energy Dissipation Structures, or Small Dams** A backwater analysis is required by the City of Azle, either hand computed or HEC-RAS, to determine accurate tailwater elevation and velocities, headlosses, headwater elevations, velocities and floodplains affected by the proposed transition into and out of 1) An improved channel, 2) Any on-stream energy dissipating structures, and 3) Small dams (less than 6 feet). If the current effective FEMA model for the stream is a HEC-2 model, the engineer has the option to either use that model, or convert to HEC-RAS for analysis of proposed conditions. For larger dams, a hydrologic routing will be required, as well as hydraulic analysis, to determine impacts of the proposed structure on existing floodplains and adjacent properties. **Examples of Open Channel Transition Structures** See drawings in Appendix C - Miscellaneous Details and Specifications for Harris County Flood Control District

Straight Drop Structure, Bureau of Reclamation Baffled Chute (Basin IX) and Gabion Drop Structure. The computer program associated with FHWA Hydraulic Engineering Circular No. 14 is "HY8Energy" dated May 2000. This program provides guidance in the selection and sizing of a broad range of energy dissipaters including some of those listed in Section 4 of the iSWM Hydraulics Technical Manual.

14.3.7 Easements, Plats, and Maintenance Agreements

Easements

Easements are required for all drainage systems that convey stormwater runoff across a development and must include sufficient area for operation and maintenance of the drainage system. Types of easements to be used include:

- Drainage easements - are required for both on-site and off-site public storm drains and for improved channels designed according to current municipality standards.
- Floodplain easements - shall be provided on-site along drainageways that are in a Special Flood Hazard Area as designated on the effective FEMA FIRM maps. No construction shall be allowed within a floodplain easement without the written approval of the municipality.
- Temporary drainage easements are required off-site for temporary channels when future off-site development is anticipated to be enclosed underground or follows an altered alignment. Temporary drainage easements will not be maintained by the municipality and will not terminate until permanent drainage improvements meeting municipality standards are installed and accepted. Temporary drainage easements will require written approval from the municipality.
- Drainage and utility easements can be combined for underground storm drains and channels, subject to adequate easement width as approved by the municipality.
- Drainage easements shall include adequate width for access and maintenance beyond the top of bank for improved channels.
- Retaining walls are not permitted within or adjacent to a drainage easement in a residential area in order to reduce the easement width. Retaining walls adjacent to the channel are allowed in non-residential areas only if the property owner provides an agreement for private maintenance.
- The minimum finished floor elevation for structures adjacent to a Special Flood Hazard Area shall be a minimum of one (1) foot above the fully-developed flood mitigation stormwater surface elevation or two (2) feet above the effective FEMA base flood elevation.
- Improved channels shall have drainage easements dedicated to meet the requirements of the width of the channel, the one-foot freeboard, any perimeter fencing, and any underground tie-backs or anchors.
- Easements for detention ponds and permanent control BMPs shall be negotiated between the municipality and the property owner.
- The entire reach or each section of any drainage facility must be readily accessible to maintenance equipment. Additional easement(s) shall be required at the access point(s) and the access points shall be appropriately designed to restrict access by the public (including motorcycles).

Minimum easement width requirements for storm drain pipe are shown in Table 3.14 and shall be as follows:

- The outside face of the proposed storm drain line shall be placed five (5) feet off either edge of the storm drain easement. The proposed centerline of overflow swales shall normally coincide with the centerline of the easement.
- For pipe sizes up to 54", a minimum of five (5) additional feet shall be dedicated when shared with utilities.
- Box culvert minimum easement width shall be determined using Table 3.14 based on an equivalent box culvert width to pipe diameter.
- For parallel storm drain systems with a combined width greater than 8 feet the minimum easement shall be equal to the width of the parallel storm drain system plus twenty (20) additional feet.
- Drainage easements will generally extend at least twenty-five (25) feet past an outfall headwall to provide an area for maintenance operations. Drainage easements along a required outfall channel or ditch shall be provided

until the flowline reaches an acceptable outfall. The minimum storm drain shall not be on property line, except where a variance has been granted.

Table 14.3.14 Closed Conduit Easements	
Pipe Size	**Minimum Easement Width Required**
39" and under	15 Feet
42" through 54"	20 Feet
60" through 66"	25 Feet
72" through 102"	30 Feet

Local Provisions:

Easements for Open Channels and Detention Ponds:

- Drainage easements **shall be required for both on-site and off-site public stormwater drainage improvements, including standard engineered channels, storm drain systems, detention and retention facilities and other stormwater controls. (Public Water). Drainage easements shall include a five-foot (5') margin on both sides beyond actual top of bank for improved earthen channels. Retaining walls are not permitted within or adjacent to a drainage easement in a residential area in order to reduce the easement width. Retaining walls adjacent to the channel are allowed in non-residential areas only if the property owner provides an agreement for private maintenance.**
- Floodplain easements **shall be provided on sites along natural or improved earthen drainageways (other than standard engineered channels); to encompass the ultimate developed 100-year floodplain plus a 10' buffer on either side. The buffer shall be part of the floodplain easement itself and not a separate easement. Floodplain easements are not routinely maintained by the City.**
- Natural creeks **shall have a dedicated floodplain easement containing the inundation area of a 100 year frequency storm based on ultimate developed conditions, plus a ten-foot buffer horizontally adjacent to the inundation area. The minimum finished floor elevation for lots impacted by natural creeks shall be a minimum of two (2) feet above the 100 year ultimate developed water surface elevation. In addition, a riparian area along the creek may be placed in a drainage easement for perpetual, limited maintenance by the City of Azle, subject to the approval of the City of Azle and an agreement to preserve natural conditions and habitat within the riparian area.**
- Concrete Lined Channels and Gabion Lined Channels **shall have drainage easements dedicated to meet the requirements of the width of the channel, the one-foot freeboard, and the fence, if required by Storm Water Manager.**
- Private drainage easements**, not dedicated to the City, may be required for private stormwater drainage improvements serving multiple lots or for stormwater controls on a property. (No Public Water)**
- Access easements **shall be provided for access to public stormwater drainage improvements where necessary for maintenance.**
- Dam easements **shall be provided, to encompass any proposed dams (including any dams already existing) and spillway structures. The 100-year water surface of any impounded lake shall be covered by a floodplain easement as described above. Dams and spillways shall comply with applicable City policy and state regulations.**
- **No construction shall be allowed within a floodplain easement without the written approval (floodplain permit) of the City of Azle, and then only after detailed engineering plans and studies show that no flooding will result, and that no obstruction to the natural flow of water**

will result.

- **In certain circumstances where detention is in place or a master drainage plan has been adopted, a development may plan to receive less than ultimate developed flow conditions from upstream with the approval of the Storm Water Manager.**
- **Any parallel utility easements must be separate and outside of drainage easements for channels. Drainage and utility easements may be combined for underground storm drains, subject to the easement width requirements provided in this section and Section 3.3.**
- **Easements for stormwater controls including detention basins, sediment traps and retention ponds, shall be negotiated between the City and the Property Owner, but will normally include essential access to all embankment areas and inlet and outlet controls.**
- **The entire reach or each section of any drainage facility must be readily accessible to maintenance equipment. Additional easement(s) shall be required at the access point(s) and the access points shall be appropriately designed to restrict access by the public (including motorcycles).**
- **Drainage easements for structural overflows, swales, or berms shall be of sufficient width to encompass the structure or graded area.**

City of Azle Easement Requirements for Closed Conduit Systems

- **Box culverts shall have an easement width equal to the width of the box plus twenty (20) additional feet. The edge of the box should be located five (5) feet from either edge of the easement.**
- **Drainage easements shall encompass the entire width of an overflow flume plus five feet on each side. For an easement containing both a concrete flume and a storm drain, the wider of the two easement criteria shall control.**
- **Alternatively, a drainage right-of way or HOA lot (not part of any adjacent lot) may be dedicated for the width of the flume provided that an additional easement is dedicated for any storm drain pipe to meet the total width requirements specified above.**

Plats

All platting shall follow established development standards established by the local municipality. Plats shall include pertinent drainage information that will be filed with the plat. Elements to be included on the plat include:

- All public and private drainage easements not recorded by separate instrument
- Easements to be recorded by separate instrument shall be documented on the plat
- All floodplain easements
- Legal disclosure for drainage provisions upon sale or transfer of property
- Documentation of maintenance responsibilities and agreements including transfer of responsibility upon sale of the property

Local Provisions: NONE

Maintenance Agreements

All drainage improvements constructed within a development and any existing or natural drainage systems to remain in use shall require a maintenance agreement that identifies responsible parties for maintenance. Both private and public maintenance responsibility shall be negotiated between the municipality and the owner and documented in the agreement. The maintenance agreement shall be written such that it remains in force upon sale of transfer of the property.

Local Provisions:
City Maintenance

The City of Azle will provide for perpetual maintenance, in accordance with adopted city maintenance standards, of all public drainage facilities located within dedicated easements and constructed to the City of Azle standards. In addition, limited perpetual maintenance may be provided by the City of Azle for riparian areas preserved in their natural state, subject to the approval of the City of Azle. Access shall be provided and dedicated by the developer to all public stormwater facilities in developments for maintenance and inspection by the City of Azle. City of Azle requires maintenance agreements only for private facilities.

Private Maintenance

- Private drainage facilities include those drainage improvements which are located on private property and which handle only private water.
- Private drainage facilities may also include detention or retention ponds, dams, and other stormwater controls which collect public water, as well as drainageways not constructed to City standards but which convey public water. Such facilities must be designed in accordance with sound engineering practices and reviewed and inspected by the City.
- An agreement for perpetual maintenance of private drainage facilities serving public water shall be executed with the City prior to acceptance of the final plat. This agreement shall run with the land and can be tied to commercial property or to an owner's association, but not to individual residential lots.
- Access shall be provided by the developer/owner to all private drainage facilities where there may be a public safety concern for inspection by the City of Azle.
- Also see Section 5.1.3.

14.3.8 Stormwater Control Selection

14.3.8.1 Control Screening Process

Outlined below is a screening process for structural stormwater controls that can effectively treat the water quality volume, as well as provide water quantity control. This process is intended to assist the site designer and design engineer in the selection of the most appropriate structural controls for a development site and to provide guidance on factors to consider in their location. This information is also contained in the iSWM Technical Manual – Site Development Controls section.

The following four criteria shall be evaluated in order to select the appropriate structural control(s) or group of controls for a development:

- **Stormwater treatment suitability**
- **Water quality performance**
- **Site applicability**
- **Implementation considerations**

In addition, the following factors shall be considered for a given site and any specific design criteria or restrictions need to be evaluated:

- **Physiographic factors**
- **Soils**
- **Special watershed or stream considerations**

Finally, environmental regulations shall be considered as they may influence the location of a structural control on site or may require a permit.

The following steps provide a selection process for comparing and evaluating various structural stormwater controls using a screening matrix and a list of location and permitting factors. These tools are provided to assist the design engineer in selecting the subset of structural controls that will meet the stormwater management and design objectives for a development site or project.

Step 1 Overall Applicability

The following are the details of the various screening categories and individual characteristics used to evaluate the structural controls.

Table 14.3.15 - Stormwater Management Suitability

The first category in the matrix examines the capability of each structural control option to provide water quality treatment, downstream streambank protection, and flood control. A blank entry means that the structural control cannot or is not typically used to meet an *integrated* Focus Area. This does not necessarily mean that it should be eliminated from consideration, but rather it is a reminder that more than one structural control may be needed at a site (e.g., a bioretention area used in conjunction with dry detention storage).

Ability to treat the Water Quality Volume (WQ_v): **This indicates whether a structural control provides treatment of the water quality volume (WQ_v). The presence of "P" or "S" indicates whether the control is a Primary or Secondary control, respectively, for meeting the TSS reduction goal.**

Ability to provide Streambank Protection (SP_v): **This indicates whether the structural control can be used to provide the extended detention of the streambank protection volume (SP_v). The presence of a "P" indicates that the structural control can be used to meet SP_v requirements. An "S" indicates that the structural control may be sized to provide streambank protection in certain situations, for instance on small sites.**

***Ability to provide Flood Control (Q_f)*:** **This indicates whether a structural control can be used to meet the flood control criteria. The presence of a "P" indicates that the structural control can be used to provide peak reduction of the flood mitigation storm event.**

Table 14.3.16 - Relative Water Quality Performance

The second category of the matrix provides an overview of the pollutant removal performance for each structural control option when designed, constructed, and maintained according to the criteria and specifications in this manual.

Ability to provide TSS and Sediment Removal: **This column indicates the capability of a structural control to remove sediment in runoff. All of the Primary structural controls are presumed to remove 70% to 80% of the average annual TSS load in typical urban post-development runoff (and a proportional removal of other pollutants).**

Ability to provide Nutrient Treatment: **This column indicates the capability of a structural control to remove the nutrients nitrogen and phosphorus in runoff, which may be of particular concern with certain downstream receiving waters.**

Ability to provide Bacteria Removal: **This column indicates the capability of a structural control to remove bacteria in runoff. This capability may be of particular concern when meeting regulatory water quality criteria under the Total Maximum Daily Load (TMDL) program.**

Ability to accept Hotspot Runoff: **This last column indicates the capability of a structural control to treat runoff from designated hotspots. Hotspots are land uses or activities that produce higher concentrations of trace metals, hydrocarbons, or other priority pollutants. Examples of hotspots might include: gas stations, convenience stores, marinas, public works storage areas, garbage transfer facilities, material storage sites, vehicle service and maintenance areas, commercial nurseries, vehicle washing/steam cleaning, landfills, construction sites, industrial sites, industrial rooftops, and auto salvage or recycling facilities. A check mark indicates that the structural control may be used on hotspot site. However, it may have specific design restrictions. Please see the specific design criteria of the structural control for more details in the *Site Development Controls Technical Manual*. Local jurisdictions may have other site uses that they designate as hotspots. Therefore, their criteria should be checked as well.**

Table 14.3.17 - Site Applicability

The third category of the matrix provides an overview of the specific site conditions or criteria that must be met for a particular structural control to be suitable. In some cases, these values are recommended values or limits and can be exceeded or reduced with proper design or depending on specific circumstances. Please see the specific criteria section of the structural control for more details.

Drainage Area: **This column indicates the approximate minimum or maximum drainage area considered suitable for the structural control practice. If the drainage area present at a site is slightly greater than the maximum allowable drainage area for a practice, some leeway can be permitted if more than one practice can be installed. The minimum drainage areas indicated for ponds and wetlands should not be considered inflexible limits and may be increased or decreased depending on water availability (baseflow or groundwater), the mechanisms employed to prevent outlet clogging, or design variations used to maintain a permanent pool (e.g., liners).**

Space Required (Space Consumed): **This comparative index expresses how much space a structural control typically consumes at a site in terms of the approximate area required as a percentage of the impervious area draining to the control.**

Slope: **This column evaluates the effect of slope on the structural control practice. Specifically, the slope restrictions refer to how flat the area where the facility is installed must be and/or how steep the contributing drainage area or flow length can be.**

Minimum Head: **This column provides an estimate of the minimum elevation difference needed at a site (from the inflow to the outflow) to allow for gravity operation within the structural control.**

Water Table: **This column indicates the minimum depth to the seasonally high water table from the bottom or floor of a structural control.**

Table 14.3.18 - Implementation Considerations

The fourth category in the matrix provides additional considerations for the applicability of each structural control option.

Residential Subdivision Use: **This column identifies whether or not a structural control is suitable for typical residential subdivision development (not including high-density or ultra-urban areas).**

Ultra-Urban: **This column identifies those structural controls appropriate for use in very high-density (ultra-urban) areas, or areas where space is a premium.**

Construction Cost: **The structural controls are ranked according to their relative construction cost per impervious acre treated, as determined from cost surveys.**

Maintenance: This column assesses the relative maintenance effort needed for a structural stormwater control, in terms of three criteria: frequency of scheduled maintenance, chronic maintenance problems (such as clogging), and reported failure rates. It should be noted that **all structural controls** require routine inspection and maintenance.

Local Provisions: The Site Development Controls iSWM Technical Manual contains an exhaustive discussion and detailed examples of stormwater controls that can be implemented in land development to meet the goals of protecting water quality, minimizing streambank erosion, and reducing flood volumes. It is an excellent planning and design resource document and has valuable design examples that the City of Azle encourages local developers

to consider in their site planning. Although it is primarily oriented toward water quality issues, these stormwater controls bring additional and valuable benefits for flood control and streambank protection. Many of the listed stormwater control features and techniques enhance the aesthetics and value of land developments, as well as providing a drainage function.

Since the City of Azle is currently emphasizing the streambank protection and flood control components of the *integrated* stormwater management approach, the Stormwater ControlSection (Section 3.8) of applicable features that may be implemented in local developments and redevelopments. The City of Azle does not mandate the use of any of these stormwater controls, but recognizes the inherent values of their application in overall stormwater management.

Therefore, the City of Azle adopts for design guidance and technical reference sections of the iSWM Technical Manual. There are, however, no City of Azle requirements for achieving Stormwater Quality or Channel Protection volumes.

Table 14.3.15 Stormwater Treatment Suitability					
Category	Category	Category			
Bioretention Areas	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**
Channels	**Channels**	**Channels**	**Channels**	**Channels**	**Channels**
Chemical Treatment	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**
Conveyance System Components	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**
Detention	**Detention**	**Detention**	**Detention**	**Detention**	**Detention**
Filtration	**Filtration**	**Filtration**	**Filtration**	**Filtration**	**Filtration**
Hydrodynamic Devices	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**
Infiltration	**Infiltration**	**Infiltration**	**Infiltration**	**Infiltration**	**Infiltration**
Ponds	**Ponds**	**Ponds**	**Ponds**	**Ponds**	**Ponds**
Porous Surfaces	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**
Proprietary Systems	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**
Re-Use	**Re-Use**	**Re-Use**	**Re-Use**	**Re-Use**	**Re-Use**
Wetlands	**Wetlands**	**Wetlands**	**Wetlands**	**Wetlands**	**Wetlands**

P =Primary Control: Able to meet design criterion if properly designed, constructed and maintained.

S = Secondary Control: May partially meet design criteria. May be a Primary Control but designated as a Secondary due to other considerations. For Water Quality Protection, recommended for limited use in approved community-designated areas.

- =Not typically used or able to meet design criterion.

[1] **= The application and performance of proprietary commercial devices and systems must be provided by the manufacturer and should be verified by independent third-party sources and data if used as a primary control.**

Table 14.3.16 Water Quality Performance

Category	Category	Category			
Bioretention Areas	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**
Channels	**Channels**	**Channels**	**Channels**	**Channels**	**Channels**
Chemical Treatment	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**
Conveyance System Components	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**
Detention	**Detention**	**Detention**	**Detention**	**Detention**	**Detention**
Filtration	**Filtration**	**Filtration**	**Filtration**	**Filtration**	**Filtration**
Hydrodynamic Devices	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**
Infiltration	**Infiltration**	**Infiltration**	**Infiltration**	**Infiltration**	**Infiltration**
Ponds	**Ponds**	**Ponds**	**Ponds**	**Ponds**	**Ponds**
Porous Surfaces	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**
Proprietary Systems	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**
Re-Use	**Re-Use**	**Re-Use**	**Re-Use**	**Re-Use**	**Re-Use**
Wetlands	**Wetlands**	**Wetlands**	**Wetlands**	**Wetlands**	**Wetlands**

✓ = **Meets suitability criteria**

\- = **Not typically used or able to meet design criterion.**

[1] = **The application and performance of proprietary commercial devices and systems must be provided by the manufacturer and should be verified by independent third-party sources and data if used as a primary control.**

[2] = **Porous surfaces provide water quality benefits by reducing the effective impervious area.**

Table 14.3.17 Site Applicability

Category	Category	Category				
Bioretention Areas	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**
Channels	**Channels**	**Channels**	**Channels**	**Channels**	**Channels**	**Channels**
Chemical Treatment	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**
Conveyance System Components	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**
Detention	**Detention**	**Detention**	**Detention**	**Detention**	**Detention**	**Detention**
Filtration	**Filtration**	**Filtration**	**Filtration**	**Filtration**	**Filtration**	**Filtration**
Hydrodynamic Devices	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**
Infiltration	**Infiltration**	**Infiltration**	**Infiltration**	**Infiltration**	**Infiltration**	**Infiltration**
Ponds	**Ponds**	**Ponds**	**Ponds**	**Ponds**	**Ponds**	**Ponds**
Porous Surfaces	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**
Proprietary Systems	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**
Re-Use	**Re-Use**	**Re-Use**	**Re-Use**	**Re-Use**	**Re-Use**	**Re-Use**
Wetlands	**Wetlands**	**Wetlands**	**Wetlands**	**Wetlands**	**Wetlands**	**Wetlands**

- = Not typically used or able to meet design criterion.

1 = The application and performance of proprietary commercial devices and systems must be provided by the manufacturer and should be verified by independent third-party sources and data if used as a primary control.

2 = Porous surfaces provide water quality benefits by reducing the effective impervious area.

3 = Drainage area can be larger in some instances

Table 14.3.18 Implementation Considerations					
Category	Category	Category			
Bioretention Areas	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**
Channels	**Channels**	**Channels**	**Channels**	**Channels**	**Channels**
Chemical Treatment	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**
Conveyance System Components	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**
Detention	**Detention**	**Detention**	**Detention**	**Detention**	**Detention**
Filtration	**Filtration**	**Filtration**	**Filtration**	**Filtration**	**Filtration**
Hydrodynamic Devices	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**
Infiltration	**Infiltration**	**Infiltration**	**Infiltration**	**Infiltration**	**Infiltration**
Ponds	**Ponds**	**Ponds**	**Ponds**	**Ponds**	**Ponds**
Porous Surfaces	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**
Proprietary Systems	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**
Re-Use	**Re-Use**	**Re-Use**	**Re-Use**	**Re-Use**	**Re-Use**
Wetlands	**Wetlands**	**Wetlands**	**Wetlands**	**Wetlands**	**Wetlands**

✓ = Meets suitability criteria

- = Not typically used or able to meet design criterion.

1 = The application and performance of proprietary commercial devices and systems must be provided by the manufacturer and should be verified by independent third-party sources and data if used as a primary control.

Step 2 Specific Criteria

The last three categories in the Structural Control Screening matrix provide an overview of various specific design criteria and specifications, or exclusions for a structural control that may be present due to a site's general physiographic character, soils, or location in a watershed with special water resources considerations.

Table 14.3.19 - Physiographic Factors

Three key factors to consider are low-relief, high-relief, and karst terrain. In the North Central Texas, low relief (very flat) areas are primarily located east of the Dallas metropolitan area. High relief (steep and hilly) areas are primarily located west of the Azle metropolitan area. Karst and major carbonaceous rock areas are limited to portions of Palo Pinto, Erath, Hood, Johnson, and Somervell counties. Special geotechnical testing requirements may be needed in karst areas. The local reviewing authority should be consulted to determine if a project is subject to terrain constraints.

- **Low relief areas need special consideration because many structural controls require a hydraulic head to move stormwater runoff through the facility.**
- **High relief may limit the use of some structural controls that need flat or gently sloping areas to settle out sediment or to reduce velocities. In other cases, high relief may impact dam heights to the point that a structural control becomes infeasible.**
- **Karst terrain can limit the use of some structural controls as the infiltration of polluted waters directly into underground streams found in karst areas may be prohibited. In addition, ponding areas may not reliably hold water in karst areas.**

Table 14.3.20 - Soils

The key evaluation factors are based on an initial investigation of the NRCS hydrologic soils groups at the site. Note that more detailed geotechnical tests are usually required for infiltration feasibility and during design to confirm permeability and other factors.

Table 14.3.21 - Special Watershed or Stream Considerations

The design of structural stormwater controls is fundamentally influenced by the nature of the downstream water body that will be receiving the stormwater discharge. In addition, the designer should consult with the appropriate review authority to determine if their development project is subject to additional structural control criteria as a result of an adopted local watershed plan or special provision.

In some cases, higher pollutant removal or environmental performance is needed to fully protect aquatic resources and/or human health and safety within a particular watershed or receiving water. Therefore, special design criteria for a particular structural control or the exclusion of one or more controls may need to be considered within these watersheds or areas. Examples of important watershed factors to consider include:

High Quality Streams **(Streams with a watershed impervious cover less than approximately 15%). These streams may also possess high quality cool water or warm water aquatic resources or endangered species. The design objectives are to maintain habitat quality through the same techniques used for cold-water streams, with the exception that stream warming is not as severe of a design constraint. These streams may also be specially designated by local authorities.**

Wellhead Protection: **Areas that recharge existing public water supply wells present a unique management challenge. The key design constraint is to prevent possible groundwater contamination by preventing infiltration of hotspot runoff. At the same time, recharge of unpolluted stormwater is encouraged to maintain flow in streams and wells during dry weather.**

Reservoir or Drinking Water Protection: **Watersheds that deliver surface runoff to a public water supply reservoir or impoundment are a special concern. Depending on the available treatment, a greater level of pollutant removal may be necessary for the pollutants of concern, such as bacteria pathogens, nutrients, sediment, or metals. One particular management concern for reservoirs is ensuring stormwater hotspots are adequately treated so they do not contaminate drinking water.**

Local Provisions: NONE

Table 14.3.19 Physiographic Factors

Category	Category	Category		
Bioretention Areas	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**	**Bioretention Areas**
Channels	**Channels**	**Channels**	**Channels**	**Channels**
Chemical Treatment	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**	**Chemical Treatment**
Conveyance System Components	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**	**Conveyance System Components**
Detention	**Detention**	**Detention**	**Detention**	**Detention**
Filtration	**Filtration**	**Filtration**	**Filtration**	**Filtration**
Hydrodynamic Devices	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**	**Hydrodynamic Devices**
Infiltration	**Infiltration**	**Infiltration**	**Infiltration**	**Infiltration**
Ponds	**Ponds**	**Ponds**	**Ponds**	**Ponds**

Porous Surfaces	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**	**Porous Surfaces**
Proprietary Systems	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**	**Proprietary Systems**
Re-Use	**Re-Use**	**Re-Use**	**Re-Use**	**Re-Use**
Wetlands	**Wetlands**	**Wetlands**	**Wetlands**	**Wetlands**
	Wetlands, Submerged Gravel			

[1] **= The application and performance of proprietary commercial devices and systems must be provided by the manufacturer and should be verified by independent third-party sources and data if used as a primary control.**

Table 14.3.20 Soils

Category	*integrated* Stormwater Controls	Soils
Bioretention Areas	**Bioretention Areas**	**Clay or silty soils may require pretreatment**
Channels	**Enhanced Swales**	
	Channels, Grass	
	Channels, Open	
Chemical Treatment	**Alum Treatment System**	
Conveyance System Components	**Culverts**	
	Energy Dissipation	
	Inlets/Street Gutters	
	Pipe Systems	
Detention	**Detention, Dry**	**Underlying soils of hydrologic group "C" or "D" should be adequate to maintain a permanent pool. Most group "A" soils and some group "B" soils will require a pond liner.**
	Detention, Extended Dry	
	Detention, Multi-purpose Areas	
	Detention, Underground	
Filtration	**Filter Strips**	
	Organic Filters	
	Planter Boxes	**Type A or B**
	Sand Filters, Surface/Perimeter	**Clay or silty soils may require pretreatment**
	Sand Filters, Underground	
Hydrodynamic Devices	**Gravity (Oil-Grit) Separator**	
Infiltration	**Downspout Drywell**	**Infiltration rate > 0.5 inch/hr**
	Infiltration Trenches	**Infiltration rate > 0.5 inch/hr**
	Soakage Trenches	**Infiltration rate > 0.5 inch/hr**
Ponds	**Wet Pond**	**"A" soils may require pond liner "B" soils may require infiltration testing**
	Wet ED Pond	
	Micropool ED Pond	
	Multiple Ponds	
Porous Surfaces	**Green Roof**	
	Modular Porous Paver Systems	**Infiltration rate > 0.5 inch/hr**
	Porous Concrete	
Proprietary Systems	**Proprietary Systems [1]**	
Re-Use	**Rain Barrels**	
Wetlands	**Wetlands, Stormwater**	**"A" soils may require pond liner**
	Wetlands, Submerged Gravel	

[1] **= The application and performance of proprietary commercial devices and systems must be provided by the manufacturer and should be verified by independent third-party sources and data if used as a primary control.**

Table 14.3.21 Special Watershed Considerations

Category	*integrated* Stormwater Controls	Special Watershed Considerations		
		High Quality Stream	Aquifer Protection	Reservoir Protection
Bioretention Areas	**Bioretention Areas**	**Evaluate for stream warming**	**Needs to be designed with no exfiltration (ie. outflow to groundwater)**	
Channels	**Enhanced Swales**		**Hotspot runoff must be adequately treated**	**Hotspot runoff must be adequately treated**
	Channels, Grass			
	Channels, Open			
Chemical Treatment	**Alum Treatment System**			
Conveyance System Components	**Culverts**			
	Energy Dissipation			
	Inlets/Street Gutters			
	Pipe Systems			
Detention	**Detention, Dry**			
	Detention, Extended Dry			
	Detention, Multi-purpose Areas			
	Detention, Underground			
Filtration	**Filter Strips**			
	Organic Filters			
	Planter Boxes			
	Sand Filters, Surface/Perimeter	**Evaluate for stream warming**	**Needs to be designed with no exfiltration (ie. outflow to groundwater)**	
	Sand Filters, Underground			
Hydrodynamic Devices	**Gravity (Oil-Grit) Separator**			
Infiltration	**Downspout Drywell**			
	Infiltration Trenches		**Maintain safe distance from wells and water table. No hotspot runoff**	**Maintain safe distance from bedrock and water table. Pretreat runoff**
	Soakage Trenches			
Ponds	**Wet Pond**	**Evaluate for stream warming**	**May require liner if "A" soils are present Pretreat hotspots 2 to 4 ft separation distance from water table**	
	Wet ED Pond			
	Micropool ED Pond			
	Multiple Ponds			
Porous Surfaces	**Green Roof**			
	Modular Porous Paver Systems			
	Porous Concrete			
Proprietary Systems	**Proprietary Systems** [1]			
Re-Use	**Rain Barrels**			
Wetlands	**Wetlands, Stormwater**	**Evaluate for stream warming**	**May require liner if "A" soils are present Pretreat hotspots 2 to 4 ft separation distance from water table**	
	Wetlands, Submerged Gravel			

[1] = **The application and performance of proprietary commercial devices and systems must be provided by the manufacturer and should be verified by independent third-party sources and data if used as a primary control.**

Step 3 Location and Permitting Considerations

In the last step, a site designer assesses the physical and environmental features at the site to determine the optimal location for the selected structural control or group of controls. Table 3.22 provides a condensed summary of current restrictions as they relate to common site features that may be regulated under local, state, or federal law. These restrictions fall into one of three general categories:

- **Locating a structural control within an area when expressly prohibited by law**
- **Locating a structural control within an area that is strongly discouraged, and is only allowed on a case by case basis. Local, state, and/or federal permits shall be obtained, and the applicant will need to supply additional documentation to justify locating the stormwater control within the regulated area.**
- **Structural stormwater controls must be setback a fixed distance from a site feature.**

This checklist is only intended as a general guide to location and permitting requirements as they relate to siting of stormwater structural controls. Consultation with the appropriate regulatory agency is the best strategy.

Local Provisions: NONE

Table 14.3.22 Location and Permitting Checklist

Site Feature	Location and Permitting Guidance
Jurisdictional Wetland (Waters of the U.S) U.S. Army Corps of Engineers Regulatory Permit	• Jurisdictional wetlands must be delineated prior to sitting structural control. • Use of natural wetlands for stormwater quality treatment is contrary to the goals of the Clean Water Act and should be avoided. • Stormwater should be treated prior to discharge into a natural wetland. • Structural controls may also be *restricted* in local buffer zones. Buffer zones may be utilized as a non-structural filter strip (i.e., accept sheet flow). • Should justify that no practical upland treatment alternatives exist. • Where practical, excess stormwater flows should be conveyed away from jurisdictional wetlands.

Table 14.3.22 Location and Permitting Checklist	
Site Feature	**Location and Permitting Guidance**
Stream Channel (Waters of the U.S) U.S. Army Corps of Engineers Section 404 Permit	• All Waters of the U.S. (streams, ponds, lakes, etc.) should be delineated prior to design. • Use of any Waters of the U.S. for stormwater quality treatment is contrary to the goals of the Clean Water Act and should be avoided. • Stormwater should be treated prior to discharge into Waters of the U.S. • In-stream ponds for stormwater quality treatment are highly discouraged. • Must justify that no practical upland treatment alternatives exist. • Temporary runoff storage preferred over permanent pools. • Implement measures that reduce downstream warming.
Texas Commission on Environmental Quality Groundwater Management Areas	• Conserve, preserve, protect, recharge, and prevent waste of groundwater resources through Groundwater Conservation Districts • Groundwater Conservation District pending for Middle Trinity. • Detailed mapping available from Texas Alliance of Groundwater Districts.
Texas Commission on Environmental Quality Surface Water Quality Standards	• Specific stream and reservoir buffer requirements. • May be imperviousness limitations • May be specific structural control requirements. • TCEQ provides water quality certification – in conjunction with 404 permit • Mitigation will be required for imparts to existing aquatic and terrestrial habitat.
100-year Floodplain Local Stormwater review Authority	• Grading and fill for structural control construction is generally discouraged within the 100-year floodplain, as delineated by FEMA flood insurance rate maps, FEMA flood boundary and floodway maps, or more stringent local floodplain maps. • Floodplain fill cannot raise the floodplain water surface elevation by more than limits set by the appropriate jurisdiction.
Stream Buffer Check with appropriate review authority whether stream buffers are required	• Consult local authority for stormwater policy. • Structural controls are discouraged in the streamside zone (within 25 feet or more of streambank, depending on the specific regulations).
Utilities Local Review Authority	• Call appropriate agency to locate existing utilities prior to design. • Note the location of proposed utilities to serve development. • Structural controls are discouraged within utility easements or rights of way for public or private utilities.
Roads TxDOT or DPW	• Consult TxDOT for any setback requirement from local roads. • Consult DOT for setbacks from State maintained roads. • Approval must also be obtained for any stormwater discharges to a local or state-owned conveyance channel.

Table 14.3.22 Location and Permitting Checklist	
Site Feature	**Location and Permitting Guidance**
Structures Local Review Authority	• Consult local review authority for structural control setbacks from structures. • Recommended setbacks for each structural control group are provided in the performance criteria in this manual.
Septic Drain fields Local Health Authority	• Consult local health authority. • Recommended setback is a minimum of 50 feet from drain field edge or spray area.
Water Wells Local Health Authority	• 100-foot setback for stormwater infiltration. • 50-foot setback for all other structural controls.

14.4.0 *integrated* Construction Criteria

The chapter lays out the criteria and methods to be employed during construction to limit erosion and the discharge of sediment and other pollutants from construction sites.

14.4.1 Applicability

Requirements for temporary controls during construction are applicable to the following projects:

- Land disturbing activity of one acre or more or
- Land disturbing activity of less than one acre, where the activity is part of a common plan of development that is one acre or larger.

A common plan of development refers to a construction activity that is completed in separate stages, separate phases, or in combination with other construction activities.

Local Provisions: City of Azle has established minimum guidelines for controlling construction runoff for all land disturbance activities, even where there is less than 1 acre of disturbed surface (See Figure 1.2).

Construction activities shall comply with the SWPPP requirements in the effective TPDES General permit relating to Stormwater Discharges from Construction Activities, of the Stormwater Pollution Control Ordinance and the appropriate federal (Environmental Protection Agency) and state (Texas Commission on Environmental Quality) regulations. When the ordinance and applicable regulations are in conflict, the most stringent requirements shall apply.

See Appendix D (Sediment and Erosion Control Guidelines for Small Sites).

14.4.2 Introduction

iSWM requires the use of temporary controls during construction to prevent or reduce the discharge of sediment and other pollutants from the construction site. The temporary controls are known as Best Management Practices (BMPs). BMPs may be activities, prohibitions, maintenance procedures, structural controls, operating procedures and other measures to prevent erosion and control the discharge of sediment and other pollutants.

Construction BMPs shall be considered when developing the Preliminary iSWM Plan and shall be coordinated with the Final iSWM Plans. Construction BMPs fall into three general categories: Erosion Control, Sediment Control, and Material and Waste Control. The first category prevents erosion, and the second catches soil from erosion that does occur. It is generally more effective and less expensive to prevent erosion than to treat turbid runoff. Material and waste controls are for other sources of stormwater pollutants on a construction site.

The following priorities shall be applied to the selection of construction BMPs:

- **Retain native topsoil and natural vegetation in an undisturbed state by incorporating natural drainage features and buffer areas into the site design.**
- **Limit the area of disturbance and vehicle access to the site.**
- **Limit the extent of clearing operations, and phase construction operations to minimize the area disturbed at any one time.**
- **Stabilize disturbed areas as soon as possible (not at the end of construction), particularly in channels and on cut/fill slopes.**
- **Minimize the disturbance of steep slopes during construction, and minimize slope length and steepness.**

- **Coordinate stream crossings, and minimize the construction of temporary stream crossings.**
- **Provide sediment controls, including but not limited to perimeter controls, where stormwater discharges will occur from disturbed areas.**
- **Prevent tracking of sediment off-site through the establishment of stabilized construction entrances and exits.**
- **Control sediment and other contaminants from dewatering activities.**
- **Control discharges of construction materials and wastes.**

State Requirements

In addition to the municipality requirements outlined in this chapter, land disturbing activities must comply with the Texas Commission on Environmental Quality (TCEQ) requirements under General Permit Number TXR150000, commonly referred to as the "Construction General Permit." This permit contains requirements for a Stormwater Pollution Prevention Plan (SWP3), state and local notifications, and installation, maintenance, and inspection of best management practices on construction sites. The *Water Quality Technical Manual* contains guidance for preparing a SWP3. However, compliance with the Construction General Permit is beyond the scope of this iSWM Criteria Manual and is the sole responsibility of the construction site operator(s).

Local Provisions: NONE

14.4.3 Criteria for BMPs during Construction

The iSWM Construction Plan shall include, but shall not be limited to, the following:

- **Topography;**
- **Limits of all areas to be disturbed by construction activity, including off-site staging areas, utility lines, batch plants, and spoil/borrow areas;**
- **Location and types of erosion control, sediment control, and material and waste control BMPs;**
- **Construction details and notes for erosion control, sediment control, and material and waste control BMPs; and**
- **Inspections and maintenance notes.**

BMPs and notes shall be provided for all the elements listed in this section, unless site conditions render an element not applicable. BMPs shall be selected and designed according to the technical criteria in the *Construction Controls Technical Manual*. Site data gathered and analyzed in Step 2 of the *integrated* Development Process shall be the basis for selecting BMPs.

The minimum design storm for temporary BMPs is the 2-year, 24-hour duration storm event.

Plans for temporary BMPs shall be prepared by a Certified Professional in Erosion and Sediment Control (CPESC) or a licensed engineer or registered landscape architect in the State of Texas who has documented experience in hydrology and hydraulics and erosion and sediment control.

Local Provisions: City of Azle allows flexibility to use BMP's not listed in the Construction Controls Technical Manual with approval of the Storm Water Manager Capacity calculations shall be included in the iSWM Construction Plan.

It is the responsibility of the engineer to design appropriate BMP's for each site. If the most appropriate BMP is not in the NCTCOG BMP Manual, the engineer shall submit calculations and references for design of the BMP to City of Azle.

14.4.3.1 Erosion Controls

Erosion control is first line of defense and the primary means of preventing stormwater pollution. They shall be designed to retain soil in place and to minimize the amount of sediment that has to be removed from stormwater runoff by other types of BMPs. Fact Sheets for different types of Erosion Control BMPs are in the iSWM Technical Manual.

Limits of Disturbance

On the iSWM Construction Plans, clearly show the limits of the area to be disturbed.

Design Criteria

- **Minimize the disturbance of steep slopes.**
- **Constrain the disturbed area to the minimum necessary to construct the project.**
- **Include the contractor's staging area, borrow/spoil area, utilities and any other areas on or off site that will be disturbed in support of the construction activity.**
- **Specify construction fencing or similar protective measures to prevent disturbance of natural drainage features, trees, vegetative buffers and other existing features to be preserved.**

Slope Protection

Slope protection shall be provided for disturbed or cut/fill slopes that are one vertical on three horizontal (3H:1V) or steeper, 50 feet in length or longer, or on highly erodible soils. Show the location and type of BMPs to on the plans.

Design Criteria

- **Where feasible, add notes that prohibit disturbing the slope until final site grading.**
- **Where a stabilized discharge point is available, provide temporary berms or swales to direct stormwater away from the slope until the slope is stabilized.**
- **Check dams shall be used within swales that are cut down a slope.**
- **Temporary terraces, vegetated strips or equivalent linear controls shall be specified at regular intervals to break-up slopes longer than 50 feet until the slope is stabilized.**
- **Specify final stabilization measures to be initiated within 14 days of completing work on the slope.**
- **Hydromulch is prohibited for slope stabilization unless the slope is one vertical on five horizontal (5H:1V) or less.**

Channel Protection

Show the location and type of BMPs used to prevent the erosion of channels, drainage ways, streambanks, and outfalls until permanent structures and final stabilization measures are installed.

Design Criteria

- **Provide temporary energy dissipaters at discharge points.**

- **If final channel stabilization consists of vegetation, anchored erosion control blankets, turf reinforcement mats, or an equivalent BMP that is resistant to channel flow shall be installed until the vegetation is established.**
- **If the BMPs include check dams, velocity dissipaters or other structures that extend into the channel, the BMPs shall be designed by a licensed engineer to function under the flow conditions produced by the design storm. The engineer shall verify that the BMPs will not divert flow or cause flooding of adjacent properties and structures.**
- **Specify final stabilization measures to be initiated within 14 days of completing work on the channel.**

Temporary Stabilization

Temporary stabilization practices shall be specified for disturbed areas where work stops for 14 days or more.

Design Criteria

- **Stabilization measures shall be appropriate for the time of year, site conditions, and estimated duration of use.**
- **Stabilization BMPs shall be provided for soil stockpiles.**

Final Stabilization

Final stabilization practices shall be specified for disturbed areas that are not covered by buildings, pavement or other permanent structures upon completion of construction. Final stabilization measures shall be coordinated with the site's landscaping plan.

Design Criteria

- **Final stabilization shall be specified to start within fourteen days of completing soil disturbing activities.**
- **If space is available, top soil shall be stockpiled during construction and distributed onto the surface of disturbed areas prior to final stabilization.**
- **If top soil has not been stockpiled, soil amendments (compost, fertilizer, etc.) shall be specified with the final stabilization measures.**
- **Final stabilization measures must provide a perennial vegetative cover with a uniform density of 70% of the native background vegetative cover or equivalent permanent measures (riprap, gabion, or geotextiles).**
- **Include notes requiring temporary BMPs be removed within 30 days of establishing final stabilization.**

Local Provisions:

Temporary Stabilization

Portions of a site that have been disturbed but where no work will occur for more than 21 days shall be temporarily stabilized as soon as possible, and no later than 14 days, except when precluded by seasonal arid conditions or prolonged drought.

Temporary stabilization shall consist of providing a protective cover, without large bare areas, that is designed to reduce erosion on disturbed areas. Temporary stabilization may be achieved using the following BMP's:

temporary seeding, soil retention blankets, fibrous mulches, hydro-mulches and other techniques that cover 100 percent of the disturbed areas until final stabilization can be achieved or until further construction activities take place.

Final Stabilization

Hydro-mulch will not be allowed in vegetated swales, channels or other drainage ways. BMPs may remain in place during stabilization; however, BMPs shall be removed after stabilization is achieved. The plan for final stabilization shall be coordinated with the permanent BMPs in the SWPPP and with the landscaping plan, if applicable.

Notice of Termination (NOT)

A NOT must be filled in accordance with the TCEQ TPDES Greneral Permit TXR15000, usually within 30 days after final stabilization of operational control. All parties that submitted a NOI shall submit a NOT within 30 days after final stabilization is established. When the owner of a residential subdivision transfers ownership of individual lots to builders before final stabilization is achieved, the SWPPP shall include controls for each individual lot in lieu of final stabilization. These controls shall consist of stabilization of the right-of-way and placement of structural BMPs at the low point of each individual lot or equivalent measures to retain soil on each lot during construction. Additionally, the builder must submit a valid NOI before an NOT can be submitted by the owner.

14.4.3.2 Sediment Controls

Sediment control BMPs shall be designed to capture sediment on the site when preventing erosion is not feasible due to on-going construction activity. Sediment control BMPs and their locations shall be designed to change with the different phases of construction as site conditions and drainage patterns change. Sediment controls for the initial phase of construction shall be installed before any site disturbing activities begin. Fact Sheets for different types of Sediment Control BMPs are in *Section 3.0 of the Construction Controls Technical Manual*.

Sediment Barriers

Sediment barriers may be linear controls (silt fence, compost socks, sediment logs, wattles, etc.), check dams, berms, sediment basins, sediment traps, active treatment systems and other structural BMPs designed to capture sediment suspended in stormwater.

Design Criteria

- **Sediment barriers shall be designed to treat the volume of runoff from the design storm.**
- **Sediment barriers are not required for areas of the site that are undisturbed.**
- **If linear controls are used as the only sediment barrier for a project, the linear control shall be provided at a rate of 100 linear feet per quarter-acre of disturbed area. A series of linear controls may be needed throughout the site and are not limited to the perimeter.**
- **Linear controls shall not be used across areas of concentrated flow, such as drainage ditches, swales and outfalls.**
- **A sediment basin shall be provided where stormwater runoff from 10 acres or more of disturbed area flows to a common drainage location, unless a basin is infeasible due to site conditions or public safety. The basin shall be designed for the volume of runoff from the total area contributing (on-site and off-site) to the common drainage location, not just the volume from the disturbed portion of the contributing area. Stormwater diversion BMPs may be used to divert stormwater from upslope areas away from and around the disturbed area to minimize the design volume of the sediment basin.**

- **Both existing topography and graded topography shall be evaluated when determining if 10 acres or more discharges to a common location.**
- **If a sediment basin is infeasible on a site of 10 acres or more, a series of smaller sediment traps and/or linear controls shall be provided throughout the site to provide an equivalent level of protection.**
- **Permanent detention and retention basins may be used as a sediment basin during construction if all sediment is removed upon completion of construction.**

Perimeter Controls

A linear BMP shall be provided at all down slope boundaries of the construction activity and side slope boundaries where stormwater runoff may leave the site. Linear sediment barriers may be used to satisfy the requirement for perimeter controls.

Storm Drain Inlet Protection

Storm drain inlet protection shall not be used as a primary sediment control BMP unless all other primary controls are infeasible due to site configuration or the type of construction activity. Inlet protection is intended to be a last line of defense in the event of a temporary failure of other sediment controls.

Design Criteria

- **Municipality approval is required before installing inlet protection on public streets.**
- **Inlet protection shall only be specified for low point inlets where positive overflow is provided.**
- **Drainage patterns shall be evaluated to ensure inlet protection will not divert flow or flood the roadway or adjacent properties and structures.**

Construction Access Controls

BMPs shall be provided to prevent off-site vehicle tracking of soil and pollutants.

Design Criteria

- **Limit site access to one route during construction, if possible; two routes for linear projects.**
- **Design the access point(s) to be at the upslope side of the construction site. Do not place the construction access at the lowest point on the construction site.**
- **Specify rock stabilization or an equivalent BMP for all access points.**
- **Include notes requiring soil tracked onto public roads be removed at a frequency that minimizes site impacts and prior to the next rain event, if feasible.**
- **Using water to wash sediment from streets is prohibited.**

Dewatering Controls

Water pumped from foundations, vaults, trenches and other low areas shall be discharged through a BMP or treated to remove suspended soil and other pollutants before the water leaves the site. The plans shall include notes that prohibit discharging the water directly into flumes, storm drains, creeks or other drainage ways. Where state or local discharge permit requirements exist for the pollutant(s) suspected of being in the water, the plan shall include the discharge permit conditions.

Local Provisions: Special approval is required by City of Azle regarding location and design of any inlet controls.

Where permitted, the operator will be expected to diligently monitor storm conditions and to remove them when there is a risk of flooding.

14.4.3.3 Material and Waste Controls

Notes shall be placed on the iSWM Construction Plan for the proper handling and storage of materials and wastes that can be transported by stormwater. At a minimum, notes shall be provided for the materials and wastes in Table 4.1. Additional notes and BMPs shall be provided if other potential pollutants are expected to be on-site. Construction details shall be provided when necessary to ensure proper installation of a material or waste BMP.

All material and waste sources shall be located a minimum of 50 feet away from inlets, swales, drainage ways, channels and waters of the U.S., if the site configuration provides sufficient space to do so. In no case shall material and waste sources be closer than 20 feet from inlets, swales, drainage ways, channels and waters of the U.S.

Table 14.4.1 Requirements for Materials and Wastes

Material or Waste Source	Requirements
Sanitary Facilities	Sanitary facilities shall be provided on the site, and their location shall be shown on the *i*SWM Construction Plan. The facilities shall be regularly serviced at the frequency recommended by the supplier for the number of people using the facility.
Trash and Debris	Show the location of trash and debris storage on the *i*SWM Construction Plan. Store all trash and debris in covered bins or other enclosures. Trash and debris shall be removed from the site at regular intervals. Containers shall not be allowed to overflow.
Chemicals and Hazardous Materials	The amount of chemicals and hazardous materials stored on-site shall be minimized and limited to the materials necessary for the current phase of construction. Chemicals and hazardous materials shall be stored in their original, manufacturer's containers inside of a shelter that prevents contact with rainfall and runoff. Hazardous material storage shall be in accordance with all Federal, state and local laws and regulations. Storage locations shall have appropriate placards and secondary containment equivalent to 110% of the largest container in storage. If an earthen pit or berm is used for secondary containment, it shall be lined with plastic. Containers shall be kept closed except when materials are added or removed. Materials shall be dispensed using drip pans or within a lined, bermed area or using other spill/overflow protection measures.
Fuel Tanks	On-site fuel tanks shall be provided with a secondary enclosure equivalent to 110% of the tank's volume. If the enclosure is an earthen pit or berm, the area shall be lined with plastic. Show the location of fuel tanks and their secondary containment on the iSWM Construction Plan.
Concrete Wash-out Water	An area shall be designated on the iSWM Construction Plan for concrete wash-out. A pit or bermed area, lined with plastic, or an equivalent containment measure shall be provided for concrete wash-out water. The containment shall be a minimum of 6 CF for every 10 CY of concrete placed plus a one foot freeboard. The discharge of wash-out water to drainage ways or storm drain infrastructure shall be prohibited.
Hyper-chlorinated Water from Water Line Disinfection	Hyper-chlorinated water shall not be discharged to the environment unless the chlorine concentration is reduced to 4 ppm or less by chemically treating to dechlorinate or by on-site retention until natural attenuation occurs. Natural attenuation may be aided by aeration. Water with measurable chlorine concentration of less than 4 ppm is prohibited from being discharged directly to surface water. It shall be discharged onto

Table 14.4.1 Requirements for Materials and Wastes	
Material or Waste Source	Requirements
	vegetation or through a conveyance system for further attenuation of the chlorine before it reaches surface water. Alternatively, permission from the sanitary sewer operator may be obtained to discharge directly to the sanitary sewer.
Vehicle/Equipment Wash Water	Vehicle and equipment washing is prohibited on the site unless a lined basin is provided to capture 100% of the wash water. The wash water may be allowed to evaporate or hauled-off for disposal.
Soil Stabilizers	Lime or other chemical stabilizers shall be limited to the amount that can be mixed and compacted by the end of each working day. Stabilizers shall be applied at rates that result in no runoff. Stabilization shall not occur immediately before and during rainfall events. Soil stabilizers stored on-site shall be considered a hazardous material and shall meet all the requirements for chemicals and hazardous materials.
Concrete Saw-cutting Water	Slurry from concrete cutting shall be vacuumed or otherwise recovered and not be allowed to discharge from the site. If the pavement to be cut is near a storm drain inlet, the inlet shall be protected by sandbags or equivalent temporary measures to prevent the slurry from entering the inlet.

Local Provisions: NONE

14.4.3.4 Installation, Inspection and Maintenance

The iSWM Construction Plan shall include details and notes that specify the proper installation, inspection and maintenance procedures for BMPs. The BMPs for the initial phase of construction must be implemented before starting any activities that result in soil disturbance, including land clearing. Notes shall indicate the sequence of BMP installation for subsequent phases of construction.

Notes on the iSWM Construction Plan shall indicate the frequency of inspections and the areas to be inspected. Inspections shall include:

- **Inspecting erosion and sediment controls to ensure that they are operating correctly;**
- **Inspecting locations where vehicles enter or exit the site for evidence of off-site tracking;**
- **Inspecting material and waste controls to ensure they are effective; and**
- **Inspecting the perimeter of disturbed areas and discharge points for evidence of sediment or other pollutants that may have been discharged.**

Erosion, sediment, and material and waste controls shall be repaired, replaced, modified and/or added if inspections reveal the controls were not installed correctly, are damaged, or are inadequate or ineffective in controlling their targeted pollutant.

Notes for maintenance of BMPs shall require the removal of sediment from BMPs when the sediment reaches half of the BMP's capacity or more frequently. Sediment discharged from the site shall be removed prior to the next rain event, where feasible, and in no case later than seven days after it is discovered. Upon completion of construction, sediment shall be removed from all

storm drain infrastructure and permanent BMPs before the temporary BMPs are removed from the site.

Local Provisions: See Section 5.5.

14.5.0 Additional Local Requirements

14.5.1 Goals and Objectives of the City of Azle Stormwater Management Program

A proper understanding of the City's adopted goals, and policies for stormwater management is essential for the proper application of this Manual.

14.5.1.1 Program Goals

The City's primary goal is to manage stormwater so that things don't get worse as new areas are developed - while making improvements in the areas of the city that are already developed.
We can accomplish this goal by:

1. **Developing detailed watershed plans that promote orderly growth and result in an integrated system of public and private stormwater infrastructure**
2. **Adopting development policies and standards that prevent flooding, preserve streams and channels, and minimize water pollution without arresting either new or infill development**
3. **Fully complying with regulatory permit requirements**
4. **Operating the stormwater system in a more efficient and effective manner**
5. **Informing the public about stormwater issues in the community**
6. **Securing funding that is adequate for meeting these needs and is recognized by the public as fair and equitable**

14.5.1.2 Planning and Design Objectives

1. Establish and implement drainage policy and criteria so that new development does not increase flooding problems, cause erosion or pollute downstream water bodies.
2. Facilitate the development of comprehensive watershed planning that promotes orderly growth and results in an integrated system of public and private stormwater infrastructure.
3. Minimize flood risks to citizens and properties, and stabilize or decrease streambank and channel erosion on creeks, channels, and streams.
4. Improve stormwater quality in creeks, rivers, and other water bodies, remove pollutants, enhance the environment and mimic the natural drainage system, to the extent practicable, in conformance with the Texas Pollutant Discharge Elimination System (TPDES) permit requirements.
5. Support multi-use functions of stormwater facilities for trails, green space, parks, greenways or corridors, stormwater quality treatment, and other recreational and natural features, provided they are compatible with the primary functions of the stormwater facility.
6. Encourage a more standardized, integrated land development process.

14.5.1.3 Design Guidelines

1. All development within the City of Azle City Limits or its Extra-territorial Jurisdiction (ETJ) shall include planning, design, and construction of storm drainage systems in accordance with this Stormwater Management Design Manual, Plan Commission Rules and Regulations, and Policy for the Installation of Community Facilities. Please see definition of development and project size limitations for specific design requirements under "Abbreviations and Definitions" in the Foreward.
2. Conceptual, Preliminary and Final Drainage Studies and Plans shall be required for all proposed developments within the City of Azle City limits or its ETJ, in conformance with this Stormwater Management Design Manual, Plan Commission Rules and Regulations, and Policy for the Installation of Community Facilities. The checklists for each stage of this three-tier process are included in Appendix A – City of Azle Detailed Checklists.

3. All drainage related plans and studies shall be prepared and sealed by a Licensed Professional Engineer with a valid license from the State of Texas. The engineer shall attest that the design was conducted in accordance with this Stormwater Management Design Manual.
4. All drainage studies and design plans shall be formulated and based upon ultimate, fully developed watershed or drainage area runoff conditions. The rainfall frequency criteria for stormwater facilities, as enumerated within this Stormwater Management Design Manual, shall be utilized for all drainage studies and design plans.
5. Stormwater must be carried to an "adequate or acceptable outfall". An adequate outfall is one that does not create or increase flooding or erosion conditions downstream and is in all cases subject to the approval of the Storm Water Manager.
6. Proposed stormwater discharge rates and velocities from a development shall not exceed the runoff from existing, pre-development conditions, unless a detailed study is prepared that demonstrates that no unacceptable adverse impacts will be created. Adverse impacts include: new or increased flooding of existing insurable (FEMA) structures, significant increases in flood elevations over existing roadways, unacceptable rises in FEMA base flood elevations, and new or increased stream bank erosion.
7. Stormwater runoff may be stored in detention and retention basins to mitigate potential downstream problems caused by a proposed development. Proposed detention or retention basins shall be analyzed both individually and as a part of the watershed system, to assure compatibility with one another and with the City's overall Stormwater Management Master Plan for that watershed (if available). Storage of stormwater runoff, near to the points of rainfall occurrence, such as the use of parking lots, ball fields, property line swales, parks, road embankments, borrow pits and on-site ponds is desirable and encouraged.
8. Stream bank stabilization and protection features to reduce or prevent erosion and sedimentation for creeks, streams, and channels shall be required, as specified in this Manual.
9. All proposed developments within the City of Azle City Limits or Extra-territorial Jurisdiction (ETJ) shall comply with all local, county, state and federal regulations and all required permits or approvals shall be obtained by the developer.
10. The policy of the City of Azle is to avoid substantial or significant transfer of stormwater drainage runoff from one basin to another and to maintain historical drainage paths whenever possible.
11. City Maintenance - The City of Azle will provide for perpetual maintenance, in accordance with adopted city maintenance standards, of all public drainage facilities located within dedicated easements and constructed to the City of Azle standards. Access shall be provided and dedicated by the developer to all public stormwater facilities in developments for maintenance and inspection by the City of Azle.
12. Private Maintenance:
    - **Private drainage facilities include those drainage improvements which are located on private property and which handle only private water.**
    - **Private drainage facilities may also include detention or retention ponds, dams, and other stormwater controls which collect public water, as well as drainageways not constructed to City standards but which convey public water. Such facilities must be designed in accordance with sound engineering practices and reviewed and inspected by the City.**
    - **An agreement for perpetual maintenance of private drainage facilities serving public water shall be executed with the City prior to acceptance of the final plat. This agreement shall run with the land and can be tied to commercial property or to an owner's association, but not to individual residential lots.**
    - **Access shall be provided by the developer/owner to all private drainage facilities where there may be a public safety concern for inspection by the City of Azle.**

14.5.2 Hydrologic Method Criteria

14.5.2.1 Hydrograph Method Computation Sheet

Figure 14.5.1 presents a sample computation sheet for presentation of unit hydrograph method results. This form should be completed even if the computations are performed on an acceptable computer programs HEC-1 or HEC-HMS

BY: DATE: CK'D: DATE:	LOSS RATE METHOD / STREAM ROUTING		COMPUTATION SHEET / HYDROLOGY BY UNIT HYDROGRAPH METHOD								SHEET 1 OF 1 SUBWATERSHED MAJOR WATERSHED JOB/FILE NO.:
ANALYSIS POINT	SUBWATER-SHED AREA (AC)	WATERSHED AREA (AC)	UNIT HYDROGRAPH COEFFICIENTS				PEAK DISCHARGES (CFS)				COMMENTS
			SCS METHOD		SNYDER'S METHOD						
			C_N	Lag (HR)	C_p	T_p (HR)	Q1	Q5	Q10	Q100	
1	2	3	4	5	6	7	8	9	10	11	12
REMARKS, SKETCHES AND COMPUTATIONS											

Figure 14.5.1 –Computation Sheet – Hydrology by Unit Hydrograph Method

14.5.3 Hydraulic Design of Street and Closed Conduits

14.5.3.1 Stormwater Inlets Computation Sheets

Explanation of the Inlets in Sumps Computation Sheet

In order to facilitate the computations required in determining the various hydraulic properties for curb opening inlets Type CO-S and drop inlets Type D-S in sump use Computation Sheet Figure 5.2.

Column 1 Inlet number and designation.

Column 2 Slope of gutter in ft. per ft.

Column 3 Crown slope of pavement in ft. per ft. For parabolic crowns enter type of street section.

Column 4 Total gutter flow in c.f.s. For inlets other than the first inlet in a system, gutter flow is the sum of runoff from contributing area plus carry-over flow from inlet or inlets upstream.

Column 5 Depth of gutter flow in feet from the spread of water calculations in Figure 1.2 (iSWM Hydraulics Technical Manual), Section 1.2.4 or from direct solution of Manning's equation for triangular gutters.

Column 6 Depth of gutter depression in ft.

Column 7 Depth of water at inlet opening in ft. Column 5 plus Column 6.

Column 8 Capacity of curb opening inlet or drop inlet in c.f.s. per ft. of length of opening or perimeter around inlet from Figures 1.10, 1.12 or 1.14 in the iSWM Hydraulics Technical Manual or by direct solution.

Column 9 Assumed length of inlet opening or perimeter in feet.

Column 10 Capacity of inlet in c.f.s. Column 8 times Column 9.

Column 11 Carry-Over flow passing inlet (into overflow swale) in c.f.s. Column 4 minus Column 10.

Column 12 Percent of flow captured by inlet. Column 10 divided by Column 4 times 100.

BY:
DATE:
CK'D:
DATE:

COMPUTATION SHEET NO. IV-1
FOR DETERMINING CAPACITY OF
CURB OPENING INLETS AND DROP INLETS IN SUMPS

n = .016

SHEET __ OF __
STREET: _____
MAJOR WATERSHED: _____
JOB/FILE NO.: ____

INLET NO.	GUTTER SLOPE So FT./FT.	CROWN SLOPE OF PVM'T θo FT./FT.	GUTTER FLOW Qo C.F.S.	DEPTH OF GUTTER FLOW Yo FT.	DEPTH OF DEPRESSION a FT.	DEPTH OF FLOW AT OPENING Y FT.	CAPACITY OF INLET PER FOOT OF LENGTH Q/L C.F.S/FT.	LENGTH OF INLET OPENING L OR P FT.	CAPACITY OF INLET Q C.F.S.	CARRY-OVER INTO OVER FLOW C.F.S.	PERCENT Q100 CAPTURED BY INLET	NOTES
1	2	3	4	5	6	7	8	9	10	11	12	13

REMARKS, SKETCHES AND COMPUTATIONS

Figure 14.5.2– Computation Sheet for Curb Opening and Drop Inlets

Explanation of the Inlets on Grade with Gutter Depression (Type CO-D) Computation Sheet

In order to facilitate the computations required in determining the various hydraulic properties for Curb Opening Inlets Type CO-D on grade (depressed), Figure 5.4 Computation Sheet has been prepared.

Table Column Description:

Column 1 Design Point for Inlet

Column 2 Inlet number(s)

Column 3 Location of inlet by storm drain station number

Column 4 Drainage area designation for incremental area

Column 5 Drainage area size (acres)

Column 6 Runoff coefficient “c” provided in Table 5.1 located in Section 3.6.2 under the “Storm Drain Pipe Design” section

Column 7 Time of concentration (minutes)

Column 8 Longitudinal slope (ft/ft)

Column 9 Cross slope of the pavement (ft/ft)

Column 10 Cross slope of the gutter measured from the cross slope of the pavements. The cross slope is equal to the gutter depression (in) divided by the width of the depressed gutter (in).

Column 11 Depth of gutter flow "yo" in approach gutter from spread of water determinations in iSWM Figure 1.3 or from direct solution of Manning's equation for triangular gutters: $yo = 1.245\ Qo^{3/8}\ (n^{3/8}/So^{3/16})\ (1/z)^{3/8}$. When the crown is overtopped, a composite analysis will be required.

Column 12 Spread of flow is calculated using Figure 1.2 in the iSWM Hydraulics Technical Manual or from direct solution of Manning’s Equation

Column 13 Equivalent cross slope is computed by using Figure 1.3 and 1.4 in the iSWM Hydraulics Technical Manual to determine the ratio of flow in the depressed gutter section to the total flow

Column 14 Street crown section type (straight crown [“rooftop”] or parabolic)

Column 15 Manning’s roughness coefficient (n) for pavement values located in Section 3.6.2 under the “Storm Drain Pipe Design” section

Column 16 5-year rainfall intensity (in/hr), From Section 5.0 in the iSWM Hydrology Technical Manual Tarrant County Rainfall Table

Column 17 5-year runoff, Q=cAi (cfs)

Column 18 5-year carryover flow from upstream inlet (cfs)

Column 19 5-year total gutter flow (Column 16 + Column 17) (cfs)

Column 20 100-year rainfall intensity (in/hr), From Section 5.0 in the iSWM Hydrology Technical Manual Tarrant County Rainfall Table

Column 21 100-year runoff, Q=cAi (cfs)

Column 22 100-year carryover flow from upstream inlet (cfs)

Column 23 100-year total gutter flow (Column 20 + Column 21) (cfs)

Column 24 Total right-of-way capacity (normally 2.5” over top of curb) (cfs)

Column 25 This indicates the controlling storm for inlet spacing, depending on which criteria (5-year in street or 100-year in ROW) may be exceeded. This indicates whether the inlet is sized for the 5-year or 100-year flows

Column 26 Length required for total interception of the design storm determination in Figure 1.8 of the iSWM Hydraulics Technical Manual or by direct solution of Manning's Equation

Column 27 Actual length (L) in feet of the inlet which is to be provided (10', 15', or 20')

Column 28 Ratio of the length of inlet provided (L) to the length of the inlet required for 100% interception (L_T). Column 24 divided by Column 25.

Column 29 The efficiency of the provided inlet determined by Figure 1.9 in the iSWM Hydraulics Technical Manual.

Column 30 Discharge (Q_i) in cubic feet per second in which the inlet in question actually intercepts in the design storm. Column 18 multiplied by Column 27.

Column 31 Carry-over flow (q) is the amount of water which passes the inlet in a 5-year storm. A substantial portion of the 5-year flow should be picked up by the inlet. The carry-over flow should be accounted for in further downstream inlets.

Column 32 Carry-over flow (q) is the amount of water which passes the inlet in a 100-year storm. The carry-over flow should be accounted for in further downstream inlets and should be reflected in the inlet bypass flow (Column 17) in the Storm Drain Hydraulics Table (minor variances may occur due to travel time routing in the Hydraulics Table).

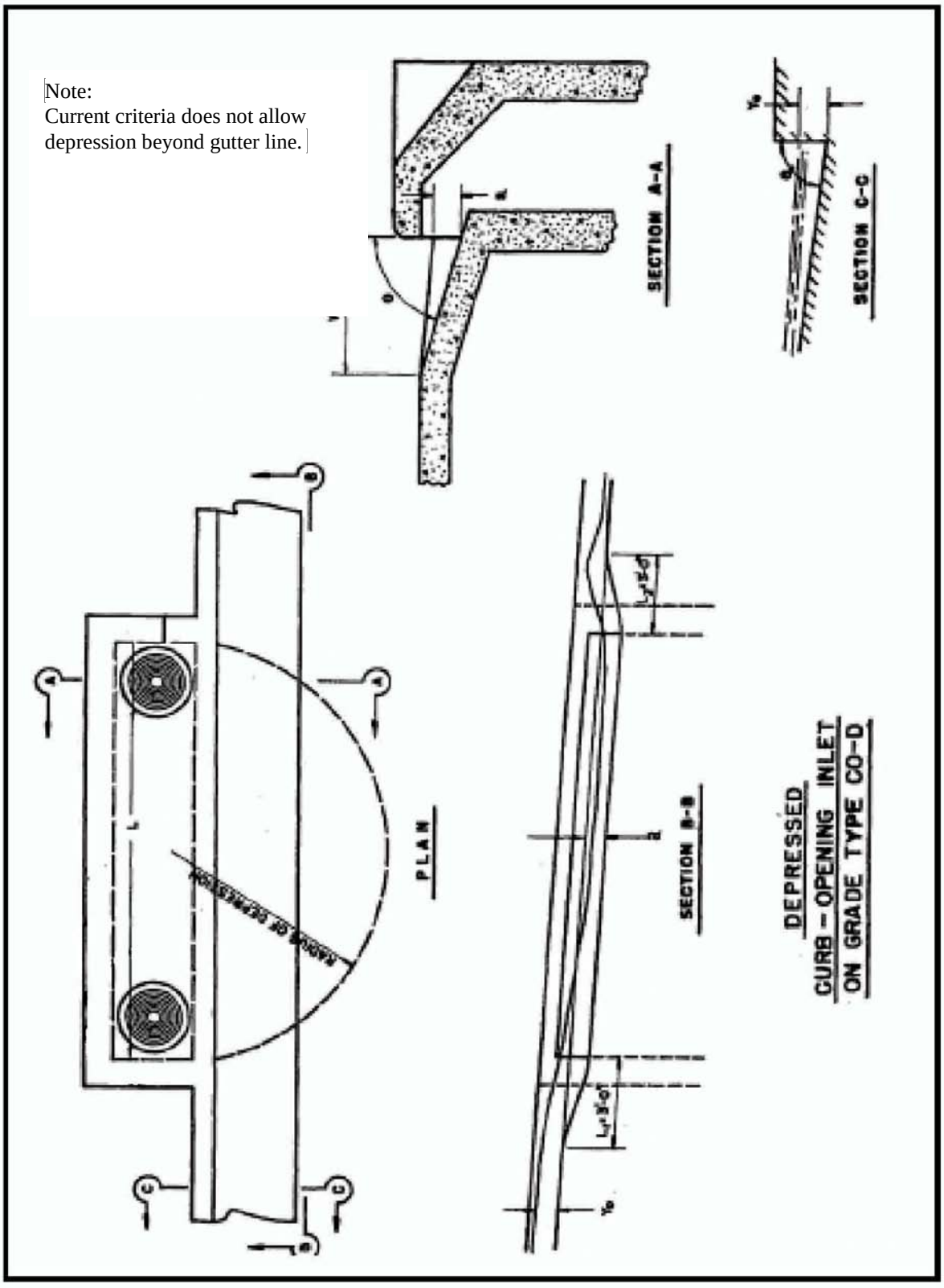


Figure 14.5.3 Inlets on Grade with Gutter Depression

COMPUTATION SHEET
FOR DETERMINING CAPACITY OF
CURB OPENING INLET ON GRADE (DEPRESSED)

Inlet			Drainage Area				Cross Slope of Pavement "Sx" (ft/ft)	Long Slope "S" (ft/ft)	Cross Slope of Gutter "S'x" (ft/ft)	Depth of Flow "Yo"* (ft)	Spread of Flow "T" (ft)	Equivalent Cross Slope "Se" (ft/ft)	Street Section (type)	Manning's coefficient pavement "n"	5-year Intensity (in/hr)	5-year Runoff (cfs)	5-year Carryover Flow (cfs)	5-year Total Gutter Q (cfs)	100-year Intensity (in/hr)	100-year Runoff (cfs)	100-year Carryover Flow (cfs)	Right-of-Way Capacity (cfs)	100-year Total Gutter Q (cfs)	Design Storm**	Length Required "L_T" (ft)	Actual Provided Length "L" (ft)	L/L_T	Efficiency "E"	Inlet Capacity "Qi" (cfs)	5-year Carryover Flow "q" (cfs)	100-year Carryover Flow "q" (cfs)	COMMENTS
Design Point	Inlet No.	Station	Area No.	Area (acres)	Runoff "c"	Conc. Time (min)																										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33

Notes: * Assumption of full curb in all conditions may lead to overestimation of inlet capacity.
** This is the controlling storm for inlet spacing, depending on which criteria (5-year in street or 100-year in ROW) may be exceeded)

Figure 14.5.4 Computation Sheet for On Grade Curb Inlet

14.5.3.2 Minor Head Losses at Structures

The following head losses at structures shall be determined for manholes, wye branches or bends in the design of closed conduits. See Figures 5.5 and 5.6 for details of each case. Minimum head loss used at any structure shall be 0.10 foot.

The basic equation for most cases, where there are both upstream and downstream velocity, takes the form as set forth below with the various conditions of the coefficient "Kj" shown in Table 5.3.

$$h_j = (v_2^2/2g) - K_j(v_1^2/2g)$$

h_j = Junction or structure head loss in feet.

v_l = Velocity in upstream pipe in fps

v_2 = Velocity in downstream pipe in fps

Kj = Junction or structure coefficient of loss.

In the case where the manhole is at the very beginning of a line or the line is laid with bends or on a curve, the equation becomes the fol1owing without any velocity of approach.

$$h_j = K_j \frac{v_2^2}{2g}$$

Table 14.5.1 Junction or Structure Coefficient of Loss

Case No.	Reference Figure	Description of Condition	Coefficient K_j
I	5.10	Inlet on Main Line	0.50
II	5.10	Inlet on Main Line with Branch Lateral	0.25
III	5.10	Manhole on Main Line with 45º Branch lateral	0.50
IV	5.10	Manhole on Main Line with 90º Branch Lateral	0.25
V	5.11	45º Wye Connection or cut-in	0.75
VI	5.11	Inlet or Manhole at Beginning of Line	1.25
VII	5.11	Conduit on Curves for 90º *	
		Curve radius = diameter	0.50
		Curve radius = 2 to 8 diam.	0.25
		Curve radius = 8 to 20 diam.	0.10
VIII	5.11	Bends where radius is equal to diameter	
		90º Bend	0.50
		60º Bend	0.43
		45º Bend	0.35
		22-1/2º Bend	0.20
		Manhole on line with 60º Lateral	0.35
		Manhole on line with 22/1/2º Lateral	0.75

* Where bends other than 90^0 are used, the 90° bend coefficient can be used with the following percentage factor applied.

60^0 Bend - 85%; 45° Bend - 70%; 22-1/2° Bend - 40%

The values of the coefficient "K_j" for determining the loss of head due to obstructions in pipes are shown in Table 5.4 and the coefficients are used in the following equation to calculate the head loss at the obstruction:

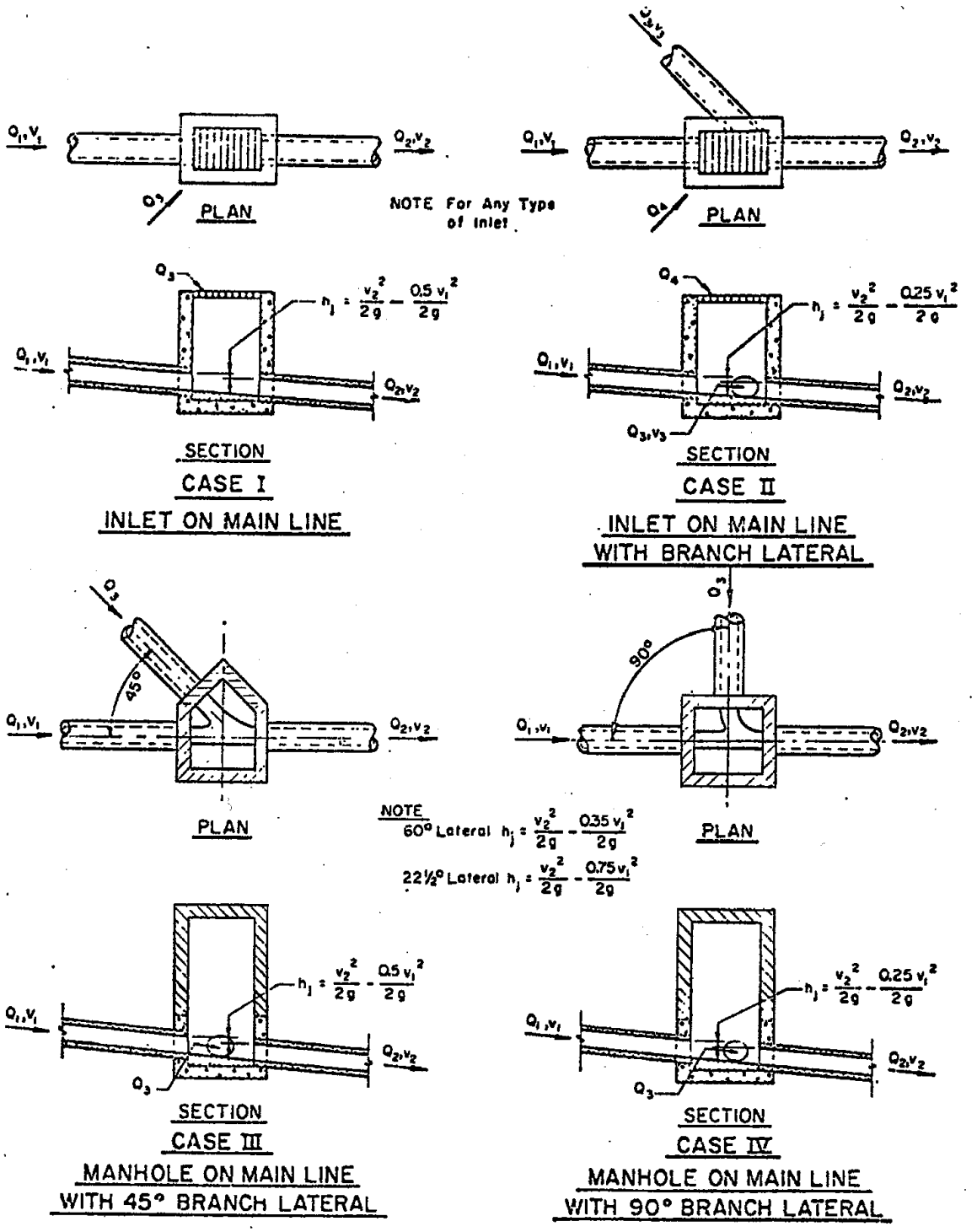
$$Hj = Kj\ {}^{v}2^2/2g$$

Table 14.5.2 Head Loss Coefficients Due To Obstructions			
A/A_o*	**K_j**	**A/A_o***	**K_j**
1.05	0.10	3.0	15.0
1.1	0.21	4.0	27.3
1.2	0.50	5.0	42.0
1.4	1.15	6.0	57.0
1.6	2.40	7.0	72.5
1.8	4.00	8.0	88.0
2.0	5.55	9.0	104.0
2.2	7.05	10.0	121.0
2.5	9.70		
* A/A_o = Ratio of area of pipe to area of opening at obstruction.			

The values of the coefficient "Kj" for determining the loss of head due to sudden enlargements and sudden contractions in pipes are shown in Table 5.3, and the coefficients are used in the following equation to calculate the head loss at the change in section:

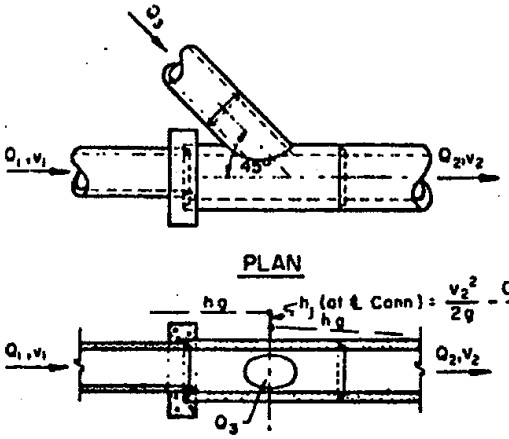
$H_j = K_j v^2/2g$ where,
V = Velocity in smaller pipe

Table 14.5.3 Head Loss Coefficients Due To Sudden Enlargements and Contractions		
$\frac{D_2}{D_1}$*	**Sudden Enlargements K_j**	**Sudden Contractions K_j**
1.2	0.10	0.08
1.4	0.23	0.18
1.6	0.35	0.25
1.8	0.44	0.33
2.0	0.52	0.36
2.5	0.65	0.40
3.0	0.72	0.42
4.0	0.80	*0.44*
5.0	0.84	0.45
10.0	0.89	0.46
~	0.91	0.47
* D_2/D_1 = Ratio of larger to smaller diameter		



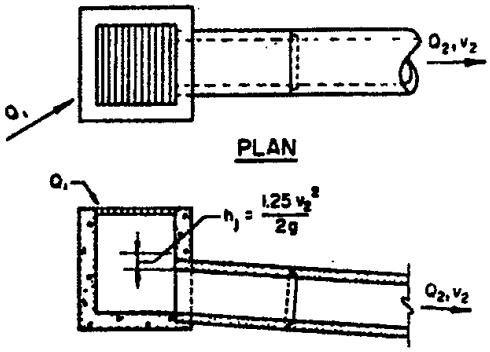
MINOR HEAD LOSSES DUE TO TURBULENCE AT STRUCTURES

Figure 14.5.5 Minor Head Losses at Structures (1 of 2)



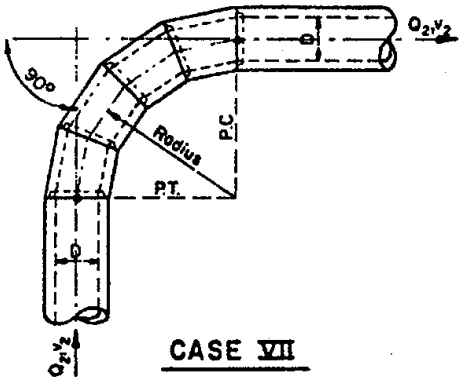
CASE V

45° WYE CONNECTION OR CUT IN



CASE VI

INLET OR MANHOLE AT BEGINNING OF LINE



CASE VII

CONDUIT ON 90° CURVES*

NOTE: Head loss applied at P.C. for length of curve.

Radius = Dia. of Pipe $h_j = 0.50 \frac{V_2^2}{2g}$

Radius = (2-6) Dia of Pipe $h_j = 0.25 \frac{V_2^2}{2g}$

Radius = (6-20) Dia. of Pipe $h_j = 0.40 \frac{V_2^2}{2g}$

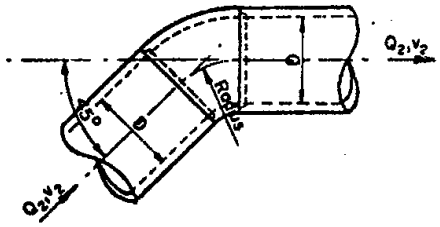
Radius = Greater than 20 Dia. of Pipe $h_j = 0$

*When curves other than 90° are used, apply the following factors to 90° curves

60° curve 85%

45° curve 70%

22 ½° curve 40%



CASE VIII

BENDS WHERE RADIUS IS EQUAL TO DIAMETER OF PIPE

NOTE. Head loss applied at begining of bend

90° Bend $h_j = 0.50 \frac{V_2^2}{2g}$

60° Bend $h_j = 0.43 \frac{V_2^2}{2g}$

45° Bend $h_j = 0.35 \frac{V_2^2}{2g}$

22 ½° Bend $h_j = 0.20 \frac{V_2^2}{2g}$

MINOR HEAD LOSSES DUE TO TURBULENCE AT STRUCTURES

Figure 14.5.6 Minor Head Losses at Structures (1 of 2)

14.5.3.3 Storm Drain Design Examples

All storm drains shall be designed by the application of the Manning Equation either directly or through appropriate charts or nomographs. In the preparation of hydraulic designs, a thorough investigation shall be made of all existing structures and their performance on the waterway in question.

An example of the use of the method used in the manual for the design of a storm drainage system is outlined below and shown on Figure 5.7 Computation Sheet. The design theory has been presented in the preceding sections with their corresponding tables and graphs of information.

Preliminary Design Considerations

- Prepare a drainage map of the entire area to be drained by proposed improvements. Contour maps serve as excellent drainage area maps, when supplemented by field reconnaissance. The scale of the map shall not be less than 1" = 200' for project area although smaller scale maps for large offsite drainage areas.
- Prepare a layout of the proposed storm drainage system, locating all inlets, manholes, mains, laterals, ditches, culverts, etc.
- Outline the drainage area for each inlet in accordance with present and future street development.
- Indicate on each drainage area the code identification number and the direction of surface runoff by small arrows. Provide a runoff table showing area, "C" factor for each portion and composite "e", Ta, I5, Q5, I100 and Q100.
- Show all existing underground utilities.
- Establish design rainfall frequency.
- Establish minimum inlet time of concentration.
- Establish the typical cross section of each street.
- Establish permissible spread of water on all streets within the drainage area.
- Plot profile of existing natural ground along the center line of the proposed storm drain.
- Extend downstream plan and profile beyond the end of the pipe to a point of acceptable outfall.

COMPUTATION SHEET
HYDRAULIC COMPUTATIONS FOR STORM DRAINS

STORM DRAIN HYDRAULIC CALCULATIONS TABLE

FROM	TO	Pipe Length	Drainage Area Incremental	Drainage Area Total	Runoff "c"	Incr. cA	Total cA	Time of Concentration Inlet	Time of Concentration Travel	Time of Concentration Total	5-year Intensity	100-year Intensity	Q5 Runoff	Q100 Runoff	Inlet bypass	Q pipe	Pipe Size	n	Sf	HGL D/S	HGL U/S	HEAD LOSS CALCULATIONS V1 (in)	V2 (out)	$V1^2/2G$	$V2^2/2G$	Kj	$KjV1^2/2G$	Hk	Design HGL	Invert Elev. FROM	Invert Elev. TO	T/C ELEV.	
		feet	No.	Area				min.	min.	min.	in/hr.	in/hr.	cfs	cfs	cfs	cfs	in.		ft/ft	Elev.	Elev.	ft/sec	ft/sec	ft.	ft.		ft.	ft.	Elev.	ft.	ft.	ft.	COMMENTS
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	
LINE A																																		
4+00	5+42	142	A1	35.00	35.00	0.65	22.75	22.75	15.00		15.00	4.86	7.98	110.57	181.55	14.50	167.05	48	0.013	0.0135	818.17	820.09	13.29	13.29	2.74	2.74	0.00	0.00	0.00	820.09	813.16	816.00	822.50	A1=future phases
1+86	4+00	214	A2	0.50	35.50	0.65		23.08	15.00	0.18	15.18	4.86	7.98	112.14	184.14	11.80	172.34	54	0.013	0.0077	816.08	817.72	13.29	10.84	2.74	1.82	0.50	1.37	0.45	818.17	811.02	813.16	819.50	
1+43	1+86	43	A3	0.18	35.68	0.65	0.12	23.19	15.00	0.51	15.51	4.86	7.98	112.71	185.07	0.00	185.07	54	0.013	0.0089	814.96	815.34	10.84	11.64	1.82	2.10	0.75	1.37	0.74	816.08	809.59	810.52	818.00	
0+50	1+43	93	A4	0.56	36.24	0.65	0.36	23.56	15.00	0.57	15.57	4.86	7.98	114.48	187.98	0.00	187.98	60	0.013	0.0052	814.10	814.59	11.64	9.57	2.10	1.42	0.50	1.05	0.37	814.96	808.53	809.09	817.78	min Hk = 0.10'
0+00	0+50	50			36.24	0.65		23.56	15.00	0.57	15.57	4.86	7.98	114.48	187.98	0.00	187.98	60	0.013	0.0075	813.23	813.61	9.57	9.57	1.42	1.42	0.35	0.00	0.50	814.10	808.23	808.53	---	45° BEND
LINE A-2																																		
A 1+86	n. inlet	22	see note	0.25	0.25	0.65	0.09	0.16	15.00		15.00	4.86	7.98	1.24	2.65	0.00	2.65	21	0.013	0.0003	818.17	818.18	0.00	1.10	0.00	0.02	1.25	0.00	0.02	818.20	812.02	815.00	819.50	half A1 bypass + half A2
A 1+86	s. inlet	24	see note	0.25	0.25	0.65	0.09	0.16	15.00		15.00	4.86	7.98	1.24	2.65	0.00	2.65	21	0.013	0.0003	818.17	818.18	0.00	1.10	0.00	0.02	1.25	0.00	0.02	818.20	812.02	815.00	819.50	half A1 bypass + half A2
LINE A-3																																		
A 1+86	n. inlet	22	see note	0.18	0.18	0.65	0.09	0.12	15.00		15.00	4.86	7.98	9.28	14.08	0.00	14.08	21	0.013	0.0079	816.08	816.25	0.00	5.86	0.00	0.53	1.25	0.00	0.67	816.91	811.52	813.50	818.00	half (A1+A2 bypass) + half A3
A 1+86	s. inlet	24	see note	0.18	0.18	0.65	0.09	0.12	15.00		15.00	4.86	7.98	9.28	14.08	0.00	14.08	21	0.013	0.0079	816.08	816.27	0.00	5.86	0.00	0.53	1.25	0.00	0.67	816.93	811.52	813.50	818.00	half (A1+A2 bypass) + half A3
LINE A-4																																		
0+20	s, inlet	18	A4/2	0.28	0.28	0.65	0.18	0.18	15.00		15.00	4.86	7.98	0.88	1.45	0.00	1.45	21	0.013	0.0001	814.97	814.97	0.00	0.60	0.00	0.01	1.25	0.00	0.01	814.98	811.67	813.07	817.57	
0+20	0+37	17	A4/2	0.28	0.28	0.65	0.18	0.18	15.00		15.00	4.86	7.98	0.88	1.45	0.00	1.45	21	0.013	0.0001	814.97	814.97	0.00	0.60	0.00	0.01	1.25	0.00	0.01	814.98	811.67	813.07	817.57	north inlet
0+00	0+20	20			0.56	0.65	0.00	0.36	15.00		15.00	4.86	7.98	1.77	2.90	0.00	2.90	24	0.013	0.0002	814.96	814.96	0.60	0.92	0.01	0.01	0.75	0.00	0.01	814.97	810.22	811.42	817.78	
LINE B																																		
5+98	6+15	17	B1/2	3.20	3.20	0.65	2.08	2.08	15.00		15.00	4.86	7.98	10.11	16.60	6.49	10.11	21	0.013	0.0041	817.70	817.77	0.00	4.20	0.00	0.27	1.25	0.00	0.34	818.12	814.73	815.04	819.54	west inlet
4+50	5+98	148	B1/2	3.20	6.40	0.65	2.08	4.16	15.00	0.07	15.07	4.86	7.98	20.22	33.20	12.98	20.22	24	0.013	0.0080	816.02	817.20	4.20	6.44	0.27	0.64	0.50	0.14	0.51	817.70	813.00	814.48	819.48	
2+15	4+50	235	B2	5.20	11.60	0.65	3.38	7.54	15.00	0.45	15.45	4.86	7.98	36.64	60.17	23.53	36.64	30	0.013	0.0080	813.76	815.63	6.44	7.46	0.64	0.87	0.75	0.48	0.38	816.02	810.15	812.50	818.00	
0+50	2+15	165	B3	2.50	14.10	0.65	1.63	9.17	15.00	0.98	15.98	4.86	7.98	44.54	73.14	20.00	53.14	36	0.013	0.0063	812.27	813.31	7.46	7.52	0.87	0.88	0.50	0.43	0.44	813.76	808.00	809.65	815.65	
0+00	0+50	50	B4	1.80	15.90	0.65	1.17	10.34	15.00	1.34	16.34	4.86	7.98	50.23	82.47	0.00	82.47	48	0.013	0.0075	811.53	811.91	7.52	6.56	0.88	0.67	0.35	0.31	0.36	812.27	805.00	807.00	814.00	channel HGL=811.53
LINE B-1A																																		
B 5+98	n. inlet	17	B1/2	3.20	3.20	0.65	2.08	2.08	15.00		15.00	4.86	7.98	10.11	16.60	6.49	10.11	21	0.013	0.0041	817.70	817.77	0.00	4.20	0.00	0.27	1.25	0.00	0.34	818.12	814.73	815.04	819.54	east inlet
LINE B-2 A&B																																		
B 4+50	e. inlet	18	B2/2	2.60	2.60	0.65	1.69	1.69	15.00		15.00	4.86	7.98	13.11	19.98	11.77	8.21	21	0.013	0.0027	816.02	816.07	0.00	3.41	0.00	0.18	1.25	0.00	0.23	816.29	812.50	813.50	818.00	includes B1 bypass
B 4+50	w. inlet	18	B2/2	2.60	2.60	0.65	1.69	1.69	15.00		15.00	4.86	7.98	13.11	19.98	11.77	8.21	21	0.013	0.0027	816.02	816.07	0.00	3.41	0.00	0.18	1.25	0.00	0.23	816.29	812.50	813.50	818.00	includes B1 bypass
LINE B-3 A&B																																		
B 2+15	e. inlet	18	B3/2	1.25	1.25	0.65	0.81	0.81	15.00		15.00	4.86	7.98	10.97	18.25	10.00	8.25	21	0.013	0.0027	813.76	813.81	0.00	3.43	0.00	0.18	1.25	0.00	0.23	814.04	810.65	811.15	815.65	includes B2 bypass
B 2+15	w. inlet	18	B3/2	1.25	1.25	0.65	0.81	0.81	15.00		15.00	4.86	7.98	10.97	18.25	10.00	8.25	21	0.013	0.0027	813.76	813.81	0.00	3.43	0.00	0.18	1.25	0.00	0.23	814.04	810.65	811.15	815.65	includes B2 bypass
LINE B-4																																		
0+20	w. inlet	18	B4/2	0.90	0.90	0.65	0.59	0.59	15.00	0.00	15.00	4.86	7.98	2.84	14.67	0.00	14.67	24	0.013	0.0042	812.44	812.51	0.00	4.67	0.00	0.34	1.25	0.00	0.42	812.94	808.65	809.50	814.00	includes B3 bypass
0+20	0+38	18	B4/2	0.90	0.90	0.65	0.59	0.59	15.00	0.00	15.00	4.86	7.98	2.84	14.67	0.00	14.67	24	0.013	0.0042	812.44	812.51	0.00	4.67	0.00	0.34	1.25	0.00	0.42	812.94	808.65	809.50	814.00	east inlet; B3 bypass
0+00	0+20	15			1.80	0.65	0.00	1.17	15.00	0.00	15.00	4.86	7.98	5.69	29.34	0.00	29.34	33	0.013	0.0031	812.27	812.31	4.67	4.94	0.34	0.38	0.75	0.25	0.12	812.44	807.00	807.90	814.00	

Notes:
1 Time of concentration (and intensity) only changes at downstream junctions. Paired inlets do not constitute a downstream junction.
2 HGL must be below grade along main or at least 1' below top of curb at each inlet (including entry loss of 1.25v2/2g).
3 Inlet spacing shall be determined by 5-year to top of curb or 100-year filling right-of-way, whichever is most restrictive.
4 Minimum head loss shall be 0.10 feet in a subcritical flow regime. Supercritical flow regimes do not generate head losses.

Figure 14.5.7 Computations Sheet for Storm Drains

Runoff Computations

Storm drain hydraulics are shown on Figure 5.7, Storm Drain Hydraulic Calculations Computation Sheet. The first 18 columns of the computation sheet cover the tabulation for runoff calculations:

Column 1 Enter the downstream storm drain station number.

Column 2 Enter the upstream storm drain station number. This is the design point. Design should start at the farthest upstream point.

Column 3 Enter the distance (in feet) between the storm drain stations.

Column 4 Enter the designation of the drainage area(s) at the design point in Column 2 corresponding to the designations shown on the drainage area map.

Column 5 Enter the area in acres for the drainage area identified in Column 4.

Column 6 Enter the total drainage area in acres within the system corresponding to storm drain station shown in Column 2.

Column 7 Enter the runoff coefficient "C" for the drainage area shown in Column 5.

Column 8 Multiply Column 5 by Column 7 for each area.

Column 9 Determine the total "CA" for the drainage system corresponding to the inlet or manhole shown in Column 2.

Column 10 Determine inlet time of concentration (See iSWM Hydrology Technical Manual Section 1.2.4).

Column 11 Determine flow time in the storm drain in minutes. The flow time is equal to the distance in Column 3 divided by 60 times the velocity of flow through the storm drain in ft/sec.

Column 12 Total time of concentration in minutes. Column 10 plus Column 11. Note that time of concentration only changes at a downstream junction with another drainage area(s). It remains the same from an inlet or junction to the next inlet or junction picking up additional drainage areas. The junction of two paired inlets with each other is not a downstream junction.

Column 13 The intensity of rainfall in inches per hour for the 5-year storm frequency from the appropriate county rainfall table in the iSWM Hydrology Technical Manual.

Column 14 The intensity of rainfall in inches per hour for the 100-year storm frequency from the appropriate county rainfall table in the iSWM Hydrology Technical Manual.

Column 15 The 5-year storm runoff in cfs. Column 9 times Column 13.

Column 16 The 100-year storm runoff in cfs. Column 9 times Column 14.

Column 17 The proposed inlet bypass during a 100-year storm. This should generally correspond to the carry-over flow "q" in Column 31 of the On-Grade Inlet Capacity Calculations Table (minor variances may occur due to travel time routing in the Hydraulics Table).

Column 18 Design Discharge for the storm drain system ("Qpipe") in cfs. This should be the greater of a substantial portion of Q5 (Column 15) or Q100-Qbypass (Column 16 minus Column 17).

Hydraulic Design

After the computation of the quantity of storm runoff entering each inlet, the size and gradient of pipe required to carry off the design storm are determined. Any number of computer programs are available to provide design assistance for pipe sizing to the engineer. However, storm drain hydraulics must be converted and reported in Figure 5.7, Storm Drain Hydraulics Calculation Table. The hydraulic grade line (HGL) must be calculated for all storm drain mains and laterals using appropriate head loss equations. In

all cases, the storm drain HGL must remain below grade and must be at least one foot below top of curb at any inlet.

In partial flow conditions, the HGL represents the actual water surface within the pipe. Note that for partial flow conditions, the velocity of the flow should be calculated based on actual area of flow, not the full flow area of the pipe or box.

Although the table is presented from upstream to downstream, the calculations are normally performed from the outfall upstream to each inlet. Unless partial flow conditions exist, the beginning hydraulic gradient (Column 22 of the last downstream section) must begin at either the top of pipe or at the hydraulic gradient of the receiving stream at the coincident frequency provided in Table 14.1.10, whichever is higher.

Column 19 Enter the selected pipe size.

Column 20 Enter the appropriate Manning's roughness coefficient "n" from Table 5.1.

Column 21 Enter the required slope of the frictional gradient (hydraulic gradient) determined by Manning's equation. The pipe shall be designed on a grade such that the inside crown of the pipe coincides or is below the HGL when flowing full. In a partial flow condition, the friction slope is the slope of the water surface and should follow the slope of the pipe.

Column 22 This is the beginning hydraulic gradient of the line. It is equal to the Design HGL (Column 31) for the next downstream segment, or the beginning HGL of the system as described above.

Column 23 This is the upstream HGL before the structure and is calculated as Column 22 plus the friction loss (Column 3 times Column 21).

Column 24 Velocity of flow in incoming pipe (main line) at the junction, inlet or manhole at the design point identified in Column 2.

Column 25 Velocity of flow in outgoing pipe (i.e. the pipe segment being analyzed) at junction, inlet or manhole at design point identified in Column 2.

Column 26 Velocity head of the velocity in Column 24.

Column 27 Velocity head of the velocity in Column 25.

Column 28 Head loss coefficient "Kj", at junction, inlet or manhole at design point from Table 5.2, 5.3, or 5.4, or from Figure 5.6 and 5.7.

Column 29 Multiply Column 26 by Column 28.

Column 30 Head Loss at Structure. At a junction or change in pipe size, this is Column 27 minus Column 29. At a bend or inlet, this is Column 27 times Column 28. In all cases this is 0.10' minimum.

EXCEPTION: In a supercritical flow regime with partial flow conditions, head losses are not generated at upstream junctions. These may be designated as "SUPERCRITICAL PARTIAL FLOW" in the head loss calculations, but must be supported by Froude Number in the comments column. Any other proposed deviations from standard head loss calculations due to other unusual flow regimes must be approved by D-TPW on a case-by-case basis.

Column 31 Design HGL at the design point identified in Column 2. Column 23 plus Column 30. This is the beginning HGL (Column 22) for any upstream pipe discharging into that junction.

Column 32 Invert elevation for the pipe being analyzed at the downstream storm drain station in Column 1.

Column 33 Invert elevation for the pipe being analyzed at the design point (upstream storm drain station) in Column 2.

Column 34 Top of curb elevation at the design point in Column 2.

The above procedure is followed for each section of the storm drain. At the outfall, the hydraulic gradient of the line must be at the same elevation or above the gradient of the conduit or channel receiving the storm runoff discharge. See iSWM *Hydraulics Technical Manual* Sections 1.2.10 for guidance on outfall hydraulic gradients.

With the hydraulic gradient established for a particular line, considerable latitude is available for the physical placement of the pipe flow line elevations. The inside top of the pipe must be on or below the hydraulic gradient, thus allowing the pipe to be lowered where necessary to maintain proper cover and to minimize grade conflicts with existing utilities.

14.5.3.4 General Construction Standards

Utilities

General – In the design of a storm drainage system, the engineer is frequently confronted with the problem of crossings between the proposed storm drain and existing or proposed utilities such as water, gas and sanitary sewer lines.

Water Lines – All existing water lines in the immediate vicinity of the proposed storm drains shall be clearly indicated on both the plan and profile sheets. When design indicates that an intersection of the storm drain line and the water main exists and the proposed storm drain cannot be economically relocated, then the existing water line shall be adjusted and approved by Director of Public Services.

Sanitary Sewers – All existing or proposed sanitary sewers in the immediate vicinity of the proposed storm drains shall be clearly indicated on both plan and profile sheets. When design indicates that an intersection of the storm drain line and the sanitary sewer exist, then either line should be adjusted by relocation. If neither line can be economically relocated, then an alternative design may be considered, provided it is supported by hydraulic calculations and approved by the Storm Water Manager and the Director of Public Services. The alternative design may include a box section in the storm drain to go over or under the sanitary sewer, or a sanitary sewer crossing through the storm drain. If the latter is chosen, the crossing must be installed in a manhole or vault to provide both access and additional capacity. In either alternative, the sanitary sewer must be ductile iron pipe or other material approved by the Director of Public Services.

All Other Utilities – All other utilities in the immediate vicinity of the proposed storm drain shall be clearly indicated on both the plan and profile sheets. Gas lines and other utilities not controlled by elevation shall be adjusted when the design indicates that an intersection of the storm drain line and the utility exists and the proposed storm drain cannot be economically relocated.

Headwalls, Culverts, and Other Structures

For headwalls, culverts and other structures, standard details adopted by the Texas Department of Transportation (TxDOT) shall be used. The appropriate detail sheets should be included in any construction plans. All headwalls and culverts should be extended to or beyond the street right-of-way. TxDOT-approved pedestrian rail shall be used for any headwall within 10’ of a sidewalk or other normal pedestrian area.

Minimum Pipe Sizes

Minimum pipe sizes are 24” diameter for mains, 21” diameter for inlet leads, and 18” diameter for driveway culverts less than 60 feet in length. Minimum sizes of box culverts should have equivalent cross-sectional areas to the minimum pipe diameters.

Pipe Connections and Curved Alignment

Prefabricated wye and tee connections and other unusual configurations can usually be fabricated by the pipe manufacturer. Radial pipe is can also be fabricated by the pipe manufacturer and shall be used through all curved alignments. When field connections or field radii must be used, all joints and gaps must be fully grouted to prevent voids and cave-ins caused by material washout into the storm drain.

Inlets

All curb inlets shall be 5, 10, 15 or 20 feet in length and shall have depressed openings. Recessed inlets shall be provided on arterial streets. Proposed inlet lengths greater than 20 feet must be approved by the Storm Water Manager. Care should be taken in laying out inlets to allow for adequate driveway access between the inlet and the far property line. Standard inlet depth is 4.5' at the lead line and 4.0' at the opposite end, with the bottom sloped to drain to the lead line. Manhole steps shall be installed for any inlet over five feet deep. Lead lines shall be plumbed into the inlet at a manhole opening to expedite mechanical cleaning and inspection.

Drop inlets shall be minimum four-foot square and shall have manhole access and steps. Due to excessive clogging, grate inlets are not allowed on any public storm drain except as specifically approved by the Storm Water Manager.

Streets

To minimize standing water, the minimum street grade shall be 0.50%. Along a curve, this grade shall be measured along the outer gutter line. The minimum grade along a cul-de-sac or elbow gutter shall be 0.70%. Alternatively, elbows may be designed with a valley gutter along the normal outer gutter line, with two percent cross slope from curb to the valley gutter. The minimum grade for any valley gutter shall be 0.50%. A PVI shall be used instead of a vertical curve where the total gradient change is no more than two percent ($\Delta \leq 1.0\%$).

Flow in Driveways and Intersections

At any intersection, only one street shall be crossed with surface drainage and this street shall be the lower classified street. Where an alley or street intersects a street, inlets shall be placed in the intersecting alley or street whenever the combination of flow down the alley or intersecting street would cause the capacity of the downstream street to be exceeded. Inlets shall be placed upstream from an intersection whenever possible. Surface drainage from a 5-year flood may not cross any street classified as a thoroughfare or collector. Not more than 3.0 cfs in a 5-year flood may be discharged per driveway at a business, commercial, industrial, manufacturing, or school site. In all cases, the downstream storm drainage system shall be adequate to collect and convey the flow, and inlets provide as required. The cumulative flows from existing driveways shall be considered and inlets provided as necessary where the flow exceeds the specified design capacity of the street.

14.5.4 Hydraulic Design of Culverts, Bridges, Open Channels, and Detention Structures
14.5.4.1 Stone Rip Rap Design – Gregory Method Results Table
Table 5.4 shall be used to report results of the Gregory channel riprap design method. Table 5.5 shall be used to report the results of the Gregory Culvert Outfall Protection Method. A properly designed bedding layer is required under the granular bedding.

Table 14.5.4
ROCK RIPRAP SIZING - G5REGORY METHOD
From iSWM Hydraulics Technical Manual, April 2010 , Section 3.2.7

Step 1: Calculate Boundary Shear:	Units	Size by Frequency (Select		
		100-year	10-year	2-year
Q = peak discharge	cfs			
b = bottom width of channel	feet			
y = depth of peak flow	feet			
γ_S = specific weight of stone (150-175 lb/ft³)	lb/ft³			
A = cross-sectional area of flow	ft²			
WP = wetted perimeter	feet			
R = hydraulic radius of channel = **A/WP**	feet			
S = slope of energy gradient	ft/ft			
T_o = average tractive stress on channel bottom = γ_w***R*S** (γ_w = 62.4 lb/ft³)	lb/ft²			
Φ = Angle of side slope (14° for 4:1 slopes)	degrees			
Θ = Angle of repose of rock, usually 40°)	degrees			
T_o' = average tractive stress on channel side slopes = **To[1-(Sin2Φ/Sin2Θ)]$^{1/2}$**	lb/ft²			
Step 2: Determine the tractive stress in a bend in the channel:				
T = the greater of T_o or T_o' from above	lb/ft²			
r = centerline radius of bend (10000' if straight)	feet			
w = water surface width at upstream end of bend	feet			
T_b = local tractive stress in bend = **3.15T(r/w)$^{-1/2}$**	lb/ft²			
Step 3: Determine D_{50} size of riprap stone (size at which 50% of the gradation is finer weight):				
T = Design shear stress (greatest of T_o, T_o' or T_b)	lb/ft²			
D_{50} = required average stone size = **T/0.04(γ_s-γ_w)**	feet			
Maximum d_{50} (controlling size)	inches			
Step 4: Select minimum riprap thickness from grain size curves (Fig. 3.12 to 3.17 iSWM Hydraulics Technical Manual).				
D_{50} (max)= (Select from smaller side of band at 50% finer gradation)	lb/ft²			
Riprap Size = (min thickness is 12")	inches			
Step 5: Select riprap gradations table (Fig. 3.18 to 3.19 iSWM Hydraulics Technical Manual)				
Riprap Gradation Figure based on riprap thickness in Step 4	Figure			
Step 6: Select bedding thickness from grain size curves (Fig. 3.12 to 3.17 iSWM Hydraulics Technical Manual)				
Bedding Gradation Figure	Figure			
Note: See steps 7-10 in the iSWM Hydraulics Technical Manual Section 3.2.7 for additional guidance.				

Table 14.5.5
ROCK RIPRAP SIZING - CULVERT OUTFALL PROTECTION
From iSWM Hydraulics Technical Manual, April 2010 , Section 3.2.7

Determine D50 size of riprap stone (size at which 50% of the gradation is finer weight):	Units	Size by Frequency (Select Largest)		
		100-year	10-year	2-year
V = outfall velocity	ft/sec			
γ_S = specific weight of stone (150-175 lb/ft³)	lb/ft³			
D50 = $\mathbf{V^{1/2}/[1.8*(2g(\gamma_s-\gamma_w)/\gamma_w)^{1/2}]}$ (γw = 62.4 lb/ft³)	feet			
Maximum d_{50} (controlling size)	inches			

14.5.5 Storm Water Facility Maintenance Agreements

A *Stormwater Facility Maintenance Agreement* must be prepared by the engineer for each stormwater control that will not be wholly maintained by the City of Azle, as part of the Operations and Maintenance Plan submittal. This agreement must outline both preventive maintenance tasks as well as major repairs, identify the schedule for each task, assign clear roles to effected parties, and provide a maintenance checklist to guide future owners including an annual self-inspection to be provided to the CITY OF AZLE.

Details of the agreement must be set forth in a series of exhibits:

Exhibit A Legal Description--this includes the Meets and Bounds, a Surveyor's Drawing of the area occupied by the facility, and a copy of the Preliminary Plat containing the facility.

Exhibit B Design Plan and Specifications-these are summary documents intended for the use of future owners in conducting routine maintenance, inspections and major repairs.

- **Design Data and Calculations**—this can be in the form of a letter or statement from the engineer which summarizes critical design calculations related to the functionality of the facility such as storage volume or TSS removal, and attest to the facility conforming to applicable iSWM standards.
- **Schematic Plan**—this should be prepared by the engineer from construction drawings to show the general layout of the facility. Major features requiring regular or special maintenance should be shown and labeled in general terms understandable to a layman. A profile should be given showing critical elevations that control the function and capacity of the facility, and one or more cross-sections should be provided to indicate the general grading of the facility.
- **Landscaping-**Vegetation should be shown consistent with the approved Landscape Plan, either on the Schematic Plan or as a separate drawing.

Exhibit C Operations and Maintenance Plan-Specific maintenance tasks should be defined for each element of the facility. Maintenance tasks specific to the facility should be described in simple terms consistent with nomenclature contained in the Schematic and Landscape plans. An inspection and maintenance frequency should be established for each task.

Exhibit D Maintenance Checklist-A checklist consistent with the Operations and Maintenance Plan shall be provided for the use of future owners in performing routine and special maintenance tasks. This list should describe work required and frequency in language that is easy to understand and specific for the facility to be maintained. This form will be completed by the Owner and submitted to the City of Azle annually as part of a regular self-inspection program. See Figure 5.10 for an example checklist for a simple detention basin.

Additional guidance for facility maintenance is provided in the iSWM Technical Manual, for several types of stormwater controls. The engineer must certify that the construction has been completed in accordance with the general plans and Schematic Plan. After approval of construction by the City of Azle, an engineer is expected to provide guidance to the owner's representative in implementing the approved maintenance program and to co-sign

the first annual inspection after the construction. A checklist for preparing a Stormwater Facility Maintenance Agreement is provided in Chapter 5, Appendix A, Form CW-8.

FIGURE 14.5.10 INSPECTION CHECKLIST FOR SIMPLE DETENTION BASIN

Facility Name: _____ **Facility Agreement Number:** _____

Basin/Pond Number: _____ **Inspected By:** _____ **Date:** _____

Type of Inspection: annual ___, quarterly ___, monthly ___, routine ___, or storm event ___ (# days since event ____

Basin Conditions:

1. Is there standing water or wet spots? ..…… Yes___ No ___ Comments _____
2. Does sides or bottom show signs of erosion, settling, cracking, etc? Yes___ No ___ Comments _____
3. Does dam or emergency spillway show signs of erosion, settling, cracking, or other problems? ……. Yes___ No ___ Comments _____ Yes___
4. Is there evidence of animal burrowing in dam? …… No ___ Comments _____
5. Is there evidence of changes in shape or volume of basin? ..…….. Yes___ No ___ Comments _____ Yes___
6. Do vegetated areas need mowing? …… No ___ Comments _____
7. Are there trees or woody growth in dam? …… Yes___ No ___ Comments _____ Yes___
8. Are there areas that need to be re-vegetated? …… No ___ Comments _____
9. Is there any accumulation of silt, trash, debris or litter in the basin? .. Yes___ No ___ Comments _____ Yes___
10. Are there any other basin maintenance activities needed?...…… No ___ Comments _____

Structural Components:

1. Are pipes, channels, trash racks, etc. free of obstructions? ……. Yes___ No ___ Comments _____ Yes___
2. Are pipes, spillway or trash racks in need of repair? …….. No ___ Comments _____
3. Is the low flow or trickle channel in need of repair? ……. Yes___ No ___ Comments _____ Yes___
4. Is the outfall channel in need of repair? ……. No ___ Comments _____
5. Are there any other structural maintenance activities needed?..…….. Yes___ No ___ Comments _____

Plan for correcting deficiencies: _____

_____

_____

_____

Signature: _____ Owner's Representative
Date: _____

14.5.6 Single Family Residential Lot Drainage Site Grading

An engineered overall site grading plan shall be submitted with the subdivision's paving and drainage plans. The plan shall be consistent with the drainage area map. The plan shall include flow arrows and Type A, B, or C drainage for each lot within the subdivision as described in Federal Housing Administration (FHA) Land Planning Bulletin No. 3, as amended (see Appendix D). Type 1 or 2 block grading as shown in the FHA information is preferred. Type 3 and block 4 grading is allowed only if:

a. a swale, flume or channel is constructed at the rear of the lot to intercept runoff;

and

b. runoff from 3 or more lots is collected and conveyed within an underground drainage system, swale, flume or channel contained within a dedicated easement.

The engineer may utilize berms and swales to redirect flows. Grass swales shall have a minimum slope of 2% except where contained within a drainage easement, in which case a 1% minimum slope can be allowed. The engineer shall provide more detailed information in addition to the lot grading type (A, B, or C) by indicating spot evaluations on each lot. For Type B lots, side-yard swales should extend from behind the rear building line to the street, in order to collect runoff from the roof. Roof drains, if used in along the rear building line of these lots, should use splash blocks to direct the runoff into the side swales.

The finished floor elevation and surrounding grading must conform to current building codes adopted by the City and provide a minimum height of the finished floor of 12 inches above the surrounding ground. Areas within 10' of the foundation should be sloped to drain away from the foundation. Minimum slopes of 2% for structural improvements and 5% for non-structural elements, respectively, must be maintained away from the footing. See Figure 5.11.

If the site is complex and an overall site grading plan cannot be developed in accordance with the HUD standards, an individual grading plan for each lot shall be submitted by an engineer prior to issuing the Building Permit. The individual grading plans shall be coordinated with surrounding lots. For these complex plans, an "as-built" letter shall be submitted prior to final inspection.

Four inches of topsoil shall be provided for all disturbed areas not protected by impervious cover, in order to sustain vegetation after construction has been completed.

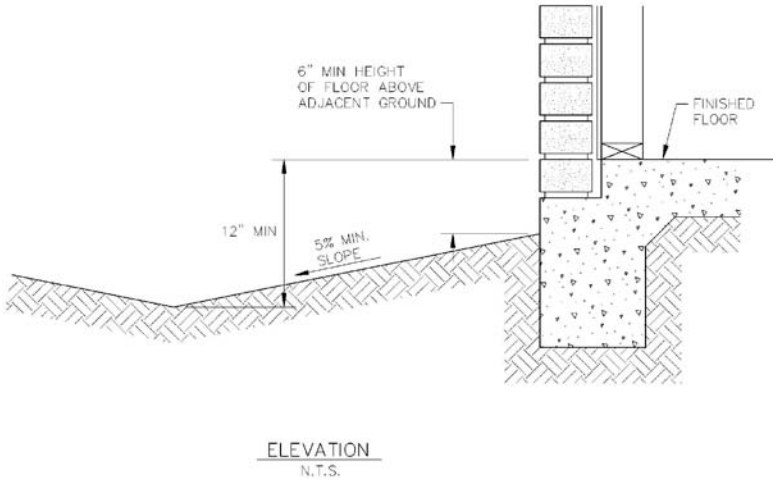


Figure 14.5.11 Grading Requirements Next to Building Foundation

Appendix A – City of Azle Detailed Checklists and Forms

ENGINEER'S CHECKLIST FOR CONCEPTUAL iSWM SITE PLAN

Attach additional sheets as necessary for comments and descriptions.
Fold all sheets to 8½" x 11" or 9" x 12" and bind with a clip.

---

1. Project Information

A. *Name of Development:* _____ *B. Date:* _____

C. Location of Development: _____

D. Type of Development: _____ *E. Total area (acres):* _____

F. Proposed Land Uses (CITY OF AZLE zoning designations and std.Industrial code no(s)): _____

G. Anticipated project schedule: _____

H. Name of Owner: _____ *I. Telephone No.:* _____

J. Owner Contact Name: _____ *K. FAX No.:* _____

L. Owner Address: _____

M. Engineer's Name: _____ *N. Texas P.E. No.:* _____

O. Engineering Firm: _____ *P. Telephone No.:* _____

Q. Engineer Address: _____

R. Engineer's E-mail: _____ *S. FAX No.:* _____

2. Attachments:

_____ **Development Concept Plan (if available) or Conceptual Site or Project Layout**

_____ **Existing Conditions and Layout Map**

_____ **Concept Drainage Area Map**

For City Use: Reviewer: _____ *Date:* _____

Accepted *Not Accepted* *Case No.:* _____

Comments: _____

	Yes	No	N/A	Comments and Descriptions
3. Planning Concerns				
A. Have any previous drainage or watershed plans been completed in the watershed? (If yes, describe)	___	___	___	_____
B. Is there any known history of flooding or excessive erosion downstream? (If yes, describe conditions and locations)	___	___	___	_____
C. Are there any known downstream drainage constrictions such as undersized culverts on public roadways? Size?	___	___	___	_____
D. Are there any FEMA 100-year floodplains which will need flood studies, CLOMRs, LOMRs, etc., for this project?	___	___	___	_____
E. Are there any known or suspected wetlands areas, mitigation areas, 404 permit areas, or other natural habitat features which require special consideration?	___	___	___	_____
F. Are there any existing dams which are or will be subject to TCEQ regulations?	___	___	___	_____
G. Are there any existing impoundments subject to TCEQ water rights permitting? (Livestock ponds are generally exempt until converted to other uses.)	___	___	___	_____
H. Are there any existing environmental concerns on the site requiring special treatment or design consideration (i.e. fuel stations, vehicle maintenance, auto recycling, illegal dump sites, outdoor material storage, loading and transfer areas, landfills, industrial facilities, etc.)?	___	___	___	_____
4. Existing Conditions Map(s) showing the following information on or adjacent to the development site:				
A. Digital ortho-photography showing project boundaries	___	___	___	_____
B. Existing topography (normally 2-foot contours)	___	___	___	_____
C. Soil types from USDA soil surveys and/or soil borings	___	___	___	_____
D. Perennial or intermittent streams	___	___	___	_____
E. Boundaries and types of existing predominant vegetation	___	___	___	_____
F. Delineation of current FEMA floodplains	___	___	___	_____

	Yes	No	N/A	Comments and Descriptions
G. Locations of steep slopes	___	___	___	_____
H. Locations of wetlands and natural habitat areas	___	___	___	_____
I. Locations of all dams and impoundments	___	___	___	_____
J. Existing roads, buildings, and other impervious areas	___	___	___	_____
K. Existing major utilities, pipelines, and easements	___	___	___	_____
L. Location of existing conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow	___	___	___	_____
M. Flow Paths	___	___	___	_____
N. Location and dimensions of existing channels, bridges or culvert crossings	___	___	___	_____

5. Does this development provide opportunities for Low-Impact Design?

A. Preserve floodplains and natural valley storage?	___	___	___	_____
B. Preserve natural streams and drainage patterns?	___	___	___	_____
C. Preserve steep slopes?	___	___	___	_____
D. Preserve trees and undisturbed natural vegetation?	___	___	___	_____
E. Preserve wetlands and other natural features?	___	___	___	_____
F. Drain runoff to pervious areas?	___	___	___	_____
G. Utilize natural drainage vs. storm drain systems?	___	___	___	_____
H. Reduce pavement and other impervious covers?	___	___	___	_____

6. Conceptual analysis of hydrologic and hydraulic impacts of the proposed development:

A. Hydrologic analysis to determine conceptual rates of runoff, volumes, and velocities to support decisions related to flood control and erosion protection downstream.	___	___	___	_____

	Yes	No	N/A	Comments and Descriptions
B. Conceptual estimates of the 1-, 10- and 100-year storm frequency impact analysis.	___	___	___	_____
C. Conceptual selection, location, and size of proposed storm water structural controls.	___	___	___	_____
D. Conceptual limits of proposed clearing and grading.	___	___	___	_____
E. Preliminary identification of Stormwater credits.	___	___	___	_____

7. Concept Drainage Area Map(s) showing the following information for the development site:

A. Conceptual street layout (scale 1"=200')	___	___	___	_____
B. All off-site drainage areas with topography (reduced scale)	___	___	___	_____
C. Delineation of watershed boundaries with flow arrows	___	___	___	_____
D. Reference info (file number, etc.) for previous drainage studies or existing developments & drainage facilities	___	___	___	_____
E. Approximate zone of influence for all outfalls	___	___	___	_____
F. Downstream constrictions, flooding, or erosion locations	___	___	___	_____
G. Location of proposed structural storm water controls, if any	___	___	___	_____

(seal)	I certify that this Conceptual Storm Water Management plan, including this checklist, required attachments, and additional comments, was prepared under my responsible supervision and that the information presented on this checklist and attachments is correct to the best of my knowledge. I also understand that an acceptance of this plan by the City does not waive any City standards or requirements unless a specific waiver request has been submitted and approved. Signed _____ Date _____ Print Name:_____

ENGINEER'S CHECKLIST FOR PRELIMINARY iSWM SITE PLAN

Please attach additional sheets as necessary for comments and descriptions.
Fold all sheets to 8½" x 11" or 9" x 12" and bind with a clip.

---

1. Project Information (for Items 1.C to 1.Q, N/C = No Change from Conceptual SWM Plan)

A. *Name of Development:* _____ *B. Date:* _____

C. Location of Development: _____

D. Type of Development: _____ *E. Total area (acres):* _____

F. Proposed Land Uses (CITY OF AZLE zoning designations): _____

G. Anticipated project schedule: _____

H. Name of Owner: _____ *I. Telephone No.:* _____

J. Owner Contact Name: _____ *K. FAX No.:* _____

L. Owner Address: _____

M. Engineer's Name: _____ *N. Texas P.E. No.:* _____

O. Engineering Firm: _____ *P. Telephone No.:* _____

Q. Engineer Address: _____

R. Engineer's Email: _____ *S. FAX No.:* _____

2. Attachments:

_____ **Preliminary Plat or Site Plan**

_____ **Concept Storm Water Mgmt. Plan** (with Exhibits)

_____ **Preliminary Project Layout Map**

_____ **Preliminary Drainage Area Map**

For City Use: Reviewer: _____ *Date:* _____
Accepted *Not Accepted* *Case No.:* _____

Comments: _____

_____

3. Changes or Modifications to Concept Storm Water Management Plan (May be reprinted with changes tracked or highlighted)

_____

_____

_____

	Yes	No	N/A	Comments and Descriptions
4. Preliminary Project Layout Map(s) showing the following information on or adjacent to the development site:				
A. Digital ortho-photography showing project boundaries	____	___	___	
B. Existing topography (normally 2-foot contours)	____	___	___	
C. Preliminary street and lot layout	___	___	___	_____
D. Benchmarks used for site control	___	___	___	_____
E. Construction phasing plan, if applicable	___	___	___	_____
F. *Limits of proposed clearing and grading*	___	___	___	_____
G. Proposed dams (attach Dam Safety Checklist)	___	___	___	_____
H. Proposed FEMA floodplains with flood study reference info	___	___	___	_____
I. Proposed ponds subject to TCEQ water rights permits	___	___	___	_____
J. If yes, has water rights permit been applied for?	___	___	___	_____
5. Drainage Area Map(s) showing the following information for the development site:				
A. Preliminary street and lot layout (scale 1"=200')	____	___	___	_____
B. All off-site drainage areas with topography (reduced scale)	____	___	___	
C. Delineation of watershed boundaries with flow arrows	___	___	___	_____
D. Proposed modifications to watershed boundaries	___	___	___	_____

	Yes	No	N/A	Comments and Descriptions
E. File numbers for existing developments & drainage facilities	___	___	___	_____
F. Zoning or Comp Plan info to document off-site land use	___	___	___	_____
G. Preliminary hydrology with supporting data & calculations for on-site existing & proposed, & off-site ultimate conditions	___	___	___	_____
H. Proposed detention ponds or other storm water controls, with summary hydrology for all applicable design storms	___	___	___	_____
I. Delineate entire zone of influence for all outfalls	___	___	___	_____
J. *Downstream constrictions, flooding, or erosion locations*	___	___	___	_____
K. *Proposed facilities with private maintenance (Maintenance Agreement and Maintenance Plan required for final)*	___	___	___	_____

6. Determination of Adequate Outfalls and Zones of Influence: Describe these and provide supporting methodology:

_____

_____

_____

_____

_____

_____

_____

7. Other Comments:

_____

_____

_____

_____

(seal)	I certify that this Preliminary Storm Water Management plan, including this checklist, required attachments, and additional comments, was prepared under my responsible supervision and that the information presented on this checklist and attachments is correct to the best of my knowledge. I also understand that an acceptance of this plan by the City does not waive any City standards or requirements unless a specific waiver request has been submitted and approved. Signed _____ Date _____ Print Name:_____

ENGINEER'S CHECKLIST FOR
FINAL iSWM SITE PLAN

Please attach additional sheets as necessary for comments and descriptions.
Fold all sheets to 8½" x 11" or 9" x 12" and bind with a clip.

---

1. Project Information (for Items 1.C to 1.Q, N/C = No Change from Preliminary SWM Plan)

A. *Name of Development:* _____ *B. Date:* _____

C. Location of Development: _____

D. Type of Development: _____ *E. Total area (acres):* _____

F. Proposed Land Uses (CITY OF AZLE zoning designations): _____

G. Anticipated project schedule: _____

H. Name of Owner: _____ *I. Telephone No.:* _____

J. Owner Contact Name: _____ *K. FAX No.:* _____

L. Owner Address: _____

M. Engineer's Name: _____ *N. Texas P.E. No.:* _____

O. Engineering Firm: _____ *P. Telephone No.:* _____

Q. Engineer Address: _____

R. Engineer's Email: _____ *S. FAX No.:* _____

2. Attachments:

_____ **Final Plat or Site Plan**

_____ **Conceptual Storm Water Mgmt. Plan** (with Exhibits)

_____ **Preliminary Storm Water Mgmt. Plan** (with Exhibits)

_____ **Additional Attachments as Specified Below**

For City Use: Reviewer: _____ *Date:* _____

Accepted *Not Accepted* *Case No.:* _____

Comments: _____

_____

3. Changes or Modifications to Preliminary Storm Water Management Plan (May be reprinted with changes tracked or highlighted)

_____

_____

_____

	Yes	No	N/A	Comments and Descriptions
4. Additional Study Attachments (include if applicable)				
A. Dam Safety Checklist	___	___	___	_____
B. *Executed Maintenance Agreement (with Maintenance Plan)*	___	___	___	_____
C. *Landscaping Plan (for Storm Water controls)*	___	___	___	_____
5. Applicable Local, State and Federal Permits (Indicate acquired or application pending)				
A. CLOMR, LOMR or LOMA	___	___	___	_____
B. TCEQ water rights permit	___	___	___	_____
C. 404 permit	___	___	___	_____
D. Other: _____	___	___	___	_____
E. Other: _____	___	___	___	_____
6. Hydrologic Analysis and Storm Water Management Design Plan (separate Attachment, <u>either</u> A or B)				
A. Approved DOE Infrastructure Plans (with TPW CFA). Attach a copy of the signed cover sheet.	___	___	___	_____
B. Site SWM Plan showing final hydrology, Identification of all stormwater controls with summary calculations, delineation of adequate outfalls, zones of influence, required mitigation, and structural details and specifications as required	___	___	___	_____

	Yes	No	N/A	Comments and Descriptions
7. iSWM Construction Plan				
A. Existing topography and natural drainage features and post -development topography and drainage features	___	___	___	_____
B. Limits of disturbance, including off-site areas that will be disturbed and natural features to be protected within the disturbed areas	___	___	___	_____
C. Location, details, BMP design calculations (if applicable), and notes for erosion controls	___	___	___	_____
D. Location, details, BMP design calculations (if applicable), and notes for sediment controls	___	___	___	_____
E. Location, details, BMP design calculations (if applicable), and notes for waste controls	___	___	___	_____
F. Inspection and maintenance notes	___	___	___	_____
G. Sequence of BMP installation based on sequence of construction phases	___	___	___	_____
H. *Schedule and phasing of temporary and permanent stabilization on different area of the site*	___	___	___	_____
I. *Temporary structures that will be converted into permanent storm water controls*	___	___	___	_____
J. *If final site drains 10 or more acres are sediment traps being used?*	___	___	___	_____
K. *Are top soils banked on-site. If not are provisions made for soil amendments.*	___	___	___	_____
L. *Prepared by an engineer or other qualified professional*	___	___	___	_____
8. Landscaping Plan				
A. Arrangement of planted areas, natural areas, and other -landscaped features	___	___	___	_____
B. Information required to construct landscaping elements	___	___	___	_____

	Yes	No	N/A	Comments and Descriptions
C. Descriptions and standards for methods, materials\ And vegetation that are to be used	___	___	___	_____

(Seal)	I certify that this Final Storm Water Management plan, including this checklist, required attachments, and additional comments, was prepared under my responsible supervision and that the information presented on this checklist and attachments is correct to the best of my knowledge. I also understand that an acceptance of this plan by the City does not waive any City standards or requirements unless a specific waiver request has been submitted and approved. Signed _____ Date _____ Print Name:_____

Culvert Hydraulics Documentation Checklist

Project:							Date:		
Road:			Watershed:				Stream:		
Type of work:									
FEMA considerations (Detailed or Approx. Study?):									
Culvert location:									
Culvert size & shape:									
Culvert material:			**Fill height:**			**Skew angle:**			
Hydrologic method used: Hydrograph USGS Station _____ Other (specify) _____									
Design frequency (yrs):						**Drainage area:**			
Channel analysis:			**Channel slope (m/m):**			**N values (channel):**			
100 Yr Proposed discharge (cfs):				**100 Year Ultimate discharge - Q_{100} (cfs):**					
100 Yr Proposed tailwater (ft):				**100 Year Ultimate tailwater (ft):**					
100 YR Proposed headwater (ft):				**100 Year Ultimate headwater (ft):**					
Allowable highwater (ft):									
100 Yr Proposed velocity thru bridge (fps):				**100 Year Ultimate velocity thru bridge (fps):**					
Design unconstricted velocity (fps)				**100 Year unconstricted velocity (fps)**					
% Flow overtopping road for Q_{100}:				**Height of water over road for Q_{100} (ft):**					
Est. overtopping frequency (years):									
Headwater computation method: THYSYS-CULVERT HEC-RAS* Other _____ *Required by CITY OF AZLE									
Comparison with existing hydraulic condition:									
Meets FEMA requirements___Yes__No_N/A									
Outlet velocity excessive_____Yes___No									
Outlet protection/control:									
Safety end treatment:									
Comments:									

Bridge Hydraulics Documentation Checklist

Project:		Date:
Road:	Watershed:	Stream:
Type of work:		
FEMA considerations (Detailed or Approx. Study?):		
Bridge Length:	Pier Configuration:	
Bridge Width:	Bridge Low Chord and Roadbed Elev.:	
Hydrologic Method Used: Hydrograph Only **Gaged - USGS Station ____** **Other_____**		
Design Frequency (yrs):*		**Drainage Area:**
Channel Dimensions:	**Channel slope(ft/ft):**	**N value:**

	DESIGN PROPOSED			100 YR EXISTING			100 YR PROPOSED			100 YR ULTIMATE		
STATION	Q (cfs)	V (fps)	WSEL (ft)	Q (cfs)	V (fps)	WSEL (ft)	Q (cfs)	V (fps)	WSEL (ft)	Q (cfs)	V (fps)	WSEL (ft)
EXIT												
FULL V												
BRIDGE												
APPR (CONSTR)												
APPR (UNCONS)												

Headwater computation method: HEC-RAS____ OTHER____	
Bridge/Roadway overtopping: _____Yes _____No	Overtopping Frequency(years):
% Flow overtopping road:	**Height of water over road(ft):**
Existing Bridge Length(ft):	Meets FEMA requirements: Yes_____No_____N/A
Type of Bridge Rail:	Skew:
Abutment protection (rock riprap, etc):	
Comments:	
***Complete for cases where "design frequency" (such as TxDOT structures) may be different than 100-year.**	

PRELIMINARY AND FINAL
DAM MAINTENANCE AND
EMERGENCY ACTION PLAN

Please attach additional sheets as necessary for comments and descriptions.
Fold all sheets to 8½" x 11" or 9" x 12" and bind with a clip.

---

1. Project Information

A. Name of Development: _____ *B. Case No.:* _____

C. Dam Name, Number or Tributary: _____ *D. Date:* _____

E. Name of Owner: _____ *F. Telephone No.:* _____

G. Owner Contact Name: _____ *H. E-mail:* _____

I. Owner Address: _____

J. Engineer's Name: _____ *K. Texas P.E. No.:* _____

L. Engineering Firm: _____ *M. Telephone No.:* _____

N. Engineer Address: _____ *O. E-mail:* _____

2. Dam Summary Information (Item H not required for Preliminary Submittal)

A dam that meets the TCEQ guidelines must be registered with the TCEQ, have a breach analysis, hazard assessment, and emergency action plan per 30 TAC §299.

A. Dam height (feet):* _____

B. Impoundment surface area (acres): _____

C. Watershed size (acres): _____

D. Approx. impoundment volume (acre-feet): _____

*Height measured from the crest of the dam to the bottom of the outfall channel

_____

For City Use: Reviewer: _____ *Date:* _____

Accepted *Not Accepted* *Case No.:* _____

Comments: _____

E. Who will own and maintain dam (HOA, City park, etc.)? _____

*F. Was dam previously registered and/or inspected by TCEQ? When?*_____

G. TCEQ Impoundment size classification (30 TAC §299.12): ____ *Exempt* ____ *Small* ____ *Intermediate* ____ *Large*

H. Hazard Assessment (from 6.B. below per 30 TAC §299.13): ____ *N/A* ____ *Low* ____ *Significant* ____ *High*

***3.* Attachments**

_____ **Water Rights Permit (where applicable)**

_____ **Breach Analysis (where applicable)**

_____ **Emergency Action Plan (final submittal)**

	Yes	No	N/A	Comments and Descriptions
***4.* State Water Rights** In accordance with Texas Water Code §11, all surface impoundments not used for domestic or livestock purposes must obtain a water rights permit from the TCEQ. For proposed City-owned dams, a completed permit, or written documentation from TCEQ stating that a permit is not required, must be submitted prior to final acceptance by the City. Has water rights permit been obtained or applied for? (For proposed City-owned dams, attach permit correspondence)	___	___	___	
5. Dam and Pond Site Map(s), showing:				
A. Proposed and existing contours, with recent aerial	___	___	___	_____
B. Existing and proposed FEMA floodplain limits	___	___	___	_____
C. Street and lot layout around dam and inundation area	___	___	___	_____
D. Contributing watershed (reduced scale if necessary)	___	___	___	_____
E. Hydrologic calculations for Q100 and PMF	___	___	___	_____
F. Location, size and capacity of proposed spillway	___	___	___	_____
G. Conceptual or final spillway and erosion protection design	___	___	___	_____

	Yes	No	N/A	Comments and Descriptions
6. Dam Breach Analysis – Attach and Include: (Required for Final Submittal only, for dams meeting the guidelines in Chapter 3				

"Detention Structures" of the CITY OF AZLE iSWM Criteria Manual.

A. Breach analysis for "sunny day", "barely overtopping" or Q100, and Probable Maximum Flood (PMF) conditions ___ ___ ___ _____

B. Hazard Assessment based on potential for loss of life or property damage in breach/non-breach comparison ___ ___ ___ _____

C. Emergency Action Plan per current City standards ___ ___ ___ _____

(seal)	I certify that this Conceptual Storm Water Management plan, including this checklist, required attachments, and additional comments, was prepared under my responsible supervision and that the information presented on this checklist and attachments is correct to the best of my knowledge. I also understand that an acceptance of this plan by the City does not waive any City standards or requirements unless a specific waiver request has been submitted and approved. Signed _____ Date _____ Print Name:_____

ENGINEER'S CHECKLIST FOR STORMWATER FACILITY MAINTENANCE AGREEMENT

Please attach additional sheets as necessary for comments and descriptions.

Fold all sheets to 8½" x 11" or 9" x 12" and bind with a clip.

	Yes	_ No	N/A	Comments/Descriptions
1. Legal Agreement – Standard agreement form provided by Department of Law.	___	___	____	_____
2. Exhibit "A" - Legal Description (Attached)				
A. Meets and Bounds.	___	___	____	_____
B. Surveyor's Drawing, with seal affixed and marked as "Drainage Easement".	___	___	____	_____
C. Preliminary Plat.	___	___	____	_____
3. Exhibit "B" - Design Plan and Specifications (Attached)				
A. Design Calculations – in accordance with iSWM.	___	___	____	_____
B. Schematic Plan (See Example Detention Plan Schematic)- prepared in accordance with approved construction plans:	___	___	____	_____
• Plan View showing critical structural elements .	___	___	____	_____
• Critical structural elements are clearly labeled in layman terms.	___	___	____	_____
• Profile including a longitudinal section showing all critical structural elements with elevations.	___	___	____	_____
• Cross-sections as needed to show size and general grading.	___	___	____	_____

C. Landscaping shown per approved Landscape Plans. ___ ___ ____ _____

4. Exhibit "C" - Operations and Maintenance Plan (Attached)

A. Routine Maintenance Specifications:

1. Mowing as needed to control weeds and woody plants. ___ ___ ____ _____

2. Trash removal from critical structural elements. ___ ___ ____ _____

3. Additional maintenance. ___ ___ ____ _____

B. Non-routine Maintenance Activities:

1. Bank repair and stabilization. ___ ___ ____ _____

2. Re-vegetation - required when 30% or more of area is unprotected. ___ ___ ____ _____

3. Sediment removal from the detention/retention facility when: ___ ___ ____ _____

- Detention basin – when water depth is reduced 25% or more, or basin does not drain within 72 hours. ___ ___ ____ _____
- Retention pond – when water depth is 4' or less. ___ ___ ____ _____
- Sediment traps/forebay – when depth is reduced by 50% or more. ___ ___ ____ _____

4. Structural repair/replacement for all damaged or deteriorated structures, trickle channel, trash rack, etc. ___ ___ ____ _____

5. Mechanical equipment repairs. ___ ___ ____ _____

6. Other maintenance Activities. ___ ___ ____ _____

5. Exhibit "D" - Maintenance Checklist *

A. Covers ordinary needs, in layman terms. ___ ___ ____ _____

B. Structural components labeled consistent with Schematic Plan. ___ ___ ____ _____

*See attached Inspection Checklist for Detention Basin

(seal)	I certify that this Stormwater Facility Maintenance Agreement, checklist, required attachments, and additional comments, was prepared under my responsible supervision and that the information presented on this checklist and attachments is correct to the best of my knowledge. I also understand that an acceptance of this plan by the City does not waive any City standards or requirements unless a specific waiver request has been submitted and approved. Signed _____ Date _____ Print Name:_____

GRADING PERMIT

Applicant to Complete Sections II through V Below: Permit No. _____

Permit For: Construction or Grading activities disturbing 0.1 acre or more, or if disturbed surface areas are located within floodplain and/or Drainage Easement.

I. Case No. _____ (Filled out by the CITY OF AZLE)

II. Identification:

Project Name:_____
Project Location: _____
Owner:
Name: _____ e-mail:_____
Address: _____ Phone:_____
Contractor:
Name: _____
Address: _____
Emergency Telephone No.: _____ e-mail:_____

III. Size of Land Disturbance (Area Under Construction)

__0.1-0.49 acres __0.5-0.99 acres __1.0 acres or greater __Floodplain __Drainage Easement

IV. Items to be Provided by Applicant, if Applicable

___Simplified Site Drainage Plan ___Floodplain Permit ___Grading Plan ___Final iSWM Plan
___SWPPP

V. Conditions of Approval

Approval is contingent upon compliance with City grading and development requirements including drainage, floodplain management, and construction runoff control. A site grading plan sealed by an engineer is required for all land disturbances of 0.5 acres or more.

VI. Signature of Applicant or Authorized Agent:

Signature: _____
Name of Company:_____
Address: _____
Phone No.: _____

VII. City Action:

Reviewer _____ Date _____
Accepted / Not Accepted Comments _____

Form CITY OF AZLE-8

FINAL GRADING CERTIFICATE

Effective Date_____ **Case No.** (*From Grading Permit*) _____

This certification is required after construction and grading activities are complete and prior to Certificate of Occupancy being issued.

OWNER/ DEVELOPER/ PERMITTEE INFORMATION

Project Name _____

Project Location _____

Project Description _____

_____

_____

Owner/Developer/Permittee _____

Address _____

Phone No _____ e-mail _____

DESIGN PROFESSIONAL OR CONTRACTOR (Responsible Party)

Name_____

Address _____

Phone No _____ e-mail _____

License/Certificate No _____ Expiration Date _____

To the best of my knowledge and personal inspection, the above described project has been constructed in substantial compliance with the plans dated_____ as approved by the City of Azle AND temporary BMPs have been removed.

Signature_____ Date _____

Printed Name _____

(Seal)

Appendix B – City of Azle Stormwater Computer Models

In addition to Stormwater Computer Models listed in the 2010 *i*SWM Manual, the City of Azle accepts appropriately applied versions of the following computer models.

1. STORMCAD and GeoPac by Bentley for analysis and design of storm sewer.

2. Gabion Design Programs by Maccaferri:

    a. Macra 1 for Channel Design

    b. GawacWIN for Retaining Wall Design

3. SWFHYD (formerly NUDALLAS) by Azle District, U.S. Army Corps of Engineers for hydrologic routing studies (use only where model currently exists).

4. InfoWorks by MWH Soft for complex dynamic routing applications.

Appendix C – Sediment and Erosion Control Guidelines for Small Sites

SEDIMENT AND EROSION CONTROL GUIDELINE FOR SMALL SITES

As a builder, you are responsible for controlling soil and sediment on your job site during construction. This fact sheet provides some general guidelines that may be used for sites that involve construction activity that disturbs less than one acre of soil and are not required to obtain a Construction Stormwater Permit, but have the potential to discharge sediment and other non-stormwater discharges prohibited by city ordinance.

PERIMETER CONTROLS

Perimeter controls are used to capture sediment before it leaves the construction site. These types of controls include vegetative buffers, silt fencing, sediment traps and sediment logs. Sediment traps are small storm water detention areas that allow sediment to settle out of runoff. A type of trap shown below (see sketch below) is called a cut-back curb. Cut-back curbs are small traps used to pond water behind the curb and gutter system. Frequent monitoring and maintenance of sediment traps is needed to ensure that deposited sediment doesn't reduce their capacity.

INLET PROTECTION

The purpose of inlet protection devices is to reduce the amount of sediment carried into the storm drain system. The device slows runoff and filters out sediment particles at the storm drain. Inlet protection devices are the last line of defense for capturing sediment and should only be used if no other control measures are adequate as they can cause property damage due to flooding if not frequently inspected and maintained.

STABILIZED CONSTRUCTION EXIT

A stabilized construction exit is used to reduce the amount of sediment tracked from a site onto the street by vehicles or equipment. A stabilized construction exit is typically made by creating a driveway from 1.5" or larger aggregate on top of a geotextile mat located where vehicles or equipment exit the site.

TEMPORARY COVER

Temporary cover is used to reduce erosion and should be applied immediately to areas where construction activity has ceased and is not planned to resume within 21 days or to temporary stockpiles of materials stored on site. Stockpiled material consists of gravel, sand, excavated soil, topsoil or any other similar material. These piles should never be placed where storm water is conveyed (e.g., curb and gutter, drainage ditch).Temporary cover may be obtained by planting fast-growing plants like rye, oats, or winter wheat, or it may be obtained by spreading straw, wood chips, erosion control blankets or geotextile fabric over the area.

WASTE DISPOSAL

All waste and construction debris should be properly stored to prevent spills, leaks or discharges and to protect it from being carried away from the site by wind or water. All waste and debris should be properly disposed of in compliance with local, state and federal regulations.

CONCRETE WASH WATER

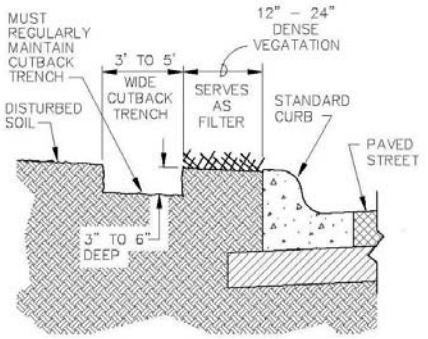
Concrete wash water must never be discharged or allowed to drain into the storm drain or adjacent properties. Wash water disposal must be limited to a defined area of the site or to an area designated by the developer for cement washout. The area must be sufficient to contain all wash water and residual cement.

INSPECTIONS AND HOUSEKEEPING

To ensure your control measures are in good condition and working properly, they should be inspected weekly and after any storm event. Good housekeeping should be practiced at all times. Housekeeping includes cleaning and maintaining all erosion and sediment control devices, cleaning sediment off streets, and picking up all debris that has been deposited off site by wind or water. Soil or sediment that has been deposited or tracked onto any street should be removed by the end of the day or before the next rain event.

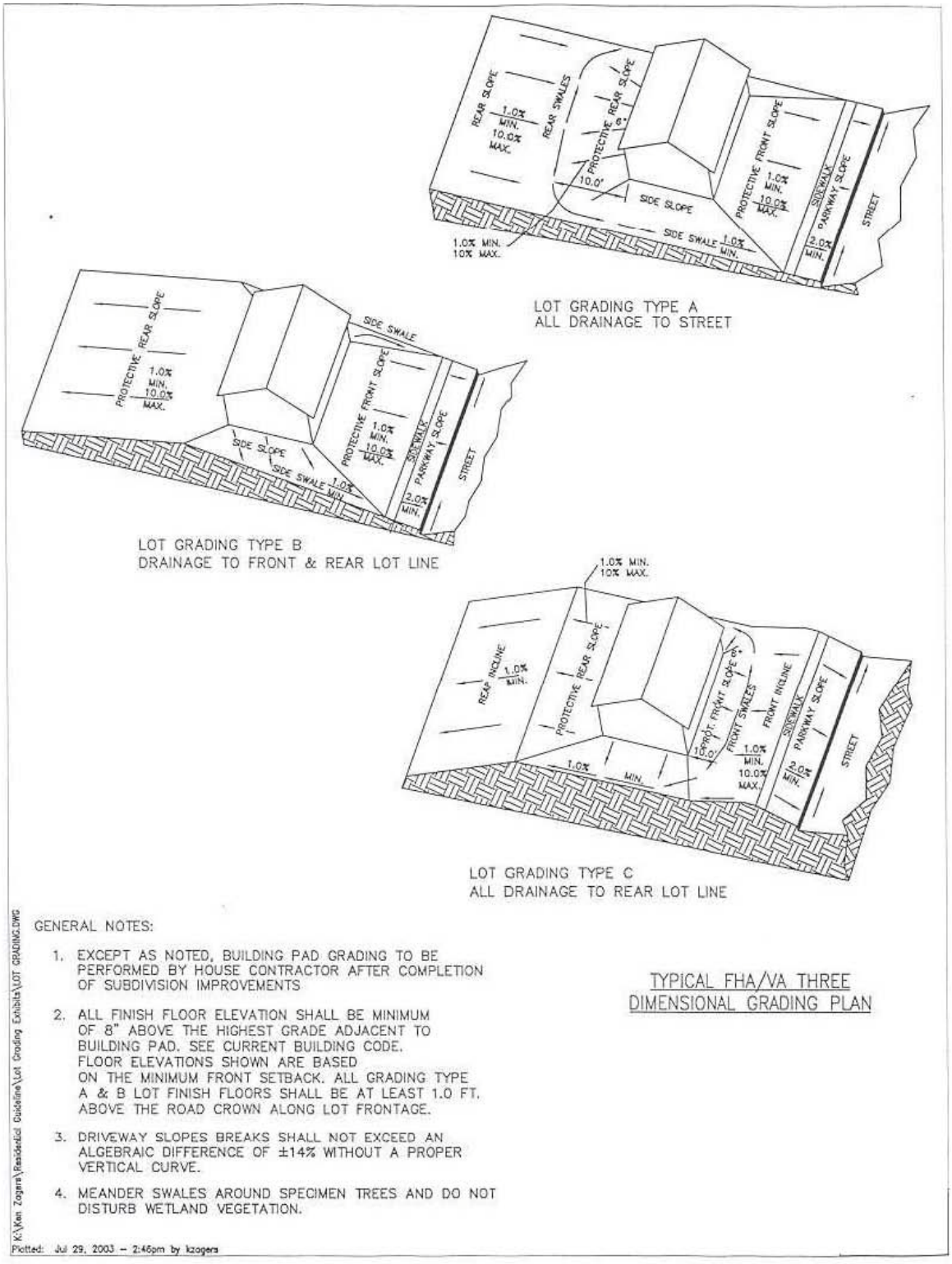
REMOVAL OF EROSION CONTROLS

Erosion control devices should remain in place and maintained until permanent vegetation is established. Once permanent vegetation is established, the control measures can then be removed.



SECTION UNDERCUT LOT
NOT TO SCALE

Appendix D – Single Family Residential Lot Drainage



Single Family Residential Lot Drainage Types
(Federal Housing Administration,
Land Planning Bulletin No. 3)

Block Grading Types

(Source: Federal Housing Administration Land Planning Bulletin No. 3)

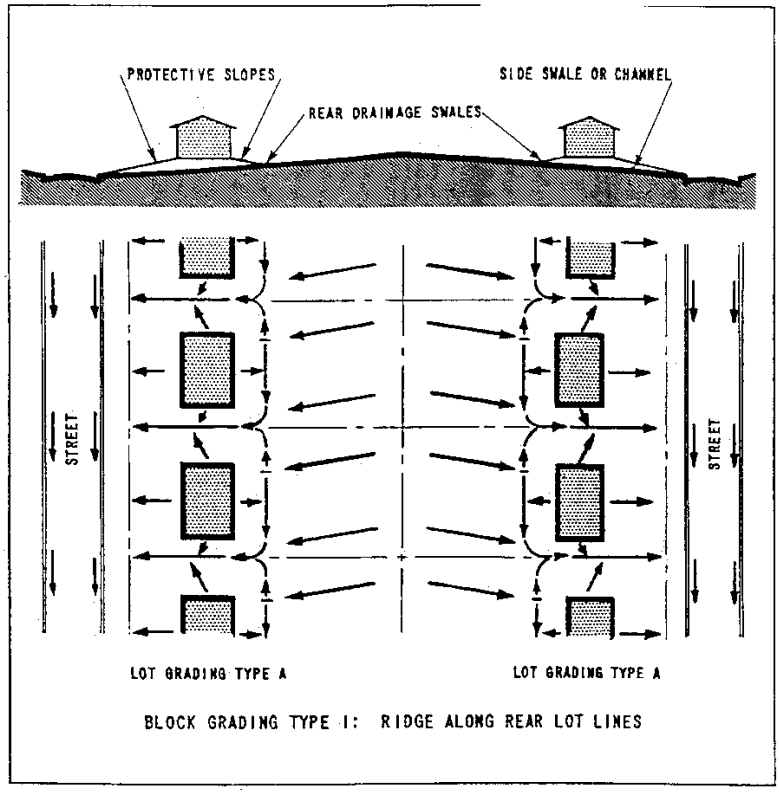
Block Grading Type 1 has a ridge along the rear lot lines and each lot is graded to drain surface water directly to the street independent of other properties. It is the most simple and desirable type of block grading. Topography, however, will often require other types of block grading types.

Block Grading Type 2 for a gentle cross-slope involves drainage of some surface water from lots of the high side of the block across the lower tier of lots. Difficulties are not encountered, however, if slopes are gentle and if the water always drains over short routes to the streets and does not concentrate or accumulate in volume at any point inside the block.

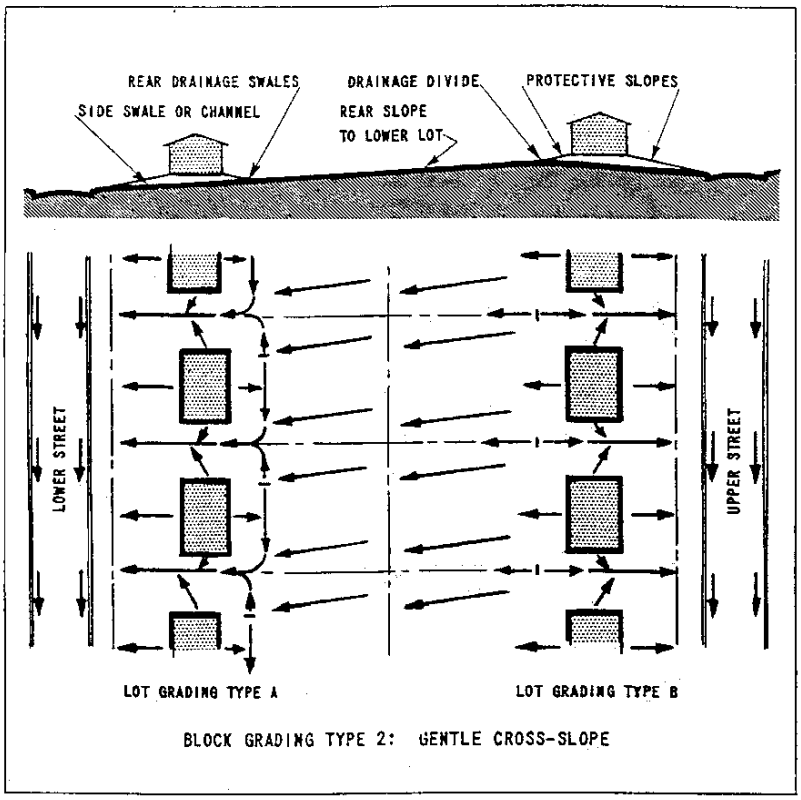
Block Grading Type 3 for steep cross-slopes and Type 4 for a valley along rear lot lines require special provision for block drainage and erosion control.

Erosion is controlled by provision of intercepting drainage swales in easements at the top of the rear lot incline or at intermediate locations along it, and by treatment of the steep slope itself.

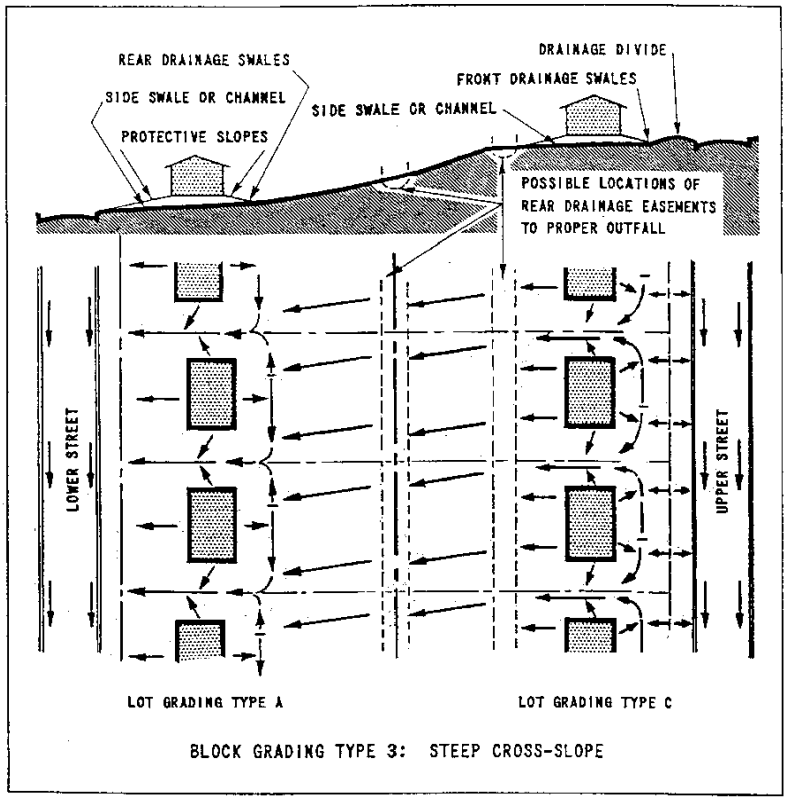
Drainage easements in Block Types 3 and 5 must have alignment, width, and improvements appropriate for the expected use and maintenance. Assurance of a permanent outfall is essential. The easements must be permanently established by proper legal methods, with continuous maintenance assured by public authority, property-owners' association or individual owners, as appropriate to the situation. Walls, buildings and any other obstructions to drainage flow, such as dense planting or tight fencing, must be legally prohibited in the easement area.



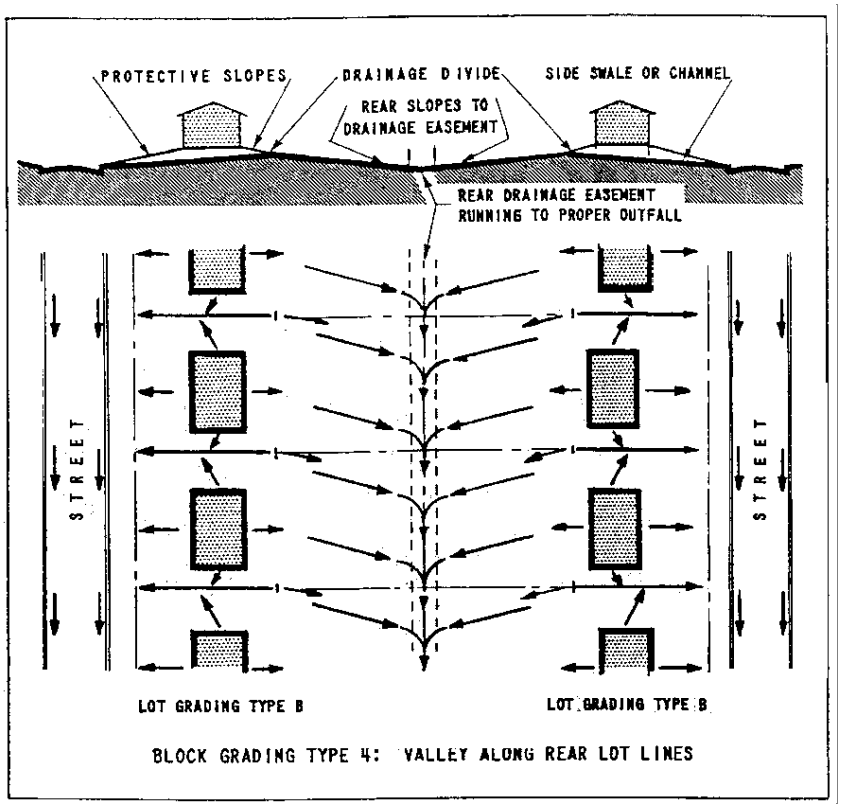
BLOCK GRADING TYPE 1: RIDGE ALONG REAR LOT LINES



BLOCK GRADING TYPE 2: GENTLE CROSS-SLOPE



BLOCK GRADING TYPE 3: STEEP CROSS-SLOPE



BLOCK GRADING TYPE 4: VALLEY ALONG REAR LOT LINES