

CONSTRUCTION PLAN REQUIREMENTS

Fees

Technology Fee	\$50.00
Completeness Check	\$200.00
Pre-Development Meeting	\$300.00

Construction Inspection Fee. A fee in the amount of three percent (3%) of the estimated cost for construction of all streets, water, wastewater, drainage and other infrastructure required to be constructed for the approval and final acceptance of any subdivision or section thereof shall be paid, together with all other applicable fees and charges, prior to any approved plat – plan being finally approved by the City and filed of record. The total estimated amount of such fee shall be paid as a deposit prior to the start of construction.

Other Agency Fees. The City of Manor does not assess nor collect fees for reviews of Subdivisions by agencies having jurisdictional authority. All fees for other agencies are established and collected by each of the authorities conducting review.

Construction Plans

Format. Drawings shall be on twenty-four inch by thirty-six inch (24"x36") sheets at generally accepted horizontal and vertical engineering scales.

Construction plans shall include all on and off-site improvements required to serve the proposed development as indicated on the approved Preliminary Plat and in compliance with applicable ordinances, codes, standards and policies of the City, and other applicable governmental entities. All Construction Plans shall be signed and sealed by a registered professional engineer, licensed to practice in the State of Texas, and shall contain or have attached thereto:

Cover Sheet

_____ Sheet # _____ The appropriate project name, date, and the name, addresses and phone numbers of the developer, engineer and surveyor, etc.

_____ Sheet # _____ A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5 minute quadrangle map is recommended.

Street and Roadway Systems

_____ Sheet # _____ The horizontal layouts and alignments showing geometric data and other pertinent design details. The horizontal layout shall also show the direction of storm water flow and the location of manholes, inlets and special structures;

_____ Sheet # _____ Vertical layouts and alignments showing existing and proposed center line, right and left right-of-way line elevations along each proposed roadway.

_____ Sheet # _____ Typical right-of-way cross sections showing pertinent design details and elevations as prescribed in the City Standard Details and Specifications;

_____ Sheet # _____ Typical paving sections showing right-of-way width, lane widths, median widths, shoulder widths, and pavement recommendations;

_____ Sheet # _____ Attendant documents containing any additional information required to evaluate the proposed roadway improvements, including geotechnical information; and

Drainage Improvements:

_____ Sheet # _____ Detailed design of all drainage facilities as indicated in the Preliminary Plat phase, including typical channel or paving section, storm sewers and other storm water control facilities.

_____ Sheet # _____ Typical channel cross-sections, plan and profile drawings of every conduit/channel shall be shown.

_____ Sheet # _____ Existing and proposed topographic conditions indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%, and referenced to a United States Geological Survey or Coastal and Geodetic Survey bench mark or monument.

_____ Sheet # _____ Attendant documents containing design computations in accordance with this Ordinance, and any additional information required to evaluate the proposed drainage improvements.

_____ Sheet # _____ A copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.

Erosion and Sedimentation Controls:

_____ Sheet # _____ Proposed fill or other structure elevating techniques, levees, channel modifications and detention facilities.

_____ Sheet # _____ Existing and proposed topographic conditions with vertical intervals not greater than one (1) foot referenced to a United States Geological Survey or Coastal and Geodetic Survey bench mark or monument.

_____ Sheet # _____ The location, size, and character of all temporary and permanent erosion and sediment control facilities with specifications detailing all on-site erosion control measures which will be established and maintained during all periods of development and construction.

_____ Sheet # _____ Contractor staging areas, vehicle access areas, temporary and permanent spoils storage areas.

_____ Sheet # _____ A plan for restoration for the mitigation of erosion in all areas disturbed during construction.

_____ Sheet # _____ Effective November 15, 2017 – A Storm Water Pollution Prevention Plan (SWPPP) is required to be submitted for all developments that will disturb one (1) or more acres or that propose 10,000 square feet or more of impervious cover.

Water Distribution Systems:

_____ Sheet # _____ The layout, size and specific location of the existing and proposed water mains, pump stations, storage tanks and other related structures sufficient to serve the proposed land uses and development as identified in the Preliminary Plat phase and in accordance with the City Standard Details and Specifications.

_____ Sheet # _____ The existing and proposed location of fire hydrants, valves, meters and other fittings.

_____ Sheet # _____ Design details showing the connection with the existing City water system.

_____ Sheet # _____ The specific location and size of all water service connections for each individual lot.

_____ Sheet # _____ Attendant documents containing any additional information required to evaluate the proposed water distribution system.

Wastewater Collection Systems:

_____ Sheet # _____ The layout, size and specific location of the existing and proposed wastewater lines, manholes, lift stations, and other related structures sufficient to serve the land uses and development as identified in the Preliminary Plat phase, in accordance with all current City standards, specifications, and criteria for construction of wastewater systems.

_____ Sheet # _____ Plan and profile drawings for each line in public right-of-ways or public utility easements, showing existing ground level elevation at center line of pipe, pipe size and flow line elevation at all bends, drops, turns, and station numbers at fifty (50) foot intervals.

_____ Sheet # _____ Design details for manholes and special structures. Flow line elevations shall be shown at every point where the line enters or leaves the manholes.

_____ Sheet # _____ Detailed design for lift stations, package plants or other special wastewater structures.

_____ Sheet # _____ Attendant documents containing any additional information required to evaluate the proposed wastewater system, and complete an application for State Health Department approval.

Additional Improvements:

_____ Sheet # _____ Street Lighting.
The location, size, type and description of street lights according to City Standard Details and Specifications.

- _____ Sheet # _____ Street Signs.
The location, size, type and description of street signs according to City Standard Details and Specifications.
- _____ Sheet # _____ Sidewalks.
The location, size and type of sidewalks and pedestrian ramps according to City Standard Details and Specification.
- _____ Sheet # _____ Improvements for Parks and other Public and Common Areas - as identified and/or approved on the Preliminary Plat.
- _____ Sheet # _____ The location, size and description of all Significant Trees (to remain and to be removed), and Replacement Trees to meet the requirements of this Ordinance.
- _____ Sheet # _____ Landscaping and Screening.
The location, size and description of all landscaping and screening materials as required by this Ordinance.
- _____ Sheet # _____ Design Criteria.
Final design criteria, reports, calculations, and all other related computations, if not previously submitted with the Preliminary Plat.
- _____ Sheet # _____ Cost Estimates.
A cost estimate of each required improvement, prepared, signed and sealed by a professional engineer licensed to practice in the State of Texas.