

CHAPTER 1 INTRODUCTION

1.1 OVERVIEW

This Design Standards Manual contains the various design and construction criteria that are minimum City of Burleson requirements for the design and construction of community facilities in both the City and the City's extraterritorial jurisdiction (ETJ). The manual is primarily intended for use by developers and engineers as a reference for City requirements.

The developer and the developer's engineer shall be responsible for the applicability of the information contained in this manual relative to the particular development. The developer and the developer's engineer shall also be responsible for the accuracy of the information furnished in the design of all facilities as it pertains to both the development and other affected properties. Concurrence by the City in the design shall not be construed to relieve the owner or the owner's engineer of any responsibility.

In the event that specific circumstances dictate additional requirements, it shall be the responsibility of the developer's engineer to provide the necessary details for construction to be approved by the City's reviewing engineer.

1.2 CHAPTER DESCRIPTION

The following is a brief description of the contents of each chapter:

Chapter 2 - Definitions and Abbreviations

This chapter contains definitions and abbreviations used in the manual.

Chapter 3 - Miscellaneous

This chapter contains miscellaneous sections that may be applicable to various types of development or projects.

Chapter 4 - Residential Subdivisions

This chapter is intended for use with developments with multiple lots that require construction of public improvements prior to obtaining building permits for the individual lots. The information included in this chapter is applicable to the plan preparation for the public improvements required for subdivisions.

Chapter 5 - Commercial Sites

This chapter is intended for use with development of individual lots that are primarily commercial in nature and consists of both private and/or public improvements. These types of developments will be submitted when requesting a building permit. The information included in this chapter is applicable to the plan preparation for public improvements required for commercial sites.

Appendices

This section provides information supplemental to the body of the manual, such as checklists, diagrams, maps and charts.