

ENGINEERING DESIGN MANUAL

PART I – GENERAL

Adopted May 13, 2010 Town Ordinance
Revisions adopted October 12, 2023 Town Ordinance 23-1012D

TOWN OF NORTHLAKE
ENGINEERING DESIGN MANUAL

PART I - GENERAL

1.01 PURPOSE

The purpose of the Engineering Design Manual is to provide a set of guidelines for designing streets and arterials, drainage facilities, water lines, wastewater lines, other public improvements and for preparing construction plans for such facilities which are to be owned, operated and/or maintained by the Town of Northlake, Texas. These guidelines shall be used by the Town, Consulting Engineers employed by the Town for the above described improvement projects, and Engineers for private developments in the Town of Northlake and its extra-territorial jurisdiction as well as for plat approval, issuance of building permits, issuance of earthwork permits, approval of construction plans by the Town, site plan approval, and for other construction within public rights-of-way and easements subject to Section 245 of the Texas Local Government Code. All projects shall meet state and federal requirements.

1.02 SCOPE

The scope of this section of the Design Manual includes the various design elements, criteria, standards and instructions required for the design of streets and arterials, drainage facilities, water lines, wastewater lines, and other public improvements.

1.03 STANDARD CONSTRUCTION DETAILS

In addition to the guidelines contained in this manual, the Town maintains drawings entitled "STANDARD CONSTRUCTION DETAILS", which are to be used in conjunction with this Design Manual in the preparation of engineering plans.

1.04 CORRELATION OF MANUAL AND STANDARD CONSTRUCTION DETAILS

The Engineering Design Manual and Standard Construction Details are complementary and what is called for by one shall be binding as if called for by both.

In case of conflict between the Engineering Design Manual and Standard Construction Details, the Town reserves the right to make the interpretation that is in the best interest of the Town.

1.05 UTILITY ASSIGNMENTS

Utilities are to be located in public rights-of-way in the location shown in Appendix "A". The Town shall determine the location of utilities where special circumstances prevent the standard utility assignments from being used.

1.06 GENERAL NOTES

All construction plans for the projects described above shall contain the applicable general notes listed in Appendix "B".

1.07 CORRELATION OF MANUAL AND UNIFIED DEVELOPMENT CODE

The Engineering Design Manual (EDM) and Unified Development Code (UDC) are complementary and what is called for by one shall be binding as if called for by both.

In case of conflict between the EDM and the UDC the more stringent criteria shall take precedence.

1.08 VARIANCE PROCEDURE

The Town of Northlake Town Administrator will consider variance requests on an individual basis when, due to geographic or topographic limitations of the site on which the facilities are to be constructed, there are circumstances which warrant an individual design. In considering whether or not a variance should be granted, the Town Administrator shall consider the following factors:

- a. The extent to which the proposed design meets other specific standards of this Ordinance; and
- b. The extent to which the proposed design meets the spirit and intent of this Ordinance through the use of materials, design criteria and engineering which will protect the health, safety and general welfare of the public; and
- c. The positive or negative impact of the proposed design on surrounding property uses and property values, in comparison to the expected impact of the facilities if same were built in strict conformity with the standards of this Ordinance; and
- d. The extent to which the proposed design accomplishes the purposes of the Town's Engineering Design Manual and Standard Construction Details.

A variance shall not be granted to serve as a convenience to the applicant or for reasons related to economic hardship.